

\$598,500 Bonds or Notes of the City for Financing Part of the Appropriation

ii. Ordinance for First Reading

2. Resolution #137-26 Introduction of Ordinance 09-2026, An Ordinance Authorizing the Acquisition of Real Property Known as Block 303, Lot 19 (Commonly Known as 153-155 Main Street) on the Official Tax Map of the City of Hackensack or, If Necessary, Eminent Domain
3. Resolution #138-26 Introduction of Ordinance 10-2026, An Ordinance Amending Chapter 134 of the Code of the City of Hackensack, "Rent Stabilization" to Amend the Composition of the Rent Stabilization Board and Amend the Applicability of Regulations Under this Chapter

iii. Consent Agenda

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

4. Resolution #139-26 Resolution Authorizing Payment of Bills
5. Resolution #140-26 Resolution Authorizing Tax Refunds
6. Resolution #141-26 Resolution Adopting Main Street Business Alliance 2026 Budget
7. Resolution #142-26 Resolution Authorizing 100% Veteran Tax Exemption for 326 Prospect Avenue, Unit 11H
8. Resolution #143-26 Resolution Authorizing Acceptance of SFY26 Law Enforcement Wellness and Resiliency Grant
9. Resolution #144-26 Resolution Authorizing the Submission of a Grant Application and Execution of Grant Agreement with the New Jersey Department of Transportation for the FY2027 Municipal Aid Program (Atlantic Street from First to Prospect Ave)
10. Resolution #145-26 Resolution Authorizing the Submission of a Grant Application and Execution of Grant Agreement with the New Jersey Department of Transportation for the

FY2027 Municipal Aid Program (Temple Ave from University Plaza to Main Street)

11. Resolution #146-26
Resolution Authorizing the Submission of a Grant Application and Execution of Grant Agreement with the New Jersey Department of Transportation for the FY2027 Transit Village Grant Program for Demarest Place Transit Corridor
12. Resolution #147-26
Resolution Authorizing the City of Hackensack to Apply for and Enter into a Grant Agreement with the NJ Department of Community Affairs' FY26 Recreational Opportunities for Individuals with Disabilities Grant Program
13. Resolution #148-26
Resolution Confirming the Details of the Sale of the General Obligation Bonds in the Aggregate Principal Amount of \$2,352,981 of the City of Hackensack, County of Bergen, State of New Jersey to the New Jersey Infrastructure Bank and the State of New Jersey, Acting By and Through the New Jersey Department of Environmental Protection Pursuant to the SFY 2026 New Jersey Water Bank Financing Program (Project 16)
14. Resolution #149-26
Resolution Confirming the Details of the Sale of the General Obligation Bonds in the Aggregate Principal Amount of \$1,208,075 of the City of Hackensack, County of Bergen, State of New Jersey to the New Jersey Infrastructure Bank and the State of New Jersey, Acting By and Through the New Jersey Department of Environmental Protection Pursuant to the SFY 2026 New Jersey Water Bank Financing Program (Project 22)
15. Resolution #150-26
Resolution Requesting Approval of Items of Revenue & Appropriation (N.J.S.A. 40A:4-87) for SFY26 Law Enforcement Wellness Grant
16. Resolution #151-26
Resolution Requesting Approval of Items of Revenue & Appropriation (N.J.S.A. 40A:4-87) for 2026 Clean Communities Grant
17. Resolution #152-26
Resolution Requesting Approval of Items of Revenue & Appropriation (N.J.S.A. 40A:4-87) for 2026 Summer Food Service Program Grant

18. Resolution #153-26 Resolution Authorizing Renewal of Liquor Licenses for the 2026-2027 License Term
19. Resolution #154-26 Resolution Authorizing the City of Hackensack Tax Collector to Prepare and Mail Estimated Tax Bills in Accordance with P.L. 1994 C. 72
20. Resolution #155-26 Resolution Authorizing the Execution of an Agreement with Fuerza Strategy Group for Public Relations Services
21. Resolution #156-26 Resolution Authorizing the Issuance of Requests for Qualifications for Professional Services to the City of Hackensack
22. Resolution #157-26 Resolution Authorizing the City of Hackensack to Execute an Agreement for Use of City Property Between the City of Hackensack and L.E.A.D. Inc.
23. Resolution #158-26 Resolution Authorizing the City of Hackensack to Execute an Agreement for Use of Bergen County Property by the City of Hackensack

- VII. PUBLIC COMMENT**
VIII. MAYOR AND COUNCIL COMMENTS
IX. ADJOURN

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

**CITY OF HACKENSACK
RESOLUTION NO. 136-26**

**FINAL ADOPTION OF ORDINANCE 08-2026, A BOND
ORDINANCE PROVIDING AN APPROPRIATION OF
\$630,000, PROVIDING FOR THE CONSTRUCTION OF A
REPLACEMENT ELEVATOR FOR THE JOHNSON PUBLIC
LIBRARY IN AND FOR THE CITY OF HACKENSACK, AND
AUTHORIZING THE ISSUANCE OF \$598,500 BONDS OR
NOTES OF THE CITY FOR FINANCING PART OF THE
APPROPRIATION**

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. 08-2026 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 MAY 26, 2026**

TIMOTHY J. HOFFMAN, ACTING CITY CLERK

**CITY OF HACKENSACK
ORDINANCE NO. 08-2026**

**BOND ORDINANCE PROVIDING AN APPROPRIATION
OF \$630,000, PROVIDING FOR THE CONSTRUCTION OF
A REPLACEMENT ELEVATOR FOR THE JOHNSON
PUBLIC LIBRARY IN AND FOR THE CITY OF
HACKENSACK, IN THE COUNTY OF BERGEN, NEW
JERSEY AND AUTHORIZING THE ISSUANCE OF \$598,500
BONDS OR NOTES OF THE CITY FOR FINANCING PART
OF THE APPROPRIATION.**

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

SECTION 1:

The improvements described in Section 3 of this bond ordinance (the “Improvements”) are hereby authorized to be undertaken by the City of Hackensack, New Jersey (the “City”) as general improvements. For the said Improvements there is hereby appropriated the amount of \$630,000, such sum includes the sum of \$31,500 as the down payment (the “Down Payment”) required by the Local Bond Law of the State of New Jersey, constituting Chapter 2 of Title 40A of the New Jersey Statutes, as amended and supplemented (the “Local Bond Law”). The Down Payment is now available by virtue of provision in one or more previously adopted budgets for down payments for capital improvement purposes.

SECTION 2:

In order to finance the additional cost of the Improvements not covered by application of the Down Payment, negotiable bonds of the City are hereby authorized to be issued in the principal amount of \$598,500 pursuant to the provisions of the Local Bond Law (the “Bonds”). In anticipation of the issuance of the Bonds and to temporarily finance said Improvements, negotiable bond anticipation notes of the City are hereby authorized to be issued in the principal amount not exceeding \$598,500 pursuant to the provisions of the Local Bond Law (the “Bond Anticipation Notes” or “Notes”).

SECTION 3:

(a) The improvement hereto authorized and the purpose for which such obligations are to be issued is for the construction of a replacement elevator for the Johnson Public Library located at 274 Main Street in the City, including all work and materials necessary therefore or incidental thereto, all as shown on and in accordance with the plans and specifications thereon on file in the Office of the Clerk.

(b) The estimated maximum amount of Bonds or Notes to be issued for the purpose of financing a portion of the cost of the Improvements is \$598,500.

(c) The estimated cost of the Improvements is \$630,000 which amount represents the initial appropriation made by the City. The excess of the appropriations made for each of the Improvements over the estimated maximum amount of Bonds or Notes authorized to be issued therefor as stated above is the amount of the Down Payment.

SECTION 4.

All Bond Anticipation Notes issued hereunder shall mature at such times as may be determined by the municipal finance officer of the City (the "Chief Financial Officer"); provided that no Note shall mature later than one year from its date. The Notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with Notes issued pursuant to this ordinance, and the signature of the Chief Financial Officer upon the Notes shall be conclusive evidence as to all such determinations. All Notes issued hereunder may be renewed from time to time subject to the provisions of Section 8(a) of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell part or all of the Notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the City Council of the City at the meeting next succeeding the date when any sale or delivery of the Notes pursuant to this ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the Notes sold, the price obtained and the name of the purchaser.

SECTION 5:

The capital budget of the City is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, Department of Community Affairs, State of New Jersey is on file with the City Clerk and is available for public inspection.

SECTION 6:

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

(a) The Improvements described in Section 3 of this bond ordinance are not current expenses, and are capital improvements or properties that the City may lawfully make or acquire as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of the Improvements, within the limitations of the Local Bond Law, taking into consideration the respective amounts of all obligations authorized for the several purposes, according to the reasonable life thereof computed from the date of the Bonds authorized by this bond ordinance, is 15 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the City Clerk and a complete executed duplicate thereof has been filed in the office of the Director, Division of Local Government Services, Department of Community Affairs, State of New Jersey. Such statement shows that the gross debt of the City, as defined in the Local Bond Law, is increased by the authorization of the Bonds and Notes provided in this bond ordinance by \$598,500 and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$60,000 for items of expense listed in and permitted under Section 20 of the Local Bond Law is included in the estimated cost of the Improvements, as indicated herein.

SECTION 7:

Any funds received from time to time by the City as contributions in aid of financing the purposes described in Section 3 of this Ordinance (including \$99,000 expected to be received as a Community Development Block Grant) shall be used for financing said Improvements by application thereof either to direct payment of the cost of said Improvements or to the payment or reduction of the authorization of the obligations of the City authorized therefor by this Bond Ordinance. Any such funds received may, and all such funds so received which are not required for direct payment of the cost of said Improvements shall, be held and applied by the City as funds applicable only to the payment of obligations of the City authorized by this Bond Ordinance.

SECTION 8:

The full faith and credit of the City are hereby pledged to the punctual payment of the principal of and interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the City, and the City shall be obligated to levy ad valorem taxes upon all the taxable property within the City for the payment of the obligations and the interest thereon without limitation of rate or amount.

SECTION 9:

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

SECTION 10:

This Bond Ordinance constitutes a declaration of official intent under Treasury Regulation Section 1.150-2. The City reasonably expects to pay expenditures with respect to the Improvements prior to the date that City incurs debt obligations under this Bond Ordinance. The City reasonably expects to reimburse such expenditures with the proceeds of debt to be incurred by the City under this Bond Ordinance. The maximum principal amount of debt expected to be issued for payment of the costs of the Improvements is \$598,500.

