

DOCKET

HACKENSACK CITY COUNCIL MEETING – Tuesday, December 16, 2025 5:30 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. Approval of Minutes – November 10, 2025, Special Meeting November 14, 2025

II. RESOLUTION FOR EXECUTIVE SESSION

- a. Personnel Matters
- b. On-going Litigation: *Arcolo Hackensack LLC v. City of Hackensack*
- c. Matters involving attorney/client privilege
- d. Matters involving the purchase, lease or acquisition of real property
- e. Any pending or anticipated litigation or contract negotiations

III. PROCLAMATIONS AND PRESENTATIONS

- a. Proclamations
 - i. Swearing In: Karen Gwynn, Judge
 - ii. MaryAnn DiMaria, Nick Picciallo & The Christmas Caper
- b. Presentations by Groups - None

IV. REPORTS AND PRESENTATIONS FROM PROFESSIONALS AND DEPARTMENT HEADS

- a. Department Head Reports
 - i. Ryan Westra – Project Update
- b. City Professional Presentations - None
- c. City Manager's Report

V. PUBLIC COMMENT (on agenda items only – 3 minutes)

VI. NEW BUSINESS (ORDINANCES AND RESOLUTIONS)

- a. Ordinances for Second Reading
- b. Ordinances for First Reading
- c. Consent Agenda

- 1. Resolution #480-25 Final Adoption of Ordinance 47-2025, Bond Ordinance Providing An Appropriation of \$1,320,000 Providing for Various Capital Improvements and Acquisitions in and For the City of Hackensack, County of Bergen, New Jersey And Authorizing the Issuance of \$1,254,000 Bonds or Notes of the City for Financing Part of the Appropriation

2. Resolution #481-25 Final Adoption of Ordinance 48-2025, An Ordinance to Amend Chapter 155 of the Code of the City of Hackensack, "Taxicabs" to Update Section 5, "Insurance" to Reflect Current Regulations
3. Resolution #482-25 Re-Introduction of Ordinance 25-2025, An Ordinance to Amend Chapter 170 of the Code of the City of Hackensack, "Vehicles And Traffic," to Add Resident Only On-Street Parking Areas Overnight

"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."

4. Resolution #483-25 Resolution Authorizing Payment of Bills
5. Resolution #484-25 Resolution Authorizing Tax Refunds
6. Resolution #485-25 Resolution Authorizing Appointment of Temporary Judge for the Hackensack Municipal Court
7. Resolution #486-25 Resolution Authorizing Appointment of Judge for the Hackensack Municipal Court
8. Resolution #487-25 Resolution Authorizing Endorsement of Proposed Bergen County Community Development Grants 2026-2027
9. Resolution #488-25 Resolution Authorizing the Execution of An Interlocal Agreement With the Borough of Paramus for the Maintenance and Repair of Vehicles – Fire Department
10. Resolution #489-25 Resolution Approving New Fire Hydrant at 359 Main Street
11. Resolution #490-25 Resolution Designating Registrar, Deputy Registrar, and Alternates for the Health Department
12. Resolution #491-25 Resolution Authorizing Board and Committee Appointments
13. Resolution #492-25 Resolution Authorizing New Jersey Department of Environmental Protection Green Acres Funding for Foschini Park Improvements

- | | |
|------------------------|--|
| 14. Resolution #493-25 | Resolution Authorizing Application for a FY 2026 – 2027 Bergen County Community Development Block Grant for DPW Infrared Heaters |
| 15. Resolution #494-25 | Resolution Authorizing Application for a FY 2026 – 2027 Bergen County Community Development Block Grant for Roadway Resurfacing |
| 16. Resolution #495-25 | Resolution Authorizing Cancellation of Improvement Authorization Balances in the General Capital Fund |
| 17. Resolution #496-25 | Resolution Authorizing the Cancellation of Stale and Outstanding Checks |
| 18. Resolution #497-25 | Resolution Requesting Approval of Items of Revenue & Appropriation N.J.S.A. 40A:4-87 National Opioid Settlement Reserve |
| 19. Resolution #498-25 | Resolution Approving of Accumulated Leave Pay-Out to Retired Fire Captain John Hynes III |
| 20. Resolution #499-25 | Resolution Approving of Accumulated Leave Pay-Out to Retired Firefighter <u>Alfred Cirelli</u> |
| 21. Resolution #500-25 | Resolution Authorizing Transfer of 2025 Budget Appropriations |
| 22. Resolution #501-25 | Resolution Awarding Contract to Boswell Engineering for Foschini Park Electrical Services |
| 23. Resolution #502-25 | Resolution Awarding Bid Contract for NJ DOT Partially-Funded Grand Avenue Pedestrian Safety Improvement Project |
| 24. Resolution #503-25 | Resolution Awarding Change Order #1 (Final) to A.A. Berms for Main Street Streetscape South Federal TAP Grant Program |
| 25. Resolution #504-25 | Resolution Awarding Change Order #5 (Final) to New Prince Concrete for Anderson Street CSO Separation |
| 26. Resolution #505-25 | Resolution Awarding Change Order #1 (Final) to New Prince Concrete for CDBG Funded Road Improvement Project |

27. Resolution #506-25

Resolution Adopting the Updated Hackensack
Employee Handbook Dated December 2025

28. Resolution #507-25

Resolution Endorsing the Concept of a Proposed
Development at 89-95 Essex Street in the City of
Hackensack

VII. PUBLIC COMMENT (3 minutes)

VIII. MAYOR AND COUNCIL COMMENTS

IX. ADJOURN

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

CITY OF HACKENSACK

RESOLUTION NO: 480-25

**FINAL ADOPTION OF ORDINANCE 47-2025, A BOND
ORDINANCE PROVIDING AN APPROPRIATION \$1,320,000,
PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS AND
ACQUISITIONS IN AND FOR THE CITY OF HACKENSACK, IN
THE COUNTY OF BERGEN, NEW JERSEY AND AUTHORIZING
THE ISSUANCE OF \$1,254,000 BONDS OR NOTES OF THE
CITY FOR FINANCING PART OF THE APPROPRIATION**

This Ordinance has been published according to law and now calls for a Public Hearing.

A motion to open to the public was offered by Deputy Mayor Toomey and seconded by Councilman Diaz.

PUBLIC HEARING:

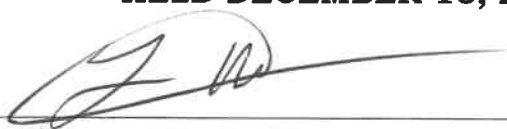
Seri Tolstoy – What is our rate currently?

CFO – Standard and Poor AA2, which is one below a triple AAA rating.

A motion to close to the public offered by Councilman Carroll and seconded by Deputy Mayor Toomey.

BE IT RESOLVED by the City Council of the City of Hackensack, County of Bergen and State of New Jersey, that Ordinance No. 47-2025 has passed its second and final reading and is hereby adopted.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD DECEMBER 16, 2025**


TIMOTHY HOFFMAN, ACTING CLERK

ORDINANCE #47-2025

BOND ORDINANCE PROVIDING AN APPROPRIATION OF \$1,320,000, PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS AND ACQUISITIONS IN AND FOR THE CITY OF HACKENSACK, IN THE COUNTY OF BERGEN, NEW JERSEY AND AUTHORIZING THE ISSUANCE OF \$1,254,000 BONDS OR NOTES OF THE CITY FOR FINANCING PART OF THE APPROPRIATION.

BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF HACKENSACK, IN THE COUNTY OF BERGEN, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

SECTION 1:

The improvements described in Section 3 of this bond ordinance (the "Improvements") are hereby authorized to be undertaken by the City of Hackensack, New Jersey (the "City") as general improvements. For the said Improvements there is hereby appropriated the amount of \$1,320,000, such sum includes the sum of \$66,000 as the down payment (the "Down Payment") required by the Local Bond Law of the State of New Jersey, constituting Chapter 2 of Title 40A of the New Jersey Statutes, as amended and supplemented (the "Local Bond Law"). The Down Payment is now available by virtue of provision in one or more previously adopted budgets for down payments for capital improvement purposes.

SECTION 2:

In order to finance the additional cost of the Improvements not covered by application of the Down Payment, negotiable bonds of the City are hereby authorized to be issued in the principal amount of \$1,254,000 pursuant to the provisions of the Local Bond Law (the "Bonds"). In anticipation of the issuance of the Bonds and to temporarily finance said Improvements, negotiable bond anticipation notes of the City are hereby authorized to be issued in the principal amount not exceeding \$1,254,000 pursuant to the provisions of the Local Bond Law (the "Bond Anticipation Notes" or "Notes").

SECTION 3:

(a) The Improvements authorized and the purposes for which obligations are to be issued, the estimated cost of each Improvement and the appropriation therefor, the estimated maximum amount of bonds or notes to be issued for each Improvement and the period of usefulness of each Improvement are as follows:

Improvements	Appropriation and Estimated Cost	Estimated Maximum Amount of Bonds or Notes	Period of Usefulness
A. Acquisition of one police patrol vehicle, including lighting and equipment, and two administration vehicles, for the Police Department,	\$210,000	\$199,500	5 Years
B. Acquisition of two garbage trucks, enclosed trailer, double drum roller, pick-up truck and Ford F-350 truck for the Department of Public Works.	800,000	760,000	9.87 Years
C. Acquisition of three vehicles for inspectors and one vehicle for supervisor for the Building/Land Use Department	185,000	175,750	5 Years
D. Preliminary engineering expenses in connection with the preparation of a pedestrian safety plan, including all work and materials	125,000	118,750	5 Years
TOTAL	\$1,320,000	\$1,254,000	

(b) The estimated maximum amount of Bonds or Notes to be issued for the purpose of financing a portion of the cost of the Improvements is \$1,254,000.

(c) The estimated cost of the Improvements is \$1,320,000 which amount represents the initial appropriation made by the City. The excess of the appropriations made for each of the Improvements over the estimated maximum amount of Bonds or Notes authorized to be issued therefor as stated above is the amount of the Down Payment.

SECTION 4.

All Bond Anticipation Notes issued hereunder shall mature at such times as may be determined by the municipal finance officer of the City (the "Chief Financial Officer"); provided that no Note shall mature later than one year from its date. The Notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with Notes issued pursuant to this ordinance, and the signature of the Chief Financial Officer upon the Notes shall be conclusive evidence as to all such determinations. All Notes issued hereunder may be renewed from time to time subject to the provisions of Section 8(a) of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell part or all of the Notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the City Council of the City at the meeting next succeeding the date when any sale or delivery of the Notes pursuant to this ordinance is made. Such report must

include the amount, the description, the interest rate and the maturity schedule of the Notes sold, the price obtained and the name of the purchaser.

SECTION 5:

The capital budget of the City is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, Department of Community Affairs, State of New Jersey is on file with the City Clerk and is available for public inspection.

SECTION 6:

The following additional matters are hereby determined, declared, recited and stated:

(a) The Improvements described in Section 3 of this bond ordinance are not current expenses, and are capital improvements or properties that the City may lawfully make or acquire as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of the Improvements, within the limitations of the Local Bond Law, taking into consideration the respective amounts of all obligations authorized for the several purposes, according to the reasonable life thereof computed from the date of the Bonds authorized by this bond ordinance, is 7.95 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the City Clerk and a complete executed duplicate thereof has been filed in the office of the Director, Division of Local Government Services, Department of Community Affairs, State of New Jersey. Such statement shows that the gross debt of the City, as defined in the Local Bond Law, is increased by the authorization of the Bonds and Notes provided in this bond ordinance by \$1,254,000 and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$125,000 for items of expense listed in and permitted under Section 20 of the Local Bond Law is included in the estimated cost of the Improvements, as indicated herein.

SECTION 7:

Any funds received from time to time by the City as contributions in aid of financing the purposes described in Section 3 of this Ordinance shall be used for financing said Improvements by application thereof either to direct payment of the cost of said Improvements or to the payment or reduction of the authorization of the obligations of the City authorized therefor by this Bond Ordinance. Any such funds received may, and all such funds so received which are not required for direct payment of the cost of said Improvements shall, be held and applied by the City as funds applicable only to the payment of obligations of the City authorized by this Bond Ordinance.

SECTION 8:

The full faith and credit of the City are hereby pledged to the punctual payment of the principal of and interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the City, and the City shall be obligated to levy ad valorem taxes upon all the taxable property within the City for the payment of the obligations and the interest thereon without limitation of rate or amount.

SECTION 9:

The Chief Financial Officer of the City is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the City and to execute such disclosure document on behalf of the City. The Chief Financial Officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the City pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the City and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the City fails to comply with its undertaking, the City shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking

SECTION 10:

This Bond Ordinance constitutes a declaration of official intent under Treasury Regulation Section 1.150-2. The City reasonably expects to pay expenditures with respect to the Improvements prior to the date that City incurs debt obligations under this Bond Ordinance. The City reasonably expects to reimburse such expenditures with the proceeds of debt to be incurred by the City under this Bond Ordinance. The maximum principal amount of debt expected to be issued for payment of the costs of the Improvements is \$1,254,000.

SECTION 11:

This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Introduced: November 10, 2025
Adopted: December 16, 2025

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		X				
Clark-Collins			X				
Carroll			X				
Diaz		X	X				
Mayor Gaines			X				

CITY OF HACKENSACK

RESOLUTION NO: 481-25

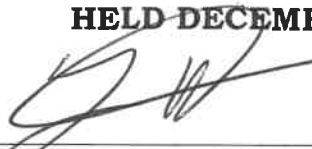
**FINAL ADOPTION OF ORDINANCE 48-2025, AN ORDINANCE
TO AMEND CHAPTER 155 OF THE CODE OF THE CITY OF
HACKENSACK, "TAXICABS" TO UPDATE SECTION 5,
"INSURANCE" TO REFLECT CURRENT REGULATIONS**

This Ordinance has been published according to law and now calls for a Public Hearing.

PUBLIC HEARING: No one wished to speak.

