

The Meeting of the City Council of the City of Hackensack was held at City Hall, 65 Central Avenue, Hackensack, New Jersey, on Tuesday, May 5, 2026, at 5:34 P.M.

**I. CALL TO ORDER AND ORDER OF BUSINESS:**

Mayor Gaines called the meeting to order and the Acting City Clerk Timothy Hoffman announced, “This meeting is being held in accordance with the “Open Public Meeting Act,” N.J.S.A. 10:4-6 et seq., notice having been published according to law, with a copy on file in the City Clerk’s Office, and a copy posted on the Bulletin Board in City Hall.”

Mr. Hoffman called the roll: Mayor Gaines, Deputy Mayor Toomey, Councilman Carroll, Councilwoman Clark-Collins. Councilman Diaz arrived at 5:38 P.M. City Manager Thomas Freeman was present. City Attorney Richard Malagiere was present. Acting Clerk Timothy Hoffman was present. Deputy City Clerk Allison Saabye was present.

**FLAG SALUTE**

**APPROVAL OF MINUTES:** A motion to approve the Meeting Minutes from April 21, 2026 Council Meeting was offered by Councilwoman Clark Collins, seconded by Deputy Mayor Toomey and approved by Mayor Gaines, Deputy Mayor Toomey, Councilman Carroll, Councilman Diaz and Councilwoman Clark-Collins.

**II. RESOLUTION FOR EXECUTIVE SESSION:**

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

**CITY OF HACKENSACK**

**A RESOLUTION CALLING FOR AN EXECUTIVE MEETING OF THE CITY COUNCIL FOR THE FOLLOWING PURPOSES:**

**WHEREAS**, the Mayor and Council of the City of Hackensack deem it necessary to discuss certain actions under Section 7b7 & 7b8 of the Open Public Meetings Act which pertains to matters falling within attorney-client privilege, on-going litigation and personnel matters concerning the employment of a current or prospective public employee(s).

**WHEREAS**, the Mayor and Council of the City of Hackensack is of the opinion that such circumstances may presently exist; and

**WHEREAS**, the City Council wishes to discuss the following issues:

- 1. On-going Litigation
- 2. Matters involving attorney/client privilege: Affordable Housing
- 3. Matters involving the purchase, lease or acquisition of real property
- 4. Any pending or anticipated litigation or contract negotiations

**NOW THEREFORE BE IT RESOLVED** that the Mayor and Council of the City of Hackensack deem it necessary to exclude the public from this discussion. The

outcome of the discussion will be disclosed within 90 days or at such time as the interests of the City do not require confidentiality.

### **III. PROCLAMATIONS & PRESENTATION:**

- a. Proclamations
  - i. Public Service Recognition Week
  - ii. Municipal Clerks Week

**NV5 – Comprehensive Bicycle Plan:** Rachana Sheth – Thank you for being here to hear about our comprehensive bicycle plan for the City of Hackensack. Throughout this presentation we are going to give you high level overview of the background, the vision and goals, the overall process for the development of the plan and the recommendations. Our project team consisted of the City of Hackensack, NJDOT, NV5, and NGO Engineering. We have the project manager here from NJDOT for the Bureau of Safety Improvement Programs. I am the project manager for this at NV5 and I have Collin here who is a senior planner here at NV5. Just to give you a one-minute background – the City of Hackensack applied for NJDOT Bicycle and Pedestrian Planning Assistance Program to conduct a comprehensive bicycle planning study for the City. Throughout our plan, we were guided by a steering committee who consisted of Bergen County Complete Streets, NJ DOT, EZ Ride, the City of Hackensack different departments such as Police, we also had some residents as well and staff from Hackensack Meridian Health. That brought us to this vision for the plan which is Hackensack is a bicycle friendly city where people of all ages and abilities can travel by bicycle and where measurable steps are taken annually to create and maintain a complete bicycle network. We also identified goals for the plan. The first one being building a culture of safe bicycling in the City, incorporating bicycle planning and network implementation into existing and future city planning, regulatory, and maintenance practices, develop a robust, safe, connected, and attractive bicycle network, strengthen regional and local support for bicycling, and track performance and monitor improvements. These are the components of the plan that I am going to talk about in detail. Our first big piece was conducting outreach with the community. We developed outreach with the project website, survey, an interactive mapping tool, flyers, press releases, a social media share kit, and we had in-person outreach events such as three pop up meetings, National Night Out, the library, coffee shop. We also had focus group sessions with key stakeholders in the City including the community relations committee at the BOE. We had a presentation here with the Council on September 9. We met with the Hackensack Environmental Justice Alliance. We also had a review by NJ DOT engineering and Bergen County Engineering. I am going to pass it over to Collin.

Collin Rieger - The other stuff we did to understand the characteristics of Hackensack included an extensive data collection process. We started with demographics – the senior population, the population below poverty, people with a disability, people who live without vehicles. We looked at land use patterns as well as key destinations and parks. We also looked at certain factors that affect bikes such as traffic volumes, as well we two resources created by the NJTPA including its regional active transportation network and the concept as well as their level of bicycle compatibility analysis. We also looked at crash data. We looked at seven years of crash data from 2016 to 2022. Overall, there were 14,510 crashes in Hackensack and of those there were 100 involving bicyclists. However, of those 100, there were 45 that resulted in injuries or fatalities including two fatal or serious injury crashes. That is compared to six percent across all crashes which reinforces the need for the plan. We also conducted two field visits looking for the destinations and opportunities we identified, evaluating the accessibility, traffic speed and volume at those locations. We also conducted a bicycle demand analysis process where we looked at those demographics and land use factors, evaluating each of them to create a map of the highest concentration of all of these factors combined. We identified the areas of the highest bicycle demand and the individual heat map of those factors. Using all these things, we created a bicycle network typology looking at the entire street network through the lens of bicyclists and categorizing them as either regional connectors or commercial or residential or even

just neighborhood roads and categorizing them using their functional class, their volumes, their speeds, the context and the land use and ultimately creating a list of recommended facilities for each one. It could be anything from shared lanes and bicycle boulevards to more intensive protected bicycle lanes and everything in between. Things like bicycle parking and wayfinding as well. In our plan. We have a full layout of each one where we describe the typical characteristics of each one, the general recommendations including on road recommendations, recommendations at intersections and signage suggestions. For each one we also have one location that we have identified as having that type providing two different alternatives for how it can be improved for bicycle use.

Rachana Sheth - Before I continue, I forgot to mention, we conducted extensive outreach and the results of that outreach are in our plan posted online but I did want to read a couple of comments. One was "bicycling in Hackensack is a little dangerous," frequent bicycling friend. "Bicycling in Hackensack is possible and can be enjoyable but is not ideal for those who don't have the experience of feeling unsafe. It needs to be safer so more folks can ride confidently." This is just through the survey. Through our focus groups, we heard loud and clear there is interest in recreational biking. There is interest in biking to key destinations in the City of Hackensack. Based on all of that input, the outreach, the data collection, the needs assessment, we identified a priority bicycle network map for the City of Hackensack. The map has different colors. The red means it is a protected bicycle facility meaning that there needs to be a buffer from the traffic and the bicycle path. The yellow is on road dedicated bicycle facilities. Blue is shared lanes so those are roads that can have bikes and cars sharing the lane. Green are the trails along the waterfront, the dash lines are the gaps and solid are existing connections. There was an interest in having both sides, the recreation and the utility as well. This looks like a lot of streets and a big network, so we wanted to identify the first steps. The first step that the City can take is look at the City-owned roads and that gives you a pretty comprehensive first step in terms of advancing this plan. 60 percent of the priority network is on city owned roads. Those are ones that the city operates and manages and has more control over, the others that are owned by the County are something that may take longer to get implemented. Some of the key streets to start would be Prospect, Atlantic, Railroad, and Berry. For this plan, we also developed an implementation matrix that has a list of 44 recommended actions that are centered around the five goals I mentioned earlier. Every action has a recommendation, a location for where it is applied, the time frame, the cost and whose key responsibility it would be. Another way to kick start this plan would be to develop a pilot bicycle lane demonstration program. For that we identified five locations throughout the city that are city owned roads where you can demonstrate temporary bicycle lanes that would gauge the feasibility of future long term permanent bicycle lanes, raise awareness about bicycle lane infrastructure and engage the community. You can imagine it could be a weekend; it could be a day, you work with the community, paint the bike lane and make it an event. Some other locations we recommend are sections of Prospect Ave, Railroad Avenue, State Street, Summit Avenue, and West Franklin Street. All of these recommendations are in our final plan that talks in greater detail. We consolidated our efforts to present it here. We would love to hear more if you have questions. You can reach out to us.

