



2. Resolution #107-26 Adoption of Ordinance 06-2026, An Ordinance to Increase Budget Appropriation CAP and Establish a CAP Bank

**b. Ordinance for First Reading**

3. Resolution #108-26 Introduction of Ordinance 07-2026, An Ordinance to Amend Chapter 148 of the Code of the City of Hackensack, "Streets and Sidewalks," Article II, "General Regulations and Restrictions," to Clarify Obstruction of Fire Hydrants

**a. Consent Agenda**

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

4. Resolution #109-26 Resolution Authorizing Payment of Bills
5. Resolution #110-26 Resolution Authorizing Tax Refunds
6. Resolution #111-26 Resolution Authorizing Tax Appeal Attorney to Settle the Cases on the Attached List Dated March 20, 2026, that Were Scheduled for Trial or Settlement
7. Resolution #112-26 Resolution Authorizing 100% Veteran Tax Exemption for 60 Vanderbeck Place Unit 3B
8. Resolution #113-26 Resolution Authorizing Grant Agreement Between the City of Hackensack and State of New Jersey DEP for Green Communities Forest Management Plan Development
9. Resolution #114-26 Resolution Authorizing Approval to Submit a Grant Application and Execute a Grant Contract with the New Jersey Department of Transportation for the Hackensack Pedestrian Safety Project
10. Resolution #115-26 Resolution Authorizing the Submission of 2026 Bergen County Open Space Trust Fund Grant Application for Baldwin Park Splash Pad Project
11. Resolution #116-26 Resolution Authorizing Introduction of the Main Street

Business Alliance, Inc 2026 Budget

12. Resolution #117-26 Resolution Authorizing Raffle Licenses
13. Resolution #118-26 Resolution Authorizing Temporary Adjustment to City Park Hours from April 1, 2026 through November 30, 2026
14. Resolution #119-26 Resolution Authorizing the Award of Co-Op Contract for the Purchase of Infrared Heaters for Department of Public Works Garage
15. Resolution #120-26 Resolution Authorizing the Award of Co-Op Contract for the Purchase of Two Bar Rake Assemblies for the Axial Flow Pumps Located at the East Kennedy Pump Station
16. Resolution #121-26 Resolution Authorizing the Settlement of the Workers' Compensation Matter Filed by James Luther, Pending in the New Jersey Division of Worker's Compensation Case No. 2021-8394
17. Resolution #122-26 Resolution Authorizing the Settlement of the Workers' Compensation Matter Filed by Michael Brancato, Pending in the New Jersey Division of Worker's Compensation Case No. 2024-12553
18. Resolution #123-26 Resolution Authorizing the Purchase of a Used Tower Ladder Truck from the Borough of Fair Lawn as a Reserve/Back-Up
19. Resolution #124-26 Resolution of Need for Affordable Housing Pursuant to the Provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as Amended (N.J.S.A. 55:14K-1 et seq.) and the Rules Promulgated Thereunder at N.J.A.C. 5:80-1.1. et seq.
20. Resolution #125-26 Resolution Authorizing Tax Appeal Attorney to Settle the Cases on the Attached List Dated April 20, 2026, that Were Scheduled for Trial or Settlement

**VII. PUBLIC COMMENT**

**VIII. MAYOR AND COUNCIL COMMENTS**

**IX. ADJOURN**

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

**CITY OF HACKENSACK  
RESOLUTION NO. 106-26**

**FINAL ADOPTION OF ORDINANCE 05-2026, AN  
ORDINANCE TO AMEND CHAPTER 170 OF THE CODE OF  
THE CITY OF HACKENSACK, "VEHICLES AND TRAFFIC,"  
TO UPDATE VARIOUS PARKING REGULATIONS**

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

A motion to open to the public was offered by and seconded by

**PUBLIC HEARING:**

A motion to close to the public was offered by and seconded by

**BE IT RESOLVED** by the City Council of the City of Hackensack, County of Bergen and State of New Jersey, that Ordinance No. 05-2026 has passed its second and final reading and is hereby adopted.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT  
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK  
HELD APRIL 21, 2026**

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**TIMOTHY J. HOFFMAN, ACTING CITY CLERK**

**CITY OF HACKENSACK  
ORDINANCE NO. 05-2026**

**AN ORDINANCE TO AMEND CHAPTER 170 OF THE CODE OF THE CITY  
OF HACKENSACK, "VEHICLES AND TRAFFIC," TO UPDATE VARIOUS  
PARKING REGULATIONS**

**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 additional on street parking on Johnson Avenue; and,

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

**WHEREAS**, the Hackensack Police Department and the City Engineer have investigated the matter and have recommended these changes; and

**WHEREAS**, the Hackensack Police Department also wishes to clarify regulations regarding double parking for the safety of the public; and

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

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

**Section 1:**

Chapter 170, Section 53 of the Code of the City of Hackensack is hereby amended as follows [additions by underline, deletions by ~~striketrough~~]:

**§170-53. Schedule IV: Time Limit Parking.**

In accordance with the provisions of § 170-10, no person shall park a vehicle for longer than the time limit shown, between the hours of 7:00 a.m. to 7:00 p.m., upon any of the following streets or parts of streets:

<b>Name of Street</b>	<b>Sides</b>	<b>Time Limit</b>	<b>Location</b>
Johnson Avenue	Both	<del>30 min.</del> <u>2 hrs.</u>	From Voorhis <del>Lane</del> <u>Place</u> to Zabriskie Street