BE IT RESOLVED by the City Council of the City of Hackensack, County of Bergen and State of New Jersey, that Ordinance No. 48-2025 has passed its second and final reading and is hereby adopted.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD DECEMBER 16, 2025**



TIMOTHY HOFFMAN, ACTING CLERK

**CITY OF HACKENSACK
ORDINANCE NO. 48-2025**

**AN ORDINANCE TO AMEND CHAPTER 155 OF THE CODE OF THE CITY
OF HACKENSACK, "TAXICABS" TO UPDATE SECTION 5,
"INSURANCE" TO REFLECT CURRENT REGULATIONS**

WHEREAS, the New Jersey Legislature adopted amendments to N.J.S.A. 48:16-3 to increase the insurance requirements for commercial vehicles including taxis to \$1,500,000.00; and

WHEREAS, the new Jersey Legislature adopted S-2841 on January 8, 2024 to have an effective date of July 1, 2024, which increased the insurance requirement to \$1,500,000.00; and

WHEREAS, it is necessary to amend the Code of the City of Hackensack, Chapter 155, entitled "Taxicabs," Section 5 "Insurance" to comply with the amendments of N.J.S.A 48:16-3.

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

Section 1:

Chapter 155, Section 5 of the Code of the City of Hackensack is hereby amended as follows [additions by underline]

§155-5 Insurance

~~B. Such policy shall be conditioned for payment of a sum of not less than \$100,000 to satisfy all claims for damages by reason of bodily injury to or the death of any one person; and a sum of not less than \$300,000 to satisfy all claims for damage by reason of bodily injury to or the death of all persons resulting from accident by reason of the ownership, operation, maintenance or use of the vehicle to be licensed; and a sum of not less than \$1,000 to satisfy all claims for damages to property of any one person resulting from such accident; and a sum of not less than \$5,000 to satisfy all claims for damages to property of all persons on account of any such accident by reason of the ownership, operation, maintenance or use of such vehicle. Insurance required. The owner of the taxicab shall have filed with the City of Hackensack an insurance policy which shall be issued by an admitted insurance company duly licensed to transact business in the State of New Jersey, the policy providing for not less than \$1.5 million to satisfy all claims for damages, by reason of bodily injury to, of the death of, any person or persons, resulting from, or on account of, an accident, by reason of the ownership, operation, maintenance, or use of such taxicab upon any public street; and to satisfy any claim for damages to property of any person or persons, resulting from, or on account of, an accident, by reason of the ownership, operation, maintenance, or use of such taxicab upon any public street. Nothing contained in this subsection shall prohibit the owner of a taxicab from obtaining any additional amount of motor vehicle liability insurance coverage from a company licensed outside the State of New Jersey.~~

Section 2:

All other provisions of Chapter 155, Section 5 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: November 10, 2025

Adopted: December 16, 2025

ATTEST:

CITY OF HACKENSACK

By: _____
Allison Saabye, Deputy City Clerk

By: _____
Caseen Gaines, Mayor

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				

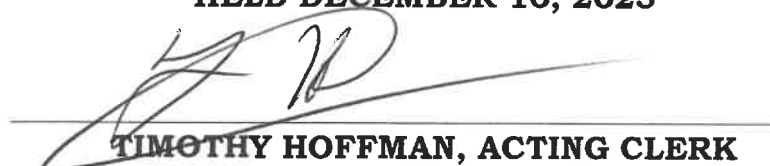
CITY OF HACKENSACK

RESOLUTION NO. 482-25

**RE-INTRODUCTION OF ORDINANCE 25-2025, AN
ORDINANCE TO AMEND CHAPTER 170 OF THE CODE OF
THE CITY OF HACKENSACK, "VEHICLES AND TRAFFIC"
TO ADD RESIDENT ONLY ON-STREET PARKING AREAS
OVERNIGHT**

BE IT RESOLVED that the above ordinance, being Ordinance 25-2025 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 January 6, 2025 at 5:30 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 Acting Clerk be and he 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 DECEMBER 16, 2025**


TIMOTHY HOFFMAN, ACTING CLERK

**CITY OF HACKENSACK
ORDINANCE NO. 25-2025**

**AN ORDINANCE TO AMEND CHAPTER 170 OF THE
CODE OF THE CITY OF HACKENSACK, "VEHICLES
AND TRAFFIC," TO ADD RESIDENT ONLY ON-
STREET PARKING AREAS OVERNIGHT**

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 has established residents only on-street parking zones on certain streets within the City, as enumerated in Section 170-71 of the Code of the City of Hackensack; and

WHEREAS, the City Council has determined that due to local traffic and parking conditions, it is in the best interest of the City to designate portions on the Third Ward as "residents only on-street parking areas" during overnight hours.

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

Section 1:

Chapter 170, Section 71 of the Code of the City of Hackensack is hereby amended as follows [additions by underline]:

§170-71 Residents only on-street parking.

E. The following streets and parts of streets are designated as resident only parking areas during the hours indicated;

- (1) No vehicle which does not properly display a valid resident-only parking permit shall be permitted to park on the following streets between the hours of 2:00 a.m. and 6:00 a.m.

Stanley Place
Berry Street
James Street
Berdan Place

Entire Length
From DeWolf Place to Union Street
Entire Length
Entire Length

<u>Clay Street</u>	<u>From Third Street to Railroad Ave (West)</u>
<u>High Street</u>	<u>Entire Length</u>
<u>Central Avenue</u>	<u>From Railroad Ave (West) to First Street</u>
<u>Railroad Ave (West)</u>	<u>From Passaic Street to Central Avenue</u>
<u>First Street</u>	<u>From Passaic Street to Central Avenue</u>
<u>Second Street</u>	<u>From Passaic Street to Central Avenue</u>
<u>Third Street</u>	<u>Entire Length</u>
<u>Haynes Place</u>	<u>Entire Length</u>
<u>DeWolf Place</u>	<u>Entire Length</u>
<u>Railroad Place</u>	<u>Entire Length</u>

Section 2:

All other provisions of Chapter 170, Section 71 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: December 16, 2025
Adopted:

ATTEST:

By: 
Timothy Hoffman, Acting Clerk

CITY OF HACKENSACK

By: _____
Caseen Gaines, Mayor

DRAFT

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

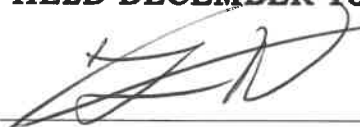
RESOLUTION NO. 483-25

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	1,710,958.27
Grants	767.47
Payroll	6,165,438.84
Public Parking System	27,567.50
Capital	519.74
Escrow	4,194,505.51
Trust Account	122,563.93
Total Expenditures	<u>12,222,001.55</u>
 Interfunds/Transfers	 <u>\$ 8,735,715.29</u>

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD DECEMBER 16, 2025**



TIMOTHY HOFFMAN, ACTING CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 484-25

RESOLUTION AUTHORIZING TAX REFUNDS

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</u> <u>PROP LOC</u>
\$1,528.00	31	3	Archer & Greiner P.C. As Trustee for 240 Hudson St Realty LLC 905 Carnegie Ctr 3 rd Floor #500 Princeton, NJ 08540	2024	State Board Judgment 240 Hudson St
\$1,350.25	210.01	15	Wolf Vespasiano LLC Attorney Trust Account And Tenken Realty Co LLC 331 Main St Chatham, NJ 07928	2023	State Board Judgment 136 State St
\$2,548.70	210.01	15	Wolf Vespasiano LLC Attorney Trust Account And Tenken Realty Co LLC 331 Main St Chatham, NJ 07928	2024	State Board Judgment 136 State St
\$9,564.04	303	1	Wolf Vespasiano LLC Attorney Trust Account And Tenken Realty Co LLC 331 Main St Chatham, NJ 07928	2023	State Board Judgment 140 State St