#### **IV. REPORTS AND PRESENTATIONS FROM PROFESSIONALS AND DEPARTMENT HEADS:**

**Project Management Report:** Ryan Westra – I am going to present some CSO infrastructure updates. The first slide is an overall visual of the sewer separation projects that have been completed as well as the two that are coming up next. The next one we will be taking care of is the west of rail contract number 1 and 2. Number 1 has been designed. We had to extend the TWA permit with DEP so that is under review. I am hoping that review completes in about two months. Once we get the approval from that we will go out to bid. Included in both projects are some green infrastructure. We will be installing 18 tree filters in contract one and additional 10 in contract 2. These are a DEP requirement. They filter out a lot of impurities in storm water and are less

invasive than other filter systems. We plant more trees and they are easy to maintain. Another big sewer project in next year is a grant that the city received from FEMA, the hazard mitigation grant program. As you can see there are many steps and we are on the bottom left – the additional design and permitting stage. The proposal was awarded to Boswell Engineering a few meetings ago and that extends the design of the original plan that was in the application for the grant. They currently have survey crews out now doing some additional work including ground penetrating radar to identify all the existing utilities in the roadway to determine the size of infrastructure in the roadway. East Kennedy storm water pump station was constructed in the early 80s and had some improvements in the early 2000s. That station has 3 pumps and 2 are getting replaced. The pumps have been delivered to contractor's yard and they are waiting for some additional equipment which is expected in May and then they will start the installation of those two pumps. The additional work is the bar screen that need updating. The Kennedy pump station has two bar screens. The rake assembly a lot of the teeth are bent and worn. It gets jammed up so we are replacing those as well. There is a list of recent grant applications. The first three are ones we are currently deciding on what to submit for. The applications submitted are approximately 21 million dollars. The first three were congressional appropriations that our grant writers Bruno Associates have been working on. Another grant from Bergen County community development that the city received as far as improvements on Union Street from Essex to Meyer. We received approximately \$114,000 for that work. It has been designed and we are working on bid dates right now. Foschini fields 8 9 and 10 are progressing very well. The turf was delivered yesterday and they will be installing that. Ongoing work is some scoreboards, continuing with concrete work. It is coming along. Baldwin Park, the concrete sidewalks were completed this morning. They resurfaced the asphalt walkways. What is left is the plastic curbing around the playground which will be removed and replaced and as well as engineered wood fiber under the play set. The City was fortunate to receive a U.S. Soccer Federation in partnership with Hackensack Meridian Health, the installation of mini pitch court. A mini pitch is a small hard surface soccer court with rebound boards, integrated goals, benches, and lights. These revitalize urban spaces, enhance skill development for youth players. They are placed on top of existing underutilized surfaces and they are very popular. The city selected the large open asphalt area at Pulaski Park adjacent to Jackson Ave School. As you can see on the slide there is a before and after of one of these courts. The bottom photo is the mini pitch and the top is a worn out basketball court. The size pitch that is going to be installed is 60 by 84 soccer pitch. The outdoor warning system at the city parks and BOE locations have been installed last week. These will give audible and visual alerts for lighting detection, precipitation, humidity, temperature, heat index, wind speed. The only thing remaining is to wire up power to the units which we are working on now. Grand Avenue pedestrian improvements, this work is going to start. It has been awarded but we are waiting for school to let out. It is intersection improvements to make it safer at Fairmount and Poplar. We are doing curb bump outs, milling and paving, and new striping. In addition, this project has been awarded. We are working with the contractor to set up a pre-construction meeting. Spring Valley pedestrian improvements at each intersection with Spring Valley from Summit to Main Street. This will include milling and paving, ADA ramps, detectable warnings, line striping, and the flashing beacons. Bergen County will be paving River Street from Kansas north to University Plaza. Those dates are a little off. I saw the message board today and milling and paving will start May 11 through May 22. So, be aware and plan an alternate route. Another Bergen County project is the East Anderson bridge project. They are in the final design phase which includes the design of the bridge itself, the roadway intersection improvements, doing the plans and specs, and right of way acquisition, environmental permitting and community engagement. Sometime in the near future, they are going to have a community stakeholder meeting. It says spring 2026 but we are getting close to summer, so should be coming up soon. Another public information meeting in the fall and final design next summer. If you have any questions, you can contact my office. There is also a website if you google East Anderson bridge project and it comes up. For this project, some access is going to be via Johnson Park as you can see the river walk and the grass by the parking lot, the contractor is going to take some of that area for staging and actual construction of the

bridge as well as on the Teaneck side. They will be doing some improvements when they are done, restoration, planting some additional trees, some additional lighting and some more of the CSO facility on the south side of Anderson by the car wash. Our 2025 paving program, 2026 but bid out in 2025, has started. The contractor returned a few weeks ago and did some storm sewer construction on West Anderson and West Lookout, curb and sidewalk for each of those streets listed will start on Monday and go through the end of the month. In addition, PSEG did a large gas main improvement in the City. The streets on the left have been completed with resurfacing. The upcoming streets are on the right and they will start in June to finish the milling and paving of those. They intended to come earlier in the year but postponed because Veolia identified some of these streets as possibly having lead service lines so Veolia came in to target that area ahead of milling and paving so that it didn't have to be re-done. In addition, Veolia, if you see them in the area, they are doing some various locations of test pitting to identify lead service lines for residences. If you have any questions on that, contact our office. We did have an emergency sewer repair in the beginning of March on Van Wattering, off of River Street. The initial repair was spot repair after which we did some CCTVing of the line and to make sure there were no other issues and if there was that we corrected them. We repaired an additional 43 feet of sewer and doing a cast in place spot liner further up the line. That work was completed. Again, help maintain a healthy sewer. No flushing of any wipes. That's it.

Mayor Gaines responded – I have a question. The Pulaski Park, I know you mentioned the dimensions and the dimensions you mentioned seem much smaller than that whole area. Can you orient approximately to where it will be?

Ryan Westra responded – We are going to lose one basketball court. It is going to be 60 that way and 84 that way.

Mayor Gaines – Okay, they like to play basketball too. Do you know how much the grant was for Baldwin Park improvement?

Ryan Westra responded – I believe it was \$70,000.

### **Public Hearing – 2026 City of Hackensack Budget:**

Mayor Gaines – Before we open to the public on the budget, if you were here at the last meeting or watched the last meeting, there was a comprehensive budget presentation by our CFO. The budget presentation was, with our questions, was about 45 minutes or so. What was done, two weeks ago, was that an edited down version of that presentation was made available online, sent out via the newsletter, posted on social media several times. However, before we open to the public, we wanted to make sure anyone who might have missed some of that has an opportunity to hear some of that presentation, is play through the condensed version of the budget presentation with all the relevant information. The full version is still online for anyone who would like to see it. So that, if anyone has questions that may be answered by the presentation or maybe the presentation raises questions, you have the opportunity for the information that was given out a couple weeks ago. I am going to ask Frank to play that and then we will open to the public after the video.

