DRAFT
DOCKET

HACKENSACK CITY COUNCIL MEETING – Tuesday, March 19, 2024 – 8:00 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 - Poison Prevention Week

e. Approval of Minutes – March 5, 2024 Regular, COW, and Executive

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 #94-24

   Adoption of Ordinance #06-2024, An Ordinance to Amend Chapter 107 of the Code of the City of Hackensack, “Licenses And Permits” Establishing Recreation Department Fees

2. Resolution #95-24

   Adoption of Ordinance #07-2024, An Ordinance Amending 123 Anderson Street Redevelopment Plan for the Delineated Redevelopment Area Consisting of Block 425, Lot 1

3. Resolution #96-24

   Adoption of Ordinance #08-2024, An Ordinance Adopting the 111 Essex Street and 142-144 Kansas Street Redevelopment Plan for the Delineated Redevelopment Area Consisting of Block 76, Lots 45 and 7.03
4. Resolution #97-24
Adoption of Ordinance #10-2024 An Ordinance
Adding a New Chapter, Chapter 139 of the Code of the
City of Hackensack “Salt Storage, Privately Owned” to
Comply with the NJDEP Requirements

5. Resolution #98-24
Adoption of Ordinance #11-2024, An Ordinance
Amending Chapter 90 of the Code of the City of
Hackensack, “Food and Drink,” to Allow for the Sale
of Freshly Prepared Ice Cream and Other Frozen
Desserts by Licensed Ice Cream Peddlers

6. Resolution #99-24
Adoption of Ordinance #12-2024, An Ordinance
Amending the Prospect – Railroad – Essex – Beech
Redevelopment Plan for An Area In Need of
Rehabilitation Consisting of Block 223, Lots 1 to 7 and
11 to 24; Block 226.01, Lots 1.01 to 1.04 and 3; Block
226.02, Lots 1 to 15 and 19 to 27; Block 227, Lots 1 to
32; Block 228, Lots 1 to 3, 6, 9 to 30, and 40 to 49; Block
229, Lots 1, 11 to 14, 28 to 43, 46; Block 230, Lots 1,
3.01 to 7, 12 to 19, 21 to 30; Block 232, Lots 1.01, 1.02,
26, 28 to 31, 33, 47, 49, 55; Block 233, Lots 1, 2, 7.01,
7.02, 9; Block 236, Lots 6, 18, 36.01; and Block 237,
Lots 1.01-1.04, 2, 2.02, 4.01

7. Resolution #100-24
Adoption of Ordinance #13-2024, An Ordinance to
Amend Chapter 175 of the Code of the City of
Hackensack, “Zoning,” in Order to Amend and Clarify
Certain Definitions Contained Therein

8. Resolution #101-24
Introduction of Ordinance #14-2024, An Ordinance
Amending 321 Main Street Redevelopment Plan
Consisting of Block 407.1, Lots: 2, 5, 6.01, 6.02, 7, 34,
36.01, 36.02, 37, 39 & 40 to add Block 407.01, Lot 38

9. Resolution #14
Introduction of Ordinance #15-2024, Bond Ordinance
Providing for Improvements to the Elevators at the
Atlantic Street Parking Garage by and in the City of
Hackensack in the County of Bergen State of New
Jersey, Appropriating $2,350,000 Therefor and
Authorizing the Issuance of $1,350,000 Bonds or
Notes of the City to Finance Part of the Cost Thereof

10. Resolution #1-24
Resolution Authorizing Tax Refunds for State
Board Judgements and Duplicate Payments

11. Resolution #1-24
Resolution Authorizing Tax Appeal Attorney to Settle
Cases That were Scheduled for Trial or Settlement

3/15/2024
12. Resolution #-24

Resolution Authorizing Agreement with the Hackensack University Medical Center Pediatric Services Department for Certain Medical Services

13. Resolution #-24

Resolution Awarding State Contract to AMS Corp for Municipal Court Asbestos Abatement

14. Resolution #-24

Resolution Awarding Co-Op Contract to CDW Government, LLC for Cloud Based Server Back Up and Recovery System

15. Resolution #-24

Resolution Awarding Change Order #1 (Final) to Frank Macchione Construction for 2022 CDBG Road Resurfacing Program

16. Resolution #-24

Resolution Awarding Bid Contract for Sewer Infrastructure Improvements

17. Resolution #-24

Resolution Awarding Bid Contract for the East Kennedy Stormwater Pump Station Emergency Generator

18. Resolution #-24

Resolution Governing Body Certification of the Annual Audit of 2022

19. Resolution #-24

Resolution Authorizing 2024 Temporary Budget

20. Resolution #-24

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."

21. Resolution #-24

Resolution Designating LisaMarie Schieli as Recycling Coordinator and Authorizing Submission of Recycling Tonnage Grant Application

22. Resolution #-24

Resolution Authorizing Temporary Extension to City Park Closing Hours from April 1, 2024 through October 1, 2024

23. Resolution #-24

Resolution Supporting and Authorizing Bergen County to Conduct a Speed Study on Johnson Avenue Between Voorhis Lane and Main Street

3/15/2024
25. Resolution #-24 Resolution Authorizing Accrued Time Payout of $10,486.38 to Retiree Maylen Martinez
26. Resolution #-24 Resolution Authorizing Release of Escrow Funds for 100 Hudson Street
27. Resolution #-24 Resolution Authorizing Endorsement of Proposed Bergen County Community Development Grants

VII. PUBLIC COMMENT (3 Minute Time Limit per Speaker)
VIII. MAYOR AND COUNCIL COMMENT
IX. ADJOURN
WHEREAS, Congress designated the third week in March to be National Poison Prevention Week (NPPW) in 1961 to help raise awareness of the dangers of poisonous medicines, household chemicals, and other substances; and

WHEREAS, poison centers will focus the public’s attention on identifying poisoning hazards and prevention as all people, and even pets are at risk; and

WHEREAS, most of all reported poison exposures involve children five (5) years old and younger. The majority of poisoning deaths occur in adults aged 20 to 59; and

WHEREAS, the N.J. Poison Information and Education System (NJPIES), provides free, expert medical advice, drug information, and poison prevention education to NJ residents through the 800-222-1222 Poison Help Hotline, or chat (njpies.org); and

WHEREAS, we encourage all residents to program the Hotline number into their phones because a rapid response can make a difference in preventing serious injury and saving lives.

NOW THEREFORE, I, JOHN P. LABROSE, JR., Mayor of the City of Hackensack, along with the members of the City Council, do hereby proclaim the week of March 17-23, 2024 as National Poison Prevention Week in the City of Hackensack.

John P. Labrosse, Jr., Mayor

Presented this 19th day of March, 2024
CITY OF HACKENSACK

RESOLUTION NO: -24

FINAL ADOPTION OF ORDINANCE NO. 06-2024 AN ORDINANCE TO AMEND CHAPTER 107 OF THE CODE OF THE CITY OF HACKENSACK, “LICENSES AND PERMITS” ESTABLISHING RECREATION DEPARTMENT FEES

Motion to amend the ordinance to update summer camp registration fees from $525 to $550 and $825 to $850.

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

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. 06-2024 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 MARCH 19, 2024

DEBORAH KARLSSON, CITY CLERK
CITY OF HACKENSACK
ORDINANCE NO. 06-2024

AN ORDINANCE TO AMEND CHAPTER 107 OF THE
CODE OF THE CITY OF HACKENSACK, "LICENSES
AND PERMITS" ESTABLISHING RECREATION
DEPARTMENT FEES

WHEREAS, Chapter 107 of the Code of the City of Hackensack ("City Code"), "Licenses and Permits," sets forth in Attachment 2 an enumeration of fees for various permits and activities; and,

WHEREAS, currently, Attachment 2 to Chapter 107 establishes certain fees for the use of City-owned recreational fields and facilities; and,

WHEREAS, upon recommendation of the City Manager and the City's recreation professionals, the City Council has determined to add all Recreation program fees into the City Code for resident and non-resident use.

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

Section 1:
Attachment 2 to Chapter 107 of the City Code is hereby amended to establish a fee schedule for M&M Recreation Center Programs as follows (additions by underline):

Recreation Department fees:

<table>
<thead>
<tr>
<th>Program</th>
<th>Resident</th>
<th>Non-Resident</th>
</tr>
</thead>
<tbody>
<tr>
<td>Middle School Open Gym:</td>
<td>$0</td>
<td>N/A</td>
</tr>
<tr>
<td>High School Open Gym:</td>
<td>$0</td>
<td>N/A</td>
</tr>
<tr>
<td>Adult Open Gym:</td>
<td>$0</td>
<td>Non-Resident: $25 daily</td>
</tr>
<tr>
<td>Zumba Kids:</td>
<td>$40</td>
<td>$40</td>
</tr>
<tr>
<td>Zumba Kids Jr.:</td>
<td>$0</td>
<td>$40</td>
</tr>
<tr>
<td>Coding Class:</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Dance And Tumble:</td>
<td>$40</td>
<td>$40</td>
</tr>
<tr>
<td>Karate:</td>
<td>$79</td>
<td>$79</td>
</tr>
<tr>
<td>Junior Golf:</td>
<td>$105</td>
<td>$105</td>
</tr>
</tbody>
</table>
Story Time Movements & Dance: Resident: $40 Non-Resident: $40

Youth Tennis: (1 session/week, 2 session) Resident: $85/170 Non-Resident: $85/170

Flag Football Clinic: Resident: $90 Non-Resident: $90

Basketball Competitive Skills Clinic: Resident: $75 Non-Resident: $75

Writing and Painting Class: Resident: $70 Non-Resident: $70

Jr Wrestling: Resident: $100 Non-Resident: $100

Youth Basketball: Resident: $75 Non-Resident: $95

Youth Indoor Track & Field: Resident: $50 Non-Resident: $85

Youth Spring Track & Field: Resident: $75 Non-Resident: $115

Recreation Baseball & Softball: Resident: $75 Non-Resident: $95

Jr. Comets Football: Resident: $75 Non-Resident: $150

Jr. Cheerleading (New/Returning): Resident: $50/$130 Non-Resident: $50/$130

Adult Volleyball: $10 per session

Summer Playground Camp (Carver/Poilev/Staib): $550

Summer Extended Day Camp (Foschini): $850

Summer Adventure Camp (Columbus): $550

Summer Theater Camp (HACPAC): $550

Robotics Summer Camp: $0

Section 2:
All other fees provided for in Attachment 2 to Chapter 107 of the City Code not specifically referenced in this Ordinance shall remain unchanged.

Section 3:
Repeal of Inconsistent Provisions. All ordinances or parts thereof in conflict or inconsistent with this Ordinance are hereby repealed, but only however, to the extent of such conflict or inconsistency, it being the legislative intent that all ordinances or part of ordinances now existing
or in effect unless the same being conflict or inconsistent with any provision of this Ordinance shall remain in effect.

Section 4:
Severability. The provisions of this Ordinance are declared to be severable and if any section, subsection, sentence, clause or phrase thereof for any reason is held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, subsections, sentences, clauses and phrases of this Ordinance, but shall remain in effect; it being the legislative intent this Ordinance shall stand notwithstanding the invalidity of any part.

Section 5:
Codification. This Ordinance shall be a part of the Code of the City of Hackensack as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the City Code. The City Clerk and the City Attorney are authorized and directed to change any Chapter, Article and/or Section number of the City Code in the event that the codification of this Ordinance reveals that there is a conflict between the numbers and the existing City Code, and in order to avoid confusion and possible accidental repealers of existing provisions not intended to be repealed.

Section 6:
This Ordinance shall take effect upon passage, adoption, and publication in the manner prescribed by law.

Introduced: March 5, 2024
Adopted:

ATTEST:

By: ____________________________
Deborah Karlsson, City Clerk

CITY OF HACKENSACK

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

RESOLUTION NO: -24

FINAL ADOPTION OF ORDINANCE NO. 07-2024 ORDINANCE AMENDING 123 ANDERSON STREET REDEVELOPMENT PLAN FOR THE DELINEATED REDEVELOPMENT AREA CONSISTING OF BLOCK 425, LOT 1

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

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. 07-2024 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 MARCH 19, 2024

DEBORAH KARLSSON, CITY CLERK
ORDINANCE NO. 07-2024
CITY OF HACKENSACK

ORDINANCE AMENDING 123 ANDERSON STREET REDEVELOPMENT PLAN FOR THE DELINEATED REDEVELOPMENT AREA CONSISTING OF BLOCK 425, LOT 1

WHEREAS, on November 9, 2021, by Resolution No. 448-21, the governing body of the City of Hackensack (the “City”) authorized and requested the Planning Board to undertake a preliminary redevelopment investigation to determine whether Block 425, Lot 1 (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”); 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 December 8, 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 property located in the Area of Investigation constitutes 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 November 2021 (the “Investigation Report”); and

WHEREAS, on December 8, 2021, the Planning Board unanimously recommended that 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; and

WHEREAS, on December 20, 2021, by Resolution No. 536-21, in accordance with the Planning Board’s recommendation, the City designated Block 425, Lot 1 as an area in need of redevelopment for non-condemnation purposes; and

WHEREAS, on March 22, 2022, by Ordinance No. 13-2022, the City adopted the 123 Anderson Redevelopment Plan (the “2022 Redevelopment Plan”) for Block 425, Lot 1 to establish zoning for the property under the LRHL; and

SHN\753679.1
WHEREAS, the City wishes to make certain amendments to the 2022 Redevelopment Plan specifically addressing flood mitigation standards and parking requirements contained in the Amended 123 Anderson Street Redevelopment Plan dated February 2024.

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

SECTION 1. Amended 123 Anderson Street Redevelopment Plan. The Amended 123 Anderson Street Redevelopment Plan prepared by DMR Architects dated February 2024 attached hereto and made part hereof as Exhibit A is hereby approved and adopted pursuant to N.J.S.A. 40A:12A-7 and shall be enacted as an amendment to the City’s Zoning Map.

SECTION 2. Severability. If any section, subsection or paragraph of this ordinance be declared unconstitutional, invalid or inoperative, in whole or in part, by a court of competent jurisdiction, such chapter, section subchapter or paragraph shall to the extent that is not held unconstitutional, invalid or inoperative remain in full force and effect and shall not affect the remainder of this ordinance.

SECTION 3. 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, specifically Ordinance No. 13-2022, which shall be repealed and replaced by this ordinance.

SECTION 4. Effective Date. This ordinance shall take effect immediately after final adoption and approval pursuant to law.

Introduced: February 20, 2024
Adopted: 

ATTEST: 

CITY OF HACKENSACK

By: ___________________________  
Deborah Karlsson, City Clerk

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

RESOLUTION NO: -24

FINAL ADOPTION OF ORDINANCE NO. 08-2024 ORDINANCE ADOPTING THE 111 ESSEX STREET AND 142-144 KANSAS STREET REDEVELOPMENT PLAN FOR THE DELINEATED REDEVELOPMENT AREA CONSISTING OF BLOCK 76, LOTS 45 AND 7.03

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

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. 08-2024 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 MARCH 19, 2024

DEBORAH KARLSSON, CITY CLERK
ORDINANCE NO. 08-2024
CITY OF HACKENSACK

ORDINANCE ADOPTING THE 111 ESSEX STREET AND 142-144 KANSAS STREET REDEVELOPMENT PLAN FOR THE DELINEATED REDEVELOPMENT AREA CONSISTING OF BLOCK 76, LOTS 45 AND 7.03

WHEREAS, on October 24, 2023, by Resolution No. 398-23, the governing body of the City of Hackensack (the “City”) authorized and requested the Planning Board to undertake a preliminary redevelopment investigation to determine whether Block 76, Lots 45 and 7.03 (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”); 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 December 13, 2023, a hearing would be held for the purpose of hearing persons who are interested in or would be affected by a determination that the property located in the Area of Investigation constitutes 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 November 2023 (the “Investigation Report”); and

WHEREAS, on December 13, 2023, the Planning Board unanimously recommended that 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; and

WHEREAS, on December 19, 2023, by Resolution No. 477-23, in accordance with the Planning Board’s recommendation, the City designated Block 76, Lots 45 and 7.03 as an area in need of redevelopment for non-condemnation purposes; and

WHEREAS, the City wishes to adopt the 111 Essex Street & 142-144 Kansas Street Redevelopment Plan to establish zoning for Block 76, Lots 45 and 7.03 under the LRHL.
NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Hackensack in the County of Bergen, State of New Jersey, as follows:

SECTION 1. 111 Essex Street & 142-144 Kansas Street Redevelopment Plan. The 111 Essex Street & 142-144 Kansas Street Redevelopment Plan prepared by DMR Architects dated February 2024 attached hereto and made part hereof as Exhibit A is hereby approved and adopted pursuant to N.J.S.A. 40A:12A-7 and shall be enacted as an amendment to the City’s Zoning Map.

SECTION 2. Severability. If any section, subsection or paragraph of this ordinance be declared unconstitutional, invalid or inoperative, in whole or in part, by a court of competent jurisdiction, such chapter, section subchapter or paragraph shall to the extent that is not held unconstitutional, invalid or inoperative remain in full force and effect and shall not affect the remainder of this ordinance.

SECTION 3. 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 4. Effective Date. This ordinance shall take effect immediately after final adoption and approval pursuant to law.

Introduced: February 20, 2024
Adopted:

ATTEST:

By: _____________________________  By: _____________________________
Deborah Karlsson, City Clerk                     John P. Labrosse, Jr., Mayor

CITY OF HACKENSACK
RESOLUTION NO: -24

FINAL ADOPTION OF ORDINANCE NO. 10-2024 AN ORDINANCE ADDING A NEW CHAPTER, CHAPTER 139, OF THE CODE OF THE CITY OF HACKENSACK "SALT STORAGE, PRIVATELY OWNED" TO COMPLY WITH STATE DEP REQUIREMENTS

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

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. 10-2024 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 MARCH 19, 2024

DEBORAH KARLSSON, CITY CLERK
CITY OF HACKENSACK
ORDINANCE NO. 10-2024

AN ORDINANCE ADDING A NEW CHAPTER, CHAPTER 139, OF THE CODE OF THE CITY OF HACKENSACK "SALT STORAGE, PRIVATELY OWNED” TO COMPLY WITH STATE DEP REQUIREMENTS

WHEREAS, the City’s professionals have advised the City Council that the New Jersey Department of Environmental Protection ("DEP") has required municipalities adopt legislation addressing privately owned salt storage to comply with DEP stormwater regulations; and,

WHEREAS, the salutary purpose of this ordinance is to prevent stored salt and other solid de-icing materials from being exposed to stormwater; and,

WHEREAS, this ordinance establishes requirements for the storage of salt and other solid de-icing materials on residential and other private property not owned or operated by the City of Hackensack, in order to protect the environment, public health, safety and welfare, and to prescribe penalties for failure to comply.

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

Section 1:
A new Chapter 139 of the Code of the City of Hackensack, “Salt Storage, Privately Owned,” is hereby established and shall read as follows:

§ 139-1 Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

DEICING MATERIALS
Any granular or solid material such as melting salt or any other granular solid that assists in the melting of snow.

IMPERVIOUS SURFACE
A surface that has been covered with a layer of material so that it is highly resistant to infiltration by water.

PERMANENT STRUCTURE
A permanent building or permanent structure that is anchored to a permanent foundation with an impermeable floor, and that is completely roofed and walled (new structures require a door or other means of sealing the access way from wind driven rainfall). A fabric frame structure is a permanent structure if it meets the following specifications:
1. Concrete blocks, jersey barriers or other similar material shall be placed around the interior of the structure to protect the side walls during loading and unloading of de-icing materials;
2. The design shall prevent stormwater run-on and run through, and the fabric cannot leak;

3. The structure shall be erected on an impermeable slab;

4. The structure cannot be open sided; and

5. The structure shall have a roll up door or other means of sealing the access way from wind driven rainfall.

PERSON
Any individual, corporation, company, partnership, firm, association, or political subdivision of this State subject to municipal jurisdiction.

