

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 26, 2026, at 5:30 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, Councilman Carroll, Councilman Diaz, and Councilwoman Clark-Collins. Deputy Mayor Toomey was absent. 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 May 5, 2026 Council Meeting and May 12, 2026, Special Council Meeting was offered by Councilman Carroll, seconded by Councilwoman Clark Collins and approved by Mayor Gaines, 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. National Prevention Week
 - ii. Mental Health Month
 - iii. Youth Week
 - iv. Moment of Silence for Gordon “Scooter” Whiting

IV. REPORTS AND PRESENTATIONS FROM PROFESSIONALS AND DEPARTMENT HEADS:

Public Hearing – 2026 Main Street Business Alliance Budget:

John Peters, Executive Director of Main Street Business Alliance – As you recall not long ago I presented our annual budget and the purpose of tonight is just for me to answer any questions that anyone may have.

Mayor Gaines responded - Can you explain a little how this works, this is not something that the general taxpayers pay?

John Peters - This is not paid by the general taxpayer roll. There is an assessment on the property owners within the district, which is pretty much just Main Street. That’s how we fund the budget. There is no general tax roll accounted for here.

Mayor Gaines responded – If there is anything that you want to highlight before we open to the public.

John Peters responded - We are very proud of the work that we are doing. When I got here four years ago, there was some immediate things that had to get done. The streets are cleaner, the flowers are prettier, the trees are taller. We have a whole host of events that we have done and planned to do. We are building a better Main Street for everyone and an invitation that goes out to everybody across not only the City but visitors and all our residents.

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

Sergei Tolstoy – The Hackensack Main Street Business Alliance has to charge the business owners monies to do the street cleaning and promotions which is basically a city responsibility. In their annual report, it indicates that legal fees are .5 percent and then they got a charge of almost 1.5 percent for annual audit when they already had a CPA and book fees of 2.3 percent so how does that work out?

John Peters responded – Our bylaws require that we have an independent audit of our financial statements and everything that we produce so while we do have CPAs that do the work every month, we can’t audit ourselves. It has to be done by an outside firm.

Eric Anderson – As you all know, I am the Chairman of the Main Street Alliance, and John and I work closely together to do all this great stuff for the City. First, we just want to say thank you to the Mayor and Council for being so supportive for all the endeavors that we are going through this year. We are excited for an amazing agenda. I also want the Mayor and Council to know that the team you have right here, your new City Manager and his staff is amazing, and they have been extremely helpful. Thank you and we look forward for more years.

No one else wished to speak.

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

City Planner, Topology – Zoning Map & Rent Stabilization Ordinance: Graham Petto – We have done a lot of work since we have been appointed as your City Planner. I want to first give kudos to the staff, Mr. Freeman and Bridget McLaughlin in particular who we have been working with behind the scenes closely on this initiative to advance the City's zoning map and take the map to the next level. Shown on the screen now is the current official zoning map for the City of Hackensack which is a static PDF map contained within your eCode system. You can't zoom in or out, you can't see property lines, you have no idea what the zone is. You end up calling Bridget and spending time on the phone with her and having her answer those questions. Many municipalities across New Jersey have maps in this format and it creates a lot of difficulty navigating city services, navigating the understanding of what you can do with your maps. Some more of the limitations we have with the current type and format of the zoning map: difficult to determine the exact zone of properties, limited accuracy at zone boundaries, there is no direct link between this map and zoning regulations, no interactive capabilities, no layering capabilities with more information to enrich the information process. It requires a zoning officer to walk you through interpreting, viewing and understanding the map. We have developed a live and interactive map which will be posted on the website as well. We have developed an interactive zoning map tool for the City to leverage. It functions like Google maps, you can pan around, zoom in and out, you can see individual parcels. It is fully functional and clickable. When you go in and click on a property, it gives you lots of information – block and lot, property address, link to view the property in Google maps, then on the side pane it gives you all the land use and planning and zoning information. We have a link to view the bulk regulations, the use regulations for each of the zoned districts, the properties located within a redevelopment area where you will have a link to the redevelopment plan. This is a very enriched process that will allow applicants, developers, architects, homeowners, to come into the Zoning office much more equipped with information, to have a deeper conversation, not starting off with what zone I am in question. It would be I understand I am in this zone, these uses are allowed, can I do x,y z? We are getting further in the process and advancing conversations. We have deployed this tool and we have included the flood layer as well and that is hosted by the State of NJ, it is not a layer we are maintaining so as updates come up it will be reflected here. We have also included the ward boundaries as well. What's next? As I mentioned, we have more opportunities to advance this based on just information that is out there in the community and to support efforts we would like to advance in the City. This is all hosted in the cloud. We have the ability to add any map layer service hosted by Bergen County, the State of New Jersey, the federal government, any GIS information. Some examples may be census information, train station lines, bus routes, other things to enhance that information. Now that we have developed your base zoning layers within the data system that reflect the accuracy on the ground, we can facilitate adoption of a new official zoning map to replace the static map that I showed at the beginning that is color, more enriched for presentation in the City's code. I wanted to highlight some of the work we have done and as I mentioned, this will be publicly accessible and we will work to get this up on the website.

City Managers Report: Good evening. A couple of quick recaps. We had our City wide garage sale on May 16th and 17th. Overall, it was well received by the community. We had approximately 50 homes participating with strong engagement observed throughout the weekend. I wanted to provide a quick update from the May 5 meeting. We had two resident concerns. One was Marty Smith who reported about the pedestrian sign at Prospect and Berry being out of service. On May 7th our repair shop took care of that, rewired the sign and it is back up and running. Mr. Tolstoy had a concern about the sign at Anderson Street bridge. I had the project manager follow up on that. There might have been a misunderstanding. There is no hotline posted on the sign, there is an email address. He said there is no hotline listed on the website, only an email. Under the contact us tab, there is a fillable form to complete. If you want more information, you have to fill out that form. Those were the resident concerns I wanted to report on. Lastly, some community reminders that the splash pads opened up last weekend and are opened for the summer at Polifly Park and Carver Park. The hours are 11 AM to 7 PM. Right now, they are only open on Saturdays and Sundays

from May 23 to June 28. After June 28, they will be open seven days a week. Another reminder, our hometown heroes’ veteran banners, we still have some limited spaces. If anyone is interested, please reach out through Rec Desk or the City Managers Office. HACPAC has a lot of June programming. Visit the HACPAC website for full event information, including Tio Live, The Show, and Chekhov’s People.

V. PUBLIC COMMENT (ON AGENDA ITEMS):

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

Eric Anderson – Whoever’s decision it was to take that map for zoning; it is amazing, well done. We needed that for the last 10 years so thank you.

Marlene Sommerville – To the extent that the map is legal, is there any privacy concerns with having that volume of information. We have people in domestic abuse situations. To the extent, the legality, I am not challenging but what are the privacy concerns with somebody being able to dig that deep into getting that information just by simply clicking a button and toggling here to there?

No one else wished to speak.

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

Graham Petto responded - Regarding the question regarding information contained within the map, the parcel layer that is provided within the map is hosted by the State of NJ’s Office of GIS. The layer that is pushed out has been scrubbed of all ownership information. There are no owners’ names or any information about any owner provided within the map. It is literally just the address and block and lot number, no other information regarding ownership of properties that is provided within the interactive map.

VI. NEW BUSINESS (ORDINANCES AND RESOLUTIONS):

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. 136-26**

**FINAL ADOPTION 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**

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 Diaz and seconded by Councilman Carroll

PUBLIC HEARING: Sergei Tolstoy – As I previously stated, the Board of Trustees of the Library are the best in Bergen County maybe even the State. They have the monies and that bond at \$598 is wrong. They have it under their purview and in their bank account and it should be brought down to about \$300,000 to bring it out of their account.

A motion to close to the public was offered by Councilman Carroll and seconded by Councilman Diaz.

BE IT RESOLVED by the City Council of the City of Hackensack, County of Bergen and State of New Jersey, that Ordinance No. 08-2026 has passed its second and final reading and is hereby adopted.

**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

SECTION10:

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				
Carroll	X		X				
Diaz		X	X				
Mayor Gaines			X				

CITY OF HACKENSACK
RESOLUTION NO. 137-26

INTRODUCTION OF ORDINANCE 09-2026, AN
ORDINANCE AUTHORIZING THE ACQUISITION OF THE
REAL PROPERTY KNOWN AS BLOCK 303, LOT 19
(COMMONLY KNOWN AS 153-155 MAIN STREET) ON THE
OFFICIAL TAX MAP OF THE CITY OF HACKENSACK BY
PURCHASE OR, IF NECESSARY, EMINENT DOMAIN

BE IT RESOLVED that the above ordinance, being Ordinance 09-2026 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 June 16, 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.

ORDINANCE NO. 09-2026
CITY OF HACKENSACK

AN ORDINANCE OF THE CITY OF HACKENSACK AUTHORIZING THE ACQUISITION OF THE REAL PROPERTY KNOWN AS BLOCK 303, LOT 19 (COMMONLY KNOWN AS 153-155 MAIN STREET) ON THE OFFICIAL TAX MAP OF THE CITY OF HACKENSACK BY PURCHASE OR, IF NECESSARY, EMINENT DOMAIN.

WHEREAS, pursuant to N.J.S.A. 40A:12-1 et seq., the City of Hackensack (the "City") has the power to acquire real property for a public purpose through negotiated agreement or by the exercise of its powers of eminent domain; and

WHEREAS, the City desires to acquire the property identified on the tax map of the City as Block 303, Lot 19, hereinafter the "Property" in order to expand the open space in the City for the use and enjoyment of the local population; and

WHEREAS, the City has determined that it is necessary, beneficial and in the public interest to acquire the Property for public use; and

WHEREAS, the acquisition of such property to be utilized for open space and other public uses will fulfill a Master Plan goal of the City with regard to providing the recreational space including parks, walkways and amenities in the City; and

NOW, THEREFORE BE IT ORDAINED, by the Mayor and Council of the City of Hackensack, County of Bergen, State of New Jersey that:

SECTION 1. The City of Hackensack be and is hereby authorized to acquire, by negotiation, contract of purchase or, if necessary, by the exercise of its power of eminent domain pursuant to N.J.S.A. 40A:12-5, et. seq. and N.J.S.A 20:3-1 et. seq., certain lands and/or any and all interests in the Property for the purposes described hereinabove or such other public purposes deemed appropriate by the City and take such other actions necessary to take title and possession of the Property; and

SECTION 2. City Attorney Richard Malagiere, Esq. and City Manager Thomas Freeman are hereby authorized to hire and employ such appraisers, consultants, and experts as may be appropriate to effectuate such acquisitions, whether by negotiation or eminent domain proceedings, and to pay said consultants and experts a reasonable fee for their services; and

SECTION 3. The amount to be offered by the City to the record owner of the Property pursuant to N.J.S.A. 20:3-6 shall be fixed by further resolution of the City upon receipt and approval of an appraisal reports prepared on behalf of the City by a qualified licensed real estate appraiser and which offer shall also address any rights and/or remedies the City may have to any unpaid taxes, escrow funds for, and/or recover the costs of, any environmental remediation and/or clean-up required in accordance with all applicable laws that have been incurred, or may be incurred in the future, by the City due to environmental conditions in existence on the Property on and/or before the date of vesting of title and possession of the Property in the name of the City; and

SECTION 4. City Attorney Richard Malagiere, Esq. and City manager Thomas Freeman are hereby authorized to take any and all actions necessary to acquire the Property and/or any interests thereto, either through negotiation or, if necessary, the exercise of the City's power of eminent domain; and

SECTION 5. If any word, phrase, clause, section or provision of this ordinance shall be adjudged by any Court of competent jurisdiction to be unenforceable, illegal or unconstitutional, such word, phrase, clause, section, or provision shall be severable from the balance of this Ordinance and the remainder of this Ordinance shall remain in full force and effect; and

SECTION 7. If any ordinances or parts thereof are in conflict with the provisions of this Ordinance, such ordinances or parts thereof are hereby repealed to the extent of such conflict; and

SECTION 8. Effective Date: This Ordinance shall be in full force and effect from and after its adoption and any publication as may be required by 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. 138-26**

**INTRODUCTION OF ORDINANCE 10-2026, AN ORDINANCE
AMENDING CHAPTER 134 OF THE CODE OF THE CITY OF
HACKENSACK, “RENT STABILIZATION” TO AMEND THE
COMPOSITION OF THE RENT STABILIZATION BOARD AND AMEND
THE APPLICABILITY OF REGULATIONS UNDER THIS CHAPTER**

BE IT RESOLVED that the above ordinance, being Ordinance 10-2026 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 June 16, 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. 10-2026**

**AN ORDINANCE AMENDING CHAPTER 134 OF THE CODE OF THE CITY OF HACKENSACK,
“RENT STABILIZATION” TO AMEND THE COMPOSITION OF THE RENT STABLIZATION
BOARD AND AMEND THE APPLICABILITY OF REGULATIONS UNDER THIS CHAPTER**

WHEREAS, the current rent stabilization ordinance is inconsistent with State statute; and

WHEREAS, the 2020 Master Plan Re-Examination recommends protecting affordability of housing; and

WHEREAS, membership of the Rent Stabilization Board is insufficient to achieve a quorum; and

WHEREAS, the Mayor and Council of the City of Hackensack have determined it is in the best interest of the citizens of Hackensack to update the Rent Stabilization Ordinance to provide for the effective and consistent functioning of the Rent Stabilization Board and protection of housing affordability in the City of Hackensack.

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

SECTION 1: Chapter 134 (Rent Stabilization).

Chapter 134 of the Municipal Code of Hackensack is hereby restated in its entirety, as follows: (additions by underline, deletions by ~~strikethrough~~):

§ 134-1. Purpose.

