

DRAFT DOCKET

HACKENSACK CITY COUNCIL MEETING – Monday, August 11, 2025 – 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 - Rose Ascolese 100th Birthday
- e. Approval of Minutes –

July 1, 2025	Reorganization Meeting
July 14, 2025	COW, Executive and Regular Meeting
August 4, 2025	Special Meeting

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 #362-25 Adoption of Ordinance 37-2025, An Ordinance To Amend Chapter 88 of the Code of the City of Hackensack, “Fire Prevention,” To Add Section 88-13, “Lithium-Ion Batteries” Prohibiting the Sale and Private Use of Second-Use Lithium-Ion Batteries in New or Existing Businesses, In Addition to Guidelines and Requirements for Sellers and Users of Lithium-Ion Batteries, Powered Mobility Devices, and Proper Storage
- 2. Resolution #363-25 Adoption of Ordinance 38-2025, An Ordinance Of the City of Hackensack, County of Bergen, State of New Jersey Rescinding Ordinance No. 19-2025 Titled “An Ordinance Authorizing Financial Agreement with

RHR Hackensack Urban Renewal, LLC An Urban Renewal Entity, Authorized Pursuant to the Long-Term Exemption Law N.J.S.A. 40a:20-1 Et Seq., For the Development of a Mixed-Use Apartment Project Upon Block 405, Lot 3

3. Resolution #364-25

Adoption of Ordinance 39-2025, An Ordinance of the City of Hackensack, County of Bergen, State of New Jersey Rescinding Ordinance No. 32-2025 Titled "An Ordinance Authorizing Financial Agreement with Essex One Urban Renewal Company LLC. an Urban Renewal Entity Authorized Pursuant to the Long-Term Tax Exemption Law, N.J.S.A. 40a:20-1 et. Seq for the Development of a Mixed-Use Apartment Project Upon Block 66, Lots 26,27,28,29,30,38,41,43,45 and 48"

4. Resolution #365-25

Adoption of Ordinance 40-2025, An Ordinance of the City of Hackensack, County of Bergen, New Jersey Rescinding Ordinance No. 33-2025 Titled "An Ordinance Authorizing Financial Agreement with the Sapphire Urban Renewal Entity, Authorized Pursuant to the Long-Term Exemption Law, N.J.S.A. 40a0-1-1 et Seq. for the Development of a Mixed-use Apartment Project Upon Block 11214, Lots 1,2, and 3 f/k/a Block 302, Lots 1,2, and 27 (132-148 Main Street)"

5. Resolution #366-25

Introduction of Ordinance 41-2025, An Ordinance to Amend Chapter 170 of the Code of the City of Hackensack, "Vehicles And Traffic," to Add a New Handicapped Parking Space in Section 49.2, "Parking for the Handicapped" (Pine Street)

6. Resolution #-25

Resolution Terminating Johnson Park Sports Complex Project Contract with APS (Atty)

"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."

7. Resolution #-25

Resolution Authorizing Payment of Bills

8. Resolution #-25

Resolution Authorizing Tax Refunds for State Board Judgements

9. Resolution #-25

Resolution Requesting Approval of Items of Revenue & Appropriation – N.J.S.A 40a:4-87 2025 ANJEC Grant

10. Resolution #-25 Resolution Approving Two New Fire Hydrants at 95 Anderson Street
11. Resolution #-25 Resolution Authorizing the Application to the NJ Clean Energy Program Community Energy Planning Grant Program
12. Resolution #-25 Resolution Authorizing Leave of Absence Without Pay for Luz Alvarez, Keyboarding Clerk 2 Bilingual
13. Resolution #-25 Resolution Authorizing Leave of Absence Without Pay for Michael Scangarella, Police Officer
14. Resolution #-25 Resolution Authorizing the Appointment of Municipal Representatives to the Bergen County Community Development Regional Committee
15. Resolution #-25 Resolution Authorizing Leave of Absence Without Pay for Maddalena Candela, Clerk 1
16. Resolution #-25 Resolution Approving of Accumulated Leave Pay-Out to Police Lieutenant Richard Levis
17. Resolution #-25 Resolution Awarding Bid Contract Extension for the 2025 Summer Food Program
18. Resolution #-25 Resolution Awarding Contract Extension to Covanta Sustainable Solutions, LLC - Rebranded as Reworld Waste, LLC - for Solid Waste Disposal
19. Resolution #-25 Resolution Awarding Change Order #2 (Final) to National Water Main Cleaning for the Jefferson Street Emergency Sanitary Sewer Repair
20. Resolution #-25 Resolution Approving of Adoption of City's Employee Deferred Compensation Plan
21. Resolution #-25 Resolution Authorizing Release Performance Bond, Safety/Stabilization Bond, Maintenance Bond and Escrow Funds – 41 Route 4 Chic Fil-A
22. Resolution #-25 Resolution Authorizing Release Escrow Funds for 189-191 Passaic Street
23. Resolution #-25 Resolution Authorizing Release Escrow Funds for 77 Prospect Street

24. Resolution #-25

Resolution Awarding State Contract for Upfitting of
Three (3) 2025 Ford Interceptor Police Vehicles

VII. PUBLIC COMMENT (3 Minute Time Limit per Speaker)

VIII. MAYOR AND COUNCIL COMMENT

IX. ADJOURN

DRAFT



Proclamation:

Office of the Mayor of the City of Hackensack

WHEREAS, Rose Ascolese, nee Pepe, was born on August 22, 1925, in the front bedroom of 35 Lodi Street, Hackensack, New Jersey. Her parents are the late Theresa and Antonio Pepe, and Rose is one of their seven children; and

WHEREAS, Rose attended Broadway Grammar School, the State Street School and graduated from Hackensack High School; and

WHEREAS, during World War II, Rose worked as a seamstress at Lynn Factory on Essex Street, and at the age of 17 years old, proceeded to work at the A&P on Essex Street. Rose went on to marry and raise seven children. Rose is the proud grandmother of 16 grandchildren and 15 great-grandchildren;

WHEREAS, Rose has always dedicated herself to Saint Francis Church. Rose sang in the choir, and continues to read from the Bible, at the altar almost every Saturday night. Rose is a Co-Founder of the Saint Francis Church food pantry, taking over the pantry after her late husband, Gene Ascolese, passed away in 1986. Rose volunteered at the food pantry weekly until recently. Rose is also known for making 800 pounds of zeppole dough for the annual church festival, one batch at a time; and

WHEREAS, Rose maintains a beautiful garden growing tomatoes, corn, string beans, parsley and basil. Rose takes tremendous pride in tending to her beautiful garden and cooking her home grown vegetables; and

WHEREAS, Rose is a member of Hackensack Socialites, the Hackensack Chapter of UNICO, the Hackensack Golden Age Group, the Hackensack Rose Buds, and the South Hackensack Seniors Club; and

WHEREAS, when Rose was asked what is her secret to living such a healthy, active and beautiful life, her answer is always "don't let things bother you, let them roll off your shoulders." Rose is one of those people that make you laugh a little bit louder, smile a little bit bigger and live a little bit better; and

WHEREAS, with grace, wisdom and unwavering strength, Rose has shaped generations and touched countless lives. Her century of love, resilience and quiet heroism is an inspiration to all who know her.

