DRAFT DOCKET

HACKENSACK CITY COUNCIL – Tuesday, February 9, 2021 – 7:00 PM

I. CALL TO ORDER AND ORDER OF BUSINESS

a. Open Public Meeting Act – The City Clerk announces that the meeting is being held in accordance with the “Open Public Meeting Act”, N.J.S.A. 10:4-6 et seq., notice of which was sent to The Record and The Star Ledger and was posted on the Municipal Bulletin Board.

b. Roll Call

c. Flag Salute

d. Proclamations and Presentations

e. Approval of Minutes - None

II. REPORTS OF OFFICERS, BOARDS AND STANDING COMMITTEES

a. City Manager’s Report

III. REPORTS OF SPECIAL COMMITTEES

IV. SPECIAL ORDERS

V. UNFINISHED BUSINESS AND GENERAL ORDER

VI. NEW BUSINESS

1. Resolution #51-21 Adoption of Ordinance 03-2021, An Ordinance Authorizing the Private Sale Via Quitclaim Deed For Certain Real Property That May Be Owned by the City of Hackensack on Block 315 Lot 34 (Lot D) That is the Subject of an Overlapping Ownership Claim with the Contiguous Property Owner of Block 315, Lot 21


3. Resolution #53-21 Introduction of Ordinance #05-2021, An Ordinance to Restrict Long Term Hotel Stays for Health and Safety Reasons (Atty)
4. Resolution #-21  Resolution Authorizing Tax Refunds for Duplicate Payments

5. Resolution #-21  Resolution Approving Memorandum of Agreement between the City of Hackensack and the New Jersey State Policemen’s Benevolent Association Local #9 for 2021 through December 31, 2025

6. Resolution #-21  Resolution Approving Memorandum of Agreement between the City of Hackensack and the New Jersey State Policemen’s Benevolent Association Local #9 Agreeing to the Terms and Provisions of a New Working Schedule Commencing July 1, 2021

7. Resolution #-21  Resolution Awarding Contract for the Engineering Services to Neglia Engineering for the 2021 Second Street Road Resurfacing Project

8. Resolution #-21  Resolution Authorizing 2021 Emergency Temporary Appropriation

9. Resolution #-21  Resolution Authorizing the Award of Change Order #1 for the Fire Signal Aerial Boom Truck for $7,962

10. Resolution #-21  Resolution Authorizing Payment of Bills

"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."

11. Resolution #-21  Resolution Authorizing Endorsement of Proposed Bergen County Community Development Grants 2021

12. Resolution #-21  Resolution Authorizing Board and Commission Appointments

13. Resolution #-21  Resolution Concurring With Planning Board’s Redevelopment Investigation Findings Regarding Block 302, Lots 1, 2, and 27 and Designating Them As An Area In Need of Redevelopment For Non-Condemnation Purposes (132 Main Street)

VII. PUBLIC COMMENT (3 Minute Time Limit per Speaker)
VIII. MAYOR AND COUNCIL COMMENTS
IX. ADJOURN
CITY OF HACKENSACK

RESOLUTION NO. 51-21

FINAL ADOPTION OF ORDINANCE NO. 03-2021,
AN ORDINANCE AUTHORIZING THE PRIVATE SALE VIA
QUITCLAIM DEED FOR CERTAIN REAL PROPERTY THAT
MAY BE OWNED BY THE CITY OF HACKENSACK ON
BLOCK 315 LOT 34 (LOT D) THAT IS THE SUBJECT OF
AN OVERLAPPING OWNERSHIP CLAIM WITH THE
CONTIGUOUS PROPERTY OWNER OF BLOCK 315, LOT 21

“This ordinance has been advertised pursuant to law and now calls
for a public hearing. Will someone so move?”

Motion offered by and seconded by that there be a public hearing.

PUBLIC HEARING –

Motion offered by and seconded by that the public hearing be closed.

BE IT RESOLVED by the City Council of the City of Hackensack,
County of Bergen and State of New Jersey, that Ordinance No. 03-2021 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 ON FEBRUARY 9, 2021.

