

DOCKET

HACKENSACK CITY COUNCIL MEETING – Tuesday, June 16, 2026 5:30 PM

I. CALL TO ORDER AND ORDER OF BUSINESS

- a. Open Public Meeting Act: *The City Clerk announces that the meeting is being held in accordance with the "Open Public Meeting Act", N.J.S.A. 10:4-6 et seq., notice of which was posted on the [Municipal Website](#) pursuant to Public Law 2025, c. 72.*
- b. Roll Call
- c. Flag Salute
- d. Approval of Minutes: May 26, 2026 Council Meeting

II. RESOLUTION FOR EXECUTIVE SESSION

- a. On-going Litigation:
- b. Matters involving attorney/client privilege
- c. Matters involving the purchase, lease or acquisition of real property
- d. Any pending or anticipated litigation or contract negotiations

III. PROCLAMATIONS AND PRESENTATIONS

- a. Proclamations:
 - i. Community Health Improvement Week
 - ii. Sylvia Brown: Girl Scout Gold Award
 - iii. Hackensack High School Student Athletes
 - a. Briana Darling
 - b. Seven Garcia
 - c. Michael McGinnity
 - d. Hackensack High School Boys Indoor & Spring Track Teams
- b. Special Item for New Business

1. Resolution #160-26 Resolution Commemoratively Renaming the Intersection of Beech and Second Street to "Gordon 'Scooter' Whiting Way"

- c. Presentations by Groups:
 - i. Hackensack Environmental Justice Alliance: Hackensack Green Infrastructure Plan

IV. REPORTS AND PRESENTATIONS FROM PROFESSIONALS AND DEPARTMENT HEADS

- a. Department Head Reports: None
- b. City Professional Presentations
 - i. Bergen County Open Space Public Hearing: Staib Park Putting Green
- c. City Manager's Report

V. PUBLIC COMMENT (on agenda items only)

VI. NEW BUSINESS (ORDINANCES AND RESOLUTIONS)

i. Ordinances for Second Reading

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| 2. Resolution #161-26 | Adoption of Ordinance 09-2026, An Ordinance Authorizing the Acquisition of 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 or, If Necessary, Eminent Domain |
| 3. Resolution #162-26 | Adoption 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 |

ii. Ordinance for First Reading

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| 4. Resolution #163-26 | Introduction of Ordinance 11-2026, An Ordinance Of the City of Hackensack in the County of Bergen, New Jersey, to Execute a Financial Agreement Between the City and K Group Hackensack Venture Urban Renewal LLC In Connection with Real Property Known and Designated as 15, 17, and 21 Huyler Street, Block 10719, Lots 15, 16, and 17, Along with a Portion of Lot 1 on the Official Tax Map of the City of Hackensack, New Jersey |
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iii. Consent Agenda

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

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| 5. Resolution #152-26 | Resolution Requesting Approval of Items of Revenue & Appropriation (N.J.S.A.40A:4-87) for 2026 Summer Food Service Program |
| 6. Resolution #164-26 | Resolution Authorizing Payment of Bills |
| 7. Resolution #165-26 | Resolution Authorizing Tax Refunds |
| 8. Resolution #166-26 | Resolution Authorizing Submission of An Application to the Bergen County Open Space, Recreation, Floodplain Protection, Farmland & Historic |

	Preservation Trust Fund for the Staib Park Practice Putting Green Project
9. Resolution #167-26	Resolution Authorizing Execution of a Bergen County County Open Space Trust Fund Project Contract for the Staib Park Serenity Garden Improvement Project
10. Resolution #168-26	Resolution Authorizing Renewal of Liquor Licenses for the 2026-2027 License Term
11. Resolution #169-26	Resolution Authorizing 100% Veteran Tax Exemption for 326 Prospect Avenue Unit 6E
12. Resolution #170-26	Resolution Authorizing Limited Interim Legal Services And Directing Commencement of a Fair and Open RFP Process for Scarinci Hollenback LLC
13. Resolution #171-26	Resolution Authorizing the Submission of a Grant Application and Execution of a Grant Agreement with the New Jersey Department of Transportation for the FY2027 Safe Streets to Transit Grant Program (Essex Street Station Pedestrian Safety Improvements)
14. Resolution #172-26	Resolution to Cancel Duplicate Billing from 2026 for Block 402, Lot 12
15. Resolution #173-26	Resolution Authorizing Tax Appeal Attorney to Settle the Cases on the Attached List Dated June 9, 2026 That Were Scheduled for Trial or Settlement
16. Resolution #174-26	Resolution Approving Accumulated Leave Pay-Out to Police Officer Arauki Revi
17. Resolution #175-26	Resolution Authorizing the Submission of a 2026 Local Aid Infrastructure Fund Grant Application and Execution of a Grant Contract with the Department of Transportation for the Hackensack Pedestrian Safety Project
18. Resolution #176-26	Resolution Approving the Revised Mayor and Council 2026 Meeting Schedule
19. Resolution #177-26	Resolution Authorizing the Donation of 1992 Tiller Ladder Truck to Schuylkill Historical Fire Society
20. Resolution #178-26	Resolution Authorizing Appointments to the Rent Stabilization Board

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| 21. Resolution #179-26 | Resolution to Endorse the Amended Housing Element and Fair Share Plan adopted by the Planning Board on June 10, 2026 |
| 22. Resolution #180-26 | A Resolution of the City Council of the City of Hackensack Adopting an Amended Fourth Round Affordable Housing Trust Fund Spending Plan |
| 23. Resolution #181-26 | Resolution of the City of Hackensack Authorizing Execution of Agreement Pursuant to N.J.S.A. 55:14K-1 et seq. with Regan Development Corp. for Property Located at 89-95 Essex Street and Identified as Block 10719 Lots 20 and 21 (Formerly Known as Block 76, Lots 50 & 51) on the Hackensack City Tax Maps |
| 24. Resolution #182-26 | Resolution of the City of Hackensack Supporting Use of Affordable Housing Trust Funds in Connection with 15, 17, and 21 Huyler Street, Block 10719, Lots 15, 16, and 17, Along with a Portion of Lot 1 |

iv. Non-Consent Agenda

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| 25. Resolution #183-26 | Resolution Authorizing Execution of a Contract with Fireworks by Grucci, Inc. for the 4 th of July Fireworks at Foschini Park |
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VII. OLD BUSINESS

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| 26. Resolution #155-26 | Resolution Authorizing Execution of An Agreement with Fuerza Strategy Group for Public Relations Services |
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VIII. PUBLIC COMMENT

IX. MAYOR AND COUNCIL COMMENTS

X. ADJOURN

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

CITY OF HACKENSACK

RESOLUTION NO. 152-26

**RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE
& APPROPRIATION - N.J.S.A. 40A:4-87
2026 SUMMER FOOD SERVICE PROGRAM 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 **\$158,086.03**, which is now available from the New Jersey Department of Agriculture Division of Food and Nutrition.

BE IT FURTHER RESOLVED, that the like sum of **\$158,086.03** is hereby appropriated under the caption **2026 Summer Food Service Program**; and

BE IT FURTHER RESOLVED, that the above is the result of funds awarded by the New Jersey Department of Agriculture Division of Food and Nutrition in the amount of **\$158,086.03**.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD JUNE 16, 2026**


TIMOTHY J. HOFFMAN, ACTING CITY CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 155-26

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

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 at the May 26, 2026 Meeting.

Motion to remove Resolution 155-26 from the table offered by Mayor Gaines, seconded by Councilman Diaz, and approved by Mayor Gaines, Deputy Mayor Toomey, Councilwoman Clark Collins, Councilman Diaz at the June 16, 2026 meeting.