It is hereby declared to be in the interest of the health, safety and general welfare of all the people of the City of Hackensack, tenants, landlords and homeowners, to create a fair and equitable system for determining an appropriate relationship between landlords and tenants. It is specifically the purpose of this chapter to secure the following objectives:

- A. To prevent unwarranted and unreasonable increase in rents and harassment of tenants.
- B. To alleviate the effects of a critical rental housing shortage in any particular area in the City of Hackensack and to protect persons living therein from undue impairment of their standard of living.
- C. To promote an atmosphere that is conducive to business investment for the construction of rental units, in the City of Hackensack.
- D. To promote a fair and equitable tax relationship between landlords, tenants, homeowners and other property owners in the City of Hackensack.
- E. To maintain affordable rental housing in the City of Hackensack while permitting landlords to receive a fair and reasonable financial return from their properties.

§ Section 134-2. Definitions.

As used herein, the following terms shall have the meanings indicated:

ADDITION

Any extension or increase in floor area or height of a building or structure.

ALTERATION

As applied to a building or structure, a change or rearrangement in the structural parts or in the means of egress; or an enlargement, whether by extending on a side or by increasing in height, or the moving from one location or position to another.

ARM'S LENGTH TRANSACTION

A standard by which unrelated parties, each acting in his or her best interest, would carry out a particular transaction.

CAPITAL IMPROVEMENT

A substantial improvement, addition or alteration to a dwelling that adds services or amenities to the dwelling for the benefit of its tenant(s) not previously provided. Specifically included in this definition are the purchase and installation of safety devices or systems mandated by any government agency.

CONSUMER PRICE INDEX

That which is published periodically by the Bureau of Labor Statistics, United States Department of Labor, for Urban Wage Earners and Clerical Workers, New York - Northeastern New Jersey.

DWELLING

Excepting those tenancies in rental units protected by operation of N.J.S.A. 2A:18-61.31:

- A. Any building or structure containing three or more rental units which are rented or offered for rent to tenants or family units for residential purposes, other than hotels, motels or licensed boarding and rooming houses.
- B. Any rental unit located in a building or group of buildings comprising a single condominium or cooperative entity, provided that:
 - (1) The rental unit is one of three or more such rental units located in the condominium or cooperative entity simultaneously owned by the same person, directly or indirectly, in whole or in part, ~~on or after October 15, 1990~~. "Person" shall mean a natural person, a corporation, a partnership or any other entity. "Indirect ownership" shall be presumed to exist when a rental unit is owned by a person's spouse, child or parent.
 - (2) Divestiture of one or more such simultaneously owned rental units, ~~on or after October 15, 1990~~, shall not serve to remove the rental unit(s) divested, nor the rental unit(s) retained, from the applicability of this definition or the operation of this chapter so long as the tenancy existing at the time of the divestiture(s) shall continue.
 - (3) Tenancies in any one-family house, two-family house which is not owner-occupied, owner-occupied three-family house or in any rental unit located in a building or series of buildings comprising a single condominium or cooperative entity (other than those described in Subsection B of this definition) where the tenancy therein began prior to December 31, 1990, so long as the particular tenancy shall continue.

FAIR NET OPERATING INCOME

Gross maximized annual income, less reasonable and necessary operating expenses. These expenses shall not exceed 60% of the gross maximized annual income.

GROSS MAXIMIZED ANNUAL INCOME

All income resulting directly or indirectly from the operation of such dwelling(s), including but not limited to the following:

- A. All rent received or collectible.
- B. Any reasonable rental, as determined by the Rent Stabilization Board, from a less than arm's length transaction.
- C. The landlord's share of interest on security deposits.
- D. All earnings from commissions, vending machines, deductions from security deposits, late fees, pet fees, parking fees, pool fees, amenity fees, key charges and finder's fees.
- E. The amount received from successful tax appeals.
- F. Income from rebates and surcharges.

HABITABLE ROOMS

Rooms in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls, storage, including garages, or utility spaces and similar areas are not considered "habitable rooms."

LANDLORD

The owner of a dwelling.

PUBLIC MEMBER

A person owning and occupying a one-family dwelling.

QUALIFIED SENIOR TENANT

A tenant who is at least 62 years of age or the surviving spouse of such a tenant if the tenant should die and the surviving spouse is at least 50 years of age at the date of death, provided that the rental unit has been or was the principal residence of the tenant for at least one year. The term "qualified senior tenant" shall only apply to senior citizens whose total household income from all sources, whether earned or unearned, and whether or not taxable, does not exceed the most recent per capita annual income figure for Bergen County residents published by the New Jersey Department of Community Affairs.

REASONABLE AND NECESSARY OPERATING EXPENSES

All valid expenses incurred and paid by the landlord in the operation of such dwelling(s) during the period reflected in the income computation for the gross maximized annual income.

RENT

The basic consideration paid for use or occupancy of a rental unit, including increases in rent pursuant to § 134-3, excluding surcharges.

RENTAL UNITS

That portion of a dwelling rented or offered for rent to one or more tenants or family units for residential purposes. A rental unit shall include all privileges, services, furnishings, furniture, equipment or improvements connected with the use or occupancy of a dwelling. Also included in a definition of a "rental unit" are on-site garages and parking spaces, whether an additional charge is collected or not, as well as on-site amenities for which an additional, mandatory charge is collected. Specifically excluded from the definition of a "rental unit" are coin-operated vending or laundry machines.

REPAIR

The reconstruction or renewal of any part of an existing building for the purpose of its maintenance.

ROOM

Any space enclosed by four walls, including doorways and windows, containing an area equal to or greater than 70 square feet measured from the insides of the walls.

SURCHARGES

Additional consideration other than rent granted to a landlord of a dwelling in recognition of additional costs or needs.

TENANTS

A person or persons who rents a rental unit from a landlord.

USEFUL LIFE

That period of time, to be determined by the Rent Stabilization Board on the basis of the relevant evidence before it, during which a capital improvement, major repair, alteration, addition, reconstruction or rehabilitation to a dwelling may reasonably be expected to remain serviceable.

§ Section 134-3. Increases in rents.

- A. Increases in rent for all rental units shall be determined solely by the provisions of this chapter.
- B. Calculating increase; notification of tenant.
 - (1) At the expiration of a period of not less than 12 consecutive calendar months following the effective date of the last previous rental increase of any rental unit subject to rent regulation under the terms of this chapter, a landlord may demand, receive or collect an increase in the rent for such rental unit which shall not exceed:
 - (a) Five percent where the landlord provides heat to the rental unit;
 - (b) Four and one-half percent where the tenant is obliged to pay for the heating of the rental unit; or
 - (c) Four percent for a qualified senior tenant where the landlord provides heat to the rental unit; or
 - (d) Three and one-half percent for a qualified senior tenant where the tenant is obliged to pay for the heating of the rental unit.
 - (2) Any landlord seeking an increase in rent pursuant to the provisions of Subsection B hereof shall notify the tenant, in writing, by certified mail, return receipt requested, addressed to the tenant at the rented premises not less than 30 days in advance of the proposed effective date of the rent increase. Said notice shall set forth the mathematical calculations involved in computing the new rent.
- C. Except as provided in this chapter, any rental increase at a time other than as provided for above shall be void, and any rental increase in excess of that authorized by the provisions of this section shall be void. A reduction, removal or cessation of or in the privileges, services, furnishings, furniture, equipment or improvements provided to the tenant as part of the rental unit without a commensurate reduction in the rent shall be deemed to be an increase in rent in an amount to be determined by the Rent Stabilization Board.
- D. In the event of a dispute between the landlord and the tenant with regard to the amount of rent increase, either the tenant or the landlord will have the right to present his complaint to the Rent Stabilization Board for a hearing by that Board.

§ 134-4. Hardship increases.

- A. Whenever a landlord shall determine that the reasonable and necessary operating expenses of a dwelling(s) subject to rent regulations are greater than 60% of the gross maximized annual income of such dwelling(s), said landlord may apply to the Rent Stabilization Board for a hardship increase; said landlord must meet the criteria set forth in this chapter. Prior to any hearing of such application, notice shall be given in accordance with § 134-9C(3).
- B. When a landlord shall file an application before the Rent Stabilization Board for a hardship rental increase, the Board shall review said application to determine the eligibility of the landlord for said hardship increase pursuant to this chapter. The Board shall also determine that the facts set forth in said application comply with the provisions governing the payment of the net operating expenses and receipt of gross maximized annual income as set forth in this chapter. The Board shall make such modifications necessary in order to have the application conform to the provisions governing net operating expenses and gross maximized annual income as set forth in this chapter.
- C. Calculations.
 - (1) Upon the satisfaction of the Rent Stabilization Board that the landlord/applicant has complied with this chapter, then the Board shall compute the fair net operating income in the following manner. The Board shall divide the landlord's reasonable and necessary operating expenses (as finally determined by the Board) by 60% and subtract from the resulting quotient the amount shown on the landlord's application (as modified by the Board) representing the current gross maximized annual income. The result shall be the fair net operating income. The resulting fair net operating income shall represent the amount that the landlord is entitled to as a hardship increase. The concept is illustrated by the following mathematical formula:

$$\frac{\text{Reasonable and necessary operating expenses}}{60\%} = \text{Resulting quotient}$$

Resulting quotient — Current gross maximized annual income = Fair net operating income

(2) Hardship increase.

- (a) The hardship increase shall be prepared over all rental units affected by the application. The formula for prorating shall be the ratio that the number of habitable rooms contained in the rental unit bears to the total number of habitable rooms contained in the dwelling(s).

Formula:

Number of habitable rooms
occupied by tenant

Total numbers of habitable rooms in
dwelling(s)

x

=

Amount of hardship increase

Amount of increase for rental
unit

- (b) Subject to the provisions of Subsection C(2)(c), a hardship increase shall be considered a surcharge and shall be made in equal monthly payments for a period of one year and shall be paid on the same date as the payment of the rent. Such a hardship increase surcharge shall not be considered rent for purposes of computing rent under § 134-3. A hardship increase surcharge shall not be granted for a period greater than one year. Only one hardship increase surcharge shall be granted in any year.
- (c) Grant of hardship surcharge for more than two years.
 - [1] If a hardship increase surcharge is granted by the Board in two or more consecutive years and the same dwelling is the subject of a hardship application in the next consecutive year, the Board shall determine, from all of the evidence presented at the hearing, whether or not the hardship proven by the landlord is attributable to temporary circumstances not likely to recur, such as the cost of major repairs, replacements, alterations or expenditures which do not qualify for capital improvement surcharges under the definition of the same contained in this chapter. In such case, the hardship increase shall continue to be deemed to be a surcharge.
 - [2] If, however, the Board shall determine that the hardship proven by the landlord is of an ongoing nature which was not brought about by temporary conditions and circumstances and the hardship cannot be reasonably relieved by an additional one-year hardship surcharge, the Board may permanently adjust the rent for the subject rental units. Such an increase shall be considered rent for purposes of rent computation under § 134-3 thereafter.
- (d) The application of the landlord for a hardship rental increase shall include all facts and figures on an annualized basis for three years showing the gross maximized income and the reasonable and necessary operating expenses. These facts and figures shall be duly certified by the landlord or by the landlord's agent and shall be supported by a statement by a certified public accountant as to the accuracy of said facts and figures.
- (e) No hardship increase shall be granted to any landlord if:
 - [1] The dwelling or any part thereof is subject to violations issued by any governmental agency prior to or subsequent to the filing of the application seeking the increase. However, the Rent Stabilization Board may waive this provision upon the showing by the landlord that he has attempted to clear the violation but has been unable to do so due to conditions beyond the landlord's reasonable control.
 - [2] There is an inadequate level of quality of service rendered by the landlord in maintaining and operating the dwelling(s).
 - [3] There exists or existed an absence of reasonably efficient and economical management or business judgment in the purchase, operation or financing of the dwelling.
- (f) In computing fair net operating income under this section, the following considerations shall apply in all cases:
 - [1] Allowance shall be permitted for a vacancy, as may be adequately demonstrated to be the result of market conditions or rents uncollected due to eviction proceedings, and/or deteriorated physical conditions of the rental unit which the landlord/applicant may show as to be unavailable for rental due to said deteriorated conditions.
 - [2] Income and expenses arising out of a nonresidential use, including that for professional or commercial space, shall result from arm's length transactions, and, provided further that no loss caused by a nonresidential use may be considered.

- [3] All income expense(s) shall result from an arm's length transaction.
- (g) In computing reasonable and necessary operating expenses under this section, the following limitations shall apply in all cases:
- [1] Taxes shall be limited to amounts actually paid for the amount against the property for the current year, including those in escrow for appeal, and the landlord shall further demonstrate that taxes assessed against the property were reasonable and, if not, have been appealed.
 - [2] Repairs and maintenance shall be limited to arm's length transactions and shall be reasonable and necessary so as not to cause unnecessary maintenance of the premises. Cost of service contracts shall be prorated over the period covered. Painting costs shall be prorated over the number of years of actual painting cycle in the building, but in no event shall painting be prorated over a period of less than three years for the interior of a rental unit or five years for the exterior and common areas. Expenses incurred in undertaking major repairs, replacements and rehabilitation, alterations or reconstructions which do not qualify as capital improvements as defined by this chapter shall be prorated over the useful life of the same.
 - [3] Purchase of new equipment shall be reflected and prorated over the useful life of the term.
 - [4] Legal and auditing expenses shall be limited to reasonable and necessary costs of the operation of the dwelling(s). No legal expenses or audit expenses shall be allowed as deductions that do not directly relate to the premises which are the subject matter of the application. A landlord may not deduct expenses incurred in litigating any declaratory or injunctive relief as to his rights under any state, local or federal law. All costs should be itemized on the application.
 - [5] Management fees shall be limited to actual services performed, including a resident manager's salary, telephone expenses, postage, office supplies, stationery and the rental or market value of the apartment provided for the superintendent if the apartment is included in income. In no event shall management fees exceed 4% of the gross maximized annual income.
 - [6] Salaries not included in the management fees shall be limited to actual services performed and amounts for similar positions in the area, including rental value of the superintendent's apartment if included in income, and expenses, wages and benefits paid.
 - [7] Advertising shall be limited to actual costs that are reasonable to ensure occupancy only. Where a waiting list exists, advertising expenses shall not be allowed.
 - [8] Utility expenses shall exclude all reimbursements.
 - [9] Insurance premiums shall be prorated over the terms of the policies and shall not include the landlord's life, medical or other personal policies.
 - [10] Operating expenses shall not include depreciation, amortization, debt service or capital improvements as defined by this chapter.
 - [11] No penalties or fines shall be allowed.
 - [12] The history of the income and expenses shall be accurately reflected in the application. If any modifications are made, said modifications must be fully and clearly documented.
 - [13] All expenses and proof of payment of the same must be proved by the submission of original bills for services rendered, specifying the service rendered, the amount charged for said service and the addresses or premises benefited as a result of said service.
 - [14] Costs or expenses which are solely the result of a conversion of the dwelling to a condominium or cooperative form of ownership shall not be included in the calculation of reasonable and necessary operating expenses.
- (h) If at any time during the course of consideration of a hardship increase pursuant to these provisions the Rent Stabilization Board shall determine that the landlord is not in substantial compliance with any or all of the above, the Board may temporarily withhold further consideration of the application for a hardship increase until such time as the landlord has corrected such deficiency.

