MINUTES OF THE REGULAR MEETING OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF WEEHAWKEN, COUNTY OF HUDSON, MUNICIPAL BUILDING IN SAID TOWNSHIP ON WEDNESDAY DECEMBER 10TH 2025

CONVENED: 7:09 PM

Mayor Turner led the Pledge of Allegiance.

ROLL CALL:

Present: Councilpersons Sosa, Silvestri-Ehret, Lavagnino, Curtis, Turner
Absent: None.

Mayor Turner: The notice requirements provided for in the "Open Public Meetings Act" have been satisfied. Notice of this meeting was properly given in the Annual Notice which was adopted by the Township Council on **December 23rd 2024 .** Said Resolution was transmitted by the Township Clerk and a notice is posted in the Council Chambers of this Municipal Building.

APPROVAL OF MINUTES: None

DISCUSSIONS FROM OFFICIALS:

Mayor Turner:

December 19th – Children's Christmas party at the High School gym 6pm-9pm
December 17-18 Santa going around town
Next Council meeting- Monday December 22 @ 7pm
Special meeting December 30th @4pm award of Improvements/riprap

Mayor Turner: I want to thank every organization in town that helped during the SNAP phase. We helped 600 families, as well as delivered thanksgiving hot meals who couldn't get out or couldn't afford to eat. We had hundreds of volunteers including, police, fire, school, and municipal. We are very proud of our community

CITIZENS COMMENTS ON AGENDA ITEMS:

Faye Boatright- Description of Letter E, F, G, Financial agreements, Budget amendment & items should be posted on website

WRITTEN COMMUNICATIONS: None.

UNFINISHED BUSINESS:

Mayor Turner announced time for hearing on Ordinance 24-2025:

AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH PORT IMPERIAL SOUTH PARCEL 16 URBAN RENEWAL OWNER, LLC

ORDINANCE # 24 - 2025

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), the Mayor and Council of the Township (the "Council"), by resolution, have designated Block 64.01, Lot 1.02 as part of an area in need of redevelopment ("Redevelopment Area"); and

WHEREAS, pursuant to the Redevelopment Law, the Township Council adopted a Redevelopment Plan, by ordinance, for the above-referenced part of the Redevelopment Area and certain other properties (the "Redevelopment Plan"); and

WHEREAS, the Entity owns Block 64.01, Lot 1.02, as shown on the official tax maps of the Township, also known as 1700 Avenue at Port Imperial (the "Project Site"); and has proposed to implement the Redevelopment Plan on the Project Site; and

WHEREAS, on July 15, 2025, the Weehawken Planning Board granted the Entity preliminary and final major site plan approval (the "Site Plan Approval") to develop the Project Site with a mixed-use project which will be comprised of one building consisting of 137 market rate, rental residential units, approximately 274 parking spaces (50 of which are to be used by the restaurant across the way pursuant to a separate agreement) and amenities to be constructed in conformance with the Site Plan Approval (the "Project"); and

WHEREAS, to improve the feasibility of the Project, the Entity applied to the Township for a long-term tax exemption pursuant to N.J.S.A. 40A:20-1 et seq. (the "LTTE Law") (the "Application"); and

WHEREAS, pursuant to and in accordance with the provisions of the LTTE Law, the Township is authorized to provide for and accept, in lieu of real property taxes, an annual service charge paid by the Entity to the Township; and

WHEREAS, the Entity has represented, and the Township has determined, that the assistance provided to the Project pursuant to this Financial Agreement will be a significant inducement for the Entity to proceed with the Project and that based on information set forth in the Application, the Project would not be feasible without such assistance; and

WHEREAS, the Township Council, on the Mayor's recommendation, wishes to approve the Application and has determined that it is appropriate to enter into a financial agreement for the Project for a term of thirty (30) years and to accept annual service charges from the Entity in lieu of real property taxes on the Project; and

WHEREAS, the parties have negotiated a financial agreement, and the Mayor and Council have determined that it is appropriate to approve the execution of that financial agreement with the Entity substantially in the form attached to the Application and on file with the Township Clerk; and

WHEREAS, the Mayor and Council make the following findings with respect to the relative benefits of the Project to the redevelopment of the Redevelopment Area when compared to the costs, if any, associated with the financial agreement:

- This Agreement is to the direct benefit of the health, safety, welfare and financial well-being of the Township and its citizens. The Agreement will benefit the Township and its inhabitants by furthering the redevelopment of the Project Site, which is an unproductive, isolated and vacant property.
- The proposed development will generate significant municipal revenues to the Township. It is not anticipated that there will be any large or extraordinary municipal costs associated with the Project, since most of the municipal services and infrastructure necessary to support this development are currently in place and available. The Township's review and analysis performed by NW Financial Group, LLC, indicate that the benefits of the Project outweigh any costs to the Township.
- The Project will attract new residents to the Township, which will contribute to the economic growth of existing local businesses and potentially to the creation of new businesses.
- It is expected that the Project will create approximately 300 jobs during construction and 8 new permanent jobs.
- The Township finds of great significance the payments that the Entity has agreed to make under the terms of the Redevelopment Agreement to reimburse the Township for investments it has made to encourage the redevelopment of the waterfront of which the Project is a part.

WHEREAS, the Mayor and Council make the following determinations assessing the importance of the tax exemption in obtaining development of the Project and in influencing the locational decisions of

probable occupants of the Project:

- This Agreement will help to offset the extraordinary costs of development in the Redevelopment Area, which costs would otherwise operate as a disincentive to the development that is the objective of the Redevelopment Plan, and which costs would make development in the Redevelopment Area non-competitive in the marketplace. The Project Site has unique features and impediments to construction, including among others, the need to raise the Project Site due to new flood requirements and the requirement to construct a fully piled foundation system, the need to comply with NJDEP design requirements limiting the design alternatives for the Project, the requirement to maintain public access to the waterfront, the construction by NJDEP of flood mitigation measures on the Project Site, and the need to remediate adverse environmental conditions not caused by the Entity.