WHEREAS, the City of Hackensack (the ‘City” or “GOVERNING BODY”) solicited Proposals for Public Relations Consultant on or about April 24, 2026 (the “RFP”); and

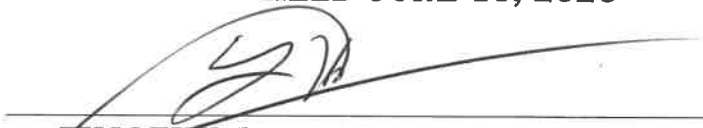
WHEREAS, on or before the time advertised for response, the following responsive bids were submitted: MDG Productions Inc. from Addison, Texas and Fuerza Strategy Group from Cedar Knolls, New Jersey; and

WHEREAS, the City has determined the residents of the City would be best served by awarding a contract to the Fuerza Strategy Group based on proposed services and costs.

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. Fuerza Strategy Group of Cedar Knolls, New Jersey is hereby selected as the Public Relations Consultant for the City and shall provide the following services in accordance with their proposal:
 - a. Develop informational City mailers and electronic communications for the purpose of informing the public, and assist in overseeing production and delivery of same.
 - b. Assist the City as needed to support Public Relations efforts, Public information dissemination, communications planning, and crisis management under the direction of the City Manager and/or designee.
2. In exchange for the above services, the Public Relations Consultant shall be paid by the GOVERNING BODY on an hourly rate in accordance with their proposal for services rendered.
3. The term of this engagement shall be one (1) year. However, this Agreement may be terminated by either party at any time by mailing to the other written notice, certified mail return receipt, calling for termination at not less than thirty (30) days thereafter.
4. A Certification of Funds has been prepared and authorized by the Chief Financial Officer for the said contract assuring that there is a sufficient appropriation in budget account 6-01-20-100-100-214 to fund the services authorized in this Resolution as this is an express and mandatory condition of the award of this contract.

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HELD JUNE 16, 2026**



TIMOTHY J. HOFFMAN, ACTING CITY CLERK

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. 160-26

**RESOLUTION COMMEMORATIVELY RENAMING THE INTERSECTION OF
BEECH STREET AND SECOND STREET TO**

GORDON "SCOOTER" WHITING WAY

WHEREAS, Gordon "Scooter" Whiting was a devoted member of the Hackensack community, a proud "Comet for Life," whose career in service to the City of Hackensack and its young people spanned decades and left an enduring mark on countless lives; and

WHEREAS, Mr. Whiting served with distinction as a football and basketball coach and as Athletic Director for the Hackensack School District, dedicating himself tirelessly to the development of student-athletes both on and off the field; and

WHEREAS, as a coach, Gordon "Scooter" Whiting was far more than a tactician — he was a mentor who believed in young people before they believed in themselves, pushing student-athletes to be tougher, more disciplined, more accountable, and better prepared for the challenges of life beyond sports; and

WHEREAS, Mr. Whiting embodied the core values of Hackensack Football — Pride, Toughness, and Brotherhood — and was widely regarded by generations of student-athletes as someone who represented everything those values stand for; and

WHEREAS, as Athletic Director, Mr. Whiting provided steady and principled leadership over the District's athletic programs, supporting coaches, student-athletes, and the broader school community with dedication, integrity, and an unwavering commitment to excellence; and

WHEREAS, Mr. Whiting served as an Assistant Principal within the Hackensack School District, extending his influence beyond athletics and into the full academic life of the community he loved; and

WHEREAS, Gordon "Scooter" Whiting was a longtime Hackensack resident whose family is deeply rooted in this community, and who, together with his wife, Hackensack Middle School Principal Dr. Joy Whiting, represented the very best of public service and civic commitment to the City of Hackensack; and

WHEREAS, Mr. Whiting passed away on May 15, 2026, just two days after the Hackensack Board of Education accepted his retirement — a poignant reminder of a life given wholly in service to this community — and his passing has been mourned deeply across Hackensack and beyond; and

WHEREAS, it is both fitting and proper that the City of Hackensack honor the memory of Gordon "Scooter" Whiting by commemoratively designating a portion of a street in his name, so that future generations may know and remember his remarkable contributions to this community; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Hackensack, Bergen County, New Jersey, as follows: The intersection of Beech Street and Second Street in the City of Hackensack, Bergen County, New Jersey, is hereby commemoratively designated as **Gordon "Scooter" Whiting Way** in honor of the life, legacy, and extraordinary service of Gordon "Scooter" Whiting.

BE IT FURTHER RESOLVED that the appropriate officials of the City are directed to determine an appropriate manner to reflect this commemorative renaming; and

BE IT FURTHER RESOLVED that the City Clerk is directed to transmit a certified copy of this Resolution to the family of Gordon "Scooter" Whiting, to the Hackensack Board of Education, and to such other offices as may be appropriate.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD JUNE 16, 2026**



TIMOTHY J. HOFFMAN, ACTING CITY CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 161-26

**FINAL ADOPTION 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**

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

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

No one wished to speak.

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

BE IT RESOLVED by the City Council of the City of Hackensack, County of Bergen and State of New Jersey, that Ordinance No. 09-2026 has passed its second and final reading and is hereby adopted.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD JUNE 16, 2026**



TIMOTHY J. HOFFMAN, ACTING CITY CLERK

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 will 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.

Introduced: May 26, 2026

Adopted: June 16, 2026

ATTEST:

By:


Timothy J. Hoffman, Acting Clerk

CITY OF HACKENSACK

By:

Caseen Gaines, Mayor

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

CITY OF HACKENSACK

RESOLUTION NO. 162-26

**FINAL ADOPTION 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**

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 Deputy Mayor Toomey.

No one wished to speak.

A motion to close to the public was offered by Deputy Mayor Toomey 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. 10-2026 has passed its second and final reading and is hereby adopted.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD JUNE 16, 2026**


TIMOTHY J. HOFFMAN, ACTING CITY CLERK

**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 STABILIZATION 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 ~~strike through~~):

§ 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~~ Labor.

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:

$$\frac{\text{Number of habitable rooms occupied by tenant}}{\text{Total numbers of habitable rooms in dwelling(s)}} \times \text{Amount of hardship increase} = \text{Amount of increase for rental unit}$$

- (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.

Introduced: May 26, 2026

Adopted: June 16, 2026

ATTEST:

CITY OF HACKENSACK

By: 

Timothy J. Hoffman, Acting City Clerk

By: _____
Caseen Gaines, Mayor

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

CITY OF HACKENSACK

RESOLUTION NO. 163-26

**INTRODUCTION OF ORDINANCE 11-2026, AN
ORDINANCE OF THE CITY OF HACKENSACK IN THE
COUNTY OF BERGEN, NEW JERSEY, TO EXECUTE A
FINANCIAL AGREEMENT BETWEEN THE CITY AND K
GROUP HACKENSACK VENTURE URBAN RENEWAL LLC
IN CONNECTION WITH REAL PROPERTY KNOWN AND
DESIGNATED AS 15, 17 AND 21 HUYLER STREET,
BLOCK 10719, LOTS 15, 16 AND 17, ALONG WITH A
PORTION OF LOT 1 ON THE OFFICIAL TAX MAP OF THE
CITY OF HACKENSACK, NEW JERSEY**

BE IT RESOLVED that the above ordinance, being Ordinance 11-2026 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 30, 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.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD ON JUNE 16, 2026**



TIMOTHY J. HOFFMAN, ACTING CITY CLERK

**CITY OF HACKENSACK
ORDINANCE NO. 11-2026**

**AN ORDINANCE OF THE CITY OF HACKENSACK IN THE COUNTY OF
BERGEN, NEW JERSEY, TO EXECUTE A FINANCIAL AGREEMENT BETWEEN
THE CITY AND K GROUP HACKENSACK VENTURE URBAN RENEWAL LLC IN
CONNECTION WITH REAL PROPERTY KNOWN AND DESIGNATED AS 15, 17
AND 21 HUYLER STREET, BLOCK 10719, LOTS 15, 16 AND 17, ALONG
WITH A PORTION OF LOT 1 ON THE OFFICIAL TAX MAP OF THE CITY OF
HACKENSACK, NEW JERSEY**