DEBORAH KARLSSON, CITY CLERK
CITY OF HACKENSACK
ORDINANCE NO. 03-2021

AN ORDINANCE AUTHORIZING THE PRIVATE SALE VIA QUIT CLAIM DEED FOR CERTAIN REAL PROPERTY THAT MAY BE OWNED BY THE CITY OF HACKENSACK ON BLOCK 315 LOT 34 THAT IS THE SUBJECT OF AN OVERLAPPING OWNERSHIP CLAIM WITH THE CONTIGUOUS PROPERTY OWNER OF BLOCK 315, LOT 21.

WHEREAS, the City of Hackensack is the owner of real property located at Block 315, Lot 34 on the tax map of the City of Hackensack, which is currently in use as a public parking lot commonly known as “Lot D”; and,

WHEREAS, Moe Realty LLC is the owner of contiguous real property located at Block 315, Lot 21 on the tax map of the City of Hackensack; and,

WHEREAS, the City is currently engaged in seeking potential developers for the redevelopment of its property on Lot D; and,

WHEREAS, while performing a review of the Lot D property records in preparation for the property’s redevelopment, the City’s engineers determined that based upon the records currently on file with the Bergen County Clerk there exists an anomaly in the property descriptions for Block 315, Lot 34 and Block 315, Lot 21; and,

WHEREAS, more specifically, the recorded property descriptions for Block 315, Lot 34 and Block 315, Lot 21 appear to overlap in an area of approximately 136 square feet or 0.00313 acres, more or less; and,

WHEREAS, this property has long been utilized by Moe Realty LLC under the belief it is the lawful owner of this overlapping area, the property is not needed for the Lot D redevelopment or any other public use, and the City believes it is fair and appropriate that any question as to the overlapping area’s ownership be resolved in favor of Moe Realty LLC; and,

WHEREAS, pursuant to the Local Lands and Buildings Law, N.J.S.A. 40A:12-13(b)(5), a municipality may, by ordinance, sell real property by private sale to a contiguous property owner provided it is less than an eighth of the minimum size required for development under the municipal zoning ordinance and is without any capital improvement thereon, at a negotiated price not less than one dollar ($1.00); and,

WHEREAS, the overlapping area qualifies for a private sale to Moe Realty LLC pursuant to the statute and the City believes this process reflects the easiest and most expeditious manner in which to address and resolve this issue and avoids the necessity of expensive and time-consuming judicial proceedings.
NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hackensack, County of Bergen, and State of New Jersey, as follows:

Section 1:

A. In accordance with N.J.S.A. 40A:12-13(b)(5), the City Council does hereby authorize the private sale and transfer of whatever rights and interests it may have in the overlapping area between the land owned by the City of Hackensack known as Block 315 Lot 34 and the land owned by Moe Realty, LLC known as Block 315 Lot 21, in the City of Hackensack, Bergen County, New Jersey, as set forth in the attached deed description prepared by Gary A. Veenstra, P.L.S., dated December 30, 2020 and the attached map prepared by Neglia Engineering Associates entitled “Boundary and Topographic Survey, Lot D Parking Area, Lot 34 Block 315, City of Hackensack, County of Bergen, New Jersey” dated September 29, 2020. The aforementioned deed description is attached hereto and is incorporated herein as Exhibit A and the aforementioned map is attached hereto and is incorporated herein as Exhibit B. Further attached as Exhibit C and incorporated herein is an exhibit prepared by Mr. Veenstra describing the area where the two parcels overlap, dated December 30, 2020.

B. The sale of the aforementioned property to Moe Realty LLC shall be for the nominal sum of $1.00.

C. Upon adoption of this Ordinance, the Mayor and City Clerk are authorized and directed to sign and execute a Quitclaim Deed in a form approved by the City Attorney to effectuate the transfer of the City’s interests in the aforementioned property to Moe Realty LLC. The Mayor, City Clerk, and City Attorney and any other relevant City officials are authorized to take any further necessary actions and execute any further documents necessary to effectuate the intent and purposes of this Ordinance.

D. The City makes no affirmative representations with regard to the aforementioned property or the quality of title being transferred pursuant to this Ordinance. The sale of the aforementioned property shall expressly be “as-is.”