A motion to open the meeting to the public was offered by Councilman Carroll seconded by Councilman Diaz.

Sergei Tolstoy – Number one, you have fiscal accounting mismanagement up and down in the Hackensack government to the BOE, monies does not grow on trees. Transition aid needs to be looked at. This applies to your budget. I saw your 2025-2026 budget, what you are going to do. It is commendable because that is like any other budget you have, especially for a family, you see what is coming in and you can budget for what is going out. I only see in the meetings where you give the payment of bills of what you are going to pay for that particular meeting but I would like to see as advised to Ernest & Young accounting principles, what is the revenue for that same period, especially

along these lines, the tax levy, State aid, that is where the money is at and we have them. I would like to see those PILOT payments that we get, under construction and the construction code permits. If we could somehow. I know it is not required by the local finance laws. I would like to see that put in and give those numbers when you give what you are paying. Thank you.

No one else wished to speak.

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

**City Managers Report:** Just to circle back on some resident concerns. We had ongoing concerns with double parking on Anderson Street and parking violations and so forth. I wanted to report that the police department went above and beyond for the month of April and focused on it. They ended up issuing 275 summonses just on Anderson Street alone. That was a great job. I will also warn everyone that that police department is going to start utilizing their drone program to also monitor. The drone is a small arial device manned with a camera on it. They will start using that to police the no parking and fire zones, in front of hydrants, and double parking. That was a quick update on the police and the great job they are doing. A couple updates on city events. On April 23 the city hosted take your child to work day. Seeing the next generation excited about how our city functions reminds us why our work matters. Thanks to everyone to make our take your kid to work day a success. We had over 88 kids attend along with their parents. It was a great day. On May 2, the Main Street Business Alliance in conjunction with the city hosted the tacos and tequila pub crawl on Main Street. It was a phenomenal turn out. They had over 400 people sign up and participate in the day. All the feedback from restaurants and businesses on Main Street was beyond their expectations. It was a great event as well. I will remind everyone as I have done in the past, the hometown heroes veteran banners are still available with limited space but we have a few left. If you have someone you want to honor with a banner, please contact the City Manager's office ASAP. Once again, HACPAC's May programming, they have a full program lined up for May. You can visit the HACPAC website for more information, including Color Buzz Fly in the gallery, Howdy Stranger's Improv Comedy Show, and Tio Live. That is all I have. Thank you.

## **V. PUBLIC COMMENT (ON AGENDA ITEMS):**

A motion to open the meeting to the public was offered by Councilman Carroll seconded by Councilman Diaz.

Sergei Tolstoy – In regard to Anderson Street bridge, I want to find out from the Council, the contacts at the State DOT why the website that proclaimed they were taking public comments is not functional. The email sent to Ms. Reid was not returned and they are trying to push through stuff without having community engagement. I would like that to be looked into.

Sheldon Harley – How's it going? I am interested in what's going on around here. I got a question for you. What is the definition of a sidewalk? Why is everyone walking in the streets and not on the sidewalk? I see everyone walking in the streets and we have sidewalks around here, same with bicycles and everything. You understand what I am saying? That's my comment.

Matthew Gilson – Good evening Mayor and members of the Council. I happen to be a Hackensack resident but I am from the law firm Murphy, Schiller & Wilkes. I am here on the agenda item, the K Group is my client and we are asking for a resolution of need for a 54 unit all affordable housing project on Huyler Street. As part of our process to apply to the State, one of the items that we need is for you as the Council to dedicate that there is a need, to pass a resolution that there is a need for affordable housing in Hackensack and that this project would help further that need. We have a rendering of the project. It would be on the houses that are currently located at 15, 17, and 21

Huyler Street. It would encompass 54 units. They would be all affordable and they would be within the guidelines of the affordable housing rents that are set by the State. As you can see there is also a roof top amenity space. This is a very well designed modern new building that will take into account all the features that other buildings will have except this would be at affordable rates to any residents that apply to the lottery for this. If there are any questions from the Council, we ask you to act favorably on the resolution of need that is before you tonight.

Josh Cohen – I wanted to speak in favor of the bike plan. I also had a couple questions. My understanding is that it is just a plan that was submitted and I didn’t know, and I’m curious, what are the next steps to it? Is there any implementation plan? Are you planning to apply for grants? Do you have anything identified for that? I am concerned about pedestrian and bike safety around here. When we moved back, I used to ride my bike and it is just not safe to ride on the streets anymore. We like to go to Staib Park with the kids and it’s not safe to bike there. We would be very careful doing that around here. Pedestrians, it is also very dangerous. I know you have many comments all the time and you here Mr. Smith speak about pedestrian safety. I agree. I used to live on Summit and would take the 162 to the City to commute. The most dangerous intersection and the most dangerous are of my commute was always in Hackensack crossing Summit and Passaic, and you do have a new light there, but it is terribly dangerous to walk around here. Now we have new lights at least but it is dangerous to walk around here. In terms of the bike path, I think there is a municipal library of sorts that you can get equipment from for free to set up a demo path and I would love to see something like that happen, figure out one of those paths on a city road and test it out to see if people use it and what happens with it. I do hope you will install bike lanes. Thank you.

Victor Geddis – I just have one question. Are we going to go down the same path with affordable housing? My question is what is going to be the room capacity because one and two bedrooms are not for a family. We need at least three bedrooms in these apartments. If not, we are going to go down the same beat path as the last board. We have to make some changes here. It is not feasible for a family to live in two bedrooms. That is ridiculous. I need to know the answer to that.

No one else wished to speak.

Mayor Gaines – Before we move on, the one thing I want to address is that in the last 12 years there was absolutely zero affordable housing units built in the City of Hackensack so the path would be a path of some versus zero. There were zero affordable housing units built in the last 12 years. I just wanted to make that clear.

A motion to close the meeting to the public was offered by Deputy Mayor Toomey and seconded by Councilwoman Clark Collins

**VI. NEW BUSINESS (ORDINANCES AND RESOLUTIONS):**

| <b>Council Member</b> | <b>Intro</b> | <b>Second</b> | <b>Yes</b> | <b>No</b> | <b>Abstain</b> | <b>Absent</b> | <b>Recused</b> |
|-----------------------|--------------|---------------|------------|-----------|----------------|---------------|----------------|
| Deputy Mayor Toomey   |              |               | X          |           |                |               |                |
| Clark-Collins         |              | X             | X          |           |                |               |                |
| Carroll               | X            |               | X          |           |                |               |                |
| Diaz                  |              |               | X          |           |                |               |                |
| Mayor Gaines          |              |               | X          |           |                |               |                |

**CITY OF HACKENSACK  
RESOLUTION NO. 126-26**

**FINAL ADOPTION OF ORDINANCE 07-2026, AN  
ORDINANCE TO AMEND CHAPTER 148 OF THE CODE OF  
THE CITY OF HACKENSACK, "STREETS AND  
SIDEWALKS," ARTICLE II "GENERAL REGULATIONS AND  
RESTRICTIONS," TO CLARIFY OBSTRUCTIONS OF FIRE  
HYDRANTS**

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 Councilman Carroll and seconded by Councilwoman Clark Collins.

**PUBLIC HEARING: No one wished to speak.**

A motion to close to the public was offered by Councilman Diaz 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. 07-2026 has passed its second and final reading and is hereby adopted.