NOW, THEREFORE, I, CASEEN GAINES, Mayor of the City of Hackensack, along with the members of the City Council, do hereby congratulate Rose Ascolese on her 100th Birthday, and thank her for all her contributions to society.

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

CITY OF HACKENSACK

RESOLUTION NO: -25

FINAL ADOPTION OF ORDINANCE 37-2025, AN ORDINANCE TO AMEND CHAPTER 88 OF THE CODE OF THE CITY OF HACKENSACK, "FIRE PREVENTION," TO ADD SECTION 88-13 "LITHIUM-ION BATTERIES" PROHIBITING THE SALE AND PRIVATE USE OF SECOND-USE LITHIUM-ION BATTERIES IN NEW OR EXISTING BUISNESSES, IN ADDITION TO GUIDELINES AND REQUIREMENTS FOR SELLERS AND USERS OF LITHIUM-ION BATTERIES, POWERED MOBILITY DEVICES AND PROPER STORAGE

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. 37-2025 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 AUGUST 11, 2025**

DEBORAH KARLSSON, CITY CLERK

**CITY OF HACKENSACK
ORDINANCE NO. 37-2025**

**AN ORDINANCE TO AMEND CHAPTER 88 OF THE
CODE OF THE CITY OF HACKENSACK, "FIRE
PREVENTION," TO ADD SECTION 88-13 "LITHIUM-ION
BATTERIES" PROHIBITING THE SALE AND PRIVATE
USE OF SECOND-USE LITHIUM-ION BATTERIES IN
NEW OR EXISTING BUSINESSES, IN ADDITION TO
GUIDELINES AND REQUIREMENTS FOR SELLERS AND
USERS OF LITHIUM-ION BATTERIES, POWERED
MOBILITY DEVICES AND PROPER STORAGE**

WHEREAS, the Hackensack Fire Department, Fire Prevention Bureau and the City Manager have recommended to amend Chapter 88 "Fire Prevention" to add Section 13 "Lithium-Ion Batteries" for the more effective and efficient operations of the City; and,

WHEREAS, improper storage and use of lithium-ion batteries, particularly in larger items such as electric scooters, is a significant fire hazard; and,

WHEREAS, as of January 2024, there have been 445 fires in the US because of lithium-ion batteries, resulting in 214 injuries and 38 deaths; and,

WHEREAS, the City of Hackensack seeks to regulate the use and storage of lithium-ion batteries and chargers in businesses and multi-family dwellings in order to protect the health, safety, and welfare of all residents.

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

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

Section 1:

Chapter 88 of the Code of the City of Hackensack is hereby amended to add a new Section 88-13, entitled "Lithium – Ion Batteries" to read as follows:

§88-13. Lithium-Ion Batteries

DEFINITIONS:

Lithium-ion battery: A storage battery in which an electrical current is generated by lithium ions embedded in a carbon graphite or nickel metal-oxide substrate placed in a high-viscosity carbonate mixture or gelled polymer electrolyte.

Powered mobility devices: Motorized bicycles, motorized scooters and other personal mobility devices powered by a lithium-ion or other storage battery. The term does not include motor vehicles or motorcycles or other mobility devices that must be registered

with the New Jersey Motor Vehicle Commission or medical devices such as wheelchairs.

Second-use lithium-ion battery: A lithium-ion battery that has been assembled or reconditioned using cells removed from used batteries.

Storage battery: A secondary battery in which an ion shuttles back and forth between anode and cathode during charge and discharge cycling, without requirement from other reactants.

A. Sale or Use of Second Use Lithium-Ion Batteries Prohibited

Effective January 1, 2026, no person shall distribute, sell or use:

1. A second-use lithium-ion battery;
2. A lithium-ion battery for a powered mobility device unless it has been listed and labeled by the underwriters' laboratory or other organizations as may be approved by the Hackensack Fire, or Zoning, such labeling is disclosed on the battery or on packaging for such battery.
3. No person shall assemble or recondition or repair a lithium-ion battery using cells removed from used storage batteries. Enforcement will be conducted during fire inspections, the initial zoning process, and upon inspection following complaints.
4. Each noncompliant battery shall constitute a separate violation.

B. Regulation of Charging Areas for Lithium-Ion Batteries In Business and Multiple-Family Dwellings

Effective January 1, 2026, it shall be unlawful to charge or store a lithium-ion powered battery for a powered mobility device or to store a lithium-ion battery powered mobility device within the common areas, or basements or attics or below ground garage of any multi-family residential property, containing 3 or more dwelling units; Or any utility room or closet or exit access, egress, or exit or underground garage of any commercial space within any business or vacant property.

C. Violations and Penalties

1. A violation of this section shall be punishable by a warning or fine as set forth in the City Code
2. Prior to any violation being issued, a NJ Fire Code notice will be issued by the Hackensack Fire Prevention Bureau.
3. If no compliance is established by the abatement date specified on the NJ Fire Code Notice, a notice of violation will be issued for adjudication in the

Hackensack Municipal Court, with the maximum penalty of \$2000 per violation.

Section 2:

All other provisions of Chapter 88 of the Code of the City of Hackensack shall remain unchanged.