WHEREAS, the Mayor and Council of the City of Hackensack (the "Governing Body") has determined that there is a need for an affordable housing project in the Township; and

WHEREAS, K Group Hackensack Venture Urban Renewal LLC (the "Developer") is proposing to develop certain real property known and designated as Block 10719, Lots 15, 16 and 17 on the Official Tax Maps of the City of Hackensack, Bergen County and commonly located on 15, 17 and 21 Huyler Street, Hackensack, New Jersey (the "Property"); and

WHEREAS, the Developer proposes to construct an affordable housing project called Huyler Street Residences comprised of 54 units (hereinafter referred to as the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55: 14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-26.1 et seq., and all applicable guidelines promulgated thereunder (the foregoing hereinafter collectively referred to as the "HMFA Requirements"); and

WHEREAS, the City reviewed the Developer's proposed project and has determined that it represents a beneficial use of the Property and that the development and construction of the Project would provide a substantial benefit to the local community; and

WHEREAS, the Developer 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, in order to enhance the viability of and opportunity for a successful LIHTC application, the Developer submitted to the Mayor an application (hereinafter the "Application"), which is on file with the City Clerk, seeking a tax

exemption in connection with the Project pursuant to N.J.S.A. 52:27D-329.2, in exchange for which the Developer proposes to make payments to the City of Annual Service Charges in lieu of taxes; and

WHEREAS, said application contained detailed financial information regarding the anticipated costs and expenses to be incurred for the development and construction of the Project, the estimated revenues and operating expenses to be received from the Project once stabilized as well as all other documentation and information required; and

WHEREAS, specifically the Application requested a thirty (30) year term for the prescribed payment in lieu of taxes arrangement with the Developer to pay in place of ad valorem taxes an Annual Service Charge of 6.28%; and

WHEREAS, the information and documentation provided to the City by Developer has been thoroughly reviewed and analyzed by the City's professional financial consultants who have concluded that based on the information and documentation received that this long-term tax exemption arrangement is needed for the Project to come to fruition; and

WHEREAS, the Governing Body finds it to be in the public interest to support opportunities for the construction of affordable housing and desire to enter into a financial agreement in connection with the Project.

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

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Governing Body understands and agrees that the revenue projections set forth in the Application are estimates and that the actual payments in lieu of taxes to be paid by the Developer to the municipality shall be determined pursuant to the Financial Agreement executed between the developer and Township.
3. The Governing Body hereby authorizes the Mayor to execute a Financial Agreement upon approval as to form and substance by the City's Affordable Housing Counsel.

BE IT FURTHER ORDAINED, that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such

adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and in effect; and

BE IT FURTHER ORDAINED, that any ordinance or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict; and

BE IT FURTHER ORDAINED, that this Ordinance shall take effect upon the Project's receipt of an award of the 9% Low Income Housing Tax Credit from the New Jersey Housing and Mortgage Finance Agency and passage and publication in accordance with applicable law.

Introduced: June 16, 2026

Adopted:

ATTEST:

CITY OF HACKENSACK

By: _____
Timothy J. Hoffman, Acting City Clerk

By: _____
Caseen Gaines, Mayor

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

CITY OF HACKENSACK

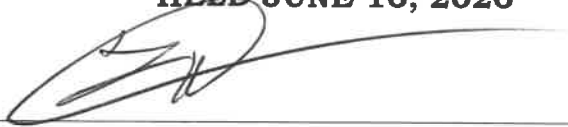
RESOLUTION NO. 164-26

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:	744,418.29
Grants:	6,759.00
Payroll:	4,102,001.69
Public Parking System:	5,207.43
Capital:	595,696.29
Escrow:	0.00
Trust Account:	10,718.84
Total Expenditures:	<u>5,464,801.54</u>
Interfunds/Transfers:	<u>\$ 506,792.29</u>

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD JUNE 16, 2026**



TIMOTHY J. HOFFMAN, ACTING CITY CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 165-26

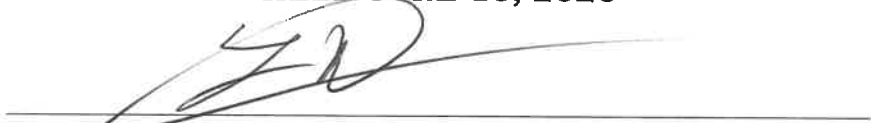
RESOLUTION AUTHORIZING TAX REFUNDS

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 PROP LOC</u>
\$9,906.18	222.01	14	Brach Eichler LLC And 140 Lawrence LLC 101 Eisenhower Pkwy Roseland, NJ 07068	2025	State Board Judgment 140 Lawrence St
\$57,763.00	30.02	7	Extra Space Management c/o Ryan LLC 16220 N Scottsdale Rd Ste 650 Scottsdale, AZ 85254	2026	Overpayment 266-280 So River St
\$5,184.00	67	17.01	Corelogic Refunds Dept For Briggs, Raymond 3001 Hackberry Rd Irving, TX 75063	2026	Paid in Error 17-19 Kansas St
\$16.88	341	8 C006E	Green, Lyric 326 Prospect Ave #6E Hackensack, NJ 07601	2026	Overpayment 326 Prospect Ave
\$2,874.00	421	8 C0032	Corelogic Refunds Dept For Lopez, Ronald Joseph 3001 Hackberry Rd Irving, TX 75063	2026	Paid in Error 55 Clinton Pl

\$4,308.00	439	24	Corelogic Refunds Dept For Dobbin, Gregory C & Denise Bradshaw 3001 Hackberry Rd Irving, TX 75063	2026	Paid in Error 388 Dewolf Pl
\$3,138.00	601	15	Corelogic Refunds Dept For Cruz, Iliana & Crispin 3001 Hackberry Rd Irving, TX 75063	2026	Paid in Error 804 Summit Ave

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
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HELD JUNE 16, 2026**



TIMOTHY J. HOFFMAN, ACTING CITY CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 166-26

**RESOLUTION AUTHORIZING SUBMISSION OF AN APPLICATION TO THE
BERGEN COUNTY OPEN SPACE, RECREATION, FLOODPLAIN
PROTECTION, FARMLAND & HISTORIC PRESERVATION TRUST FUND
FOR THE STAIB PARK PRACTICE PUTTING GREEN PROJECT**

WHEREAS, the Bergen County Open Space, Recreation, Floodplain Protection, Farmland & Historic Preservation Trust Fund ("County Trust Fund"), provides matching grants to municipal governments and to nonprofit organizations for assistance in the development or redevelopment of outdoor municipal recreation facilities; and,

WHEREAS, the City of Hackensack desires to further the public interest by obtaining a matching grant of approximately \$87,500 from the County Trust Fund for the construction of a practice putting green at Staib Park; and,

WHEREAS, the Mayor and Council of the City of Hackensack have reviewed the County Trust Fund Program Statement, and the Trust Fund Municipal Program Park Improvement application and instructions, and desire to submit an application for such a matching grant and provide application information and furnish such documents as may be required; and,

WHEREAS, as part of the application process, the governing body received and held the required Public Hearing to receive public comments on the proposed park improvements in the application on June 16, 2026; and,

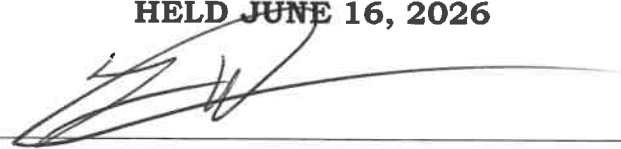
WHEREAS, the County of Bergen shall determine whether the application is complete and in conformance with the scope and intent of the County Trust Fund; and,

WHEREAS, the City of Hackensack is willing to use the County Trust Fund in accordance with such rules, regulations and applicable statutes, and is willing to enter into an agreement with the County of Bergen for the above-named project and ensure its completion on or about the project contract expiration date.