RESIDENT
A person who resides on a residential property where de-icing material is stored.

STORM DRAIN INLET
The point of entry into the storm sewer system.

§ 139-2 De-Icing Material Storage Requirements.

A. Temporary outdoor storage of de-icing materials in accordance with the requirements below is allowed between October 15th and April 15th:

1. Loose materials shall be placed on a flat, impervious surface in a manner that prevents stormwater run-through;

2. Loose materials shall be placed at least 50 feet from surface water bodies, storm drain inlets, ditches and/or other stormwater conveyance channels;

3. Loose materials shall be maintained in a cone-shaped storage pile. If loading or unloading activities alter the cone-shape during daily activities, tracked materials shall be swept back into the storage pile, and the storage pile shall be reshaped into a cone after use;

4. Loose materials shall be covered as follows:

   a. The cover shall be waterproof, impermeable, and flexible;

   b. The cover shall extend to the base of the pile(s);

   c. The cover shall be free from holes or tears;

   d. The cover shall be secured and weighed down around the perimeter to prevent removal by wind; and
e. Weight shall be placed on the cover(s) in such a way that minimizes the potential of exposure as materials shift and runoff flows down to the base of the pile.

(1) Sandbags lashed together with rope or cable and placed uniformly over the flexible cover, or poly-cord nets provide a suitable method. Items that can potentially hold water (e.g., old tires) shall not be used;

5. Containers must be sealed when not in use; and,

6. The site shall be free of all de-icing materials between April 16th and October 14th.

B. De-icing materials should be stored in a permanent structure if a suitable storage structure is available. For storage of loose de-icing materials in a permanent structure, such storage may be permanent, and thus not restricted to October 15th to April 15th.

C. The property owner, or owner of the de-icing materials if different, shall designate a person(s) responsible for operations at the site where these materials are stored outdoors, and who shall document that weekly inspections are conducted to ensure that the conditions of this ordinance are met. Inspection records shall be kept on site and made available to the municipality upon request.

1. Residents who operate businesses from their homes that utilize de-icing materials are required to perform weekly inspections.

§ 139-3 Exemptions.

A. Residents may store de-icing materials outside in a solid-walled, closed container that prevents precipitation from entering and exiting the container, and which prevents the de-icing materials from leaking or spilling out. Under these circumstances, weekly inspections are not necessary, but repair or replacement of damaged or inadequate containers shall occur within two (2) weeks.

B. If containerized (in bags or buckets) de-icing materials are stored within a permanent structure, they are not subject to the storage and inspection requirements in § 139-2 above. Piles of de-icing materials are not exempt, even if stored in a permanent structure.

C. This ordinance does not apply to facilities where the stormwater discharges from de-icing material storage activities are regulated under another NJPDES permit.

§ 139-4 Enforcement.

This ordinance may be enforced by the Police Department, Zoning Officer, Construction Code Official or other official designated by the City Manager during the course of ordinary enforcement duties.
§ 139-5 Violations and Penalties.

Any person(s) who is found to be in violation of the provisions of this ordinance shall have 72 hours from the date notice is provided by the City that a violation is present to complete any required corrective action to abate the violation. The failure to complete such corrective action within the mandated time frame shall subject the offender to the penalties established in Section 1-15 of the Code of the City of Hackensack. Any person who is convicted of violating any provision of this Chapter within one (1) year of the date of a previous violation and who was fined for the previous violation shall be sentenced by the Court to an additional fine as a repeat offender.

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: March 5, 2024
Adopted:

ATTEST:

By: Deborah Karlsson, City Clerk

CITY OF HACKENSACK

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

RESOLUTION NO: -24

FINAL ADOPTION OF ORDINANCE NO. 11-2024 AN ORDINANCE AMENDING CHAPTER 90 OF THE CODE OF THE CITY OF HACKENSACK, “FOOD AND DRINK,” TO ALLOW FOR THE SALE OF FRESHLY PREPARED ICE CREAM AND OTHER FROZEN DESSERTS BY LICENSED ICE CREAM PEDDLERS

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

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. 11-2024 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 MARCH 19, 2024

DEBORAH KARLSSON, CITY CLERK
CITY OF HACKENSACK
ORDINANCE NO. 11-2024

AN ORDINANCE AMENDING CHAPTER 90 OF THE
CODE OF THE CITY OF HACKENSACK, “FOOD AND
DRINK,” TO ALLOW FOR THE SALE OF FRESHLY
PREPARED ICE CREAM AND OTHER FROZEN
DESSERTS BY LICENSED ICE CREAM PEDDLERS

WHEREAS, Chapter 90 of the Code of the City of Hackensack (“City Code”), in Article IV, addresses licensing and regulations for ice cream peddlers; and,

WHEREAS, under Chapter 90 of the City Code, currently ice cream peddlers are only permitted to sell ice cream and related products in sealed containers; and,

WHEREAS, the City Council is aware that the sale of freshly prepared ice cream and similar frozen desserts by ice cream peddlers is now a commonplace practice throughout New Jersey and believes that provided all required health and safety regulations are followed, allowing such sales will of benefit to Hackensack residents, visitors and families.

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

Section 1:
Chapter 90, Section 25 of the City Code is amended as follows (additions by underline, deletions by strikethrough):

Article IV Ice Cream Peddlers

§ 90-25 Regulations and Restrictions.

A. It shall be unlawful for anyone engaged in the business of peddling ice cream, ice cream products, water ices or frozen confectionary products from vehicles to misrepresent the character or the quality of the merchandise offered for sale or to importune or otherwise annoy any person or persons for the purpose of effecting a sale.

B. All ice cream, ice cream products, water ices and such frozen confectionary products which shall be sold or offered for sale from such vehicle shall comply with all laws and local ordinances relating to food and food products.

C. Except as set forth herein, All all ice cream, ice cream products, water ices and such frozen confectionary products shall be sold or offered for sale only in sealed containers, and the filling of individual containers with ice cream, ice cream products, water ices or such frozen confectionary products in or from any such vehicle from the street or highway or any other public place is hereby prohibited. However, if a “peddler” as defined in this article has received the required license from the New Jersey Department
of Health, and is in full compliance with all applicable regulations set forth in Title 8 of New Jersey Administrative Code along with all applicable provisions of the Code of the City of Hackensack, said peddler may sell and dispense ice cream and/or other frozen desserts, even if not in a sealed container, to the extent and in the manner authorized by such license. Proof of such license shall be submitted as part of the application required by this article in order to sell ice cream and/or other frozen desserts if not in a sealed container.

D. It shall be unlawful for any person engaged in the business of selling or offering to sell ice cream, ice cream products, water ices or such frozen confectionary products to park any vehicle within the lines of any public street, road or other public place for the purpose of engaging in such business for a period longer than 15 minutes. No such vehicle used for conducting the business aforesaid shall be parked within 500 feet of any public or private school one hour before the opening of school or one hour after the closing of school, nor shall any such vehicle be parked within 500 feet of any public or private event where food or refreshments are sold during the time the event occurs.

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: March 5, 2024
Adopted:

ATTEST:
By: ______________________
Deborah Karlsson, City Clerk

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

**RESOLUTION NO: -24**

**FINAL ADOPTION OF ORDINANCE NO. 12-2024 ORDINANCE AMENDING THE PROSPECT - RAILROAD - ESSEX - BEECH REDEVELOPMENT PLAN FOR AN AREA IN NEED OF REHABILITATION CONSISTING OF BLOCK 223, LOTS 1 TO 7 AND 11 TO 24; BLOCK 226.01, LOTS 1.01 TO 1.04 AND 3; BLOCK 226.02, LOTS 1 TO 15 AND 19 TO 27; BLOCK 227, LOTS 1 TO 32; BLOCK 228, LOTS 1 TO 3, 6, 9 TO 30, AND 40 TO 49; BLOCK 229, LOTS 1, 11 TO 14, 28 TO 43, 46; BLOCK 230, LOTS 1, 3.01 TO 7, 12 TO 19, 21 TO 30; BLOCK 232, LOTS 1.01, 1.02, 26, 28 TO 31, 33, 47, 49, 55; BLOCK 233, LOTS 1, 2, 7.01, 7.02, 9; BLOCK 236, LOTS 6, 18, 36.01; AND BLOCK 237, LOTS 1.01-1.04, 2, 2.02, 4.01**

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

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. 12-2024 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 MARCH 19, 2024**

DEBORAH KARLSSON, CITY CLERK
ORDINANCE AMENDING THE PROSPECT – RAILROAD – ESSEX – BEECH REDEVELOPMENT PLAN FOR AN AREA IN NEED OF REHABILITATION CONSISTING OF BLOCK 223, LOTS 1 TO 7 AND 11 TO 24; BLOCK 226.01, LOTS 1.01 TO 1.04 AND 3; BLOCK 226.02, LOTS 1 TO 15 AND 19 TO 27; BLOCK 227, LOTS 1 TO 32; BLOCK 228, LOTS 1 TO 3, 6, 9 TO 30, AND 40 TO 49; BLOCK 229, LOTS 1, 11 TO 14, 28 TO 43, 46; BLOCK 230, LOTS 1, 3.01 TO 7, 12 TO 19, 21 TO 30; BLOCK 232, LOTS 1.01, 1.02, 26, 28 TO 31, 33, 47, 49, 55; BLOCK 233, LOTS 1, 2, 7.01, 7.02, 9; BLOCK 236, LOTS 6, 18, 36.01; AND BLOCK 237, LOTS 1.01-1.04, 2, 2.02, 4.01

WHEREAS, the City of Hackensack, in the County of Bergen, State of New Jersey (the "City") is authorized pursuant to N.J.S.A. 40A:12A-14 to determine that a delineated area in the City is an area in need of rehabilitation; and

WHEREAS, on August 21, 2018, pursuant to Resolution No. 325-18, the City authorized and requested that DMR Architects ("DMR") assist the Planning Board to undertake a preliminary investigation (the "Investigation") to determine whether Blocks 223, 225, 226.01, 226.02, 227, 228, 229, 230, 232, 233, 235, 236, and 237 (the "Area of Investigation") constituted an "area in need of rehabilitation" as set forth in N.J.S.A. 40A:12A-3 and -14; and

WHEREAS, DMR produced and presented an Investigation Report that supported the finding that the Area of Investigation qualifies as an "area in need of rehabilitation" satisfying the criteria under N.J.S.A. 40A:12A-14, the findings of which were supported by the Planning Board on September 12, 2018; and

WHEREAS, on September 25, 2018, pursuant to Resolution No. 376-18, the City accepted the Planning Board’s recommendation adopting the findings of DMR’s Investigation and declaring that the Area of Investigation constitutes an "area in need of rehabilitation" as defined pursuant to N.J.S.A. 40A:12A-3 and N.J.S.A. 40A:12A-14; and

WHEREAS, on December 3, 2019, the City adopted Ordinance No. 56-2019 accepting and adopting the Prospect – Railroad – Essex – Beech Redevelopment Plan for a portion of the Area of Investigation designated in need of rehabilitation, consisting of Block 223, Lots 1 to 7 and 11 to 24; Block 226.01, Lots 1.01 to 1.04 and 3; Block 226.02, Lots 1 to 15 and 19 to 27;
WHEREAS, on December 19, 2023, by Ordinance No. 47-2023, the City amended the Prospect – Railroad – Essex – Beech Redevelopment Plan by adopting an amended plan prepared by DMR and dated November 2023 ("Redevelopment Plan"); and

WHEREAS, the City has directed DMR to prepare certain amendments to the Redevelopment Plan to establish new definitions and modify existing definitions in the Redevelopment Plan; and

WHEREAS, the City wishes to adopt these amendments to the Redevelopment Plan for the Designated Area; and

WHEREAS, N.J.S.A. 40A:12A-7 requires the adoption of redevelopment plans, or amendments thereto, by ordinance with the Planning Board reviewing the plan for consistency with the Master Plan of the City prior to final adoption, which referral has taken place, and a report being returned from the Planning Board as to such consistency with the Master Plan.

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


SECTION 2. Severability. If any section, subsection or paragraph of this ordinance be declared unconstitutional, invalid or inoperative, in whole or in part, by a court of competent jurisdiction, such chapter, section subchapter or paragraph shall to the extent that is not held unconstitutional, invalid or inoperative remain in full force and effect and shall not affect the remainder of this ordinance.
SECTION 3. 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, including Ordinance No. 47-2023.

SECTION 4. Effective Date. This ordinance shall take effect after final adoption and approval pursuant to law.

Introduced: March 5, 2024
Adopted:

ATTEST:  CITY OF HACKENSACK
By: ______________________  By: ______________________
Deborah Karlsson, City Clerk  John P. Labrosse Jr., Mayor
CITY OF HACKENSACK

RESOLUTION NO: -24

FINAL ADOPTION OF ORDINANCE NO. 13-2024 AN ORDINANCE TO AMEND CHAPTER 175 OF THE CODE OF THE CITY OF HACKENSACK, "ZONING," IN ORDER TO AMEND AND CLARIFY CERTAIN DEFINITIONS CONTAINED THEREIN

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

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. 13-2024 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 HELED MARCH 19, 2024

___________________________________________
DEBORAH KARLSSON, CITY CLERK
CITY OF HACKENSACK
ORDINANCE NO. 13-2024

AN ORDINANCE TO AMEND CHAPTER 175 OF THE CODE OF THE CITY OF HACKENSACK, "ZONING," IN ORDER TO AMEND AND CLARIFY CERTAIN DEFINITIONS CONTAINED THEREIN

WHEREAS, the City of Hackensack ("City") has adopted the Zoning Ordinance and Map of the City of Hackensack, which is codified at Chapter 175 of the Code of the City of Hackensack ("Code"); and,

WHEREAS, the City Council, consistent with the recommendation of its zoning and planning professionals, finds and declares that a clarification and revision to certain definitions within the Zoning Ordinance is necessary in order to promote the orderly development of the City as well as its general welfare; and,

WHEREAS, it is the City Council’s desire that applications seeking to deviate from established zoning requirements be reviewed by the Planning Board and/or Zoning Board of Adjustment as provided for by the Municipal Land Use Law and local law; and,

WHEREAS, the City Council is empowered under its zoning authority to establish regulations for orderly development in the City of Hackensack and believes it is necessary and proper to exercise this authority as set forth herein.

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

Section 1:
Section 175-2.2, "Definitions," of the Code of the City of Hackensack ("City Code") is hereby amended as follows (additions by underline, deletions by strikethrough):

175-2.2 Definitions.

Unless otherwise expressly stated, the following terms shall, for the purpose of this chapter, have the meanings as herein defined. Any words not defined in this chapter shall have the meaning as defined in the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. Any words not defined in either this chapter or the Municipal Land Use Law shall have the meaning as set forth in "The Complete Illustrated Book of Development Definitions, Fourth Edition" by Harvey S. Moscowitz, Carl G. Lindbloom, David Listokin, Richard Preiss and and Dwight H. Merriam (published by Transaction Publishers, a Center for Urban Policy Research Book, 2015, as updated from time to time). The words set forth herein shall be defined as follows:

HEALTH CARE FACILITY
A facility, institution, or medical center, whether public or private, principally engaged in providing services for health maintenance, diagnosis or treatment of human disease, pain,
injury, deformity or physical condition, including, but not limited to, a general hospital, special hospital, mental hospital, public health center, diagnostic center, treatment center, physical therapy/rehabilitation center, extended care facility, skilled nursing home, nursing home, intermediate care facility, tuberculosis hospital, chronic disease hospital, maternity hospital, outpatient clinic, dispensary of prescribed medications or medical equipment, home health care agency, boarding home or other home for sheltered care, and bioanalytical laboratory or central services facility serving one or more such institutions but excluding institutions that provide healing solely by prayer, but excluding inpatient or outpatient rehabilitation centers for substance abuse, alcohol abuse, or behavioral or mental disorders.

MEDICAL OFFICE
An establishment from which a licensed medical professional and their staff provide outpatient medical services including checkups, diagnosis, consultation, treatment, and other outpatient services that are customarily and typically provided in doctor and dentist offices. Medical offices shall not include hospitals, nursing homes, convalescent homes, rehabilitation centers, or in-patient medical services involving overnight stays, nor shall they include establishments providing group-based counseling or treatment for substance abuse or addiction.

REHABILITATION CLINIC OR REHABILITATION CENTER
A facility and the lands thereon used for the short- or long-term treatment of victims of alcohol or drug use or addiction, which may either be in-patient clinics providing care, meals, and lodging, or outpatient clinic, where treatment is provided but meals and lodging is not.

Section 2:
All other provisions of Chapter 175 of the City Code shall remain unchanged.

Section 3:
Pursuant to N.J.S.A. 40:55-D-64, after introduction of this Ordinance, it shall be referred to the Hackensack Planning Board for the review required by the Municipal Land Use Law, N.J.S.A. 40A:55-1 et seq., prior to the hearing on adoption of this Ordinance.

Section 4:
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 5:
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 6:
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 7:
This Ordinance shall take effect upon passage, adoption, and publication in the manner prescribed by law.