\$9,916.72	303	1	Wolf Vespasiano LLC Attorney Trust Account And Tenken Realty Co LLC 331 Main St Chatham, NJ 07928	2024	State Board Judgment 140 State St
\$14,931.62	336	30	Wolf Vespasiano LLC Attorney Trust Account And Prospect Ridge Apts LLC 331 Main St Chatham, NJ 07928	2024	State Board Judgment 315 Central Ave
\$2,081.19	3	21 C0101	Corelogic Refunds Dept For Kaweck, Stephen 3001 Hackberry Rd Irving, TX 75063	2025	Duplicate Payment 38 Moonachie Rd
\$2,741.82	100.01	6.02 C0201	Corelogic Refunds Dept For Felix Tomas Garzon Martin 3001 Hackberry Rd Irving, TX 75063	2025	Over Payment 54 Polifly Rd
\$2,582.50	355	27	Gutierrez, Nelly 429 Maple Hill Dr Hackensack, NJ 07601	2025	Duplicate Payment 429 Maple Hill Dr
\$2,228.13	341	8 CS10E	Galvo, Michael 316 Prospect Ave #10E Hackensack, NJ 07601	2025	Duplicate Payment 316 Prospect Ave

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD DECEMBER 16, 2025**



TIMOTHY HOFFMAN, ACTING CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 485-25

**RESOLUTION AUTHORIZING APPOINTMENT OF KAREN GWYNN AS
TEMPORARY JUDGE FOR THE HACKENSACK MUNICIPAL COURT**

WHEREAS, it has become necessary for the City of Hackensack ("City") to appoint a second temporary judge pursuant to N.J.S.A. 2B:12-5 for a term not to exceed one year.

WHEREAS, the Assignment Judge of Bergen County has reviewed and approved the City of Hackensack's request.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Hackensack, that the City finds it in its best interests to appoint Karen Gwynn, Esq. as a temporary judge pursuant to N.J.S.A. 2B:12-5 for a term not to exceed one year, said appointment to be effective December 1, 2025; and

BE IT FURTHER RESOLVED that the City Clerk be and is hereby directed to retain a copy of the contract for public inspection.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD DECEMBER 16, 2025**



TIMOTHY HOFFMAN, ACTING CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 486-25

RESOLUTION AUTHORIZING APPOINTMENT OF JUDGE FOR THE HACKENSACK MUNICIPAL COURT

WHEREAS, there exists in the City of Hackensack a need for the services of a licensed New Jersey Attorney who is qualified to serve as a Judge for the Hackensack Municipal Court; and

WHEREAS, such professional services will be rendered or performed by a person authorized by law to practice a recognized profession and whose practice is regulated by law pursuant to N.J.S.A. 40A11-5(1)(a)(i) of the Local Public Contracts Law.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Hackensack that the Mayor and City Council through the City Manager are hereby authorized and directed to execute a contract with Richard C. Takvorian to perform the position as Judge for the Hackensack Municipal Court, for a period of three years commencing December 1, 2025.

BE IT FURTHER RESOLVED that the City Clerk be and is hereby directed to retain a copy of the contract for public inspection.

CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK HELD DECEMBER 16, 2025


TIMOTHY HOFFMAN, ACTING CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 487-25

RESOLUTION AUTHORIZING ENDORSEMENT OF PROPOSED BERGEN COUNTY COMMUNITY DEVELOPMENT GRANTS 2026-2027

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.

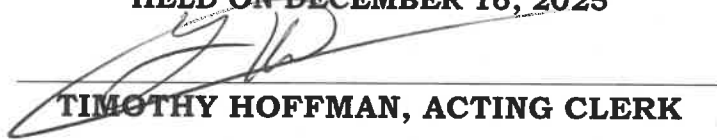
NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council of the City of Hackensack hereby confirms endorsement of the following projects; and

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.

<u>APPLICANT</u>	<u>PURPOSE</u>	<u>AMOUNT</u>
Boys & Girls Club of Hackensack	Feeding More Than Their Minds Program	\$95,000.00
Alianza Hispana USA	Community Empowerment & Education Program	\$30,00.00
Fair Housing Council of Northern New Jersey	Fair Housing Activities	\$200,000.00
All Access Community Development Corporation	Hackensack Seniors Community Food Table Program	\$153,887.00

All Access Community Development Corporation	Community Food Table Program	\$169,460.00
Greater Bergen Community Action	Repairs & Enhancements to 198 Berry Street	\$37,150.00
Youth Consultation Service	Housing Rehabilitation Assistance – Bathroom Upgrade	\$95,000.00
Act Now Foundation – Dementia Resource Center	Mind & Memory Connection Program	\$25,000.00
Transition Professions	Housing Access and Retention Specialist	\$50,260.00
YWCA of Northern New Jersey	Operation Sisterhood Program	\$15,000.00

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD ON DECEMBER 16, 2025**


TIMOTHY HOFFMAN, ACTING CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 488-25

RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT WITH THE BOROUGH OF PARAMUS FOR THE MAINTENANCE AND REPAIR OF VEHICLES – FIRE DEPARTMENT

WHEREAS, the City of Hackensack and the Borough of Paramus seek to enter into an Inter-local Agreement wherein the Borough of Paramus DPW will provide labor and maintenance services on vehicles owned by the City of Hackensack Fire Department; and

WHEREAS, both of the parties to such an Agreement are authorized by law to enter into an Agreement with one another to provide jointly for any lawful service to and for the residents of the respective municipalities pursuant to the provisions of the Inter-local Services Act” N.J.S.A. 40:8A-1 et seq; and

WHEREAS, the governing bodies of the City of Hackensack and the Borough of Paramus recognize that the implementation of an Inter-local Agreement is in the best interest of the taxpayers of each municipality; and

WHEREAS, the Mayor and Council of the City of Hackensack hereby authorizes the execution of an Inter-local Services Agreement with the Borough of Paramus for a period of one year, commencing on January 1, 2026 and ending on December 31, 2026; and

WHEREAS, the Agreement shall take effect upon the execution of same and the adoption of Resolutions by both parties as provided by law.

NOW THEREFORE BE IT RESOLVED, that a copy of the Agreement be maintained on file and open to public inspection at the office of the City Clerk.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD DECEMBER 16, 2025**



TIMOTHY HOFFMAN, ACTING CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 489-25

RESOLUTION APPROVING NEW FIRE HYDRANT AT 359 MAIN STREET

BE IT RESOLVED, Veolia Water New Jersey, Inc. is hereby requested to erect one fire hydrants at the following designated place, to be used for fire purposes only, in accordance with the rules and regulations of the company, and its rates as set forth in the Schedule of Rates files with the New Jersey Board of Public Utilities in Newark, NJ.