SECTION 11:

This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Introduced: May 5, 2026

Adopted:

ATTEST:

CITY OF HACKENSACK

By: _____
Timothy J. Hoffman, Acting 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. 137-26

**INTRODUCTION OF ORDINANCE 09-2026, AN
ORDINANCE AUTHORIZING THE ACQUISITION OF THE
REAL PROPERTY KNOWN AS BLOCK 303, LOT 19
(COMMONLY KNOWN AS 153-155 MAIN STREET) ON THE
OFFICIAL TAX MAP OF THE CITY OF HACKENSACK BY
PURCHASE OR, IF NECESSARY, EMINENT DOMAIN**

BE IT RESOLVED that the above ordinance, being Ordinance 09-2026 as introduced, does now pass on first reading and that said Ordinance shall be considered for final passage at a meeting to be held on June 16, 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 MAY 26, 2026**

TIMOTHY J. HOFFMAN, ACTING CITY CLERK

ORDINANCE NO. 09-2026
CITY OF HACKENSACK

**AN ORDINANCE OF THE CITY OF HACKENSACK AUTHORIZING THE
ACQUISITION OF THE REAL PROPERTY KNOWN AS BLOCK 303, LOT 19
(COMMONLY KNOWN AS 153-155 MAIN STREET) ON THE OFFICIAL TAX MAP OF
THE CITY OF HACKENSACK BY PURCHASE OR, IF NECESSARY, EMINENT
DOMAIN.**

WHEREAS, pursuant to N.J.S.A. 40A:12-1 et seq., the City of Hackensack (the "City") has the power to acquire real property for a public purpose through negotiated agreement or by the exercise of its powers of eminent domain; and

WHEREAS, the City desires to acquire the property identified on the tax map of the City as Block 303, Lot 19, hereinafter the "Property" in order to expand the open space in the City for the use and enjoyment of the local population; and

WHEREAS, the City has determined that it is necessary, beneficial and in the public interest to acquire the Property for public use; and

WHEREAS, the acquisition of such property to be utilized for open space and other public uses will fulfill a Master Plan goal of the City with regard to providing the recreational space including parks, walkways and amenities in the City; and

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

SECTION 1. The City of Hackensack be and is hereby authorized to acquire, by negotiation, contract of purchase or, if necessary, by the exercise of its power of eminent domain pursuant to N.J.S.A. 40A:12-5, et. seq. and N.J.S.A 20:3-1 et. seq., certain lands and/or any and all interests in the Property for the purposes described hereinabove or such other public purposes deemed appropriate by the City and take such other actions necessary to take title and possession of the Property; and

SECTION 2. City Attorney Richard Malagiere, Esq. and City Manager Thomas Freeman are hereby authorized to hire and employ such appraisers, consultants, and experts as may be appropriate to effectuate such acquisitions, whether by negotiation or eminent domain proceedings, and to pay said consultants and experts a reasonable fee for their services; and

SECTION 3. The amount to be offered by the City to the record owner of the Property pursuant to N.J.S.A. 20:3-6 shall be fixed by further resolution of the City upon receipt and approval of an appraisal reports prepared on behalf of the City by a qualified licensed real estate appraiser and which offer shall also address any rights and/or remedies the City may have to any unpaid taxes, escrow funds for, and/or recover the costs of, any environmental remediation and/or clean-up required in accordance will all applicable laws that have been incurred, or may be incurred in the future, by the City due to environmental

conditions in existence on the Property on and/or before the date of vesting of title and possession of the Property in the name of the City; and

SECTION 4. City Attorney Richard Malagiere, Esq. and City manager Thomas Freeman are hereby authorized to take any and all actions necessary to acquire the Property and/or any interests thereto, either through negotiation or, if necessary, the exercise of the City's power of eminent domain; and

SECTION 5. If any word, phrase, clause, section or provision of this ordinance shall be adjudged by any Court of competent jurisdiction to be unenforceable, illegal or unconstitutional, such word, phrase, clause, section, or provision shall be severable from the balance of this Ordinance and the remainder of this Ordinance shall remain in full force and effect; and

SECTION 7. If any ordinances or parts thereof are in conflict with the provisions of this Ordinance, such ordinances or parts thereof are hereby repealed to the extent of such conflict; and

SECTION 8. Effective Date: This Ordinance shall be in full force and effect from and after its adoption and any publication as may be required by law.

Introduced: May 26, 2026

Adopted:

ATTEST:

CITY OF HACKENSACK

By: _____
Timothy J. Hoffman, Acting 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. 138-26**

**INTRODUCTION OF ORDINANCE 10-2026, AN
ORDINANCE AMENDING CHAPTER 134 OF THE CODE OF
THE CITY OF HACKENSACK, "RENT STABILIZATION" TO
AMEND THE COMPOSITION OF THE RENT
STABILIZATION BOARD AND AMEND THE
APPLICABILITY OF REGULATIONS UNDER THIS
CHAPTER**

BE IT RESOLVED that the above ordinance, being Ordinance 10-2026 as introduced, does now pass on first reading and that said Ordinance shall be considered for final passage at a meeting to be held on June 16, 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 MAY 26, 2026**

TIMOTHY J. HOFFMAN, ACTING CITY CLERK

**CITY OF HACKENSACK
ORDINANCE NO. 10-2026**

**AN ORDINANCE AMENDING CHAPTER 134 OF THE CODE OF THE CITY OF
HACKENSACK, "RENT STABILIZATION" TO AMEND THE COMPOSITION OF THE
RENT STABILIZATION BOARD AND AMEND THE APPLICABILITY OF
REGULATIONS UNDER THIS CHAPTER**

WHEREAS, the current rent stabilization ordinance is inconsistent with State statute; and

WHEREAS, the 2020 Master Plan Re-Examination recommends protecting affordability of housing; and

WHEREAS, membership of the Rent Stabilization Board is insufficient to achieve a quorum; and

WHEREAS, the Mayor and Council of the City of Hackensack have determined it is in the best interest of the citizens of Hackensack to update the Rent Stabilization Ordinance to provide for the effective and consistent functioning of the Rent Stabilization Board and protection of housing affordability in the City of Hackensack.

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

SECTION 1: Chapter 134 (Rent Stabilization)

Chapter 134 of the Municipal Code of Hackensack is hereby restated in its entirety, as follows: (additions by underline, deletions by ~~strikethrough~~):

§ 134-1. Purpose.

It is hereby declared to be in the interest of the health, safety and general welfare of all the people of the City of Hackensack, tenants, landlords and homeowners, to create a fair and equitable system for determining an appropriate relationship between landlords and tenants. It is specifically the purpose of this chapter to secure the following objectives:

- A. To prevent unwarranted and unreasonable increase in rents and harassment of tenants.
- B. To alleviate the effects of a critical rental housing shortage in any particular area in the City of Hackensack and to protect persons living therein from undue impairment of their standard of living.
- C. To promote an atmosphere that is conducive to business investment for the construction of rental units, in the City of Hackensack.
- D. To promote a fair and equitable tax relationship between landlords, tenants, homeowners and other property owners in the City of Hackensack.

- E. To maintain affordable rental housing in the City of Hackensack while permitting landlords to receive a fair and reasonable financial return from their properties.

§ Section 134-2. Definitions.

As used herein, the following terms shall have the meanings indicated:

ADDITION

Any extension or increase in floor area or height of a building or structure.

ALTERATION

As applied to a building or structure, a change or rearrangement in the structural parts or in the means of egress; or an enlargement, whether by extending on a side or by increasing in height, or the moving from one location or position to another.

ARM'S LENGTH TRANSACTION

A standard by which unrelated parties, each acting in his or her best interest, would carry out a particular transaction.

CAPITAL IMPROVEMENT

A substantial improvement, addition or alteration to a dwelling that adds services or amenities to the dwelling for the benefit of its tenant(s) not previously provided. Specifically included in this definition are the purchase and installation of safety devices or systems mandated by any government agency.

CONSUMER PRICE INDEX

That which is published periodically by the Bureau of Labor Statistics, United States Department of Labor, for Urban Wage Earners and Clerical Workers, New York - Northeastern New Jersey.

DWELLING

Excepting those tenancies in rental units protected by operation of N.J.S.A. 2A:18-61.31:

- A. Any building or structure containing three or more rental units which are rented or offered for rent to tenants or family units for residential purposes, other than hotels, motels or licensed boarding and rooming houses.
- B. Any rental unit located in a building or group of buildings comprising a single condominium or cooperative entity, provided that:
 - (1) The rental unit is one of three or more such rental units located in the condominium or cooperative entity simultaneously owned by the same person, directly or indirectly, in whole or in part, ~~on or after October 15, 1990~~. "Person" shall mean a natural person, a corporation, a partnership or any other entity. "Indirect ownership" shall be presumed to exist when a rental unit is owned by a person's spouse, child or parent.

- (2) Divestiture of one or more such simultaneously owned rental units, ~~on or after October 15, 1990,~~ shall not serve to remove the rental unit(s) divested, nor the rental unit(s) retained, from the applicability of this definition or the operation of this chapter so long as the tenancy existing at the time of the divestiture(s) shall continue.
- (3) Tenancies in any one-family house, two-family house which is not owner-occupied, owner-occupied three-family house or in any rental unit located in a building or series of buildings comprising a single condominium or cooperative entity (other than those described in Subsection B of this definition) ~~where the tenancy therein began prior to December 31, 1990, so long as the particular tenancy shall continue.~~

FAIR NET OPERATING INCOME

Gross maximized annual income, less reasonable and necessary operating expenses. These expenses shall not exceed 60% of the gross maximized annual income.

GROSS MAXIMIZED ANNUAL INCOME

All income resulting directly or indirectly from the operation of such dwelling(s), including but not limited to the following:

- A. All rent received or collectible.
- B. Any reasonable rental, as determined by the Rent Stabilization Board, from a less than arm's length transaction.
- C. The landlord's share of interest on security deposits.
- D. All earnings from commissions, vending machines, deductions from security deposits, late fees, pet fees, parking fees, pool fees, amenity fees, key charges and finder's fees.
- E. The amount received from successful tax appeals.
- F. Income from rebates and surcharges.

HABITABLE ROOMS

Rooms in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls, storage, including garages, or utility spaces and similar areas are not considered "habitable rooms."

LANDLORD

The owner of a dwelling.

PUBLIC MEMBER

A person owning and occupying a one-family dwelling.

QUALIFIED SENIOR TENANT

A tenant who is at least 62 years of age or the surviving spouse of such a tenant if the tenant should die and the surviving spouse is at least 50 years of age at the date of death, provided that the rental unit has been or was the principal residence of the tenant for at least one year. The term "qualified senior tenant" shall only apply to senior citizens whose total household income from all sources, whether earned or unearned, and whether or not taxable, does not exceed the

most recent per capita annual income figure for Bergen County residents published by the New Jersey Department of Community Affairs.

REASONABLE AND NECESSARY OPERATING EXPENSES

All valid expenses incurred and paid by the landlord in the operation of such dwelling(s) during the period reflected in the income computation for the gross maximized annual income.

RENT

The basic consideration paid for use or occupancy of a rental unit, including increases in rent pursuant to § 134-3, excluding surcharges.

RENTAL UNITS

That portion of a dwelling rented or offered for rent to one or more tenants or family units for residential purposes. A rental unit shall include all privileges, services, furnishings, furniture, equipment or improvements connected with the use or occupancy of a dwelling. Also included in a definition of a "rental unit" are on-site garages and parking spaces, whether an additional charge is collected or not, as well as on-site amenities for which an additional, mandatory charge is collected. Specifically excluded from the definition of a "rental unit" are coin-operated vending or laundry machines.

REPAIR

The reconstruction or renewal of any part of an existing building for the purpose of its maintenance.

ROOM

Any space enclosed by four walls, including doorways and windows, containing an area equal to or greater than 70 square feet measured from the insides of the walls.

SURCHARGES

Additional consideration other than rent granted to a landlord of a dwelling in recognition of additional costs or needs.

TENANTS

A person or persons who rents a rental unit from a landlord.

USEFUL LIFE

That period of time, to be determined by the Rent Stabilization Board on the basis of the relevant evidence before it, during which a capital improvement, major repair, alteration, addition, reconstruction or rehabilitation to a dwelling may reasonably be expected to remain serviceable.

§ Section 134-3. Increases in rents.