**CITY OF HACKENSACK  
ORDINANCE NO. 07-2026**

**AN ORDINANCE TO AMEND CHAPTER 148 OF THE CODE OF THE  
CITY OF HACKENSACK, "STREETS AND SIDEWALKS," ARTICLE  
II, "GENERAL REGULATIONS AND RESTRICTIONS" TO CLARIFY  
OBSTRUCTION OF FIRE HYDRANTS**

**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 148 of the Code of the City of Hackensack, entitled "Streets and Sidewalks," to clarify the general regulations and restrictions for obstructing a fire hydrant; and,

**WHEREAS**, the Hackensack Police Department and the Fire Department have recommended these changes; and

**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 148, Article II, Section 16 of the Code of the City of Hackensack is hereby amended as follows [additions by underline, deletions by ~~striketrough~~]:

**§148-16 Obstruction of fire hydrants.**

~~No obstruction of any kind shall be placed upon any street or public place within 10 feet of any fire hydrant, and the space around all such hydrants shall at all times within the limit aforesaid be kept open and unobstructed.~~ No person shall at any time park a motor vehicle or obstruction within a (10) ten foot perimeter of a fire hydrant or obstruct a fire drafting site or Fire Department connection/appliance at all times. The Police Department, Fire Department, or its designated agents are authorized to tow motor vehicles and remove obstructions at their discretion, at the expense of the owner.

**Section 2:**

All other provisions of Chapter 170 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.

| <b>Council Member</b> | <b>Intro</b> | <b>Second</b> | <b>Yes</b> | <b>No</b> | <b>Abstain</b> | <b>Absent</b> | <b>Recused</b> |
|-----------------------|--------------|---------------|------------|-----------|----------------|---------------|----------------|
| Deputy Mayor Toomey   |              |               | X          |           |                |               |                |
| Clark-Collins         | X            |               | X          |           |                |               |                |
| Carroll               |              | X             | X          |           |                |               |                |
| Diaz                  |              |               | X          |           |                |               |                |
| Mayor Gaines          |              |               | X          |           |                |               |                |

**CITY OF HACKENSACK  
RESOLUTION NO. 127-26**

**INTRODUCTION OF ORDINANCE 08-2026, A BOND  
ORDINANCE PROVIDING AN APPROPRIATION OF  
\$630,000, PROVIDING FOR THE CONSTRUCTION OF A  
REPLACEMENT ELEVATOR FOR THE JOHNSON PUBLIC  
LIBRARY IN AND FOR THE CITY OF HACKENSACK AND  
AUTHORIZING THE ISSUANCE OF \$598,500 BONDS OR  
NOTES OF THE CITY FOR FINANCING PART OF THE  
APPROPRIATION**

**BE IT RESOLVED** that the above ordinance, being Ordinance 08-2026 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 May 26, 2026 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 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.

**CITY OF HACKENSACK  
ORDINANCE NO. 08-2026**

**BOND ORDINANCE PROVIDING AN APPROPRIATION OF \$630,000, PROVIDING FOR THE CONSTRUCTION OF A REPLACEMENT ELEVATOR FOR THE JOHNSON PUBLIC LIBRARY IN AND FOR THE CITY OF HACKENSACK, IN THE COUNTY OF BERGEN, NEW JERSEY AND AUTHORIZING THE ISSUANCE OF \$598,500 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 \$630,000, such sum includes the sum of \$31,500 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 \$598,500 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 \$598,500 pursuant to the provisions of the Local Bond Law (the "Bond Anticipation Notes" or "Notes").

SECTION 3: (a) The improvement hereto authorized and the purpose for which such obligations are to be issued is for the construction of a replacement elevator for the Johnson Public Library located at 274 Main Street in the City, including all work and materials necessary therefore or incidental thereto, all as shown on and in accordance with the plans and specifications thereon on file in the Office of the Clerk.

(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 \$598,500.

(c) The estimated cost of the Improvements is \$630,000 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 15 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 \$598,500 and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$60,000 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 (including \$99,000 expected to be received as a Community Development Block Grant) 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 \$598,500.

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.

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

CITY OF HACKENSACK  
RESOLUTION NO. 128-26

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:          | 881,759.39   |
| Grants:                | 1,365.00     |
| Payroll:               | 3,875,677.59 |
| Public Parking System: | 336.94       |
| Capital:               | 309,565.91   |
| Escrow:                | 13,272.76    |
| Trust Account:         | 70,200.86    |
| Total Expenditures:    | 5,152,178.45 |
| Interfunds/Transfers:  | \$501,259.85 |

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

CITY OF HACKENSACK  
RESOLUTION NO. 129-26

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:

| AMOUNT     | BLOCK | LOT  | NAME                                                                                             | YEAR | REASON<br>PROP LOC                     |
|------------|-------|------|--------------------------------------------------------------------------------------------------|------|----------------------------------------|
| \$9,627.00 | 78    | 58   | Spiotti & Associates, P.C.<br>612 Godwin Ave<br>Midland Park, NJ 07432                           | 2025 | State Board Judgment<br>154-58 Lodi St |
| \$3,287.82 | 80    | 1.03 | Ventura, Miesowitz, et al<br>Trust Account<br>783 Springfield Ave<br>Summit, NJ 07901            | 2023 | State Board Judgment<br>55 Hobart St   |
| \$5,017.95 | 80    | 1.03 | Ventura, Miesowitz, et al<br>Trust Account<br>783 Springfield Ave<br>Summit, NJ 07901            | 2024 | State Board Judgment<br>55 Hobart St   |
| \$6,332.03 | 220   | 9    | Emerson Realty LLC<br>c/o Skoloff & Wolfe P.C.<br>293 Eisenhower Parkway<br>Livingston, NJ 07039 | 2024 | State Board Judgment<br>134 Myer St    |
| \$9,858.05 | 220   | 9    | Emerson Realty LLC<br>c/o Skoloff & Wolfe P.C.<br>293 Eisenhower Parkway<br>Livingston, NJ 07039 | 2025 | State Board Judgment<br>134 Myer St    |

|              |        |   |                                                                                                           |      |                                         |
|--------------|--------|---|-----------------------------------------------------------------------------------------------------------|------|-----------------------------------------|
| \$118,582.95 | 242.03 | 3 | Brach Eichler LLC<br>And Glen View Assoc<br>c/o Brookdale<br>101 Eisenhower Parkway<br>Roseland, NJ 07068 | 2024 | State Board Judgment<br>95-167 Tracy Pl |
| \$4,009.47   | 315    | 3 | Spiotti & Associates, P.C.<br>612 Godwin Ave<br>Midland Park, NJ 07432                                    | 2024 | State Board Judgment<br>248 State St    |
| \$4,210.21   | 315    | 3 | Spiotti & Associates, P.C.<br>612 Godwin Ave<br>Midland Park, NJ 07432                                    | 2025 | State Board Judgment<br>248 State St    |

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

CITY OF HACKENSACK

RESOLUTION NO. 130-26

**RESOLUTION AUTHORIZING CORRECTION TO TAXES FOR 360 MAIN STREET**

**WHEREAS**, the property located at 360 Main Street, Hackensack NJ, also known as Block 402 Lot 12, assessed to CBD Hackensack Developer Urban Renewal LLC, was tax exempt in 2024 under a previous owner;

**WHEREAS**, the Assessor has advised the Collector that the property no longer qualifies to be tax exempt for 9 months of 2025 due to the sale of the property;

**WHEREAS**, the property was subject to an Added Assessment prorated for 9 months in 2025 to reflect the property’s status going from exempt to ratable;

**WHEREAS**, said property is in the Special Improvement District and subject to Special Improvement District billing;

**WHEREAS**, the 9-month prorated Added Assessment billing included the Special Improvement District billing, which consequently resulted in an unintentional double billing of Special Improvement District taxes for 9 months in 2025;

**THEREFORE, BE IT RESOLVED**, that the Tax Collector is hereby permitted to cancel the manual billing for a portion of the second quarter and the full third and fourth quarters of the Special Improvement District taxes for 2025 in the amount of \$6,185.10 as the Special Improvement District portion is now included in the property tax billing.