Section 2:

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

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

Introduced: January 26, 2021

ATTEST:

By: ________________________________
    Deborah Karlsson, City Clerk

CITY OFHackensack

By: ________________________________
    John P. Labrosse Jr., Mayor
CITY OF HACKENSACK

RESOLUTION NO. 52-21

INTRODUCTION OF ORDINANCE NO. 04-2021, AN ORDINANCE TO AMEND CHAPTER 170 OF THE CODE OF THE CITY OF HACKENSACK, “VEHICLES AND TRAFFIC,” TO REMOVE A HANDICAPPED PARKING SPACE FROM SECTION 49.2, “PARKING FOR THE HANDICAPPED” (CLUBWAY)

BE IT RESOLVED that the above Ordinance, being Ordinance 04-2021 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 February 23, 2021 at 7:00 p.m. or as soon thereafter as the matter can be reached at the regular meeting place of the City Council and at such time and place all persons interested be given an opportunity to be heard concerning said Ordinance and that the City Clerk be and she is hereby authorized and directed to publish said ordinance according to law with a notice of its introduction and passage on first reading and of the time and place when and where said ordinance will be further considered for final passage.

CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK HELD ON FEBRUARY 9, 2021

DEBORAH KARLSSON, CITY CLERK
CITY OF HACKENSACK
ORDINANCE NO. 04-2021

AN ORDINANCE TO AMEND CHAPTER 170 OF THE CODE OF THE CITY
OF HACKENSACK, "VEHICLES AND TRAFFIC," TO REMOVE A
HANDICAPPED PARKING SPACE FROM SECTION 49.2, "PARKING FOR
THE HANDICAPPED" (CLUBWAY)

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

WHEREAS, the City Council of the City of Hackensack wishes to amend Chapter 170 of the Code of the City of Hackensack, entitled "Vehicles and Traffic," to remove a handicapped parking space from Section 49.2, entitled "Parking for the Handicapped;" and,

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

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

Section 1:
Chapter 170, Section 49.2 of the Code of the City of Hackensack is hereby amended as follows [deletions by strikethrough]

§170-49.2. Parking for the handicapped.
E. Designation of parking areas. In accordance with this chapter, the following locations shall provide parking for the physically handicapped:

<table>
<thead>
<tr>
<th>Parking Lot or Street</th>
<th>Side</th>
<th>Location/Number of Handicapped Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clubway</td>
<td>North</td>
<td>From a point 138 feet East of the Northeastly Curbline of the Esplanade to a point 20 feet East thereof</td>
</tr>
</tbody>
</table>

Section 2:
All other provisions of Chapter 170, Section 49.2 of the Code of the City of Hackensack shall remain unchanged.

Section 3:
This Ordinance shall take effect upon passage, adoption, and publication in the manner prescribed by law.

Introduced: February 9, 2021
Adopted:

ATTEST:

By: Deborah Karlsson, City Clerk

CITY OF HACKENSACK

By: John P. Labrosse, Jr. Mayor
CITY OF HACKENSACK

RESOLUTION NO. -21

RESOLUTION AUTHORIZING TAX REFUNDS FOR DUPLICATE PAYMENTS

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:

<table>
<thead>
<tr>
<th>AMOUNT</th>
<th>BLOCK</th>
<th>LOT</th>
<th>QUAL</th>
<th>NAME</th>
<th>YEAR</th>
<th>REASON</th>
<th>PROP LOC</th>
</tr>
</thead>
<tbody>
<tr>
<td>$2,746.00</td>
<td>339</td>
<td>66</td>
<td>C314A</td>
<td>CoreTitle LLC For SMIT, Raj &amp; Jay Gandhi</td>
<td>2021</td>
<td>Duplicate Payment</td>
<td>314 Third St</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1300 Rt 73 South Ste 112 Mt Laurel, NJ 08054</td>
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<tr>
<td>$2,321.60</td>
<td>607</td>
<td>5.01</td>
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<td>Corelogic Tax Service Attn: Refunds Department</td>
<td>2020</td>
<td>Duplicate Payment</td>
<td>114 Allen St</td>
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<td></td>
<td>3001 Hackberry Rd Irving TX 75063</td>
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CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK HELD ON FEBRUARY 9, 2021

DEBORAH KARLSSON, CITY CLERK
CITY OF HACKENSACK

RESOLUTION NO. -21

RESOLUTION APPROVING THE MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF HACKENSACK AND THE NEW JERSEY STATE POLICEMEN’S BENEVOLENT ASSOCIATION, LOCAL #9