**Section 2:**

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

**§170-49.2. Parking for the handicapped.**

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

<b>Parking Lot or Street</b>	<b>Side</b>	<b>Location/Number of Handicapped Spaces</b>
475 Colonial Terrace	South—	From a point 276 feet west of the Esplanade to a point 20 feet west thereof/1
Pine Street	West	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.
Hamilton Place	North	From a point 178 feet west of the north/west curbline apex of Hamilton Place and Vanderbeck Place to a point 22 feet north thereof/1

**Section 3:**

Chapter 170, Section 6 of the Code of the City of Hackensack is hereby amended as follows [additions by underline, deletions by ~~strikethrough~~]:

**§170-6. General Parking Regulations**

- E. Double Parking Prohibited. It shall be unlawful for the operator of any vehicle to stop, stand, impede traffic flow, or park a vehicle on the roadway parallel of another vehicle, already stopped or parked parallel with the curb, or adjacent to, or not entirely within an empty parking space, on any street

**Section 4:**

Chapter 170, Section 72, Schedule XXII of the Code of the City of Hackensack is hereby amended as follows [additions by underline, deletions by ~~strikethrough~~]:

**§170-72 Schedule XXII: Prohibited Right Turns on Red.**

Pursuant to §170-170-24.1, no right turn on red on a steady red signal shall be permitted at any of the following locations:

<b>Intersection</b>	<b>Direction</b>
<u>Central Avenue and State Street</u>	<u>East on Central Avenue to south on State Street</u>

**Section 5:**

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

**Section 6:**

*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 7:**

*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 8:**

*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 9:**

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

Introduced: March 24, 2026

Adopted:

ATTEST:

**CITY OF HACKENSACK**

By: \_\_\_\_\_  
Timothy J. Hoffman, Acting Clerk

By: \_\_\_\_\_  
Caseen Gaines, Mayor

DRAFT

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

**CITY OF HACKENSACK  
RESOLUTION NO. 107-26**

**FINAL ADOPTION OF ORDINANCE 06-2026, AN  
ORDINANCE TO EXCEED THE MUNICIPAL BUDGET  
APPROPRIATION LIMITS AND TO ESTABLISH A CAP  
BANK**

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

A motion to open to the public was offered by and seconded by

**PUBLIC HEARING:**

A motion to close to the public was offered by and seconded by

**BE IT RESOLVED** by the City Council of the City of Hackensack, County of Bergen and State of New Jersey, that Ordinance No. 06-2026 has passed its second and final reading and is hereby adopted.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT  
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK  
HELD APRIL 21, 2026**

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**TIMOTHY J. HOFFMAN, ACTING CITY CLERK**

**CITY OF HACKENSACK**

**ORDINANCE 06-2026**

**CALENDAR YEAR 2026**

**ORDINANCE TO EXCEED THE MUNICIPAL BUDGET  
APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK  
(N.J.S.A. 40A:4-45.14)**

**WHEREAS**, the Local Government Cap Law, N.J.S. 40A:4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 2% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

**WHEREAS**, N.J.S.A. 40A:4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

**WHEREAS**, the City Council of the City of Hackensack in the County of Bergen finds it advisable and necessary to increase its CY 2026 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

**WHEREAS**, the City Council hereby determines that a 1.5% increase in the budget for said year, amounting to \$1,610,050.35 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap law, is advisable and necessary; and,

**WHEREAS**, the City Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

**NOW THEREFORE BE IT ORDAINED**, by the City Council of the City of Hackensack, in the County of Bergen, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2026 budget year, the final appropriations of the City of Hackensack shall, in accordance with this ordinance and N.J.S.A. 40A:4-45.14, be increased by 1.5%, amounting to \$1,610,050.35 and that the CY 2026 municipal budget for the City of Hackensack be approved and adopted in accordance with this ordinance; and,

**BE IT FURTHER ORDAINED**, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within five (5) days of introduction; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within five (5) days after such adoption.

Introduced: March 24, 2026

Adopted:

\_\_\_\_\_  
Timothy J. Hoffman, Acting City Clerk

\_\_\_\_\_  
Caseen Gaines, Mayor

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

**CITY OF HACKENSACK**

**RESOLUTION NO. 108-26**

**INTRODUCTION OF ORDINANCE 07-2026, AN  
ORDINANCE TO AMEND CHAPTER 148 OF THE CODE OF  
THE CITY OF HACKENSACK, "STREETS AND  
SIDEWALKS," ARTICLE II, "GENERAL REGULATIONS  
AND RESTRICTIONS" TO CLARIFY OBSTRUCTION OF  
FIRE HYDRANTS**

**BE IT RESOLVED** that the above ordinance, being Ordinance 07-2026 as introduced, does now pass on first reading and that said Ordinance shall be considered for final passage at a meeting to be held on May 5, 2026 at 5:30 p.m. or as soon thereafter as the matter can be reached at the regular meeting place of the City Council and at such time and place all persons interested be given an opportunity to be heard concerning said Ordinance and that the Clerk be and he is hereby authorized and directed to publish said ordinance according to law with a notice of its introduction and passage on first reading and of the time and place when and where said ordinance will be further considered for final passage.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT  
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK  
HELD ON APRIL 21, 2026**

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**TIMOTHY J. HOFFMAN, ACTING CITY CLERK**

**CITY OF HACKENSACK  
ORDINANCE NO. 07-2026**

**AN ORDINANCE TO AMEND CHAPTER 148 OF THE CODE OF THE CITY  
OF HACKENSACK, "STREETS AND SIDEWALKS," ARTICLE II,  
"GENERAL REGULATIONS AND RESTRICTIONS" TO CLARIFY  
OBSTRUCTION OF FIRE HYDRANTS**