- In view of the extraordinary level of site preparation and infrastructure costs associated with the Project, the relative stability and predictability of the annual service charges will overcome some of the issues that could be of concern to investors and lenders needed to finance the Project.

- The relative stability and predictability of the annual service charges will allow the individual tenants to stabilize their expenses, which will ensure the likelihood of the Project's success and ensure that it will have a positive impact on the surrounding area.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Township of Weehawken, County of Hudson and State of New Jersey as follows:

Section 1. The findings set forth above are hereby adopted and made part of this Ordinance.

Section 2. Pursuant to the authority granted to the Township under the LTTE Law, N.J.S.A. 40A:20-1 et seq., this Ordinance approves the Application and authorizes the execution of a financial agreement with Port Imperial South Parcel 16 Urban Renewal Owner, LLC for a 30-year tax exemption with respect to the construction of the Project on the Project Site.

Section 3. The Mayor is authorized to execute the financial agreement in substantially the form attached to the Application and on file with the Township Clerk, subject to proof, satisfactory to the Township's legal counsel, that an appropriate special purpose entity has been properly created under the laws of the State of New Jersey.

Section 4. The financial agreement herein authorized shall be subject to all requirements of the LTTE Law and all applicable federal, State and local laws and regulations on pollution control, worker safety, discrimination in employment, housing provision, zoning, planning and building code requirements.

Councilman Sosa read the following resolution:

BE IT RESOLVED by the Township Council of the Township of Weehawken that Ordinance 24 -2025 **entitled:**

AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH PORT IMPERIAL SOUTH PARCEL 16 URBAN RENEWAL OWNER, LLC

Having been introduced and passed on first reading as on \November24[1]h,2025, and published according to law, and having been considered at the Township Council meeting open to the public on December 10th 2025 , motion to adopt

DATED: December 10th 2025

On motion by Councilman Sosa , seconded by Councilwoman Silvestri-Ehret , the foregoing resolution was adopted by the following vote:

Ayes: Sosa, Silvestri-Ehret, Lavagnino, Curtis, Turner

Nays: None

Mayor Turner announced the following Ordinance 25-2025 to be tabled until further notice:

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL PROJECTS BY THE TOWNSHIP OF WEEHAWKEN PURSUANT TO A SHARED SERVICES AGREEMENT WITH THE BOARD OF EDUCATION OF THE TOWNSHIP OF WEEHAWKEN, APPROPRIATING THE AGGREGATE AMOUNT OF $3,375,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF $3,214,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF

BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF WEEHAWKEN (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The improvements or purposes described in Section 3 of this bond ordinance are hereby authorized to be undertaken by the Township of Weehawken, a municipal corporation of the State of New Jersey (the "Township") as general improvements for the Board of Education of the Township of Weehawken pursuant to a Shared Services Agreement filed in the clerks office. For the improvements or purposes described in Section 3 of this bond ordinance, there is hereby appropriated the sum of $3,375,000 (which is the aggregate amount of the sums of money appropriated for each respective improvement or purpose), including the sum of $161,000 as the down payment for the improvements or purposes required by the Local Bond Law. The down payment is now available by virtue of the provision for a down payment for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the improvements or purposes not covered by the application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount of $3,214,000 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. The improvements or purposes hereby authorized for which bonds or notes are to be issued, the estimated cost of each improvement or purpose and the appropriation therefor, the estimated maximum amount of bonds or notes to be issued for each improvement or purpose, and the period of usefulness of each improvement or purpose are as follows:

(a) Purchase and installation of HVAC improvements for the Theodore Roosevelt Elementary School Auditorium as set forth on the project list filed in the Finance Office, including all work and materials necessary therefor or incidental thereto.

APPROPRIATION	BOND AUTHORIZATION	PERIOD OF USEFULNESS
$825,000	$785,700	15 years

(b) Purchase and installation of a new boiler for the Theodore Roosevelt Elementary School, including all work and materials necessary therefor or incidental thereto.

APPROPRIATION	BOND AUTHORIZATION	PERIOD OF USEFULNESS
$1,300,000	$1,238,000	15 years

(c) Purchase and installation of park and playground improvements for the Woodrow Wilson Elementary School as set forth on the project list filed in the Finance Office, including all work and materials necessary therefor or incidental thereto.

APPROPRIATION	BOND AUTHORIZATION	PERIOD OF USEFULNESS
$500,000	$476,100	15 years

(d) Purchase and installation of furnishings for the pre-K art, music, stem and multipurpose rooms at the Daniel Webster Elementary School, Theodore Roosevelt Elementary School, Woodrow Wilson Elementary School and Weehawken High School as set forth on the project list filed in the Finance Office, including all work and materials necessary therefor or incidental thereto.

APPROPRIATION	BOND AUTHORIZATION	PERIOD OF USEFULNESS
$750,000	$714,200	5 years
TOTAL APPROPRIATION	**TOTAL BOND AUTHORIZATION**	**AVERAGE PERIOD OF USEFULNESS**
$3,375,000	$3,214,000	12.78 years

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer; provided that no bond anticipation note shall mature later than one year from its date. The bond anticipation 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 the bond anticipation notes issued pursuant to this bond ordinance, and the Chief Financial Officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell a part, or all, of the bond anticipation 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, if any, from their dates to the dates of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale of bond anticipation notes issued pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The capital budget of the Township is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

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

(b) The average period of usefulness of the improvements or purposes described in Section 3 of this bond ordinance, computed on the basis of the amounts of obligations authorized for each improvement or purpose and the reasonable life thereof within the limitations of the Local Bond Law, is 12.78 years.