WHEREAS, the Collective Bargaining Agreement (“CBA”) between the City of Hackensack (“Hackensack”) and the New Jersey State Policemen’s Benevolent Association, Local #9 (“PBA”) expired on December 31, 2020; and

WHEREAS, Hackensack and the PBA have engaged in ongoing negotiations to discuss and agree upon the terms and provisions of a successor CBA; and

WHEREAS, the negotiation committees for Hackensack and the PBA have separately agreed upon the terms of a Memorandum of Agreement (“MOA”) for the period January 1, 2021 through December 31, 2025, the terms of which are incorporated by reference herein; and

WHEREAS, Hackensack wishes to memorialize its approval of the terms and provisions of the MOA for the above referenced period.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hackensack that the Memorandum of Agreement between the City of Hackensack and PBA Local #9 for the term January 1, 2021 through December 31, 2025, be and hereby is APPROVED; and

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

CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK HELD ON FEBRUARY 9, 2021

DEBORAH KARLSSON, CITY CLERK
CITY OF HACKENSACK

RESOLUTION NO. -21

RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF HACKENSACK AND THE NEW JERSEY STATE POLICEMEN'S BENEVOLENT ASSOCIATION, LOCAL #9 AGREING TO THE TERMS AND PROVISIONS OF A NEW WORKING SCHEDULE COMMENCING JULY 1, 2021

WHEREAS, the City of Hackensack ("Hackensack") and the New Jersey State Policemen's Benevolent Association, Local #9 ("PBA") have engaged in ongoing negotiations to discuss and agree upon the terms and provisions of a new working schedule commencing July 1, 2021; and

WHEREAS, the negotiation committees for Hackensack and the PBA have separately agreed upon the terms of a Memorandum of Understanding ("MOU"), the terms of which are incorporated by reference herein; and

WHEREAS, Hackensack wishes to memorialize its approval of the terms and provisions of the MOU.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hackensack that the Memorandum of Understanding between the City of Hackensack and PBA Local #9, be and hereby is APPROVED; and

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

CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK HELD ON FEBRUARY 9, 2021

DEBORAH KARLSSON, CITY CLERK
CITY OF HACKENSACK

RESOLUTION NO. -21

RESOLUTION AWARDING CONTRACT FOR ENGINEERING SERVICES TO NEGLIA ENGINEERING FOR THE 2021 SECOND STREET ROAD RESURFACING PROJECT

WHEREAS, the City of Hackensack has received an NJDOT Municipal Aid Grant in the amount of $257,230 for Second St. from Passaic St. to American Legion Drive as part of the City’s 2021 Road Resurfacing / Improvement Project and requires related engineering services for the design, preparation of bid documents and construction management of this project; and

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

WHEREAS, it was determined that the proposal received from Neglia Engineering is the most advantageous to the City based on cost, expertise in this field and vast experience and specific prior knowledge of this particular project.

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

1. Neglia Engineering Associates of 34 Park Ave., Lyndhurst, NJ 07071 is hereby awarded a contract in an amount not to exceed $65,800 for the engineering design and construction management services related to the NJDOT Second St. Road Improvement Project, in accordance with the proposal attached thereof.

2. A Certification of Funds has been prepared and authorized by the Chief Financial Officer for the said contract assuring that there is a sufficient
appropriation to fund the purchases authorized in this resolution as an express and mandatory condition of the award of this contract.

3. The budget account to be charged is C-04-20-041-000-600.

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


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DEBORAH KARLSSON, CITY CLERK
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CITY OF HACKENSACK

RESOLUTION NO. -21

RESOLUTION AUTHORIZING 2021 EMERGENCY TEMPORARY APPROPRIATION

WHEREAS, N.J.S.A. 40A:4-19 provides that where any contract, commitment or payments are to be made prior to the final adoption of the 2021 Budget, temporary appropriations should be made for the purpose and amounts required in the manner and time therein provided; and

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Hackensack that the following appropriations be made and that a certified copy of this resolution be transmitted to the Chief Financial Officer for his records.