**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 148 of the Code of the City of Hackensack, entitled "Streets and Sidewalks," to clarify the general regulations and restrictions for obstructing a fire hydrant; and,

**WHEREAS**, the Hackensack Police Department and the Fire Department have recommended these changes; and

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

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

**Section 1:**

Chapter 148, Article II, Section 16 of the Code of the City of Hackensack is hereby amended as follows [additions by underline, deletions by ~~striketrough~~]:

**§148-16 Obstruction of fire hydrants.**

~~No obstruction of any kind shall be placed upon any street or public place within 10 feet of any fire hydrant, and the space around all such hydrants shall at all times within the limit aforesaid be kept open and unobstructed. No person shall at any time park a motor vehicle or obstruction within a (10) ten foot perimeter of a fire hydrant or obstruct a fire drafting site or Fire Department connection/appliance at all times. The Police Department, Fire Department, or its designated agents are authorized to tow motor vehicles and remove obstructions at their discretion, at the expense of the owner.~~

**Section 2:**

All other provisions of Chapter 170 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: April 21, 2026

Adopted:

ATTEST:

**CITY OF HACKENSACK**

By: \_\_\_\_\_  
Timothy J. Hoffman, Acting Clerk

By: \_\_\_\_\_  
Caseen Gaines, Mayor

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

**CITY OF HACKENSACK**

**RESOLUTION NO. 109-26**

**RESOLUTION AUTHORIZING PAYMENT OF BILLS**

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

Current Fund	3,451,380.31
Grants	58,268.39
Payroll	3,897,015.14
Public Parking System	276,168.86
Capital	220,184.53
Escrow	84,784.86
Trust Account	93,398.99
Total Expenditures	<u>8,081,201.08</u>
 Interfunds/Transfers	 <u>\$ 8,793,507.14</u>

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT  
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK  
HELD APRIL 21, 2026**

---

**TIMOTHY J. HOFFMAN, ACTING CITY CLERK**

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

**CITY OF HACKENSACK  
RESOLUTION NO. 110-26**

**RESOLUTION AUTHORIZING TAX REFUNDS**

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

<u>AMOUNT</u>	<u>BLOCK</u>	<u>LOT</u>	<u>NAME</u>	<u>YEAR</u>	<u>REASON PROP LOC</u>
\$401.62	47	21	Corelogic Refunds Dept For 160 West Street LLC 3001 Hackberry Road Irving, TX 75063	2026	Overpayment 160 West St
\$97.54	443	24 C0055	Evergreen Land Title Services, Inc. 81 E State Rt 4, Suite 403 Paramus, NJ 07652	2025	Duplicate Payment BCUA Sewer Service 310 Lookout Ave

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT  
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK  
HELD APRIL 21, 2026**

---

**TIMOTHY J. HOFFMAN, ACTING CITY CLERK**

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

**CITY OF HACKENSACK**

**RESOLUTION NO. 111-26**

**RESOLUTION AUTHORIZING TAX APPEAL ATTORNEY TO SETTLE THE CASES ON THE ATTACHED LIST DATED MARCH 20, 2026 THAT WERE SCHEDULED FOR TRIAL OR SETTLEMENT**

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

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

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

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

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

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

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

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

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT  
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK  
HELD APRIL 21, 2026**

---

**TIMOTHY J. HOFFMAN, ACTING CITY CLERK**

Dated: March 20, 2026

**City of Hackensack -March 2026 Settled Case List - With Refunds  
(Privileged Confidential Attorney Work-Product)**

No.	Block	Lot	Qual.	Address	Tax Year	Taxpayer/Owner	Description	Original/Added Assessment	Settled Assessment	Reduced Assessment	Tax Rate	Refund/Credit
1	45.01	11		197-209 Main	2025	Carol Apartments LLC	Apartment	\$16,000,000	\$13,071,800	\$2,928,200	3.209%	\$93,965.94
											<b>Total</b>	<b>\$93,965.94</b>
2	311	24		235 Moore	2023	Oritan Rlty Assoc. LLC	Office	\$3,826,700	\$3,000,000	\$826,700	2.879%	\$23,800.69
	311	24		235 Moore	2024	Oritan Rlty Assoc. LLC	Office	\$3,826,700	\$2,575,000	\$1,251,700	3.056%	\$38,251.95
	311	24		235 Moore	2025	Oritan Rlty Assoc. LLC	Office	\$3,826,700	\$2,400,000	\$1,426,700	3.209%	\$45,782.80
											<b>Total</b>	<b>\$107,835.45</b>
3	409	14.01		5 Anderson	2024	Anderson Holdings LLC	Apartment	\$5,402,100	\$5,402,100	\$0	3.056%	\$0.00
	409	14.01		5 Anderson	2025	Anderson Holdings LLC	Apartment	\$5,402,100	\$4,000,000	\$1,402,100	3.209%	\$44,993.39
											<b>Total</b>	<b>\$44,993.39</b>
4	518	26		90 Grand Ave.	2023	Tenworth Assoc. LLC	Apartment	\$2,671,400	\$2,671,400	\$0	2.879%	\$0.00
	518	26		90 Grand Ave.	2024	Tenworth Assoc. LLC	Apartment	\$2,671,400	\$2,000,000	\$671,400	3.056%	\$20,517.98
	518	26		90 Grand Ave.	2025	Tenworth Assoc. LLC	Apartment	\$1,800,000	\$1,685,000	\$115,000	3.209%	\$3,690.35
											<b>Total</b>	<b>\$24,208.33</b>
5	527	5.04		85 Zabriskie	2023	Gorter, Edwin & Wendy	Industrial	\$832,600	\$550,000	\$282,600	2.879%	\$8,136.05
	527	5.04		85 Zabriskie	2024	Gorter, Edwin & Wendy	Industrial	\$832,600	\$475,000	\$357,600	3.056%	\$10,928.26
	527	5.04		85 Zabriskie	2025	Gorter, Edwin & Wendy	Industrial	\$500,000	\$400,000	\$100,000	3.209%	\$3,209.00
											<b>Total</b>	<b>\$22,273.31</b>
6	532.01	5		52-58 Madison	2025	52 Madison Street LLC	Apartment	\$4,000,000	\$3,500,000	\$500,000	3.209%	\$16,045
											<b>Total</b>	<b>\$16,045</b>
	534	1		64-80 Madison	25-Feb	52 Madison Street LLC	Apartment	\$3,000,000	\$2,500,000	\$500,000	3.209%	\$16,045
											<b>Total</b>	<b>\$16,045</b>
									<b>Total</b>	<b>\$32,090</b>		
7	72	12		106 South Street	2024	Sullivan County Dev.	Industrial	\$1,455,200	\$1,000,000	\$455,200	3.056%	\$13,910.91