Section 3:

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

Section 4:

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

Section 5:

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

Section 6:

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

Introduced: July 14, 2025

Adopted:

ATTEST:

CITY OF HACKENSACK

By: _____
Deborah Karlsson, City Clerk

By: _____
Caseen Gaines, Mayor

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

CITY OF HACKENSACK

RESOLUTION NO: -25

FINAL ADOPTION OF ORDINANCE 38-2025, AN ORDINANCE OF THE CITY OF HACKENSACK, COUNTY OF BERGEN, NEW JERSEY RESCINDING ORDINANCE NO. 19-2025 TITLED "AN ORDINANCE AUTHORIZING FINANCIAL AGREEMENT WITH RHR HACKENSACK URBAN RENEWAL, LLC AN URBAN RENEWAL ENTITY, AUTHORIZED PURSUANT TO THE LONG-TERM EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ., FOR THE DEVELOPMENT OF A MIXED-USE APARTMENT PROJECT UPON BLOCK 405, LOT 3

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. 38-2025 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 AUGUST 11, 2025**

DEBORAH KARLSSON, CITY CLERK

**CITY OF HACKENSACK
ORDINANCE NO. 38-2025**

**AN ORDINANCE OF THE CITY OF HACKENSACK, COUNTY OF
BERGEN, NEW JERSEY RESCINDING ORDINANCE NO. 19-2025
TITLED “AN ORDINANCE AUTHORIZING FINANCIAL
AGREEMENT WITH RHR HACKENSACK URBAN RENEWAL, LLC
AN URBAN RENEWAL ENTITY, AUTHORIZED PURSUANT TO THE
LONG-TERM EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ., FOR
THE DEVELOPMENT OF A MIXED-USE APARTMENT PROJECT
UPON BLOCK 405, LOT 3**

WHEREAS, the Governing Body of the City of Hackensack (the “Governing Body”), in the County of Bergen, State of New Jersey (the “City”), a public body corporate and politic of the State of New Jersey (the “State”), authorized a financial agreement with RHR Hackensack Urban Renewal, LLC, an urban renewal entity, authorized pursuant to the long term exemption law N.J.S.A. 40A:20-1 ET SEQ., for the development of a mixed-use apartment project upon Block 405, Lot 3; and

WHEREAS, the Governing Body wants to review and consider other potential options regarding financing of a mixed-use apartment project upon Block 405, Lot 3; and

WHEREAS, in light of this review, the Governing Body has determined that it is in the best interest of the City at this time, to rescind Ordinance No. 19-2025 and its adoption of a Financial Agreement with RHR Hackensack Urban Renewal, LLC, to enable further review and discussion and public input regarding the financing of the development of Block 405, Lot 3; and

WHEREAS, rescission of Ordinance No. 19-2025 and the Financial Agreement adopted on May 20, 2025, shall result in the Ordinance and any Financial Agreements being null and void upon adoption of this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the governing body of the City of Hackensack, County of Bergen, State of New Jersey as follows:

1. The City Council hereby rescinds Ordinance No. 19-2025,

and any Financial Agreements executed thereby, both of which are incorporated herein.

2. Ordinance No. 19-2025 and any Financial Agreement shall be deemed null and void as of the adoption of this Ordinance.
3. This Ordinance shall take effect immediately upon final adoption and publication as required by law.

BE IT FURTHER ORDAINED by the governing body of the City of Hackensack in the County of Bergen, State of New Jersey that Ordinance No. 19-2025 is hereby rescinded.

Introduced: July 14, 2025

Adopted:

ATTEST

CITY OF HACKENSACK

By: _____
Deborah Karlsson, City Clerk

By: _____
Caseen Gaines, Mayor

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

CITY OF HACKENSACK

RESOLUTION NO: -25

FINAL ADOPTION OF ORDINANCE 39-2025, AN ORDINANCE OF THE CITY OF HACKENSACK, COUNTY OF BERGEN, NEW JERSEY RESCINDING ORDINANCE NO. 32-2025 TITLED "AN ORDINANCE AUTHORIZING FINANCIAL AGREEMENT WITH ESSEX ONE URBAN RENEWAL COMPANY LLC. AN URBAN RENEWAL ENTITY AUTHORIZED PURSUANT TO THE LONG-TERM TAX EXEMPTION LAW, N.J.S.A. 40A:20-1 ET. SEQ FOR THE DEVELOPMENT OF A MIXED-USE APARTMENT PROJECT UPON BLOCK 66, LOTS 26,27,28,29,30,38,41,43, 45 AND 48"

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. 39-2025 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 AUGUST 11, 2025

DEBORAH KARLSSON, CITY CLERK

**CITY OF HACKENSACK
ORDINANCE NO. 39-2025**

**AN ORDINANCE OF THE CITY OF HACKENSACK,
COUNTY OF BERGEN, NEW JERSEY RESCINDING
ORDINANCE NO. 32-2025 TITLED “AN ORDINANCE
AUTHORIZING FINANCIAL AGREEMENT WITH ESSEX
ONE URBAN RENEWAL COMPANY LLC. AN URBAN
RENEWAL ENTITY AUTHORIZED PURSUANT TO THE
LONG-TERM TAX EXEMPTION LAW, N.J.S.A. 40A:20-1 ET.
SEQ FOR THE DEVELOPMENT OF A MIXED-USE
APARTMENT PROJECT UPON BLOCK 66, LOTS
26,27,28,29,30,38,41,43,45 AND 48”**

WHEREAS, the Governing Body of the City of Hackensack (the “Governing Body”), in the County of Bergen, State of New Jersey (the “City”), a public body corporate and politic of the State of New Jersey (the “State”), authorized a financial agreement with Essex One Urban Renewal Company LLC., an Urban Renewal entity authorized pursuant to the long-term tax exemption law, N.J.S.A. 40A:20-1 et. seq. for the development of a mixed-use apartment project upon Block 66, Lots 26,27,28,30,38,41,43,45 and 48; and

WHEREAS, the Governing Body wants to review and consider other potential options regarding financing of a mixed-use apartment project on Block 66, Lots 26,27,28,30,38,41,43,45 and 48; and

WHEREAS, in light of this review, the Governing Body has determined that it is in the best interest of the City at this time, to rescind Ordinance No. 32-2025 and its adoption of a Financial Agreement with Essex One Urban Renewal Company, LLC., to enable further review and discussion and public input regarding the financing of the development of Block 66, Lots 26,27,28,30,38,41,43,45 and 48; and

WHEREAS, rescission of Ordinance No. 32-2025 and the Financial Agreement adopted on June 24, 2025, shall result in the Ordinance and the Financial Agreement being null and void upon adoption of this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the governing body of the City of Hackensack, County of Bergen, State of New Jersey as follows:

1. The City Council hereby rescinds Ordinance No. 32-2025 and any

Financial Agreements executed thereby, both of which are incorporated herein.