(c) An aggregate amount not exceeding $450,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost of the improvements or purposes set forth in Section 3 of this bond ordinance.

(d) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and submitted to the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Township is increased by $3,214,000 (the amount of the authorization of the obligations provided for in this bond ordinance). The obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

Section 7. The Township reasonably expects to commence the acquisition and/or construction of the improvements or purposes described in Section 3 of this bond ordinance, and to advance all or a portion of the costs in respect thereof, prior to the issuance of bonds or notes hereunder. To the extent such costs are advanced, the Township further reasonably expects to reimburse such expenditures from the proceeds of the obligations authorized in Section 2 of this bond ordinance. This Section 7 is intended to be and hereby is a declaration of official intent under Treasury Regulation Section 1.150-2.

Section 8. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy *ad valorem* taxes upon all the taxable real property within the Township for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 9. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Motion to table ordinance until further notice. Moved by Councilwoman Lavagnino, second by

Councilman Curtis

Mayor Turner opened for hearing on Ordinance 26-2025:

AN ORDINANCE OF THE TOWNSHIP OF WEEHAWKEN, IN THE COUNTY OF HUDSON, NEW JERSEY, GUARANTYING A PORTION OF BONDS AND/OR NOTES OF THE HUDSON COUNTY IMPROVEMENT AUTHORITY AND AUTHORIZING A GUARANTY AGREEMENT IN CONNECTION WITH THE FINANCING BY THE AUTHORITY OF COSTS RELATING TO CERTAIN FIRE AND RESCUE SERVICES PROVIDED BY THE NORTH HUDSON REGIONAL FIRE AND RESCUE

WHEREAS, the Hudson County Improvement Authority (the "Authority"), created by a resolution duly adopted September 25, 1974 by the Board of Chosen Freeholders of the County of Hudson, is a public body corporate and politic of the State of New Jersey pursuant to, and in accordance with, the County Improvement Authorities Law, constituting Chapter 183 of the Pamphlet Laws of 1960 of the State, and the acts amendatory thereof and supplemental thereto (the "Act"); and

WHEREAS, pursuant to the Consolidated Municipal Services Act, N.J.S.A. 40:48B-1 et seq., the Township of Weehawken, a municipal corporation of the State of New Jersey (the "Township") in conjunction with several other municipalities (collectively with the Township, the "Participating Municipalities") located in the County of Hudson (the "County"), has formed a joint fire, rescue and coordinated communications entity known as the North Hudson Regional Fire and Rescue (the "NHRFR"); and

WHEREAS, the Authority, pursuant to Section 11 of the Act (N.J.S.A. 40:37A-54(a)), played an instrumental role in the formation of the NHRFR and the consolidation of fire and rescue services by providing the NHRFR with public facilities necessary for fire and rescue services pursuant to a "Lease and Agreement between the Hudson County Improvement Authority and the North Hudson Regional Fire and Rescue" dated as of October 1, 1999 (the "Lease Agreement"); and

WHEREAS, the Authority, pursuant to N.J.S.A. 40:37A-60, financed the cost of the public facilities by issuing $22,080,000 of lease revenue bonds in 1999; and

WHEREAS, the NHRFR has informed the Township that it is necessary for the NHRFR to now acquire equipment and make certain capital improvements consisting of the acquisition of fire trucks and communication equipment and the reconstruction and improvement of certain fire houses, including all construction and financing costs necessary and ancillary thereto, in an amount not to exceed $6,000,000 (the "Project"); and

WHEREAS, the "costs" (as defined at N.J.S.A. 40:37A-45) of public facilities that the Authority is authorized to finance pursuant to N.J.S.A. 40:37A-60 include capital costs for the NHRFR; and

WHEREAS, at the request of the NHRFR, the Authority has agreed to finance certain of the costs of the capital improvements through the issuance of not to exceed $6,000,000 notes and or bonds of the Authority (the "Obligations") and has additionally agreed to agree to amend the Lease and Agreement or execute a new lease agreement, as necessary, to provide that the NHRFR will pay any and all costs associated with the financing of the Project; and

WHEREAS, the Authority has required each of the Participating Municipalities, pursuant to N.J.S.A. 40:37A-80, to guarantee the punctual payment of a portion of the principal of and interest on the Obligations in the amount of 20% of the Project; and

WHEREAS, in order to comply with the requirement of the Authority, the Township must guarantee 20% of the punctual payment of a portion of the principal of and interest on the Obligations; and

WHEREAS, the enactment of this ordinance authorizing a guarantee of the punctual payment of a twenty per cent (20%) share of the total principal amount of the Obligations in an amount not to exceed $6,000,000 and the punctual payment of interest with respect thereto, will allow for the Authority to finance the costs of the Project and ensure the stability of payments due the NHRFR; and

WHEREAS, the Obligations will be issued pursuant to the terms of the Act, other applicable law and the Authority's "Resolution Authorizing the Issuance of Lease Revenue Bonds, Series 2026, (North Hudson Regional Fire and Rescue Project) of The Hudson County Improvement Authority" (together with any amendments thereof or supplements thereto in accordance with the terms thereof, the "Bond Resolution"); and