Introduced: March 5, 2024
Adopted:

ATTEST: CITY OF HACKENSACK

By: Deborah Karlsson, City Clerk

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

RESOLUTION NO. - 24

INTRODUCTION OF ORDINANCE NO. 14-2024, AN ORDINANCE AMENDING 321 MAIN STREET REDEVELOPMENT PLAN CONSISTING OF BLOCK 407.01, LOTS: 2, 5, 6.01, 6.02, 7, 34, 36.01, 36.02, 37, 39 & 40 TO ADD BLOCK 407.01, LOT 38

BE IT RESOLVED that the above ordinance, being Ordinance 14-2024 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 April 16, 2024 at 8:00 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 MARCH 19, 2024

DEBORAH KARLSSON, CITY CLERK
CITY OF HACKENSACK
ORDINANCE NO. 14-2024

ORDINANCE AMENDING 321 MAIN STREET REDEVELOPMENT PLAN
CONSISTING OF BLOCK 407.01, LOTS: 2, 5, 6.01, 6.02, 7, 34, 36.01, 36.02,
37, 39 & 40 TO ADD BLOCK 407.01, LOT 38

WHEREAS, the City of Hackensack, in the County of Bergen, State of New Jersey (the “City”) is authorized pursuant to N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-3 to determine that a delineated area in the City is an area in need of redevelopment; and

WHEREAS, pursuant to Resolution No. 376-15, on September 28, 2015, the City authorized and requested the Planning Board to undertake a preliminary investigation (the “Investigation”) to determine whether Block 407.01, Lots 2, 5, 6.01, 6.02, 7, 34, 36.01, 36.02, 37, 38, 39 and 40 (the “Area of Investigation”) constitutes an “area in need of redevelopment” for condemnation purposes according to the criteria set forth in 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 November 4, 2015 a hearing would be held for the purpose of hearing all 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 in Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (“LRHL”); and

WHEREAS, Francis Reiner, LLA, PP of DMR Architects (“DMR”) publicly presented a “Report of Preliminary Investigation for Determination of an Area in Need of Redevelopment for the Area of Investigation” dated November 4, 2015 (the “Investigation Report”) before the Planning Board on November 4, 2015; and

WHEREAS, the Investigation Report concluded that Block 407.01, Lots 2, 5, 6.01, 6.02, 7, 34, 36.01, 36.02, 37, 39 and 40 (“Redevelopment Area”) evidence conditions and characteristics that qualify the Redevelopment Area as an “area in need of redevelopment” because it collectively satisfies the “a,” “d,” and “e” criteria of the LRHL under N.J.S.A. 40A:12A-5; and

WHEREAS, the Planning Board hearing was opened to all persons from the public who were generally interested in or would be affected by a
finding that the Redevelopment Area constitutes an area in need of redevelopment under the LRHL; and

WHEREAS, on November 4, 2015, the Planning Board received testimony from Mr. Reiner providing a first-hand account of the conditions that he observed during his exhaustive examination of the Area of Investigation which confirmed the description of conditions found in the Investigation Report; and

WHEREAS, on December 8, 2015, pursuant to Resolution No. 514-15, the City accepted the Planning Board’s recommendation adopting the findings of the Investigation and declaring that Block 407.01, Lots 2, 5, 6.01, 6.02, 7, 34, 36.01, 36.02, 37, 39 and 40 constitute an “area in need of redevelopment” pursuant to the LRHL; and

WHEREAS, at the direction of the governing body, the Planning Board prepared a Redevelopment Plan entitled “321 Main Street Redevelopment Plan” dated March 2016; and

WHEREAS, on May 16, 2017, pursuant to N.J.S.A. 40A:12A-7, the City adopted Ordinance No. 10-2017, enacting the 321 Main Street Redevelopment Plan consisting of Block 407.01, Lots 2, 5, 6.01, 6.02, 7, 34, 36.01, 36.02, 37, 39 and 40; and

WHEREAS, on January 29, 2019, pursuant to Ordinance No. 60-2018, the City amended the 321 Main Street Redevelopment Plan by adopting an amended plan dated January 2019 to address additional site constraints and to be in alignment with the City’s downtown rehabilitation plan; and

WHEREAS, on October 3, 2023, pursuant to N.J.S.A. 40A:12A-6, by Resolution No. 377-23, the City authorized and requested the Planning Board to undertake a new preliminary investigation (the “299 Main Investigation”) to determine whether Block 407.01, Lot 38 (299 Main Street) constitutes an area in need of redevelopment for non-condemnation purposes according to the criteria set forth in the LRHL; 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 December 13, 2023, a hearing would be held for the purpose of hearing persons who are interested in or would be affected by a determination that Block 407.01, Lot 38 (299 Main Street) constitutes an area in need of redevelopment under the LRHL for non-condemnation purposes; and
WHEREAS, Francis Reiner, LLA, PP of DMR Architects ("DMR") publicly presented a "Report of Preliminary Investigation for Determination of an Area in Need of Redevelopment" for Block 407.01, Lot 38 (299 Main Street) dated October 2023 (the "299 Main Investigation Report"); and

WHEREAS, the 299 Main Investigation Report concludes that Block 407.01, Lot 38 (299 Main Street) does not evidence conditions and characteristics that qualify it as an "area in need of redevelopment" under N.J.S.A. 40A:12A-5, but pursuant to N.J.S.A. 40A:12A-3, its inclusion is necessary for the effective redevelopment of the rest of the block it is part of, all of which has previously been designated pursuant to various criteria under N.J.S.A. 40A:12A-5; and

WHEREAS, the Planning Board hearing was opened to all persons from the public who were generally interested in or would be affected by a finding that Block 407.01, Lot 38 (299 Main Street) constitutes an area in need of redevelopment under N.J.S.A. 40A:12A-3; and

WHEREAS, on December 13, 2023, 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 Block 407.01, Lot 38 (299 Main Street), which confirmed the description of the conditions and his findings contained in the 299 Main Investigation Report; and

WHEREAS, on December 19, 2023, pursuant to Resolution No. 476-23, the City accepted the Planning Board’s recommendation adopting the findings of the 299 Main Investigation and declaring that Block 407.01, Lot 38 (299 Main Street) constitutes an "area in need of redevelopment" pursuant to the LRHL; and

WHEREAS, the City has directed DMR to prepare amendments to the 321 Main Street Redevelopment Plan to add Block 407.01, Lot 38 to the 321 Main Street Redevelopment Plan; and

WHEREAS, the City wishes to adopt these amendments to the 321 Main Street Redevelopment Plan; and

WHEREAS, N.J.S.A. 40A:12A-7 requires the adoption of redevelopment plans, or amendments thereto, by ordinance with the Planning Board reviewing the plan for consistency with the Master Plan of the City prior to final adoption, which referral has taken place, and a report being returned from the Planning Board as to such consistency with the Master Plan.
NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the City Council of the City of Hackensack in the County of Bergen, State of New Jersey, as follows:

SECTION 1. 321 Main Street Redevelopment Plan Amendment. The 321 Main Street Redevelopment Plan prepared by Francis Reiner, LLA, PP of DMR Architects, dated March 2024 attached hereto and made part hereof as Exhibit A is hereby approved and adopted pursuant to N.J.S.A. 40A:12A-7 and shall be enacted as an amendment to the City’s Zoning Map.

SECTION 2. Severability. If any section, subsection or paragraph of this ordinance be declared unconstitutional, invalid or inoperative, in whole or in part, by a court of competent jurisdiction, such section, subchapter or paragraph shall to the extent that is not held unconstitutional, invalid or inoperative remain in full force and effect and shall not affect the remainder of this ordinance.

SECTION 3. 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, including Ordinance No. 60-2018.

SECTION 4. Effective Date. This ordinance shall take effect after final adoption and approval pursuant to law.

Introduced: March 19, 2024
Adopted:

ATTEST: CITY OF HACKENSACK

By: _________________________ By: _________________________
Deborah Karlsson, City Clerk John P. Labrosse, Jr., Mayor
321 Main Street
Redevelopment Plan

Block 407.01, Lots: 2; 5, 6.01, 6.02, 7, 34, 36.01, 36.02, 37, 38, 39 & 40

CITY OF HACKENSACK,
BERGEN COUNTY, NEW JERSEY
January 2019 (Amended)
March 2024 (Amended)

Prepared by:
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Date: March 2024
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Deputy Mayor Kathleen Canestrino
Councilman Leonardo Battaglia
Councilwoman Stephanie Von Rudenburg
Councilman Gerard L. Carroll

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John Chiusolo - Vice Chairman
John P. Labrosse - Mayor
Kathleen Canestrino - Deputy Mayor
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1.0 BACKGROUND INFORMATION

The City of Hackensack is in the midst of a renaissance. Over the past few years the City has taken tremendous steps in implementing and adopting new zoning through the creation of a Rehabilitation Plan which provides a clear vision to transform the downtown into a mixed use, pedestrian friendly environment.

The Plan which was adopted in 2012 promotes:

1. Smart growth principles by creating zoning which increases development flexibility, reduces parking ratios and promotes mixed-use, pedestrian friendly development in the downtown;
2. Connectivity to existing public infrastructure, including the two NJ Transit Rail Stations, the NJ Transit Regional Bus Station and Routes 4, 17, 46, Interstate 80 and the Garden State Parkway;
3. A mixture of uses with a variety of residential housing options to encourage walkability and active streetscapes;
4. Redevelopment and rehabilitation through architectural, neighborhood design standards that ensure high quality development;
5. The implementation of a two way street system; and
6. Strategies which include municipal tools and mechanisms to promote revitalization.

In only a short period of time since the adoption of the plan, the City has already begun to see the benefits of these strategies. For the first time in over thirty years, a significant residential development with 220 units has been completed and two other mixed use projects with approximately 500 units are now under construction. In addition, the City has seen a wave of developer interest throughout the rehabilitation area with several other mixed use projects that are either in the design or entitlement process.

Hackensack represents a premier location in Bergen County that supports higher density mixed use residential development. The City has two New Jersey Transit Stations which run directly to Hoboken as well as the regional New Jersey Bus Station that provides direct access throughout the county and to New York City. The downtown has access to Routes 4, 17, 46, Interstate 80 and the Garden State Parkway and is located eight miles from the George Washington Bridge, and 13 miles from the Lincoln Tunnel.

With over 43,000 residents and a day time population estimated at over 100,000 the City is home to the two largest employers in Bergen County including the Hackensack University Medical Center and the County Administration Offices.
In addition Hackensack has three college campuses located in and adjacent to the downtown including, Fairleigh Dickinson University, Bergen Community College and Eastwick University.

As a part of the revitalization efforts to promote mixed use development within and adjacent to the downtown, the City of Hackensack designated these properties as an area in need of redevelopment. As a continuation of that process the City has put together this redevelopment plan for a mixed use development that would support the goals and objectives of the downtown rehabilitation plan.
INTRODUCTION

BASIS FOR THE PLAN:

This redevelopment plan has been prepared for Block 407.01 – Lots 2, 5, 6.01, 6.02, 7, 34, 36.01, 36.02, 37, 38, 39 & 40. The addresses for the plan include: 122-32 Camden Street, 316 State Street, 320-324 State Street, 309 Main Street, 311-321 Main Street, 307 Main Street, 305 Main Street, 301-303 Main Street, 293-295 Main Street, 289-291 Main Street and 299 Main Street. The approximately 3.2 acre site is located in the Downtown Rehabilitation Area between Main, Berry, Camden and State Streets.

The City of Hackensack adopted Resolution No. 376-15 on September 28, 2015 which directed the City of Hackensack Planning Board to undertake a preliminary investigation pursuant to the Local Redevelopment and Housing Law (LRHL), to determine whether Block 407.01 Lots 2, 5, 6.01, 6.02, 7, 34, 36.01, 36.02, 37, 39, & 40. (the “Area of Investigation”) which is depicted below in image 1 constitutes an “area in need of redevelopment” in accordance with the criteria set forth in N.J.S.A. 40A:12A-5.

DMR presented the findings of the report to the Planning Board on November 15th, 2015. On December 8th, 2015, the Mayor and Council pursuant to Resolution No. 574-15 adopted a resolution concurring with the Planning Board’s findings and determined to designate the Area of Investigation as an “area in need of redevelopment” pursuant to LRHL. Pursuant to the same resolution the Mayor and Council authorized the Planning Board to prepare a Redevelopment Plan entitled 321 Main Street Redevelopment Plan dated March 2016. On May 16th, 2017 pursuant to Resolution 10-2017 the Mayor and Council adopted the 321 Main Street Redevelopment Plan.

On October 3, 2023 pursuant to resolution # 377-23 the City of Hackensack authorized the Planning Board to undertake a preliminary investigation study to determine whether or not Block 407.01 Lot 38 meets the statutory criteria as an area in need of redevelopment. On December 23rd a hearing was held in which DMR presented the finding of their report. The study concluded the property met the statutory criteria as an area in need of redevelopment. The Planning Board unanimously recommended the governing body designate the property as an area in need of redevelopment without condemnation. Pursuant to Resolution 476-23 the Mayor and Council concurred with the Planning Board’s recommendation to designate the property.

The LRHL allows a municipality to prepare a redevelopment plan which provides the development regulations and other standards to guide future development for this area.

Figure 1.2: Redevelopment Area Property Survey
SURROUNDING AREA CONTEXT:

The eleven parcels (Block 407.01 – Lots 2, 5, 6.01, 6.02, 7, 34, 36.01, 36.02, 37, 39 & 40.) are located between Main and State Streets within the Downtown Rehabilitation Area Zoning District which was adopted in June 2012. The current land use for the properties include surface parking lots, and commercial establishments ranging from one story to two story buildings.

PROPERTY INFORMATION:

**Block 407.01 Lot 2 (122-32 Camden Street):** This approximately 17,524.89 sf lot contains a parking lot with approximately 51 spaces. The parking lot looks like it was paved several years ago with painted parking lines. The parking lot is used for the Bergen Community College for Students, Faculty, Staff and Visitors only. This parking lot requires special decals & permits in order to park in the parking lot. The parking lot is surrounded by a chain link fence with two openings, one on Camden Street and the other on State Street. At the North end of the Parking lot there are several “posts” sticking from the ground with a chain running from each one to the next, to serve as a barrier from the medical building next door.

**Block 407.01 Lot 5 (316 State Street):** This approximately 15,105 sf lot contains a one and a half story brick building with a parking lot which contains approximately 20 parking spaces. There is a singular entrance to the lot from State Street. In front of the building there are several metered parking spaces. The building itself is run as an office building for The Greater Bergen Community Action, Energy Assistance Programs, HUD Housing Counseling, Bergen County Housing Coalition, Right at Home in home care & assistance, and Glenn R. Silber, M.D. Ophthalmology. **Block**

**407.01 Lot 6.01 & 7 (320-324 State Street):** This approximately 9,224.91 sf lot contains a parking lot which is surrounded by landscaping. The parking lot abuts the building on Lot 5 and contains approximately 41 parking spaces. There is only one entrance to this parking lot, which is located on Berry Street. Surrounding the outer edge of the parking lot there are metered parking spaces. This lot is a two hour free parking lot from the Upper Main Alliance for shoppers.

**Block 407.01 Lot 6.02 (309 Main Street):** This approximately 24,872 sf lot contains a parking which is surrounded by landscaping and Lot 34. The parking lot abuts the parking lot located on Lots 6.01 and 7 along with the building located on Lot 34. The parking lot contains approximately 55 parking spaces, 6 of these parking spaces are tandem parking spaces. There is only one entrance to this parking lot, which is located on Berry Street. Located on the outer edge of the parking lot on Berry Street there are several metered parking spaces. The South side of the lot has a chain link fence that runs in tandem with the chain link fence on lots 6.01 and 7.

**Block 407.01 Lot 34 (311-321 Main Street):** This approximately 8,252.75 sf lot contains a two and a half (2 1/2) story masonry building which is currently occupied by Oritani Bank on the first floor and the Academy of Massage Therapy Massage School and Student Massage Clinic on the second floor. The bank has an ATM located outside on Main Street, there is also a drive thru banking ATM located in the Lot 6.02 parking lot. There are several metered parking spaces located on Main Street and Berry Street. The entrance to the building faces the intersection of Berry Street and Main Street.

**Block 407.01 Lot 36.01 (307 Main Street):** This approximately 7,714 sf lot contains a one story masonry building.
which is currently vacant and a small parking lot shared with 301-305 Main Street. The building is made up of two retail stores, both of which appear to be vacant. The parking lot in the back is in a state of disrepair, there is trash in a corner and weeds that are tall. The back of the building has an entrance for one of the shops.

**Block 407.01 Lot 36.02 (305 Main Street):** This approximate 2,200 sf lot contains a one story masonry building which is currently undergoing renovations. This lot while it does not have the back parking lot within its boundaries, it has access via a back entrance to the building.

**Block 407.01 Lot 37 (301-303 Main Street):** This approximate 10,118 sf lot contains a two story building that is divided into three (3) businesses and a small parking lot shared with 301-305 Main Street. The first at 301 is Stanta’s Beauty Salon, 301A is the Miracle Ear, and at 303 is the Record King. There also appears to be a 303A, which seems to be a basement unit for either retail or residential, it is not stated as to which. The three street level stores also have back entrances to the stores. Located behind the building is a small parking lot. On the South side of the parking lot there is a chain link fence that prevents cars from going over the ah-ha and hitting another person's car in the small lot next door. There are very few parking spaces in this lot so parking must be for owners and employees only.

**Block 407.01 Lot 39 (293-295 Main Street):** This approximate 17,375 sf lot contains a one story masonry building that fronts Main Street, and a connected two story building that fronts Camden Street. The building appears to be divided into two Municipal / County run establishments on Main Street. 293 Main Street is the Gateway High School, and 295 Main Street is the Bergen County Special Services. On the side that fronts Camden Street there are two entrances on that side one for Bergen County Special Services and another for Main Street Bridging the Gaps. On Camden Street the building appears to be two stories tall. In the back of the building there is a singular entrance used for exiting the building only. On the North side of the building coming from Camden Street there is an upper level “terrace” area that is fenced in with chain link fence and has only one door.

**Block 407.01 Lot 38 (299 Main Street):** This property is comprised of a two story office building with access to a rear parking area for the building. The property is surrounded by lots that were previously designated as an area in need of redevelopment in December 2015 and a redevelopment plan for those properties was adopted in January 2019.
Block 407.01 Lot 40 (289-291 Main Street): This approximate 5,751 sf lot contains a one story building that is made up of several stores. Some that front Main Street and others that front West Camden Street. The businesses on Main Street are: a Health Care Center Staffing Agency, a Cell Phone Store, a Bohemian Restaurant, a Hair Salon, A Food Market, a Day care Center and a Boutique.
REQUIRED COMPONENTS OF THE REDEVELOPMENT PLAN:

N.J.S.A 40A:12A-7 requires that a redevelopment plan include an outline for the planning, development, redevelopment, or rehabilitation of the Redevelopment Area sufficient to indicate the following:

1. Its relationship to define local objectives as to appropriate land use, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.

2. Proposed land uses and building requirements in the project area.

3. Adequate provisions for the temporary and permanent relocation, as necessary for residents in the project area, including an estimate of the extent of which decent, safe, and sanitary dwelling units affordable to displace residents will be available to them in the existing local housing market.

4. An identification of any property with the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.

5. Any significant relationship of the redevelopment plan to:
   - The master plans of contiguous municipalities;
   - The master plan of the county in which the municipality is located;

6. An inventory (as of the date of the adoption of the resolution finding the area to be in need of redevelopment) of all housing units affordable to low and moderate income households, as defined pursuant to N.J.S.A. 52:27D-304, that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.

7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.

8. The redevelopment plan may include the provision of affordable housing in accordance with the “Fair Housing Act,” N.J.S.A. 52:27D-301 et seq. and the housing element of the municipal master plan.

9. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the “Municipal Land Use Law,” P.L.1975, c. 291 (C.40:55D-1 et seq.).

10. The redevelopment plan must state whether it shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area.

11. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.
DEFINITIONS:

It is the intention of this Redevelopment Plan for the Main Street Rehabilitation Area to supersede existing zoning (except as noted herein) as provided under the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1, et seq. However, this plan adopts the definitions of the City’s Land Use Ordinance Section 175-2.2 by reference.

The definitions of the City’s Land Use Ordinance shall apply to this plan, unless this plan provides a superseding definition. The definitions defined in Section 175-2.2 apply to the redevelopment area with the exception of the following terms:

ADULT ENTERTAINMENT: A business in which, as the major activity, customers congregate primarily for the purpose of viewing or associating with employees who display anatomical areas designed to provide sexual stimulation or sexual gratification.

BUILDING BASE: The building base refers to the first three levels of a particular building.

BUILDING HEIGHT: The vertical distance of a building measured from the average of the top of curb of the two corners of the proposed building to the highest roof beams of a flat roof or the mean level of the highest gable or slope of a hip roof. For projects located at a corner lot, the height will be measured from the top of curb of the two corners located along the primary building facade.

BUILDING PROPORTION: The width to height relationship of one building to another.

BUILDING SETBACK LINE: The distance measured from the back of existing or proposed curb (whichever is greater) to the primary building facade.

FACADE: Any exterior building face or wall.

FENCE: An artificial barrier constructed of durable materials including brick, stone, other masonry material, wood posts and planks, metal or other materials designed for fencing with a maximum height of four feet. (A chain link fence of any type does not satisfy the definition of a fence)

MULTI-FAMILY: Housing accommodations that are designed principally for residential use, conform to standards satisfactory to the Secretary of Housing and Urban Development, and consist of not less than five (5) units on 1 site. These units may be detached, semidetached, row house, or multifamily structures.

PEDESTRIAN SCALE: The relationship of a particular building, in terms of mass and scale to a pedestrian.

POP-OUT / PROTRUSION: A portion of the primary building facade that projects into the building setback.