Dated: March 20, 2026

City of Hackensack -March 2026 Settled Case List - With Refunds  
 (Privileged Confidential Attorney Work-Product)

	72	12	106 South Street	2025	Sullivan County Dev.	Industrial	\$1,455,200	\$1,000,000	\$455,200	3.209%	\$14,607.37
										<b>Total</b>	<b>\$28,518.28</b>
8	322	12	221-233 Park St.	2023	Zucchi, Edward	Industrial	\$2,481,400	\$2,481,400	\$0.00	2.879%	
	322	12	221-233 Park St.	2024	Zucchi, Edward	Industrial	\$2,481,400	\$2,000,000	\$481,400	3.056%	\$14,711.58
	322	12	221-233 Park St.	2025	Zucchi, Edward	Industrial	\$2,481,400	\$1,800,000	\$681,400	3.209%	\$21,866.13
										<b>Total</b>	<b>\$36,577.71</b>
9	61	1.03	69-89 Court St.	2025	TSS Real Estate c/o Pep Boys	Commercial	\$7,017,200	\$6,000,000	\$1,017,200	3.209%	\$32,641.95
										<b>Total</b>	<b>\$32,641.95</b>
10	507	9	605 Main Street	2025	605 Main Street, LLC	Office	\$3,078,600	\$2,200,000	\$878,600	3.209%	\$28,194.27
										<b>Total</b>	<b>\$28,194.27</b>

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

**CITY OF HACKENSACK**

**RESOLUTION NO. 112-26**

**RESOLUTION AUTHORIZING 100% VETERAN TAX EXEMPTION FOR 60 VANDERBECK PLACE UNIT 3B**

**WHEREAS**, a property located in the City of Hackensack, known as 60 Vanderbeck Place, Unit 3B, Hackensack, Block 429, Lot 1, Qual C003B, is assessed to Michael Dizon and;

**WHEREAS**, on September 16, 2025, Mr. Dizon was declared 100% exempt by the Department of Veterans Affairs; and

**WHEREAS**, according to the City of Hackensack Ordinance# 50-2023, the effective date of exemption is based on the date of the application of March 23, 2026; and

**THEREFORE, BE IT RESOLVED**, that the Tax Collector is hereby authorized to cancel taxes effective March 23, 2026 and issue a refund in the amount of \$92.33 prorated for 7 days. The refund check will be given to the Tax Collector for mailing. This property is 100% tax exempt for 2026 effective March 23, 2026.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK HELD APRIL 21, 2026**

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**TIMOTHY J. HOFFMAN, ACTING CITY CLERK**

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

**CITY OF HACKENSACK**

**RESOLUTION NO. 113-26**

**RESOLUTION AUTHORIZING GRANT AGREEMENT BETWEEN THE CITY OF HACKENSACK AND THE STATE OF NEW JERSEY BY AND FOR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION GRANT IDENTIFIER GC2024-00035-PO (GREEN COMMUNITIES FOREST MANAGEMENT PLAN DEVELOPMENT)**

The Governing Body of Hackensack City desires to further the public interest by obtaining a grant from the State of New Jersey in the amount of approximately \$5,000.00 to fund the following project:

**Green Communities Community Forest Management Plan Development (CFMP)**

Therefore, the governing body resolves that James Mangin or the successor of the office of Chief Financial Officer is authorized (a) to make application for such a grant, (b) if awarded, to execute a grant agreement with the state for a grant in an amount not less than \$0.00 and not more than \$5,000.00 and (c) to execute:

  X   any amendments thereto.

**BE IT FURTHER RESOLVED** that the Mayor and Council of Hackensack City authorize and hereby agree to match twenty-five percent (25%) of the Total Project Amount, in compliance with the match requirements of the agreement. The availability of the match for such purposes, whether cash, services, or property, is hereby certified. Up to one hundred percent (100%) of the required match will be provided as In-Kind services as permitted under the grant program requirements and the executed agreement.

The required match is further detailed in *Attachment A: Match Breakdown (Cash and In-Kind)*, which is appended hereto and made part of this Resolution.