Location of Hydrants: One hydrant will be located on the west side of Main Street 165 feet from Passaic Street and 200 feet from Ward Street

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HELD DECEMBER 16, 2025**



TIMOTHY HOFFMAN, ACTING CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 490-25

RESOLUTION DESIGNATING REGISTRAR, DEPUTY REGISTRAR AND ALTERNATES FOR THE HEALTH DEPARTMENT

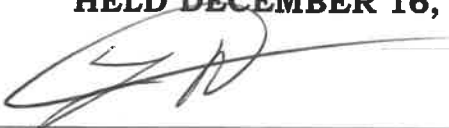
WHEREAS, the City of Hackensack maintains the Hackensack Health Department that maintains a Vital Records division; and

WHEREAS, the City of Hackensack must maintain a Registrar and Deputy Registrar, and that registrar may designate up to two (2) Alternate Deputy Registrars and as many Sub-registrars as are needed, as per New Jersey Statutes Annotated 26:8-1 et seq.; and

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Hackensack, that:

1. Maria Nunez Diaz will maintain designation as the Registrar.
2. Elizabeth Taveras will maintain designation as the Deputy Registrar.
3. Diana Bielan will maintain designation as the Alternate Deputy Registrar.
4. Rose Frontignano will maintain designation as an Alternate Deputy Registrar.
5. Karla Carangui Peralta will be designated as a Sub Registrar.
6. Guillermina Diaz will maintain designation as a Sub Registrar.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
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HELD DECEMBER 16, 2025**



TIMOTHY HOFFMAN, ACTING CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 491-25

RESOLUTION AUTHORIZING BOARD AND COMMISSION APPOINTMENTS

BE IT RESOLVED, by the Mayor of the City of Hackensack, that the following appointments be made for a term beginning on January 1, 2026:

PLANNING BOARD

One Year Term (Class II Member):

Timothy Hoffman

Four Year Term (Class IV Member):

Frank Mai

Dillon Robin Ford

Two Year Term (Class IV Alternate Member):

Joshua Cohen

BE IT RESOLVED, by the Mayor of the City of Hackensack, with the advice and consent of the City Council, that the following appointments be made for a term beginning on January 1, 2026:

ENVIRONMENTAL COMISSION

Three Year Term:

Maria Ulloa Garja

Agatha Toomey

Two Year Term (Alternate):

Kelbe Beck

Darling Bode Zambrana

LIBRARY BOARD

Five Year Term:

Laura Kirsch

RECREATION BOARD

Three Year Term:

Keith Hunt

Ceslo King

Brownita (Sissy) Shariff

BE IT RESOLVED, by the Mayor and Council of the City of Hackensack that the following appointments be made for a term beginning on January 1, 2026:

CREATIVE TEAM

One Year Term:

Monica Chavarria

Ted Malin

CONDO COOP BOARD

Three Year Term:

Robert Feinberg

Annette Jankowski

Marie Dama

Marilyn Santiago

Lawrence Finch

Victoria Bellis

Aria Wright

RENT STABILIZATION BOARD

Three Year Term:

Judith Carter

Darius Smith

Alternate:

Asha Moore

GREEN TEAM

One Year Term:

Albert Dib

Joel Dawkins

Vicki Cohen

Pedra DelVechio

Kelbe Beck

Demetri Cobourne

HACKENSACK MUNICIPAL ALLIANCE

Three Year Term:

Kurt Nemeczek (Fire Department)
Sandra Marrin
Taylor O'Brien
Tara Cooper (Library)

HOUSING AUTHORITY

Five Year Term:

Rommy Buttafuoco
Anthony Stassi
Hani Khoury (State Appointment)

SHADE TREE ADVISORY COMMITTEE

Three Year Term:

Josh Cohen, Chairperson
Michael Pezzillo
Judy Watkins
Andrew Moran

STIGMA FREE ADVISORY BOARD

Three Year Term:

Anthony DiPersia, Police
Kurt Nemeczek, Fire
Sandra Marrin
Jamie England
Susan McVeigh
Allison Saabye
Diane Some
Tara Cooper, Library
Taylor O'Brien
Leteefah Fleming
Andee Post

ZONING BOARD

Four Year Term:

Mark Cheatham
Darius Pemberton
John Carroll
Vicki Farhi

Two Year Term (Alternate):

Gino Tessaro

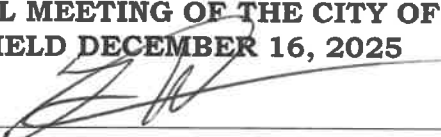
BE IT RESOLVED, by the City Manager of the City of Hackensack, with the advice and consent of the Mayor and City Council, that the following appointments be made for a term beginning on January 1, 2026.

VETERANS BOARD

Four Year Term:

Guy Navarro

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD DECEMBER 16, 2025**



TIMOTHY HOFFMAN, ACTING CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 492-25

RESOLUTION AUTHORIZING NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION GREEN ACRES PROGRAM FUNDING FOR FOSCHINI PARK IMPROVEMENTS

WHEREAS, the New Jersey Department of Environmental Protection, Green Acres Program ("State"), provides loans and/or grants to municipal and county governments and grants to nonprofit organizations for assistance in the acquisition and development of lands for outdoor recreation and conservation purposes; and

WHEREAS, the City of Hackensack has obtained a Green Acres loan of \$200,000 and a Green Acres grant of \$600,000 from the State to fund the following project(s):

0223-17-028 Foschini Park Improvements

WHEREAS, the State and the City of Hackensack intend to increase Green Acres funding by \$1,152,000, to increase Green Acres funding to a total of \$1,952,000.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HACKENSACK THAT:

1. The Mayor of the City of Hackensack is hereby authorized to execute an agreement and any amendment(s) thereto with the State known as Foschini Park Improvements and;
2. The applicant agrees to provide its matching share to the Green Acres funding, if a match is required, in the amount of \$0, and;
3. The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project, and;
4. This resolution shall take effect immediately.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
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HELD DECEMBER 16, 2025**


TIMOTHY HOFFMAN, ACTING CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 493-25

RESOLUTION AUTHORIZING APPLICATION FOR A FY 2026-2027 BERGEN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROJECT FOR DPW INFARED HEATERS

WHEREAS, a PY2026-2027 Bergen County Community Development Block Grant (CDBG) has been proposed by the City of Hackensack installation of infrared heaters within the Department of Public Works building in the City of Hackensack; and

WHEREAS, the proposed project limits are within an area of the city deemed eligible per Bergen County CDBG mapping; and

WHEREAS, pursuant to the State Interlocal Services Act, Community Development funds may not be spent in a municipality without authorization by the Governing Body; and

WHEREAS, the aforesaid project is in the best interest of the people of the City 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 Council of the City of Hackensack hereby confirms endorsement of the aforesaid project; and

BE IT FURTHER RESOLVED, that a copy of this resolution shall be sent to the Bergen County Division of Community Development (Robert G. Esposito, Director; Bergen County Division of Community Development; One Bergen

County Plaza, 4th Floor; Hackensack, NJ 07601) so that implementation of the aforesaid project may be expedited.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD DECEMBER 16, 2025**

A handwritten signature in dark ink, appearing to read 'TH', is written over a horizontal line.