2. Ordinance No. 32-2025 and any Financial Agreements shall be deemed null and void as of the adoption of this Ordinance.
3. This Ordinance shall take effect immediately upon final adoption and publication as required by law.

BE IT FURTHER ORDAINED by the governing body of the City of Hackensack in the County of Bergen, State of New Jersey that Ordinance No. 32-2025 is hereby rescinded.

Introduced: July 14, 2025

Adopted:

ATTEST

CITY OF HACKENSACK

By: _____
Deborah Karlsson, City Clerk

By: _____
Caseen Gaines, Mayor

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

CITY OF HACKENSACK

RESOLUTION NO: -25

FINAL ADOPTION OF ORDINANCE 40-2025, AN ORDINANCE OF THE CITY OF HACKENSACK, COUNTY OF BERGEN, NEW JERSEY RESCINDING ORDINANCE NO. 33-2025 TITLED “AN ORDINANCE AUTHORIZING FINANCIAL AGREEMENT WITH THE SAPPHIRE URBAN RENEWAL ENTITY, AUTHORIZED PURSUANT TO THE LONG-TERM EXCEPTION LAW, N.J.S.A 40A0-1-1 ET SEQ. FOR THE DEVELOPMENT OF A MIXED-USE APARTMENT PROJECT UPON BLOCK 11214, LOTS 1,2, AND 3 F/K/A BLOCK 302, LOTS 1,2, AND 27 (132-148 MAIN STREET)”

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. 40-2025 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 AUGUST 11, 2025**

DEBORAH KARLSSON, CITY CLERK

CITY OF HACKENSACK

ORDINANCE NO. 40-2025

**AN ORDINANCE OF THE CITY OF HACKENSACK,
COUNTY OF BERGEN, NEW JERSEY RESCINDING
ORDINANCE NO. 33-2025 TITLED "AN ORDINANCE
AUTHORIZING FINANCIAL AGREEMENT WITH THE
SAPPHIRE URBAN RENEWAL ENTITY, AUTHORIZED
PURSUANT TO THE LONG-TERM EXCEPTION LAW,
N.J.S.A 40A0-1-1 ET SEQ. FOR THE DEVELOPMENT OF
A MIXED-USE APARTMENT PROJECT UPON BLOCK
11214, LOTS 1,2, AND 3 F/K/A BLOCK 302, LOTS 1,2,
AND 27 (132-148 MAIN STREET)"**

WHEREAS, the Governing Body of the City of Hackensack (the "Governing Body"), in the County of Bergen, State of New Jersey (the "City"), a public body corporate and politic of the State of New Jersey (the "State"), authorized a financial agreement with Sapphire Urban Renewal Entity authorized pursuant to the long-term tax exemption law, N.J.S.A. 40A:20-1 et. seq. for the redevelopment of the property as a mixed-use development project upon Block 11214, Lots 1, 2, and 3 f/k/a Block 302 Lots 1,2, and 27 (132-148 Main Street); and

WHEREAS, the Governing Body wants to review and consider other potential options regarding the financing of that project; and

WHEREAS, in light of this review, the Governing Body has determined that it is in the best interest of the City at this time, to rescind Ordinance No. 33-2025 and its adoption of a Financial Agreement with Sapphire Urban Renewal Entity to enable further review and discussion and public input regarding the financing of the development of Block 11214, Lots 1,2,and 3 f/k/a Block 302 Lots 1,2, and 27 (132-148 Main Street); and

WHEREAS, rescission of Ordinance No. 33-2025 and the Financial Agreement adopted on June 24, 2025, shall result in the Ordinance and the Financial Agreement being null and void upon adoption of this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the governing body of the City of Hackensack, County of Bergen, State of New Jersey as follows:

1. The City Council hereby rescinds Ordinance No. 33-2025, and any Financial Agreements executed thereby, both of which are incorporated herein by reference. Ordinance No. 33-2025 and the Financial Agreement shall be deemed null and void as of the adoption of this Ordinance.
2. Ordinance No. 33-2025 and any Financial Agreements shall be deemed null and void as of the adoption of this Ordinance

3. This Ordinance shall take effect immediately upon final adoption and publication as required by law.

BE IT FURTHER ORDAINED by the governing body of the City of Hackensack in the County of Bergen, State of New Jersey that Ordinance No. 33-2025 is hereby rescinded.

Introduced: July 14, 2025

Adopted:

ATTEST

CITY OF HACKENSACK

By: _____
Deborah Karlsson, City Clerk

By: _____
Caseen Gaines, Mayor

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

CITY OF HACKENSACK

RESOLUTION NO. -25

**INTRODUCTION OF ORDINANCE 41-2025, AN
ORDINANCE TO AMEND CHAPTER 170 OF THE CODE OF
THE CITY OF HACKENSACK, "VEHICLES AND TRAFFIC."
TO ADD A NEW HANDICAPPED PARKING SPACE IN
SECTION 49.2, "PARKING FOR THE HANDICAPPED"
(PINE STREET)**

BE IT RESOLVED that the above ordinance, being Ordinance 41-2025 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 September 9, 2025 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 AUGUST 11, 2025**

DEBORAH KARLSSON, CITY CLERK

**CITY OF HACKENSACK
ORDINANCE NO. 41-2025**

**AN ORDINANCE TO AMEND CHAPTER 170 OF THE CODE OF THE CITY
OF HACKENSACK, "VEHICLES AND TRAFFIC," TO ADD A NEW
HANDICAPPED PARKING SPACE IN SECTION 49.2,
"PARKING FOR THE HANDICAPPED" (PINE STREET)**

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

WHEREAS, the City Council of the City of Hackensack wishes to amend Chapter 170 of the Code of the City of Hackensack, entitled "Vehicles and Traffic," to add one (1) new handicapped parking spaces to Section 49.2, entitled "Parking for the Handicapped" and,

WHEREAS, the Hackensack Police Department and the City Engineer have investigated the matter and have determined that adding such handicapped parking spaces will not significantly impact on-street parking, nor will it affect traffic flow.

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

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

Section 1:

Chapter 170, Section 49.2 of the Code of the City of Hackensack is hereby amended as follows [additions by underline]

§170-49.2. Parking for the handicapped.