The Grantee agrees to comply with all applicable Federal, State, and municipal laws, rules, and regulations in its performance pursuant to the agreement.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT  
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK  
HELD APRIL 21, 2026**

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**TIMOTHY J. HOFFMAN, ACTING CITY CLERK**

## ATTACHMENT A

### Match Breakdown (Cash and In-Kind) Hackensack City

#### NJDEP Green Communities Community Forest Management Plan Development

The Grantee will provide a 25% match toward the total grant award in the amount of \$1,206.25. The match will consist of a combination of staff time and in-kind volunteer services, as detailed below.

#### 1. Employee Wages (Cash Match)

##### Total: \$603.32

- Project Manager: 3 hours × \$74.39/hour = \$223.17
- Acting City Clerk: 1 hour × \$59.13/hour = \$59.13
- City Manager: 1 hour × \$101.51/hour = \$101.51
- Chief Financial Officer: 1 hour × \$91.59/hour = \$91.59
- DPW Department Head: 2.4 hours × \$53.30/hour = \$127.92

#### 2. In-Kind Volunteer Services (Eligible Match Contribution)

##### Total: \$602.98

Volunteers from the Shade Tree Commission will contribute a total of 16.31 hours in support of the project. Activities will include participation in meetings, plan review sessions, and community outreach efforts to ensure alignment with long-term urban forestry goals.

The value of volunteer time is calculated at a rate of \$36.97 per hour, based on the current New Jersey volunteer hourly rate published by Independent Sector:

<https://independentsector.org/resource/value-of-volunteer-time>

Calculation:

16.31 hours × \$36.97/hour = \$602.98

All in-kind services are necessary to project implementation and are consistent with allowable match provisions. Volunteer hours will be documented and maintained by the Grantee.

#### Total Match Summary

- Total Proposed Match: \$1,206.30
- Required Match: \$1,206.25
- Difference: \$0.05 (to be applied as overmatch)

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

**CITY OF HACKENSACK**

**RESOLUTION NO. 114-26**

**RESOLUTION AUTHORIZING APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE HACKENSACK PEDESTRIAN SAFETY PROJECT**

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of Hackensack City formally approve the grant application for the above stated project.

**BE IT FURTHER RESOLVED** that the Mayor and City Clerk are hereby authorized to submit an electronic grant application identified as LTPF-2026-Hackensack Pedestrian Safety-00068 to the New Jersey Department of Transportation on behalf of Hackensack City.

**BE IT FURTHER RESOLVED** that the Mayor and City Clerk are hereby authorized to sign the grant agreement on behalf of Hackensack City and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK HELD APRIL 21, 2026**

---

**TIMOTHY J. HOFFMAN, ACTING CITY CLERK**

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

**CITY OF HACKENSACK**

**RESOLUTION NO. 115-26**

**RESOLUTION AUTHORIZING SUBMISSION OF AN APPLICATION TO THE BERGEN COUNTY OPEN SPACE, RECREATION, FLOODPLAIN PROTECTION, FARMLAND & HISTORIC PRESERVATION TRUST FUND FOR THE BALDWIN PARK SPLASH PAD PROJECT**

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

**WHEREAS**, the City of Hackensack desires to further the public interest by obtaining a matching grant of approximately \$247,075.00 from the County Trust Fund for the construction of a splash pad at Baldwin Park; and,

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

**WHEREAS**, as part of the application process, the governing body received and held the required Public Hearing to receive public comments on the proposed park improvements in the application on April 21, 2026; and,

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

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

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

1. That it is hereby authorized to submit the above completed project application to the County by the deadline of April 24, 2026, as established by the County; and,
2. That, in the event of a County Trust Fund award that may be less than the grant amount requested above, the Mayor and Council of the City of Hackensack has, or will secure, the balance of funding necessary to complete the project, or modify the project as necessary; and,
3. That the Mayor and Council of the City of Hackensack is committed to providing a dollar for dollar cash match for the project; and,
4. That only those park improvements identified and approved in the project application, its Trust Fund contract, or other documentation will be considered eligible for reimbursement; and,
5. That the Mayor and Council of the City of Hackensack agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and,
6. That this resolution shall take effect immediately.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT  
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK  
HELD APRIL 21, 2026**

---

**TIMOTHY J. HOFFMAN, ACTING CITY CLERK**

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

**CITY OF HACKENSACK**

**RESOLUTION NO. 116-26**

**RESOLUTION AUTHORIZING INTRODUCTION OF MAIN STREET BUSINESS ALLIANCE, INC. 2026 BUDGET**

**WHEREAS**, pursuant to N.J.S.A. 40:56-84, the District Management Corporation known as the “Main Street Business Alliance, Inc.” has submitted its proposed budget for 2026 to the Mayor and Council of the City of Hackensack in the amount of \$728,521.00 for the purposes of introduction; and

**WHEREAS**, municipal approval of said budget may be conferred only upon compliance with the requested statutory notices and procedures, and not prior to a public hearing on said budget to be held not less than twenty-eight (28) days from the date of introduction;

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

1. The appropriate City Officials are hereby directed to undertake all necessary procedures set forth in N.J.S.A. 40:56-84 prior to the Public Hearing on the proposed budget; and
2. May 26, 2026 at 5:30 P.M., is hereby established as the date of the public hearing on the proposed budget, or as soon thereafter as the matter may be reached.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK HELD APRIL 21, 2026**

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**TIMOTHY J. HOFFMAN, ACTING CITY CLERK**