TIMOTHY HOFFMAN, ACTING CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 494-25

RESOLUTION AUTHORIZING APPLICATION FOR A PY2026-2027 BERGEN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROJECT FOR ROADWAY RESURFACING

WHEREAS, a PY2026-2027 Bergen County Community Development Block Grant (CDBG) totaling \$280,000 has been proposed by the City of Hackensack for the roadway resurfacing of Cambridge Terrace from Arcadia Road to Beech Street in the City of Hackensack; and

WHEREAS, the proposed project limits are within an area of the city deemed eligible per Bergen County CDBG mapping; and

WHEREAS, pursuant to the State Interlocal Services Act, Community Development funds may not be spent in a municipality without authorization by the Governing Body; and

WHEREAS, the aforesaid project is in the best interest of the people of the City 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 Council of the City of Hackensack hereby confirms endorsement of the aforesaid project; and

BE IT FURTHER RESOLVED, that a copy of this resolution shall be sent to the Bergen County Division of Community Development (Robert G. Esposito, Director; Bergen County Division of Community Development; One Bergen

County Plaza, 4th Floor; Hackensack, NJ 07601) so that implementation of the aforesaid project may be expedited.

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THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD DECEMBER 16, 2025**



TIMOTHY HOFFMAN, ACTING CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 495-25

RESOLUTION AUTHORIZING CANCELLATION OF IMPROVEMENT AUTHORIZATION BALANCES IN THE GENERAL CAPITAL FUND

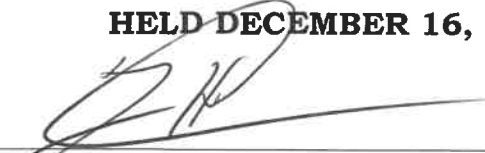
WHEREAS, certain General Capital Improvement Authorization balances remain dedicated to projects which are now complete; and

WHEREAS, it is necessary to formally cancel said balances, so that the unexpended balances may be returned to the respective Capital Improvement Fund or credited respective Capital Surplus, and unused debt authorizations may be cancelled;

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Hackensack that the following unexpended and dedicated balances of General Capital appropriations are hereby cancelled:

<u>Ord #</u>	<u>Description</u>	
#21-15	Upgrade to Computer Server	\$ 90.21
#24-17	Upgrade to Computer Network	\$ 4.00
#09-18	Acquisition of Garbage Trucks	\$ 1,802.93
#25-19	Firehouse Renovations	\$ 0.84
Preliminary Expenses – LSRP Services for Various Parks		\$ 54,378.08

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
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HELD DECEMBER 16, 2025**


TIMOTHY HOFFMAN, ACTING CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 496-25

**RESOLUTION AUTHORIZING THE CANCELLATION OF
STALE & OUTSTANDING CHECKS**

WHEREAS, the City of Hackensack has carried on its book balance, several stale and outstanding checks which are over six months old; and

WHEREAS, it is necessary to cancel these stale and outstanding checks in order to return these funds to the respective Operations account of the Current Fund.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Hackensack, that the following stale and outstanding checks are hereby cancelled:

Current Account

109662	\$80.00	109781	\$137.40
110006	\$1,000.00	110024	\$500.00
110163	\$500.00	110190	\$500.00
110589	\$46.08	110815	\$70.08
110899	\$275.01	110915	\$83.97
111011	\$160.00	111383	\$25.00
111402	\$79.00	111555	\$414.18
112091	\$500.00	112333	\$414.18
112759	\$60.00	112778	\$1,595.00
112890	\$255.00	112941	\$244.91
113410	\$5,525.00	113525	\$312.00
113880	\$1,000.00		

Net Payroll Account

58914	\$666.11	58945	\$742.33	58992	\$582.21
59024	\$392.61	59057	\$392.13	59087	\$512.37
59575	\$329.36	59645	\$1,434.87	59785	\$784.59
59794	\$1,273.94	59810	\$984.20	59941	\$421.62
59989	\$1,459.60				

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HELD DECEMBER 16, 2025**

A handwritten signature in black ink, appearing to read 'T. Hoffman', is written over a horizontal line.

TIMOTHY HOFFMAN, ACTING CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 497-25

**RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE
& APPROPRIATION - N.J.S.A. 40A:4-87
NATIONAL OPIOID SETTLEMENT RESERVE**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount,

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Hackensack, County of Bergen, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of **2025** in the sum of **\$111,134.55**, which is now available from the National Opioid Settlement Reserve.

BE IT FURTHER RESOLVED, that the like sum of **\$111,134.55** is hereby appropriated under the caption **National Opioid Settlement Grant**; and

BE IT FURTHER RESOLVED, that the above is the result of funds from the National Opioid Settlement Reserve in the amount of **\$111,134.55**.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD DECEMBER 16, 2025**



TIMOTHY HOFFMAN, ACTING CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 498-25

RESOLUTION APPROVING OF ACCUMULATED LEAVE PAY-OUT TO FIRE CAPTAIN JOHN HYNES III

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 **John Hynes III** 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 **\$136,101.31** to **John Hynes III** for said time; and

WHEREAS, the payment of **\$136,101.31** has been approved by the Chief Financial Officer; and

WHEREAS, the payment of **\$136,101.31** is made in accordance with and pursuant to Article 15.1(a) of the collective negotiations agreement between the City of Hackensack and the Local 3172 Hackensack Uniformed Fire Officers Association; and

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Hackensack hereby approves payment to **John Hynes III** in the amount of **\$136,101.31** 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 T-03-56-850-882-000.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD DECEMBER 16, 2025**



TIMOTHY HOFFMAN, ACTING CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 499-25

**RESOLUTION APPROVING OF ACCUMULATED LEAVE PAY-OUT
TO FIREFIGHTER ALFRED CIRELLI**

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 **Alfred Cirelli** 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 **\$128,846.32** to **Alfred Cirelli** for said time; and

WHEREAS, the payment of **\$128,846.32** has been approved by the Chief Financial Officer; and

WHEREAS, the payment of **\$128,846.32** is made in accordance with and pursuant to Article 15.1(a) of the collective negotiations agreement between the City of Hackensack and the Local 2081 IAFF Hackensack Professional Firefighters; and

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Hackensack hereby approves payment to **Alfred Cirelli** in the amount of **\$128,846.32** 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 T-03-56-850-882-000.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD DECEMBER 16, 2025**



TIMOTHY HOFFMAN, ACTING CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 500-25

RESOLUTION AUTHORIZING TRANSFER OF 2025 BUDGET APPROPRIATIONS

WHEREAS, various Year 2025 bills have been presented for payment this year, which bills were not covered by Year 2025 Budget Appropriations; and

WHEREAS, N.J.S.A. 40A:4-58 provides that amounts in excess of appropriations over and above the amounts deemed to be necessary to fulfill the purpose of such appropriations, may be transferred to appropriations deemed to be insufficient, during the last two months of the budget year and the first three months of the reserve year.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Hackensack that transfers in the amount of \$811,000 be made between the Year 2025 Budget Appropriations as follows, subject to final year-end adjustments:

CURRENT FUND

FROM

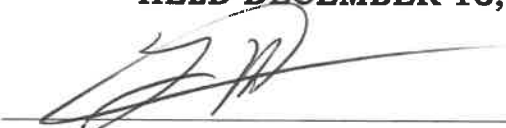
DEPARTMENT

5-01-20-130-130-100	Finance – S&W	\$ 20,000
5-01-20-145-145-100	Tax Collection – S&W	\$ 17,000
5-01-20-155-155-200	Legal Services – OE	\$ 50,000
5-01-20-165-165-100	Project Management – S&W	\$ 70,000
5-01-20-165-165-200	Project Management – OE	\$120,000
5-01-20-170-170-200	Economic Development – OE	\$100,000
5-01-21-180-180-200	Planning Board – OE	\$ 10,000
5-01-21-185-185-200	Board of Adjustment – OE	\$ 35,000
5-01-22-195-195-200	UCC Building Insp – OE	\$ 70,000
5-01-25-240-243-100	Communication Operators – S&W	\$ 20,000
5-01-25-265-266-100	Fire Official – S&W	\$ 15,000