A. Increases in rent for all rental units shall be determined solely by the provisions of this chapter.

- B. Calculating increase; notification of tenant.
- (1) At the expiration of a period of not less than 12 consecutive calendar months following the effective date of the last previous rental increase of any rental unit subject to rent regulation under the terms of this chapter, a landlord may demand, receive or collect an increase in the rent for such rental unit which shall not exceed:
 - (a) Five percent where the landlord provides heat to the rental unit;
 - (b) Four and one-half percent where the tenant is obliged to pay for the heating of the rental unit; or
 - (c) Four percent for a qualified senior tenant where the landlord provides heat to the rental unit; or
 - (d) Three and one-half percent for a qualified senior tenant where the tenant is obliged to pay for the heating of the rental unit.
 - (2) Any landlord seeking an increase in rent pursuant to the provisions of Subsection B hereof shall notify the tenant, in writing, by certified mail, return receipt requested, addressed to the tenant at the rented premises not less than 30 days in advance of the proposed effective date of the rent increase. Said notice shall set forth the mathematical calculations involved in computing the new rent.
- C. Except as provided in this chapter, any rental increase at a time other than as provided for above shall be void, and any rental increase in excess of that authorized by the provisions of this section shall be void. A reduction, removal or cessation of or in the privileges, services, furnishings, furniture, equipment or improvements provided to the tenant as part of the rental unit without a commensurate reduction in the rent shall be deemed to be an increase in rent in an amount to be determined by the Rent Stabilization Board.
- D. In the event of a dispute between the landlord and the tenant with regard to the amount of rent increase, either the tenant or the landlord will have the right to present his complaint to the Rent Stabilization Board for a hearing by that Board.

§ 134-4. Hardship increases.

- A. Whenever a landlord shall determine that the reasonable and necessary operating expenses of a dwelling(s) subject to rent regulations are greater than 60% of the gross maximized annual income of such dwelling(s), said landlord may apply to the Rent Stabilization Board for a hardship increase; said landlord must meet the criteria set forth in this chapter. Prior to any hearing of such application, notice shall be given in accordance with § 134-9C(3).
- B. When a landlord shall file an application before the Rent Stabilization Board for a hardship rental increase, the Board shall review said application to determine the eligibility of the landlord for said hardship increase pursuant to this chapter. The Board shall also determine that the facts set forth in said application comply with the provisions governing the payment of the net operating expenses and receipt of gross maximized annual income as set forth in this chapter. The Board shall make such modifications necessary in order to have the application conform to the provisions governing net operating expenses and gross maximized annual income as set forth in this chapter.
- C. Calculations.

(1) Upon the satisfaction of the Rent Stabilization Board that the landlord/applicant has complied with this chapter, then the Board shall compute the fair net operating income in the following manner. The Board shall divide the landlord's reasonable and necessary operating expenses (as finally determined by the Board) by 60% and subtract from the resulting quotient the amount shown on the landlord's application (as modified by the Board) representing the current gross maximized annual income. The result shall be the fair net operating income. The resulting fair net operating income shall represent the amount that the landlord is entitled to as a hardship increase. The concept is illustrated by the following mathematical formula:

$$\frac{\text{Reasonable and necessary operating expenses}}{60\%} = \text{Resulting quotient}$$

Resulting quotient — Current gross maximized annual income = Fair net operating income

(2) Hardship increase.

(a) The hardship increase shall be prepared over all rental units affected by the application. The formula for prorating shall be the ratio that the number of habitable rooms contained in the rental unit bears to the total number of habitable rooms contained in the dwelling(s).

Formula:

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

(b) Subject to the provisions of Subsection C(2)(c), a hardship increase shall be considered a surcharge and shall be made in equal monthly payments for a period of one year and shall be paid on the same date as the payment of the rent. Such a hardship increase surcharge shall not be considered rent for purposes of computing rent under § 134-3. A hardship increase surcharge shall not be granted for a period greater than one year. Only one hardship increase surcharge shall be granted in any year.

(c) Grant of hardship surcharge for more than two years.

[1] If a hardship increase surcharge is granted by the Board in two or more consecutive years and the same dwelling is the subject of a hardship application in the next consecutive year, the Board shall determine, from all of the evidence presented at the hearing, whether or not the hardship proven by the landlord is attributable to temporary circumstances not likely to recur, such as the cost of major repairs, replacements, alterations or expenditures which do not qualify for capital improvement surcharges under the definition of the same

contained in this chapter. In such case, the hardship increase shall continue to be deemed to be a surcharge.

- [2] If, however, the Board shall determine that the hardship proven by the landlord is of an ongoing nature which was not brought about by temporary conditions and circumstances and the hardship cannot be reasonably relieved by an additional one-year hardship surcharge, the Board may permanently adjust the rent for the subject rental units. Such an increase shall be considered rent for purposes of rent computation under § 134-3 thereafter.
- (d) The application of the landlord for a hardship rental increase shall include all facts and figures on an annualized basis for three years showing the gross maximized income and the reasonable and necessary operating expenses. These facts and figures shall be duly certified by the landlord or by the landlord's agent and shall be supported by a statement by a certified public accountant as to the accuracy of said facts and figures.
- (e) No hardship increase shall be granted to any landlord if:
 - [1] The dwelling or any part thereof is subject to violations issued by any governmental agency prior to or subsequent to the filing of the application seeking the increase. However, the Rent Stabilization Board may waive this provision upon the showing by the landlord that he has attempted to clear the violation but has been unable to do so due to conditions beyond the landlord's reasonable control.
 - [2] There is an inadequate level of quality of service rendered by the landlord in maintaining and operating the dwelling(s).
 - [3] There exists or existed an absence of reasonably efficient and economical management or business judgment in the purchase, operation or financing of the dwelling.
- (f) In computing fair net operating income under this section, the following considerations shall apply in all cases:
 - [1] Allowance shall be permitted for a vacancy, as may be adequately demonstrated to be the result of market conditions or rents uncollected due to eviction proceedings, and/or deteriorated physical conditions of the rental unit which the landlord/applicant may show as to be unavailable for rental due to said deteriorated conditions.
 - [2] Income and expenses arising out of a nonresidential use, including that for professional or commercial space, shall result from arm's length transactions, and, provided further that no loss caused by a nonresidential use may be considered.
 - [3] All income expense(s) shall result from an arm's length transaction.
- (g) In computing reasonable and necessary operating expenses under this section, the following limitations shall apply in all cases:
 - [1] Taxes shall be limited to amounts actually paid for the amount against the property for the current year, including those in escrow for appeal,

and the landlord shall further demonstrate that taxes assessed against the property were reasonable and, if not, have been appealed.

- [2] Repairs and maintenance shall be limited to arm's length transactions and shall be reasonable and necessary so as not to cause unnecessary maintenance of the premises. Cost of service contracts shall be prorated over the period covered. Painting costs shall be prorated over the number of years of actual painting cycle in the building, but in no event shall painting be prorated over a period of less than three years for the interior of a rental unit or five years for the exterior and common areas. Expenses incurred in undertaking major repairs, replacements and rehabilitation, alterations or reconstructions which do not qualify as capital improvements as defined by this chapter shall be prorated over the useful life of the same.
- [3] Purchase of new equipment shall be reflected and prorated over the useful life of the term.
- [4] Legal and auditing expenses shall be limited to reasonable and necessary costs of the operation of the dwelling(s). No legal expenses or audit expenses shall be allowed as deductions that do not directly relate to the premises which are the subject matter of the application. A landlord may not deduct expenses incurred in litigating any declaratory or injunctive relief as to his rights under any state, local or federal law. All costs should be itemized on the application.
- [5] Management fees shall be limited to actual services performed, including a resident manager's salary, telephone expenses, postage, office supplies, stationery and the rental or market value of the apartment provided for the superintendent if the apartment is included in income. In no event shall management fees exceed 4% of the gross maximized annual income.
- [6] Salaries not included in the management fees shall be limited to actual services performed and amounts for similar positions in the area, including rental value of the superintendent's apartment if included in income, and expenses, wages and benefits paid.
- [7] Advertising shall be limited to actual costs that are reasonable to ensure occupancy only. Where a waiting list exists, advertising expenses shall not be allowed.
- [8] Utility expenses shall exclude all reimbursements.
- [9] Insurance premiums shall be prorated over the terms of the policies and shall not include the landlord's life, medical or other personal policies.
- [10] Operating expenses shall not include depreciation, amortization, debt service or capital improvements as defined by this chapter.
- [11] No penalties or fines shall be allowed.

[12] The history of the income and expenses shall be accurately reflected in the application. If any modifications are made, said modifications must be fully and clearly documented.

[13] All expenses and proof of payment of the same must be proved by the submission of original bills for services rendered, specifying the service rendered, the amount charged for said service and the addresses or premises benefited as a result of said service.

[14] Costs or expenses which are solely the result of a conversion of the dwelling to a condominium or cooperative form of ownership shall not be included in the calculation of reasonable and necessary operating expenses.

(h) If at any time during the course of consideration of a hardship increase pursuant to these provisions the Rent Stabilization Board shall determine that the landlord is not in substantial compliance with any or all of the above, the Board may temporarily withhold further consideration of the application for a hardship increase until such time as the landlord has corrected such deficiency.

§ 134-5. Capital improvement increases.

- A. A landlord may seek an increase from a tenant(s) because of the cost of capital improvements. The landlord shall calculate the increase by dividing the same by the useful life of said capital improvement. The landlord shall then apportion said increase among all rental units in the dwelling. Each tenant shall pay an increase in accordance with the ratio that the number of habitable rooms of his rental unit bears to the total number of habitable rooms in the dwelling.
- B. All such requests by the landlord for a capital improvement increase shall be made to the Rent Stabilization Board.
- C. The cost of a capital improvement each tenant is liable for shall be paid in equal monthly payments on the same date as payment of the rental charge for the length of the useful life of the capital improvement.
- D. The landlord is not limited to any number of capital improvement increase requests in any period of time.
- E. No capital improvement increase shall be considered rent for purposes of computing rental under § 134-3.
- F. Other than tenants who have been granted protected tenancy status:
 - (1) No capital improvement increase shall be imposed upon tenants who have been served with a demand for possession of the rental unit based upon the conversion of the dwelling to a condominium or cooperative form of ownership; and
 - (2) Any capital improvement surcharge imposed upon a tenant on or after the effective date of this chapter and any capital expenditure increase imposed upon a tenant prior to the effective date of this chapter shall be deemed to be of no further force or effect as of the date of service upon the tenant of a demand for possession of the rental unit

based upon the conversion of the dwelling to a condominium or cooperative form of ownership.

§ Section 134-6. Vacancy decontrol.

- A. All dwellings and rental units subject to this chapter shall be subject to the terms of this section as set forth herein.
- B. In the event that any rental unit, as defined by this chapter, shall become vacant for any reason whatsoever, the same shall not be subject to the Rent Stabilization provisions of this chapter, except that a landlord may not charge a tenant for the balance of any hardship, capital expenditure, capital improvement or tax surcharge increase obtained by the landlord prior to the occupancy of the rental unit by a new tenant.
- C. Whenever any vacant rental unit is occupied or reoccupied, it shall then become fully subject to the Rent Stabilization provisions of this chapter, including Subsection B herein.
- D. If after the effective date of this chapter, a rental unit becomes subject to vacancy decontrol, the landlord may not seek nor charge a tax surcharge pertaining to that rental unit thereafter.

§ 134-7. Tax surcharges.

- A. Subject to the provisions of § 134-6D, a landlord may seek a tax surcharge from a tenant because of any increase in municipal property taxes. The tax surcharge shall not exceed that amount authorized by the following provisions. The landlord shall first calculate the increase in present property tax over the property tax of the previous year. "Previous year" is defined as being the year immediately preceding the year for which the tax surcharge is sought. The landlord shall then apportion said property tax increase among all rental units in the dwelling(s). Each tenant shall pay an increase in accordance with the ratio that the number of habitable rooms occupied by the tenant bears to the total number of habitable rooms in the dwelling(s).
- B. A landlord may not seek a tax surcharge from a tenant for that portion of a property tax increase that resulted from a change in assessment of the rental unit caused by a change in the form of ownership of the rental unit.
- C. Any landlord seeking a tax surcharge shall notify the tenant by certified mail, return receipt requested, of the calculations involved in computing the tax surcharge in accordance with Subsection A.
- D. The tax surcharge each tenant is liable for shall be paid in 12 monthly payments on the same date as payment of the rental charge.
- E. The tax surcharge shall not be considered rent for purposes of computing rental under § 134-3.
- F. Tax appeal.
 - (1) In the event of a property tax appeal, the portion of the tenants tax surcharge not being paid by the landlord to the City of Hackensack will be held in escrow in an interest-bearing account.