**2026 FY Operating Budget  
FINAL**

Revenue	2025	% of ttl	Notes:
	<b>\$708,021</b>		<i>2025 Final Budget</i>
<b>New Assessment (budget) Target</b>	<b>\$728,521</b>		<b>2026 Budget Submission</b>
	<b>\$20,500</b>	<b>2.9%</b>	<i>Over 2025 Budget</i>
<b>Expenses</b>			
<b>ADMINISTRATION &amp; Systems</b>			<b>Notes</b>
Management	\$140,000	19.2%	<i>Executive Director - Salary</i>
Staff	\$42,000	5.8%	<i>Marketing Manager - Salary</i>
Annual Audit	\$10,000	1.4%	
Visitor Center/Office Rent + Utilities	\$25,221	3.5%	<i>No Change-Rent + \$200 mo/storage &amp; parking+ \$85/mo Phone</i>
CPA/Bookkeeping Fees	\$16,700	2.3%	<i>No Change</i>
Insurance (GL + D&O)	\$7,600	1.0%	<i>GL &amp; D&amp;O Insurance</i>
Legal Fees	\$4,000	0.5%	<i>No Change - Legal - Bruce Rosenberg</i>
Miscellaneous: Office Supplies/Expenses/Dues & Subscriptions	\$20,000	2.7%	<i>T&amp;E &amp; All Systems (Dues &amp; Subscriptions)</i>
Visitor Center / Office Furniture & Fixtures, New Tech	\$1,500	0.2%	<i>No Change - reserve for new tech</i>
		0.0%	
		0.0%	
<b>Sub Total</b>	<b>\$267,021</b>	<b>36.7%</b>	
<b>Clean &amp; Green: Garbage/Graffiti/Watering/Weeding</b>			
District Garbage Collection (6 days/wk)	\$160,000	22.0%	<i>New better deal combining sanitation with landscaping</i>
also includes District Landscaping & Watering	\$0	0.0%	
also includes District "Weeding" & Bed Cleanup	\$0	0.0%	
	\$0	0.0%	
		0.0%	
		0.0%	
	<b>\$160,000</b>	<b>22.0%</b>	
<b>VISUAL IMPROVEMENTS / Business Recruitment &amp; Rentention</b>			
Storefront Improvement Grant Program	\$24,500	3.5%	<i>No change</i>
Member Business Support Services	\$5,000	3.5%	<i>External Consultants to help member-businesses</i>
District Beautification: Power-washing program	\$4,000	0.5%	<i>Problem areas only</i>
Creative Placemaking	\$8,500	1.2%	<i>Seward Johnson Sculpture ONLY or equivalent</i>
Holiday Lighting	\$19,000	2.6%	<i>Holiday Lighting:\$12k storage &amp; install + \$7k new lighting for new poles</i>
<b>Sub Total</b>	<b>\$61,000</b>	<b>8.4%</b>	
<b>SIGNATURE EVENTS &amp; MARKETING &amp; PROMOTION</b>			
<b>Event:</b> Hackensackacktoberfest	\$53,000	7.3%	
<b>Event:</b> Main Street Music Festival & Parade	\$44,000	6.0%	
<b>Event:</b> Business Expo	\$14,000	1.9%	
<b>Event:</b> Banta Place Music Socials (4)	\$30,000	4.1%	
Event & Program marketing, social, PR, Web, email, content, signage,etc	\$99,500	13.7%	
<b>Sub Total</b>	<b>\$240,500</b>	<b>33.0%</b>	
<b>Total</b>	<b>\$728,521</b>	<b>100.0%</b>	
<b>Balance</b>	<b>\$20,500</b>	<b>2.9%</b>	<i>Over 2025</i>

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

**CITY OF HACKENSACK**

**RESOLUTION NO. 117-26**

**RESOLUTION AUTHORIZING RAFFLE LICENSES**

**BE IT RESOLVED**, by the City Council of the City of Hackensack that the following organization(s) be granted permission to conduct a Raffle in accordance with the application on file in the office of the City Clerk:

RA            #2026-15            Lodi Moose Lodge 1971

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT  
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK  
HELD APRIL 21, 2026**

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**TIMOTHY J. HOFFMAN, ACTING CLERK**

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

**CITY OF HACKENSACK**

**RESOLUTION NO. 118-26**

**RESOLUTION AUTHORIZING TEMPORARY  
ADJUSTMENT TO CITY PARK HOURS FROM APRIL 1,  
2026 THROUGH NOVEMBER 30, 2026**

**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. yearlong; 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, in consultation with the Recreation Department, 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, 2026 through November 30, 2026.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the City of Hackensack, that it hereby authorizes Johnson Park and Foschini Park hours be from 7:00 A.M. until 11:00 P.M., from April 1, 2026 through November 30, 2026, extended from 9:00 P.M. until 11:00 P.M. for approved permit holders; and

**NOW, THEREFORE, BE IT RESOLVED** that the closing time of all other City Parks shall be 7:00 A.M. until 10:00 P.M., from April 1, 2026 through November 30, 2026, extended from 9:00 P.M. until 10:00 P.M. for approved permit holders; 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 APRIL 21, 2026**

---

**TIMOTHY J. HOFFMAN, ACTING CITY CLERK**

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

**CITY OF HACKENSACK**

**RESOLUTION NO. 119-26**

**RESOLUTION AUTHORIZING THE AWARDING OF  
A CO-OP CONTRACT FOR THE PURCHASE OF  
INFRARED HEATERS FOR DEPT OF PUBLIC WORKS GARAGE**

**WHEREAS**, the Hackensack Department of Public Works garage, located at 120 East Broadway, requires the replacement of fourteen (14) ceiling mounted infrared heaters; and

**WHEREAS**, the City of Hackensack wishes to purchase this equipment by using the services of the Bergen County 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 Bergen County Cooperative Contract #BC-BID-24-55; and

**WHEREAS**, F&G Mechanical Corp. of 348 New County Road, Secaucus, NJ 07094 has been awarded Bergen County Co-Op Contract #BC-BID-24-55 as an authorized vendor under the Bergen County 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 fourteen (14) infrared heaters, including installation, is expected not to exceed \$72,354.58.