2021 TEMPORARY BUDGET APPROPRIATIONS

Current Fund Budget

<table>
<thead>
<tr>
<th>General Government</th>
<th>Salaries &amp; Wages</th>
<th>Other Expenses</th>
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<tbody>
<tr>
<td>1-01-23-215-215</td>
<td>Workers Compensation</td>
<td>$ 700,000</td>
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<tr>
<td>1-01-23-220-220</td>
<td>General Insurance</td>
<td>$1,000,000</td>
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<td>1-01-30-415-418</td>
<td>Boys &amp; Girls Club</td>
<td>$  5,000</td>
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<tr>
<td>1-01-30-415-416</td>
<td>Accumulated Wages</td>
<td>$ 200,000</td>
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Department of Public Works

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<th>Salaries &amp; Wages</th>
<th>Other Expenses</th>
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<tr>
<td>1-01-26-290-290</td>
<td>Snow Removal</td>
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CITY OF HACKENSACK

RESOLUTION NO. -21

RESOLUTION AUTHORIZING THE AWARDING OF CHANGE ORDER #1 FOR THE FIRE SIGNAL AERIAL BOOM TRUCK FOR $7,962

WHEREAS, the Hackensack Fire Department is in need of a Telescopic Aerial Boom Truck; and

WHEREAS, the City of Hackensack awarded a contract to Altec Industries, Inc. for an amount not to exceed $154,900 using the services of an authorized National Pricing Co-Operative, pursuant to N.J.S.A. 52:34-6.2(3): and

WHEREAS, the it was later discovered that the truck lacks a power inverter and a power source that was not included in the original proposal, necessitating a contract amendment; and

WHEREAS, the City Manager now recommends the awarding of Change Order #1 in the amount of $7,962 for this needed equipment.

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

1. Altec Industries, Inc. of 250 Laird St., Plains, PA 18705 is hereby awarded Change Order #1 IN THE AMOUNT NOT TO EXCEED $7,962 for a power inverter, power source, and housing needed to accommodate same for the Articulating Telescopic Aerial Boom Truck Model AT37G purchased by the Hackensack Fire Department.

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 T-03-56-850-823-801 exists to
fund the purchases authorized in this resolution as an express and mandatory condition of the award of this contract.

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


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DEBORAH KARLSSON, CITY CLERK
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**CITY OF HACKENSACK**

**RESOLUTION NO. -21**

**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**: $ 607,011.23
- **Grants**: 16,881.25
- **Payroll**: 1,735,751.44
- **Public Parking System**: 2,732.89
- **Capital**: 235,602.20
- **Escrow**: 79,627.86
- **Trust Account**: 243,364.27
- **Total Expenditures**: 2,920,971.14

**Interfunds/Transfers**: $271,542.44

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK HELD ON FEBRUARY 9, 2021**

DEBORAH KARLSSON, CITY CLERK
CITY OF HACKENSACK

RESOLUTION NO. -21

RESOLUTION AUTHORIZING ENDORSEMENT OF PROPOSED BERGEN COUNTY COMMUNITY DEVELOPMENT GRANTS 2021

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

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

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

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

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

<table>
<thead>
<tr>
<th>APPLICANT</th>
<th>PURPOSE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Arc of Bergen and Passaic</td>
<td>Install generator</td>
<td>$ 25,000</td>
</tr>
</tbody>
</table>

CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK HELD ON FEBRURY 9, 2021

DEBORAH KARLSSON, CITY CLERK
CITY OF HACKENSACK

RESOLUTION NO. -21

RESOLUTION AUTHORIZING BOARD AND COMMISSION
APPOINTMENTS

BE IT RESOLVED, by the Mayor and Council of the City of Hackensack that the following appointments be made for a term beginning on January 1, 2021.

ZONING BOARD:
2 Year Term: (Alternate)
Darius Pemberton

CONDO BOARD:
3 Year Term:
Darlene Williams

CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK HELD ON FEBRUARY 9, 2021

DEBORAH KARLSSON, CITY CLERK
RESOLUTION CONCURRING WITH PLANNING BOARD'S REDEVELOPMENT INVESTIGATION FINDINGS REGARDING BLOCK 302, LOTS 1, 2, AND 27 AND DESIGNATING THEM AS AN AREA IN NEED OF REDEVELOPMENT FOR NON-CONDEMNATION PURPOSES (132 MAIN)

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, by Resolution No. 432-20 adopted on November 9, 2020, the governing body of the City of Hackensack (the “City”) authorized and requested the Planning Board to undertake a preliminary investigation (the “Investigation”) to determine whether Block 302, Lots 1, 2, and 27 (the “Area of Investigation”) constitutes an area in need of redevelopment according to the criteria set forth under the Local Redevelopment and Housing Law (“LRHL”), specifically N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-3; and