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

1. That it is hereby authorized to submit the above completed project application to the County by the deadline, as established by the County; and,
2. That, in the event of a County Trust Fund award that may be less than the grant amount requested above, the Mayor and Council of the City of Hackensack has, or will secure, the balance of funding necessary to complete the project, or modify the project as necessary; and,
3. That the Mayor and Council of the City of Hackensack is committed to providing a dollar for dollar cash match for the project; and,
4. That only those park improvements identified and approved in the project application, its Trust Fund contract, or other documentation will be considered eligible for reimbursement; and,
5. That the Mayor and 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,
6. That this resolution shall take effect immediately.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD JUNE 16, 2026**



TIMOTHY J. HOFFMAN, ACTING CITY CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 167-26

RESOLUTION AUTHORIZING EXECUTION OF A BERGEN COUNTY OPEN SPACE TRUST FUND PROJECT CONTRACT FOR THE STAIB PARK SERENITY GARDEN IMPROVEMENT PROJECT

WHEREAS, the Mayor and Council of the City of Hackensack wish to enter into a Bergen County Trust Fund Project Contract ("Contract") with the County of Bergen for the purpose of using a \$303,780.00 grant award from the 2025 Funding Round of the Bergen County Open Space, Recreation, Floodplain Protection, Farmland & Historic Preservation Trust Fund ("Trust Fund") for the municipal park project entitled "Staib Park Serenity Garden Improvements," located at Staib Park, 180 Coles Avenue, Block 612, Lot 5, on the tax maps of the City of Hackensack; and

BE IT FURTHER RESOLVED, that the Mayor and Council of the City of Hackensack hereby authorize City Manager Thomas Freeman to be a signatory to the aforesaid Contract; and

BE IT FURTHER RESOLVED, that the Mayor and Council hereby acknowledge that, in general, the use of this Trust Fund grant towards this approved park project must be completed by or about November 12, 2027; and

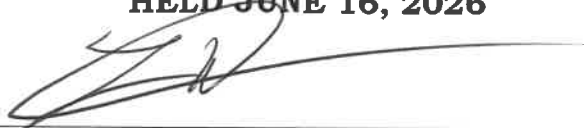
BE IT FURTHER RESOLVED, that the Mayor and Council acknowledge that the grant will be disbursed to the municipality as a reimbursement upon submittal of certified Trust Fund payment and project completion documents and municipal vouchers, invoices, proofs of payment, and other such

documents as may be required by the County in accordance with the Trust Fund's requirements; and,

BE IT FURTHER RESOLVED, that the Mayor and Council acknowledge that the grant disbursement to the municipality will be equivalent to fifty (50) percent of the eligible construction costs incurred (not to exceed total grant award) applied towards only the approved park improvements identified in the aforesaid Contract in accordance with the Trust Fund's requirements. Professional Services Costs may be reimbursed from grant award's unexpended balance, should there be a balance.

BE IT FURTHER RESOLVED that a certified copy of this Resolution shall be forwarded to the Bergen County Division of Land Management and Open Space Trust Fund following adoption.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD JUNE 16, 2026**

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

TIMOTHY J. HOFFMAN, ACTING CITY CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 168-26

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.

0223-33-004-009	FORTE 160 LLC 160 PROSPECT AVENUE	\$1,800.00
0223-33-007-002	CHARLES & PAUL RIVIERA LOUNGE INC 308-310 MAIN STREET	\$1,800.00
0223-33-011-008	JNG SONS LLC 89-91 MAIN STREET	\$1,800.00
0223-33-012-005	TGI FRIDAYS INC DEBTOR IN POSSESSION *POCKET LICENSE*	\$1,800.00
0223-44-014-005	K&S WINE AND SPIRITS LLC 410 RIVER STREET	\$1,350.00
0223-33-015-007	BOB & PAUL INC 45 MAIN STREET	\$1,800.00
0223-44-016-005	R & C DELICATESSEN & LIQUORS INC 89 SOUTH STATE STREET	\$1,350.00
0223-44-019-006	PARTIK LLC 463 PASSAIC STREET	\$1,350.00

0223-33-021-002	CUBBYS INC 249 SOUTH RIVER STREET	\$1,800.00
0223-44-025-007	SHASVAT ENTERPRISE LLC 380 WEST PLEASANTVIEW AVNUE BLDG A UNIT 2	\$1,350.00
0223-33-028-012	YUSUWAN ENTERPRISES INC 261 MAIN STREET	\$1,800.00
0223-33-034-009	JAYIZZY 1081 LLC 72 MAIN STREET	\$1,800.00
0223-33-036-004	CHARLMAREE TAVERN LLC 126 ANDERSON STREET	\$1,800.00
0223-33-050-009	PF CHANGS CHINA BISTRO INC 1 RIVERSIDE SQUARE	\$1,800.00
0223-33-051-013	MQ CLIFTON 1081 LLC 159 MAIN STREET	\$1,800.00
0223-33-055-012	CAP DINER HACKENSACK LLC 240 MAIN STREET	\$1,800.00
0223-44-056-006	BP HOLDINGS LLC 337 ESSEX STREET	\$1,350.00
0223-33-057-009	LUKAJA LLC *POCKET LICENSE*	\$1,800.00
0223-33-058-004	TAVERN 61 LLC 61 RIVER ROAD	\$1,800.00
0223-33-059-008	MI TIERRITA RESTAURANT CORP 252 MAIN STREET	\$1,800.00
0223-33-061-004	RIVERSIDE RESTAURANT PARTNERS LLC 390 HACKENSACK AVENUE	\$1,800.00
0223-33-062-008	VRIVERO LLC 125 MAIN STREET	\$1,800.00
0223-44-066-006	KAKU LLC *POCKET LICENSE*	\$1,350.00
0223-33-068-008	ZPT LICENSING LLC 309-311 VINCENT AVENUE	\$1,800.00

0223-31-069-001	CRAFTMEN'S CLUB OF MT ZION LODGE #50 F&AM 230 PASSAIC STREET	\$188.00
0223-31-072-002	LODI LODGE NO 1971 LOYAL ORDER OF MOOSE 215 CHARLES STREET	\$188.00
0223-31-078-001	ST PAUL LODGE \$7 184 BERDAN PLACE	\$188.00

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
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HELD JUNE 16, 2026**



TIMOTHY J. HOFFMAN, ACTING CITY CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 169-26

RESOLUTION AUTHORIZING 100% VETERAN TAX EXEMPTION FOR 326 PROSPECT AVE UNIT 6E

WHEREAS, a property located in the City of Hackensack, known as 326 Prospect Ave, Unit 6E, Hackensack, Block 341, Lot 8, Qual C006E, is assessed to Lyric Cheyenne Green and;

WHEREAS, on April 15, 2026, Mrs. Green purchase 326 Prospect Ave, Unit 6E and;

WHEREAS, on January 1, 2026 Mrs. Green 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 April 15, 2026; and

THEREFORE, BE IT RESOLVED, that the Tax Collector is hereby authorized to cancel taxes effective April 15, 2026 and issue a refund in the amount of \$1,664.17 prorated for 75 days. The refund check will be given to the Tax Collector for mailing. This property is 100% tax exempt for 2026 effective April 15, 2026.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD JUNE 16, 2026**



TIMOTHY J. HOFFMAN, ACTING CITY CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 170-26

RESOLUTION AUTHORIZING LIMITED INTERIM LEGAL SERVICES AND DIRECTING COMMENCEMENT OF A FAIR-AND-OPEN RFP PROCESS FOR SCARINCI HOLLENBECK, LLC

WHEREAS, the City of Hackensack has a need for legal services in connection with certain pending and ongoing matters; and

WHEREAS, legal services constitute “professional services” that may be awarded without public advertising for bids pursuant to N.J.S.A. 40A:11-5(1)(a)(i) because they are services performed by persons authorized by law to practice a recognized profession regulated by law; and

WHEREAS, Mark Tabakin, Esq. and Wendy R. Quiroga, along with other attorneys who have been principally responsible for handling certain legal matters for the City left Weiner Law Group and joined Scarinci Hollenbeck effective June 1, 2026; and

WHEREAS, the City recognizes the importance of continuity of legal representation and the avoidance of prejudice, delay, or disruption in pending matters; and

WHEREAS, City also recognizes that a disqualifying event exists under New Jersey’s pay-to-play requirements applicable to non-fair-and-open contracts exceeding \$17,500; and

WHEREAS, as a result, the City shall not award Scarinci Hollenbeck a non-fair-and-open contract for legal services exceeding \$17,500; and

WHEREAS, the City desires to authorize only a limited, interim professional services engagement with Scarinci Hollenbeck in an amount not to exceed \$17,500, solely to preserve continuity of representation and protect the City's interests while a fair-and-open procurement process is conducted; and

WHEREAS, the City will promptly commence a fair-and-open RFP/RFQ process for legal services in accordance with applicable law; and

WHEREAS, any contract for legal services exceeding \$17,500 shall be awarded only after completion of that fair-and-open process and further action by the City; and

WHEREAS, the Chief Financial Officer has certified, or shall certify before funds are expended, that funds are available for this limited interim engagement and shall assure that all applicable disclosures are secured.