- (2) In the event that the property tax appeal is successful and the property taxes are reduced, the tenant will receive 75% or any amount consistent with state law of the money held in escrow or otherwise refunded to the landlord which is attributable to the payment of the tax surcharge by the tenant. Payment will be made within 60 days of the filing of the order or judgment in the form of a credit against the monthly rent or a rebate check made payable to the tenant. In order to receive a credit or a rebate check, a tenant must have been a tenant in the same rental unit at both the time the tax surcharge was paid and at the time the landlord shall have obtained payment or credit on the property tax appeal.
- (3) In the event that the property tax appeal is successful, the landlord may retain the accrued interest in the escrow account and all funds not credited or rebated under Subsection F(2).

§ 134-8. Applicability; surcharges not to be considered rent; duties of landlord.

- A. The legal classification of a particular tenancy or subtenancy as "a tenancy for a term of years," "a periodic tenancy," "a tenancy from year-to-year," "a month-to-month tenancy," "a tenancy-at-will" or "a tenancy at sufferance" or any other similar terminology shall have no affect upon the operation and applicability of this chapter. All rent increases shall be in accordance with § 134-3.
- B. The existence or nonexistence of a written lease between the landlord and the tenant shall have no affect upon the operation or applicability of this chapter.
- C. Surcharges authorized by this chapter shall not be considered rent for the purpose of computing rental under § 134-3.
- D. If, at the inception of a tenancy, the landlord shall claim that the rental unit is not subject to the operation of this chapter, the landlord shall deliver to the tenant a signed, written statement setting forth the basis of the exempt status of the rental unit. If at any time during an existing tenancy a rental unit, previously exempt from the operation of this chapter, shall become subject to the operation of this chapter, the landlord shall be under an affirmative duty to so notify the tenant in writing.
- E. Pursuant to N.J.S.A. 2A:42-84.4, the owner of dwelling claiming an exemption from this chapter shall file with the municipal construction official, at least 30 days prior to the issuance of a certificate of occupancy for the newly constructed multiple dwelling, a written statement of the owner's claim of exemption from this chapter, including therein a statement of the date upon which the exemption period so claimed shall commence, such information as may be necessary to effectively locate and identify the multiple dwelling for which the exemption is claimed, and a statement of the number of dwelling units in the dwelling for which the exemption is claimed. The owner shall, at least 30 days prior to the date of the termination of the exemption period afforded pursuant to this act, file with the municipal construction official a notice of the date of termination of the exemption period for the affected multiple dwelling.

§ 134-9. Rent Stabilization Board.

- A. There is hereby created a Rent Stabilization Board, which shall consist of seven members and three alternates, all residents of the City of Hackensack except that one of the members shall be an official of the municipality other than a member of the governing body, who shall not be required to be a resident of the City of Hackensack. ~~The members of said Board shall be composed of two landlords who own dwellings in Hackensack; two tenants who are not landlords or homeowners and who are not agents or employees of landlords and who rent units in dwellings in Hackensack; and three public members who are neither landlords nor tenants. Said alternates shall consist of one tenant, one landlord and one public member.~~
- (1) The members and alternates shall be appointed by the governing body of the municipality for terms of three years.
 - (2) The Chairman, Vice Chairman and Secretary of the Board shall be elected by a majority vote of the regular members of the Rent Stabilization Board.
 - (3) Alternates shall serve only in the absence of and for regular members. ~~of the same category~~
 - (4) For the purposes of the conduct of all business of the Board, a quorum shall consist of any four members or alternates of the Board.
 - (5) In the event that any member of the Board shall miss three consecutive meetings, the Board shall report such absences to the Mayor and Council. If the Mayor and Council, after due inquiry, are satisfied that the absences were not occasioned by reasonable cause, the Board member may be removed by resolution of the Mayor and Council.
- B. Powers of the Board. The Rent Stabilization Board is hereby granted and shall have and exercise, in addition to other powers herein granted, all the powers necessary and appropriate to carry out and execute the purposes of this chapter, including but not limited to the power to:
- (1) Supply information and assistance to landlords and tenants to help them comply with the provisions of this chapter, including all necessary statistical information and computation of proper rental and tax and other surcharges or increases.
 - (2) Issue and promulgate such rules and regulations as it deems necessary to implement the purposes of this chapter, which rules and regulations shall have the force of law until revised, repealed or amended from time to time by the Board in the exercise of its discretion, provided that such rules are filed with the City Clerk and are not inconsistent with the provisions of this chapter.
 - (3) Hold hearings, which shall be held on the record and transcribed by a certified court reporter, and adjudicate applications from landlords for additional rental and from tenants for reduced rental, and for such relief as may be appropriate under this chapter, as hereinafter provided. Said Board shall give both landlord and tenant reasonable opportunity to be heard before making any determination.

C. Board hearings.

- (1) All applications for hearings shall be made on forms provided by the Board and accompanied by a filing fee of ~~\$50~~\$25. The form and contents required for the application are incorporated by reference herein. All items and documentation required by the Board must be submitted prior to determination of the application by the Board.
- (2) All applications for hearings before the Board for relief or recovery under this chapter shall be commenced within one year next after the cause for any such relief or recovery shall have accrued.
- (3) The Board shall establish a date for the hearing no later than 90 days from the proper filing of the application. The Board shall notify the applicant of the date of the hearing. No later than 10 days after receipt of the date of hearing, the applicant, if a tenant, shall notify the landlord and all affected tenants. If the applicant is a landlord, he shall notify all the tenants. In both instances said notice shall include a copy of the application and the date for hearing and shall be made by certified mail, return receipt requested. In the case of an application by a landlord, the landlord shall also post a copy of the notice of the date of hearing in the lobby of the dwelling or other appropriate common area. The applicant shall submit to the Board at the time of the hearing an affidavit of mailing and a notice of posting along with appropriate proofs of mailing.
- (4) The Board shall establish rules for the conduct of hearings. Said rules shall include but shall not be limited to provisions governing the following:
 - (a) Submission of evidence.
 - (b) Notification to the Board and all parties of witnesses
 - (c) Submission of legal memoranda and other documentation.
 - (d) Time limitations for presentations by parties.
 - (e) All other rules deemed necessary for the orderly and proper conduct of hearings.
- (5) The Board may compel the parties to submit 13 copies of all documentation, including proof of ownership, it deems necessary to adjudicate the application. The applicant shall also supply one copy of the application and all documentation supporting the application to each group or party who may be affected by the application.
- (6) The Board may, by resolution, determine that the services of an independent auditor are required for the review and rendering of a report on documentation submitted with an application. In that event, the Mayor and Council may, by resolution, authorize the hiring of an auditor and establish a fee for the services to be rendered. In that event, the auditor's fee shall be paid by the person making the application to the Board. No application shall be heard by the Board until the fee shall have been paid.
- (7) All parties appearing before the Rent Stabilization Board in connection with hearings pursuant to the provisions of this chapter are entitled to be represented by counsel admitted to the practice of law in the State of New Jersey. All corporations appearing at such hearings or appeals shall be represented by counsel admitted to the practice of law in the State of New Jersey, as provided for under New Jersey law. Any affected,

interested, tenant(s) or groups of tenants or association of tenants who wish to be heard at the public meeting may notify the Board of its intention to be heard. The Rent Board shall permit that tenant, group of tenants or association of tenants to be parties to the hearing. This provision shall be liberally construed so as to afford ample opportunity for all such interested parties to present their views before the Board.

- (8) All findings and determinations of the Board shall be issued in writing no later than 90 days after the conclusion of any hearing. Any increases in rent or other charges authorized by this chapter resulting from an order of the Board shall take effect on the earliest date that the rental payment is due, but no sooner than 30 days after notification of the tenant by the landlord. Said notification shall be by certified mail, return receipt requested.
- (9) No application made pursuant to §§ 134-4 and 134-5 of this chapter may be approved by the Board unless the building and grounds are in substantial compliance with the Hotels and Multiple Dwellings Act, N.J.S.A. 55:13A-1 et seq. and the City of Hackensack Housing and Maintenance Code.^[1]

[1] Editor's Note: See Ch. 100, Housing and Property Maintenance.

D. Protected Tenancy Act.

- (1) All appeals from the determination of the administrative officer of the Rent Stabilization Board on matters relating to the Senior Citizens and the Disabled Protected Tenancy Act,^[2] shall be made to the Rent Stabilization Board.

[2] Editor's Note: See N.J.S.A. 2A:18-61.22 et seq.

- (2) All procedures governing hearings before the Board under § 134-9C shall apply to hearings conducted on appeals under this subsection.

§ 134-10. Notice of findings and determinations; appeals.

- A. The party filing an application before the Rent Stabilization Board shall make the findings and determinations of the Board available to all parties to whom he is required to provide notice of said application. Said notice of findings and determinations shall be forwarded in the same manner as said notice of application. Said findings and determinations shall be forwarded within 10 days of receipt of the same by the applicant.
- B. All appeals of findings and determinations of the Board shall be made to the Superior Court of the State of New Jersey or any other appropriate court.

§ 134-11. Restrictions on landlords.

No landlord shall, after the effective date of this chapter, charge any rents in excess of what he was receiving from the effective date of this chapter, except for increases as authorized by this chapter.

§ 134-12. Determination of qualified senior tenant status.

- A. A tenant seeking status as a qualified senior tenant shall make application to the Rent Stabilization Officer.

- B. Such application shall be submitted, under oath, on a form prepared and provided by the Rent Stabilization Officer.
- C. Such application shall be supplemented with true copies of:
 - (1) Generally accepted proof of identification.
 - (2) Generally accepted proof of age.
 - (3) Copy of last prior year's income tax returns, state and federal, if filed.
 - (4) Generally accepted documents detailing all household income and benefits from all sources, earned and unearned, and whether or not taxable for last prior year.
- D. Upon review of the application and supporting documents submitted, the Rent Stabilization Officer shall issue a written determination which shall be transmitted to the tenant and the landlord.
- E. Any appeal of the determination of the Rent Stabilization Officer shall be filed with the Rent Stabilization Board pursuant to § 134-9C.

§ 134-13 (Violations and penalties).

A willful violation of any provision of this chapter, including but not limited to the willful filing with the Rent Stabilization Board of any material misstatement of fact or the failure to file any required document, shall be punishable as provided in Chapter 1, General Provisions, § 1-15, of the Code of the City of Hackensack.

§ 134-14. Exemptions.

- C. ~~All dwellings and rental units therein constructed and offered for rent after August 2, 1982, and all other rental units offered for rent for the first time after August 2, 1982, shall be exempt from the provisions of this chapter. The provisions of this chapter which limit the periodic or regular increases in base rentals of dwelling units shall not apply to dwellings for a period of time not to exceed the period of amortization of any initial mortgage loan obtained for the multiple dwelling, or for 30 years following completion of construction, whichever is less, pursuant to N.J.S.A. 2A:42-84.2. Nothing in this chapter shall be deemed to conflict with the rent control exemption provided for in N.J.S.A. 2A:42-84.5.~~
- A. All public housing, dwelling space in any licensed boarding or rooming house, hotel or motel or any other premises primarily serving transient guests and any other dwellings whose rental rates are otherwise regulated by state or federal law shall be exempt from the provisions of this chapter.

§ 134-15. Construal of provisions.

This chapter, being necessary for the welfare of the City of Hackensack and its inhabitants, is remedial and shall be liberally construed to effectuate the purposes thereof.

§ 134-16. Effective date; effect on prior provisions; repealer, severability.