- E. Designation of parking areas. In accordance with this chapter, the following location(s) shall provide parking for the physically handicapped:

Parking Lot or Street	Side	Location/Number of Handicapped Space
<u>Pine Street</u>	<u>West</u>	<u>From a point 85 feet north of the north westerly curb line apex of Pine Street and Martin Terrace to a point 22 north thereof.</u>

Section 2:

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

Section 3:

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

Section 4:

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

Section 5:

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

Section 6:

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

Introduced: August 11, 2025

Adopted:

ATTEST:

CITY OF HACKENSACK

By: _____
Deborah Karlsson, City Clerk

By: _____
Caseen Gaines, Mayor

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

CITY OF HACKENSACK

RESOLUTION NO. -25

**INTRODUCTION OF ORDINANCE 42-2025, AN
ORDINANCE TO AMEND CHAPTER 170 OF THE CODE OF
THE CITY OF HACKENSACK, "VEHICLES AND TRAFFIC"
TO CLARIFY ZONES IN WHICH COMMERCIAL VEHICLES
CAN PARK**

BE IT RESOLVED that the above ordinance, being Ordinance 42-2025 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 September 9, 2025 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 AUGUST 11, 2025**

DEBORAH KARLSSON, CITY CLERK

**CITY OF HACKENSACK
ORDINANCE NO. 42-2025**

**AN ORDINANCE TO AMEND CHAPTER 170 “VEHICLES
AND TRAFFIC” TO CLARIFY ZONES IN WHICH
COMMERCIAL VEHICLES CAN PARK**

WHEREAS, the City Council, consistent with the recommendation of the City’s professionals, finds and declares that a clarification and revision to certain sections of the Chapter 170 “Vehicles and Traffic” is necessary in order to promote the orderly development of the City as well as its general welfare with respect to commercial parking rules; and,

WHEREAS, the Council further has determined that these revisions be made to ensure that commercial motor vehicles are not being parked on City streets in a manner that is detrimental to the health, safety and welfare of the City.

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

Section 1:

Section 170-12, “Parking of commercial vehicles in certain areas” of the Code of the City of Hackensack (“City Code”) is hereby amended as follows (additions by underline, deletions by ~~striketrough~~):

A. [NO CHANGE]

B. No person shall park a commercial motor vehicle, as that term is defined in the Zoning Ordinance of the City of Hackensack, at any time upon any of the streets contained within any and all zones in the City of Hackensack ~~the districts designated as O (Office) Zones, B (Business) Zones, HRO (High Rise Office) Zones, UN (University Office) Zones, HCS (Health Care Services) Zones and any Special Improvement District, as described in said Zoning Ordinance and the Zoning Map attached to and made a part thereof,~~ unless that commercial motor vehicle is owned or operated by the owner or occupant of legally zoned commercial property located in the particular zone where the vehicle is parked, or the vehicle's operator is actively and directly engaged in the transaction or performance of business with the owner or occupant of legally zoned commercial property located in the particular zone where the vehicle is parked, or the vehicle's operator is actively and directly engaged in the installation, maintenance or performance of public utility services in that zone.

C. [NO CHANGE]

Section 3:

All other provisions of Chapters 170 of the City Code shall remain unchanged.

Section 5:

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 6:

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 7:

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 8:

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

Introduced: August 11, 2025

Adopted:

ATTEST:

CITY OF HACKENSACK

By: _____
Deborah Karlsson, City Clerk

By: _____
Caseen Gaines, Mayor

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

CITY OF HACKENSACK

RESOLUTION NO. -25

RESOLUTION AUTHORIZING PAYMENT OF BILLS

BE IT RESOLVED by the City Council of the City of Hackensack that the bills in the following accounts be and are hereby ordered paid:

Current Fund	1,483,376.61
Grants	120,021.58
Payroll	1,970,685.98
Public Parking System	8,807.24
Capital	878,852.31
Escrow	12,222.65
Trust Account	358,175.07
Total Expenditures	<u>4,712,119.86</u>
Interfunds/Transfers	<u>\$ 8,269,163.18</u>

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD AUGUST 11, 2025**

DEBORAH KARLSSON, CITY CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. -25

RESOLUTION AUTHORIZING TAX REFUNDS FOR STATE BOARD JUDGEMENTS

BE IT RESOLVED, by the City Council of the City of Hackensack that the proper officers be and are hereby authorized to make the following refunds for the reasons stated:

<u>AMOUNT</u>	<u>BLOCK</u>	<u>LOT</u>	<u>NAME</u>	<u>YEAR</u>	<u>REASON PROP LOC</u>
\$7,997.86	30.01	27.01	Wolf Vespasiano LLC Attorney Trust Account And 300 Hudson Street, LLC 331 Main St Chatham, NJ 07928	2023	State Board Judgment 300 Hudson St
\$11,545.57	30.01	27.01	Wolf Vespasiano LLC Attorney Trust Account And 300 Hudson Street, LLC 331 Main St Chatham, NJ 07928	2024	State Board Judgment 300 Hudson St
\$3,554.13	208	30	Brach Eichler, LLC And 41 Main Associates 101 Eisenhower Parkway Roseland, NJ 07068	2024	State Board Judgment 41-43 Main St
\$24,769.68	245	1	Michael I. Schneck, Trustee For Hackensack Garden Apts 23 Vreeland Rd Ste 103 Florham Park, NJ 07932	2022	State Board Judgment Arcadia Rd Sec 1

\$24,719.24	246	1	Michael I. Schneck, Trustee For Hackensack Garden Apts 23 Vreeland Rd Ste 103 Florham Park, NJ 07932	2022	State Board Judgment Essex St Sec 2
\$24,741.66	247	1	Michael I. Schneck, Trustee For Hackensack Garden Apts 23 Vreeland Rd Ste 103 Florham Park, NJ 07932	2022	State Board Judgment Arcadia Rd Sec 3
\$2,749.45	418	25	Wolf Vespasiano LLC Attorney Trust Account And 381 Park Partners LLC 331 Main St Chatham, NJ 07928	2023	State Board Judgment 381 Park St
\$3,682.48	418	25	Wolf Vespasiano LLC Attorney Trust Account And 381 Park Partners LLC 331 Main St Chatham, NJ 07928	2024	State Board Judgment 381 Park St
\$5,613.87	426	4.02	Wolf Vespasiano LLC Attorney Trust Account And Tadlo Investmt LLC 331 Main St Chatham, NJ 07928	2024	State Board Judgment 128-134 Anderson St
\$14,812.46	435	21.01	Michael I. Schneck, Trustee For Romany Corp 23 Vreeland Rd Ste 103 Florham Park, NJ 07932	2023	State Board Judgment 80 Clarendon Pl
\$25,775.69	435	29	Michael I. Schneck, Trustee For Romany Corp 23 Vreeland Rd Ste 103 Florham Park, NJ 07932	2023	State Board Judgment 145-153 Clinton Pl