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

1. F&G Mechanical Corp. of 348 County Road, Secaucus, NJ 07094, is hereby awarded a contract in the amount not to exceed

\$72,354.58 for the purchase of fourteen (14) infrared heaters, including installation.

2. A Certification of Funds has been prepared by the Chief Financial Officer for the said contract assuring that a sufficient appropriation exists of \$11,300 in budget account C-04-24-035-000-500; and \$11,000 in budget account C-04-24-044-000-500; and \$50,054.58 in budget account C-04-24-044-000-100 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 APRIL 21, 2026**

---

**TIMOTHY J. HOFFMAN, ACTING CITY CLERK**

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

**CITY OF HACKENSACK**

**RESOLUTION NO. 120-26**

**RESOLUTION AUTHORIZING THE AWARDING OF A CO-OP CONTRACT FOR THE PURCHASE OF TWO (2) BAR RAKE ASSEMBLIES FOR THE AXIAL FLOW PUMPS LOCATED AT THE EAST KENNEDY PUMP STATION**

**WHEREAS**, the City of Hackensack is committed alleviating flooding conditions throughout the City, and is currently upgrading and improving the East Kennedy Pump Station by installing two (2) new Axial Flow Pumps, and now requires to replace and install two (2) Cont-Flo bar screen rake assemblies of said pumps as part of this upgrade; and

**WHEREAS**, the City of Hackensack wishes to purchase this equipment and these services by using the services of the North Jersey Wastewater Cooperative Pricing 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 North Jersey Wastewater Cooperative Pricing System Contract #B454-24 Various Manufacturer Pumps and Motor Repair & Replacement; and

**WHEREAS**, Rapid Pump & Meter Services, Co. of 285 Straight St., Paterson, NJ 07509 has been awarded North Jersey Wastewater Cooperative Pricing System Contract #B454-24 as an authorized vendor under the North Jersey Wastewater Cooperative Pricing 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 two (2) Cont-Flo bar screen rake assemblies, and all labor, materials, and equipment, is expected not to exceed \$95,700.

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

1. Rapid Pump & Meter Services, Co. of 285 Straight St., Paterson, NJ 07509 is hereby awarded a contract in the amount not to exceed \$95,700 for the purchase of two (2) Cont-Flo bar screen rake assemblies, in accordance with attached proposal.
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-04-25-021-000-700 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 APRIL 21, 2026**

---

**TIMOTHY J. HOFFMAN, ACTING CITY CLERK**

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

**CITY OF HACKENSACK**

**RESOLUTION NO. 121-26**

**RESOLUTION AUTHORIZING THE SETTLEMENT OF THE WORKERS' COMPENSATION MATTER FILED BY JAMES LUTHER, PENDING IN THE NEW JERSEY DIVISION OF WORKER'S COMPENSATION, CASE NO. 2021-8394**

**WHEREAS**, the City of Hackensack ("City") is the Respondent in a worker's compensation matter (Case No. 2021-8394), filed by Petitioner James Luther and,

**WHEREAS**, the City's Worker's Compensation Attorney, Joseph Biancamano of Biancamano & Di Stefano, P.C. has recommended settlement of this matter and have advised the Mayor and Council that the Worker's Compensation Court has determined that the terms of the proposed settlement are fair and just; and,

**WHEREAS**, the Mayor and Council agree that settlement of this matter is appropriate and desire to formally approve same; and,

**WHEREAS**, the Chief Financial Officer certifies that there are sufficient and legally appropriated funds available in budget account 6-01-23-215-215-211 to fund a settlement amount not to exceed \$184,110, less Section 40 credits of \$95,864.26, leaving a balance due in the amount of \$88,245.74. Petitioner's attorney was awarded a counsel fee of \$29,152.00, which is payable \$22,093.00 by respondent. Dr. was allowed \$300.00 by respondent. A stenographic fee of \$74.00 is payable by the respondent.

**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 above recitals are hereby incorporated as if restated herein in full.

2. The Mayor and Council of the City of Hackensack find and determine that it is in the best interests of the City to accept the recommendation of its claims adjusters, defense attorneys, and City Attorney and settle Worker's Compensation Case No. 2021-8394 in an amount not to exceed \$184,110.00, inclusive of counsel and other fees and costs to be awarded by the Worker's Compensation Court.
3. The City Manager, City Attorney, and the City's claims adjusters and defense attorneys are authorized and directed to take all necessary and appropriate action to effectuate the settlement.
4. This Resolution shall take effect immediately.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT  
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK  
HELD APRIL 21, 2026**

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**TIMOTHY J. HOFFMAN, ACTING CITY CLERK**

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

**CITY OF HACKENSACK**

**RESOLUTION NO. 122-26**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HACKENSACK AUTHORIZING THE SETTLEMENT OF THE WORKERS' COMPENSATION MATTER FILED BY MICHAEL BRANCATO, PENDING IN THE NEW JERSEY DIVISION OF WORKER'S COMPENSATION, CASE NO. 2024-12553**

**WHEREAS**, the City of Hackensack ("City") is the Respondent in a worker's compensation matter (Case No. 2024-12553), filed by Petitioner Michael Brancato and,

**WHEREAS**, the City's Worker's Compensation Attorney Kohar Boyajian, Esq., of DAME Legal has recommended settlement of this matter and have advised the Mayor and Council that the Worker's Compensation Court has determined that the terms of the proposed settlement are fair and just; and,

**WHEREAS**, the Mayor and Council agree that settlement of this matter is appropriate and desire to formally approve same; and,

**WHEREAS**, the Chief Financial Officer certifies that there are sufficient and legally appropriated funds available in budget account 6-01-23-215-215-211 to fund a settlement amount not to exceed \$113,930, along with counsel and other fees and costs in the approximate amount of \$18,664 for a total settlement amount of \$132,594 to be awarded by the Worker's Compensation Court, under account number 6-01-23-215-215-211.