§ 134-5. Capital improvement increases.

- A. A landlord may seek an increase from a tenant(s) because of the cost of capital improvements. The landlord shall calculate the increase by dividing the same by the useful life of said capital improvement.

The landlord shall then apportion said increase among all rental units in the dwelling. Each tenant shall pay an increase in accordance with the ratio that the number of habitable rooms of his rental unit bears to the total number of habitable rooms in the dwelling.

- B. All such requests by the landlord for a capital improvement increase shall be made to the Rent Stabilization Board.
- C. The cost of a capital improvement each tenant is liable for shall be paid in equal monthly payments on the same date as payment of the rental charge for the length of the useful life of the capital improvement.
- D. The landlord is not limited to any number of capital improvement increase requests in any period of time.
- E. No capital improvement increase shall be considered rent for purposes of computing rental under § 134-3.
- F. Other than tenants who have been granted protected tenancy status:
 - (1) No capital improvement increase shall be imposed upon tenants who have been served with a demand for possession of the rental unit based upon the conversion of the dwelling to a condominium or cooperative form of ownership; and
 - (2) Any capital improvement surcharge imposed upon a tenant on or after the effective date of this chapter and any capital expenditure increase imposed upon a tenant prior to the effective date of this chapter shall be deemed to be of no further force or effect as of the date of service upon the tenant of a demand for possession of the rental unit based upon the conversion of the dwelling to a condominium or cooperative form of ownership.

§ Section 134-6. Vacancy decontrol.

- A. All dwellings and rental units subject to this chapter shall be subject to the terms of this section as set forth herein.
- B. In the event that any rental unit, as defined by this chapter, shall become vacant for any reason whatsoever, the same shall not be subject to the Rent Stabilization provisions of this chapter, except that a landlord may not charge a tenant for the balance of any hardship, capital expenditure, capital improvement or tax surcharge increase obtained by the landlord prior to the occupancy of the rental unit by a new tenant.
- C. Whenever any vacant rental unit is occupied or reoccupied, it shall then become fully subject to the Rent Stabilization provisions of this chapter, including Subsection B herein.
- D. If after the effective date of this chapter, a rental unit becomes subject to vacancy decontrol, the landlord may not seek nor charge a tax surcharge pertaining to that rental unit thereafter.

§ 134-7. Tax surcharges.

- A. Subject to the provisions of § 134-6D, a landlord may seek a tax surcharge from a tenant because of any increase in municipal property taxes. The tax surcharge shall not exceed that amount authorized by the following provisions. The landlord shall first calculate the increase in present property tax over the property tax of the previous year. "Previous year" is defined as being the year immediately preceding the year for which the tax surcharge is sought. The landlord shall then apportion said property tax increase among all rental units in the dwelling(s). Each tenant shall pay an increase in accordance with the ratio that the number of habitable rooms occupied by the tenant bears to the total number of habitable rooms in the dwelling(s).
- B. A landlord may not seek a tax surcharge from a tenant for that portion of a property tax increase that resulted from a change in assessment of the rental unit caused by a change in the form of ownership of the rental unit.
- C. Any landlord seeking a tax surcharge shall notify the tenant by certified mail, return receipt requested, of the calculations involved in computing the tax surcharge in accordance with Subsection A.
- D. The tax surcharge each tenant is liable for shall be paid in 12 monthly payments on the same date as payment of the rental charge.
- E. The tax surcharge shall not be considered rent for purposes of computing rental under § 134-3.
- F. Tax appeal.
 - (1) In the event of a property tax appeal, the portion of the tenants tax surcharge not being paid by the landlord to the City of Hackensack will be held in escrow in an interest-bearing account.
 - (2) In the event that the property tax appeal is successful and the property taxes are reduced, the tenant will receive 75% or any amount consistent with state law of the money held in escrow or otherwise refunded to the landlord which is attributable to the payment of the tax surcharge by the tenant. Payment will be made within 60 days of the filing of the order or judgment in the form of a credit against the monthly rent or a rebate check made payable to the tenant. In order to receive a credit or a rebate check, a tenant must have been a tenant in the same rental unit at both the time the tax surcharge was paid and at the time the landlord shall have obtained payment or credit on the property tax appeal.

- (3) In the event that the property tax appeal is successful, the landlord may retain the accrued interest in the escrow account and all funds not credited or rebated under Subsection F(2).

§ 134-8. Applicability; surcharges not to be considered rent; duties of landlord.

- A. The legal classification of a particular tenancy or subtenancy as "a tenancy for a term of years," "a periodic tenancy," "a tenancy from year-to-year," "a month-to-month tenancy," "a tenancy-at-will" or "a tenancy at sufferance" or any other similar terminology shall have no affect upon the operation and applicability of this chapter. All rent increases shall be in accordance with § 134-3.
- B. The existence or nonexistence of a written lease between the landlord and the tenant shall have no affect upon the operation or applicability of this chapter.
- C. Surcharges authorized by this chapter shall not be considered rent for the purpose of computing rental under § 134-3.
- D. If, at the inception of a tenancy, the landlord shall claim that the rental unit is not subject to the operation of this chapter, the landlord shall deliver to the tenant a signed, written statement setting forth the basis of the exempt status of the rental unit. If at any time during an existing tenancy a rental unit, previously exempt from the operation of this chapter, shall become subject to the operation of this chapter, the landlord shall be under an affirmative duty to so notify the tenant in writing.
- E. Pursuant to N.J.S.A. 2A:42-84.4, the owner of dwelling claiming an exemption from this chapter shall file with the municipal construction official, at least 30 days prior to the issuance of a certificate of occupancy for the newly constructed multiple dwelling, a written statement of the owner's claim of exemption from this chapter, including therein a statement of the date upon which the exemption period so claimed shall commence, such information as may be necessary to effectively locate and identify the multiple dwelling for which the exemption is claimed, and a statement of the number of dwelling units in the dwelling for which the exemption is claimed. The owner shall, at least 30 days prior to the date of the termination of the exemption period afforded pursuant to this act, file with the municipal construction official a notice of the date of termination of the exemption period for the affected multiple dwelling.

§ 134-9. Rent Stabilization Board.

- A. There is hereby created a Rent Stabilization Board, which shall consist of seven members and three alternates, all residents of the City of Hackensack except that one of the members shall be an official or employee of the municipality other than a member of the governing body, who shall not be required to be a resident of the City of Hackensack. The members of said Board shall be composed of two landlords who own dwellings in Hackensack; two tenants who are not landlords or homeowners and who are not agents or employees of landlords and who rent units in dwellings in Hackensack; and three public members who are neither landlords nor tenants. Said alternates shall consist of one tenant, one landlord and one public member.
 - (1) The members and alternates shall be appointed by the governing body of the municipality for terms of three years.
 - (2) The Chairman, Vice Chairman and Secretary of the Board shall be elected by a majority vote of the regular members of the Rent Stabilization Board.
 - (3) Alternates shall serve only in the absence of and for regular members, ~~of the same category~~
 - (4) For the purposes of the conduct of all business of the Board, a quorum shall consist of any four members or alternates of the Board.
 - (5) In the event that any member of the Board shall miss three consecutive meetings, the Board shall report such absences to the Mayor and Council. If the Mayor and Council, after due inquiry, are satisfied that the absences were not occasioned by reasonable cause, the Board member may be removed by resolution of the Mayor and Council.
- B. Powers of the Board. The Rent Stabilization Board is hereby granted and shall have and exercise, in addition to other powers herein granted, all the powers necessary and appropriate to carry out and execute the purposes of this chapter, including but not limited to the power to:
 - (1) Supply information and assistance to landlords and tenants to help them comply with the provisions of this chapter, including all necessary statistical information and computation of proper rental and tax and other surcharges or increases.
 - (2) Issue and promulgate such rules and regulations as it deems necessary to implement the purposes of this chapter, which rules and regulations shall have the force of law until revised, repealed or

amended from time to time by the Board in the exercise of its discretion, provided that such rules are filed with the City Clerk and are not inconsistent with the provisions of this chapter.

- (3) Hold hearings, which shall be held on the record and transcribed by a certified court reporter, and adjudicate applications from landlords for additional rental and from tenants for reduced rental, and for such relief as may be appropriate under this chapter, as hereinafter provided. Said Board shall give both landlord and tenant reasonable opportunity to be heard before making any determination.

C. Board hearings.

- (1) All applications for hearings shall be made on forms provided by the Board and accompanied by a filing fee of ~~\$50~~\$25. The form and contents required for the application are incorporated by reference herein. All items and documentation required by the Board must be submitted prior to determination of the application by the Board.
- (2) All applications for hearings before the Board for relief or recovery under this chapter shall be commenced within one year next after the cause for any such relief or recovery shall have accrued.
- (3) The Board shall establish a date for the hearing no later than 90 days from the proper filing of the application. The Board shall notify the applicant of the date of the hearing. No later than 10 days after receipt of the date of hearing, the applicant, if a tenant, shall notify the landlord and all affected tenants. If the applicant is a landlord, he shall notify all the tenants. In both instances said notice shall include a copy of the application and the date for hearing and shall be made by certified mail, return receipt requested. In the case of an application by a landlord, the landlord shall also post a copy of the notice of the date of hearing in the lobby of the dwelling or other appropriate common area. The applicant shall submit to the Board at the time of the hearing an affidavit of mailing and a notice of posting along with appropriate proofs of mailing.
- (4) The Board shall establish rules for the conduct of hearings. Said rules shall include but shall not be limited to provisions governing the following:
 - (a) Submission of evidence.
 - (b) Notification to the Board and all parties of witnesses
 - (c) Submission of legal memoranda and other documentation.
 - (d) Time limitations for presentations by parties.
 - (e) All other rules deemed necessary for the orderly and proper conduct of hearings.
- (5) The Board may compel the parties to submit 13 copies of all documentation, including proof of ownership, it deems necessary to adjudicate the application. The applicant shall also supply one copy of the application and all documentation supporting the application to each group or party who may be affected by the application.
- (6) The Board may, by resolution, determine that the services of an independent auditor are required for the review and rendering of a report on documentation submitted with an application. In that event, the Mayor and Council may, by resolution, authorize the hiring of an auditor and establish a fee for the services to be rendered. In that event, the auditor's fee shall be paid by the person making the application to the Board. No application shall be heard by the Board until the fee shall have been paid.
- (7) All parties appearing before the Rent Stabilization Board in connection with hearings pursuant to the provisions of this chapter are entitled to be represented by counsel admitted to the practice of law in the State of New Jersey. All corporations appearing at such hearings or appeals shall be represented by counsel admitted to the practice of law in the State of New Jersey, as provided for under New Jersey law. Any affected, interested, tenant(s) or groups of tenants or association of tenants who wish to be heard at the public meeting may notify the Board of its intention to be heard. The Rent Board shall permit that tenant, group of tenants or association of tenants to be parties to the hearing. This provision shall be liberally construed so as to afford ample opportunity for all such interested parties to present their views before the Board.
- (8) All findings and determinations of the Board shall be issued in writing no later than 90 days after the conclusion of any hearing. Any increases in rent or other charges authorized by this chapter resulting from an order of the Board shall take effect on the earliest date that the rental payment is due, but no sooner than 30 days after notification of the tenant by the landlord. Said notification shall be by certified mail, return receipt requested.
- (9) No application made pursuant to §§ 134-4 and 134-5 of this chapter may be approved by the Board unless the building and grounds are in substantial compliance with the Hotels and Multiple Dwellings Act, N.J.S.A. 55:13A-1 et seq. and the City of Hackensack Housing and Maintenance Code.^[1]

[1] Editor's Note: See Ch. 100, Housing and Property Maintenance.

D. Protected Tenancy Act.

- (1) All appeals from the determination of the administrative officer of the Rent Stabilization Board on matters relating to the Senior Citizens and the Disabled Protected Tenancy Act,^[2] shall be made to the Rent Stabilization Board.

[2] Editor's Note: See N.J.S.A. 2A:18-61.22 et seq.

- (2) All procedures governing hearings before the Board under § 134-9C shall apply to hearings conducted on appeals under this subsection.

§ 134-10. Notice of findings and determinations; appeals.

- A. The party filing an application before the Rent Stabilization Board shall make the findings and determinations of the Board available to all parties to whom he is required to provide notice of said application. Said notice of findings and determinations shall be forwarded in the same manner as said notice of application. Said findings and determinations shall be forwarded within 10 days of receipt of the same by the applicant.
- B. All appeals of findings and determinations of the Board shall be made to the Superior Court of the State of New Jersey or any other appropriate court.