WHEREAS, consistent with the requirements set forth in N.J.S.A. 40A:12A-6, the Planning Board specified and gave notice that on January 13, 2021, a hearing would be held for the purpose of hearing persons who are interested in or would be affected by a determination that the properties in the Area of Investigation constitute an area in need of redevelopment as that term is defined under the LRHL for non-condemnation purposes; and

WHEREAS, Francis Reiner, LLA, PP of DMR Architects publicly presented a “Report of Preliminary Investigation for Determination of an Area in Need of Redevelopment” for the designated Area of Investigation dated December 17, 2020 (the “Investigation Report”), which is attached hereto and made part hereof as Exhibit A; and

WHEREAS, the Investigation Report opines that the Area of Investigation evidences conditions and characteristics that qualify the Area of Investigation as an “area
in need of redevelopment” because it collectively satisfies the following statutory criteria of the LRHL under N.J.S.A. 40A:12A-5:

<table>
<thead>
<tr>
<th>Block 302</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 1</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Lot 2</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Lot 27</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

; and

WHEREAS, in its entirety, the Investigation Report demonstrates that the cumulative effects of the negative conditions existing upon the property located within the Area of Investigation is having a decadent effect on the surrounding properties, which is demonstrated through the pictures, narrative, City records and uncontested testimony of Mr. Reiner, showing that many of the properties in the immediate vicinity are in visual need of repair, vacant and/or have already been declared as areas in need of redevelopment and rehabilitation too for these reasons; and

WHEREAS, on January 13, 2021, the Planning Board held a properly noticed public hearing pursuant to the requirements of N.J.S.A. 40A:12A-6 concerning the Area of Investigation, with Joseph Mecca, Esq. representing the Planning Board being present; and

WHEREAS, the hearing was opened to all persons from the public who were generally interested in or would be affected by a finding that the property within the Area of Investigation constitutes an area in need of redevelopment under N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-3; and

WHEREAS, on January 13, 2021, the Planning Board received uncontested testimony from Mr. Reiner providing a first-hand account of the conditions that he observed during his exhaustive examination of the property within the Area of Investigation, which confirmed the description of the conditions and his findings contained in the Investigation Report; and

WHEREAS, on January 13, 2021, the Planning Board unanimously recommended that the governing body of the City designate the Area of Investigation as a non-condemnation area in need of redevelopment due to the substantial evidence that the Area of Investigation meets the criteria enumerated in the Investigation Report, pursuant to N.J.S.A. 40A:12A-5.

NOW, THEREFORE, BE IT RESOLVED by the Municipal Council of the City of Hackensack in the County of Bergen, State of New Jersey that it hereby adopts the above recitals, findings of the Planning Board and the Investigation Report attached hereto as Exhibit A prepared by DMR Architects as if set forth fully herein, therefore, determining and hereby declaring that the Area of Investigation consisting of Block 302,
Lots 1, 2, and 27 are hereby determined to be a non-condemnation area in need of redevelopment according to the criteria set forth under N.J.S.A. 40A:12A-5.

BE IT FURTHER RESOLVED that pursuant to N.J.S.A. 40A:12A-6(b)(5)(c), the City Clerk is hereby authorized and directed to transmit a certified copy of this Resolution to the Commissioner of the Department of Community Affairs for review.

BE IT FURTHER RESOLVED that pursuant to N.J.S.A. 40A:12A-6(b)(5)(d), the City Clerk is hereby authorized and directed to transmit a certified copy of this Resolution upon all record owners of the properties located within the delineated Area of Investigation as those names are listed within the official Tax Assessor’s records within ten (10) days of the adoption hereof.

BE IT FURTHER RESOLVED that pursuant to N.J.S.A. 40A:12A-6(b)(5)(d), the City Clerk is hereby authorized and directed to transmit a certified copy of this Resolution upon each person, if any, who filed a written objection and stated in such submission and address to which notice of this determination may be sent.

BE IT FURTHER RESOLVED that that a certified copy of this Resolution and underlying documents shall be available for public inspection during regular business hours at the Office of the City Clerk.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately pursuant to law.

CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK HELD ON FEBRUARY 9, 2021

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DEBORAH KARLSSON, CITY CLERK