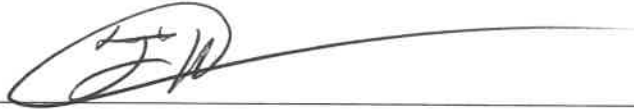
NOW, THEREFORE, BE IT RESOLVED by the City of Hackensack as follows:

1. The City hereby authorizes a limited interim professional services engagement with Scarinci Hollenbeck for legal services effective June 1, 2026.
2. This interim engagement is authorized solely to preserve continuity of representation, avoid prejudice to the City and permit the orderly handling of pending legal matters while the City conducts a fair-and-open procurement process.
3. The total compensation authorized for Scarinci Hollenbeck under this interim engagement shall not exceed \$17,500, inclusive of all fees and costs, unless and until a separate contract is awarded following completion of a fair-and-open process and further action by the Governing Body.
4. The legal services shall be provided subject to the not-to-exceed amount set forth above.
5. The appropriate officials of the City are authorized to execute a limited engagement letter, purchase order, or other necessary authorization consistent with this resolution, provided that the total amount authorized shall not exceed \$17,500.
6. The City shall promptly prepare, advertise, and conduct a fair-and-open RFP/RFQ process for legal services in accordance with applicable law.
7. No additional legal services contract with Scarinci Hollenbeck exceeding \$17,500 shall be authorized on a non-fair-and-open basis.
8. Any award of a legal services contract exceeding \$17,500 shall require completion of the fair-and-open process, review of responses received, and further formal action by the Governing Body.
9. The Certification of Availability of Funds, any limited engagement letter, purchase order, and all procurement documents related to the

forthcoming RFP/RFQ shall be maintained on file with the Clerk and made available for public inspection as required by law.

10. Notice of this action shall be published in accordance with applicable law.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD JUNE 16, 2026**

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

TIMOTHY J. HOFFMAN, ACTING CITY CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 171-26

RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION AND EXECUTION OF A GRANT AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE FY2027 SAFE STREETS TO TRANSIT GRANT PROGRAM (ESSEX STREET STATION PEDESTRIAN SAFETY IMPROVMENTS)

WHEREAS, the City of Hackensack desires to apply for and obtain funding from the New Jersey Department of Transportation (“NJDOT”) under the FY2027 Safe Streets to Transit Grant Program for the “Essex Street Station Pedestrian Safety Improvements” project; and

WHEREAS, the proposed project will support safer and more direct pedestrian access to Essex Street Station, an NJ TRANSIT Pascack Valley Line station serving residents, commuters, students, employees, visitors, and nearby institutional and downtown destinations; and

WHEREAS, the project area includes pedestrian routes and access points surrounding Essex Street Station, including nearby intersections, crossings, sidewalks, station approaches, and surrounding pedestrian connections that support access to public transportation and nearby destinations; and

WHEREAS, the proposed improvements may include, but are not limited to, sidewalk and curb improvements, ADA accessibility upgrades, curb ramps, crosswalk improvements, pavement markings, pedestrian signage, lighting, wayfinding, pedestrian circulation enhancements, and other safety-related improvements intended to improve access to Essex Street Station and the surrounding transit environment; and

WHEREAS, the proposed project advances the City's ongoing efforts to improve pedestrian safety, support multimodal transportation, enhance first- and last-mile transit access, and implement prior planning recommendations related to Essex Street Station and surrounding pedestrian connections; and

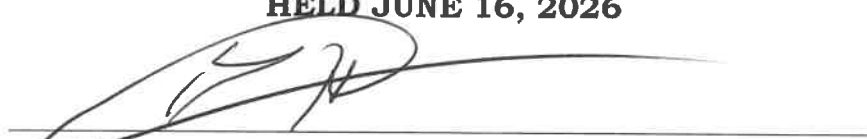
WHEREAS, the New Jersey Department of Transportation requires governing body approval authorizing the submission of a grant application and execution of a grant agreement for the proposed project;

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 Safe Streets to Transit Grant Program for the "Essex Street Station Pedestrian Safety Improvements" project.
2. The Mayor and City Clerk are hereby authorized to submit an electronic grant application identified as "SST-2027-Essex Street Station-00020" 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.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD JUNE 16, 2026**


TIMOTHY J. HOFFMAN, ACTING CITY CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 172-26

RESOLUTION TO CANCEL DUPLICATE BILLING FROM 2026 FOR BLOCK 402, LOT 12

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

WHEREAS, the Assessor has advised the Collector that the property no longer qualifies to be tax exempt for 9 months of 2025 as well as all of 2026 due to the sale of the property;

WHEREAS, the property was subject to an Added Assessment prorated for 9 months in 2025 and the full first half of 2026 to reflect the property's status going from exempt to ratable;

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

WHEREAS, the 2026 Added Assessment billing included the Special Improvement District billing, which consequently resulted in an unintentional double billing of Special Improvement District taxes for the first half of 2026;

WHEREAS, the Tax Collector had previously canceled the manual billing for a portion of second quarter and the full third and fourth quarters of the Special Improvement District taxes for 2025 by resolution and seeks to cancel the manual billing for the first half of 2026 to resolve the double billing;

THEREFORE, BE IT RESOLVED, that the Tax Collector is hereby permitted to cancel the manual billing for the first and second quarters of the Special Improvement District taxes for 2026 in the amount of \$4,124.00 as the Special Improvement District portion is now included in the property tax billing.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD JUNE 16, 2026**

A handwritten signature in black ink, appearing to read 'TJH', with a long horizontal flourish extending to the right.

TIMOTHY J. HOFFMAN, ACTING CITY CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 173-26

RESOLUTION AUTHORIZING TAX APPEAL ATTORNEY TO SETTLE THE CASES ON THE ATTACHED LIST DATED JUNE 9, 2026 THAT WERE SCHEDULED FOR TRIAL OR SETTLEMENT

WHEREAS, the names on the attached list are owners of real estate of the Block and Lots specified on said list: and

WHEREAS, the owners set forth on the list have filed tax appeals challenging the assessments for the above referenced tax years as more specifically set forth on said list; and

WHEREAS, each Block and Lot listed therein was/were assessed at the amount stated therein for the noted tax years; and

WHEREAS, the owners are seeking a reduction in the total assessments for said Block and Lots for the respective years; and

WHEREAS, the City's Tax Appeal Attorney, Edna J. Jordan, Esq. of Chasan Lamparello Mallon & Cappuzzo, P.C. has completed discovery/inquiry with respect to these matters and has consulted with the City Tax Assessor, Arthur Carlson, CTA and the City's Appraiser, McNerney & Associates, Inc. and has conducted extensive negotiations with counsel for the taxpayer; and

WHEREAS, the parties have agreed that prejudgment interest shall be waived as a condition of any and all settlements; and

WHEREAS, the City's Tax Appeal Attorneys, the City's Appraiser and the City's Tax Assessor are in agreement with the terms of said settlements and believe that it would be in the best interest of the City to settle said cases in accordance with the terms as stated on the attached list;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Hackensack agrees to authorize the City's Tax Appeal Attorney, Edna J. Jordan, Esq. to execute a Stipulation of Settlement on behalf of the City of Hackensack with respect to the cases on the attached list pending in the Tax Court of New Jersey for the tax years and at the new assessments stated on said list.