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD AUGUST 11, 2025**

DEBORAH KARLSSON, CITY CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. -25

**RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE
AND APPROPRIATION - N.J.S.A. 40A:4-87
2025 ANJEC GRANT**

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

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

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Hackensack, County of Bergen, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of **2025** in the sum of **\$3,000.00**, which is now available from the Association of NJ Environmental Commissions (ANJEC).

BE IT FURTHER RESOLVED, that the like sum of **\$3,000.00** is hereby appropriated under the caption **2025 ANJEC Grant**; and

BE IT FURTHER RESOLVED, that the above is the result of funds received by the Association of NJ Environmental Commissions (ANJEC) in in the amount of **\$3,000.00**.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD ON AUGUST 11, 2025**

DEBORAH KARLSSON, CITY CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. -25

**RESOLUTION APPROVING TWO NEW FIRE HYDRANTS AT
95 ANDERSON STREET**

BE IT RESOLVED, Veolia Water New Jersey, Inc. is hereby requested to erect two fire hydrants at the following designated place, to be used for fire purposes only, in accordance with the rules and regulations of the company, and its rates as set forth in the Schedule of Rates files with the New Jersey Board of Public Utilities in Newark, NJ.

Location of Hydrants: One hydrant will be located on Anderson Street near the parking garage entrance of 95 Anderson Street. The second hydrant will be located on Passaic Street on the east side of the railroad tracks next to the access road known as East Railroad Avenue.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD AUGUST 11, 2025**

DEBORAH KARLSSON, CITY CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. -25

**RESOLUTION AUTHORIZING THE APPLICATION TO THE
NJ CLEAN ENERGY PROGRAM COMMUNITY ENERGY PLANNING
GRANT PROGRAM**

WHEREAS, a sustainable community seeks to ensure that its environmental, economic and social objectives are balanced and mutually supportive; and

WHEREAS, the City of Hackensack strives to assure clean land, air and water for current and future generations; and

WHEREAS, New Jersey's Energy Master Plan: Pathway to 2050 ("EMP") established that community level action is necessary to achieve the state's goal of 100% clean energy by 2050; and

WHEREAS, the New Jersey Board of Public Utilities has created a Community Energy Plan Grant program for municipalities to develop a community energy plan to meet the goals of the state's Energy Master Plan; and

WHEREAS, Hackensack is invested in developing a community energy plan to help the state achieve the goal of 100% clean energy by 2050; and

WHEREAS, the Community Energy Plan Grant program will help the City of Hackensack to plan for and invest in renewable energy and to work towards a better environment for all residents by using the state's Energy Master Plan (EMP) as a guide to develop sustainable strategies that increase clean energy production, reduce energy use, and cut emissions.

THEREFORE, the City Manager of City of Hackensack in conjunction with the recommendation of the Environmental Commission has determined that Hackensack should apply for the aforementioned Community Energy Planning Grant program; and

THEREFORE, Hackensack will commit to providing staff support for the duration of the Community Energy Planning process, including for gathering of relevant data and for convening at least one public meeting.

THEREFORE, BE IT RESOLVED, that the City Manager of the City of Hackensack, State of New Jersey, authorizes the submission of the aforementioned application to the NJBPU Community Energy Planning Grant program.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD AUGUST 11, 2025**

DEBORAH KARLSSON, CITY CLERK

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

CITY OF HACKENSACK

RESOLUTION NO.

RESOLUTION AUTHORIZING LEAVE OF ABSENCE WITHOUT PAY FOR LUZ ALVAREZ, KEYBOARDING CLERK 2 BILINGUAL

WHEREAS, Luz Alvarez, Keyboarding Clerk 2 Bilingual, has requested a Leave of Absence without pay for four weeks for personal medical reasons under the Family and Medical Leave Act Policy, and

WHEREAS, Luz Alvarez, Keyboarding Clerk 2 Bilingual, has made known her desire to utilize accumulated sick and vacation time in accordance with City policy, and;

WHEREAS, City Manager Vincent J. Caruso has determined that this employee be granted a Leave of Absence for four weeks, commencing Friday, August 15, 2025, and terminating Friday, September 12, 2025.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Hackensack, that Luz Alvarez, Keyboarding Clerk 2 Bilingual, be granted a Leave of Absence for four weeks, without pay, as requested.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD ON AUGUST 11, 2025**

DEBORAH KARLSSON, CITY CLERK

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

CITY OF HACKENSACK

RESOLUTION NO.

**RESOLUTION AUTHORIZING LEAVE OF ABSENCE WITHOUT PAY
FOR MICHAEL SCANGARELLA, POLICE OFFICER**

WHEREAS, Michael Scangarella III, Police Officer, has requested a Leave of Absence without pay for twelve weeks for personal medical reasons under the Family and Medical Leave Act Policy, and

WHEREAS, Michael Scangarella III, Police Officer, has made known his desire to utilize accumulated sick and vacation time in accordance with City policy, and;

WHEREAS, City Manager Vincent J. Caruso has determined that this employee be granted a Leave of Absence for twelve weeks, commencing Friday, June 20, 2025, and terminating Monday, September 22, 2025.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Hackensack, that Michael Scangarella III, Police Officer, be granted a Leave of Absence for twelve weeks, without pay, as requested.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD ON AUGUST 11, 2025**

DEBORAH KARLSSON, CITY CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. -25

RESOLUTION AUTHORIZING THE APPOINTMENT OF MUNICIPAL REPRESENTATIVES TO THE BERGEN COUNTY COMMUNITY DEVELOPMENT REGIONAL COMMITTEE

WHEREAS, the City of Hackensack has entered into a three year Cooperative Agreement with the County of Bergen as provided under the Interlocal Services Act N.J.S.A. 40A:65-1 et seq. and Title 1 of the Housing and Community Development Act of 1974; and

WHEREAS, said Agreement requires that the Mayor and City Council appoint a representative and alternate and that the Mayor appoint a representative and alternate for the Program Year 2025-2026 term starting July 1, 2025 and ending on June 30, 2026.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council hereby appoints Ryan Westra as its representative and City Manager Thomas Freeman as its alternate to serve on the Community Development Regional Committee for PY 2025-2026; and

BE IT FURTHER RESOLVED that an original, certified copy of this resolution be immediately emailed and sent via postage to Robert G. Esposito, Director; Bergen County Division of Community Development; One Bergen County Plaza, Fourth Floor; Hackensack, New Jersey 07601 resposito@co.bergen.nj.us as soon as possible and no later than Friday, August 29, 2025.