§ 134-11. Restrictions on landlords.

No landlord shall, after the effective date of this chapter, charge any rents in excess of what he was receiving from the effective date of this chapter, except for increases as authorized by this chapter.

§ 134-12. Determination of qualified senior tenant status.

- A. A tenant seeking status as a qualified senior tenant shall make application to the Rent Stabilization Officer.
- B. Such application shall be submitted, under oath, on a form prepared and provided by the Rent Stabilization Officer.
- C. Such application shall be supplemented with true copies of:
 - (1) Generally accepted proof of identification.
 - (2) Generally accepted proof of age.
 - (3) Copy of last prior year's income tax returns, state and federal, if filed.
 - (4) Generally accepted documents detailing all household income and benefits from all sources, earned and unearned, and whether or not taxable for last prior year.
- D. Upon review of the application and supporting documents submitted, the Rent Stabilization Officer shall issue a written determination which shall be transmitted to the tenant and the landlord.
- E. Any appeal of the determination of the Rent Stabilization Officer shall be filed with the Rent Stabilization Board pursuant to § 134-9C.

§ 134-13 (Violations and penalties).

A willful violation of any provision of this chapter, including but not limited to the willful filing with the Rent Stabilization Board of any material misstatement of fact or the failure to file any required document, shall be punishable as provided in Chapter 1, General Provisions, § 1-15, of the Code of the City of Hackensack.

§ 134-14. Exemptions.

- C. ~~All dwellings and rental units therein constructed and offered for rent after August 2, 1982, and all other rental units offered for rent for the first time after August 2, 1982, shall be exempt from the provisions of this chapter. The provisions of this chapter which limit the periodic or regular increases in base rentals of dwelling units shall not apply to dwellings for a period of time not to exceed the period of amortization of any initial mortgage loan obtained for the multiple dwelling, or for 30 years following completion of construction, whichever is less, pursuant to N.J.S.A. 2A:42-84.2. Nothing in this chapter shall be deemed to conflict with the rent control exemption provided for in N.J.S.A. 2A:42-84.5.~~
- A. All public housing, dwelling space in any licensed boarding or rooming house, hotel or motel or any other premises primarily serving transient guests and any other dwellings whose rental rates are otherwise regulated by state or federal law shall be exempt from the provisions of this chapter.

§ 134-15. Construal of provisions.

This chapter, being necessary for the welfare of the City of Hackensack and its inhabitants, is remedial and shall be liberally construed to effectuate the purposes thereof.

§ 134-16. Effective date; effect on prior provisions; repealer, severability.

Section 134-16 of the Code is hereby restated in its entirety:

- A. This chapter shall become effective on January 1, 1991, after passage and publication as provided by law and shall continue until amended, superseded or repealed.
- B. The Rent Stabilization Board created hereunder is hereby empowered to hear and adjudicate any disputes arising by reason of the application of any prior ordinance or ordinances covering the same subject matter as this chapter pursuant to the provisions of such prior ordinance or ordinances.
- C. All ordinances, amendments to ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- D. If any part or parts of this chapter are for any reason held to be invalid, including due to subsequent amendment to State statutes that supersede or are otherwise in conflict with this chapter, such decision shall not affect the validity of the remaining portions of this chapter.

SECTION 2. Repealer.

All ordinances and resolutions, and parts of ordinances and resolutions, which are inconsistent with provisions of this ordinance shall be, and are hereby, repealed to the extent of any such inconsistency.

SECTION 3. 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 4. 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 5. Effective Date.

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

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. 139-26**

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:	1,123,064.62
Grants:	39,525.46
Payroll:	1,979,896.39
Public Parking System:	14,545.20
Capital:	2,953,194.16
Escrow:	18,303.08
Trust Account:	127,514.40
Total Expenditures:	<u>6,256,043.31</u>
Interfunds/Transfers:	<u>\$8,301,698.85</u>

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. 140-26

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:

<u>AMOUNT</u>	<u>BLOCK</u>	<u>LOT</u>	<u>NAME</u>	<u>YEAR</u>	<u>REASON</u> <u>PROP LOC</u>
\$2,392.00	26	24	Corelogic Refunds Dept For Veliz, Norma E 3001 Hackberry Rd Irving, TX 75063	2026	Duplicate Payment 334 Jackson Ave
\$85,659.00	100.01	4.01	Corelogic Refunds Dept For The Parkview at Polifly LLC 3001 Hackberry Rd Irving, TX 75063	2026	Duplicate Payment 70 Polifly Rd
\$3,143.00	118	59	Wey, Ta Yang & Kovian 170 Poor St Hackensack, NJ 07601	2026	Duplicate Payment 170 Poor St
\$3,457.00	118	69	Corelogic Refunds Dept For Lekay, Lula 3001 Hackberry Rd Irving, TX 75063	2026	Paid in Error 150 Poor St
\$1,742.00	343	10 C010B	Corelogic Refunds Dept For Johnson, Arthur H & Linda 3001 Hackberry Rd Irving, TX 75063	2026	Paid in Error 277 Prospect Ave
\$6,185.10	402	12	CBD Hackensack Developer Urban Renewal LLC 75 Eisenhower Pkwy #180 Roseland, NJ 07039	2025	Overpayment Special Improvement District 360 Main St
\$4,067.00	410	7.02	Corelogic Refunds Dept For Morcos, Magdy & Safinaz 3001 Hackberry Rd Irving, TX 75063	2026	Duplicate Payment 32 Anderson St
\$1,187.00	429	1 C003B	Corelogic Refunds Dept For Dizon, Michael 3001 Hackberry Rd Irving, TX 75063	2026	Paid in Error 60 Vanderbeck Pl

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. 141-26

RESOLUTION ADOPTING MAIN STREET BUSINESS ALLIANCE

2026 BUDGET

WHEREAS, N.J.S.A. 40A-4-8, as amended, provides that budgets be passed by title only at the time of public hearing if a resolution is passed by not less than a majority of the full governing body, providing that a least one week prior to the date of hearing a complete copy of the approved budget as advertised has been posted in City Hall and copies have been made available by the City Clerk to persons requiring them; and

WHEREAS, these two conditions have been met; and

WHEREAS, the 2026 Budget for the Main Street Business Alliance was introduced on April 21, 2026; and

WHEREAS, the public hearing on said proposed budget was held on May 26, 2026 at 5:30 P.M.

NOW, THEREFORE, BE IT RESOLVED, that the Main Street Business Alliance budget shall be read by title only.

NOW, THEREFORE, BE IT FURTHER RESOLVED, by the Mayor and City Council of the City of Hackensack that the 2026 Budget of the Main Street Business Alliance in the amount of \$728,521.00 be and is hereby adopted.

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. 142-26

RESOLUTION AUTHORIZING 100% VETERAN TAX EXEMPTION FOR 326

PROSPECT AVENUE, UNIT 11H

WHEREAS, a property located in the City of Hackensack, known as 326 Prospect Ave, Unit 11H, Hackensack, Block 341, Lot 8, Qual C011H, is assessed to Richard Dean Sawyer IV and;

WHEREAS, on May 12 2026, Mr. Sawyer purchase 326 Prospect Ave, Unit 11H and;

WHEREAS, on August 4, 2022 Mr. Sawyer was declared 100% exempt by the Department of Veterans Affairs; and

WHEREAS, according to the City of Hackensack Ordinance# 50-2023, the effective date of exemption is based on the date of the application of May 12, 2026; and

THEREFORE, BE IT RESOLVED, that the Tax Collector is hereby authorized to cancel taxes effective May 12, 2026 and issue a refund in the amount of \$1,166.40 prorated for 48 days. The refund check will be given to the Tax Collector for mailing. This property is 100% tax exempt for 2026 effective May 12, 2026.

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. 143-26

RESOLUTION OF THE CITY OF HACKENSACK AUTHORIZING ACCEPTANCE OF SFY26
LAW ENFORCEMENT WELLNESS AND RESILIENCY GRANT

WHEREAS, The City of Hackensack Police Department has applied for the SFY26 Law Enforcement Wellness and Resiliency Grant for the Hackensack Police Department Wellness and Resiliency Facilities Improvement Project; and

WHEREAS, The City of Hackensack Police Department has received confirmation that they were awarded the grant in total of \$50,000, with no required in-kind or local match, award number LEW-26-04 for the period April 1, 2026 through March 31, 2027; and

WHEREAS, The Mayor and Council of the City of Hackensack authorizes the Hackensack Police Department to accept the award; and

WHEREAS, The City of Hackensack Police Department is to use the funds for the purpose described in the application.

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

- 1.) That the Council of the City of Hackensack agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and
- 2.) That this resolution shall take effect immediately.

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. 144-26

RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION AND EXECUTION OF A GRANT AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE FY2027 MUNICIPAL AID PROGRAM (ATLANTIC STREET FROM FIRST TO PROSPECT AVE)

WHEREAS, the City of Hackensack desires to apply for and obtain funding from the New Jersey Department of Transportation (“NJDOT”) under the FY2027 Municipal Aid Program for roadway improvements along Atlantic Street from First Street to Prospect Avenue; and

WHEREAS, the City of Hackensack recognizes the need to improve roadway conditions, vehicular circulation, and overall transportation safety along the Atlantic Street corridor, which serves nearby residential neighborhoods, medical facilities, and other community destinations; and

WHEREAS, the proposed project will improve the condition and functionality of Atlantic Street between First Street and Prospect Avenue through roadway resurfacing and associated improvements; and

WHEREAS, the New Jersey Department of Transportation requires governing body approval authorizing the submission of a grant application and the execution of a grant agreement for the proposed project; and

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

1. The Mayor and Council hereby formally approve the submission of a grant application to the New Jersey Department of Transportation for the FY2027 Municipal Aid Program for the Atlantic Street Improvements Project (First Street to Prospect Avenue).
2. The Mayor and City Clerk are hereby authorized to submit an electronic grant application identified as MA-2027-Atlantic Street-00080 to the New Jersey Department of Transportation on behalf of the City of Hackensack.
3. The Mayor and City Clerk are hereby authorized to execute a grant agreement with the New Jersey Department of Transportation on behalf of the City of Hackensack and to execute any and all documents necessary in connection therewith.
4. The signatures of the Mayor and City Clerk constitute acceptance of the terms and conditions of the grant agreement and approval of the execution of the grant agreement.

BE IT FURTHER RESOLVED that a certified copy of this Resolution shall be forwarded to the New Jersey Department of Transportation and all other appropriate parties.

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. 145-26**

RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION AND EXECUTION OF A GRANT AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE FY2027 MUNICIPAL AID PROGRAM (TEMPLE AVE FROM UNIVERSITY PLAZA TO MAIN STREET)

WHEREAS, the City of Hackensack desires to apply for and obtain funding from the New Jersey Department of Transportation (“NJDOT”) under the FY2027 Municipal Aid Program for roadway improvements along Temple Avenue from University Plaza Drive to Main Street; and

WHEREAS, the City of Hackensack recognizes the need to improve roadway conditions, vehicular circulation, and overall transportation safety along the Temple Avenue corridor, which serves nearby residential, educational, commercial, and redevelopment areas; and

WHEREAS, the proposed project will improve the condition and functionality of Temple Avenue between University Plaza Drive and Main Street through roadway resurfacing and associated improvements; and

WHEREAS, the New Jersey Department of Transportation requires governing body approval authorizing the submission of a grant application and the execution of a grant agreement for the proposed project; and

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

1. The Mayor and Council hereby formally approve the submission of a grant application to the New Jersey Department of Transportation for the FY2027 Municipal Aid Program for the Temple Avenue Improvements Project (University Plaza Drive to Main Street).
2. The Mayor and City Clerk are hereby authorized to submit an electronic grant application identified as MA-2027-Temple Avenue-00081 to the New Jersey Department of Transportation on behalf of the City of Hackensack.
3. The Mayor and City Clerk are hereby authorized to execute a grant agreement with the New Jersey Department of Transportation on behalf of the City of Hackensack and to execute any and all documents necessary in connection therewith.
4. The signatures of the Mayor and City Clerk constitute acceptance of the terms and conditions of the grant agreement and approval of the execution of the grant agreement.

BE IT FURTHER RESOLVED that a certified copy of this Resolution shall be forwarded to the New Jersey Department of Transportation and all other appropriate parties.

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. 146-26

RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION AND
EXECUTION OF A GRANT AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF
TRANSPORTATION FOR THE FY2027 TRANSIT VILLAGE GRANT PROGRAM FOR
DEMAREST PLACE TRANSIT CORRIDOR

WHEREAS, the City of Hackensack desires to apply for and obtain funding from the New Jersey Department of Transportation (“NJDOT”) under the FY2027 Transit Village Grant Program for the “Demarest Place Transit Corridor” project; and

WHEREAS, the proposed project will enhance pedestrian connectivity, accessibility, safety, and the overall appearance and functionality of the City’s designated Transit Village area through transit-supportive improvements along the Demarest Place corridor; and

WHEREAS, the project area serves as a critical pedestrian connection between the Hackensack Bus Transfer Station, Main Street, Parking Lot A, the Hackensack Performing Arts Center (HACPAC), and surrounding downtown destinations; and

WHEREAS, the proposed improvements may include pedestrian circulation enhancements, concrete and streetscape improvements, lighting upgrades, wayfinding signage, bicycle amenities, landscaping, seating, public art, and other creative placemaking and transit-supportive elements intended to improve safety, accessibility, mobility, and downtown activation; and

WHEREAS, the project advances the City’s ongoing efforts to promote multimodal transportation, strengthen transit-oriented development, support downtown economic vitality, and implement existing community visioning and placemaking initiatives; and

WHEREAS, the New Jersey Department of Transportation requires governing body approval authorizing the submission of a grant application and execution of a grant agreement for the proposed project; and

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

1. The Mayor and Council hereby formally approve the submission of a grant application to the New Jersey Department of Transportation for the FY2027 Transit Village Grant Program for the “TV-2027-Demarest Place Transit Corridor-00003” project.
2. The Mayor and City Clerk are hereby authorized to submit an electronic grant application identified as “TV-2027-Demarest Place Transit Corridor-00003” to the New Jersey Department of Transportation on behalf of the City of Hackensack.
3. The Mayor and City Clerk are hereby authorized to execute a grant agreement with the New Jersey Department of Transportation on behalf of the City of Hackensack and to execute any and all documents necessary in connection therewith.
4. The signatures of the Mayor and City Clerk constitute acceptance of the terms and conditions of the grant agreement and approval of the execution of the grant agreement.