REDEVELOPER: Any person, firm, corporation or public entity that shall voluntarily seek and be designated as a Redeveloper by the City Council or Redevelopment Entity and shall enter into a Redevelopment Agreement as set forth in Section 5 of this Rehabilitation Plan, all in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

RESIDENTIAL MICRO-UNIT: A residential unit less than 550 gsf.

RESTAURANT: A building or structure designed, used or intended for use in which food and beverages are sold and consumed.

STREET FURNITURE: The elements of streetscape, including but not limited to benches, bollards, news-racks, trash receptacles, tree grates, hardscape, seat-walls, street lights, and street trees.

TANDEM PARKING: Two parking spaces with one car in front of the other to be allocated to a single apartment.

VISUAL COMPATIBILITY: The design of buildings which is consistent in scale and character with adjacent buildings in the area from a pedestrian perspective in which the design is consistent with the architectural and neighborhood design standards set forth in this document.
EXISTING ZONING:

The properties are located entirely within the designated Downtown Rehabilitation Area which includes zoning based on the Redevelopment Plan for the Area in Need of Rehabilitation. The Redevelopment Plan for the Downtown Rehabilitation Area includes the following permitted uses:

1. Residential, multi-family, apartments, residential over retail/commercial, residential lining or over parking structures;
2. Commercial, general office, medical, physical therapy, basic research, professional uses, banks with all uses being permitted as freestanding, liner or over parking structures;
3. Retail including, restaurants, eating and drinking establishments, open air markets and sidewalk cafes, supermarkets, general stores, outdoor seating and eating areas, banks, book and stationery stores, florists, with all uses being permitted as freestanding or as a liner to parking structures;
4. Civic, cultural, institutional and religious facilities, recreation centers, athletic and sports facilities, YMCA's, health clubs (public or private), libraries, museums, theaters, art galleries, police and fire stations, public/private elementary, junior and senior high schools and daycare and adult care facilities;
5. Colleges, universities, trade schools, adult training facilities, dormitories, fraternity or sorority houses;
6. Health institutions (hospitals, outpatient care facilities and health clubs);
7. Hotels, conference centers and spas;
8. Outdoor open markets for selling fresh food and plants based on state laws and regulations;
9. Parks, plazas, open space, greenways and arboretums;
10. Structured parking as permitted or accessory use;
11. Live work/studios for artists, designers, photographers, musicians, sculptors, gymnasts, potters, wood and leather craftsmen, glass blowers, weavers, silversmiths, antique dealers and designers of ornamental and precious jewelry;
12. Transit stations and associated parking facilities, including “Park and Ride” and “Kiss and Ride” facilities;
13. Utility and related facilities such as distribution lines, railroad rights-of-way, telephone repeater stations, and water storage tanks. (These uses are not permitted to front Main Street);
REDEVELOPMENT PLAN GOALS:

This property is identified as a potential redevelopment area in both the 2001 Master Plan and the 2009 Re-examination Report and as a part of the Downtown Rehabilitation Planning process the city and its residents developed goals and objectives for the revitalization of the downtown into a vibrant mixed use pedestrian friendly environment. The following is a list of the goals which relate to the redevelopment area:

1. To promote and strengthen existing businesses with the creation of a livable, real and clearly defined downtown district, made up of a series of interconnected, newly formed, mixed-use neighborhoods which are connected to their immediate context;

2. To promote the development of a place-based environment where people live and work connected by great streets and activated by appropriate street retail, food and entertainment uses;

3. To promote a balance between pedestrian and vehicular importance through the design of a hierarchy of streets, roads, gateways and boundaries which promotes activity and vitality;

4. To promote a series of memorable public places and spaces connected by great sidewalks and streetscape elements, enhanced by public art, safe lighting and on-street parallel parking, that promote outdoor dining, walking, people watching and gathering, activated by a clearly organized program of street retail and restaurants;

5. To promote improved pedestrian and vehicular connectivity into and through the downtown and to adjacent existing residential and commercial neighborhoods as well as to transportation and transit options;

6. To promote an overall approach to parking based on a shared vertical strategy reflective of a mixed use environment which emphasizes quality, accessibility, location, size, scale, configuration, management and aesthetic character over quantity;

7. To promote and take advantage of the physical relationship of the downtown to the County Complex, Bergen Community College, Fairleigh Dickinson University and Hackensack University Medical Center;

8. To promote the development of a compact urban environment with improved connectivity to the existing rail and bus transit in order to encourage walking and minimize vehicular dependency;

9. To promote and improve the efficiency and capacity of the existing street network to better accommodate vehicles, pedestrians and bicycles in the context of a complete street;

10. To promote a high density, mixed use development with a diverse residential population of varied ages, races and socio-economic backgrounds;

11. To promote the principles of sustainable design for individual buildings and for the district as a whole.
REDEVELOPMENT PLAN OBJECTIVES:

The City is looking to promote a mixed use predominantly residential development that would support the continuing revitalization efforts in the downtown as a part of the 2001 Master Plan, 2009 Re-examination Report and the 2012 Downtown Rehabilitation Plan.

The objectives for this Redevelopment Plan are to:

1. Promote increased quality of life for all residents in the City of Hackensack;
2. Promote the development of a mid to high density predominantly residential mixed use project;
3. Support existing businesses and property owners while creating new construction and permanent jobs in the City;
4. Generate new tax ratables and revenue from the sale of the property to support additional revitalization activities;
5. Implementation architectural, neighborhood and sustainable design standards that promote high quality development.
6. Provide parking to support the residential and retail uses in the redevelopment area.

The redevelopment plan is intended to capitalize on its prime location and proximity to the Downtown Rehabilitation Plan, the New Jersey Regional Bus Station, the two New Jersey Transit Stations (Essex and Anderson Street), as well as to the major transportation including Route 4, 46, 17, Interstate 80 and the Garden State Parkway.
2.0 USE AND BULK REQUIREMENTS

PERMITTED LAND USES:

1. The following uses are permitted in the Rehabilitation Plan for the Rehabilitation Area:
   a. **Residential:** Multi-family, apartments, residential over retail/commercial, residential lining a parking structure or residential uses over parking structures;
   b. **Commercial:** General office, medical, physical therapy, basic research, hospital, outpatient care facilities, health clubs, professional uses and banks, hotel, conference center, day spa permitted as freestanding structures or as a liner around or over a parking structure;
   c. **Retail:** Restaurants, eating and drinking establishments, cafes, general stores, shops, drinking establishment, bakery, delicatessen, movie theater, grocery store / supermarket, book and stationery, florist, as freestanding structures or as a liner around parking structures;
   d. **Civic, Cultural, Institutional and Religious:** (Must meet the requirements of Section 175-8.5 Churches, Temples and Other Places of Worship in the City of Hackensack Zoning Ordinance), recreation centers, athletic and sports facilities, YMCA’s, health clubs (public or private), libraries, museums, theaters, art galleries, police and fire stations, public/private elementary, junior and senior high schools and day-care and adult care facilities;
   e. **Higher Education:** Colleges, universities, trade schools, adult training facilities; dormitories, fraternity or sorority houses;
   f. **Outdoor Open Markets:** For selling fresh food and plants based on state laws and regulations;
   g. **Outdoor Music:** Permitted per the City’s Noise and Outdoor Use Ordinance;
   h. **Structured Parking:** Permitted or accessory use;
   i. **Live Work / Studios:** For artists, designers, photographers, musicians, sculptors, gymnasts, potters, wood and leather craftsmen, glass blowers, weavers, silversmiths, antique dealers and designers of ornamental and precious jewelry;
   j. **Transit Stations:** Including parking facilities, “Park and Ride” and “Kiss and Ride”;
   k. **Utility and Related Facilities:** Such as distribution lines, railroad rights-of-way, telephone repeater stations, and water storage tanks. (These uses are not permitted to front Main Street);
   l. **Live Entertainment Uses:** Any live act, including vocalists, actors, dancers, floor shows, instrumentalists and recorded music played by a DJ;

REGULATIONS FOR PERMITTED USES

1. Any use not specifically stated as a Permitted Use is not permitted.
2. All development shall meet the requirements of the Development / Place-Making Design Standards.
3. Retail or commercial uses are required on the first level of any building fronting Main Street with the exception of the following.
   - A maximum of 10% of the first floor, as measured by the length of commercial/retail development on Main Street can be dedicated to the residential / office uses above.
4. Loading, refuse, recycling and service areas are not permitted on Main Street.
5. Parking structures are not permitted to front Main Street on the first level even if they are architecturally screened.
6. Streetscape improvements are required along the frontage of all public streets where development is being proposed.
7. Any redevelopment project that includes an existing building that will remain is required to meet the Rehabilitation Standards of this Redevelopment Plan.
ACCESSORY LAND USES:

1. Lobby, sales office or amenity on the ground floor provided they do not exceed the permitted percentage of the development.

2. Loading spaces and docks, recycling and refuse storage areas. (See Design Standards for loading requirements);

3. Other uses that are permitted provided they are subordinate to the principle permitted use include:
   a. Management and Leasing Office;
   b. Conference center, meeting room;
   c. Fitness Center;
   d. Outdoor pool and amenity facility;
   e. Storage lockers / facilities for residents only;
   f. Dry cleaning / laundry facility services within the building but not as the retail component on Main Street;

4. Accessory structures shall comply in all respects with the requirements of the principal structure;
   a. No accessory structure shall be located closer to the street right-of-way line than the required front yard setback of the principal use;
   b. No portion of an accessory structure shall include living quarters except parking structures as an accessory use may contain residential over the structure;
   c. Accessory structures below grade shall have a minimum rear or side yard, when not abutting a street, of 5 feet;

5. When an accessory structure is attached to the principal structure, it shall comply in all respects with the requirements applicable to the principal structure;

6. No accessory structure shall be constructed or placed on any lot unless the principal structure is first constructed or placed upon said lot, with the exception of parking facilities (surface or structure) which may be constructed prior to the primary use;

7. In no event shall the height of an accessory structure exceed the height of the principal building with the potential exception for parking structures which will be allowed to exceed the primary structure for access only;

8. The aggregate area covered by accessory structures shall not exceed twenty-five percent (25%) of the rear yard, with the exception of parking structures exclusive of required buffer areas.

9. The following accessory retail and service uses shall be permitted within hotels and office buildings provided they are located on the first or second floor.
   a. Bank branch, walk-up ATM’s;
   b. Retail shops;
   c. Barber, beauty and coffee shops;
   d. Confectionery and tobacco sales;
   e. Dry cleaning establishments;
   f. Travel agencies and automobile rental services;
   g. Conference center, meeting rooms;

10. The following accessory uses shall be permitted within retail uses including:
    a. Outdoor beer gardens;
    b. Roof-top amenity and restaurant uses;

11. Other Entertainment Uses: Activities involving skill that holds the interest of either an audience or its users that is directly associated with a permitted retail uses including the following: Bowling, Darts, Hatchet Throwing, Arcade, Escape and Destruction Room, Dance;
    a. Any Entertainment Use not specifically stated shall require approval by the Planning Board;

12. Massage therapy is permitted as a accessory use;
CATALYST DEVELOPMENT PROJECTS:
Density, Area, Yard and Height Requirements:
The following requirements apply to Catalyst Development Projects which meet the following characteristics:

Project Characteristic: A Catalyst Development Project should be significant enough in size and scale to create a change or influence the physical character on Main Street and meet the Vision, Goals, Objectives of the 2012 Rehabilitation Plan.

Project Size: A Catalyst Development Project should be over 250,000 leasable or habitable square feet not including any portion of a parking structure and should include a minimum 200’-0” contiguous linear feet on Main Street.
   a. For projects with less than 200’-0” but greater than 100’-0” contiguous linear feet on Main Street that meet the Project Characteristics of a Catalyst Development project, the Planning Board can consider density, area, yard and height requirements appropriate for such a development above any beyond those identified in the Non-Catalyst Development requirements.
   b. Catalyst Development Projects are encouraged to include a plaza, park or open space which is accessible from a public street, preferably on Main Street;
   c. A Catalyst Development Project can be separated into phases that collectively equal the required project size, scale and characteristics, but shall be part of a single site plan submittal.

1. Minimum Lot Area: None
2. Minimum Dwelling Unit Size: 500 sf
   a. A maximum of 5% can be less than 550 sf
   b. A maximum of 15% of the units can be between 550 sf and 650 sf;
   c. A maximum of 25% of the units can be over 1,200 sf;

3. Minimum Setback: The minimum setback for new vertical construction is 18'-0” feet from the back of the existing or proposed curb along Main Street and 12'-0” for all other streets in the Redevelopment Area. If the renovation or addition of an existing structure is located within the required setback, the setback for the addition may be reduced to the setback established in Chapter 175.
   a. The minimum setback applies to all public street frontages, not just to the street toward which the structure is oriented;
   b. Alleys are not considered public street frontages;
   c. Utility structures, exhaust air vents, backflow preventers, or other similar devices when located above grade, must be located behind the setback, be screened and should not be located on Main Street;
   d. Utility structures located below grade may be located within the setback and on Main Street.

4. Minimum Side and Rear Yard: None
5. Minimum / Maximum Number of Stories/Building Height:
   a. 3/14 Stories (36'-0”/ 176'-0”).
   b. Height is measured from the average of the top of curb of the two corners of the proposed building. For projects located at a corner lot, the height will be measured from the top of curb of the two corners located along the primary building facade;
   c. For buildings over eight (8) stories a minimum 6'-0” step back (on any level at or below the eighth stories) is required with the exception of building corners;
   d. See Section 3.0 Development / Place-Making Design Standards for all building design requirements.
6. **Rehabilitation of Existing Structures:** If the rehabilitation of an existing structure is encompassed within a Catalyst Development Project, the rehabilitation standards found in Section 3.1 shall apply.
   a. See Section 3.1 Rehabilitation Standards for all architectural and neighborhood design requirements.

7. **Shared Parking:** Shared parking as indicated in Section 2.6 of the Rehabilitation Plan is permitted and encouraged for Catalyst Development Projects.

8. **Non-conforming Projects:** For projects which do not meet the minimum requirements for a Catalyst Development Project, as defined herein, but which exceed any of the Non-Catalyst Development Project requirements found in Section 2.5, a variance review and approval process will be required by the governing body.
NON-CATALYST DEVELOPMENT PROJECTS:
Density, Area, Yard and Height Requirements:
The following requirements apply to Non-Catalyst Development Projects which
meet the following characteristics:

Project Characteristic: Any project that does not meet the project characteristic
or size for a Catalyst Project would be classified as a Non-Catalyst Development
Project.

1. **Minimum Lot Area:** None

2. **Minimum Dwelling Unit Size:** 500 sf
   a. A maximum of 5% can be less than 550 sf
   b. A maximum of 20% can be between 550 sf and 650 sf;
   c. A maximum of 25% can be over 1,200 sf;
      - Note: Three bedroom units are prohibited in this Redevelopment Plan.

3. **Minimum Setback:** The minimum setback for new vertical construction is
   18'-0" feet from the back of the existing or proposed curb along Main Street
   and 12'-0" for all other streets in the Redevelopment Area. If the renovation
   or addition of an existing structure is located within the required setback, the
   setback for the addition may be reduced to the setback established in Chapter
   175.
      a. The minimum setback applies to all public street frontages, not just to the
         street toward which the structure is oriented;
      b. Alleys are not considered public streets;
      c. Utility structures, exhaust air vents, backflow preventers, or other similar
         devices when located above grade, must be located behind the setback,
         be screened and should not be located on Main Street;
      d. Utility structures located below grade may be located within the setback
         and on Main Street.
4. **Minimum Side / Rear Yard:** None

5. **Minimum / Maximum Number of Stories/Building Height:**
   a. Main Street: 2 / 6 Stories (24'-0" / 72'-0"")
   b. Height is measured from the average of the top of curb of the two corners of the proposed building. For projects located at a corner lot, the height will be measured from the top of curb of the two corners located along the primary building facade;
   c. Parking structure maximum height is 72'-0" measured to the top of the roof level parapet wall;
   d. See Section 3.0 Development / Place-Making Design Standards for all building design requirements.

6. **Rehabilitation of Existing Structures:** The density, area, yard and height requirements of this section are not required for rehabilitation of existing structures with less than 20% expansion.
   a. See Section 3.1 Rehabilitation Standards for all Architectural and Neighborhood Design requirements.

7. **Shared Parking:** Shared parking as indicated in Section 2.6 of the Rehabilitation Plan is permitted and encouraged for Non-Catalyst Development Projects.

8. **Non-conforming Projects:** For projects which do not meet the minimum requirements for a Catalyst Development Project, as defined herein, but which exceed any of the Non-Catalyst Development Project requirements found in
PARKING STANDARDS:

1. **Parking Requirements:**
   
   The minimum parking requirements for the Redevelopment Area are as follows:

<table>
<thead>
<tr>
<th>Use****</th>
<th>Non-Catalyst Parking Ratio</th>
<th>Catalyst Parking Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Multi-family Studio:</td>
<td>1.0 sp per dwelling unit</td>
<td>1.0 sp per dwelling unit</td>
</tr>
<tr>
<td>- Multi-family:</td>
<td>1.25 sp per dwelling unit</td>
<td>1.0 sp per dwelling unit</td>
</tr>
<tr>
<td>- Retail:</td>
<td>4.0 sp/1,000 GFA</td>
<td>3.0 sp/1,000 GFA</td>
</tr>
<tr>
<td>- Medical Office:</td>
<td>4.0 sp/1,000 GFA</td>
<td>3.5 sp/1,000 GFA</td>
</tr>
<tr>
<td>- General Office:</td>
<td>3.5 sp/1,000 GFA</td>
<td>3.0 sp/1,000 GFA</td>
</tr>
<tr>
<td>- Assembly:</td>
<td>2.5 sp/10.0 seats</td>
<td>2.0 sp/10.0 seats</td>
</tr>
<tr>
<td>- Civic, Cultural, Institutional:</td>
<td>1.0 sp/4.0 seats</td>
<td>1.0 sp/4.0 seats</td>
</tr>
<tr>
<td>- Hotel:</td>
<td>0.75 sp/ per room</td>
<td>0.75 sp/ per room</td>
</tr>
<tr>
<td></td>
<td>+ 1 sp/employee*</td>
<td>+ 1 sp/employee*</td>
</tr>
<tr>
<td>- Higher Education:</td>
<td>3.0 sp/1000 GFA</td>
<td>3.0 sp/1000 GFA</td>
</tr>
</tbody>
</table>

**Notes:**

1. When the formula or parking spaces required results in a fraction of a space exceeding 0.49, a full space shall be required;
2. Gross Floor Area is the total interior floor area of all floors determined by measuring the inside dimension of the outside walls of the structure;
3. Up to 10% of the required parking stalls may be designated for compact cars;
4. Outdoor seating areas do not count toward the required parking ratios;
5. Accessory uses do not require parking;
6. All surface parking shall be screened based on the Design Standards indicated in the Streetscape section of this Redevelopment Plan;
7. For Civic Uses without seating, the Retail/Commercial parking requirements shall apply;
   * Employee parking is based on the number of employees per shift.
8. Off-street tandem parking is prohibited;
9. On-street parking can only be counted toward the retail / commercial use and shall not be permitted to count toward any other proposed uses;
   * Outdoor seating does not count toward the required parking ratio. Restaurants with under 600 sf of seating area do not require parking.
   ** Employee parking is based on the number of employees per shift.
   *** For projects where medical office use comprises over 25% of office space in the project the parking requirements are 6.0 spaces per 1,000 GFA.
   **** See Section 3.1 Rehabilitation Standards for additional parking standards. For uses not specifically stated refer to Section 175-10.1 of Off-Street Parking Regulations in the City of Hackensack Zoning Ordinance.