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

CITY OF HACKENSACK

RESOLUTION NO. 131-26

**RESOLUTION AUTHORIZING PERSON TO PERSON, PLACE TO PLACE LIQUOR  
LICENSE TRANSFER FOR ZPT LICENSING LLC FOR LICENSE #0223-33-068-007 TO BE  
LOCATED AT 309-311 VINCENT AVENUE**

**WHEREAS**, an application has been received in the Clerk’s Office to approve a Person-to-Person, Place-to-Place transfer of a Plenary Retail Consumption liquor license from Corfu Inc. (License #0223-33-068-007), currently an inactive pocket license with a mailing address of 66 Terhune Avenue Unit 1, Lodi, NJ 07644 to ZPT Licensing LLC, for a premise located at 309-311 Vincent Avenue, Hackensack, NJ 07601, including a disclosure of all funds used in the purchase of the license; and

**WHEREAS**, the submitted application form is complete in all respects, the applicable transfer fees have been paid to the City of Hackensack and State of New Jersey, and the license has been properly renewed for the current term; and

**WHEREAS**, consent has been received from Corfu Inc. and has been filed with the Clerk of the City of Hackensack; and

**WHEREAS**, the applicant, ZPT Licensing LLC, to the extent that the City of Hackensack can conduct an investigation and review of the submitted documents is qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title 33; and

**WHEREAS**, the applicant, ZPT Licensing LLC, has disclosed and the City of Hackensack has reviewed the source of all funds used in the purchase of the license and the licensed business and all additional financing obtained in connection with the license business; and

**WHEREAS**, proof of publication has been submitted to the Clerk’s Office of the City of Hackensack of the notice of application for the said person to person, place to place transfer; and

**WHEREAS**, no written objections have been received for said transfer by the City Clerk of the City of Hackensack; and

**NOW, THEREFORE BE IT RESOLVED**, that the Mayor and Council of the City of Hackensack does hereby approve, effective May 5, 2026, the transfer of aforesaid Plenary Retail Consumption license to ZPT Licensing LLC and does hereby direct the City Clerk to endorse the license certificate to the new ownership.

This Plenary Retail Consumption License, subject to all its terms and conditions, is hereby transferred effective May 5, 2026 as follows:

From:

Mailing Address:

66 Terhune Avenue, Unit 1

Lodi, NJ 07644

License Number 0223-33-068-007

To:

ZPT Licensing LLC

309-311 Vincent Avenue

Hackensack, NJ 07601

License Number 0223-33-068-008

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

**CITY OF HACKENSACK  
RESOLUTION NO. 132-26**

**RESOLUTION TO AMEND CY2026 APPROVED BUDGET**

**WHEREAS**, the local municipal budget for the year 2026 was approved on April 6, 2026; and

**WHEREAS**, the public hearing on said budget has been held as advertised on May 5, 2026; and

**WHEREAS**, it is desired to now amend said approved budget.

**NOW THEREFORE BE IT RESOLVED,** by the Mayor and Council of the City of Hackensack, County of Bergen, New Jersey, that the following amendments to the approved budget of 2026 be made:

| <u>CURRENT FUND</u>                                                          | <u>FROM</u>           | <u>TO</u>                   |
|------------------------------------------------------------------------------|-----------------------|-----------------------------|
| General Appropriations                                                       |                       |                             |
| (A) Operations – within “CAPS”                                               |                       |                             |
| Employee Group Health Benefits                                               | 35,626,560.00         | 36,325,120.00               |
| Police Department:<br>Salaries & Wages                                       | 17,565,000.00         | 17,315,000.00               |
| Fire Department:<br>Salaries & Wages                                         | 15,130,000.00         | 14,930,000.00               |
| Snow Removal:<br>Salaries & Wages                                            | 100,000.00            | 0.00                        |
| Other Expenses                                                               | 273,000.00            | 61,960.00                   |
| Total Operations {Item 8(A)} within “CAPS”                                   | 98,904,840.00         | 98,814,706.00               |
| Total Operations Including Contingent – within “CAPS”                        | 98,912,340.00         | 98,822,206.00               |
| Detail:<br>Salaries & Wages                                                  | 48,331,100            | 47,753,446.00               |
| Other Expenses (Including Contingent)                                        | 50,581,240.00         | 51,068,760.00               |
| (E) Deferred Charges and Statutory Expenditures –<br>Municipal with “CAPS”   |                       |                             |
| (2) Statutory Expenditures                                                   |                       |                             |
| Public Employees’ Retirement System                                          | 2,159,247.00          | 2,204,059.00                |
| Total Deferred Charges & Statutory Expenditures –<br>Municipal within “CAPS” | 14,293,841.60         | 14,338,653.60               |
| (H-1) Total General Appropriations for Municipal<br>Purposes within “CAPS”   | 113,206,181.60        | 113,160,859.60              |
| (A) Operations – excluded from “CAPS”                                        |                       |                             |
| Pension – Police Fire Retirement System                                      | 44,812.00             | 0.00                        |
| Employee Group Health Benefits                                               | 4,033,440.00          | 3,334,880.00                |
| Declared State of Emergency for Snow Removal<br>Salaries & Wages:            | 0.00                  | 127,654.00                  |
| Other Expenses:                                                              | 0.00                  | 211,040.00                  |
| Total Operations – Excluded from “CAPS”                                      | 17,332,037.06         | 16,927,359.06               |
| Detail:<br>Other Expenses                                                    | 0.00<br>17,141,595.03 | 127,654.00<br>16,654,075.03 |
| (D) Municipal Debt Service – Excluded from “CAPS”                            |                       |                             |
| Wastewater Treatment Loan:<br>Principal & Interest                           | 960,000.00            | 1,268,938.00                |
| Total Municipal Debt Service Excluded from “CAPS”                            | 6,483,000.00          | 6,791,938.00                |
| (E) Deferred Charges – Municipal – Excluded from “CAPS”                      |                       |                             |
| Deferred Charges to Future Taxation                                          | 1,000,000.00          | 1,141,062.00                |

|                                                                                |                |                |
|--------------------------------------------------------------------------------|----------------|----------------|
| Total Deferred Charges – Municipal – Excluded from “CAPS”                      | 1,080,000.00   | 1,221,062.00   |
| (H-2) Total General Appropriations for Municipal Purposes Excluded from “CAPS” | 31,745,037.06  | 31,790,359.06  |
| (O) Total General Appropriations – Excluded from “CAPS”                        | 31,745,037.06  | 31,790,359.06  |
| (H-1) Total General Appropriations for Municipal Purposes within “CAPS”        | 113,206,181.60 | 113,160,859.60 |
| (A) Operations – Excluded from “CAPS”                                          |                |                |
| Other Operations                                                               | 16,966,518.00  | 16,561,840.00  |
| Total Operations Excluded from “CAPS”                                          | 17,332,037.06  | 16,927,359.06  |
| (D) Municipal Debt Service                                                     | 6,483,000.00   | 6,791,938.00   |
| (E) Total Deferred Charges (Sheet 28)                                          | 1,080,000.00   | 1,221,062.00   |

**BE IT FURTHER RESOLVED**, that the Mayor and Council of the City of Hackensack does hereby approve this amendment to the approved budget for the Fiscal Year 2026.

**BE IT FURTHER RESOLVED**, that this complete amendment, in accordance with 40A:4-9, will be posted on the City website at [www.hackensack.org](http://www.hackensack.org) on Wednesday May 6, 2026, containing notice of a public hearing on said amendment to be held at the Council Chambers at Hackensack City Hall, 65 Central Avenue, Hackensack, New Jersey on Tuesday, May 12, 2026 at 5:00 p.m.