Section 134-16 of the Code is hereby restated in its entirety:

- A. This chapter shall become effective on January 1, 1991, after passage and publication as provided by law and shall continue until amended, superseded or repealed.
- B. The Rent Stabilization Board created hereunder is hereby empowered to hear and adjudicate any disputes arising by reason of the application of any prior ordinance or ordinances covering the same subject matter as this chapter pursuant to the provisions of such prior ordinance or ordinances.
- C. All ordinances, amendments to ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- D. If any part or parts of this chapter are for any reason held to be invalid, including due to subsequent amendment to State statutes that supersede or are otherwise in conflict with this chapter, such decision shall not affect the validity of the remaining portions of this chapter.

SECTION 2. Repealer.

All ordinances and resolutions, and parts of ordinances and resolutions, which are inconsistent with provisions of this ordinance shall be, and are hereby, repealed to the extent of any such inconsistency.

SECTION 3. Severability

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

SECTION 4. Codification.

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

SECTION 5. Effective Date.

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

Introduced:

Adopted:

ATTEST:

CITY OF HACKENSACK

By: _____
Timothy J. Hoffman, Acting City Clerk

By: _____
Caseen Gaines, Mayor

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

CITY OF HACKENSACK

RESOLUTION NO. 139-26

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: | 1,123,064.62 |
| Grants: | 39,525.46 |
| Payroll: | 1,979,896.39 |
| Public Parking System: | 14,545.20 |
| Capital: | 2,953,194.16 |
| Escrow: | 18,303.08 |
| Trust Account: | 127,514.40 |
| Total Expenditures: | <u>6,256,043.31</u> |
| Interfunds/Transfers: | <u>\$8,301,698.85</u> |

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD MAY 26, 2026**

TIMOTHY J. HOFFMAN, ACTING 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. 140-26

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> |
|---------------|--------------|------------|--|-------------|--------------------------------------|
| \$2,392.00 | 26 | 24 | Corelogic Refunds Dept For Veliz, Norma E 3001 Hackberry Rd Irving, TX 75063 | 2026 | Duplicate Payment 334 Jackson Ave |
| \$85,659.00 | 100.01 | 4.01 | Corelogic Refunds Dept For The Parkview at Polifly LLC 3001 Hackberry Rd Irving, TX 75063 | 2026 | Duplicate Payment 70 Polifly Rd |
| \$3,143.00 | 118 | 59 | Wey, Ta Yang & Kovian 170 Poor St Hackensack, NJ 07601 | 2026 | Duplicate Payment 170 Poor St |
| \$3,457.00 | 118 | 69 | Corelogic Refunds Dept For Lekay, Lula 3001 Hackberry Rd Irving, TX 75063 | 2026 | Paid in Error 150 Poor St |
| \$1,742.00 | 343 | 10 C010B | Corelogic Refunds Dept For Johnson, Arthur H & Linda 3001 Hackberry Rd Irving, TX 75063 | 2026 | Paid in Error 277 Prospect Ave |

| | | | | | |
|------------|-----|---------|--|------|--|
| \$6,185.10 | 402 | 12 | CBD Hackensack Developer Urban Renewal LLC 75 Eisenhower Pkwy #180 Roseland, NJ 07039 | 2025 | Overpayment Special Improvement District 360 Main St |
| \$4,067.00 | 410 | 7.02 | Corelogic Refunds Dept For Morcos, Magdy & Safinaz 3001 Hackberry Rd Irving, TX 75063 | 2026 | Duplicate Payment 32 Anderson St |
| \$1,187.00 | 429 | 1 C003B | Corelogic Refunds Dept For Dizon, Michael 3001 Hackberry Rd Irving, TX 75063 | 2026 | Paid in Error 60 Vanderbeck Pl |
| \$3,614.00 | 443 | 63 | Mangondato, Khalil & Nenita 191 Clinton Pl Hackensack, NJ 07601 | 2026 | Overpayment 191 Clinton Pl |

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD MAY 26, 2026**

TIMOTHY J. HOFFMAN, ACTING 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. 141-26

**RESOLUTION ADOPTING MAIN STREET BUSINESS ALLIANCE
2026 BUDGET**

WHEREAS, N.J.S.A. 40A-4-8, as amended, provides that budgets be passed by title only at the time of public hearing if a resolution is passed by not less than a majority of the full governing body, providing that a least one week prior to the date of hearing a complete copy of the approved budget as advertised has been posted in City Hall and copies have been made available by the City Clerk to persons requiring them; and

WHEREAS, these two conditions have been met; and

WHEREAS, the 2026 Budget for the Main Street Business Alliance was introduced on April 21, 2026; and

WHEREAS, the public hearing on said proposed budget was held on May 26, 2026 at 5:30 P.M.

NOW, THEREFORE, BE IT RESOLVED, that the Main Street Business Alliance budget shall be read by title only.

NOW, THEREFORE, BE IT FURTHER RESOLVED, by the Mayor and City Council of the City of Hackensack that the 2026 Budget of the Main Street Business Alliance in the amount of \$728,521.00 be 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 MAY 26, 2026**

TIMOTHY J. HOFFMAN, ACTING CITY CLERK



**2026 FY Operating Budget
FINAL**

| Revenue | 2025 | % of ttl | Notes: |
|---|------------------|---------------|---|
| | \$708,021 | | <i>2025 Final Budget</i> |
| New Assessment (budget) Target | \$728,521 | | 2026 Budget Submission |
| | \$20,500 | 2.9% | <i>Over 2025 Budget</i> |
| Expenses | | | |
| ADMINISTRATION & Systems | | | Notes |
| 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 & 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 & D&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&E & All Systems (Dues & 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% | |
| Sub Total | \$267,021 | 36.7% | |
| Clean & Green: Garbage/Graffiti/Watering/Weeding | | | |
| 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% | |
| | \$160,000 | 22.0% | |
| VISUAL IMPROVEMENTS / Business Recruitment & Rentention | | | |
| 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 & install + \$7k new lighting for new poles</i> |
| | | | |
| Sub Total | \$61,000 | 8.4% | |
| SIGNATURE EVENTS & MARKETING & PROMOTION | | | |
| Event: Hackensackacktoberfest | \$53,000 | 7.3% | |
| Event: Main Street Music Festival & Parade | \$44,000 | 6.0% | |
| Event: Business Expo | \$14,000 | 1.9% | |
| Event: Banta Place Music Socials (4) | \$30,000 | 4.1% | |
| Event & Program marketing, social, PR, Web, email, content, signage,etc | \$99,500 | 13.7% | |
| Sub Total | \$240,500 | 33.0% | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| Total | \$728,521 | 100.0% | |
| Balance | \$20,500 | 2.9% | <i>Over 2025</i> |

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

CITY OF HACKENSACK

RESOLUTION NO. 142-26

RESOLUTION AUTHORIZING 100% VETERAN TAX EXEMPTION FOR 326 PROSPECT AVENUE, UNIT 11H

WHEREAS, a property located in the City of Hackensack, known as 326 Prospect Ave, Unit 11H, Hackensack, Block 341, Lot 8, Qual Co11H, is assessed to Richard Dean Sawyer IV and;

WHEREAS, on May 12 2026, Mr. Sawyer purchase 326 Prospect Ave, Unit 11H and;

WHEREAS, on August 4, 2022 Mr. Sawyer 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 May 12, 2026; and

THEREFORE, BE IT RESOLVED, that the Tax Collector is hereby authorized to cancel taxes effective May 12, 2026 and issue a refund in the amount of \$1,166.40 prorated for 48 days. The refund check will be given to the Tax Collector for mailing. This property is 100% tax exempt for 2026 effective May 12, 2026.

CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK HELD MAY 26, 2026

TIMOTHY J. HOFFMAN, ACTING 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. 143-26**

**RESOLUTION OF THE CITY OF HACKENSACK AUTHORIZING ACCEPTANCE OF SFY26
LAW ENFORCEMENT WELLNESS AND RESILIENCY GRANT**

WHEREAS, The City of Hackensack Police Department has applied for the SFY26 Law Enforcement Wellness and Resiliency Grant for the Hackensack Police Department Wellness and Resiliency Facilities Improvement Project; and

WHEREAS, The City of Hackensack Police Department has received confirmation that they were awarded the grant in total of \$50,000, with no required in-kind or local match, award number LEW-26-04 for the period April 1, 2026 through March 31, 2027; and

WHEREAS, The Mayor and Council of the City of Hackensack authorizes the Hackensack Police Department to accept the award; and

WHEREAS, The City of Hackensack Police Department is to use the funds for the purpose described in the application.

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

- 1.) That the 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
- 2.) 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 MAY 26, 2026**

TIMOTHY J. HOFFMAN, ACTING 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. 144-26

RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION AND EXECUTION OF A GRANT AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE FY2027 MUNICIPAL AID PROGRAM (ATLANTIC STREET FROM FIRST TO PROSPECT AVE)

WHEREAS, the City of Hackensack desires to apply for and obtain funding from the New Jersey Department of Transportation (“NJDOT”) under the FY2027 Municipal Aid Program for roadway improvements along Atlantic Street from First Street to Prospect Avenue; and

WHEREAS, the City of Hackensack recognizes the need to improve roadway conditions, vehicular circulation, and overall transportation safety along the Atlantic Street corridor, which serves nearby residential neighborhoods, medical facilities, and other community destinations; and

WHEREAS, the proposed project will improve the condition and functionality of Atlantic Street between First Street and Prospect Avenue through roadway resurfacing and associated improvements; and

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

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

1. The Mayor and Council hereby formally approve the submission of a grant application to the New Jersey Department of Transportation for the FY2027 Municipal Aid Program for the Atlantic Street Improvements Project (First Street to Prospect Avenue).
2. The Mayor and City Clerk are hereby authorized to submit an electronic grant application identified as MA-2027-Atlantic Street-00080 to the New Jersey Department of Transportation on behalf of the City of Hackensack.
3. The Mayor and City Clerk are hereby authorized to execute a grant agreement with the New Jersey Department of Transportation on behalf of the City of Hackensack and to execute any and all documents necessary in connection therewith.
4. The signatures of the Mayor and City Clerk constitute acceptance of the terms and conditions of the grant agreement and approval of the execution of the grant agreement.

BE IT FURTHER RESOLVED that a certified copy of this Resolution shall be forwarded to the New Jersey Department of Transportation and all other appropriate parties.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD MAY 26, 2026**

TIMOTHY J. HOFFMAN, ACTING 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. 145-26

RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION AND EXECUTION OF A GRANT AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE FY2027 MUNICIPAL AID PROGRAM (TEMPLE AVE FROM UNIVERSITY PLAZA TO MAIN STREET)

WHEREAS, the City of Hackensack desires to apply for and obtain funding from the New Jersey Department of Transportation (“NJDOT”) under the FY2027 Municipal Aid Program for roadway improvements along Temple Avenue from University Plaza Drive to Main Street; and

WHEREAS, the City of Hackensack recognizes the need to improve roadway conditions, vehicular circulation, and overall transportation safety along the Temple Avenue corridor, which serves nearby residential, educational, commercial, and redevelopment areas; and

WHEREAS, the proposed project will improve the condition and functionality of Temple Avenue between University Plaza Drive and Main Street through roadway resurfacing and associated improvements; and

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

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

1. The Mayor and Council hereby formally approve the submission of a grant application to the New Jersey Department of Transportation for the FY2027 Municipal Aid Program for the Temple Avenue Improvements Project (University Plaza Drive to Main Street).
2. The Mayor and City Clerk are hereby authorized to submit an electronic grant application identified as MA-2027-Temple Avenue-00081 to the New Jersey Department of Transportation on behalf of the City of Hackensack.
3. The Mayor and City Clerk are hereby authorized to execute a grant agreement with the New Jersey Department of Transportation on behalf of the City of Hackensack and to execute any and all documents necessary in connection therewith.
4. The signatures of the Mayor and City Clerk constitute acceptance of the terms and conditions of the grant agreement and approval of the execution of the grant agreement.