WHEREAS, payment of twenty per cent (20%) share of the total principal amount of the Obligations in an amount not to exceed $6,000,000, and the punctual payment of interest with respect thereto shall be fully,

unconditionally and irrevocably guaranteed in accordance with the terms of (i) this guaranty ordinance of the Township to be finally adopted by the Township Council and, if necessary, subsequently approved by the Mayor of the Township (the "Mayor"), (ii) that certain "Guaranty Agreement" to be dated as of the first day of the month of the issuance of the Obligations (together with any amendments thereof or supplements thereto in accordance with the terms thereof, the "Guaranty Agreement") between the Township, as guarantor, and the Authority, and (iii) a guaranty certificate (collectively, the "Guaranty") to be executed by an authorized officer of the Township on the face of each applicable Obligation, all pursuant to Section 37 of the Act (N.J.S.A. 40:37A-80); and

WHEREAS, in accordance with the terms of the Guaranty, the Township shall be fully, unconditionally and irrevocably obligated to pay the principal of and interest on its portion of the Obligations when due if necessary, from the levy of *ad valorem* taxes upon all of the taxable property within the jurisdiction of the Township without limitation as to rate or amount; and

WHEREAS, the Township desires to authorize the guarantee as required by the Authority;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF WEEHAWKEN, IN THE COUNTY OF HUDSON, NEW JERSEY, AS FOLLOWS:

Section 1. Pursuant to and in accordance with the terms of the County Improvement Authorities Law, specifically N.J.S.A. 40:37A-80, the Township hereby guarantees the timely payment of twenty per cent (20%) of each of the payments of the principal of (including sinking fund installments, if any) and 20% of each of the payments of the interest on the Obligations.

Section 2. The following matters are hereby determined, declared, recited and stated:

a. This ordinance authorizes a guarantee of the punctual payment of not to exceed a $1,200,000 portion of the principal of the Obligations and the payment of interest with respect thereto.

b. The guaranty described in this ordinance is a permitted purpose as set forth in N.J.S.A. 40:37A-80.

c. A supplemental debt statement of the Township has been duly made and filed in the office of the Clerk of the Township and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services of the State of New Jersey, and such debt statement shows that while the gross debt of the Township, as defined in the Local Bond Law, is increased by this ordinance by $1,200,000, in accordance with the provisions of the Act, but the net debt is not increased until such time as provided in N.J.S.A. 40:37A-80.

Section 3. The Guaranty Agreement hereinbefore referenced is hereby approved substantially in the form on file in the office of the Township Clerk and incorporated by reference as if set forth at length herein. The Mayor of the Township is hereby authorized and directed to execute such agreement upon compliance with all of the conditions associated with the financing of the Project by the Authority with such changes as deemed necessary, desirable, or convenient to effect the transaction contemplated thereby which consent to such changes shall be evidenced by the execution of such agreement.

Section 4. The Township is further authorized to execute all certificates, documents and agreements, including lease agreements, guaranty agreements and letters of representation, and the like in order to effectuate the issuance by the Authority of the Obligations referenced herein, with no further action by the Township.

Section 5. This guaranty ordinance shall take effect following the first publication thereof after final adoption in accordance with the laws of the State of New Jersey.

Motion to close hearing and carry adoption to December 22nd 2025. Moved by Councilman Curtis, second by Silvestri-Ehret

NEW BUSINESS:

Councilwoman Silvestri-Ehret read the following Resolution:

RESOLUTION APPROVING SUBMISSION OF STRATEGIC PLAN FOR FUNDING THROUGH THE GOVERNOR'S COUNCIL ON SUBSTANCE USE DISORDER FOR THE FISCAL GRANT YEAR JULY 1, 2026 TO JUNE 30, 2027

WHEREAS, the Governor's Council on Substance Use Disorder (GCSUD) established the Municipal Alliances for the Prevention of Substance Use Disorder in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent substance use disorder in communities throughout New Jersey.

WHEREAS, The Township Council of the Township of Weehawken, County of Hudson, State of New Jersey recognizes that substance use disorder is a serious problem in our society amongst persons of all ages; and therefore has an established Municipal Alliance Committee; and,

WHEREAS, the Township Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent substance use disorder in our community; and,

WHEREAS, the Township Council has applied for funding to the Governor's Council on Substance Use Disorder through the County of Hudson;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of Weehawken, County of Hudson State of New Jersey hereby recognizes the following:

1. The Township Council does hereby authorize submission of a strategic plan for the Weehawken Municipal Alliance grant year July 1, 2026 to June 30, 2027 in the amount of:

GCSUD GRANT FUND	$4,756.00
Cash Match	$1,189.00
In-Kind	$3,567.00

2. The Township Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

On motion by Councilwoman Silvestri-Ehret, seconded by Councilman Sosa, the foregoing resolution was adopted by the following vote:

Ayes: Sosa, Silvestri-Ehret, Lavagnino, Curtis, Turner
Nays: None

Mayor Turner introduced ordinance 27-2025

AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH CP DEVELOPMENT URBAN RENEWAL, LLC (for 193-199 Hackensack Plank Rd)

ORDINANCE #27 - 2025

WHEREAS, the Weehawken Township Council (the "Council" or the **Governing Body**"), by Resolution #43-2024, adopted March 13, 2024, designated Block 31, Lot 1 on the official Township Tax Map, an area containing approximately 0.33 acres of land, which is also known as **193-199 Hackensack Plank Road** (the "**Project Site**"), as an area in need of redevelopment ("**Redevelopment Area**") pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "**Redevelopment Law**"); and

WHEREAS, the Governing Body, on October 23, 2024, via Ordinance #16-2024, adopted a redevelopment plan for the Redevelopment Area, pursuant to the Redevelopment Law, N.J.S.A. 40A:12A-1 et seq. (the "**Redevelopment Plan**"); and