5-01-25-265-267-100	Fire Alarm – S&W	\$ 12,000
5-01-25-265-267-200	Fire Alarm – OE	\$ 12,000
5-01-25-265-269-100	EMT's – S&W	\$ 8,000
5-01-26-130-130-100	Public Bldgs & Grnds – S&W	\$ 40,000
5-01-26-300-301-100	City Garage – S&W	\$ 10,000
5-01-26-300-302-100	Street Cleaning – S&W	\$ 8,000
5-01-26-305-306-200	Recycling – OE	\$ 20,000
5-01-26-313-313-100	Shade Tree – S&W	\$ 25,000
5-01-27-330-332-200	PEOSHA – OE	\$ 10,000
5-01-28-370-370-200	Recreation – OE	\$ 10,000
5-01-30-420-420-200	Celebration Public Events – OE	\$ 15,000
5-01-31-455-456-200	Sewer Treatment – BCUA – OE	\$ 15,000
5-01-36-472-472-200	Social Security	\$ 19,000
5-01-43-490-490-100	Municipal Court – S&W	\$ 80,000
Total -		\$811,000

TO	DEPARTMENT	
5-01-20-100-100-100	Admin / Exec – S&W	\$ 40,000
5-01-20-105-105-100	Human Resources – S&W	\$ 7,000
5-01-22-195-195-100	UCC Building Insp – S&W	\$ 14,000
5-01-23-210-210-200	Group Health Benefit Insurance	\$353,000
5-01-25-240-241-100	Crossing Guards – S&W	\$ 42,000
5-01-25-252-252-100	Emergency Mgmt – S&W	\$ 1,000
5-01-25-265-265-100	Fire Dept – S&W	\$210,000
5-01-26-290-290-100	Streets & Roads – S&W	\$ 10,000
5-01-26-300-300-100	DPW Admin – S&W	\$ 18,000
5-01-26-305-305-100	Garbage & Trash – S&W	\$ 81,000
5-01-26-301-302-200	Street Cleaning – OE	\$ 5,000
5-01-27-330-331-100	Health – S&W	\$ 2,000
5-01-28-370-370-100	Recreation – S&W	\$ 5,000
5-01-28-375-375-100	Parks & Playgrounds – S&W	\$ 10,000
5-01-30-420-420-100	Celebrate Public Events – S&W	\$ 3,000
5-01-31-445-445-247	Utilities – Water	\$ 10,000
Total -		\$811,000

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD DECEMBER 16, 2025**


TIMOTHY HOFFMAN, ACTING CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 501-25

RESOLUTION AWARDING CONTRACT TO BOSWELL ENGINEERING FOR FOSCHINI PARK ELECTRICAL ENGINEERING SERVICES

WHEREAS, the City has previously awarded a bid construction management contract to Boswell Engineering for the Foschini Park Improvement Project and Boswell has found modifications are needed to the design of the electrical system for said project; and

WHEREAS, the City solicited Requests for Proposals regarding the engineering design services required for said project; and

WHEREAS, it was determined that the proposal received from Boswell Engineering is the most advantageous to the City based on cost, expertise, and prior with this project.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Hackensack, County of Bergen, as follows:

1. Boswell Engineering of 330 Phillips Ave., South Hackensack, NJ 07606 is hereby awarded a contract in an amount not to exceed \$39,000 for the electrical design engineering services related to the Foschini Park Field 8, 9, & 10 Improvement Project, in accordance with the proposal attached thereof.
2. A Certification of Funds has been prepared and authorized by the Chief Financial Officer for the said contract assuring that there is a sufficient appropriation to fund the purchases authorized in this resolution as an express and mandatory condition of the award of this contract.
3. The budget account to be charged is C-04-25-021-000-100.

4. The Mayor and City Clerk are hereby authorized to sign the contract documents necessary to effectuate the award of this contract. The City Attorney shall review any and all contractual documents prepared in furtherance of this award.

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HELD DECEMBER 16, 2025**



TIMOTHY HOFFMAN, ACTING CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 502-25

RESOLUTION AWARDING BID CONTRACT FOR NJDOT PARTIALLY-FUNDED GRAND AVE. PEDESTRIAN SAFETY IMPROVEMENT PROJECT

WHEREAS, the City of Hackensack has received a NJ Dept. of Transportation Pedestrian Safety Improvement Grant in the amount of \$176,772 for the area of Grand Ave. between Fairmount Ave. and Poplar Ave, to improve the safety of schoolchildren and pedestrians; and

WHEREAS, the City solicited sealed bid proposals for said project; and

WHEREAS, the City opened bid proposals on November 13, 2025 and a total of eight (8) bids were received and opened; and

WHEREAS, the Mayor and Council of the City of Hackensack now wish to award this contract to the lowest responsible, responsive bidder.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Hackensack, County of Bergen, as follows:

1. DS Meyer Enterprises of 2 North St., Suite 2A, Waldwick, NJ 07403 is hereby awarded a contract for the amount not to exceed \$261,577 for the Grand Ave. Pedestrian Safety Improvement Project (NJDOT partially-funded), in accordance with the specifications advertised thereof.
2. A Certification of Funds has been prepared and authorized by the Chief Financial Officer for the said contract assuring that there is a sufficient appropriation of \$62,000 in budget account C-04-20-041-000-100, and \$13,000 in budget account C-04-21-011-000-100, and \$186,577 in budget account C-04-044-000-200 to fund the purchases authorized in this resolution as an express and mandatory condition of the award of this contract:

3. The City Clerk and Mayor are hereby authorized to sign the contract documents necessary to effectuate the award of this contract. The City Attorney shall review any and all contractual documents prepared in furtherance of this award.

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HELD DECEMBER 16, 2025**

A handwritten signature in dark ink, appearing to be 'TH', is written over a horizontal line.

TIMOTHY HOFFMAN, ACTING CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 503-25

RESOLUTION AWARDING CHANGE ORDER #1 (FINAL) TO A.A. BERMS FOR MAIN ST. STREETSCAPE SOUTH FEDERAL PROJECT # TAP-1250(343)CON

WHEREAS, the City of Hackensack has been awarded a Federal Transportation Alternatives Program (TAP) Grant for the streetscape improvements to Main Street from Court Street to Atlantic Street; and

WHEREAS, the City awarded a bid contract to AA Berms, LLC in the amount not to exceed \$751,827 on August 15, 2022 as per Resolution #336-22; and

WHEREAS, this project is now complete and during the final review there has an adjustment of quantities to meet the field conditions and final as-built quantities, resulting in a decrease to the over-all contract award; and

WHEREAS, the City Manager now recommends the awarding of Change Order #1 (Final) which is a decrease of (-\$181,710.50).