BE IT FURTHER RESOLVED that a certified copy of this Resolution shall be forwarded to the New Jersey Department of Transportation and all other appropriate parties.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD MAY 26, 2026**

TIMOTHY J. HOFFMAN, ACTING 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. 146-26

RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION AND EXECUTION OF A GRANT AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE FY2027 TRANSIT VILLAGE GRANT PROGRAM FOR DEMAREST PLACE TRANSIT CORRIDOR

WHEREAS, the City of Hackensack desires to apply for and obtain funding from the New Jersey Department of Transportation (“NJDOT”) under the FY2027 Transit Village Grant Program for the “Demarest Place Transit Corridor” project; and

WHEREAS, the proposed project will enhance pedestrian connectivity, accessibility, safety, and the overall appearance and functionality of the City’s designated Transit Village area through transit-supportive improvements along the Demarest Place corridor; and

WHEREAS, the project area serves as a critical pedestrian connection between the Hackensack Bus Transfer Station, Main Street, Parking Lot A, the Hackensack Performing Arts Center (HACPAC), and surrounding downtown destinations; and

WHEREAS, the proposed improvements may include pedestrian circulation enhancements, concrete and streetscape improvements, lighting upgrades, wayfinding signage, bicycle amenities, landscaping, seating, public art, and other creative placemaking and transit-supportive elements intended to improve safety, accessibility, mobility, and downtown activation; and

WHEREAS, the project advances the City’s ongoing efforts to promote multimodal transportation, strengthen transit-oriented development, support downtown economic vitality, and implement existing community visioning and placemaking initiatives; and

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

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

1. The Mayor and Council hereby formally approve the submission of a grant application to the New Jersey Department of Transportation for the FY2027 Transit Village Grant Program for the “TV-2027-Demarest Place Transit Corridor-00003” project.
2. The Mayor and City Clerk are hereby authorized to submit an electronic grant application identified as “TV-2027-Demarest Place Transit Corridor-00003” to the New Jersey Department of Transportation on behalf of the City of Hackensack.
3. The Mayor and City Clerk are hereby authorized to execute a grant agreement with the New Jersey Department of Transportation on behalf of the City of Hackensack and to execute any and all documents necessary in connection therewith.
4. The signatures of the Mayor and City Clerk constitute acceptance of the terms and conditions of the grant agreement and approval of the execution of the grant agreement.

BE IT FURTHER RESOLVED that a certified copy of this Resolution shall be forwarded to the New Jersey Department of Transportation and all other appropriate parties.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD MAY 26, 2026**

TIMOTHY J. HOFFMAN, ACTING 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. 147-26

RESOLUTION AUTHORIZING THE CITY OF HACKENSACK TO APPLY FOR AND ENTER INTO A GRANT AGREEMENT WITH THE NJ DEPARTMENT OF COMMUNITY AFFAIRS' FY26 RECREATIONAL OPPORTUNITIES FOR INDIVIDUALS WITH DISABILITIES GRANT PROGRAM

WHEREAS, the Mayor and Council of the City of Hackensack desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately \$20,000.00 to carry out a project to provide recreational events and activities related to the arts, sports and education for individuals with disabilities;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF HACKENSACK:

1. Hereby authorize the application for such a grant; and
2. Recognize that a 20% match is required; and
3. Recognize and accept that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the City of Hackensack and the New Jersey Department of Community Affairs.

BE IT FURTHER RESOLVED, that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they

or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith:

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD MAY 26, 2026**

TIMOTHY J. HOFFMAN, ACTING CITY CLERK

DRAFT

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

**CITY OF HACKENSACK
RESOLUTION NO. 148-26**

RESOLUTION CONFIRMING THE DETAILS OF THE SALE OF THE GENERAL OBLIGATION BONDS IN THE AGGREGATE PRINCIPAL AMOUNT OF \$2,352,981 OF THE CITY OF HACKENSACK, IN THE COUNTY OF BERGEN, NEW JERSEY TO THE NEW JERSEY INFRASTRUCTURE BANK AND THE STATE OF NEW JERSEY, ACTING BY AND THROUGH THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION PURSUANT TO THE SFY 2026 NEW JERSEY WATER BANK FINANCING PROGRAM (PROJECT 16)

WHEREAS, the City of Hackensack (the “Local Unit”), in the County of Bergen, New Jersey, has determined that there exists a need within the Local Unit to acquire, construct, renovate or install and refinance the Project (Project No. S340923-16) (the “Project”), as defined in each of that certain Loan Agreement (the “I-Bank Loan Agreement”) to be entered into by and between the Local Unit and the New Jersey Infrastructure Bank (the “I-Bank”) and that certain Loan Agreement (the “Fund Loan Agreement” and together with the I-Bank Loan Agreement, the “Loan Agreements”) to be entered into between the Local Unit and the State of New Jersey, acting by through the New Jersey Department of Environmental Protection (the “State”), all pursuant to the SFY 2026 New Jersey Water Bank Financing Program (the “Program”);

WHEREAS, the Local Unit has determined to permanently finance the acquisition, construction, renovation or installation of the Project with the proceeds of a loan to be made by each of the I-Bank (the “I-Bank Loan”) and the State (the “Fund Loan” and together with the I-Bank Loan, the “Loans”) pursuant to the I-Bank Loan Agreement and the Fund Loan Agreement, respectively;

WHEREAS, to evidence the Loans, each of the I-Bank and the State have required that the Local Unit authorize, execute, attest and deliver the Local Unit’s General Obligations Bonds, Series 2026A to the I-Bank in the aggregate principal amount of \$1,195,000 (the “I-Bank Loan

Bond”) and the Local Unit’s General Obligation Bonds, Series 2026B to the State in the aggregate principal amount of \$1,157,981 which amount reflects principal forgiveness of \$9,263,848 (the “Fund Loan Bond” and together with the I-Bank Loan Bond, the “Local Unit Loan Bonds”) pursuant to the terms of the Local Bond Law of the State of New Jersey, constituting Chapter 2 of the Title 40A of the Revised Statutes of the State of New Jersey (the “Local Bond Law”), other applicable law, the Loan Agreements dated as of May 1, 2026 and the Escrow Agreement dated March 24, 2026 (the “Escrow Agreement”) between the I-Bank, the State, the Local Unit and the escrow agent named therein;

WHEREAS, N.J.S.A. 40A:2-27(a)(2) of the Local Bond Law allows for the sale of the I-Bank Loan Bond and the Fund Loan Bond to the I-Bank and the State, respectively, without any public offering, and N.J.S.A. 58:11B-9(a) allows for the sale of the I-Bank Loan Bond to the I-Bank, without any public offering, all under the terms and conditions set forth herein; and

WHEREAS, in accordance with the terms of the Escrow Agreement, the I-Bank has sold its bonds to fund the I-Bank Loan, thereby enabling the Local Unit to confirm the exact aggregate principal amount of and debt service schedule for the Local Unit Loan Bonds.

NOW, THEREFORE, BE IT RESOLVED by a 2/3 vote of the full membership of the governing body of the Local Unit as follows:

Section 1. The sale of the I-Bank Loan Bond to the I-Bank and the Fund Loan Bond to the State is hereby confirmed. The I-Bank Loan Bond was released from escrow in accordance with the terms of the Escrow Agreement and thereby issued in accordance with the principal loan amount, interest rates and maturity schedule set forth on Schedule A attached hereto and made a part hereof. The Fund Loan Bond was released from escrow in accordance with the terms of the Escrow Agreement and thereby issued in accordance with the maturity schedule set forth on Schedule A attached hereto and made a part hereof.

Section 2. This resolution shall take effect immediately.

Section 3. Upon the adoption hereof, the Local Unit Clerk shall forward certified copies of this resolution to John D. Draikiwicz, Esq., FBT Gibbons LLP, Bond Counsel to the Local Unit and Richard Nolan, Esq., McCarter & English, LLP, Bond Counsel to the I-Bank.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD MAY 26, 2026**

TIMOTHY J. HOFFMAN, ACTING 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. 149-26

RESOLUTION CONFIRMING THE DETAILS OF THE SALE OF THE GENERAL OBLIGATION BONDS IN THE AGGREGATE PRINCIPAL AMOUNT OF \$1,208,075 OF THE CITY OF HACKENSACK, IN THE COUNTY OF BERGEN, NEW JERSEY TO THE NEW JERSEY INFRASTRUCTURE BANK AND THE STATE OF NEW JERSEY, ACTING BY AND THROUGH THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION PURSUANT TO THE SFY 2026 NEW JERSEY WATER BANK FINANCING PROGRAM (PROJECT 22)

WHEREAS, the City of Hackensack (the “Local Unit”), in the County of Bergen, New Jersey, has determined that there exists a need within the Local Unit to acquire, construct, renovate or install and refinance the Project (Project No. S340923-22) (the “Project”), as defined in each of that certain Loan Agreement (the “I-Bank Loan Agreement”) to be entered into by and between the Local Unit and the New Jersey Infrastructure Bank (the “I-Bank”) and that certain Loan Agreement (the “Fund Loan Agreement” and together with the I-Bank Loan Agreement, the “Loan Agreements”) to be entered into between the Local Unit and the State of New Jersey, acting by through the New Jersey Department of Environmental Protection (the “State”), all pursuant to the SFY 2026 New Jersey Water Bank Financing Program (the “Program”);

WHEREAS, the Local Unit has determined to permanently finance the acquisition, construction, renovation or installation of the Project with the proceeds of a loan to be made by each of the I-Bank (the “I-Bank Loan”) and the State (the “Fund Loan” and together with the I-Bank Loan, the “Loans”) pursuant to the I-Bank Loan Agreement and the Fund Loan Agreement, respectively;

WHEREAS, to evidence the Loans, each of the I-Bank and the State have required that the Local Unit authorize, execute, attest and deliver the Local Unit’s General Obligations Bonds, Series 2026C to the I-Bank in the aggregate principal amount of \$295,000 (the “I-Bank Loan

Bond”) and the Local Unit’s General Obligation Bonds, Series 2026D to the State in the aggregate principal amount of \$913,075 (the “Fund Loan Bond” and together with the I-Bank Loan Bond, the “Local Unit Loan Bonds”) pursuant to the terms of the Local Bond Law of the State of New Jersey, constituting Chapter 2 of the Title 40A of the Revised Statutes of the State of New Jersey (the “Local Bond Law”), other applicable law, the Loan Agreements dated as of May 1, 2026 and the Escrow Agreement dated March 24, 2026 (the “Escrow Agreement”) between the I-Bank, the State, the Local Unit and the escrow agent named therein;

WHEREAS, N.J.S.A. 40A:2-27(a)(2) of the Local Bond Law allows for the sale of the I-Bank Loan Bond and the Fund Loan Bond to the I-Bank and the State, respectively, without any public offering, and N.J.S.A. 58:11B-9(a) allows for the sale of the I-Bank Loan Bond to the I-Bank, without any public offering, all under the terms and conditions set forth herein; and

WHEREAS, in accordance with the terms of the Escrow Agreement, the I-Bank has sold its bonds to fund the I-Bank Loan, thereby enabling the Local Unit to confirm the exact aggregate principal amount of and debt service schedule for the Local Unit Loan Bonds.