WHEREAS, Crest Point Group, LLC ("Crest Point"), owns the properties making up the Redevelopment Area, and has proposed to implement the Redevelopment Plan on the Project Site and will transfer same to CP Development Urban Renewal, LLC ("Redeveloper" or the "Entity"), an urban renewal entity it has created for the purpose of implementing the Redevelopment Plan; and

WHEREAS, in accordance with the Redevelopment Plan, the Entity has subdivided the Redevelopment Area and created a Lot 1, located in the RB-2 Zoning District, upon which it will rehabilitate the existing 3-story, multi-family building at the corner of Hackensack Plank Road and Hudson Avenue, more commonly known as 562 Hudson Avenue, and thereafter dedicate same to the Township (the

"**Multifamily Rehab Project**"), and Lot 1A (the "**Redevelopment Project Site**") upon which the existing 3-story warehouse building will be demolished and Redeveloper will construct a 5-story, 32-unit multifamily building with four (4) residential floors above ground floor parking and lobby space (the "**Redevelopment Project**") (the **Multifamily Rehab Project** and the **Redevelopment Project** together may be referred to as the "**Project**"); and

WHEREAS, the Crest Point has received Minor Subdivision and Preliminary and Final Site Plan Approval from the Planning Board for the Redevelopment Project; and

WHEREAS, to improve the feasibility of the Project, the Entity applied to the Township for a long-term tax exemption for the Project, pursuant to N.J.S.A. 40A:20-1 et seq. (the "LTTE Law") (the "Application"); and

WHEREAS, pursuant to and in accordance with the provisions of the LTTE Law, the Township is authorized to provide for and accept, in lieu of real property taxes, an annual service charge paid by the Entity to the Township; and

WHEREAS, the Entity has represented, and the Township has determined, that the assistance provided to the Project pursuant to this Financial Agreement will be a significant inducement for the Entity to proceed with the Project and that based on information set forth in the Application, the Project would not be feasible without such assistance; and

WHEREAS, the Township Council, on the Mayor's recommendation, wishes to approve the Application and has determined that it is appropriate to enter into a financial agreement for the Project for a term of thirty (30) years and to accept annual service charges from the Entity thereunder in lieu of real property taxes on the Redevelopment Project Site, in conjunction with the Multifamily Rehab Project, that is the renovation and dedication to the Township of 562 Hudson Avenue, which will consist of 8 renovated residential units on the 2nd and 3rd floors and either 2 or 4 newly created residential units on the 1st floor; and

WHEREAS, the parties have negotiated a financial agreement, and the Mayor and Council have determined that it is appropriate to approve the execution of that financial agreement with the Entity substantially in the form attached to the Application on file with the Township Clerk, provided the said Financial Agreement and/or the associated Redevelopment Agreement for the Project Site contains an agreement, satisfactory to the Mayor, in consultation with the Township Law Director, for the renovation and dedication to the Township of the building owned by Crest Point located at 562 Hudson Avenue, as stated above; and

WHEREAS, the Mayor and Council make the following findings with respect to the relative benefits of the Project to the redevelopment of the Redevelopment Area when compared to the costs, if any, associated with the financial agreement, and assessing the importance of the tax exemption in obtaining development of the Project and in influencing the locational decisions of probably occupants of the Project:

a) The financial agreement will benefit the Township and its inhabitants by furthering the redevelopment of the Redevelopment Area which, for many years has consisted of an obsolete, substandard, unsafe and long vacant commercial/warehouse structure. The tax exemption will help ameliorate the burden of the substantial carrying costs incurred by the Entity for the past four (4) years and the higher interest rates, stricter lender capital requirements and significantly increased costs for materials, trades and labor to complete the Redevelopment Project, the full recovery of which would have made development of the Project economically unfeasible. The Township's review and analysis indicate that there will be more benefits of the Project to the redevelopment of the Redevelopment Area than the costs, if any, associated with the tax exemption.

b) The separate but interdependent agreement, yet to be finally negotiated and memorialized, for the renovation by Crest Point and dedication to the Township of the building owned by Crest Point located at 562 Hudson Avenue, to consist of 8 renovated residential units on the 2nd and 3rd floors and either 2 or 4 (at the Township's option and approved configuration) newly created residential units on the 1st floor, will benefit the Township and its inhabitants by furthering the Township's interest in expanding its affordable and/or workforce housing inventory.

c) The financial agreement will help to offset the extraordinary costs of development in the Redevelopment Area, which costs would otherwise operate as a disincentive to the

development that is the objective of the Redevelopment Plan. The Project Site has unique features and impediments to construction, including among others, the need to shore up abutting walls of adjacent properties to ensure the safety of those buildings and their residents.

d) In view of the extraordinary level of site preparation and infrastructure costs associated with the Project, the relative stability and predictability of the annual service charges will overcome some of the issues that would be of concern to investors and lenders needed to finance the Project.

e) Higher interest rates, stricter lender capital requirements and significantly increased costs for materials, trades and labor to complete the Redevelopment Project, the full recovery of which could have made development of the Project economically unfeasible.

f) The Project will also provide new residential opportunities for existing residents and contribute to the economic growth of existing local businesses which will cater to the new residents of the Project.

g) The stabilization of the real estate taxes for the Project is critical to its development.

h) The availability of the tax exemption is important for attracting the required financing to the Project. Without the tax exemption, it would not be possible to attract the required construction and permanent financing that is needed to develop this Project. It is expected that the tax exemption will also allow lenders to extend financing on more favorable terms because of the relative predictability of the annual service charge compared to *ad valorem* taxes.

i) It is expected that the Project will create approximately 200 jobs during construction, with between 8-10 workers on site on a daily basis, and new permanent jobs for building maintenance.

j) It is not anticipated that there will be any large extraordinary municipal costs associated with this development since municipal services and infrastructure necessary to support this development are currently in place and available and the Project is expected to result in a minimal number of school aged children.

k) The Township's review and analysis indicate that there will be more benefits of the Project to the redevelopment of the Redevelopment Area than the costs, if any, associated with the tax exemption.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Township of Weehawken, County of Hudson and State of New Jersey as follows:

Section 1. The findings set forth above are hereby adopted and made part of this Ordinance.