**CERTIFIED TO BE A TRUE COPY OF THE MOTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD ON AUGUST 11, 2025.**

DEBORAH KARLSSON, CITY CLERK

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

CITY OF HACKENSACK

RESOLUTION NO.

**RESOLUTION AUTHORIZING LEAVE OF ABSENCE WITHOUT PAY
FOR MADDALENA CANDELA, CLERK 1**

WHEREAS, Maddalena Candela, Clerk 1, has requested a Leave of Absence without pay for six (6) weeks for personal medical reasons under the Family and Medical Leave Act Policy, and

WHEREAS, City Manager Thomas J. Freeman has determined that this employee be granted a Leave of Absence for six (6) weeks, commencing Tuesday, July 22, 2025, and terminating Tuesday, September 2, 2025.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Hackensack, that Maddalena Candela, Clerk 1, be granted a Leave of Absence for six (6) weeks, without pay, as requested.

BE IT FURTHER RESOLVED that a certified copy of this Resolution is forwarded to the employee's pension system by the Chief Financial Officer.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD ON AUGUST 11, 2025**

DEBORAH L. KARLSSON, CITY CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. -25

**RESOLUTION APPROVING OF ACCUMULATED LEAVE PAY-OUT
TO POLICE LIEUTENANT RICHARD LEVIS**

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 **Richard Levis** for sick days, vacation days and compensatory time; and

WHEREAS, the City Manager has authorized the payment of **\$110,563.71** to **Richard Levis** for said time.

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Hackensack hereby approves payment to **Richard Levis** in the amount of **\$110,563.71** 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 5-01-30-415-416-119.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD ON AUGUST 11, 2025.**

DEBORAH KARLSSON, CITY CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. -25

**RESOLUTION AWARDING BID CONTRACT EXTENSION FOR THE 2025
SUMMER FOOD PROGRAM**

WHEREAS, the City of Hackensack advertised, received, and opened bids for the 2024 Summer Food Grant Program run by the Food and Nutrition Services Division of the U.S. Department of Agriculture on May 7, 2024; and

WHEREAS, the City awarded a contract to Nu-Way Concessionaires in the amount of \$140,228.20 for the 2024 Summer Food Program on May 21, 2024, as per Resolution #190-24; and

WHEREAS, the New Jersey Division of Food and Nutrition Services (NJDFNS) recommends extending said contract for twelve months because of this program's special bid considerations that cannot easily be otherwise accommodated due to the on-going health emergency caused by the Coronavirus outbreak; and

WHEREAS, the City now desires to retain this vendor at the cost of \$210,663.60 in accordance with the recommendation of NJDFNS.

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

1. Nu-Way Concessionaires of 339-345 Bergen Ave., Kearny, NJ 07032 is hereby awarded a contract extension to August 22, 2025 for the 2025 Summer Food Program in the amount not to exceed \$210,663.60, 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 G-02-16-906-000-000 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 any and 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 AUGUST 11, 2025.**

DEBORAH KARLSSON, CITY CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. -25

**RESOLUTION AWARDING CONTRACT EXTENSION TO
COVANTA SUSTAINABLE SOLUTIONS, LLC - REBRANDED AS
REORLD WASTE, LLC - FOR SOLID WASTE DISPOSAL**

WHEREAS, the City of Hackensack required the services of a facility to accept and dispose of its solid waste; and

WHEREAS, the City solicited bid proposals for up to five years, and opened said bid proposals on July 7, 2022; and

WHEREAS, the City awarded a three-year contract to the lowest responsible respondent – Covanta Sustainable Solutions, LLC; and

WHEREAS, under the provisions of N.J.S.A. 40A:11-4.2, contracts may be awarded for a period of up to five (5) years; and

WHEREAS, the City desires to retain this vendor at the bid costs proposed for Year 4 in the original bid proposal; and

WHEREAS, Covanta Sustainable Solutions, LLC has been rebranded as Reworld Waste, LLC.

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

1. Reworld Waste, LLC of 445 South St., Morristown, NJ 07960 is hereby awarded a contract extension for solid waste disposal at a cost of \$100.54 + \$3.00 (taxes) = \$103.54 per ton for Year 4, inclusive of all taxes in accordance with the specifications advertised thereof.
2. No Certification of Funds is required as this is an "open-ended" contract as defined by N.J.A.C. 5:30-5.5(b)2 and the regular budgetary encumbrance process set forth in N.J.A.C. 5:30-5.4(b) shall be followed.

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

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD ON AUGUST 11, 2025.**

DEBORAH KARLSSON, CITY CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. -25

**RESOLUTION AWARDING CHANGE ORDER #2 (FINAL) TO
NATIONAL WATER MAIN CLEANING FOR THE
JEFFERSON STREET EMERGENCY SANITARY SEWER REPAIR**

WHEREAS, on June 19, 2024 the sanitary sewer line on Jefferson St. in Hackensack failed, jeopardizing the health and safety of area residents and travelers along this stretch of City streets; and

WHEREAS, an emergency was declared by the City Manager on June 24, 2024 and an emergency contract was awarded to National Water Main Cleaning for the needed repair in the amount not to exceed \$231,897 as per Resolution #384-24; and

WHEREAS, the emergency has now been abated and the contract has been fulfilled, with a reduction in the quantities required which have now been eliminated from the contractor's original project scope, thus necessitating a Change Order; and

WHEREAS, the City Manager now recommends the awarding of Change Order #2 (Final) in the reduced amount of (-\$28,557.08).