**BE IT FURTHER RESOLVED**, that two certified copies of this resolution be filed forthwith in the office of the Director of Local Government Services for his certification of the Fiscal Year 2026 local municipal budget so amended.

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

CITY OF HACKENSACK  
 RESOLUTION NO. 133-26

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH OTTERSTEDT AGENCY FOR RISK MANAGEMENT SERVICES

**WHEREAS**, the City of Hackensack (the ‘City” or “GOVERNING BODY”) solicited Proposals for Risk Management Consultant (“RMC”) on or about March 24, 2026 (the “RFP”); and

**WHEREAS**, the City issued an Addendum to the RFP on or about April 8, 2026; and

**WHEREAS**, on or before the time advertised for response, the following responsive bids were submitted: Risk Strategies, an affiliate of Brown & Brown, and Otterstedt Insurance Agency, Inc.; and

**WHEREAS**, there will be no material cost savings to using either one of the responsive bidders; and

**WHEREAS,** Otterstedt Insurance Agency Inc. of Hasbrouck Heights has been the City’s RMC for many years.

**NOW, THEREFORE, BE IT RESOLVED,** as follows:

- 1. Otterstedt Insurance Agency, Inc. is hereby selected as the RMC for the City and shall provide the following services:
  - a. Assist the GOVERNING BODY in identifying its insurable Property and Casualty exposures and to recommend professional methods to reduce, assume or transfer the risk of loss.
  - b. Assist the GOVERNING BODY in understanding the various coverages available by the insurance fund(s) (the “Fund”).
  - c. Review with the GOVERNING BODY any additional coverages that the RMC recommends should be carried but are not available from the fund and subject to the GOVERNING BODY’S authorization, place such coverage outside the Fund.
  - d. Assist the GOVERNING BODY in the preparation of applications, statement of values, and similar documents (excluding appraisal work) requested by the Fund.
  - e. Review Certificates of Insurance from contractors, vendors and professionals when requested by the City.
  - f. Review the GOVERNING BODY’S assessment as prepared by the Fund and assist the GOVERNING BODY in the preparation of its annual insurance budget.
  - g. Review the loss and engineering reports and generally assist the safety committee in its loss containment objectives. Also, attend no less than one (1) municipal safety committee meeting per annum to promote the safety objectives and goals of the GOVERNING BODY and the Fund.
  - h. Assist where needed in the settlement of claims, with the understanding that the scope of RMC’s involvement does not include the work normally done by a public adjuster.
  - i. Perform any other risk management-related services required by the Fund.
- 2. In exchange for the above services, the RMC shall be compensated in the following manner:
  - a. The RMC shall be paid by the GOVERNING BODY a fee as compensation for the services rendered, an amount equal to six percent (6%) of the GOVERNING BODY’S annual assessment as promulgated by the Fund.
  - b. For any insurance coverages authorized by the GOVERNING BODY to be placed outside the Fund, the RMC shall receive as compensation the normal brokerage commissions paid by the insurance company. The premiums for said policies shall not be added to the FUND’S assessment in computing the fee outlined in 2(a).

The term of this engagement shall be one (1) year. However, this Agreement may be terminated by either party at any time by mailing to the other written notice, certified mail return receipt, calling for termination at not less than thirty (30) days thereafter. In the event of termination of this Agreement, the RMC fees outlined in 2 (a) above shall be prorated to date of termination.

| 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. 134-26**

### **RESOLUTION OF NEED FOR AFFORDABLE HOUSING PURSUANT TO THE PROVISIONS OF THE NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY LAW OF 1983, AS AMENDED (N.J.S.A. 55:14K-1 et seq.), THE RULES PROMULGATED THEREUNDER AT N.J.A.C. 5:80-1.1 et seq.**

**WHEREAS**, WHEREAS, K Group Hackensack Venture LLC (hereinafter referred to as the "Sponsor") proposes to construct an affordable housing project called Huyler Street Residences comprised of approximately 54 units (hereinafter referred to as the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55: 14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1.1 et seq., and all applicable guidelines promulgated thereunder (the foregoing hereinafter collectively referred to as the "HMFA Requirements") within the City of Hackensack (hereinafter referred to as the "Municipality") on a site described as Lots 15, 16, 17, and a portion of Lot 1 in Block 10719 as shown on the Official Assessment Map of the City of Hackensack, Bergen County, New Jersey and which is situated at 15, 17 and 21 Huyler Street; and

**WHEREAS**, the Sponsor will be requesting an issuance of 9% federal low-income housing tax credits from New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "Agency") to fund the Project; and

**WHEREAS**, pursuant to the HMFA Requirements, the governing body of the Municipality hereby determines that there is a need for this housing project in the Municipality.

### **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF CITY OF HACKENSACK, BERGEN COUNTY, NEW JERSEY, THAT:**

1. The above recitals are hereby incorporated as if restated herein in full.
2. The Council finds and determines that the Project proposed by the Sponsor which will construct affordable rental housing in the City of Hackensack on a site described as Lots 15, 16, 17, and a portion of Lot 1 in Block 10719, and commonly known as 15, 17 and 21 Huyler Street, Hackensack, New Jersey meets or will meet an existing housing need;
3. The Council does hereby adopt the within Resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in conformity with the provisions of the HMFA Law exclusively for the purpose to enable the Agency to process the Sponsor's application for Agency funding to finance the Project.
4. This Resolution is exclusively related to the 2026 HMFA financing round.

### **VII. PUBLIC COMMENT (3 MINUTES):**

A motion to open the meeting to the public was offered by Councilman Carroll and seconded by Councilwoman Clark Collins.

Sergei Tolstoy – First off, I want to give a five second moment of silence for a traffic crossing guard that was killed today in Woodland Park while helping kids cross the street. She had to push two kids out the way before her life was taken. As I previously stated, it is paramount that pedestrian safety in this City as we already have by the finest HPD, they try to do their best but we need more in terms of enforcement especially of these guys that are distracted, unaware, smoking cannabis, and doing who knows what while they drive these vehicles. There is going to come a time when you hear the name Hackensack, so I want to forewarn everyone. In regards to the library budget, I saw that it was \$630,000 and I said that 5 percent that they are down paying should be more. I know those trustees and they are the finest in Bergen County. It has the money and I think that \$420,000 should have been the max, not the \$599,000. As you already know, as of the accounting for 2026, outstanding balance of

our debt was \$151 million and we are servicing about \$6 million. I think we should reduce that and let JPL cover most of that up front even though they are getting most of that in grants. They are getting more. I would like to commend Frank Borelli, Mr. A/V and webmaster for his outstanding job. We came out of the 80s to the 21<sup>st</sup> century in terms of web design. I am happy to report that it has given the people what people should get in the 21<sup>st</sup> century and I am happy to see that we are finally on the map. We are competing with Jersey City. We are almost going to be there but it takes some effort and time as we do more input into our unified transparency that you guys ran on and this community of children, families, and community. Thank you for what you do.

Bridget Rucker – I commend you for affordable housing. I delt with it for the 12 years and there was zero with no support from community about affordable housing. I went to court with the previous Council. I will say this - affordable housing is needed. A city can't survive without affordable housing. That means families need more than two bedrooms. I am going to hope that from the last Council who always with developers would only say they could only do two bedrooms. I am going to hope that we get a third bedroom. If not, at least a loft where it can be turned into a bedroom. I am going to hope that when and if you sit down with these people that is a conversation you will have as a Council because you should be supporting community. That is what this is all about. I always hear across the board how you want to collectively come together but everyone has their own ethnic areas that they deal with as community. Mr. Diaz, I know and I have heard that you support your constituents who voted for you and you have conversations with them. The same thing with Ms. Toomey, I am praying and hoping that we get to have those conversations as a community. We know we are only 19 percent in the City now. The City is changing and evolving. I am going to hope at some point that we can have a community forum. Bergen County just had one. Let us hear what the community has to say. Let us hear how they see you are doing or not doing. That's what we should be doing. Once again, I do commend you for the affordable housing. Thank you.