**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 above recitals are hereby incorporated as if restated herein in full.

2. The Mayor and Council of the City of Hackensack find and determine that it is in the best interests of the City to accept the recommendation of its claims adjusters, defense attorneys, and City Attorney and settle Worker's Compensation Case No. 2024-12553 in an amount not to exceed \$132,594, inclusive of counsel and other fees and costs to be awarded by the Worker's Compensation Court.
3. The City Manager, City Attorney, and the City's claims adjusters and defense attorneys are authorized and directed to take all necessary and appropriate action to effectuate the settlement.
4. This Resolution shall take effect immediately.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT  
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK  
HELD APRIL 21, 2026**

---

**TIMOTHY J. HOFFMAN, ACTING CITY CLERK**

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

**CITY OF HACKENSACK**

**RESOLUTION NO. 123-26**

**RESOLUTION OF THE CITY OF HACKENSACK  
AUTHORIZING THE PURCHASE OF A USED TOWER LADDER TRUCK  
FROM THE BOROUGH OF FAIR LAWN AS A RESERVE/BACK-UP**

**WHEREAS**, N.J.S.A. 40A:11-5 of the Local Public Contracts Law provides exceptions to the requirement that public entities go out to bid for purchases over the bid threshold amount; and

**WHEREAS**, N.J.S.A. 40A:11-5(2) specifically provides that a municipality may negotiate a contract that exceeds the bid threshold without public advertising for bids for a contract made with another municipality; and

**WHEREAS**, the City of Hackensack Fire Chief has recommended that the City purchase a 2008 KME Ladder Truck VIN No. 1K9AF6483N058423 to be used as a reserve/back up truck for \$159,000.00 from the Borough of Fair Lawn; and

**WHEREAS**, the Chief Financial Officer has certified that funds are available in budget account C-04-25-021-000-500 to fund the purchase authorized in this resolution as an express and mandatory condition of the award of the contract.

**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. That the Mayor is authorized to enter into a contract to purchase the 2008 KME Ladder Truck from the Borough of Fair Lawn for \$159,000 without the need for public bidding as permitted by N.J.S.A 40A:11-5(2);
2. The City Manager is hereby granted authority to take all steps necessary and proper to give effect to this.

3. That a copy of this resolution be sent to the City of Hackensack Fire Department, Office of Emergency Management and Police Department.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT  
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK  
HELD APRIL 21, 2026**

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**TIMOTHY J. HOFFMAN, ACTING CITY CLERK**

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

**CITY OF HACKENSACK**

**RESOLUTION NO. 124-26**

**RESOLUTION OF NEED FOR AFFORDABLE HOUSING PURSUANT TO THE PROVISIONS OF THE NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY LAW OF 1983, AS AMENDED (N.J.S.A. 55:14K-1 ET SEQ.), AND THE RULES PROMULGATED THEREUNDER AT N.J.A.C. 5:80-1.1. ET SEQ.**

**WHEREAS**, Regan Development Corp. (hereinafter referred to as the "Sponsor") proposes to construct an affordable housing project comprised of approximately 57 units (hereinafter referred to as the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55: 14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1.1 et seq., and all applicable guidelines promulgated thereunder (the foregoing hereinafter collectively referred to as the "HMFA Requirements") within the City of Hackensack (hereinafter referred to as the "Municipality") on a site described as Lots 20 and 21 in Block 10719 as shown on the Official Assessment Map of the City of Hackensack, Bergen County, New Jersey and which is situated at 89-95 Essex Street; and

**WHEREAS**, the Project will be subject to the HMFA Requirements and the mortgage and other loan documents between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "Agency"); and

**WHEREAS**, pursuant to the HMFA Requirements, the governing body of the Municipality hereby determines that there is a need for this housing project in the Municipality.

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

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

1. The Council finds and determines that the Project proposed by the Sponsor which will construct affordable rental housing in the City of Hackensack on a site described as Lots 20 and 21 in Block 10719, and commonly known as 89-95 Essex Street, Hackensack, New Jersey meets or will meet an existing housing need;
2. The Council does hereby adopt the within Resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in conformity with the provisions of the HMFA Law to enable the Agency to process the Sponsor's application for Agency funding to finance the Project.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT  
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK  
HELD APRIL 21, 2026**

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**TIMOTHY J. HOFFMAN, ACTING CITY CLERK**

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

**CITY OF HACKENSACK**

**RESOLUTION NO. 125-26**

**RESOLUTION AUTHORIZING TAX APPEAL ATTORNEY TO SETTLE THE  
CASES ON THE ATTACHED LIST DATED APRIL 20, 2026 THAT WERE  
SCHEDULED FOR TRIAL OR SETTLEMENT**

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

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

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

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

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

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

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

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

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THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK  
HELD APRIL 21, 2026**

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**TIMOTHY J. HOFFMAN, ACTING CITY CLERK**