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

1. National Water Main Cleaning of 1806 Newark Turnpike, Kearny, NJ 07032 is hereby awarded Change Order #2 (Final) in the reduced amount of (-\$28,557.08), bringing the total contract award to \$203,339.92 for the construction services required for the Jefferson St. emergency sanitary sewer repair.
2. No Certification of Funds is required as this is a reduction from the original contract award.

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 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 AUGUST 11, 2025.**

DEBORAH KARLSSON, CITY CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. -25

RESOLUTION APPROVING ADOPTION OF CITY'S EMPLOYEE DEFERRED COMPENSATION PLAN

WHEREAS, the City of Hackensack Deferred Compensation Plan & Trust previously adopted a Deferred Compensation Plan, as identified by 74-PD-GWL-120208 for the purposes of:

- the desire to attract and retain qualified employees;
- the accrual of tax benefits to eligible employees through participation in a Deferred Compensation Plan as established pursuant to *Section 457 of the Federal Internal Revenue Code*;
- the fact that there is no cost to the local government unit to adopt and implement a Deferred Compensation Plan; and
- the implementation of a Deferred Compensation Plan serves the interests of the local government unit by enabling it to provide enhanced retirement security to its eligible employees.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council of the City of Hackensack, County of Bergen, hereby adopts an updated Deferred Compensation Plan provided by Empower Retirement, LLC, 21-PD-EMPOWER-110121, as follows:

Compliance With Internal Revenue Code

The City of Hackensack is adopting a Deferred Compensation Plan substantially similar to one on which a favorable Letter Ruling has been previously obtained from the federal Internal Revenue Service, except for provisions added by reason of the Small Business Job Protection Act of 1996 (United States Public Law No. 104-188) and the Economic Growth and Tax Relief Reconciliation Act of 2001 (Unities Stated Public Law No. 107-16) and all such provisions are stated in the plan in terms substantially similar to the text of those provisions in the Internal Revenue Code Section 457. The use of the Ruling is for guidance only

and acknowledged that for Internal Revenue Service purposes, the Ruling of another employer is not to be considered precedent.

Local Plan Administrator

The Chief Financial Officer and the Employee Benefits Clerk are hereby designated as the Local Plan Administrators for the administration of the Plan.

Statement of Non-Collusion (N.J.A.C. 5:37-5.7)

There has been no collusion, or evidence or appearance of collusion, between any local official and a representative of the contractor in the selection of a contractor for the administration of a Service Agreement pursuant to N.J.A.C. 5:37-5.7.

Execution of a Service Agreement and Contractor Identified

The Chief Financial Officer is authorized to execute a Service Agreement with Empower Retirement, LLC, and to submit all necessary documents to the Director of the Division of Local Government Services within the State Department of Community Affairs for approval.

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DEBORAH KARLSSON, CITY CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. -25

RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE BOND, SAFETY / STABILIZATION BOND, MAINTENANCE BOND AND ESCROW FUNDS – 41 ROUTE 4 CHIC FIL-A

WHEREAS, a request has been received for the release of the Performance Bond, Safety / Stabilization Bond, Maintenance Bond, and any remaining escrow funds for the project known as **41 Route 4 Chic Fil-A**; and

WHEREAS, the Chief Financial Officer has determined that the balance of escrow funds remaining for this project is **\$1,309.75**; and

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

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 bonds and remaining escrow funds in the amount of \$1,309.75 to Chick-Fil – A, Inc. of 5200 Buffington Rd., Atlanta, GA 30349.

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DEBORAH KARLSSON, CITY CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. -25

**RESOLUTION AUTHORIZING RELEASE ESCROW FUNDS FOR
189-191 PASSAIC STREET**

WHEREAS, a request has been received for the release of any remaining escrow funds for the project known as **189-191 Passaic St.**; and

WHEREAS, the Chief Financial Officer has determined that the balance of escrow funds remaining for this project is **\$2,851.82**; and

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

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 remaining escrow funds in the amount of \$2,851.82 to Gihl Properties, LLC of 189-191 Passaic St., Hackensack, NJ 07601.

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DEBORAH KARLSSON, CITY CLERK

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

CITY OF HACKENSACK

RESOLUTION NO. -25

**RESOLUTION AUTHORIZING RELEASE ESCROW FUNDS FOR
77 PROSPECT STREET**

WHEREAS, a request has been received for the release of any remaining escrow funds for the project known as **77 Prospect Ave.**; and

WHEREAS, the Chief Financial Officer has determined that the balance of escrow funds remaining for this project is **\$178.26**; and

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

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 remaining escrow funds in the amount of \$178.26 to Paladino Paving & Concrete Inc. of 88 Money St., Lodi, NJ 07644.

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DEBORAH KARLSSON, CITY CLERK

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Deputy Mayor Toomey							
Clark-Collins							
Carroll							
Diaz							
Mayor Gaines							

CITY OF HACKENSACK

RESOLUTION NO. -25

RESOLUTION AWARDING STATE CONTRACT FOR THE UPFITTING OF THREE (3) 2025 FORD INTERCEPTOR POLICE VEHICLES

WHEREAS, the Hackensack Police Department recently purchased three (3) 2025 Ford Utility Interceptor Police vehicles and now requires the upfitting safety equipment and accessories for said Police vehicles; and

WHEREAS, the City of Hackensack wishes to purchase this equipment by using the services of the NJ State 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 wishes to utilize the NJ State Bid Contract #17-FLEET-00761 & Contract #17-FLEET-00768 Law Enforcement Equipment and Supplies; and

WHEREAS, Winner Ford of 250 Berlin Rd., Cherry Hill, NJ 08034 has been awarded Contract 17-FLEET-00761 & 17-FLEET-00768 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 the upfitting for these three (3) 2025 Ford Utility Interceptor Police vehicles is expected not to exceed \$83,075.79.

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

1. Winner Ford of 250 Berlin Rd., Cherry Hill, NJ 08034 is hereby awarded a contract in the amount not to exceed \$83,075.79 for

the upfitting of three recently-purchased (3) 2025 Ford Utility Interceptor Police vehicles.

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-04-25-021-000-600 exists to fund the purchases authorized in this resolution as an express and mandatory condition of the award of this contract.
3. The Mayor and City Clerk are hereby authorized to sign the contract documents necessary to effectuate the award of this contract. The City Attorney shall review any and all contractual documents prepared in the furtherance of this award.

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DEBORAH KARLSSON, CITY CLERK