NOW, THEREFORE, BE IT RESOLVED by a 2/3 vote of the full membership of the governing body of the Local Unit as follows:

Section 1. The sale of the I-Bank Loan Bond to the I-Bank and the Fund Loan Bond to the State is hereby confirmed. The I-Bank Loan Bond was released from escrow in accordance with the terms of the Escrow Agreement and thereby issued in accordance with the principal loan amount, interest rates and maturity schedule set forth on Schedule A attached hereto and made a part hereof. The Fund Loan Bond was released from escrow in accordance with the terms of the Escrow Agreement and thereby issued in accordance with the maturity schedule set forth on Schedule A attached hereto and made a part hereof.

Section 2. This resolution shall take effect immediately.

Section 3. Upon the adoption hereof, the Local Unit Clerk shall forward certified copies of this resolution to John D. Draikiwicz, Esq., FBT Gibbons LLP, Bond Counsel to the Local Unit and Richard Nolan, Esq., McCarter & English, LLP, Bond Counsel to the I-Bank.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD MAY 26, 2026**

TIMOTHY J. HOFFMAN, ACTING 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. 150-26

**RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE
& APPROPRIATION - N.J.S.A. 40A:4-87
SFY26 LAW ENFORCEMENT WELLNESS GRANT**

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

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

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Hackensack, County of Bergen, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of **2026** in the sum of **\$50,000**, which is now available from the NJ Dept. of Law and Public Safety.

BE IT FURTHER RESOLVED, that the like sum of **\$50,000** is hereby appropriated under the caption **SFU26 LE Wellness Grant**; and

BE IT FURTHER RESOLVED, that the above is the result of an award from the NJ Dept. of Law and Public Safety in the amount of **\$50,000**.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD MAY 26, 2026**

TIMOTHY J. HOFFMAN, ACTING 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. 151-26

**RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE
& APPROPRIATION - N.J.S.A. 40A:4-87
2026 CLEAN COMMUNITIES GRANT**

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

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

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Hackensack, County of Bergen, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of **2026** in the sum of **\$93,663.63**, which is now available from the NJ Solid Waste Administration.

BE IT FURTHER RESOLVED, that the like sum of **\$93,663.63** is hereby appropriated under the caption **Clean Communities Grant**; and

BE IT FURTHER RESOLVED, that the above is the result of funds from the NJ Solid Waste Administration in the amount of **\$93,663.63**.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD MAY 26, 2026**

TIMOTHY J. HOFFMAN, ACTING 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. 152-26

**RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE
& APPROPRIATION - N.J.S.A. 40A:4-87
2026 SUMMER FOOD SERVICE PROGRAM GRANT**

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

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

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Hackensack, County of Bergen, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of **2026** in the sum of **\$158,086.03**, which is now available from the New Jersey Department of Agriculture Division of Food and Nutrition.

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

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

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD MAY 26, 2026**

TIMOTHY J. HOFFMAN, ACTING 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. 153-26

RESOLUTION AUTHORIZING RENEWAL OF LIQUOR LICENSES FOR THE 2026-2027 LICENSE TERM

BE IT RESOLVED, by the City Council of the City of Hackensack that the below listed liquor licenses be issued in the City of Hackensack by the City Clerk, effective July 1, 2026 through June 30, 2027 applicants having complied with the ordinances of the City of Hackensack and any special conditions which may be determined by the City Council, and having paid the required fee.

| | | |
|-----------------|---|------------|
| 0223-33-003-012 | NOCHES DE COLUMBIA HACKENSACK LLC 382 MAIN STREET | \$1,800.00 |
| 0223-33-006-003 | NOVA PROPERTIES LIQUOR LICENSE LLC *POCKET LICENSE* | \$1,800.00 |
| 0223-33-008-008 | APPLE FOOD SERVICE OF HACKENSACK LLC 450 HACKENSACK AVENUE | \$1,800.00 |
| 0223-33-009-014 | AMERICAN MULTI CINEMA INC 390 HACKENSACK AVENUE | \$1,800.00 |
| 0223-32-010-011 | MORTONS OF CHICAGO/HACKENSACK LLC 274 RIVERSIDE SQUARE | \$1,800.00 |
| 0223-33-018-001 | HACKENSACK LODGE BPO ELKS #658 37 LINDEN STREET | \$1,800.00 |
| 0223-33-020-005 | KONFRA LLC 515 ESSEX STREET | \$1,800.00 |
| 0223-44-023-006 | KHODI MA HACKENSACK INC 130 ANDERSON STREET | \$1,350.00 |

| | | |
|-----------------|---|------------|
| 0223-44-030-007 | HSHS LIQUORS LLC 500 SOUTH RIVER STREET | \$1,350.00 |
| 0223-33-031-004 | MISS LENORAS LLC 129 JOHNSON AVENUE | \$1,800.00 |
| 0223-33-032-004 | LIDO PIZZERIA & RESTAURANT LLC 701 MAIN STREET | \$1,800.00 |
| 0223-44-033-005 | RAMESHVER, INC. 139 HUDSON STREET | \$1,350.00 |
| 0223-44-035-008 | DN PATEL LLC 789 MAIN STREET | \$1,350.00 |
| 0223-33-038-006 | BOWLER CITY LOUNGE INC 85 MIDTOWN BRIDGE APPROACH | \$1,800.00 |
| 0223-33-040-008 | COACH HOUSE DINER AND RESTAURANT HACKENSACK INC *POCKET LICENSE* | \$1,800.00 |
| 0223-44-042-010 | NJBH LIQUORS FOR LESS INC 214-216 ESSEX STREET | \$1,350.00 |
| 0223-44-043-007 | WESTERN BEVERAGE CORPORATION *POCKET LICENSE* | \$1,350.00 |
| 0223-33-044-006 | LAZY LANIGANS LLC 604-606 MAIN STREET | \$1,800.00 |
| 0223-33-045-008 | FRC BALANCE LLC 390 HACKENSACK AVENUE SUITE #186 | \$1,800.00 |
| 0223-44-046-010 | TAWA RETAIL GROUP INC 450 HACKENSACK AVENUE | \$1,350.00 |
| 0223-33-047-005 | THE CHEESECAKE FACTORY RESTAURANTS INC 197 RIVERSIDE SQUARE | \$1,800.00 |
| 0223-33-049-006 | HILLSTONE RESTAURANT GROUP INC ONE RIVERSIDE SQUARE SPACE 181 | \$1,800.00 |
| 0223-33-052-004 | LANDFRANK LLC *POCKET LICENSE* | \$1,800.00 |
| 0223-33-053-012 | OCEANAIRE HACKENSACK INC 175 RIVERSIDE SQUARE | \$1,800.00 |
| 0223-33-060-007 | ROSA MEXICANO RIVERSIDE LLC ONE RIVERSIDE SQUARE | \$1,800.00 |
| 0223-33-063-011 | J AND B RESTAURANT ASSOCIATES LLC 231 POLIFLY ROAD | \$1,800.00 |

| | | |
|-----------------|--|------------|
| 0223-33-064-004 | DOHERTY RAMEN HACKENSACK LLC 390 HACKENSACK AVENUE SPACE 171A | \$1,800.00 |
| 0223-33-065-011 | MAGGIANOS HOLDING CORPORATION 70 RIVERSIDE SQUARE | \$1,800.00 |
| 0223-31-071-001 | HACKENSACK YACHT CLUB INC 50 SHAFER PLACE | \$188.00 |

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD MAY 26, 2026**

TIMOTHY J. HOFFMAN, ACTING 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. 154-26

A RESOLUTION AUTHORIZING THE CITY OF HACKENSACK TAX COLLECTOR TO PREPARE AND MAIL ESTIMATED TAX BILLS IN ACCORDANCE WITH P.L. 1994 C.72

WHEREAS, the City of Hackensack has adopted its calendar year 2026 budget, and the Bergen County Board of Taxation is unable to certify the City's tax rate at this time, and the City of Hackensack Tax Collector may be unable to mail the City's 2026 3rd and 4th quarter tax bills on a timely basis; and

WHEREAS, the City of Hackensack Tax Collector in consultation with the Chief Financial Officer has computed an estimated tax levy in accordance with N.J.S.A. 54:4-66.3, and they have signed a certification showing the tax levies for the previous year, the tax rates and the range of permitted estimated tax levies; and

WHEREAS, in accordance with Chapter 72, P.L. 1994, the Mayor and Council of the City of Hackensack requests the Director of the Division of Local Government Services to approve the estimated tax levy not exceeding the 105% listed below. Approval will enable the City to meet its financial obligations, maintain the tax collection rate, provide uniformity for tax payments and save the unnecessary cost of interest on borrowing,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Hackensack, in the County of Bergen, State of New Jersey on this 26th day of May, 2026, as follows:

1. The City of Hackensack's Tax Collector is hereby authorized and directed to prepare and issue estimated tax bills for the City for the third installment of 2026 taxes. The Tax Collector shall proceed upon approval from the Director and take such actions as are permitted and required by P.L. 1993, c.72 (N.J.S.A. 54:4-66.2 and 54:4-66.3).
2. The entire estimated tax levy for 2026 is hereby set at \$226,470,674.

3. In accordance with law, the third installment of 2026 taxes shall not be subject to interest until the later of August 10 or the twenty-fifth day after the date the estimated tax bills were mailed. The estimated tax bills shall contain a notice specifying the date on which interest may begin to accrue.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD MAY 26, 2026**

TIMOTHY J. HOFFMAN, ACTING CITY CLERK

DRAFT

CITY OF HACKENSACK
County of Bergen, New Jersey

Calculation of Proposed 2026 Estimated Tax Levies and Rates

ACTUAL TAX LEVIES AND RATES - 2025

Net Valuations Taxable \$ 6,540,521,800.00

| <u>Purpose</u> | <u>Levy</u> | <u>Rate</u> |
|----------------------|--------------------------|--------------|
| County | \$ 18,184,983.68 | 0.279 |
| County Open Space | 830,276.42 | 0.013 |
| Local School | 95,313,290.00 | 1.458 |
| Library | 2,746,472.00 | 0.041 |
| Municipal Open Space | 654,052.00 | 0.010 |
| Municipal | 92,101,601.00 | 1.408 |
| | <u>\$ 209,830,675.10</u> | <u>3.209</u> |

ESTIMATED RANGES - 2026

| <u>Purpose</u> | <u>95.00%</u> | <u>105.00%</u> |
|----------------------|--------------------------|--------------------------|
| County | \$ 17,275,734.50 | \$ 19,094,232.86 |
| County Open Space | 788,762.60 | 871,790.24 |
| Local School | 90,547,625.50 | 100,078,954.50 |
| Library | 2,609,148.40 | 2,883,795.60 |
| Municipal Open Space | 621,349.40 | 686,754.60 |
| Municipal | 87,496,520.95 | 96,706,681.05 |
| | <u>\$ 199,339,141.35</u> | <u>\$ 220,322,208.86</u> |

ESTIMATED TAX LEVIES AND RATES - 2026

Net Valuations Taxable \$ 6,427,233,800.00

| <u>Purpose</u> | <u>Levy</u> | <u>Rate</u> |
|----------------------|--------------------------|--------------|
| County | \$ 18,912,383.03 | 0.294 |
| County Open Space | 863,487.48 | 0.013 |
| Local School | 101,585,358.00 | 1.581 |
| Library | 2,923,266.00 | 0.045 |
| Municipal Open Space | 642,723.38 | 0.010 |
| Municipal | 101,543,456.13 | 1.580 |
| | <u>\$ 226,470,674.01</u> | <u>3.524</u> |

| | |
|------------------|-----------------------|
| Estimated Budget | Within 95%-105% Range |
| Estimated Budget | Within 95%-105% Range |
| Adopted Budget | Within 95%-105% Range |
| Adopted Budget | Within 95%-105% Range |
| Adopted Budget | Within 95%-105% Range |
| Adopted Budget | Within 95%-105% Range |

Levy Percentage Increase 7.93%

Certified by:

Christine Bahney, Tax Collector

James A. Mangin, Chief Financial Officer

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

CITY OF HACKENSACK

RESOLUTION NO. 155-26

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. Fuerza Strategy Group of Cedar Knolls, New Jersey is hereby selected as the Public Relations Consultant for the City and shall provide the following services in accordance with their proposal:
 - a. Develop informational City mailers and electronic communications for the purpose of informing the public, and assist in overseeing production and delivery of same.
 - b. Assist the City as needed to support Public Relations efforts, Public information dissemination, communications planning, and crisis management under the direction of the City Manager and/or designee.