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HELD JUNE 16, 2026**

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

TIMOTHY J. HOFFMAN, ACTING CITY CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 174-26

**RESOLUTION APPROVING OF ACCUMULATED LEAVE PAY-OUT TO
POLICE OFFICER ARAUKI REVI**

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

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

WHEREAS, the City Manager, based on the advice of City Labor Counsel, has authorized the payment of **\$25,895.07** to **Arauki Revi** for said time; and

WHEREAS, the payment of **\$25,895.07** has been approved by the Chief Financial Officer; and

WHEREAS, the payment of **\$25,895.07** is made in accordance with and pursuant to Article 6.1 of the collective negotiations agreement between the City of Hackensack and the Policemen's Benevolent Association Hackensack Local 9.

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Hackensack hereby approves payment to **Arauki Revi** in the amount of **\$25,895.07** for an accrued time payout in accordance with the rules and regulations established by the Local Finance Board for such payments.

BE IT FURTHER RESOLVED; the Chief Financial Officer certifies that there are funds available in the furtherance of this resolution to be in budget account T-03-56-850-882-000.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD JUNE 16, 2026**


TIMOTHY J. HOFFMAN, ACTING CITY CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 175-26

RESOLUTION AUTHORIZING THE SUBMISSION OF A 2026 LOCAL AID INFRASTRUCTURE FUND GRANT APPLICATION AND EXECUTION OF A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE HACKENSACK PEDESTRIAN SAFETY PROJECT

WHEREAS, the New Jersey Department of Transportation has funds available for transportation infrastructure projects through its 2026 Local Aid Infrastructure Fund; and

WHEREAS, the Mayor and Council of the City of Hackensack are in support of the 2026 Local Aid Infrastructure Fund and wish to file a grant application for the Hackensack Pedestrian Safety Project, consisting of the installation of flashing LED stop-sign assemblies, flashing LED pedestrian crossing warning devices, and related roadway safety improvements at multiple intersections and pedestrian crossing locations throughout the City; and

WHEREAS, the proposed project is intended to improve traffic-control visibility, enhance pedestrian conspicuity, increase driver awareness, and improve safety at critical vehicular and pedestrian conflict locations serving schools, residential neighborhoods, transit users, railroad crossing areas, commercial corridors, and other public destinations throughout the City of Hackensack.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the City of Hackensack formally approve the grant application for the above stated project to the New Jersey Department of Transportation's 2026 Local Aid Infrastructure Fund.

BE IT FURTHER RESOLVED, that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as LAIF-2026-Hackensack Pedestrian Safety-00139 to the New Jersey Department of Transportation on behalf of the City of Hackensack.

BE IT FURTHER RESOLVED, that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the City of Hackensack, and that their signatures constitute acceptance of the terms and conditions of the grant agreement and authorize the execution of the grant agreement.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD JUNE 16, 2026**

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

TIMOTHY J. HOFFMAN, ACTING CITY CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 176-26

RESOLUTION APPROVING THE REVISED MAYOR AND COUNCIL 2026 MEETING SCHEDULE

BE IT RESOLVED that the below is a listing of revised scheduled Mayor and Council meetings for the remainder of 2026.

CITY OF HACKENSACK

2026 MAYOR AND COUNCIL MEETING SCHEDULE

65 CENTRAL AVENUE – 3RD FLOOR COUNCIL CHAMBERS

ALL DATES AND TIMES ARE SUBJECT TO CHANGE

TUESDAY, JUNE 30	5:30 PM	TUESDAY, SEPTEMBER 1	5:30 PM
MONDAY, JULY 13	5:30 PM	TUESDAY, SEPTEMBER 15	5:30 PM
TUESDAY, JULY 14	5:30 PM	TUESDAY, OCTOBER 6	5:30 PM
MONDAY, JULY 27	5:30 PM	TUESDAY, OCTOBER 20	5:30 PM
TUESDAY, JULY 28	5:30 PM	TUESDAY, NOVEMBER 10	5:30 PM
MONDAY, AUGUST 10	5:30 PM	TUESDAY, DECEMBER 1	5:30 PM
TUESDAY, AUGUST 11	5:30 pm	TUESDAY, DECEMBER 15	5:30 PM
MONDAY, AUGUST 24	5:30 PM		

Please note that the start time of 5:30 PM meeting includes executive session as needed, work session, and regular meetings of the City Council. The anticipated time for the public session will be between 6 PM and 6:30 PM.

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THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD JUNE 16, 2026**



TIMOTHY J. HOFFMAN, ACTING CITY CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 177-26

RESOLUTION AUTHORIZING THE DONATION OF 1992 TILLER LADDER TRUCK TO SCHUYLKILL HISTORICAL FIRE SOCIETY

WHEREAS, the City of Hackensack is the owner of a 1992 Simon-Duplex LTI Tiller Ladder Truck which has been declared surplus property and is no longer needed for active municipal fire service operations; and

WHEREAS, the Schuylkill Historical Fire Society ("SHFS") is a nonprofit, 501(c)(3) organization located at 105 South Jardin Street, Shenandoah, Pennsylvania 17976, dedicated to the preservation, restoration, and maintenance of antique fire, police, and medical apparatus, and to public education on the history of emergency services; and

WHEREAS, the SHFS operates a museum in Shenandoah, Pennsylvania and maintains storage facilities in Mahanoy City, Pennsylvania, collectively housing approximately 185 pieces of historic apparatus ranging from the late 1800s through the 2000s, provides insurance coverage for all units and buildings, and ensures all facilities are secured at all times; and

WHEREAS, the SHFS has formally expressed its desire to acquire the Vehicle for the purpose of preservation and historical display, and has committed to taking great care in the ongoing maintenance of the truck as part of its permanent collection; and

WHEREAS, the City Council finds that the donation of this surplus fire truck to the SHFS serves the public interest by ensuring the long-term preservation of a significant piece of fire service history, supporting a charitable organization engaged in public education, and relieving the City of the costs associated with continued storage, maintenance, and disposal of surplus apparatus; and

WHEREAS, the City Council further finds that such donation is consistent with applicable New Jersey law governing the disposition of surplus municipal property to nonprofit organizations;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hackensack, New Jersey, as follows:

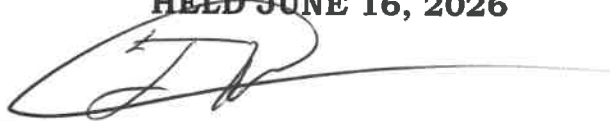
Section 1. *Authorization of Donation.* The City Council hereby authorizes the donation of the 1992 Simon-Duplex LTI Tiller Ladder Truck, a surplus municipal vehicle, to the Schuylkill Historical Fire Society, a 501(c)(3) nonprofit organization located in Shenandoah, Pennsylvania, at no cost to the SHFS, for the purpose of historic preservation and public education.

Section 2. *Transfer of Title.* The City Clerk and Fire Chief are hereby authorized and directed to execute any and all documents necessary to effectuate the transfer of title and physical delivery of the Vehicle to the SHFS, including but not limited to a bill of sale, deed of gift, or title transfer documents, as appropriate.

Section 3. *Condition of Donation.* The Vehicle shall be donated in its current "as-is" condition. The City makes no warranties, express or implied, as to the condition, fitness, or operability of the Vehicle. The SHFS accepts the Vehicle with full knowledge of its condition and assumes all responsibility for the Vehicle upon transfer.