2. **Shared Parking:** A determination of the actual parking requirement for the Project shall be based upon the shared parking opportunities provided by the mixed-use nature of the projects. The Applicant shall be required to submit a shared parking analysis as part of the site plan application before either the Planning Board. The shared parking analysis must be prepared by a qualified parking expert or licensed professional planner based on the anticipated hours of operation and specific operational characteristics of the anticipated users in the proposed development. The shared parking study should include the following steps;
a. Determine the minimum parking requirement for the individual uses in the development project. The minimum number of parking spaces that are to be provided for each use shall be based on the parking rations included in the City Zoning Ordinance;

b. Adjust for shared parking. The minimum parking requirement for each use shall be multiplied by the "occupancy rate" as indicated in the table below. The applicant and its professionals shall provide documentation to the Board for any land uses not included in the table that are proposed for inclusion in the project. Absent documentation, which is subjective to review and approval by the Board, 100% of the required parking shall be included in the Shared Parking Study;

c. Tabulate the minimum parking requirement for each time period. Sum of the adjusted minimum parking requirements for each land use for each of the six time periods shall be calculated to determine an overall project minimum parking requirement for each time slot;

d. Total minimum parking requirement. The highest of the six time periods total shall be the minimum parking requirement for the mixed-use development project;

e. In the event there is a change in the size, distribution, or use of any of the project components than the property shall be required to appear before the approving Board to demonstrate the modifications do not negatively affect the results of the approved Shared Parking Study and analysis;

f. The Shared Parking Study is subjective to review and approval by the Board and its professionals. If the shared parking analysis is deemed acceptable, the Board may relax the aggregate total of required parking spaces to account for the shared use of the provided spaces. The application and acceptance of this policy is at the sole discretion of the approving Board;

<table>
<thead>
<tr>
<th>Land Use</th>
<th>8am-6pm</th>
<th>6pm-Midnight</th>
<th>Midnight-8am</th>
<th>8am-6pm</th>
<th>6pm-Midnight</th>
<th>Midnight-8am</th>
</tr>
</thead>
<tbody>
<tr>
<td>Education</td>
<td>100%</td>
<td>20%</td>
<td>5%</td>
<td>10%</td>
<td>10%</td>
<td>5%</td>
</tr>
<tr>
<td>Entertainment</td>
<td>40%</td>
<td>100%</td>
<td>10%</td>
<td>80%</td>
<td>100%</td>
<td>50%</td>
</tr>
<tr>
<td>Hotel</td>
<td>80%</td>
<td>100%</td>
<td>100%</td>
<td>80%</td>
<td>100%</td>
<td>100%</td>
</tr>
<tr>
<td>Institutional</td>
<td>100%</td>
<td>20%</td>
<td>5%</td>
<td>10%</td>
<td>10%</td>
<td>5%</td>
</tr>
<tr>
<td>Office</td>
<td>100%</td>
<td>20%</td>
<td>5%</td>
<td>10%</td>
<td>10%</td>
<td>5%</td>
</tr>
<tr>
<td>Theater</td>
<td>40%</td>
<td>80%</td>
<td>10%</td>
<td>80%</td>
<td>100%</td>
<td>10%</td>
</tr>
<tr>
<td>Religious</td>
<td>20%</td>
<td>40%</td>
<td>5%</td>
<td>100%</td>
<td>50%</td>
<td>5%</td>
</tr>
<tr>
<td>Residential</td>
<td>60%</td>
<td>100%</td>
<td>100%</td>
<td>80%</td>
<td>100%</td>
<td>100%</td>
</tr>
<tr>
<td>Restaurant</td>
<td>70%</td>
<td>100%</td>
<td>10%</td>
<td>70%</td>
<td>100%</td>
<td>20%</td>
</tr>
<tr>
<td>Retail/Commercial</td>
<td>90%</td>
<td>80%</td>
<td>5%</td>
<td>100%</td>
<td>70%</td>
<td>5%</td>
</tr>
</tbody>
</table>

Figure 2.7: Occupancy Rates Table
3. **Existing Non-Conforming Parking:** Shall be removed if the property undergoes a change of use or expansion. However, no additional parking is required for the reuse of an existing building, or due to the removal of non-conforming parking.

4. **On-Street Parking Spaces:** Parking spaces located along the portion of a public street(s) abutting the use may be counted toward the minimum number of parking spaces as required by this ordinance. Those on-street parking spaces must be located on the same side(s) of the street as the use and have a dimension of at least 20’ feet in length.
   a. Tandem on-street parking spaces are encouraged on Main Street and require at least 20’ feet in length with a minimum 6’-0” space between each set of spaces. In the event any on-street parking which was counted toward the minimum requirement is removed by the City, the existing use will not be required to make up the difference.

5. **Bicycle Parking:** Bicycle parking is required for new developments at one bicycle parking space for every 50 vehicle parking spaces, up to 200 vehicle parking spaces.
   a. Thereafter, one bicycle parking space shall be provided for every 100 vehicle parking spaces. Fractions equal to or greater than one half resulting from this calculation shall be considered to be one bicycle space;
   b. Bicycle parking shall not be located on Main Street.

6. **Setback Maneuvering:** No surface parking or maneuvering space is permitted within any required setback, or between the permitted use and the required setback, except driveways providing access to the parking area may be installed across these areas.

7. **Off-Site Parking Standards:** Parking standards may be met on-site or off-site. In order for the off-site parking to count toward the minimum parking requirements, it shall either be located on the premises or on a property owned by the developer and shall be a distance of up to 800 feet from the permitted use. Off-site parking must be maintained so long as the use of the building remains. In the event of a change in use or density, parking requirements shall be adjusted to meet the standards for the new use.

8. **Structured/Underground Parking Decks:** For sale residential dwelling units in the Main Street Rehabilitation Area shall meet the following requirements:
   a. Parking Security/Gates: Residential developments, including mixed or multi-use with a for-sale residential component can provide security for residents by controlling vehicular and pedestrian access to structured or underground parking in areas designated for the residential parking;

9. **Handicapped Accessible Parking Requirements:** Refer to Section 175-10.01C Handicapped Parking Schedule in the City of Hackensack Zoning Ordinance.

10. **Additional Off-Street Parking Regulations:** For all parking standards not covered in this section refer to Section 175-10.2 Additional Off-Street Parking Regulations A through K and Section 175-10.5 Design Criteria A through H of the City of Hackensack Zoning Ordinance with the exception of the following:
    a. Off-street parking dimensions can be 9’-0” x 18’-0” and allow two lane drive aisle dimensions can be 24’-0’;
3.0 DEVELOPMENT / PLACE-MAKING DESIGN STANDARDS

The design standards in this section provide the criteria for the redevelopment area. Any future development is subject to these provisions and shall be built in accordance with the minimum design standards specified in this section.

Building Architectural Materials & Character:

1. All buildings shall be constructed with high quality materials that reinforce pedestrian scale;

2. All new structures shall take into consideration the relationship to other existing or proposed buildings, in terms of light air, usable open space, height and massing.

3. Primary building materials shall include: brick, stone, and/or glass which cover a minimum of 75 percent of each building façade, exclusive of windows and doors with accent materials comprising a maximum of 25% for each building façade;
   - Vinyl siding of any type or grade is strictly prohibited on any portion of building façade in the redevelopment area;
   - Stucco is permitted on facades that do not face a public street;

4. Elements such as cornices, belt courses, corbelling, molding, string courses, ornamentation, changes in material or color, and other sculpturing of the base are strongly recommended and should be provided to add special interest;

5. The design of the building should include a corner element that is higher than the rest of the building façade;

6. Special attention must be given to the design of windows at the base of buildings. Ribbon windows are strongly discouraged. Recessed windows that are distinguished from the shaft of the building through the use of arches, pediments, mullions, and other treatments are encouraged;

![Figure 3.0: Multi-family residential building typ.](image1)

![Figure 3.1: Mid rise multi-family residential building typ.](image2)

![Figure 3.2: Conceptual Building Design with unique first floor design to provide variety at the streetscape](image3)
6. Buildings shall be broken up vertically into a base, a middle and a top and horizontally into bays, through the use of building articulation or change in materials. The base should not extend beyond the first levels with an emphasis on providing design elements which enhance the pedestrian environment particularly at the street level;

7. Any retail or commercial storefront design at the first level should reflect the individual tenant’s brand identity;

**Building Orientation:**

1. The building shall be oriented toward Main Street with entrances for retail
2. The residential entrance shall be oriented toward State Street;
3. The first floors of all buildings, including structured parking, must be designed to encourage and complement pedestrian-scale and activity (See Parking Structure Requirements);
4. Ground floor retail and residential lobbies facing Main Street shall have a 16’-0” minimum floor to floor height;

**Building Entrance:**

1. Building entrances should be easily identifiable with unique and interesting signage for each individual use through the use of canopies and individual retail signage;
2. Retail entrances can have up to a 4’-0” pop-out/protrusion/recess into the 18’-0” setback or adjacent public open space for columns or other architectural features that distinguish the commercial or retail storefront;
3. Openings as well as pedestrian and vehicular entrances must be designed so that cars parked inside are not visible from the street;

4. Entrances for residential uses should be separate and distinct from retail uses and should not be located on Main Street;

**Street Level Frontage / Uses:**

1. Retail and commercial uses are required to front onto Main Street;

2. Parking Structures are not a permitted use on Main Street;

3. Parking structures are permitted at the street level along Camden and State Streets so long as they meet the Design Standards of this section;

4. Outdoor dining along Main Street is encouraged within the 18'-0" building setback.
   - All outdoor dining should meet the City of Hackensack Building Department requirements.

**Structured Parking:**

1. Parking structures shall be screened with building uses or shall include at a minimum architectural materials, elements and treatments that are consistent with the design and quality of the residential building(s) it services;
   - Structures shall include decorative architectural details such as building materials, windows, window treatments and detailing that are similar in size, scale and design to the residential buildings.
   - Window openings alone do not comply with this requirement.
   - Other than at the parking entrances no vehicles shall be visible from the center line of any public street and the structure shall have the appearance of a residential building in all physical aspects.

2. Ramps shall be internal to the parking structure and shall not be visible from any public street.

3. Parking structures shall either be screened from State, Camden and Salem Streets with at a minimum the same building materials and architectural treatment as the residential facades above. These elements shall include decorative architectural details such as building materials, windows and detailing.
   - Other than at the parking entrances no vehicles shall be visible from the center line of either public street.
   - Cabling or exposed concrete alone does meet the screening requirement;
4. Driveway and garage openings should not exceed 28’-0” in width and should include traffic calming measures and a change in surface materials where driveways cross the sidewalk to help ensure pedestrian and bicycle safety;

**Canopies and Balconies:**
1. Canopies, awnings, and similar architectural accents are required along Main Street and at the residential entrances. Such features should be constructed of rigid or flexible material designed to complement the tenant’s identity at the street level.
2. Any canopy may extend from the building up to one half of the width of the setback area in front of the building, or eight (8) feet, whichever is less;
3. Ground supports are not permitted in the minimum setback, sidewalk or in the public right-of-way;
   - These features should not extend over or interfere with the growth or maintenance of any required tree plantings;
4. The minimum overhead clearance shall be ten (10’-0”) feet if a canopy, awning, cornice, or other appurtenance extends into the public right-of-way, an encroachment agreement shall be required;
5. Balconies/balconettes can be incorporated into the building façade and are allowed to project into the building setback up to 4’-0” starting at the second level;

**Mechanical Equipment Screening:**
1. Screening of rooftop mechanical equipment is required;
2. All rooftop mechanical equipment including cell phone antennae shall be screened from view from all adjacent public streets, open spaces and parks in all directions and elevations to minimize the negative impact;
3. Screening materials shall be consistent with the architectural detail, color and materials of the building; Wire mesh screening is not permitted;
4. All roof and HVAC systems must meet the building code requirements and at minimum be set back from the building edge a minimum of 15’ from any street or public open space and screened as to not be visible from any adjacent public street or public property;
5. If wall pack ventilation units are being used they are required to complement the adjacent building material color;

**Building Service Locations:**
1. All service and delivery locations for the redevelopment area shall be provided on State Street;
2. All service and delivery maneuvering into the loading area shall occur entirely within the property other than for ingress and egress to the lot.

**Doors and Windows:**
1. Where expanses of solid wall are necessary, they may not exceed 30’-0” feet in length without architectural enhancements including display windows;
2. The first floor and street level shall be designed to address all public streets;
3. For buildings fronting two streets or one street and a public open space the entrance should provide access
from the primary street and is encouraged to provide access from the secondary street or public open space;

4. For buildings that do not provide access from the secondary street or open space, the building facade should provide windows and/or architectural details that are aesthetically interesting;

5. For retail uses operable windows are encouraged;

6. No development subject to these provisions may have exterior walls with a reflectivity value in excess of 35 percent;

**Openings / Ventilation:**

1. Any openings for ventilation, service, or emergency access located at the first floor level must be decorative and must be an integral part of the overall building design;

2. Openings as well as pedestrian and vehicular entrances must be designed so that cars parked inside are not visible from the street;

### 3.1 REHABILITATION STANDARDS:

1. **Introduction / Background Information:**

   Preserving elements of the City of Hackensack's architectural heritage is a vital and valuable element for the creation of a pedestrian friendly mixed use urban environment.

   The Rehabilitation Area has a number of potential properties that could be preserved or rehabilitated which include but are not limited to the properties identified in Figure 3.17. The determination for preservation or rehabilitation should include the following considerations:

   a. Age of the structure;
   
   b. Structural / historic integrity;
   
   c. Overall contributing historic character;
   
   d. Adaptability to new or improved use;
   
   e. Symbolic significance;
   
   f. Visibility and prominence.

2. **Rehabilitation Standards:**

   For buildings being proposed for rehabilitation, renovation and adaptive reuse that are located in the Rehabilitation Area the following items should be considered:

   a. The City of Hackensack “Historic Site Survey” should be reviewed to determine whether or not the property has architectural or historic significance;
      
      - In the event, architectural elements are uncovered during a renovation, efforts should be made to preserve and accentuate those elements.
   
   b. Preservation and rehabilitation of existing buildings and structures are encouraged in order to create diversity of development, accent pedestrian-scale, activity, and preserve the character and heritage of the City of Hackensack.
   
   c. Any interior renovation that does not expand the existing square footage over 20% may be done without
meeting the design standards of the Rehabilitation Plan.

- Any expansion or additional square footage to any structure over 20% must conform to the Design Standards of the Rehabilitation Plan;
- Any change to the exterior signage shall require all signage to conform to the signage requirements of the Rehabilitation Plan.

d. Deteriorated architectural features should be repaired instead of being replaced where feasible. In situations where replacement is necessary, the same materials are encouraged to be used and the replacement should meet the same visual, design, composition, color and texture of the original feature.

e. Any additions or repairs to over 50% of the façade which are visible from any street should meet the architectural style and intent of the original building based on the historic time period in which it was originally constructed or meet the Design Standards of the Rehabilitation Plan unless seeking a variance.

- For structures with new uses, non functional features that diminish the marketable value may be removed so long as they do not diminish the historic nature of the building as seen from any public street;
- Existing non-conforming buildings may remain.

f. Any existing building may change its first floor use to a restaurant without requiring additional parking, so long as the change in use does not propose more than a 20% expansion of the existing building square footage.

- All submittal, review and approval requirements other than parking are required.
STREETSCAPE DESIGN STANDARDS:

A successful neighborhood is not complete until its parks, open space, sidewalks and streetscape have been designed and “furnished”. The items that are referred to as streetscape elements in this guideline include such things as street lights, sidewalks, benches, trash receptacles and other street furniture which reinforce the character of the street and the neighborhoods. The following section addresses an overall approach for the design of streetscape elements that are to be considered as part of the overall Rehabilitation Plan vocabulary. These standards are meant to establish the minimum criteria that will be required for the design and implementation of streetscape, parks and open space improvements.

As a part of the revitalization of the Rehabilitation Area, the City of Hackensack will develop specific streetscape standards for Main Street and the other streets in the Rehabilitation Area. All new buildings and developments in the Rehabilitation Area, with the exception of renovated and rehabilitated buildings, must meet the following minimum standards.

1. **Rehabilitation Area Streetscape**: The streetscape for the Rehabilitation Area should be designed with a similar palette of materials and standards in order to portray a cohesive downtown district.
   a. **Main Street**: The streetscape for Main Street and Banta Place shall provide a higher standard for the design elements;
   b. The specific paving colors, materials, and palettes should be the same for certain blocks but varied along the length on Main Street so as not to create a single monotone street pattern. Redevelopment of entire blocks should encourage developers to explore alternative patterns and colors of paving materials;

2. **Streetscape Elements**: For projects in the Rehabilitation Area the following streetscape elements shall be provided per this section of the Design Standards.
   - Street trees;
   - Lighting;
   - Furniture;
   - Pavers;
   - Materials;

Proposed development projects shall provide these elements as a part of the approval process.

a. **Street Trees**: Street trees shall be planted in either grates or open landscape areas equivalent to 30’ on center along all public street frontage for any new project/development.
   - Recommended street trees: Main Street: Gleditsia Tricanthos (Honey Locust - thornless and pod free) - Other Street: Platanus × acerifolia (London Plane Tree);
   - Trees should be installed at a 4” caliper;
   - Prior to installation a 4’-0” by 8’-0” minimum area should be treated
and prepared for tree root growth;
- A minimum 2 year watering plan should be put into place (Gator bags);
- Main Street and Banta Place shall plant street trees in grates. The remaining streets should be planted in a minimum 4’ x 8’ landscape area;
- For buildings located adjacent to public open spaces, parks or plazas, trees may be planted in open grass areas;
- Above ground planters may be considered to fulfill the street tree requirement only in situations where underground utilities prevent tree pits;
- Street trees shall be planted with a minimum four inch 4” caliper, shall be trimmed up to 8’-0” and shall be in accordance with the “American Standard for Nursery Stock” published by the American Association of Nurserymen;
- Street tree species can vary along Main Street so long as the same species is used for a minimum of two block lengths and for both sides of the street. (Accent flowering trees may be used to denote special areas, parks, plazas, etc.);
- Street tree species for all secondary streets with the exception of State Street and River Street shall have a single species of tree for the entire length (Accent flowering trees are permitted to denote special areas.);

b. Sidewalks:
- Sidewalks should be comprised of a “pedestrian zone” nearest the facade for building access and window shopping and a “furniture zone” nearest the curb for trees, plantings, street furnishings and cafe seating when there is sufficient width;
- The 4’-0” street furniture area should include Belgard Catalina (Color: Bella) for the area between Passaic Street and Atlantic Street. http://www.belgard.com/products/pavers/urbana-ston;
- Random pattern using four different sizes (4”x8”; 8”x8”; 8”x12”; and 12”x12”). The pattern should be done as to not require any cutting of the pavers;
- Pavers will be set in sand;
- Sidewalks shall be concrete on secondary streets;
- Openings/grates for plantings should be provided in the furniture zone and should be consistent with street tree plan;
- Open landscape planting beds shall be located at all Main Street corners and shall include a raised stone curbing;

c. Seating, Benches & Bus Shelters:
- Seating should be grouped together as much as possible and be placed at busier pedestrian nodes or gathering places;
- Seating should be designed and placed appropriately to provide an amenity to the public;
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Design Standards