BE IT FURTHER RESOLVED that a certified copy of this Resolution shall be forwarded to the New Jersey Department of Transportation and all other appropriate parties.

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. 147-26**

RESOLUTION AUTHORIZING THE CITY OF HACKENSACK TO APPLY FOR AND ENTER INTO A GRANT AGREEMENT WITH THE NJ DEPARTMENT OF COMMUNITY AFFAIRS’ FY26 RECREATIONAL OPPORTUNITIES FOR INDIVIDUALS WITH DISABILITIES GRANT PROGRAM

WHEREAS, the Mayor and Council of the City of Hackensack desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately \$20,000.00 to carry out a project to provide recreational events and activities related to the arts, sports and education for individuals with disabilities;

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

1. Hereby authorize the application for such a grant; and
2. Recognize that a 20% match is required; and
3. Recognize and accept that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the City of Hackensack and the New Jersey Department of Community Affairs.

BE IT FURTHER RESOLVED, that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith:

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. 148-26**

RESOLUTION CONFIRMING THE DETAILS OF THE SALE OF THE GENERAL OBLIGATION BONDS IN THE AGGREGATE PRINCIPAL AMOUNT OF \$2,352,981 OF THE CITY OF HACKENSACK, IN THE COUNTY OF BERGEN, NEW JERSEY TO THE NEW JERSEY INFRASTRUCTURE BANK AND THE STATE OF NEW JERSEY, ACTING BY AND THROUGH THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION PURSUANT TO THE SFY 2026 NEW JERSEY WATER BANK FINANCING PROGRAM (PROJECT 16)

WHEREAS, the City of Hackensack (the “Local Unit”), in the County of Bergen, New Jersey, has determined that there exists a need within the Local Unit to acquire, construct, renovate or install and refinance the Project (Project No. S340923-16) (the “Project”), as defined in each of that certain Loan Agreement (the “I-Bank Loan Agreement”) to be entered into by and between the Local Unit and the New Jersey Infrastructure Bank (the “I-Bank”) and that certain Loan Agreement (the “Fund Loan Agreement” and together with the I-Bank Loan Agreement, the “Loan Agreements”) to be entered into between the Local Unit and the State of New Jersey, acting by through the New Jersey Department of Environmental Protection (the “State”), all pursuant to the SFY 2026 New Jersey Water Bank Financing Program (the “Program”);

WHEREAS, the Local Unit has determined to permanently finance the acquisition, construction, renovation or installation of the Project with the proceeds of a loan to be made by each of the I-Bank (the “I-Bank Loan”) and the State (the “Fund Loan” and together with the I-Bank Loan, the “Loans”) pursuant to the I-Bank Loan Agreement and the Fund Loan Agreement, respectively;

WHEREAS, to evidence the Loans, each of the I-Bank and the State have required that the Local Unit authorize, execute, attest and deliver the Local Unit’s General Obligations Bonds, Series 2026A to the I-Bank in the aggregate principal amount of \$1,195,000 (the “I-Bank Loan Bond”) and the Local Unit’s General Obligation Bonds, Series 2026B to the State in the aggregate principal amount of \$1,157,981 which amount reflects principal forgiveness of \$9,263,848 (the “Fund Loan Bond” and together with the I-Bank Loan Bond, the “Local Unit Loan Bonds”) pursuant to the terms of the Local Bond Law of the State of New Jersey, constituting Chapter 2 of the Title 40A of the Revised Statutes of the State of New Jersey (the “Local Bond Law”), other applicable law, the Loan Agreements dated as of May 1, 2026 and the Escrow Agreement dated March 24, 2026 (the “Escrow Agreement”) between the I-Bank, the State, the Local Unit and the escrow agent named therein;

WHEREAS, N.J.S.A. 40A:2-27(a)(2) of the Local Bond Law allows for the sale of the I-Bank Loan Bond and the Fund Loan Bond to the I-Bank and the State, respectively, without any public offering, and N.J.S.A. 58:11B-9(a) allows for the sale of the I-Bank Loan Bond to the I-Bank, without any public offering, all under the terms and conditions set forth herein; and

WHEREAS, in accordance with the terms of the Escrow Agreement, the I-Bank has sold its bonds to fund the I-Bank Loan, thereby enabling the Local Unit to confirm the exact aggregate principal amount of and debt service schedule for the Local Unit Loan Bonds.

NOW, THEREFORE, BE IT RESOLVED by a 2/3 vote of the full membership of the governing body of the Local Unit as follows:

Section 1. The sale of the I-Bank Loan Bond to the I-Bank and the Fund Loan Bond to the State is hereby confirmed. The I-Bank Loan Bond was released from escrow in accordance with the terms of the Escrow Agreement and thereby issued in accordance with the principal loan amount, interest rates and maturity schedule set forth on Schedule A attached hereto and made a part hereof. The Fund Loan Bond was released from escrow in accordance with the terms of the Escrow Agreement and thereby issued in accordance with the maturity schedule set forth on Schedule A attached hereto and made a part hereof.

Section 2. This resolution shall take effect immediately.

Section 3. Upon the adoption hereof, the Local Unit Clerk shall forward certified copies of this resolution to John D. Draikiwicz, Esq., FBT Gibbons LLP, Bond Counsel to the Local Unit and Richard Nolan, Esq., McCarter & English, LLP, Bond Counsel to the I-Bank.

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. 149-26

RESOLUTION CONFIRMING THE DETAILS OF THE SALE OF THE GENERAL OBLIGATION BONDS IN THE AGGREGATE PRINCIPAL AMOUNT OF \$1,208,075 OF THE CITY OF HACKENSACK, IN THE COUNTY OF BERGEN, NEW JERSEY TO THE NEW JERSEY INFRASTRUCTURE BANK AND THE STATE OF NEW JERSEY, ACTING BY AND THROUGH THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION PURSUANT TO THE SFY 2026 NEW JERSEY WATER BANK FINANCING PROGRAM (PROJECT 22)

WHEREAS, the City of Hackensack (the “Local Unit”), in the County of Bergen, New Jersey, has determined that there exists a need within the Local Unit to acquire, construct, renovate or install and refinance the Project (Project No. S340923-22) (the “Project”), as defined in each of that certain Loan Agreement (the “I-Bank Loan Agreement”) to be entered into by and between the Local Unit and the New Jersey Infrastructure Bank (the “I-Bank”) and that certain Loan Agreement (the “Fund Loan Agreement” and together with the I-Bank Loan Agreement, the “Loan Agreements”) to be entered into between the Local Unit and the State of New Jersey, acting by through the New Jersey Department of Environmental Protection (the “State”), all pursuant to the SFY 2026 New Jersey Water Bank Financing Program (the “Program”);

WHEREAS, the Local Unit has determined to permanently finance the acquisition, construction, renovation or installation of the Project with the proceeds of a loan to be made by each of the I-Bank (the “I-Bank Loan”) and the State (the “Fund Loan” and together with the I-Bank Loan, the “Loans”) pursuant to the I-Bank Loan Agreement and the Fund Loan Agreement, respectively;

WHEREAS, to evidence the Loans, each of the I-Bank and the State have required that the Local Unit authorize, execute, attest and deliver the Local Unit’s General Obligations Bonds, Series 2026C to the I-Bank in the aggregate principal amount of \$295,000 (the “I-Bank Loan Bond”) and the Local Unit’s General Obligation Bonds, Series 2026D to the State in the aggregate principal amount of \$913,075 (the “Fund Loan Bond” and together with the I-Bank Loan Bond, the “Local Unit Loan Bonds”) pursuant to the terms of the Local Bond Law of the State of New Jersey, constituting Chapter 2 of the Title 40A of the Revised Statues of the State of New Jersey (the “Local Bond Law”), other applicable law, the Loan Agreements dated as of May 1, 2026 and the Escrow Agreement dated

March 24, 2026 (the “Escrow Agreement”) between the I-Bank, the State, the Local Unit and the escrow agent named therein;

WHEREAS, N.J.S.A. 40A:2-27(a)(2) of the Local Bond Law allows for the sale of the I-Bank Loan Bond and the Fund Loan Bond to the I-Bank and the State, respectively, without any public offering, and N.J.S.A. 58:11B-9(a) allows for the sale of the I-Bank Loan Bond to the I-Bank, without any public offering, all under the terms and conditions set forth herein; and

WHEREAS, in accordance with the terms of the Escrow Agreement, the I-Bank has sold its bonds to fund the I-Bank Loan, thereby enabling the Local Unit to confirm the exact aggregate principal amount of and debt service schedule for the Local Unit Loan Bonds.

NOW, THEREFORE, BE IT RESOLVED by a 2/3 vote of the full membership of the governing body of the Local Unit as follows:

Section 1. The sale of the I-Bank Loan Bond to the I-Bank and the Fund Loan Bond to the State is hereby confirmed. The I-Bank Loan Bond was released from escrow in accordance with the terms of the Escrow Agreement and thereby issued in accordance with the principal loan amount, interest rates and maturity schedule set forth on Schedule A attached hereto and made a part hereof. The Fund Loan Bond was released from escrow in accordance with the terms of the Escrow Agreement and thereby issued in accordance with the maturity schedule set forth on Schedule A attached hereto and made a part hereof.

Section 2. This resolution shall take effect immediately.

Section 3. Upon the adoption hereof, the Local Unit Clerk shall forward certified copies of this resolution to John D. Draikiwicz, Esq., FBT Gibbons LLP, Bond Counsel to the Local Unit and Richard Nolan, Esq., McCarter & English, LLP, Bond Counsel to the I-Bank.

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. 150-26

RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE
& APPROPRIATION - N.J.S.A. 40A:4-87
SFY26 LAW ENFORCEMENT WELLNESS GRANT

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

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

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Hackensack, County of Bergen, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of 2026 in the sum of \$50,000, which is now available from the NJ Dept. of Law and Public Safety.

BE IT FURTHER RESOLVED, that the like sum of \$50,000 is hereby appropriated under the caption SFU26 LE Wellness Grant; and

BE IT FURTHER RESOLVED, that the above is the result of an award from the NJ Dept. of Law and Public Safety in the amount of **\$50,000**.

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. 151-26

RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE
& APPROPRIATION - N.J.S.A. 40A:4-87
2026 CLEAN COMMUNITIES GRANT

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

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

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Hackensack, County of Bergen, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of **2026** in the sum of **\$93,663.63**, which is now available from the NJ Solid Waste Administration.

BE IT FURTHER RESOLVED, that the like sum of **\$93,663.63** is hereby appropriated under the caption **Clean Communities Grant**; and

BE IT FURTHER RESOLVED, that the above is the result of funds from the NJ Solid Waste Administration in the amount of **\$93,663.63**.

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

CITY OF HACKENSACK
RESOLUTION NO. 152-26

PULLED

RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE
& APPROPRIATION - N.J.S.A. 40A:4-87
2026 SUMMER FOOD SERVICE PROGRAM GRANT

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. 153-26**

**RESOLUTION AUTHORIZING RENEWAL OF LIQUOR LICENSES FOR THE 2026-2027
LICENSE TERM**

BE IT RESOLVED, by the City Council of the City of Hackensack that the below listed liquor licenses be issued in the City of Hackensack by the City Clerk, effective July 1, 2026 through June 30, 2027 applicants having complied with the ordinances of the City of Hackensack and any special conditions which may be determined by the City Council, and having paid the required fee.