Section 4. *Hold Harmless.* The SHFS shall indemnify, defend, and hold harmless the City of Hackensack, its officers, employees, and agents from and against any and all claims, damages, losses, or expenses arising out of or in connection with the SHFS's use, storage, display, or operation of the Vehicle following the date of transfer.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD JUNE 16, 2026**



TIMOTHY J. HOFFMAN, ACTING CITY CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 178-26

RESOLUTION AUTHORIZING APPOINTMENTS TO THE RENT STABILIZATION BOARD

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

RENT STABILIZATION BOARD

Three Year Term:

City Employee - Dawn Chaplain

Asha Moore (Alternate to Regular Member)

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD JUNE 16, 2026**



TIMOTHY J. HOFFMAN, ACTING CITY CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 179-26

RESOLUTION TO ENDORSE THE AMENDED HOUSING ELEMENT AND FAIR SHARE PLAN ADOPTED BY THE PLANNING BOARD ON JUNE 10, 2026

WHEREAS, in accordance with the Mount Laurel Doctrine every municipality has a constitutional obligation to create a realistic opportunity for producing a fair share of the regional present and prospective need for housing low- and moderate-income families; and

WHEREAS, on March 20, 2024, Governor Phillip D Murphy signed into law P.L.2024, c.2, establishing a new framework for determining and enforcing municipal affordable housing obligations under the New Jersey Supreme Court's Mount Laurel doctrine and the New Jersey Fair Housing Act (the "Amended FHA") (N.J.S.A. 52:27D-301, et al.); and

WHEREAS, among other things, the Act abolished the Council on Affordable Housing (hereinafter, "COAH"), and replaced it with seven retired, on recall judges designated as the Program and authorized the Director of the Administrative Office of the Courts, (hereinafter, respectively, "Director" and "AOC") to create a framework to process applications for affordable housing compliance certification; and

WHEREAS, pursuant to N.J.S.A. 52:27D-304.1(f)(1)(b), each municipality was to adopt a binding resolution no later than January 31, 2025, determining and setting forth its present and prospective fair share obligations for the "Fourth Round" of affordable housing obligations ("Fourth Round"); and

WHEREAS, the City of Hackensack ("City") adopted a "binding resolution" accepting the DCA-calculated present need and prospective need, as required by the Amended FHA, on January 28, 2025, identifying its present need obligation as 593 units and prospective need obligation of 0 affordable units for the Fourth Round.

WHEREAS, in accordance with the Amended FHA and Administrative Directive #14-24, issued by the Administrative Office of the Courts on December 13, 2024 ("Directive #14-24"), the City filed a Complaint for Declaratory Judgment with the Superior Court of New Jersey, Law Division, Bergen County, entitled In the Matter of the Application of the City of Hackensack, County of Bergen, State of New Jersey, Docket No. BER-L-724-25 on January 29, 2025 (the "DJ Action"); and

WHEREAS, no parties challenged the City's present and prospective need obligations; and

WHEREAS, pursuant to N.J.S.A. 52:27D-304.1(f)(2)(a) and Directive #14-24, each municipality must adopt and file as part of its DJ Action a HEFSP, no later than June 30, 2025; and

WHEREAS, the upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the City's Planning Board ("Board") adopted, and the City Council thereafter endorsed, the HEFSP, entitled "Fourth Round Housing Element & Fair Share Plan" prepared by the City's affordable housing planner, Harbor Consultants, dated May 2025 (the "Fourth Round HEFSP"), as an amendment to the City's Master Plan, and thereafter timely filed the Fourth Round HEFSP; and

WHEREAS, Fair Share Housing Center ("FSHC") filed a letter in lieu requesting additional information in response to the City's adopted Fourth Round HEFSP on August 27, 2025, which information was thereafter provided by the City; and

WHEREAS, after adoption of the plan, the City was approached with the opportunity to include the potential for two new 100% affordable housing projects that were previously unanticipated; and

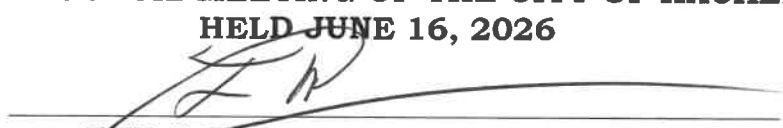
WHEREAS, on June 10, 2026, upon notice duly provided pursuant to N.J.S.A. 10:4-6 et seq. and N.J.S.A. 40:55D-13, the Board held a public hearing on the proposed "Amended Fourth Round Housing Element & Fair Share Plan" prepared by Harbor Consultants (the "Amended HEFSP"), which amendments included the two new projects; and

WHEREAS, the Governing Body has reviewed the Amended HEFSP adopted by the Board on June 10, 2026, and wishes to endorse said plan.

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

1. The Governing Body does hereby endorse Amended Fourth Round Housing Element & Fair Share Plan adopted by the City of Hackensack Planning Board on June 10, 2026.
2. The Governing Body does hereby authorize the filing of this Resolution on eCourts for review by the Program.
3. The Mayor and Clerk, together with other appropriate officers and employees of the City of Hackensack, are hereby authorized to take all steps necessary to effectuate the purposes of this Resolution.
4. This Resolution shall take effect immediately.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD JUNE 16, 2026**


TIMOTHY J. HOFFMAN, ACTING CITY CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 180-26

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HACKENSACK
ADOPTING AN AMENDED FOURTH ROUND AFFORDABLE HOUSING TRUST
FUND SPENDING PLAN**

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended various provisions of the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) (hereinafter the “Amended FHA”); and

WHEREAS, the Amended FHA sets forth that the Fourth Round period of affordable housing obligations shall run from July 1, 2025 through June 30, 2035 (“Fourth Round” or “Round Four”); and

WHEREAS, a municipality may not spend or commit to spend any affordable housing development fees without first obtaining the approval of the expenditure as part of its compliance certification or by the New Jersey Department of Community Affairs (“DCA”); and

WHEREAS, the Governing Body of the City of Hackensack, County of Bergen, State of New Jersey, adopted a development fee ordinance on May 17, 2011, which established standards for the collection, maintenance, and expenditure of development fees; and

WHEREAS, the development fee regulations of the City of Hackensack (hereinafter “City” or “Hackensack”) were amended to be consistent with the Fourth Round regulations of the Amended FHA, Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.) (“UHAC”), and other applicable laws via a revised comprehensive affordable housing ordinance adopted on March 3, 2026 by Ordinance No. 04-2026; and

WHEREAS, the City adopted a Fourth Round Affordable Housing Trust Fund Spending Plan on June 24, 2025 via Resolution No. 313-25 (“June 2025 Spending Plan”) consistent with the Amended FHA, Administrative Office of the Courts Directive #14-24, and other applicable regulations; and

WHEREAS, the City subsequently adopted revisions to the June 2025 Spending Plan via an Amended Fourth Round Affordable Housing Trust Fund Spending Plan,

which was adopted by the City Council of the City of Hackensack on March 3, 2026 via Resolution No. 83-26 ("March 2026 Spending Plan"); and

WHEREAS, the City has prepared an Amended Fourth Round Housing Element and Fair Share Plan ("Amended Fourth Round HEFSP"), dated May 29, 2026; and

WHEREAS, on June 10, 2026 the City of Hackensack Planning Board adopted the Amended Housing Element and Fair Shre Plan; and

WHEREAS, the City has prepared an update to the March 2026 Spending Plan via an Amended Fourth Round Affordable Housing Trust Fund Spending Plan, dated June 2026 and attached hereto as Exhibit A ("June 2026 Spending Plan"), to be consistent with its Amended Fourth Round HEFSP, affordable housing ordinance, the Amended FHA, UHAC, and other applicable regulations;

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

1. The City Council of the City of Hackensack hereby adopts the June 2026 Spending Plan, prepared by Harbor Consultants, Inc., which is attached hereto and incorporated herein.
2. This Resolution shall take effect immediately upon adoption, according to law.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD JUNE 16, 2026**