- Seating can be manifested in permanent planter edges;
- Seating should not obstruct views for vehicles, sidewalks for pedestrians, or signs and displays for businesses;
- Seating should blend in with the surroundings or be specified in a complementary accent color;
- Outdoor cafe seating should also follow the guidelines listed under Street Level Frontage / Uses of this section and recognize the designated amenity zone;
- Bus shelter locations should be coordinated with streetscape design;
- Benches should be Timberform Crest 2311-6 Steel Bench with middle arm rest 6'-0" long anchored to sub-grade concrete slab with black finish;
  - Two benches and one trash receptacle should be located between street trees where street lights are not located and should be at minimum every 90'-0" on center;

d. Lighting and Power:
- All street lighting within the Rehabilitation Area shall be the City of Hackensack city standard pedestrian scale light pole, and fixture, black finish;
  - Poles should include the mounting brackets and banner extensions (two banners) on each pole;
  - GFI receptacle should be located at the top of the pole;
  - The conceptual layout was based on 16'-0" pole every 90'-0" on center. This should be verified with the photometric design;
  - The height and spacing of the light poles should be based on a photometrics calculations;
  - Lights should be centered between the street trees within the 4'-0" street furniture zone;
  - Street light specifications and locations shall be submitted for review and approval prior to installation;
  - Street lights should be located as part of the streetscape and function as a unifying element of other streetscape items including trees, benches and paving;
  - Fixtures should exhibit an aesthetic as well as functional purpose to create interest and a sense of scale for the pedestrian;
  - Luminaires should be translucent or glare-free using opaque glass or acrylic lenses;
  - Diffusers and refractors should be installed to reduce unacceptable glare; particularly adjacent to residential areas;
  - 120 V ground mounted GFI receptacles should be located at the base of every street tree;
  - Tree up lighting fixtures should be located at the base of every street. (Atlantic Street Park specified Hadco #BT1-AL, 75 W MR16 Lamp or equal);
- Conduit for all power should be located a the back of the 4'-0" street furniture area (under the pavers) and next to the concrete sidewalk;

e. **Planting Pots & Planters:**
- Pots and planters should be used in addition to landscape planting areas to complement the surrounding streetscape by adding color and variety;
- Pots and planters can be placed anywhere pedestrian or vehicular traffic is not disturbed, but may function as a separation between pedestrians and vehicles;
- Large pots are preferred to fixed boxes to allow for maintenance or service access;
- Pots and planters are ideally located near seating areas, but plant materials should not interfere with circulation or comfort;

f. **Tree Grates:**
- Tree grates should be Ironsmith Starburst Series 2 (4814) Powder coated Black every 30'-0" on center;
- Tree grates should be used wherever a tree is placed within a high traffic area;
- Tree grates should allow for tree growth and be made of ductile iron and should be factory painted;
- Electrical outlets should be provided within the grate area to allow for lighting opportunities;
- Tree grates should be designed to support uplighting;

g. **Trash Receptacles:**
- Trash receptacles: Timberform Renaissance Model 2811.5 DT Litter Container anchored to sub-grade concrete slab, black finish;
  - Every other receptacle should be: 2817.22 Litter/Recycling Container which includes a second recycling container;
- Trash receptacles should be located conveniently for pedestrian use and service access in significant areas and gathering places;
- Restaurants with outdoor seating should provide additional trash receptacles near seating;

h. **Bicycle Racks:**
- Bicycle racks should be permanently mounted and placed in convenient locations to encourage bicycle use;
- Bicycle racks should be placed so as not to obstruct views or cause hazards to pedestrians or drivers;
- Bicycle racks should exhibit a simple and easy design that allows for convenient and safe use by the public;
- Bicycle racks should not be placed on Main Street within the 18' building setback;

i. **Bollards:**
- Bollards should integrate with and aesthetically complement the overall streetscape concept; respond to the area it supports (Plaza vs Services); setback from curbs to allow un-obstructed opening of parked car doors;
- Bollards may be chained or cabled together to ensure pedestrian safety or define areas for public functions;
- Removable bollards should be used where service vehicles need access and for street closures in the event of festivals or community events;

j. **Fountains:**
- Fountains or water features can be located in key public areas such as parks or plazas;
- Fountains or water features should allow for ample pedestrian circulation on all sides;
- Fountains or water features may be designed to encourage "sitting" or for interaction;
k. **Public Art:**
   - Public art should be “accessible”; tie to the history of Hackensack and if possible, should be created by a local source; include water, seating, planting, decorative architectural elements or plaza space design;
   - Public art should be visible, but not interfere with pedestrian circulation or create a traffic hazard; made of durable, weatherproof materials; and should be designed to avoid physical hazards;

l. **Kiosks:**
   - Kiosks should be used for retail purpose or to impart community information to the public;
   - Kiosks should be positioned to complement and respect other street furnishings such as benches and lighting;
   - Kiosks should be accessible and attractive from all sides and well-illuminated;
   - Kiosks should be flexible to allow for up-to-date information;
   - Consideration should be given to the use of fixed kiosks to project a sense of permanence with other fixed surroundings;
   - Kiosks are not required to be fixed and may be mobile to allow for flexibility in public areas;

m. **Parking Meters:**
   - Muni-meters and other parking technologies should be used for all on-street parking within the Rehabilitation Area;
   - Muni-meters will have dual space capability, there will be one meter pole for every two spaces with the exception of odd spaces on a given block;
   - All meters will have black meter poles that match the street furniture and the face of the meter will be Hackensack Blue;

n. **Pay Stations**
   - Pay stations will be used for all off-street parking lots;

o. **Utility Accessories:**
   - Utility boxes, meters, man hole covers and fire hydrants should be coordinated with other streetscape accessories;
   - Utilities should be readily accessible and placed so as not to obstruct pedestrian movement;
   - Utility locations should minimize visual and physical impact as much as possible;
   - Utilities should blend in with the surroundings or enhance the area;

p. **Intersection Design:**
   - Bump-outs will not be a typical design for intersections but can be incorporated into certain intersections based on the design engineers recommendations;
   - At each street intersection the corner will include an open landscape area (4'-0" x 4'-0") minimum with a raised stone edging with Belgard pavers at soldier course;
   - The City will consider an epoxy overlay aggregate and/or design for all crosswalks. (Design and layouts should be presented to the City for review and approval);

**SIGNAGE STANDARDS:**
Projects are encouraged to explore a variety of signage types, sizes and styles with the objective of integrating the design of the signage into the overall project.

i. The goal is to maintain creative consistency that identifies the project and potential tenant’s identity;

ii. Emphasis should be on durable, natural materials and quality manufacturing and can include cast, polished or painted metal; painted, stained or natural wood; glazed and ceramic tile; etched, cut, edge-lit or stained glass; cast stone and carved natural stone;

b. For all signage standards refer to City of Hackensack Rehabilitation Plan and Section 175-7.14 SIGNS: A through M of the City of Hackensack Zoning Ordinance.
4.0 RELATIONSHIP OF THE REDEVELOPMENT PLAN TO STATE / COUNTY / LOCAL MASTER PLAN STUDIES:

A. State Development and Redevelopment Plan (SDRP):
   In reviewing the New Jersey State Development and Redevelopment Plan Volumes 1 - 4 the following information pertains to goals and policies for a program of rehabilitation which discuss the development and redevelopment policies for urban areas.

   1. Volume II – State Plan Goals and Policies include the following:
      a. *Revitalize the State’s Cities and Town Centers:* Revitalize New Jersey’s cities and towns by investing wisely and sufficiently in improvements in their infrastructure systems, public spending programs, tax incentives and regulatory programs to leverage private investment and to encourage infill and redevelopment in ways that are consistent with the State Plan’s vision and goals.
      b. *Conserve the State’s Natural Resources and Systems:* Conserve the State’s natural resources and systems by planning the location and intensity of growth to maintain natural resource and systems capacities and make the necessary infrastructure investments to protect natural resources and systems in ways that guide growth and development in ways that are consistent with the State Plan’s vision and goals.
      c. *Promote Beneficial Economic Growth:* Promote beneficial economic growth in locations and in ways that improve the quality of life and the standard of living for all New Jersey residents by providing infrastructure in advance of, or concurrent with, the impacts of new development sufficient to maintain adequate facility standards, by encouraging partnerships and collaborative planning with the private sector and by capitalizing on the State’s strategic location, economic strengths including its existing business enterprises, entrepreneurship, the research and development capacity of its institutions of higher learning, skilled workforce, cultural diversity and logistic facilities in ways that are consistent with the State Plan’s vision and goals.
      d. *Protect the Environment, Prevent and Clean up Pollution:* Protect the environment, prevent and clean up pollution by planning for growth in compact forms at locations, densities and intensities that protect land, air and water quality, allow expeditious regulatory reviews and encourage multi-modal transportation alternatives to the automobile to help achieve and maintain acceptable air quality standards.
      e. *Provide Adequate Public Facilities and Services at Reasonable Cost:* Provide adequate public facilities and services by supporting investments based on comprehensive planning and by providing financial incentives for jurisdictions that cooperate in providing public infrastructure and shared services. Encourage the use of infrastructure needs assessments and life-cycle costing. Provide adequate public facilities in ways that are consistent with the State Plan’s vision and goals.
      f. *Provide Adequate Housing at Reasonable Cost:* Provide adequate housing at reasonable cost through public/private partnerships that create and maintain a full range of attractive, affordable, and environmentally sensitively-designed and developed housing, particularly for those New Jersey State Development and Redevelopment Plan most in need, at densities and locations that provide greater efficiencies and serve to support public transportation alternatives and reduce commuter time and expense and easily accessible to employment, retail, cultural, civic and
recreational opportunities to reduce housing and commuting costs in ways that are consistent with the State Plan’s vision and goals.

g. **Preserve and Enhance Areas with Historic, Cultural, Scenic Open Space, and Recreational Value:** Preserve, enhance, and use historic, cultural, scenic and recreational assets by collaborative planning, design, investment and management techniques. Locate and design development and redevelopment and supporting infrastructure to improve access to and protect these sites. Support the important role of the arts in contributing to community life, civic beauty and redevelopment in ways that are consistent with the State Plan’s vision and goals.

h. **Ensure Sound, Coordinated and Integrated Statewide Planning:** Ensure sound, coordinated and integrated statewide planning by using the State Plan as a guide to planning and growth related decisions at all levels of government in ways that are consistent with the State Plan’s vision and goals.

i. **Increase Energy Efficiencies and Reduce Greenhouse Gas Emissions:** Increase Energy Efficiencies and Reduce Greenhouse Gas Emissions by promoting the improved coordination and integration of transportation planning and land-use planning and decision-making to reduce vehicle miles traveled (VMT); and by the citing, development, design and use of greenbuilding construction materials and techniques in ways that are consistent with the State Plan’s vision and goals.

2. The State Planning Act (N.J.S.A. 52:18A-196 et. seq.) states:

   a. “Among the goals of the act is the following: ... conserve its natural resources, revitalize its urban centers, protect the quality of its environment, and provide needed housing and adequate public services at a reasonable cost while promoting beneficial economic growth, development and renewal.”

   b. “It is in the public interest to encourage development, redevelopment and economic growth in locations that are well situated with respect to present or anticipated public services and facilities, giving appropriate priority to the redevelopment, repair, rehabilitation or replacement of existing facilities and to discourage development where it may impair or destroy natural resources or environmental qualities that are vital to the health and well-being of the present and future citizens of this state.” (N.J.S.A. 52:18A-196 (d))
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3. The State Plan Policy Map (SPPM)
   a. Recognizes that New Jersey requires different approaches in its Metropolitan, Suburban, Rural and Environmentally Sensitive Planning Areas. The New Jersey State Development and Redevelopment Plan adopted by the State Planning Commission, places the City of Hackensack in Planning Area 1 - the Metropolitan Planning Area and states:
   b. The Metropolitan Planning Area: This Planning Area includes a variety of municipalities that range from large Urban Centers to 19th century towns shaped by commuter rail and post-war suburbs. The Communities in this Planning Area have strong ties to major metropolitan centers – New York/Newark/Jersey City metropolitan region; the Philadelphia/Camden/Trenton Metropolitan Region; and on a smaller scale the Easton/Phillipsburg Metropolitan Region.
   c. These municipalities have many things in common: mature settlement patterns; infrastructure systems that are approaching their reasonable life expectancy; an aging housing stock in need of rehabilitation; recognition that redevelopment will be the predominant form of growth; and a growing realization of the need to regionalize services and systems. In addition, the wide and often affordable choice of housing in proximity to New York and Philadelphia has attracted significant immigration, resulting in noticeable changes in demographic characteristics overtime.
   d. In the Metropolitan Planning Area, the State Plan’s Intent is to do the following:
      - Provide for much of the State’s future development and redevelopment;
      - Revitalize Cities and Towns;
      - Take advantage of increased densities and compact building design;
      - Encourage distinctive, attractive neighborhoods with a strong sense of place;
      - Provide for mixed-use concentrations of residential and commercial activity;
      - Create a wide range of residential housing opportunities and choices with income mix;
      - Provide for a variety of multi-modal transportation alternatives;
      - Prioritize clean-up and redevelopment of brownfields and greyfields sites;
      - Create cultural centers of state-wide significance;
      - Re-design any existing areas of low-density sprawl;

B. Bergen County Master Plan:
   In reviewing the Final Draft Bergen County Master Plan the following information pertains to goals and policies for a program of rehabilitation which discuss the development and redevelopment policies for urban areas.
   1. Bergen County Master Plan Overview:
      a. The Bergen County Department of Planning and Economic Development is undertaking a county-wide planning effort that will result in the first County Master Plan in some time.
      b. The Master Plan will create a unifying vision for the County’s 70 municipalities and help them plan for sustainable growth while protecting environmental resources. Development of the Master Plan will be a collaborative process involving the County, municipalities, regional agencies, public
and private sector stakeholders and Bergen County citizens.

2. Draft Report:
   a. The Draft Report provided on the Bergen County Master Plan website includes the following descriptions:
      - Future growth will primarily occur through redevelopment and infill;
      - Redevelopment provides opportunities to create new public spaces and green areas in places that have none;
      - Redevelopment on a large scale using green guidelines has the potential over time to significantly ameliorate many of the county’s storm water run-off and water quality issues;
      - Redevelopment can occur spontaneously and be privately driven, or it can take place as a result of a public initiative, usually under the jurisdiction of a local redevelopment agency.

C. City of Hackensack 2001 Master Plan Study and 2009 Reexamination Report:
The City’s Master Plan report provided strategies for redevelopment in the Study Area which included developing the downtown based on spheres of influence. The Master Plan report noted that:

1. Goals and Objectives stated in the Master Plan Reports excerpts include:
   a. Maintain and enhance the quality of established neighborhoods in Hackensack and promote compatibility of new development with existing or specifically defined character;
   b. Encourage public and private redevelopment to assist in the rehabilitation of areas in need of improvement and upgrading including utilization of State and Federal Assistance programs, where applicable, as well as public/private partnerships;
   c. Provide housing opportunities and a variety of housing for various income levels or the population,
including low and moderate income housing, middle income housing and senior citizen housing; encourage multi-family and mixed-use development and redevelopment with in the central business district ....

d. Improve the quantity, quality and availability of parks and open space including active and passive recreational facilities, neighborhood parks and environmentally sensitive areas. Encourage open space within major new developments and redevelopment. Promote the establishment of a publicly accessible linear greenway (riverside) park along the Hackensack River;

e. Encourage adaptive re-use of historic and character defining structures, where appropriate; encourage context sensitive design of replacement structures;

f. Promote adequate community services for all portions of Hackensack with an emphasis on improving the quality and adequacy of education, stormwater drainage, sewer, transportation, parking and recreation facilities;

g. Promote and upgrade the downtown area of Hackensack including the four spheres of influence with an emphasis on assuring a vibrant, mixed use and appealing downtown;

2. Strategies for Redevelopment:

In the City’s Master Plan the report provides strategies for redevelopment in the Study Area which include developing the downtown based on spheres of influence. These include:

a. Main Street is too long to be developed continuously, and thus must be developed in “spheres of influence”; the government sector, the banking / educational / cultural sphere containing the urban node, the retail sector which would focus on conventional and household shopping and the Packard area.

b. The downtown study should focus on the following:
   - The potential for redevelopment of the Main Street Area;
   - A reduction in the scale of the retail/shopping
sector. Main Street is too long to be developed continuously. The downtown area is not pedestrian friendly;
- The provision of additional parking and the dichotomy between long term (monthly) parking and short term shopper parking needs to be resolved;
- The ERA report believes that (mid-rise) apartment uses which can overlook the Hackensack River in the downtown are potentially marketable and can provide an alternative market for goods and services in the downtown corridor.

3. The City’s 2009 Master Plan Re-examination Report contains a significant amount of narrative related to areas in need of rehabilitation which included the following:

a. Regarding Areas in Need of Rehabilitation the document states: “A viable alternative to the use of eminent domain is available to the City for stimulating private redevelopment in the form of Areas in Need of Rehabilitation. This simpler approach to side-scale rehabilitation and redevelopment does not involve eminent domain, but it provides a means for making substantial progress at minimal cost.

b. Regarding the program of Rehabilitation the document states: “In addition, the Mayor and Council must determine that a program of rehabilitation, as defined in the LRHL, may be expected to prevent further deterioration and promote the overall development of the community.

c. Regarding Infrastructure Age the document states: “While the City’s housing stock as of the 2000 US Census indicated that 45% was built before 1960, it is probable that more discreet, yet fairly extensive areas of the City would qualify under the age of housing criteria. The age of water and sewer infrastructure may also qualify designation of the entire city as an area in need of rehabilitation.

d. Regarding Rehabilitation Area Options the document states: “The City’s options for redevelopment in an area in need of rehabilitation are basically the same as for an area in need of redevelopment, except that eminent domain cannot be used unless a formal designation of one or more properties as an area in need of redevelopment is made by the Mayor and Council. Thus, proceeding with the rehabilitation route does not preclude pursuing special properties for designation as an area in need of redevelopment if needed later on. In addition, the rehabilitation designation requires a simple resolution (no public hearing or special notice required) by the Mayor and Council, thus avoiding the time and expense of a redevelopment designation study.

e. The document also states: “The available options for an area designated as an area in need of rehabilitation include the following:

- Planning for redevelopment in a collaborative process with property owners, rather than an adversarial one, resulting in a shorter path to actual re-investment in the designated area.
- Property owners can be afforded tax abatement over five years to allow their capital to be directed to property upgrades and expansions, which ultimately enhance the tax base due to the positive effects on the subject property and those around it.
- The City may prepare a redevelopment plan for any area designated for rehabilitation, select a redeveloper, provide special redevelopment zoning standards and design criteria and
phase the development over a predetermined schedule.
- Off-site improvements can be accomplished without the need for meeting the “rational nexus” criteria.
- Each project can be guided by a redeveloper’s agreement or simply the requirements of the redevelopment plan.

4. Regarding the Rehabilitation Approach the document states: “The area in Need of Rehabilitation approach has been effectively used in number of New Jersey Municipalities and holds great promise for the City of Hackensack. Therefore this report strongly recommends the pursuit of this approach in all areas of the City that meet the criteria.