Rich Cerbo – I am on Spring Valley Avenue and I want to talk about a few things. When it comes to bicycle riding, I rode a bike in Hackensack for many years. It is not a good idea. I quit about 10 years ago. It's dangerous. You have got to be on your toes if you are going to ride around Hackensack. Be careful. It's a dangerous thing. It should be mapped out somehow. It's too much. The cars are too much. The thing I want to bring up is taxes. We are not going to sweep taxes under the rug now, we are going to talk about it more because it has gone up quite a bit. My big question is what happened to the cap? Was that given out and taken back? There was a cap on taxes for a while, wasn't there? You are going to ignore me until I'm done. What about the cap on taxes? I am confused by what is going on here. I don't get the protocol anymore. It's not the same. It's very confusing and please let's straighten out what's going on here. Mr. Mangin works hard but he is in charge of the budget and why now all of a sudden is there trouble with the budget? Why wasn't this bought up last year or previously? I don't get it. All of a sudden everything is in the trash. The Board Of Education is going down the tubes, everything. What is going on? That's my question.

Marty Smith – I am a member of the City's Condo Coop Advisory Board's traffic safety committee. Several months now we have been asking the City to consider passing an ordinance that would make it a traffic violation for pedestrians to cross the street while texting or talking on a cellphone. Last month when I asked if the City had come to a decision, the Captain from Police took the microphone and said they were trying to have an educational program to address this issue. I am sure this is well intentioned, but I can guarantee you that this type of program will not meet the results that we are looking for. There is nothing like having an ordinance in place. This issue has been before you for three months. I can't understand on what your reluctance is to consider this type of resolution when this has been passed by dozens and dozens of cities and towns throughout the county with positive results in the end of the day when less injuries have been sustained with pedestrians throughout the county. Is there some reason that you did not want to give this an opportunity to be enacted? Next item, Mr.

Freeman, can you tell me, do we have a scheduled date for the installation of crosswalks and flashing pedestrian crossing signs at the intersections of Anderson Street and Union Street both on the east and west side of Union Street? Do we have a date?

Ryan Westra responded – We are still waiting for date to go out to bid.

Mr. Smith continued – My last item, we have flashing pedestrian signs on Prosect Avenue at Berry Street for north and south bound traffic. The sign for south bound at that location has not been functioning for three months. I spoke to the traffic department at least 6 times over last three months and it is still not functioning. I am not impressed with the action by the traffic department but hopefully this can be brought online as quickly as possible. This is the southbound side of the street.

Sissy Shariff – Peace and blessings everybody. I want to know have you considered the ADUs. I also want to bring this back up, I brought it up about a year or so ago, the school on Second Street across from the park, could you please reconsider at least putting up school zone in that area on the street, more signs. I have watched a lot of mothers struggling getting out of their cars in the morning, crossing that street. It is busy at a certain time. Some kind of better notification that there is a school there so these cars coming up Passaic Street won't be flying through that area because it doesn't look like there's a school there but it's a school and a park. We all need to be aware. I want to ask about Juneteenth. You know I am on the Rec Board. We have been having a problem getting information about budgeting. I don't know if Steve got anything recent about that, but we need to know what we are working with. Not only that, I want to say that moving forward, we do have a better plan in place to be more proactive in getting our funds. We would like to at least try to match funds that we had last year if that is possible. We had some big ideas, but we don't know if they will all be accomplished with what we may be working with so we would like to have that information. One of the plans moving forward, I spoke to JT, he said he would be willing to come on board with us. It may not be this year; he may be able to help with something but next year come on board with helping up get that job done. He is ready, willing and able. We talk a lot about July 4<sup>th</sup> but I want to say this because I don't know if everybody knows this. The 5<sup>th</sup> of July is like a slap in face to African Americans. When our ancestors were on the plantation, they came home from celebrating the 4<sup>th</sup> of July and they brutalized, beat the men, and part of their celebration was hanging our ancestors. It is not a pretty picture. Our grandmothers and great grandmothers and so on, you know the master came in drunk so you know what happened to them. So, most holidays there are not a lot that I myself can say I don't celebrate and I know my constituents, they don't celebrate either and they will tell you. I just want to share that part of 4<sup>th</sup> of July because it is not important to me at all, and to a lot of other people, again it is a slap in the face to us. We celebrate it, it's a family time which is the best part of it. We get to spend time with our families, but it is not something we will raise hell about. I know there is a budget for most of the things in the City. We would like to have transparency on what our budget is. We have a board meeting tomorrow and if we can get any of that information to help us move forward with our planning, that would be beautiful. I thank you for your consideration.

Mayor Gaines responded – You will get a response about the budget in advance of the meeting tomorrow so that you can plan adequately. The Manager will check in.

No one else wished to speak.

A motion to close the meeting to the public was offered by Councilman Carroll and seconded by Councilwoman Clark Collins.

## **VIII. MAYOR AND COUNCIL COMMENTS:**

Deputy Mayor Toomey – Good evening. I would like to thank everyone for being here tonight and for your comments. We are always listening to you, and we are always doing the best we can to address your concerns. We always welcome some positive feedback as well. I hope you have a good evening and a good week. Thank you.

Councilwoman Clark-Collins – Speaking of taxes, at our last meeting two weeks ago there was a gentleman, I don't see him here today but hopefully he will watch his meeting at some point. He had a question as to why individuals who no longer have children in the public school system are still required to pay school taxes. I thought that was an important question that needs to be answered. In New Jersey, including here in Hackensack, public education is funded primarily through local property taxes. This structure is established at the State level and is designed to ensure that school districts have stable, predictable funding to meet educational and operational needs. School taxes are there for assessed uniformly on all property owners regardless of whether they currently have children enrolled in the public schools. This approach reflects the long-standing principle that public education is a shared community investment. Strong, well-resourced schools provide benefits that extend far beyond the families who directly use them. High quality schools contribute to maintaining increasing property values, support a safer and more stable community, and help sustain a strong local economy. They also prepare the future workforce that will serve Hackensack and the broader Bergen County region in central roles across health care, public safety, education, business, and trades. In addition, well-educated communities experience lower long-term costs related to social services, unemployment, and public safety. These are community wide advantages that benefit all residents, not only those with school aged children. For these reasons, school taxes are structured as a collective responsibility. Every resident contributes to the educational foundation that supports the overall wellbeing, the economic vitality, and long-term stability of Hackensack. This Council recognizes that tax concerns are significant for many households and we remain committed to ensuring that public funds are used responsibly and transparently. Our goal is to maintain a school system that strengthens our community and serves the best interest of all residents. Just wanted to share that with you. Speaking of recreation, there is a meeting tomorrow at 6 PM. The meeting has been moved to here in City Hall. If you can join us, please do so. Thank you.

Councilman Carroll – Good evening. Two quick things, Mr. Smith, we are working on that problem with the stop signs at Union and Park Street and the City Manager will take care of the light at Berry. We are trying to do but it doesn't happen overnight. The projects have to go to the DOT or the County, and we have to get approval. We didn't forget you. You'll be up here 3 months from now and hopefully it's done or we will still be waiting for something. Thank you for asking. Mr. Cohen, if you go on our website, our bicycle plan is listed there. I think we just posted it today. Give it a look over, see what you think, and we are looking for public input at any time. We discussed it today and it is on the website. That's all I have. Thank you.