Section 2. Pursuant to the authority granted to the Township under the LTTE Law, N.J.S.A. 40A:20-1 et seq., this Ordinance approves the Application and authorizes the execution of a financial agreement with Crest Point Group Urban Renewal, LLC for a 30-year tax exemption with respect to the construction of the Project on the Project Site, and otherwise in accordance with the terms, conditions and requirements set forth hereinabove.

Section 3. The Mayor is authorized to execute the financial agreement in substantially the form attached to the Application and on file with the Township Clerk, subject to proof, satisfactory to the Township's legal counsel, that an appropriate special purpose entity has been properly created under the laws of the State of New Jersey, and subject to final approval as to form and content by the Mayor, in consultation with the Township law Director.

Section 4. The financial agreement herein authorized shall be subject to all requirements of the LTTE Law and all applicable federal, State and local laws and regulations on pollution control, worker safety, discrimination in employment, housing provision, zoning, planning and building code requirements.

Councilwoman Silvestri-Ehret read the following resolution:

BE IT RESOLVED by the Township Council of the Township of Weehawken that Ordinance **# 27 -2025** entitled:

AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH CP DEVELOPMENT URBAN RENEWAL, LLC (for 193-199 Hackensack Plank Rd)

Hereto for introduced does now pass on first reading and said Ordinance be further considered for final passage at a public hearing to be held at a meeting beginning at 7:00 PM ,December 22nd 2025 at the regular meeting place of the Township Council, and that at such time and place all persons interested to be given an opportunity to be heard concerning said Ordinance, and that the Township Clerk be and she is hereby authorized and directed to publish said Ordinance according to law.

DATED: December 10th 2025

On motion by Councilwoman Silvestri-Ehret , seconded by Councilman Sosa , the foregoing resolution was adopted by the following vote:

Ayes: Sosa, Silvestri-Ehret, Lavagnino, Curtis, Turner
Nays: None

Mayor Turner introduced ordinance 28-2025:

AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH CP DEVELOPMENT URBAN RENEWAL, LLC (for 53 Hackensack Plank Road)

ORDINANCE #28 - 2025

WHEREAS, the Weehawken Township Council (the "Council" or the **Governing Body**"), by Resolution #114-2025, adopted June 25, 2025, designated Block 1, Lots 19.01, 19.02, 20, 21 and 22 on the official Township Tax Map, an area containing approximately 0.67 acres of land, which is also known as **53, 51, 60, 62 and 64 Hackensack Plank Road** (the "**Project Site**"), as an area in need of redevelopment ("**Redevelopment Area**") pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "**Redevelopment Law**"); and

WHEREAS, the Governing Body, on November 24, 2025, via Ordinance #23-2025, adopted a redevelopment plan for the Redevelopment Area, pursuant to the Redevelopment Law, N.J.S.A. 40A:12A-1 et seq. (the "**Redevelopment Plan**"); and

WHEREAS, Crest Point Group, LLC ("Crest Point"), owns the properties making up the Redevelopment Area, and has proposed to implement the Redevelopment Plan on the Project Site and will transfer same to CP Development Urban Renewal, LLC ("Redeveloper" or the "Entity"), an urban renewal entity it has created for the purpose of implementing the Redevelopment Plan; and

WHEREAS, in accordance with the Redevelopment Plan, and a separate Agreement with the Township for the renovation and dedication to the Township of a building owned by Crest Point located at 562 Hudson Avenue, which will consist of 8 renovated residential units on the 2nd and 3rd floors and either 2 or 4 newly created residential units on the 1st floor, which agreement is not as yet memorialized, Redeveloper proposed to demolish the existing two-story structure located within the Redevelopment Area and construct a 6-story multifamily building consisting of 48 residential rental units in four (4) floors above two (2) floors of structured parking (the "**Project**"), and has received Site Plan Approval by the Planning Board therefor; and

WHEREAS, to improve the feasibility of the Project, the Entity applied to the Township for a long-term tax exemption for the Project, pursuant to N.J.S.A. 40A:20-1 et seq. (the "LTTE Law") (the "Application"); and

WHEREAS, pursuant to and in accordance with the provisions of the LTTE Law, the Township is authorized to provide for and accept, in lieu of real property taxes, an annual service charge paid by the Entity to the Township; and

WHEREAS, the Entity has represented, and the Township has determined, that the assistance provided to the Project pursuant to this Financial Agreement will be a significant inducement for the Entity to proceed with the Project and that based on information set forth in the Application, the Project would not be feasible without such assistance; and

WHEREAS, the Township Council, on the Mayor's recommendation, wishes to approve the Application and has determined that it is appropriate to enter into a financial agreement for the Project for a term of thirty (30) years and to accept annual service charges from the Entity thereunder in lieu of real property taxes on the Redevelopment Project Site, along with an agreement for the renovation and dedication to the Township of a building owned by Crest Point located at 562 Hudson Avenue, which will consist of 8 renovated residential units on the 2nd and 3rd floors and either 2 or 4 newly created residential units on the 1st floor, which agreement is not as yet memorialized; and