5. The City’s 2001 and 2009 Master Plan Reports provide strategies for redevelopment which includes the properties under investigation. The 2001 and 2009 Master Plan report states:
   a. Master Plan Goals and Objectives
      - Maintain and enhance the quality of established neighborhoods in Hackensack and promote compatibility of new development with existing or specifically defined character;
      - Encourage public and private redevelopment to assist in the rehabilitation of areas in need of improvement and upgrading including utilization of State and Federal Assistance programs, where applicable, as well as public/private partnerships;
      - Provide housing opportunities and a variety of housing for various income levels or the population, including low and moderate income housing, middle income housing and senior citizen housing; encourage multi-family and mixed-use development and redevelopment within the central business district.....
      - Improve the quantity, quality and availability of parks and open space including active and passive recreational facilities, neighborhood parks and environmentally sensitive areas. Encourage open space within major new developments and redevelopment. Promote the establishment of a publicly accessible linear greenway (riverside) park along the Hackensack River;
      - Encourage adaptive re-use of historic and character defining structures, where appropriate; encourage context sensitive design of replacement structures;
      - Promote and upgrade the downtown area of Hackensack including the four spheres of influence with an emphasis on assuring a vibrant, mixed use and appealing downtown;

6. City of Hackensack: 2009 Master Plan Re-examination Report:
   a. Regarding Infrastructure Age the document states: “While the City’s housing stock as of the 2000 US Census indicated that 45% was built before 1960, it is probable that more discreet, yet fairly extensive areas of the City would qualify under the age of housing criteria. The age of water and sewer infrastructure may also qualify designation of the entire city as an area in need of rehabilitation.”
   b. Regarding Rehabilitation Area Options the document states: The City’s options for redevelopment in an area in need of rehabilitation are basically the same as for an area in need of redevelopment, except that eminent domain cannot be used unless a formal designation of
one or more properties as an area in need of redevelopment is made by the Mayor and Council. Thus, proceeding with the rehabilitation route does not preclude pursuing special properties for designation as an area in need of redevelopment if needed later on. In addition, the rehabilitation designation requires a simple resolution (no public hearing or special notice required) by the Mayor and Council, thus avoiding the time and expense of a redevelopment designation study.

c. Planning for redevelopment in a collaborative process with property owners, rather than an adversarial one, resulting in a shorter path to actual re-investment in the designated area.

d. Property owners can be afforded tax abatement over five years to allow their capital to be directed to property upgrades and expansions, which ultimately enhance the tax base due to the positive effects on the subject property and those around it.

e. The City may prepare a redevelopment plan for any area designated for rehabilitation, select a redeveloper, provide special redevelopment zoning standards and design criteria and phase the development over a predetermined schedule.

f. Off-site improvements can be accomplished without the need for meeting the "rational nexus" criteria.

g. Each project can be guided by a redeveloper's agreement or simply the requirements of the redevelopment plan.

D. Neighboring Community Master Plans:
Information for the Master Plans of the adjacent municipalities have been included as stated in the 2009 Master Plan Reexamination Report which includes the following information:

1. **Borough of Bogota**: The 2003 Master Plan for Bogota recommends a rezoning of properties located in the Planned Development Zone. This zone directly abuts the City's southeast boundary. The planned development zone has existed since the last master plan was adopted and no planned development has occurred on these parcels for the past ten years. Currently, these properties contain a driving range and have been there for a long time. The Borough's master plan therefore recommends that this area be zoned for 1-2 zones, which permits light-industry use, warehouses, and offices, indoor and outdoor recreational use.

2. **Borough of Hasbrouck Heights**: The 2003 Master Plan Reexamination Report recommends that the Borough should consider redeveloping portions of lands along Route 17, which connects Hasbrouck Heights to Hackensack City. However, these projects, if and when they are built, will not significantly impact Hackensack.

3. **Borough of Little Ferry**: The Borough's 2004 Master Plan Reexamination Report recommends significant redevelopment along the waterfront. The plan recommends developing the area around Bergen Turnpike and Valley Road intersection that currently contains an under utilized shopping center to be redeveloped to include hotel, high-end large retail anchors, restaurants and a mix of offices. The plan recommends redevelopment along the waterfront that would include low-rise (1-3 story) mixed-use development with an array of recreational amenities and pedestrian walkways along the riverfront. The recommended projects are consistent with the development currently occurring along River Street in Hackensack.

4. **Borough of Maywood**: The Borough of Maywood 2003 Master Plan recommends that redevelopment
study should be undertaken for areas along the southwesterly side of the Borough that have access from Route 17. This, however, will not impact Hackensack.

5. **Borough of Paramus**: The 2005 Master Plan Reexamination Report recommends that the Borough should evaluate for any areas in need of redevelopment within the Borough. The Plan also suggests rezoning certain residential properties that directly abut the Maywood Borough boundary. However, this will not impact Hackensack.

6. **Borough of River Edge**: The Borough does not have any significant plans that would affect Hackensack.

7. **Borough of South Hackensack**: The Borough prepared a land use element of the Master Plan in 2001; however, no changes are proposed at this time.

8. **Borough of Teterboro**: The 2006 Master Plan Reexamination Report recommends that the Borough should evaluate potential properties within the existing industrial area that are in need of redevelopment.

9. **Borough of Teaneck**: The 2006 Master Plan Reexamination Report recommends that the Borough should evaluate potential properties within the existing industrial area that are in need of redevelopment.

10. **Borough of Lodi**: The Borough does not have any significant plans that would affect Hackensack.

11. **Village of Ridgefield Park**: Portions of the industrial area that abut the Hackensack boundary to the east are being redeveloped. As part of the riverside park system plan, a new bike path is proposed along the river. These improvements are consistent with the waterfront redevelopment projects that Hackensack and Bergen County are proposing.”

**Temporary and Permanent Relocation:**

The Local Redevelopment and Housing Law requires that any redevelopment plan make adequate provision for temporary or permanent relocation of any resident in the project area. As there are no residential buildings in the redevelopment area, there is no need to make provision for temporary or permanent relocation of any resident.

**Identification of Property to be Acquired:**

The Local Redevelopment and Housing Law requires that any redevelopment plan identify any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.

While it is the City’s fervent hope that a private developer will obtain the necessary property interests to privately develop the entire redevelopment area; the City does not rule out acquiring each and every property in the redevelopment area in order to redevelop the area in accordance with the goals and objectives stated in this redevelopment plan.

**Affordable Housing:**

As of the date of adoption of the resolution finding the area to be in need of redevelopment, no affordable housing units are to be removed from the City’s inventory as a result of the implementation of this redevelopment plan. The developer shall contribute to the rehabilitation fund to assist the City in meeting a portion of its rehabilitation obligation and the fee would be determined on a pro-rata basis.
Traffic Impact Analysis:
A traffic impact analysis should be provided as a part of the phase one site plan submission to the Planning Board. The analysis should forecast additional traffic associated with the entire development, determine vehicular and pedestrian improvements necessary to accommodate the proposed development to help ensure safe and reasonable traffic conditions and reduce the negative impacts created by the development.

Long Term Financing Considerations:
Due to the size, scale, vital location and anticipated catalyst nature of the potential projects contemplated under this plan, the City anticipates that it would be eligible for a long term tax exemption for a period of up to 30 years if the project commences within five (5) years of plan adoption. After that time, the specific economic conditions would have to be reevaluated to determine the duration of an exemption that would be deemed financially feasible and appropriate. The actual entry of any financial agreements for a long term tax exemption are subject to governing body approval under the processes required by law.

Project Signage:
The redeveloper shall erect signage at locations to be determined by the Redeveloper and City within 30 days of receiving approval from the Planning Board that contains a rendering or renderings of the finished Project and other details concerning the Project that shall be agreed to by the Redeveloper and City Manager.
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CITY OF HACKENSACK

RESOLUTION NO. - 24

INTRODUCTION OF ORDINANCE NO. 15-2024, A BOND ORDINANCE PROVIDING FOR IMPROVEMENTS TO THE ELEVATORS AT THE ATLANTIC STREET PARKING GARAGE BY AND IN THE CITY OF HACKENSACK, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY; APPROPRIATING $2,350,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF $1,350,000 BONDS OR NOTES OF THE CITY TO FINANCE PART OF THE COST THEREOF

BE IT RESOLVED that the above ordinance, being Ordinance 15-2024 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 April 2, 2024 at 8:00 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 MARCH 19, 2024

DEBORAH KARLSSON, CITY CLERK
CITY OF HACKENSACK
ORDINANCE NUMBER 15-2024

BOND ORDINANCE PROVIDING FOR IMPROVEMENTS TO THE ELEVATORS AT THE ATLANTIC STREET PARKING GARAGE BY AND IN THE CITY OF HACKENSACK, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY; APPROPRIATING $2,350,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF $1,350,000 BONDS OR NOTES OF THE CITY TO FINANCE PART OF THE COST THEREOF

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

SECTION 1. The improvements described in Section 3 of this bond ordinance are hereby authorized as general improvements or purposes to be undertaken by the City of Hackensack, in the County of Bergen, State of New Jersey (the "City"). For the said improvements or purposes stated in Section 3, there is hereby appropriated the sum of $2,350,000, said sum being inclusive of $1,000,000 as the amount of down payment now available in the Parking Utility Capital Improvement Fund of the City for said improvements or purposes as authorized by the Local Bond Law, N.J.S.A. 40A:2-1 et seq. (the "Local Bond Law").

SECTION 2. For the financing of said improvements or purposes described in Section 3 hereof, and to meet the part of said $2,350,000 appropriation not provided for by application hereunder of said down payment, negotiable bonds of the City are hereby authorized to be issued in the principal amount of $1,350,000 pursuant to, and within the limitations prescribed by, the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable notes of the City in a
principal amount not exceeding $1,350,000 are hereby authorized to be issued pursuant to, and within the limitations prescribed by, said Local Bond Law.

SECTION 3. The improvements and purposes hereby authorized and purposes for the financing of which said debt obligations are to be issued is for the modernization of four elevator cars at the Atlantic Street Parking Garage, including the replacement of the hydraulic jacks, and all associated electrical work, and also including all engineering and design work, surveying, construction planning, preparation of plans and specifications, permits, bid documents, construction inspection and contract administration, and all work, materials, equipment, labor and appurtenances necessary thereafter or incidental thereto.

(b) The estimated maximum amount of bonds or notes to be issued for said improvement or purpose is $1,350,000.

(c) The estimated cost of said improvement or purpose is $2,350,000.

SECTION 4. In the event the United States of America, the State of New Jersey and/or the County of Bergen make a contribution or grant in aid to the City for the improvements and purposes authorized hereby and the same shall be received by the City prior to the issuance of the bonds or notes authorized in Section 2 hereof, then the amount of such bonds or notes to be issued shall be reduced by the amount so received from the United States of America, the State of New Jersey and/or the County of Bergen. In the event, however, that any amount so contributed or granted by the United States of America, the State of New Jersey and/or the County of Bergen shall be received by the City after the issuance of the bonds or notes authorized in Section 2 hereof, then such funds shall be applied to the payment of the bonds or notes so issued and shall be used for no other
purpose. This Section 4 shall not apply, however, with respect to any contribution or grant in aid received by the City as a result of using funds from this bond ordinance as “matching local funds” to receive such contribution or grant in aid.

SECTION 5. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer of the City, provided that no note shall mature later than one (1) year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer of the City. The Chief Financial Officer of the City shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the signature of the Chief Financial Officer of the City upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time in accordance with the provisions of N.J.S.A. 40A:2-8.1. The Chief Financial Officer of the City is hereby authorized to sell part or all of the notes from time to time at a public or private sale and to deliver them to the purchaser thereof upon receipt of payment of the purchase price and accrued interest thereon from their dates to the date of delivery thereof. The Chief Financial Officer of the City is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount, the description, the interest rate, and the maturity schedule of the notes so sold, the price obtained and the name of the purchaser.

SECTION 6. The City hereby certifies that it has adopted a capital budget or a temporary capital budget of the City, as applicable. The capital budget or temporary capital budget, as applicable, of the City is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the
purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

SECTION 7. The following additional matters are hereby determined, declared, recited and stated:

(a) The purposes described in Section 3 of this bond ordinance are not a current expense and are improvements which the City may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The period of usefulness of said purposes within the limitations of said Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is 20 years.

(c) The supplemental debt statement required by the Local Bond Law has been duly made and filed in the Office of the Clerk of the City and a complete executed duplicate thereof has been filed in the Office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey, and such statement shows that the gross debt of the City as defined in the Local Bond Law is increased by the authorization of the bonds or notes provided for in this bond ordinance by $1,350,000, and the said obligations authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

(d) An aggregate amount not exceeding $90,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purposes or improvements herein before described.
SECTION 8. The full faith and credit of the City are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the City, and the City shall be obligated to levy ad valorem taxes upon all the taxable property within the City for the payment of the obligations and the interest thereon without limitation as to rate or amount.

SECTION 9. The City reasonably expects to reimburse any expenditures toward the costs of the improvements or purposes described in Section 3 hereof and paid prior to the issuance of any bonds or notes authorized by this bond ordinance with the proceeds of such bonds or notes. This Section 9 is intended to be and hereby is a declaration of the City's official intent to reimburse any expenditure toward the costs of the improvements or purposes described in Section 3 hereof to be incurred and paid prior to the issuance of bonds or notes authorized herein in accordance with Treasury Regulation Section 1.150-2. All reimbursement allocations will occur not later than eighteen (18) months after the later of (i) the date the expenditure from a source other than any bonds or notes authorized by this bond ordinance is paid, or (ii) the date the improvements or purposes described in Section 3 hereof are "placed in service" (within the meaning of Treasury Regulation §1.150-2) or abandoned, but in no event more than three (3) years after the expenditure is paid.

SECTION 10. The Chief Financial Officer is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of the obligations of the City authorized herein and to execute such disclosure document on behalf of the City. The Chief Financial Officer is
further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the City pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of the obligations of the City, which are authorized herein, and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the City fails to comply with its undertaking, the City shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

SECTION 11. The City covenants to maintain the exclusion from gross income under Section 103(a) of the Internal Revenue Code of 1986, as amended, of the interest on all bonds and notes issued on a tax-exempt basis under this bond ordinance.

SECTION 12. This bond ordinance shall take effect twenty (20) days after the first publication of this bond ordinance after final adoption, as provided by the Local Bond Law.

Introduced: March 19, 2024
Adopted:

ATTEST:
By: ________________________________
Deborah Karlsson, City Clerk

CITY OF HACKENSACK
By: ________________________________
John P. Labrosse Jr., Mayor
<table>
<thead>
<tr>
<th>Council Member</th>
<th>Intro</th>
<th>Second</th>
<th>Yes</th>
<th>No</th>
<th>Abstain</th>
<th>Absent</th>
<th>Recused</th>
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**CITY OF HACKENSACK**

**RESOLUTION NO. -24**

**RESOLUTION AUTHORIZING TAX REFUNDS FOR STATE BOARD JUDGEMENTS AND 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>NAME</th>
<th>YEAR</th>
<th>REASON PROP LOC</th>
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<td>Wolf Vespasiano LLC Attorney Trust Account And 260 Hudson St LLC 331 Main St Chatham, NJ 07928</td>
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<td>38</td>
<td>Spiotti &amp; Associates PC 612 Godwin Ave Midland Park, NJ 07432</td>
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<td>State Board Judgment 85 Main St</td>
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<td>Number</td>
<td>Description</td>
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<td>For Lee, Jun</td>
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<td>For Wilson, Janice</td>
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<td>Coppell, TX 75019</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 MARCH 19, 2024

DEBORAH KARLSSON, CITY CLERK
CITY OF HACKENSACK

RESOLUTION NO. -24

RESOLUTION AUTHORIZING TAX APPEAL ATTORNEY TO SETTLE THE CASES ON THE ATTACHED LIST DATED MARCH 7, 2024 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. and/or Kenneth A. Porro, 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. or Kenneth A. Porro, 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.

CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK HELD ON MARCH 19, 2024

DEBORAH KARLSSON, CITY CLERK
<table>
<thead>
<tr>
<th>No.</th>
<th>Block</th>
<th>Lot</th>
<th>Qual.</th>
<th>Address</th>
<th>Tax Year</th>
<th>Taxpayer/Owner</th>
<th>Description</th>
<th>Original/Added Assessment</th>
<th>Settled Assessment</th>
<th>Reduced Assessment</th>
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<tr>
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<td>23.01</td>
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<td>2022</td>
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<td>Office/ret pt. hot</td>
<td>$2,916,200</td>
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<td>308.02</td>
<td>23.01</td>
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<td>250 River St.</td>
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<td>250 River St.</td>
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<td>Pluto Ritty LLC, Itanka Kipniss</td>
<td>Office/ret pt. hot</td>
<td>$2,500,000</td>
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CITY OF HACKENSACK

RESOLUTION NO. -24

RESOLUTION AUTHORIZING AGREEMENT WITH THE HACKENSACK UNIVERSITY MEDICAL CENTER PEDIATRIC SERVICES DEPARTMENT FOR CERTAIN MEDICAL SERVICES

WHEREAS, the City of Hackensack requires the services of a physician and/or an advanced practice nurse for its Health Department; and,

WHEREAS, the Hackensack University Medical Center is qualified under law and has duly licensed personnel to render said services; and,

WHEREAS, the services to be rendered under this Agreement meet the definition of “professional services” as set forth in the New Jersey Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq. and accordingly do not require competitive bidding; and,

WHEREAS, the parties have prepared a suitable professional services agreement setting forth the respective obligations of the parties; and,

WHEREAS, the Chief Financial Officer has certified that funds are available for this service in the amount of $5,000.00 under budget account 4-01-27-330-330-208.

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

1. The aforementioned recitals are incorporated herein as though fully set forth at length.

2. The Deputy Mayor and City Clerk are hereby authorized and directed to execute a professional services agreement substantially in the form

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<tr>
<th>Council Member</th>
<th>Intro</th>
<th>Second</th>
<th>Yes</th>
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<th>Abstain</th>
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attached hereto with the Hackensack University Medical Center, Pediatric Services Department, 30 Prospect Avenue, Hackensack, NJ 07601.

3. The City Clerk is hereby directed to retain a copy of the aforementioned professional services agreement for public inspection and to publish a notice of this action once in the Record the City's official newspaper.

CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK HELD ON MARCH 19, 2024

DEBORAH KARLSSON, CITY CLERK
CITY OF HACKENSACK

RESOLUTION NO. -24

RESOLUTION AUTHORIZING THE AWARDING OF
STATE CONTRACT FOR HACKENSACK MUNICIPAL COURT
ASBESTOS ABATEMENT PROJECT

WHEREAS, the City of Hackensack has recently learned of an asbestos
condition that exists in the Municipal Court and wishes to have the situation
remediated as quickly as possible; and

WHEREAS, the City of Hackensack wishes to secure the services of a
firm to conduct the asbestos abatement by using the services of the NJ State
and

WHEREAS, the purchase of goods and services by local contracting units
is authorized by the Local Public Contracts Law, N.J.S.A. 40A:11-12; and

WHEREAS, the City of Hackensack wishes to utilize the NJ State Bid
Contract #20-GNSV2-0363 for Water Damage Restoration Services; and

WHEREAS, Asbestos and Mold Services, Corp. of 70 Stacy Haines Road,
Lumberton, NJ 08048 has been awarded Contract #T-2881 as an authorized
vendor under the NJ State Cooperative Contract Purchasing System; and

WHEREAS, the Qualified Purchasing Agent recommends the utilization
of this contract on the grounds that it represents the best available price; and

WHEREAS, the actual price of these services is expected not to exceed
$54,350, in accordance with the proposal submitted.

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

1. Asbestos and Mold Services, Corp. of 70 Stacy Haines Road,
Lumberton, NJ 08048 is hereby awarded a contract in the
amount not to exceed $54,350 for the Hackensack Municipal
Court Asbestos Abatement Project, in accordance with the proposal submitted.

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 C-04-24-004-000-300 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.

CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK HELD ON MARCH 19, 2024.