TIMOTHY J. HOFFMAN, ACTING CITY CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 181-26

RESOLUTION OF THE CITY OF HACKENSACK AUTHORIZING EXECUTION OF AGREEMENT PURSUANT TO N.J.S.A. 55:14K-1 ET SEQ. WITH REGAN DEVELOPMENT CORP. FOR PROPERTY LOCATED AT 89-95 ESSEX STREET AND IDENTIFIED AS BLOCK 10719 LOTS 20 AND 21 (FORMERLY KNOWN AS BLOCK 76, LOTS 50 & 51) ON THE HACKENSACK CITY TAX MAPS

WHEREAS, Regan Development/Residences on Essex LLC (hereinafter referred to as the "Sponsor") proposes to construct an affordable housing project comprised of approximately fifty-seven (57) units (hereinafter referred to as the "Project") on a property located at 89-95 Essex Street and identified as block 10719, Lots 20 and 21 (formerly known as Block 76, Lots 50 & 51) on the Hackensack City Tax Maps ("Property") 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 "HMFA Law"); and

WHEREAS, the Project will be subject to the requirements of the New Jersey Housing and Mortgage Finance Agency (the "HMFA"), including mortgage and loan documents executed pursuant to HMFA Law; and

WHEREAS, the fifty-seven units of rental housing in the Project will qualify as very low, low and moderate income units under the Fair Housing Act, N.J.S.A. 52:27D-301 et seq. and the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq.; and

WHEREAS, the HMFA Law permits the governing body of a municipality in which a housing project is financed by the HMFA is located to exempt such housing project from real property taxation if the housing project's sponsor enters into an agreement (a "Financial Agreement") with the municipality for payments to the municipality in lieu of taxes for municipal services; and

WHEREAS, the Sponsor is applying to the HMFA for the 9% Low Income Housing Tax Credit (LIHTC) program and requires the commitment for a Financial Agreement as part of the application; and

WHEREAS, the Governing Body of the City of Hackensack finds that entering into a Financial Agreement with the Sponsor is necessary to assure implementation of the Project and the construction of affordable rental housing in the City, and have negotiated a Financial Agreement with Sponsor consistent with the HMFA Law and protocols that obligate Sponsor to pay an annual service charge of 6.28% of its Project revenues to the City of Hackensack for a period of thirty (30) years; and

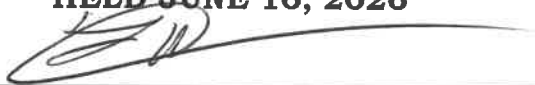
WHEREAS, Sponsor has provided an estimate of Project revenues and payments in lieu of taxation to Hackensack, it being acknowledged that the actual Project revenues and corresponding payments in lieu of taxation cannot be determined until the Project has been implemented and, further are subject to HMFA Law; and

WHEREAS, the Governing Body deems it appropriate to authorize and enter into a Financial Agreement with Sponsor for the Project.

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

1. The preamble of this Resolution is hereby incorporated as if fully set forth herein.
2. The Mayor and Clerk are hereby authorized to execute an Agreement for Payments in Lieu of Taxes with Regan Development/Residences on Essex LLC in such form as shall be consistent with the terms set forth herein and subject to the review and approval of the City's Affordable Housing Attorney as to form and substance.
3. This Resolution is hereby adopted with the intent and purpose that from the date of execution of a mortgage from the HMFA, the proposed Project, including both the land and improvements thereon, will be exempt from real property taxation as provided in the HMFA requirements, provided that payments in lieu of taxes for municipal services supplied to the Project are made to the City in the manner set forth in the Agreement.
4. The Mayor and Council do hereby adopt the within Resolution and make the determination and findings herein contained by virtue of, pursuant to, and in conformity with the provisions of the HMFA Law with the intent and purpose that the HMFA shall rely thereon in making a mortgage loan to Sponsor, which shall construct, own and operate the Project.
5. Should the Sponsor be unsuccessful in obtaining the award of the 9% Low Income Housing Tax Credit, this Resolution shall become null and void.
6. This Resolution shall take effect immediately.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD JUNE 16, 2026**


TIMOTHY J. HOFFMAN, ACTING CITY CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 182-26

RESOLUTION OF THE CITY OF HACKENSACK SUPPORTING USE OF AFFORDABLE HOUSING TRUST FUNDS IN CONNECTION WITH 15, 17, AND 21 HUYLER STREET, BLOCK 10719, LOTS 15, 16, AND 17, ALONG WITH A PORTION OF LOT 1

WHEREAS, K Group Hackensack Venture LLC. (hereinafter referred to as the "Sponsor") proposes to construct an affordable housing project called Huyler Street Residences comprised of approximately 54 units (hereinafter referred to as the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55: 14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-26.1 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" or "City") on a site described as Lots 15, 16 and 17 as well as a portion of Lot 1 in Block 10719 as shown on the Official Assessment Map of the City of Hackensack, Bergen County, New Jersey and which is situated at 15, 17 and 21 Huyler Street; and

WHEREAS, the governing body has determined that there is a need for this housing project in the City of Hackensack; 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 Sponsor has requested use of a portion of the City owned property at Block 10719, Lot 1; and

WHEREAS, the City Council of the City of Hackensack finds that it is in the public interest to support the Project in its application to the Agency, with the reservation of trust fund monies and the use of a portion of Lot 1 in Block 10719.

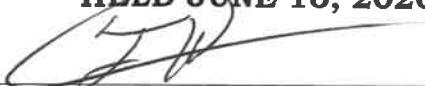
NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Hackensack that an amount not to exceed \$3,000,000.00 of the City's affordable housing trust funds be reserved for this Project in the City's Affordable Housing Spending Plan.

BE IT FURTHER RESOLVED by the Mayor and Council of the City of Hackensack that Sponsor is hereby authorized to assert site control to a portion of City property located at Block 10719, as set forth in the site plan application to the City Planning Board, to the New Jersey Housing and Mortgage Finance Agency for the application for 9% Low Income Housing Tax Credit program; and

BE IT FURTHER RESOLVED by the Mayor and Council of the City of Hackensack that such funds shall not be expended from the City's Affordable Housing Trust Fund until the Project successfully receives an award of the 9% Low Income Housing Tax Credit from the New Jersey Housing and Mortgage Finance Agency.

BE IT FURTHER RESOLVED by the Mayor and Council of the City of Hackensack that site control of this portion of property is contingent on the Project successfully receiving an award of the 9% Low Income Housing Tax Credit from the New Jersey Housing and Mortgage Finance Agency.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD JUNE 16, 2026**



TIMOTHY J. HOFFMAN, ACTING CITY CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. 183-26

**RESOLUTION AUTHORIZING EXECUTION OF A CONTRACT WITH
FIREWORKS BY GRUCCI, INC. FOR THE 4th OF JULY FIREWORKS AT
FOSCHINI PARK**

WHEREAS, the City has received a proposal by Fireworks by Grucci, Inc. 124 South Country Road, Bellport, New York, for the production and performance of a fireworks display on July 4, 2026 with an approximate start time of 9:00-9:20pm for a duration of approximately 22-23 minutes; and

WHEREAS, the City has determined that Fireworks by Grucci, Inc. has the proper expertise and experience to perform these services.

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

1. Fireworks by Grucci, Inc. of 124 South Country Road, Bellport, New York is hereby awarded a contract in the amount not to exceed \$42,750.00 for a fireworks production and performance, in accordance with the contract attached.
2. A Certification of Funds has been prepared by the Chief Financial Officer for the said contract assuring that a sufficient appropriation in budget account 6-01-30-420-420-263 to fund the purchases authorized in this resolution as an express and mandatory condition of the award of this contract.
3. The City Attorney has reviewed the attached contract.
4. The Mayor is hereby authorized to sign the contract documents necessary to effectuate the award of this contract.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD ON JUNE 16, 2026.**



TIMOTHY J. HOFFMAN, ACTING CITY CLERK