WHEREAS, the parties have negotiated a financial agreement, and the Mayor and Council have determined that it is appropriate to approve the execution of that financial agreement with the Entity substantially in the form attached to the Application on file with the Township Clerk, provided the said Financial Agreement and/or the associated Redevelopment Agreement for the Project Site contains an agreement, satisfactory to the Mayor, in consultation with the Township Law Director, for the renovation and dedication to the Township of a building owned by Crest Point located at 562 Hudson Avenue, which will consist of 8 renovated residential units on the 2nd and 3rd floors and either 2 or 4 newly created residential units on the 1st floor; and

WHEREAS, the Mayor and Council make the following findings with respect to the relative benefits of the Project to the redevelopment of the Redevelopment Area when compared to the costs, if any, associated with the financial agreement, and assessing the importance of the tax exemption in obtaining development of the Project and in influencing the locational decisions of probably occupants of the Project:

a) The financial agreement will benefit the Township and its inhabitants by furthering the redevelopment of the Redevelopment Area, which consists of an obsolete, substandard, vacant, commercial structure.

b) The separate but interdependent agreement, yet to be finally negotiated and memorialized, for the renovation by Crest Point and dedication to the Township of a building owned by Crest Point located at 562 Hudson Avenue, to consist of 8 renovated residential units on the 2nd and 3rd floors and either 2 or 4 (at the Township's option and approved configuration) newly created residential units on the 1st floor, will benefit the Township and its inhabitants by furthering the Township's interest in expanding its affordable and/or workforce housing inventory.

c) The financial agreement will help to offset the extraordinary costs of development in the Redevelopment Area, which costs would otherwise operate as a disincentive to the development that is the objective of the Redevelopment Plan. The Project Site has unique features and impediments to construction, including among others, the need for reinforcement of the cliff and rock stabilization to ensure the safety of the building and the residents.

d) In view of the extraordinary level of site preparation and infrastructure costs associated with the Project, the relative stability and predictability of the annual service charges will overcome some of the issues that would be of concern to investors and lenders needed to finance the Project.

e) Higher interest rates, stricter lender capital requirements and significantly increased costs for materials, trades and labor to complete the Redevelopment Project, the full recovery of which could have made development of the Project economically unfeasible.

f) The Project will also provide new residential opportunities for existing residents and contribute to the economic growth of existing local businesses which will cater to the new residents of the Project.

g) The stabilization of the real estate taxes for the Project is critical to its development.

h) The availability of the tax exemption is important for attracting the required financing to the Project. Without the tax exemption, it would not be possible to attract the required construction and permanent financing that is needed to develop this Project. It is expected that the tax exemption will also allow lenders to extend financing on more favorable terms because of the relative predictability of the annual service charge compared to *ad valorem* taxes.

i) It is expected that the Project will create approximately 200 jobs during construction, with between 8-10 workers on site on a daily basis, and new permanent jobs for building maintenance.

j) It is not anticipated that there will be any large extraordinary municipal costs associated with this development since municipal services and infrastructure necessary to support this development are currently in place and available and the Project is expected to result in a minimal number of school aged children.

k) The Township's review and analysis indicate that there will be more benefits of the Project to the redevelopment of the Redevelopment Area than the costs, if any, associated with the tax exemption.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Township of Weehawken, County of Hudson and State of New Jersey as follows:

Section 1. The findings set forth above are hereby adopted and made part of this Ordinance.

Section 2. Pursuant to the authority granted to the Township under the LTTE Law, N.J.S.A. 40A:20-1 et seq., this Ordinance approves the Application and authorizes the execution of a financial agreement with Crest Point Group Urban Renewal, LLC for a 30-year tax exemption with respect to the construction of the Project on the Project Site, and otherwise in accordance with the terms, conditions and requirements set forth hereinabove.

Section 3. The Mayor is authorized to execute the financial agreement in substantially the form attached to the Application and on file with the Township Clerk, subject to proof, satisfactory to the Township's legal counsel, that an appropriate special purpose entity has been properly created under the laws of the State of New Jersey, and subject to final approval as to form and content by the Mayor, in consultation with the Township law Director.

Section 4. The financial agreement herein authorized shall be subject to all requirements of the LTTE Law and all applicable federal, State and local laws and regulations on pollution control, worker safety, discrimination in employment, housing provision, zoning, planning and building code requirements.

Councilwoman Silvestri-Ehret read the following resolution:

BE IT RESOLVED by the Township Council of the Township of Weehawken that Ordinance **# 27 -2025** entitled:

AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH CP DEVELOPMENT URBAN RENEWAL, LLC (for 53 Hackensack Plank Road)

Hereto for introduced does now pass on first reading and said Ordinance be further considered for final passage at a public hearing to be held at a meeting beginning at 7:00 PM ,December 22nd 2025 at the regular meeting place of the Township Council, and that at such time and place all persons interested to be given an opportunity to be heard concerning said Ordinance, and that the Township Clerk be and she is hereby authorized and directed to publish said Ordinance according to law.