Councilman Diaz – Good evening. I heard several times tonight the word transparency. I would like to tell you this. Since July 1, 2025, it is something I am very proud of this Council, is the transparency that we have been showing for those 8-9 months. The perfect example is this budget. How many discussions we have already had about this budget and we still are. If that is not an example of transparency, then please explain to me what transparency is. I think we have been straight forward and given everybody the opportunity to come here to discuss, to propose, before we make a final decision. As we work through the 2026 budget, I am reminded why I always had a deep respect for history. History shows what happens when tough decisions are avoided and more importantly how important it is to learn from the past. What we are doing now is taking a clear responsible approach to ensure we don't carry forward the challenges we inherited. This isn't about looking back; it is about moving forward the right way. Fiscal responsibility is front and center for us and I am confident that next year you will see a stronger, more disciplined budget that truly reflects our commitment to the

community. Thank you all for being here and in case you forgot, happy Cinco de Mayo. Good night.

Mayor Gaines – I am going to try to address a couple things that were raised. First, a comment was made tonight and was reiterated from a previous meeting about asking the state for state aid and the comparison cities were Jersey City and Camden. Those cities are incredibly different for a significant reason. Jersey City is currently facing a \$250 million deficit in terms of their municipal budget. Hackensack is not at a deficit in terms of its budget. Camden is facing a \$91 million deficit in terms of their budget. That is not the situation here in Hackensack so we cannot ask for it. Jersey City hasn't gotten it, and they are \$250 million in the hole. It is not that we are not exhausting every revenue stream. You can see from day 1, we have been trying to figure out ways that we could sort of rein in spending that is within our control and I am proud of what has been done so far. As the Councilman said, I think people will see results once we have the ability to continue to show them. Someone made a recommendation about giving a little bit of an update as to revenue at some point outside of the budget season. Personally, I think that's not such a bad idea. At some point maybe further along in the year to give a little check in for everyone and let everyone know how we are tracking for the year. I think that would be helpful so that people don't have the shock of realizing that things were not all good under the hood here in Hackensack, which is what we sort of realized once we started digging in looking at the numbers. I think to have a little check-in isn't such a bad idea. I do want to be very clear about the protocol at meetings because it has come up several times. The protocol at meetings has been the same as it has been since October 2025. We open the meeting to the public. If it is a regularly announced meeting, we open at 5:30 PM and we vote on the minutes, we salute the flag and then we go into closed session until about 6:30 PM. I believe most people have understood the protocol because when we are here at 5:30 PM, almost no one is here. When we are here at 6:30 PM, you all are here. I believe any questions about the protocol have been worked out between October and today but in case there is any questions, that is what the practice has been consistently at every regular meeting since October, and that was noticed. In terms of affordable housing, I want to say very clearly, I agree with everything that Ms. Rucker brought forward. One of the things that bothered me personally and I know we have discussed this is that for the last 12 years there was a policy by the governing body, not us, that said we want to invite development to happen in Hackensack and we want studios and we want one bedrooms and we want to actively discourages families from coming into Hackensack. That we are going to build all these buildings, and we promise no families here. We are closed to families, the previous administration said. This is not who was are. This is one affordable housing project. We have another affordable housing project that we had a similar resolution at last meeting that we approved as well. We are being tenacious about inviting people that would like to bring affordable housing to Hackensack to the table to make their pitch as the K Group did this evening and to try and find ways to make Hackensack affordable. Our goal is to make Hackensack affordable whether you are in "affordable housing" or not. We want Hackensack to be affordable for everyone. I never understood the literature I got in the mail that celebrated that we had 25 affordable units coming in a City that had put up 4,000 units. To me, that is not something to brag about, as the previous people thought it was. We are going to make sure that affordable housing is a priority for us and I hear what you are saying and it is only one project, but we are going. Mr. Smith, I am going to ask for you because we do not know of the other municipalities that passed similar ordinances and that those ordinances have reduced pedestrians texting and walking. So, at several points it has been said that dozens and dozens of municipalities have passed similar ordinances to the one you are asking about and that it has been implemented to great effect in those communities. Any information that you can provide as to the municipalities that have passed similar ordinances in that State of New Jersey and that they have seen a reduction in people texting and walking, we welcome that data. We will take that data. We will consider that data. We have asked for legal counsel, we have asked for the PD, we have asked people to look into it. We have not found that data but if that data exists and you have found it, please bring it forward. We are all humans and it is possible we missed it. Please bring it forward to

us and that will help us in our consideration of it. In terms of pedestrian safety, Ryan, I want to thank you for your presentation. It has been a little bit since we had Ryan Time. There were a number of pedestrian sidewalk, ADA cutouts, the flashing stop signs that have gone up, some other things going up at these corners, beacons. There is an effort to utilize grants to help make Hackensack safer for our pedestrians and the study we had with the bicycles was a grant funded study to look into Hackensack being safer for bicyclists. There are upgrades coming to that effect. I want to speak about two more quick things. One of them is Baldwin Park. You saw there were improvements being done to Baldwin Park in terms of some safety improvements, sidewalk, and things like that. At the last meeting, we had an opportunity to utilize a grant that was specifically earmarked for Baldwin Park and because of a deadline, we considered moving forward with a splash pad. But, as with everything, we hear you. We are listening. We are receiving feedback and we will consider and weigh whether or not to proceed with that. There is no time machine coming but there is an opportunity, we noticed, we said if you have any feedback, come. That is inviting the public and saying come and share your thoughts. People shared thoughts, we proceeded to apply for the grant but it is just an application and if we are awarded the grant, we will once again invite the public with plenty of notice, to come and weigh in on whether or not a splash pad goes into Baldwin Park. I just want to be very clear that is what the grant is for. The grant is not for bring your best proposal for Baldwin Park because that is not what the grant is for. That can be a different grant at a different time. The grant that is currently before us is for that particular project and people will be able to weigh in on that, just like they weigh in on any of the other thing before this Council. Lastly, Roberto spoke about transparency. I am going to say communication. I think that we really make an effort to communicate. We communicate via the newsletter, which has been plugged at every single meeting. We started the newsletter in July when we just got sworn in and the newsletter goes out every single week, on Friday, rain or shine, holiday or not, with all new information. We post clips from meetings on social media. We post not only on our official Hackensack page, on occasion we dabble into Hackensack Happenings and try to meet people where they are. We try to community. When we think we do a good a job, we let you know. When we think we can do better, we let you know, for better or for worse. We take the slings and arrows that come with all of that so what I want to encourage people to do is if you have a question, if you have a concern, please interface with the city. Email the City Manager, you can email any of us, you can leave a comment on our City of Hackensack social media so that someone from the City sees it but we don't want anyone to be ill informed or misinformed in the City of Hackensack. By way of anecdote, I just want to say people seem to believe everything they read online. It gets posted and it is immediately believed as truth. We sent a letter with my signature on it with City of Hackensack letterhead in a City of Hackensack envelope to people about solar savings and people threw it away because people thought it was a scam. This is the culture we live in, not a Hackensack thing, just the world. People get the official correspondence and say that must be fake and they see a random post and say that must be real. We want you to be informed. Knowledge is power and we want all our citizens and residents to be empowered. We are going to continue to give you information. We are going to give you honest information. We are going to explain and explain until you are tired of hearing us but it will be accurate information from us. If you have questions about it, reach out to us and we will get back to you.

A motion to return to closed session was offered by Councilman Carroll and seconded by Councilwoman Clark Collins.

## **IX. ADJOURN:**

There being no further business, the meeting was adjourned at 9:10 PM.

Approved by Mayor and Council on May 26, 2026.

---

Mayor Caseen Gaines

---

Deputy Mayor Agatha Toomey

---

Councilwoman Sonya Clark-Collins

---

Councilman Phillip Carroll

---

Councilman Roberto Diaz

---

Deputy City Clerk Allison Saabye, RMC