

**CITY OF HACKENSACK  
CITY CLERK'S OFFICE  
65 Central Avenue  
Hackensack, New Jersey 07601  
201-646-3940**

**DATE:** May 27, 2026  
**FROM:** Timothy Hoffman, Acting City Clerk  
**RE:** Ordinance 09-2026

PLEASE NOTE, THE FOLLOWING IS TO BE PUBLISHED AS SOON AS POSSIBLE:

**CITY OF HACKENSACK  
ORDINANCE NO. 09-2026**

NOTICE IS HEREBY GIVEN that Ordinance No. 09-2026 of the City of Hackensack, County of Bergen and State of New Jersey, entitled: **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** was introduced and has passed its first reading at a meeting of the governing body of the City of Hackensack, in the County of Bergen, State of New Jersey, on May 26, 2026 It will be further considered for final passage after a public hearing thereon, at a meeting of the City Council to be held at City Hall, Council Chambers, 65 Central Avenue, on June 16, 2026 at 5:30 p.m., or as soon thereafter as the matter can be reached.

**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.

Timothy Hoffman, Acting City Clerk

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