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Hackensack, County of Bergen, as follows:

1. AA Berms, LLC of P.O. Box 180, Belleville, NJ 07109 is hereby awarded Change Order #1 (Final) in the decreased amount of (-\$181,710.50), bringing the total contract award to \$670,116.50 for the Main St. Streetscape South TAP Grant Project, in accordance with the specifications proposed.
2. No Certification of Funds is required as the Change Order is a decrease from the original award.

3. The Mayor and Clerk are hereby authorized to sign the contract documents necessary to effectuate the award of this contract. The City Attorney shall review any and all contractual documents prepared in furtherance of this award.

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HELD DECEMBER 16, 2025**

A handwritten signature in black ink, appearing to read 'TH', is written over a horizontal line.

TIMOTHY HOFFMAN, ACTING CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 504-25

RESOLUTION AWARDING CHANGE ORDER #5 (FINAL) TO NEW PRINCE CONCRETE CONSTRUCTION FOR ANDERSON STREET DRAINAGE AREA COMBINED SEWER SEPARATION

WHEREAS, the City of Hackensack is committed to alleviating flooding in several sections of the City by undertaking a project to separate the combined sewers in various sections of the City, including the Anderson Street Drainage Area; and

WHEREAS, the City of Hackensack awarded a bid to New Prince Concrete Construction in the amount not to exceed \$8,762,132.22 on June 13, 2023 as per Resolution #240-23; and

WHEREAS, the City awarded Change Order #1 in the amount not to exceed \$549,800 on December 5, 2023 as per Resolution #440-23; and

WHEREAS, the City awarded Change Order #2 in the amount not to exceed \$381,000 on September 10, 2024 as per Resolution #306-24; and

WHEREAS, the City awarded Change Order #4 in the amount not to exceed \$377,116.96 on July 14, 2025 as per Resolution #345-25; and

WHEREAS, this project is now complete but during the final construction stages additional flaggers were required by New Jersey Transit, and additional quantities, and supplemental items were required, thus, necessitating this Final Change Order; and

WHEREAS, the City Manager now recommends the awarding of Change Order #5 (Final) for this purpose.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Hackensack, County of Bergen, as follows:

1. New Prince Concrete Construction Co., Inc. of 215 Eileen Terr., Hackensack, NJ 07601 is hereby awarded Change Order #5 in the

amount not to exceed \$24,853.09, bringing the total contract amount to \$10,094,902.27 for the Anderson Street Drainage Area Combined Sewer Separation Project, in accordance with the specifications advertised thereof.

2. A Certification of Funds has been prepared and authorized by the Chief Financial Officer for the said contract assuring that there is a sufficient appropriation C-04-22-034-000-200 to fund the purchases authorized in this resolution as an express and mandatory condition of the award of this contract.
3. The City Clerk and Mayor are hereby authorized to sign the contract documents necessary to effectuate the award of this contract. The City Attorney shall review any and all contractual documents prepared in furtherance of this award.

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HELD DECEMBER 16, 2025**



TIMOTHY HOFFMAN, ACTING CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 505-25

RESOLUTION AWARDING CHANGE ORDER #1 (FINAL) TO NEW PRINCE CONCRETE FOR CDBG PARTIALLY-FUNDED ROAD IMPROVEMENT PROJECT

WHEREAS, the City of Hackensack is desirous of improving street and road conditions in various areas around the City, including South Newman St. from Lodi St. to the terminus; and DeWolf Place from Berry St. to East Passaic St.; and

WHEREAS, the City awarded a bid contract to New Prince Concrete Construction Co, in the amount not to exceed \$355,454.84 on September 9, 2025, as per Resolution #398-25; and

WHEREAS, the project is now complete, but during the final construction phase additional quantities were required; thus, necessitating this Final Change Order; and

WHEREAS, the City Manager now recommends the awarding of Change Order #1 (Final) for this purpose.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Hackensack, County of Bergen, as follows:

1. New Prince Concrete Construction Co. of 215 Eileen Terrace, Hackensack, NJ 07601 is hereby awarded Change Order #1 (Final) in the amount not to exceed \$17,043.73, bringing the total contract award to \$372,498.57 for the 2025 CDBG partially-funded Road Improvement Project, in accordance with the specifications advertised thereof.
2. A Certification of Funds has been prepared and authorized by the Chief Financial Officer for the said contract assuring that there is a sufficient appropriation of in budget account C-04-24-044-000-200 to fund the

purchases authorized in this resolution as an express and mandatory condition of the award of this contract:

3. The City Clerk and Mayor are hereby authorized to sign the contract documents necessary to effectuate the award of this contract. The City Attorney shall review any and all contractual documents prepared in furtherance of this award.

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HELD DECEMBER 16, 2025**

A handwritten signature in dark ink, appearing to read 'THOFFMAN', is written over a horizontal line.

TIMOTHY HOFFMAN, ACTING CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 506-25

**RESOLUTION ADOPTING THE UPDATED HACKENSACK EMPLOYEE HANDBOOK
DATED DECEMBER 2025**

WHEREAS, the City of Hackensack ("City") has heretofore adopted an Employee Handbook discussing and setting forth various issues and policies with respect to the employees of the City; and

WHEREAS, from time to time the Employee Handbook is reviewed and updated as determined necessary or desirable by the City Mayor and Council; and

WHEREAS, the City's Mayor and Council are entitled to amend and supplement the Employee Handbook at their sole discretion; and

WHEREAS, the City's Mayor and Council have determined it is desirable to make certain amendments and/or supplements to the Employee Handbook currently in effect; and

WHEREAS, such amendments and/or supplements have been made and incorporated into the Employee Handbook dated December 2025.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hackensack that the Employee Handbook having a date of December 2025, and all amendments and supplements presently set forth therein, be and hereby is **APPROVED** and **ADOPTED**; and

BE IT FURTHER RESOLVED that the City Manager, the City Attorney, and the City Labor Counsel are authorized to take all appropriate actions so as to implement this Resolution.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
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HELD DECEMBER 16, 2025**



TIMOTHY HOFFMAN, ACTING CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 507-25

RESOLUTION ENDORSING THE CONCEPT OF A PROPOSED DEVELOPMENT AT 89-95 ESSEX STREET IN THE CITY OF HACKENSACK

WHEREAS, a Bergen County HOME Investment Partnerships application of \$1,250,000.00 has been proposed by Regan Development Corporation for a one hundred percent affordable project to be located at 89-95 Essex Street, Block 10719, Lots 20-21, (the "Property") in the City of Hackensack; and

WHEREAS, the Property is located in the 10-1A Inclusionary Overlay Zone; and

WHEREAS, pursuant to the State Interlocal Services Act, HOME funds may not be spent in a municipality without authorization by the Mayor and Council, and

WHEREAS, the aforesaid project would be in the best interest of the people of Hackensack, and

WHEREAS, this resolution does not obligate the financial resources of the City and is intended solely to expedite expenditure of the aforesaid HOME application,

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the City of Hackensack hereby confirm endorsement of the aforesaid project on the Property, and

BE IT FURTHER RESOLVED, that a copy of this resolution shall be sent to the Director of the Bergen County Division of Community Development so that implementation of the aforesaid project may be expedited.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD DECEMBER 16, 2025**



TIMOTHY HOFFMAN, ACTING CLERK