DEBORAH KARLSSON, CITY CLERK
CITY OF HACKENSACK

RESOLUTION NO. -24

RESOLUTION AUTHORIZING THE AWARDING OF
CO-OP CONTRACT FOR COMPUTER SERVER
BACK-UP & RECOVERY SYSTEM

WHEREAS, the City of Hackensack is desirous of obtaining services for
its City-wide computer network to back-up vital data and provide for an
efficient recovery in the event of a catastrophe or data breach; and

WHEREAS, the City of Hackensack wishes to purchase these services by
using the services of the Educational Services Commission of New Jersey
Cooperative Contract Purchasing System, pursuant to N.J.S.A. 40A:11-11(6);
and

WHEREAS, the purchase of goods and services by local contracting units
is authorized by the Local Public Contracts Law, N.J.S.A. 40A:11-12; and

WHEREAS, the City of Hackensack participates in the Educational
Services Commission of New Jersey Cooperative Contract Purchasing System
and wishes to utilize their Bid Contract #AEPA-22G Technology Catalog; and

WHEREAS, CDW Government of 230 N. Milwaukee Ave., Vernon Hills, IL
60661-1577 has been awarded Contract #AEPA-22G Technology Catalog as an
authorized vendor under the Educational Services Commission of New Jersey
Cooperative Contract Purchasing System; and

WHEREAS, the Qualified Purchasing Agent recommends the utilization
of this contract on the grounds that it represents the best available price; and

WHEREAS, the actual price of these server back-up and recovery
systems is expected not to exceed $56,830.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the
City of Hackensack, County of Bergen, as follows:
1. CDW Government of 230 N. Milwaukee Ave., Vernon Hills, IL 60661-1577 is hereby awarded a contract in the amount not to exceed $56,830 for the computer server back-up and recovery system, in accordance with the proposal submitted.

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 4-01-30-415-415-229 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.

CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK HELD ON MARCH 19, 2024.

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DEBORAH KARLSSON, CITY CLERK
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CITY OF HACKENSACK

RESOLUTION NO. XX-24

RESOLUTION AWARDING CHANGE ORDER #1 (FINAL) TO FRANK A. MACCHIONE CONSTRUCTION FOR 2022 CDBG ROAD RESURACING PROJECT

WHEREAS, the City of Hackensack is desirous of improving the condition of roadways on Hopper St., Kent St., Poor St., and Ames St. and has secured partial funding in the amount of $253,382 from a Community Development Block Grant (CDBG); and

WHEREAS, the City of Hackensack awarded a contract in the amount not to exceed $386,250.75 to Frank Macchione Construction, Inc. on February 7, 2023 as per Resolution #50-23; and

WHEREAS, as the project is now complete and unused quantities remain, a Change Order is now required to decrease the total contract amount; and

WHEREAS, the City Manager now recommends the awarding Change Order #1 (Final) in the decreased amount of (-$116,180.36).

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

1. Frank Macchione Construction, Inc. of 141 Central Ave., Rochelle Park, NJ 07662 is hereby awarded Change Order #1 (Final) in the decreased amount of (-$116,180.36), bringing the total contract award to $270,070.39 for the 2022 CDBG Road Resurfacing Project, in accordance with the specifications advertised thereof.

2. No Certification of Funds is required as the change represents a decrease in the contract award.

CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK HELD ON MARCH 19, 2024.

DEBORAH KARLSSON, CITY CLERK
CITY OF HACKENSACK

RESOLUTION NO. XX-24

RESOLUTION AWARDING BID CONTRACT FOR VARIOUS SEWER INFRASTRUCTURE IMPROVEMENTS

WHEREAS, the City of Hackensack is desirous of making improvements to the sanitary sewer system in various locations throughout the City of Hackensack; and

WHEREAS, the City solicited bid proposals for the Various Sewer Infrastructure Improvement Project; and

WHEREAS, the City opened bid proposals on January 17, 2024 and a total of seven (7) bids were received and opened; and

WHEREAS, the apparent low bidder, Your Way Construction, Inc withdrew their bid in a time and manner deemed acceptable by the City Attorney; and

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

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

1. New Prince Concrete Construction of 215 Eileen Terr., Hackensack, NJ 07601 is hereby awarded a contract in the amount not to exceed $318,113 for the Various Sewer Infrastructure Improvement Project, in accordance with the specifications advertised thereof.

2. A Certification of Funds has been prepared and authorized by the Chief Financial Officer for the said contract assuring that there is a sufficient appropriation in budget account C-04-20-042-000-200 exists to fund the purchases authorized in this resolution as an express and mandatory condition of the award of this contract:
3. The City Clerk and Mayor are hereby authorized to sign the contract documents necessary to effectuate the award of this contract. The City Attorney shall review all contractual documents prepared in furtherance of this award.

CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK HELD ON MARCH 19, 2024.

______________________________
DEBORAH KARLSSON, CITY CLERK
RESOLUTION NO. XX-24

RESOLUTION AWARDING BID CONTRACT FOR THE EAST KENNEDY STORMWATER PUMP STATION EMERGENCY GENERATOR

WHEREAS, the City of Hackensack is desirous of replacing the emergency generator located at the East Kennedy Stormwater Pump Station; and

WHEREAS, the City solicited bid proposals for the East Kennedy Stormwater Pump Station Emergency Generator Replacement Project; and

WHEREAS, the City opened bid proposals on January 17, 2024 and a total of nine (9) bids were received and opened; and

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

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

1. Manor II Electric, Inc. of 3 Ardsley Court, Holmdel, NJ 07733 is hereby awarded a contract in the amount not to exceed $307,000 for the East Kennedy Stormwater Pump Station Emergency Generator Replacement Project, in accordance with the specifications advertised thereof.

2. A Certification of Funds has been prepared and authorized by the Chief Financial Officer for the said contract assuring that there is a sufficient appropriation in budget account C-04-20-042-000-200 exists to fund the purchases authorized in this resolution as an express and mandatory condition of the award of this contract:
3. The City Clerk and Mayor are hereby authorized to sign the contract documents necessary to effectuate the award of this contract. The City Attorney shall review all contractual documents prepared in furtherance of this award.

CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK HELD ON MARCH 19, 2024.

DEBORAH KARLSSON, CITY CLERK
CITY OF HACKENSACK

RESOLUTION NO. XXX-24

RESOLUTION AUTHORIZING GOVERNING BODY CERTIFICATION OF THE ANNUAL AUDIT OF 2022

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

WHEREAS, the Annual Report of Audit for the year 2022 has been filed by a Registered Municipal Accountant with the City Clerk pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and,

WHEREAS, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and,

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall by resolution certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled “Comments and Recommendations, and,

WHEREAS, the members of the governing body have personally reviewed at a minimum the Annual Report of Audit, and specifically the sections of the Annual Audit entitled “Comments and Recommendations, as evidenced by the group affidavit form of the governing body attached hereto; and,

WHEREAS, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and,
WHEREAS, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board, and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit:

R.S. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars ($1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council of the City of Hackensack, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK HELD ON MARCH 19, 2024

DEBORAH KARLSSON, CITY CLERK
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CITY OF HACKENSACK

RESOLUTION NO. -24

RESOLUTION AUTHORIZING 2024 TEMPORARY BUDGET

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 2024 Budget, temporary appropriations should be made for the purpose and amounts required in the manner and time therein provided; and

WHEREAS, the date of this resolution is within the first thirty days of January 2024; and

WHEREAS, the total appropriations for 2023, exclusive of any appropriations made for interest and debt redemption charges, capital improvement fund and public assistance in said budget is the sum of $115,073,950; and

WHEREAS, 26.25% of the total appropriations in the 2023 Budget, exclusive of any appropriations made for interest and debt redemption charges, capital improvement fund and public assistance, in said budget is the sum of $30,206,911.88.

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.

2024 TEMPORARY BUDGET APPROPRIATIONS

Current Fund Budget

<table>
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<tr>
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<th>Salaries &amp; Wages</th>
<th>Other Expenses</th>
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<tr>
<td>X-01-20-100-100</td>
<td>Admin / Exec</td>
<td>$ 245,000</td>
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<td>X-01-20-105-105</td>
<td>Human Resources</td>
<td>$ 98,000</td>
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<td>X-01-20-110-110</td>
<td>Mayor &amp; Council</td>
<td>$ 35,000</td>
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X-01-20-120-120  Municipal Clerk $ 140,000
X-01-20-130-130  Finance $ 272,000 $ 50,000
X-01-20-145-145  Tax Collection $ 142,000
X-01-20-150-150  Tax Assessment $ 132,000
X-01-20-165-165  Project Management $ 100,000
X-01-20-170-170  Economic Development $ 56,000
X-01-22-195-195  UCC Building Inspection $ 260,000
X-01-22-200-200  Property Inspection $ 231,000
X-01-23-210-210  Group Health Insurance $8,500,000
X-01-25-240-240  Police $7,830,000
X-01-25-240-241  School Crossing Guards $ 425,000
X-01-25-240-243  Communication Operators $ 445,000
X-01-25-265-265  Fire $5,730,000 $ 120,000
X-01-25-265-266  Fire Prevention $ 280,000
X-01-25-265-267  Fire Alarm $ 64,000
X-01-26-130-130  Public Buildings & Grounds $ 300,000
X-01-26-290-290  Streets & Roads $ 86,000
X-01-26-290-291  Snow Removal $ 30,000
X-01-26-300-300  DPW Admin $ 426,000
X-01-26-300-301  City Garage $ 194,000
X-01-26-300-302  Street Cleaning $ 30,000
X-01-26-305-305  Garbage & Trash $ 720,000
X-01-26-305-307  Sanitary Landfill $ 725,000
X-01-26-311-311  Sewer $ 125,000
X-01-26-313-313  Shade Tree $ 50,000
X-01-27-330-330  Public Health Clinics $ 11,000
X-01-27-330-311  Health Dept. $ 330,000 $ 60,000
X-01-28-370-370  Recreation Dept. $ 148,000
X-01-28-371-371  Cultural Arts $ 36,000
X-01-28-375-375  Parks & Playgrounds $ 220,000
X-01-29-390-390  Johnson Public Library $1,280,000
X-01-30-415-415  Info / Technology $ 84,000 $ 89,000
X-01-30-415-416  Accumulated Absences $ 700,000
X-01-31-460-460  Utilities – Gasoline $ 175,000
X-01-36-472-472  Social Security $ 685,000
X-01-43-490-490  Municipal Court $ 298,000

Total Operations $37,500,900

Parking Utility Budget

<table>
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<tr>
<th>Code</th>
<th>Description</th>
<th>Salaries &amp; Wages</th>
<th>Other Expenses</th>
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<tr>
<td>X-05-55-501-000</td>
<td>Parking Utility</td>
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<td>X-05-55-541-000</td>
<td>Social Security</td>
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<td>$ 15,000</td>
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DEBORAH KARLSSON, CITY CLERK
CITY OF HACKENSACK

RESOLUTION NO. -24

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: $979,071.61
- Grants: $2,310.00
- Payroll: $1,862,653.28
- Public Parking System: $9,150.93
- Capital: $257,501.18
- Escrow: $7,694.01
- Trust Account: $102,642.17
- Total Expenditures: $3,221,023.18
- Interfunds/Transfers: $167,558.14

CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK HELD MARCH 19, 2024

DEBORAH KARLSSON, CITY CLERK
CITY OF HACKENSACK

RESOLUTION NO. -24

RESOLUTION DESIGNATING LISAMARIE SCHIELI AS RECYCLING COORDINATOR AND AUTHORIZING SUBMISSION OF RECYCLING TONNAGE GRANT APPLICATION

WHEREAS, the Mandatory Source Separation and Recycling Act, P.L. 1987, C.102, has established a recycling fund from which tonnage grants may be made to municipalities in order to encourage local source separation and recycling programs; and

WHEREAS, it is the intent of the Act to use the grants to develop new municipal recycling programs and to expand existing programs; and

WHEREAS, the New Jersey Department of Environmental Protection ("NJDEP") is publicizing recycling regulations to implement the Mandatory Source Separation and Recycling Act; and

WHEREAS, the recycling regulations impose on municipalities certain requirements as a condition for applying for tonnage grants, such as the keeping of accurate verifiable records of collected materials; and

WHEREAS, Hackensack's authorization to apply for a tonnage grant will honor its commitment to recycling; and

WHEREAS, Hackensack employs a Certified Recycling Professional, Lisamarie Schieli, who held this credential for 2024, and is therefore qualified to complete and submit the Annual Recycling Tonnage Report to the NJDEP, which is a condition of receiving the tonnage grant; and

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the City of Hackensack hereby endorse the submission of the recycling tonnage grant application for the year 2024 to the NJDEP, designates Lisamarie Schieli as Recycling Coordinator,
and directs her to take all necessary actions in furtherance of this grant application; and

BE IT FURTHER RESOLVED that the monies received from the recycling tonnage grant be deposited in a trust fund to be used solely for recycling purposes.

CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK HELD ON MARCH 19, 2024

______________________________
DEBORAH KARLSSON, CITY CLERK
CITY OF HACKENSACK

RESOLUTION NO. -24

RESOLUTION AUTHORIZING TEMPORARY EXTENSION TO CITY PARK CLOSING HOURS FROM APRIL 1, 2024 THROUGH OCTOBER 1, 2024

WHEREAS, pursuant to Section 117-7 of the Code of the City of Hackensack ("Code"), all public parks are scheduled to be open from 6:00 A.M. until 9:00 P.M.; and,

WHEREAS, Section 117-7 of the Code further provides that those hours may be adjusted upon recommendation of the City Manager and upon approval by the Mayor and Council; and,

WHEREAS, the City Manager has recommended that due to the increased usage of City parks and the benefit of safe outdoor recreation closing times at these parks be adjusted for the period starting on April 1, 2024 through October 1, 2024.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Hackensack that it hereby authorizes extending Johnson Park’s closing time from 9:00 P.M. until 11:30 P.M., from April 1, 2024 through October 1, 2024; and

NOW, THEREFORE, BE IT RESOLVED that the closing time of all other City Parks shall be extended from 9:00 P.M. until 10:00 P.M., from April 1, 2024 through October 1, 2024; and

BE IT FURTHER RESOLVED that no person shall enter upon or occupy any part of the park, playground or recreation area except during such hours unless such person first received a special permit obtained from the recreation department; and
BE IT FURTHER RESOLVED that the City Manager is directed to take whatever action he deems warranted to ensure that the adjusted closing times are properly noticed to the community-at-large.

CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK HELD ON MARCH 19, 2024

DEBORAH KARLSSON, CITY CLERK
RESOLUTION NO. -24

RESOLUTION SUPPORTING AND AUTHORIZING BERGEN COUNTY TO CONDUCT A SPEED STUDY ON JOHNSON AVENUE BETWEEN VOORHIS LANE AND MAIN STREET

WHEREAS, Johnson Avenue in Hackensack is a county road under the jurisdiction of Bergen County that extends from Main Street to the River Edge border; and

WHEREAS, Bergen County is the government entity responsible for approving speed limits and other regulations on county roads within its jurisdiction; and

WHEREAS, the current speed limit along Johnson Avenue is 35mph, in accordance with city code § 170-67. Schedule XVIII: Speed Limits, though other signs posted on the roadway indicate 25 mph and 30 mph; and

WHEREAS, existing conditions on the street and in the neighborhood warrant a reduction of the speed limit to 25 mph for reasons including, but not limited to, an established history of accidents; lines of sight; street width; increased pedestrian activity in connection with new restaurants, breweries and one house of worship expected to be opened in the near future; and

WHEREAS, in 2020, the City of Hackensack established an “Inclusionary Overlay Zone” along Johnson Avenue to facilitate the development of new and more affordable residential units in the area which is expected to increase pedestrian activity; and

WHEREAS, most other streets in the vicinity surrounding Johnson Avenue have 25 mph speed limits including Main Street; and

WHEREAS, Police accident data for Johnson Avenue from the last 10 years reveals over 200 accidents, averaging 20 per year, with many injuries recorded; and
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hackensack in the County of Bergen, State of New Jersey that the County of Bergen is hereby requested and authorized to conduct any and all investigations and studies of Johnson Avenue in order to determine whether or not a speed reduction is necessary and appropriate and to transmit its findings as soon as possible.

NOW, THEREFORE, BE IT RESOLVED that the City Clerk transmit a certified copy of this resolution to Joseph Femia, P.E., Planning Department Director and County Engineer.

CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK HELD ON MARCH 19, 2024

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**CITY OF HACKENSACK**

**RESOLUTION NO. XXX-24**

RESOLUTION AUTHORIZING ACCRUED TIME PAYOUT OF $86,818.99 TO RETIRED FIRE LIEUTENANT JOHN KURZ

WHEREAS, N.J.A.C. 5:30-15 established rules that govern how local government units manage and finance compensation for accumulated absence time for their respective retiring employees, and

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

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

WHEREAS, the City Manager has authorized the payment of $86,818.99 to John Kurz for said time.

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Hackensack hereby approves payment to John Kurz in the amount of $86,818.99 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 4-01-30-415-416-119.

CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK HELD ON MARCH 19, 2024

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CITY OF HACKENSACK

RESOLUTION NO. XXX-24

RESOLUTION AUTHORIZING ACCRUED TIME PAYOUT
OF $10,486.38 TO RETIREE MAYLEN MARTINEZ

WHEREAS, N.J.A.C. 5:30-15 established rules that govern how local
government units manage and finance compensation for accumulated absence
time for their respective retiring employees, and

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 Maylen Martinez for sick days, vacation days and
compensatory time; and

WHEREAS, the City Manager has authorized the payment of $10,486.38
to Maylen Martinez for said time.

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of
the City of Hackensack hereby approves payment to Maylen Martinez in the
amount of $10,486.38 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 4-01-30-415-416-119.

CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD ON MARCH 19, 2024.

DEBORAH KARLSSON, CITY CLERK
CITY OF HACKENSACK

RESOLUTION NO. XX-24

RESOLUTION AUTHORIZING RELEASE OF ESCROW FUNDS –

100 HUDSON STREET

WHEREAS, a request has been received for the release of the Maintenance Bond and any remaining escrow funds for the project known as 100 Hudson St.; and

WHEREAS, the Chief Financial Officer has determined that the Maintenance Bond, held as cash equals $28,798.56 and the balance of escrow funds remaining for this project is $2,793.65; and

WHEREAS, the City is in receipt of a certification as to the completeness of the project from the Building / Land Use Department; and

WHEREAS, the City is in receipt of a certification from the Engineer stating that the terms of the Maintenance Bond have been fulfilled.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Hackensack, County of Bergen that the Chief Financial Officer is hereby directed to release the Maintenance Bond and remaining escrow funds in the total amount of $31,592.21 to Greater Alliance Credit Union, 40 West Century Road, Paramus, NJ 07652.

CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK HELD ON MARCH 19, 2024.

DEBORAH KARLSSON, CITY CLERK
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<th>Council Member</th>
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CITY OF HACKENSACK

RESOLUTION NO. -24

RESOLUTION AUTHORIZING ENDORSEMENT OF PROPOSED BERGEN COUNTY COMMUNITY DEVELOPMENT GRANTS

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

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

WHEREAS, the aforesaid project is in the best interest of the residents of Hackensack; and

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

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

BE IT FURTHER RESOLVED, that a copy of this resolution shall be sent to the Director of the Bergen County Community Development Program (Robert G. Esposito – resposito@co.bergen.nj.us) so that implementation of the aforesaid projects may be expedited.

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<tr>
<th>APPLICANT</th>
<th>PURPOSE</th>
<th>AMOUNT</th>
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<tr>
<td>Advance Housing Inc.</td>
<td>Home -American Rescue Plan</td>
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<td>Supportive Services and</td>
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<td>Home Improvement</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 MARCH 19, 2024

DEBORAH KARLSSON, CITY CLERK