0223-33-003-012	NOCHES DE COLUMBIA HACKENSACK LLC 382 MAIN STREET	\$1,800.00
0223-33-006-003	NOVA PROPERTIES LIQUOR LICENSE LLC *POCKET LICENSE*	\$1,800.00
0223-33-008-008	APPLE FOOD SERVICE OF HACKENSACK LLC 450 HACKENSACK AVENUE	\$1,800.00
0223-33-009-014	AMERICAN MULTI CINEMA INC 390 HACKENSACK AVENUE	\$1,800.00
0223-32-010-011	MORTONS OF CHICAGO/HACKENSACK LLC 274 RIVERSIDE SQUARE	\$1,800.00
0223-33-018-001	HACKENSACK LODGE BPO ELKS #658 37 LINDEN STREET	\$1,800.00
0223-33-020-005	KONFRA LLC 515 ESSEX STREET	\$1,800.00
0223-44-023-006	KHODI MA HACKENSACK INC 130 ANDERSON STREET	\$1,350.00
0223-33-026-005	BROOKLYNS COAL BURNING BRICK OVEN PIZZERIA 161 HACKENSACK AVENUE	\$1,800.00
0223-44-030-007	HSHS LIQUORS LLC 500 SOUTH RIVER STREET	\$1,350.00
0223-33-031-004	MISS LENORAS LLC 129 JOHNSON AVENUE	\$1,800.00
0223-33-032-004	LIDO PIZZERIA & RESTAURANT LLC 701 MAIN STREET	\$1,800.00
0223-44-033-005	RAMESHVER, INC. 139 HUDSON STREET	\$1,350.00
0223-44-035-008	DN PATEL LLC 789 MAIN STREET	\$1,350.00
0223-33-038-006	BOWLER CITY LOUNGE INC 85 MIDTOWN BRIDGE APPROACH	\$1,800.00

0223-33-040-008	COACH HOUSE DINER AND RESTAURANT HACKENSACK INC *POCKET LICENSE*	\$1,800.00
0223-44-042-010	NJBH LIQUORS FOR LESS INC 214-216 ESSEX STREET	\$1,350.00
0223-44-043-007	WESTERN BEVERAGE CORPORATION *POCKET LICENSE*	\$1,350.00
0223-33-044-006	LAZY LANIGANS LLC 604-606 MAIN STREET	\$1,800.00
0223-33-045-008	FRC BALANCE LLC 390 HACKENSACK AVENUE SUITE #186	\$1,800.00
0223-44-046-010	TAWA RETAIL GROUP INC 450 HACKENSACK AVENUE	\$1,350.00
0223-33-047-005	THE CHEESECAKE FACTORY RESTAURANTS INC 197 RIVERSIDE SQUARE	\$1,800.00
0223-33-049-006	HILLSTONE RESTAURANT GROUP INC ONE RIVERSIDE SQUARE SPACE 181	\$1,800.00
0223-33-052-004	LANDFRANK LLC *POCKET LICENSE*	\$1,800.00
0223-33-053-012	OCEANAIRE HACKENSACK INC 175 RIVERSIDE SQUARE	\$1,800.00
0223-33-060-007	ROSA MEXICANO RIVERSIDE LLC ONE RIVERSIDE SQUARE	\$1,800.00
0223-33-063-011	J AND B RESTAURANT ASSOCIATES LLC 231 POLIFLY ROAD	\$1,800.00
0223-33-064-004	DOHERTY RAMEN HACKENSACK LLC 390 HACKENSACK AVENUE SPACE 171A	\$1,800.00
0223-33-065-011	MAGGIANOS HOLDING CORPORATION 70 RIVERSIDE SQUARE	\$1,800.00
0223-31-071-001	HACKENSACK YACHT CLUB INC 50 SHAFER PLACE	\$188.00

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. 154-26

A RESOLUTION AUTHORIZING THE CITY OF HACKENSACK TAX COLLECTOR TO PREPARE AND MAIL ESTIMATED TAX BILLS IN ACCORDANCE WITH P.L. 1994 C.72

WHEREAS, the City of Hackensack has adopted its calendar year 2026 budget, and the Bergen County Board of Taxation is unable to certify the City's tax rate at this time, and the City of Hackensack Tax Collector may be unable to mail the City's 2026 3rd and 4th quarter tax bills on a timely basis; and

WHEREAS, the City of Hackensack Tax Collector in consultation with the Chief Financial Officer has computed an estimated tax levy in accordance with N.J.S.A. 54:4-66.3, and they have signed a certification showing the tax levies for the previous year, the tax rates and the range of permitted estimated tax levies; and

WHEREAS, in accordance with Chapter 72, P.L. 1994, the Mayor and Council of the City of Hackensack requests the Director of the Division of Local Government Services to approve the estimated tax levy not exceeding the 105% listed below. Approval will enable the City to meet its financial obligations, maintain the tax collection rate, provide uniformity for tax payments and save the unnecessary cost of interest on borrowing,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Hackensack, in the County of Bergen, State of New Jersey on this 26th day of May, 2026, as follows:

1. The City of Hackensack's Tax Collector is hereby authorized and directed to prepare and issue estimated tax bills for the City for the third installment of 2026 taxes. The Tax Collector shall proceed upon approval from the Director and take such actions as are permitted and required by P.L. 1993, c.72 (N.J.S.A. 54:4-66.2 and 54:4-66.3).
2. The entire estimated tax levy for 2026 is hereby set at \$226,470,674.
3. In accordance with law, the third installment of 2026 taxes shall not be subject to interest until the later of August 10 or the twenty-fifth day after the date the estimated tax bills were mailed. The estimated tax bills shall contain a notice specifying the date on which interest may begin to accrue.

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

CITY OF HACKENSACK
RESOLUTION NO. 155-26

TABLED

Motion to table Resolution 155-26 offered by Councilwoman Clark Collins, seconded by Councilman Carroll. Motion to table approved by Mayor Gaines, Councilwoman Clark Collins, Councilman Carroll, and Councilman Diaz.

**RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT WITH FUERZA
STRATEGY GROUP FOR PUBLIC RELATIONS SERVICES**

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. 156-26

**RESOLUTION AUTHORIZING THE ISSUANCE OF REQUESTS FOR
QUALIFICATIONS FOR PROFESSIONAL SERVICES TO THE CITY OF HACKENSACK**

WHEREAS, as of January 1, 2006, N.J.S.A. 19:44A-1 et seq., commonly known as the “State Pay to Play” Law, enacted by the New Jersey State Legislature became effective; and,

WHEREAS, pursuant to N.J.S.A. 19:44A-20.5, a municipality may not award a contract with a value in excess of \$17,500.00 to a business entity that has made a contribution within one year of the date the contract is to be awarded that is reportable by the recipient under P.L. 1973, c.83 (C.19:44A-1 et seq.) to a municipal political party committee in that municipality if a member of that party is serving in elective public office when such contract is awarded or to any candidate committee of any person who is serving in an elective public office of the municipality when such contract is awarded, unless the contract is awarded under a “fair and open process” pursuant to N.J.S.A. 19:44A-20.5; and

WHEREAS, pursuant to N.J.S.A. 19:44A-20.7, a “fair and open process” means, at minimum, that the Request for Qualifications (“RFQ”) shall be: (1) publicly advertised in newspapers or on the Internet website maintained by the municipality in sufficient time to give notice in advance of the contract; (2) awarded under a process that provides for public solicitation of proposals or qualifications and awarded and disclosed under criteria established in writing by the municipality prior to the solicitation of proposals or qualifications; and (3) publicly opened and announced when awarded; and

WHEREAS, it has become necessary for the City of Hackensack (“City”) to engage various professionals and extraordinary unspecifiable service providers; and

WHEREAS, the City of Hackensack desires to appoint such professionals and extraordinary unspecifiable service providers by a “fair and open process” pursuant to N.J.S.A. 19:44A-20.1 et seq.

NOW, THEREFORE, LET IT BE RESOLVED, by the Council of the City of Hackensack, that RFQs for professional services are hereby authorized including, but not limited to:

1. City Attorney;

2. City Prosecutor;
3. Alternate City Prosecutor;
4. Public Defender/Conflict Public Defender;
5. Labor Attorney;
6. Bond Counsel;
7. Tax Appeal Attorney;
8. Tax Appeal Appraiser;
9. General Municipal Engineer;
10. Consulting Traffic Engineer;
11. Consulting Environmental Engineer;
12. Municipal Auditor / Financial Management Services;
13. Redevelopment Attorney;
14. Affordable Housing Counsel;
15. City Planner
16. City Architect
17. Special Litigation Counsel; and
18. Other professional services and extraordinary unspecifiable services as the Council may deem appropriate to award pursuant to a “fair and open process.”

BE IT FURTHER RESOLVED, that all of the RFQs for the professional services and extraordinary unspecifiable services as set forth hereinabove shall be prepared and published in accordance with N.J.S.A. 19:44A-20.1 et seq. and all submissions in response shall be evaluated on the basis of the most advantageous submission, all factors considered, including, but not limited to:

1. Experience and reputation in the field;
2. Knowledge of the subject matter to be addressed under the contract;
3. Availability to accommodate any required meetings of the City or City Agency;
4. Any other factors demonstrated to be in the best interest of the City or City Agency.

BE IT FURTHER RESOLVED, that the City Clerk is directed to publish notice of the RFQs for the professional services and extraordinary unspecifiable services enumerated above, on the City website with a prominent link on the home page of the City’s website by **May 27, 2026**. The notice of RFQs shall include the following:

1. A description of the requested professional or extraordinary unspecifiable service for which the RFQ is made;
2. A statement that Qualifications must be submitted by **11:00 a.m. on June 24, 2026**;

- 3. A statement that the RFQs are being made by the City;
- 4. The address and phone number of the City Clerk’s office and a statement that applicants may obtain the RFQ document from the Clerk’s office if they cannot obtain the RFQ documents from the City’s internet website;
- 5. A statement that the RFQ is being made through a fair and open process in accordance with N.J.S.A. 19:44A-20.5 et seq.

BE IT FURTHER RESOLVED, that the City Attorney is authorized to effectuate the drafting of the RFQs, which shall include the evaluation criteria hereinabove stated.

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. 157-26**

A RESOLUTION AUTHORIZING THE CITY OF HACKENSACK TO EXECUTE AN AGREEMENT FOR USE OF CITY PROPERTY BETWEEN THE CITY OF HACKENSACK AND L.E.A.D. INC.

WHEREAS, the City of Hackensack (hereinafter the "City") is the owner of certain real property and facilities known as Johnson Park located at 450-460 River Street in Hackensack, New Jersey (hereinafter the "Property" or "Facility"); and

WHEREAS, L.E.A.D, Inc. (“User” or “LEAD”) has requested permission to use the Property/Facility for the purpose of the 2026 L.E.A.D Fest Carnival from May 31, 2026 through June 23, 2026; and

WHEREAS, the Mayor and Council of the City has determined that such use of the Property/Facility is consistent with the public interest; and

WHEREAS, the City desires to permit such use subject to the terms and conditions set forth in an Agreement for Rental of Johnson Park (hereinafter the "Agreement"), which Agreement requires the User to protect and indemnify the City against any and all claims, losses, damages, or liability arising from or in connection with the User's use of the Property/Facility; and

WHEREAS, the City requires that the User maintain adequate liability insurance naming the City as an additional insured, in such amounts and with such carriers as shall be satisfactory to the City Attorney and Risk Manager; and

WHEREAS, the governing body finds it to be in the best interest of the City and its residents to authorize the execution of the Agreement upon the terms and conditions set forth herein and in the Agreement.

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

SECTION 1. Authorization to Execute Agreement.

The Mayor is hereby authorized and directed to execute, on behalf of the Municipality, an Agreement for Rental of Johnson Park, substantially in the form attached hereto and made a part hereof as **Exhibit A**.

SECTION 2. Description of Property and Facility/Permitted Use and Duration.

The Agreement shall pertain to the following City property and facility: Johnson Park located at 450-460 River Street, Hackensack, New Jersey. The User's use of the Property/Facility shall be subject to any conditions set forth in the Agreement.

The User is authorized to use the Property/Facility solely for the purpose of lodging and equipment storage, for the period commencing May 31, 2026 and ending June 23, 2026 unless sooner terminated in accordance with the terms of the Agreement. The City reserves the right to revoke permission at any time upon 60 days written notice.

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. 158-26**

RESOLUTION AUTHORIZING THE CITY OF HACKENSACK TO EXECUTE AN AGREEMENT FOR USE OF BERGEN COUNTY PROPERTY BY THE CITY OF HACKENSACK

WHEREAS, the Board of Education of the Vocational Schools in Bergen County (“Bergen BOE”) is the owner of certain real property and facilities known as the Bergen County Academies Parking Lot located at 200 Hackensack Avenue in Hackensack, New Jersey (hereinafter the "Property" or "Facility"); and

WHEREAS, the City of Hackensack (“City”) has requested permission to use the Property/Facility for the purpose of staging of emergency vehicles for the 2026 L.E.A.D Fest Carnival from June 1, 2026 through June 16, 2026; and

WHEREAS, the Bergen BOE has allowed for this usage subject to the terms and conditions set forth in an Agreement for Use of Property and Facility (hereinafter the "Agreement"), which Agreement requires the City to protect and indemnify the Bergen BOE against any and all claims, losses, damages, or liability arising from or in connection with the City’s use of the Property/Facility; and

WHEREAS, the Bergen BOE requires that the City maintain adequate liability insurance naming it as an additional insured, in such amounts and with such carriers as shall be satisfactory; and

WHEREAS, the Mayor and Council of the City finds it to be in the best interest of the City and its residents to authorize the execution of the Agreement upon the terms and conditions set forth herein and in the Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of City of Hackensack as follows:

SECTION 1. Authorization to Execute Agreement.

The Mayor is hereby authorized and directed to execute, on behalf of the City, an Agreement for Use of Property and Facility, substantially in the form attached hereto and made a part hereof as **Exhibit A**.

The User's use of the Property/Facility shall be subject to any conditions set forth in the Agreement.

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. 159-26

RESOLUTION OF THE CITY OF HACKENSACK SUPPORTING USE OF
AFFORDABLE HOUSING TRUST FUNDS IN CONNECTION WITH 89-95 ESSEX
STREET, BLOCK 10719, LOTS 20 AND 21

WHEREAS, Regan Development Corp. (hereinafter referred to as the "Sponsor") proposes to construct an affordable housing project comprised of approximately 57 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 20 and 21 in Block 10719 as shown on the Official Assessment Map of the City of Hackensack, Bergen County, New Jersey and which is situated at 89-95 Essex Street; and

WHEREAS, the governing body has determined that there is a need for this housing project in the City of Hackensack (See attached Exhibit A); and

WHEREAS, the governing body further finds this location particularly suitable due to the close proximity of public transportation; and

WHEREAS, the Sponsor is applying to the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "Agency") for the 9% Low Income Housing Tax Credit (LIHTC) program; and

WHEREAS, the Sponsor has requested additional funds, not to exceed \$3,000,000 from the City's Affordable Housing Trust Fund; and

WHEREAS, the City Council of the City of Hackensack finds that it is in the public interest to support the Project with trust fund monies.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Hackensack that an amount not to exceed \$3,000,000.00 of the City's affordable housing trust funds be reserved for this Project.

BE IT FURTHER RESOLVED by the Mayor and Council of the City of Hackensack that Harbor Consultants is hereby authorized and directed to prepare an amendment to the City's 2026 Affordable Housing Trust Fund Spending Plan, dated March 2026, prepared by Harbor Consultants, Inc., for governing body consideration,

to include an allocation of up to \$3,000,000.00 of the City's affordable housing trust funds for this Project.

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.