2. In exchange for the above services, the Public Relations Consultant shall be paid by the GOVERNING BODY on an hourly rate in accordance with their proposal for services rendered.
3. The term of this engagement shall be one (1) year. However, this Agreement may be terminated by either party at any time by mailing to the other written notice, certified mail return receipt, calling for termination at not less than thirty (30) days thereafter.
4. A Certification of Funds has been prepared and authorized by the Chief Financial Officer for the said contract assuring that there is a sufficient appropriation in budget account 6-01-20-100-100-214 to fund the services authorized in this resolution as this is an express and mandatory condition of the award of this contract.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD MAY 26, 2026**

TIMOTHY J. HOFFMAN, ACTING 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. 156-26

**RESOLUTION AUTHORIZING THE ISSUANCE OF
REQUESTS FOR QUALIFICATIONS FOR
PROFESSIONAL SERVICES TO THE CITY OF
HACKENSACK**

WHEREAS, as of January 1, 2006, N.J.S.A. 19:44A-1 et seq., commonly known as the “State Pay to Play” Law, enacted by the New Jersey State Legislature became effective; and,

WHEREAS, pursuant to N.J.S.A. 19:44A-20.5, a municipality may not award a contract with a value in excess of \$17,500.00 to a business entity that has made a contribution within one year of the date the contract is to be awarded that is reportable by the recipient under P.L. 1973, c.83 (C.19:44A-1 et seq.) to a municipal political party committee in that municipality if a member of that party is serving in elective public office when such contract is awarded or to any candidate committee of any person who is serving in an elective public office of the municipality when such contract is awarded, unless the contract is awarded under a “fair and open process” pursuant to N.J.S.A. 19:44A-20.5; and

WHEREAS, pursuant to N.J.S.A. 19:44A-20.7, a “fair and open process” means, at minimum, that the Request for Qualifications (“RFQ”) shall be: (1) publicly advertised in newspapers or on the Internet website maintained by the municipality in sufficient time to give notice in advance of the contract; (2) awarded under a process that provides for public solicitation

of proposals or qualifications and awarded and disclosed under criteria established in writing by the municipality prior to the solicitation of proposals or qualifications; and (3) publicly opened and announced when awarded; and

WHEREAS, it has become necessary for the City of Hackensack (“City”) to engage various professionals and extraordinary unspecifiable service providers; and

WHEREAS, the City of Hackensack desires to appoint such professionals and extraordinary unspecifiable service providers by a “fair and open process” pursuant to N.J.S.A. 19:44A-20.1 et seq.

NOW, THEREFORE, LET IT BE RESOLVED, by the Council of the City of Hackensack, that RFQs for professional services are hereby authorized including, but not limited to:

1. City Attorney;
2. City Prosecutor;
3. Alternate City Prosecutor;
4. Public Defender/Conflict Public Defender;
5. Labor Attorney;
6. Bond Counsel;
7. Tax Appeal Attorney;
8. Tax Appeal Appraiser;
9. General Municipal Engineer;
10. Consulting Traffic Engineer;
11. Consulting Environmental Engineer;
12. Municipal Auditor / Financial Management Services;
13. Redevelopment Attorney;

14. Affordable Housing Counsel;
15. City Planner
16. City Architect
17. Special Litigation Counsel; and
18. Other professional services and extraordinary unspecifiable services as the Council may deem appropriate to award pursuant to a “fair and open process.”

BE IT FURTHER RESOLVED, that all of the RFQs for the professional services and extraordinary unspecifiable services as set forth hereinabove shall be prepared and published in accordance with N.J.S.A. 19:44A-20.1 et seq. and all submissions in response shall be evaluated on the basis of the most advantageous submission, all factors considered, including, but not limited to:

1. Experience and reputation in the field;
2. Knowledge of the subject matter to be addressed under the contract;
3. Availability to accommodate any required meetings of the City or City Agency;
4. Any other factors demonstrated to be in the best interest of the City or City Agency.

BE IT FURTHER RESOLVED, that the City Clerk is directed to publish notice of the RFQs for the professional services and extraordinary unspecifiable services enumerated above, on the City website with a prominent link on the home page of the City’s website by **May 27, 2026**.

The notice of RFQs shall include the following:

1. A description of the requested professional or extraordinary unspecifiable service for which the RFQ is made;
2. A statement that Qualifications must be submitted by **11:00 a.m. on June 24, 2026**;
3. A statement that the RFQs are being made by the City;

4. The address and phone number of the City Clerk's office and a statement that applicants may obtain the RFQ document from the Clerk's office if they cannot obtain the RFQ documents from the City's internet website;
5. A statement that the RFQ is being made through a fair and open process in accordance with N.J.S.A. 19:44A-20.5 et seq.

BE IT FURTHER RESOLVED, that the City Attorney is authorized to effectuate the drafting of the RFQs, which shall include the evaluation criteria hereinabove stated.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD ON MAY 26, 2026.**

TIMOTHY J. HOFFMAN, ACTING 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. 157-26

RESOLUTION AUTHORIZING THE CITY OF HACKENSACK TO EXECUTE AN AGREEMENT FOR USE OF CITY PROPERTY BETWEEN THE CITY OF HACKENSACK AND L.E.A.D. INC.

WHEREAS, the City of Hackensack (hereinafter the "Municipality") is the owner of certain real property and facilities known as Johnson Park located at 450-460 River Street in Hackensack, New Jersey (hereinafter the "Property" or "Facility"); and

WHEREAS, L.E.A.D, Inc. has requested permission to use the Property/Facility for the purpose of the 2026 L.E.A.D Fest Carnival from May 31, 2026 through June 23, 2026; and

WHEREAS, the governing body of the Municipality has determined that such use of the Property/Facility is consistent with the public interest and the Municipality's policies regarding the shared use of municipal facilities; and

WHEREAS, the Municipality desires to permit such use subject to the terms and conditions set forth in an Agreement for Rental of Johnson Park (hereinafter the "Agreement"), which Agreement requires the User to protect and indemnify the Municipality against any and all claims, losses, damages, or liability arising from or in connection with the User's use of the Property/Facility; and

WHEREAS, the Municipality requires that the User maintain adequate liability insurance naming the Municipality as an additional insured, in such amounts and with such carriers as shall be satisfactory to the Municipal Attorney and Risk Manager; and

WHEREAS, the governing body finds it to be in the best interest of the Municipality and its residents to authorize the execution of the Agreement upon the terms and conditions set forth herein and in the Agreement.

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

SECTION 1. Authorization to Execute Agreement.

The Mayor and Municipal Clerk are hereby authorized and directed to execute, on behalf of the Municipality, an Agreement for Rental of Johnson Park, substantially in the form attached hereto and made a part hereof as **Exhibit A.**

SECTION 2. Description of Property and Facility.

The Agreement shall pertain to the following municipal property and facility: Johnson Park located at 450-460 River Street, Hackensack, New Jersey.

SECTION 3. Permitted Use and Duration.

The User is authorized to use the Property/Facility solely for the purpose of lodging and equipment storage, for the period commencing May 31, 2026 and ending June 23, 2026 unless sooner terminated in accordance with the terms of the Agreement. The Municipality reserves the right to revoke permission at any time upon 60 days' written notice.

SECTION 4. Compensation and Fees.

In consideration for the use of the Property/Facility, the User shall pay to the Municipality's L.E.A.D. Program 50% of all proceeds generated by the 2026 Hackensack L.E.A.D. Fest Carnival.

SECTION 5. Insurance Requirements.

Prior to the commencement of any use of the Property/Facility, the User shall obtain and maintain, at its sole cost and expense, the following minimum combined single limit per occurrence of \$1,000,000 and \$2,000,000 in the aggregate, and a minimum of \$4,000,000 per occurrence and \$4,000,000 in the aggregate of excess general liability or umbrella excess liability insurance coverage (providing for a combined \$5,000,000 per occurrence general liability limit) for bodily injury, including death and property damage. The City will be named as additional insured on the commercial general liability insurance policy maintained by each Operator, and sufficient written evidence of same shall be supplied to the City and approved in the City's sole discretion prior to the commencement of the Event.

SECTION 6. Indemnification and Hold Harmless.

The User shall defend, indemnify, and hold harmless the Municipality, its governing body members, officers, agents, servants, and employees from and against any and all claims, suits, actions, damages, liabilities, losses, costs, and expenses, including reasonable attorneys' fees, arising out of or resulting from: (i) the User's use or occupancy of the Property/Facility; (ii) any act or omission of the User, its officers, agents, employees, contractors, subcontractors, invitees, or guests; (iii) any breach by the User of its obligations under the Agreement; or (iv) any violation of

applicable law or regulation by the User. This obligation to indemnify shall survive the expiration or termination of the Agreement.

SECTION 7. Conditions of Use.

The User's use of the Property/Facility shall be subject to any conditions set forth in the Agreement.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD MAY 26, 2026**

TIMOTHY J. HOFFMAN, ACTING 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. 158-26

RESOLUTION AUTHORIZING THE CITY OF HACKENSACK TO EXECUTE AN AGREEMENT FOR USE OF BERGEN COUNTY PROPERTY BY THE CITY OF HACKENSACK

WHEREAS, the Board of Education of the Vocational Schools in Bergen County is the owner of certain real property and facilities known as the Bergen County Academies Parking Lot located at 200 Hackensack Avenue in Hackensack, New Jersey (hereinafter the "Property" or "Facility"); and

WHEREAS, the City of Hackensack has requested permission to use the Property/Facility for the purpose of staging of emergency vehicles for the 2026 L.E.A.D Fest Carnival from June 1, 2026 through June 16, 2026; and

WHEREAS, the Board of Education of the Vocational Schools in Bergen County has allowed for this usage subject to the terms and conditions set forth in an Agreement for Use of Property and Facility (hereinafter the "Agreement"), which Agreement requires the City of Hackensack to protect and indemnify Bergen County against any and all claims, losses, damages, or liability arising from or in connection with the User's use of the Property/Facility; and

WHEREAS, Bergen County requires that the City of Hackensack maintain adequate liability insurance naming the County as an additional insured, in such amounts and with such carriers as shall be satisfactory; and

WHEREAS, the governing body finds it to be in the best interest of the Municipality and its residents to authorize the execution of the Agreement upon the terms and conditions set forth herein and in the Agreement.

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

SECTION 1. Authorization to Execute Agreement.

The Mayor and Municipal Clerk are hereby authorized and directed to execute, on behalf of the Municipality, an Agreement for Use of Property

and Facility, substantially in the form attached hereto and made a part hereof as **Exhibit A**.

SECTION 2. Description of Property and Facility.

The Agreement shall pertain to the following Bergen County owned property (Bergen County Academies Parking Lot) at 200 Hackensack Avenue, Hackensack, New Jersey.

SECTION 3. Permitted Use and Duration.

Hackensack is authorized to use the Property/Facility solely for the purpose of staging emergency city vehicles including ambulance, command post, and police units.

SECTION 4. Indemnification and Hold Harmless.

The City agrees to indemnify and hold harmless the County Board as set forth in the Agreement.

SECTION 5. Conditions of Use.

The User's use of the Property/Facility shall be subject to any conditions set forth in the Agreement.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD MAY 26, 2026**

TIMOTHY J. HOFFMAN, ACTING CITY CLERK