Marlene Sommerville – Grant me a little bit of leeway because I am wearing three different hats tonight for three different committee reports. The first is for the HEC, Hackensack Environmental Commission and Green Team, the May overview for the Council. I wanted two items to call out. We have finally released our spring edition of our newsletter. That will go live this Friday attached to the City newsletter when it goes out. I wanted to say to my committee members, thank you. It was a lot of effort and time to put it together, make sure we had correct information, that it was structured correctly and that it aligned to what we had with the city. Congratulations to my team for doing a really good job. The second, on behalf of the committee, congratulations on us being awarded \$20,000 for the PSEG grant that we just received. There was a lot of work that went into that initiative especially Vicky and Josh Cohen who were the ones who actually worked with the team to put the report together. I wanted to say congratulations and thank you. To the City Manager, I would like to set up a meeting in your office. If this falls under my purview even though I wasn't the person to deal with it initially, the maintenance and upkeep of the Prospect Avenue triangles so I think initially when it was done, the concept was a collaborative effort between the Garden Club, the HEC, and the DPW on doing the maintenance of the triangles usually between the spring and summer that it needs to be maintained. Spring is here, a lot of rain and it is overgrown, the garbage can is there, the bench is moved. We would like to see how we can facilitate a collaborative effort with DPW, not quite sure who to have a conversation with, so I would like to be able to engage your office to get some assistance with moving that forward. I will move to the second hat as the Hackensack representative for TANAAC and will run through the updates. We had our last meeting on April 15 and I will hit the high points. We are moving towards the Route 17 alternative. The alternative is getting the pilots to utilize a route that does not go over Hackensack Hospital and the City of Hackensack, but utilize the route to go over the water, right? More over Route 17 over water and then pivot to come for a straight landing in. It was championed by the FAA in January. It was released to all the pilots in February and so far we have limited usage but at least it is being tested and used. More to come as it ramps up but we are hoping to be able to get them to move to not 100% but my goal is 20% then 40% and so on. Small steps is better than no steps. That is the last part of the issue. There was an accident. I need to have a conversation, maybe with you and legal. There was an accident at Teterboro Airport on April 16 with a small airplane crashing into the airport. We did reach out to ask them for a copy of their risk assessment. What is the policy? What happened? Mediation. Currently, we are told that it is under investigation. There has been no other updates. You may need something on city letterhead at some point to ask them to request for feedback.

Sergei Tolstoy – I would like to commend the Bergen County Executor and his crew for the work they have done on River Street. It is amazing. Some hard work and people have to understand. I would like to commend City employees of Hackensack for the work they do especially Frank Borelli and Allison Saabye. The website has drawn many Hackensack residents into Hackensack. They are more aware and more involved. Crossing guards – Robert Burke, 79-year-old decorated Vietnam war veteran was fatally injured in High Bridge, NJ in November 2024. Bruce Morac, a 74-year-old retiree, died Friday morning December 6, 2024 in Burlington City. Jean Schultz, 80-year-old was killed Monday afternoon May 4, 2026 in the borough of Woodland Park. I would like to request a moment of silence please. Data compiled shows that from 2015 to 2025, ten years, at least 230 crossing guards across 37 states in Washington DC were struck by vehicles with nearly three dozen killed. Woodland Park stood up and stood strong with Mayor Tracey Tallot promising the borough Council days after

the deadly incident, that there would be an immediate and thorough review of the conditions and traffic patterns and that there would be increased police presence and targeted traffic enforcement in Woodland Park. In Hackensack, where two pedestrians on Hudson Street in 2024 were seriously hurt in a crash. They got tickets for jaywalking. On July 17, 2017 in the Shop Rite Riverfront Plaza mall, a 60-year-old man was struck by a Bergen County vehicle, a truck, and he got no justice. Two and a half ton machines are allowed to avert the traffic laws and risk lives without serious consequences. Local traffic laws in the City of Hackensack, the County seat of Bergen County, need to be revised and adopted to a 21st century environment of safety from reduced speed limits to increased roadway rumble strips and bumps. You have to lead by example. Safe streets save lives. On May 8, after I spoke here the last time, a 74-year-old man was killed in Hackensack just after this meeting where safety issues were once again raised. My question is, how many more?

Richard Muller – I am coming back up here to ask about what is going on about Linden and Anderson Avenue, if anything has been looked at for the parking over there and possible creation of more parking on the street. We have discussed it previously with you guys and discussed it would be a benefit on Linden to slow the traffic down coming into Anderson Avenue. I was wondering if anything has happened with that or if you have gotten anywhere with that.

Rich Cerbo – The busses continue empty down our avenue speeding, and no one does anything about it. I mentioned this years ago and our previous Mayor used to say maybe they will fill up as they go and they are going past you as they are empty. NO, they are empty everywhere. I don't get it. Look into it. The busses are empty and speeding. What is happening? I wanted to ask questions about you were elected about a year ago. 2025. I remember reading about it because you won so handily. You won by a large margin and they mentioned you had been ushered in by the Democratic party, that some kind of machine was helping you win and get your votes and this and that. I want to talk about that because this is a non-Partisan town, there is no way of keeping the parties out. That money should be kept out because they can influence a lot of things. Democratic party money can influence a lot of things. Can we talk about it? If we are going to go back to that and have candidates run under the moniker of car of Democrat or Republican or Independent. Let's talk it through because this seems to be surreptitious that you won with Democratic assistance and how are they going to influence our City? It is a larger discussion, but I think it should be talked about. They used to talk about it years ago and they knocked it down. We stayed non-partisan. They wanted to put the election into November and have it under a party heading so it would bring out more and more votes and I guess the Democrats have their ways. I would like a response.

Bill White – The reason why I am here I want to discuss Pulaski Park on Washington Avenue before the project starts with the soccer arena or whatever you want to call it. I think it has to be looked at. As the Mayor and Council, you guys should come back to the residents and ask us what do you think about it instead of taking up an entire double basketball court and putting a soccer catastrophe there. Why? Let's talk about it. We have an abortion down here at Johnson Park, 18-million-dollar soccer park. Put it down there. Put it somewhere. I don't care if you put it at Pulaski but let's talk about it. This is not my first rodeo. 25 years I have volunteered in this town in sports, everyone knows. I am all about the kids. We have two basketball courts larger than a high school court. Why? Let's turn them and take them and shorten them so the kids can play. We always talk about there is nowhere for them to ride bikes, we have the asphalt. Let the kids go there and take the soccer court and put it in the back grass area. There is a large area to put it. If not, let's say this is the asphalt, you have a basketball court and a basketball court, you want to put it here and block the entrance to the school for the parents that have to walk. Two, it because a safety issue because when they have fire drills, they go to the basketball court. I get it. It's City property but that is what the school's plan of action is. We are going to make these people walk around. The track that goes around it, every 10 to 12 feet is broken so we can come up with ideas. Our playground has holes in it. There is rust. It is 28 years old. What

happened? A girl's foot went through it, they put some duct tape, a piece of metal on it and another kid went through it. What do they do? They come back with Gorilla tape, still the same problem. Same solution. Two weeks later they come back and take a piece of metal, put rivets in it, and the playground is fixed. Safety? It's 28 years old. It is rusted. I haven't seen anyone down at Pulaski Park in years. I just saw one, when you sent them down two weeks ago. He came down and looked at it and said are you crazy? This is rusted. I said yes, there are ideas for that playground. We could turn it. We haven't put new woodchips in it since 2021. DPW first year in four years came and raked it. Our benches are broken. We have a walkway that the prior Council put in and there is no shaded area in the park. Let's put a gazebo. We spent \$100,000 at Staib Park, let's put a small one in. Pulaski Park is the only park without a flag. No flag. One more thing, garbage cans. We discussed Washington Avenue becoming a one-way. We have cars that fly off of Route 80 at 70-80 mph. That little blink blink 25 mph works when it wants to work. It doesn't slow them down. Speed bumps, we haven't graded that street since 1976. We paved it in 1998 and they went over what was there and every month they are out filling holes. Can we look at changing it to a one-way? Thank you.

Fred Caserta – My complaint is about the proposed mini soccer whatever it is in Pulaski Park. Our house is right there. There is no restrooms so if you increase the amount of people that are there, there are no restrooms. We have no parking. There is no parking as is. Every spot is filled every night and most parts of the day even. I have water problems from when they put the walking path in and I don't want to make the problem a lot bigger if it has anything to do getting near the drain in the middle of the basketball court. Also, the ingress and egress going from Jackson Ave to the school if you block the path, there is a lot of people that come down Jackson Avenue, drop the kids and have to go through the fence to get to the school. It would be a lot worse for the people just to have a mini soccer court there. That's about it. I want to thank Tom the Manager, for coming down and looking at the problem.

Mrs. Caserta – Our house is right in the park. There is a school. There is a park. They have a big thing to play on. They already have places to play. My house is right there on the edge so when they come home from school, they cut across which is fine but if they have another thing there, my windows are closed, everything, I'll be right there. The park in there and there is my house so if they are playing that, I am going to get broken windows. The whole street parking is bad, and it is not good to have more stuff. It is just terrible. They are not going to make it. If the school comes running out, there's the thing that they play. They don't need more stuff there. They have enough. They have basketball there and they have this and they want to do more? My house is going to get broken windows. Right now it is a dead end, and they park all over the place and then these people come in and they don't work there or live there and they want to use a park. They shouldn't put more stuff there. It is going to be a problem.

Marie Osorio – I live across from Pulaski Park. I have been living there for over 40 years. The park has gone through many changes. When we first moved in, we had kids setting fires there. There was a small bathroom in the middle of the park where they used to set fires. It wasn't great then. I am not a fan of the soccer proposition only because there is no parking. The school parks in front of my house to drop their kids off and pick them up and it is very dangerous. There is no bathrooms. I have a few pictures from another park that is very close in South Hackensack and they have nice benches, a little thing for dogs, the dispenser to pick up after dogs. They have speed bumps and flowerpots. It is just a suggestion. These are the benches we have now which are left over from 1930. We are trying to do this for the next generation of kids in Hackensack and if we are going to do something and improve it, we might as well do it the right way. Thank you.

Brownita Sissy Scariff – Peace and blessings to everyone. At our last meeting I mentioned ADUs, but I didn't get a response at the end of the last meeting. Can you give me an update? Two, I have often talked about that school on Second Street about having transparency that there is a school there. Most people don't know that unless

you live in that neighborhood. On Passaic and Haynes, a couple weeks ago there was a terrible accident crossing Clarendon, coming down Haynes. The crossing guard has a terrible time there. It is a 4 way intersection. She has a terrible time. The kids have to run across. The cars coming off of Summit, instead of waiting when a car is making a left, they want to go around on the right-hand side. It is a one lane street, and you are not supposed to pass on the right. There was a bad accident. The little girl came out the car crying and screaming, bent over talking about her stomach hurts. It is bad for some of these crossing guards. Whoever was speaking about the crossing guards, we need to do more to protect them. We need signs, we need some transparency that there is a crossing guard there. When you come down off of Prospect, you don't know when you go around another car on the right illegally, there is a crossing guard there crossing the children until you get there and skid. This car banged into the curb, slid down the street. It could have been worse. We need to do more to protect our crossing guards and make people aware that there is a crossing in front of them. Just wait and be patient because it could have been worse. They could have hit a child. Second Street needs to have a school zone marking in the street and when is Second Street going to get repaired? It's so raggedy. Bill, you were wrong about one thing. I went down to Pulaski Park two months ago and I took pictures. I talked to the resident who had a child there and they are like nonchalant about it because they don't think anything will get fixed and I have pictures in my phone of the holes and tape and all of that. Those things need to be taken care of. I brought it up at a board meeting but didn't follow up on it but I will follow up with Lisa about what we can do and what we can recommend down there. Pulaski is ghetto. We need to get that going. Bill is the man, he knows.

Josh Cohen – Thank you making progress toward making a new park on Main Street. I love that. Also, congratulations to the Environmental Commission on being awarded a grant for the Environmental Resource Inventory. That would be the first one since the 1970s. I also want to echo something Councilwoman Clark Collins mentioned recently that these meetings have become informative and better attended. You are reaching a broader cross section of residents. I would love to see help build on that momentum with more context from city leadership on how these individual projects connect to the city's larger goals and adopted plans. That kind of communication can help turn these individual projects into stories and help build public confidence and leadership. Hackensack already has some of that framework in place. The open space and recreation plan is a thoughtful, data driven document developed with input from staff, boards, schools, community stakeholders, and it's the project of community engagement which I think we heard tonight is something people are looking for. It identifies short-, medium-, and long-term action plans by park and neighborhood. It distinguishes an active place from passive recreation spaces, accounts for demographics, open space availability, and it gives us a clear basis for aligning projects, grants, and public communication around shared goals. An example at the last meeting, Ryan presented on a lightning detection system being installed at every city park and school. It is a huge accomplishment. It is something we have been working on for years and I know it's a medium-term action plan in the open space plan. But, if you were watching that and haven't read the document, you would have no idea that was a larger goal we have been working on for so long. What else have we accomplished? What is our current status of implementing the plan? What are we currently working towards? Those are genuine questions. How do we accomplish those long-term goals in that plan. That is the kind of leadership communication that Hackensack really needs. Why is this important? That plan, for example, evaluates splash pad at Staib Park as part of a broader park improvement and doesn't go at Baldwin Park which doesn't have bathrooms or parking or space. That is the kind of site-specific work that took effort to produce and helps inform which projects move forward and which grants get written. The City's grant writers, engineering consultants, professional staff are the ones positioned to frame those projects within the Master Plan. If those proposals are coming forward without that framing, the Council should expect it as a base line. I encourage you to use that plan more actively as a management tool not just for compliance but as a living road map when staff bring forward projects, futsal courts as you heard today, ask which action item in the open

space plan does this advance? That framing ensures our investments are thoughtful and have a response to people tonight who have concerns about it. You thought this through already. The plan may also contain items that no longer reflect your current priorities. It was originally written by a different Council. That is fine. Priorities evolve. If that is the case then you need to update the plan to ensure that the staff, boards, and the public are all working from the same playbook. When the city completes an action plan, say so. Connect the work to the plan. Take the credit. It reinforces that planning leads somewhere. It builds confidence and shows residents that commitments are being followed through.

Darling Bode Zambrana – I just want to state one thing, back in 2023, August 1st, I sent an email to the previous administration in regards to the intersection of Clinton Place and Main Street. Apparently, the Main Street falls into the County road. I think you have seen the previous communication with the County to Riverside Road but this in particular intersection requires a proper traffic signal. They sent it back to me. I can forward the email. What the County said that the intersection does not need the MUTCD traffic signal 8 hours for installation of traffic signal. You have an Aldi there, you have a new multi dwelling building and everyday around 3 or 4 in the afternoon, there are a lot of foot traffic and pedestrians are going over and motorcyclist going over 25 mph and not stopping for pedestrians. I can assure you that because I have taken videos and photograph of these cars and nothing was done back in 2023. This is my first time addressing this to you so maybe you can look into it. I would appreciate that a lot. I go to church at Trinity right there and I walk there with my dogs and it is concerning especially when my dad goes to Aldi. If you can look into that intersection. I can send an email to the County but I don't think they want to see my name anymore. It is so beautiful to know River Road is as smooth as it can be now. I don't have to do like I am drunk driving. Thanks to the County for doing that work.

No one else wished to speak.

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

VIII. MAYOR AND COUNCIL COMMENTS:

Councilwoman Clark-Collins – Yesterday despite the rain, our community came together at Veteran's Memorial Park to honor the brave men and women who have served our nation. I want to extend my heartfelt thanks to everyone who attended. Your presence showed true appreciation for the sacrifices made by our veterans. I want to extend my deepest thanks to all the volunteers who helped make yesterday's memorial event so meaningful. Your dedication, organization, and willingness to show up even in the rain ensured that our veterans received the honor and respect they deserved. From setting up the park to coordinating the program to supporting our guests, every effort you made reflected the very best of our Hackensack community. Events like this don't happen without people who care and I am truly grateful for your time, your energy, and your heart. Thank you for helping us honor our veterans with the dignity and gratitude they have earned. I'd also like to thank every first responder who continues to protect and serve our community. Your courage and commitment never go unnoticed. Tonight, we approved updates to the rent stabilization board ordinance. These changes were made to ensure the board can meet quorum and continue it's important work. The rent stabilization board plays a vital role in helping resolve disputes between landlords and tenants, promoting fairness and stability in our city. I encourage residents who are interested in serving their community to consider joining the board. Your participation can make a meaningful difference and ensuring that Hackensack remains a fair and supportive place for all who call it home. Hackensack thrives when our residents take an active role in shaping the future of our city. With the recent updates to the rent stabilization board ordinance, it is now easier than ever for community members to join this important board. The rent stabilization board plays a vital role in helping resolve disputes between landlords and tenants, ensuring fairness, stability and transparency in our housing community. Your voice, your

experience, and your commitment can make a real difference for families and property owners across our city. If you care about housing, fairness and community problem solving, I encourage you to consider serving. This is an opportunity to contribute to a board that directly supports the wellbeing of Hackensack residents. Together, we can keep Hackensack a place where everyone feels heard, respected, and supported. I would like to close by giving you a reminder to get out and vote next Tuesday, June 2nd in the Primary Election. As always, thank you for coming and get home safe.

Councilman Carroll – To our residents, Mr. White down at Pulaski Park, nothing is set in stone. We want the community engagement and that is what we got, which is great. We want to hear what the community says. We are not just going to put something somewhere, we are going to suggest it and keep it open to our residents whether it is on Pulaski or Anderson Street. We want to hear what you have to say. I am glad you came out and voiced your opinions on that. We will take that under consideration. For the woman that made the suggestion at Clinton and Main Street, I agree. There is construction there. I will talk with the City Manager because where they have the fencing you can't see through it so you have to creep up 5 feet past the stop sign to make a right or left and traffic is crazy. We will address it with the City Manager and see what we can come up with. Anderson Street, we were trying to keep an eye on that because we get complaints about double parking on the weekends. The police were going to start doing drone patrol. I didn't get a report on that but hopefully something happens there because I have driven down and it is a lot of double parkers. It is a work in progress, everything that we do, and I appreciate everyone who comes out and voices their opinions. We take it and we write it down and hopefully come up with some kind of remedy to make everyone happy. Thank you to the Main Street Alliance. Keep up the great work. You are doing a great job down there. Expand it to Route 4 instead of cutting it off at Anderson Street but that's my opinion. Thank you for coming and God bless.

Councilman Diaz – Good evening. As we bring this public meeting to a close, I want to express my sincere gratitude to everyone who came out and spoke tonight. Your feedback, your concerns and even your criticisms are what keep this Council grounded and focused on what truly matters. We are taking notes tonight as you saw and I assure you that your input will be front and center as we deliberate on these issues moving forward. One thing that I want to make clear tonight, when we make decisions, we don't think as Democrats, we don't think as Republicans, we don't think as Independents. We think as committed citizens of Hackensack. That is the way it is. Thank you for your time, your passion, and your dedication to making our community a better place to live. Have a safe trip and enjoy the rest of the night.

Mayor Gaines – I am going to briefly echo the Councilwoman. Yesterday, we had quite phenomenal turnout at the Memorial Day ceremony despite the rain. Thank you to everyone who was there and special acknowledgments to the Veteran's Board and former Mayor Mike Melfi who spearheads it every year and does a fantastic job. There is also Hackensack history that is a part of the ceremony so if you haven't been before please join us next year and if you want to see this year, you can watch on social media and YouTube as well. I want to tick off a couple things that haven't been addressed. First, River Street is a County road but I have to say driving down River Street, to me, worth a week and a half of a hard time because it is smooth. We know how roads go so I can't promise it will be smooth next week but it is smooth today. It is a well-traveled road and I encourage you to go down it. Thank you to County for doing that. I want to just address a number of things, I think Councilman Carroll talked about some pedestrian safety things, Anderson Street, Clinton and Main. All of these traffic safety concerns, we are happy to let our experts in PD look at those things and investigate those things. None of us are traffic experts but we rely on our PD to do that. Pedestrian safety is something we take very seriously. In the City of Hackensack, in 2011 I lost my grandfather in a vehicular accident while he was on foot in Hackensack and so, I don't need to be convinced about the importance of pedestrian safety. It is something that what works in one municipality may not work in this municipality for a number of reasons but Traffic looks into all of those things when they are raised here. To all of

our residents, continue to raise those things and we have had a number of actions taken because of things that were raised here. One that comes to mind because I pass by it everyday, is Anderson and Prospect which now has four illuminated stop signs and hopefully that makes an impact over there. Thank you to those who raised issues. I am not going to allow you to say I didn't address the auxiliary units this meeting so we have had folks look at it on our end, to look into the feasibility of it to see what other municipalities are doing. I know you mentioned Teaneck but we are looking into it. It is something we are exploring. Regarding the parks, lots of conversation on Pulaski Park. I want to echo what everyone said. Thank you for coming to talk about Pulaski Park or any of the parks. It is important and good for us to hear people's comments whether you agree with us or not so thank you for that. I want to acknowledge that I heard two things happening at the same time in that conversation. I heard that the benches look like they are from 1930, the equipment is rusted, the wood chips haven't been tended to in a long time, that there is duct tape on equipment and also that we don't want new equipment because it may attract more people to use the park. So, these are things that need to be reconciled in same space. I certainly recognize and acknowledge that we have equipment that needs some TLC. I also am going to use the privilege to say that the things we are talking about - the wood chips from 2021 that haven't been updated predate us. DPW came and tended to it. No one has come to the park in years. Our City Manager has been down there. So, we have some fresh eyes. I am trying. I am going to ask the Manager to speak a little because this particular soccer pitch that is being proposed is not something that originated with the City. it was something that we were offered via a grant and it is also not taking up the full basketball court so for folks that play basketball and want to continue to, they will have the ability to do that. This was discussed at the last meeting. I am going to ask the Manager to shed light to make sure we are all talking about the same thing and thinking about it the same way.

City Manager – I stopped down since they had some concerns with the locations. It is called a mini soccer pitch. It is a small self-contained soccer court. It looks like a mini hockey rink. It is enclosed with walls on all sides of it intended to keep the ball inside the play area. It was given to us at no cost through FIFA through the HUMC who had an opportunity to gift three municipalities with this mini soccer pitch, and they chose Hackensack as one of them. When I heard Mr. and Mrs. Caserta's concerns about it being too close to their house, I visited them and took a walk in the park with them, and they showed me what their concerns were. I recognized their concerns and talked to project management about the concerns. We spoke to Musco lighting, the company that is facilitating the installation of the mini soccer pitch and they identified the area they were going to put it on which was the east side of the large black top area and it was going to cover one basketball court and some middle with nothing in it right now. It wouldn't go near the drain. That is where they proposed to put it because that is set up most logistically appealing to them. It was flat. There was no pitch or unevenness to worry about. When I heard the concerns and saw them in person, I said if we can move it to the west side, it would be away from all homes. It won't interfere with the foot traffic of the kids going from Jackson Avenue through. There was a concern there that Musco didn't want it there because there was a little uneven blacktop. Ryan spoke to the paving company and most likely, if this is the final destination, they will put a small pad there to level it out to accept the soccer pitch. I do want to say it's a tough thing. This is not the first or second public improvement that we are trying to do and Josh Cohen is correct. We do look at that study that was done years ago and it identifies all the parks and which have had improvements, which are due for improvements, and we do look at that to decide what parks to focus on and Pulaski hasn't had any improvements lately. We thought this was a perfect tool to put a perfect piece of equipment there and we also know soccer is a very big activity for the kids these days so thought this would be ideal. Hearing the concerns, we considered moving it to the west side where it won't interfere. We believe that would be a much better location after seeing it. While I had Ryan, I told him about the drainage concerns. He has our engineer looking at that being that there's only one small drain in front of your house. He showed me the pictures of the water going into the park, following the path around the playground and eventually finding its way to the center drain which obviously

works very well. We are going to look at the drainage concerns there as well. I don't want you to think what you told me went unnoticed or we didn't act upon it. As far as Mr. White, most of the playground equipment in most of the parks, we have identified the ones that need upgrading and we are actually. Councilwoman Clark Collins is the rec liaison and she visited all the parks as well and we have put in for grants for most of these playground equipment that need upgrading and we are definitely going to get them done eventually. I am glad you brought that to my attention, the deficiencies on that one. There is no doubt about it. You said you needed garbage cans down there? I wasn't sure what your concern was.

Mr. White responded – There is nothing down there. There are two garbage cans. One by the opening and one by Jackson. That's why you can't have the camp program down there. There's also no flag there. If you put a pole with a flag, you'll have some shade to cover.

City Manager responded – We will look into all the suggestions. All good stuff and we are only trying to make improvements here. We are not trying to cause neighborhood uproar. While I have the mic, I will pass along Passaic and Haynes to the traffic division and three of the concerns were about the mini soccer pitch and then Linden and Anderson parking I will have to revisit. I am not aware of what anyone was working on there. Feel free to email me, you don't necessarily have to bring it to a Council meeting. You might get a quicker and more accurate response if you just email me so feel free to do that. That covers everything.

Mayor Gaines – A couple other quick things, in terms of the community engagement, Josh, I agree with you completely. We have been in office for just shy of a year. It feels like longer but what a year and I have to say I am proud of a lot of things we have done and to be honest when people say this has been an issue for a long time, why hasn't this been fixed? Why aren't you fixing it? Why is it not on your radar? I take that as an incredible sign of confidence that you all have in us that in 11 months, that the ills of Hackensack can be addressed, but we are working on it. I am proud of our investment in the library. I am proud of the work that has been done in terms of the various environmental groups in terms of soliciting grants and receiving grants. I think the ERI study is something that is past due and you all did exactly what everyone should be doing which is that some time ago, you came to us saying this is an issue. You identified a grant, you found a way to pay for a majority of it. That is a beautiful thing. We are going to continue to try to find as many creative ways to address all of the issues that we can in the time that we have. I am going to ask everyone for their continued patience. Their continued well wishes and their feedback and we will course correct as we can. The last thing and I am only addressing it because Mr. Cerbo asked for a response and I would hate to deny that request. As the Councilman said, we sit here and when we are faced with issues, there are issues that are non-partisan issues. Snow removal is non-partisan. Potholes are non-partisan issues. I would not presume and it would be incorrect to presume that everyone sitting on this dais is of the same ideology. Because our election was referenced, I want share and remind two text messages that I received and we all received on May 12, the day before the election. The first one: "Urgent - Caseen Gaines and Hackensack Unites are far left radicals who supported defunding the police and turning Hackensack into a sanctuary city. We can't let them take over our town. Vote for Mayor John Labrosse and the Labrosse Team, the only team fighting to keep Hackensack safe and secure." That is one text and sent two minutes later this text: "Urgent - Caseen Gaines and Hackensack Unites took money from a MAGA aligned pack and are backed by the Bergen County Republican Chairman. We cannot let GOP insiders take over Hackensack. Democrats must show up and vote Team Labrosse, Column 3 to stop them." I would love any supporting documentation that you can provide to say that we are tools for the Democratic party but what I would say is that the injection of partisan politics regarding this Council was not done by this Council. The injection of partisan politics addressing this Council was done on Election Eve in a desperate attempt by people who knew they were losing 24 hours later.

IX. ADOURN:

There being no further business, the meeting was adjourned at 8:15 PM.

Approved by Mayor and Council on June 16, 2026.

Mayor Caseen Gaines

ABSENT

Deputy Mayor Agatha Toomey

Councilwoman Sonya Clark-Collins

Councilman Phillip Carroll

Councilman Roberto Diaz

Deputy City Clerk Allison Saabye, RMC