DATED: December 10th 2025

On motion by Councilwoman Silvestri-Ehret , seconded by Councilman Sosa , the foregoing resolution was adopted by the following vote:

Ayes: Sosa, Silvestri-Ehret, Lavagnino, Curtis, Turner
Nays: None

Councilwoman Silvestri-Ehret read the following resolution:

TOWNSHIP OF WEEHAWKEN

RESOLUTION TO AMEND BUDGET

WHEREAS, the local municipal budget for the fiscal year 2025-2026 was approved on the

8th day of October 2025

WHEREAS, the public hearing on said budget was held as advertised, and

WHEREAS, it is desired to amend said approved budget, now

THEREFORE BE IT RESOLVED, by the Council of the Township of WEEHAWKEN, County of Hudson, the following amendments to the approved budget of 2025- 2026 be made:

Recorded Vote	Ayes	{		Nays	{	Abstained	{
(INSERT LAST NAMES)		{			{		{
		{			{	Absent	{
			FROM			TO	
			Introduced/Approved			Budget	
REVENUES:							
Surplus Anticipated				0		$1,150,000.00	

Surplus Anticipated with Prior Written concent of the Director	$1,150,000.00	$0.00
Section A. Miscellaneous Revenues - Section A: Local Revenues		
	0.00	0.00
Total	2,714,040.00	2,714,040.00
Section B. State aid without offsetting appropriations		
Energy Receipt tax	486,549.31	515,796.31
Garden state trust fund	29,247.00	0.00
Section D Special Items of General Revenue Anticipated with Prior Consent of the director of Local Government Service- Shared Service Agrreement Offset with Appropriations		
	0.00	0.00
Total	242,926.17	242,926.17
Section F. Special Items of General Revenue Anticipated with Prior Consent of the director of Local Government Service- Public and Private Revenue Offset with Appropriations		
Dept of health Sustaining Local Public Health Infastructure	0	24,951.00
	0	0
Total	1,127,792.04	1,152,743.04
Section G. Special Items of General Revenue Anticipated with prior written consent or the director of local government services - Other Special Items		
In lieu of Tax	**261866.25**	**302583.29**
Developers Reimbursment	12,220,397.15	11,763,596.08
PILOT proceeds Hartz Mt 800 Harbor Blvd	2,025,769.62	2,028,348.59
PILOT Proceed 231 Hackensack Plk Rd	81,828.08	114,538.25
PILOT proceeds Roseland bldg 8/9	1,145,060.42	1,147,295.89
New Pilot Proceeds - Hoboken Pointe	1,630,653.61	1,632,092.24
New Pilot Proceeds -Park Parcel/ The Declan	782,881.60	1,463,003.21
New Pilot Proceeds - Estuary D	500,000.00	565,000.00
Total	22,017,680.26	22,385,681.08
Total Miscellaneous Revenues	27,315,339.78	27,708,291.60
RECEIPTS FROM DELINQUENT TAXES:		
Receipts from Delinquent Taxes		
	-	-
Subtotal General Revenues	28,465,339.78	28,858,291.60
AMOUNT TO BE RAISED BY TAXES FOR SUPPORT OF MUNICIPAL BUDGET:		
a.) Local Tax for Municipal Purposes Including Reserve for Uncollected Taxes	39,206,463.60	39,205,432.97

Total General Revenues	**69,158,626.66**	**69,550,547.85**
	FROM Introduced/Approved Budget	TO Budget Amendment #1
GENERAL APPROPRIATIONS:		
(A) Operations- Within Caps Salary & Wages		
Police Salary	*$10,091,000.00*	*$10,401,000.00*
		0
Ambulance Services	*$369,085.00*	*$389,085.00*
	$0.00	*$0.00*
	$	*$*
	-	-
(A) Operations- Within Caps Salary & Wages	*$20,994,450.00*	*$21,324,450.00*
		0
(A Operations within Caps Other Expenses		
Other Insurance Premium	*$1,008,700.00*	*$998,156.00*
	0.00	0.00
Total Opperations Within Caps	**33,984,038.00**	**34,303,494.00**
Salary & Wages	**20,994,450.00**	**21,324,450.00**
Other Expenses	**12,989,588.00**	**12,979,044.00**
(E) Deferred Charges and Statutory Expenditures- Municipal Within Caps		
Total Deferred Charges and Statutory Exp - Municipal Within Caps Sh 19	**5,496,278.36**	**5,496,278.36**
(G) Cash Deficit Preceeding Year		
Cash Deficit Preceeding Year		0.00
Total General Appropriations Within Caps (Sh 19 item H-1)	**39,480,316.36**	**39,799,772.36**
(A) Operations- Outside of Caps		
Workers Comp	10,544.00	21,088.00
Total Other Operations Excluded from CAPS	**12,872,293.20**	**12,882,837.20**
(A) Operations- Excluded from CAPS: Shared Service Agreement		
Parking Authority	435,899.00	445,425.00
	0.00	0.00
Total Other Operations Excluded from CAPS	**1,017,743.03**	**1,027,269.03**

Private & Public Programs Offset by Revenues		
Dept of health Sustaining Local Public Health Innfastructure	0.00	24,951.00
Total Public & Private Programs Offset By Revenues	**1,127,792.04**	**1,152,743.04**
Total Operations Excluded from Caps Sh 25	**15,017,828.27**	**15,062,849.27**
Salary & Wages	**45,150.00**	**45,150.00**
Other Expenses	**14,972,678.27**	**15,017,699.27**
(C) Captial Improvements		
Capital Improvement Fund		
Total Capital Improvement Fund	**200,000.00**	**200,000.00**
(D) Debt Service Excluded from CAPS		
Qualified Bonds - NJEIT	485,149.18	485,852.34
Total Municipal Debt Service	**13,087,331.04**	**13,088,034.20**
(E.) Deferred Charges - Excluded from CAPS		
	0.00	**0.00**
Total Deferred Charges Excluded Cap	**1,284,009.77**	**1,284,009.77**
Total General Approp. Excluded from CAPS (Sh 28 item H-2)	**29,589,169.08**	**29,634,893.24**
Subtotal General Appropriations (Sh 29 Item L)	**69,069,485.44**	**69,434,665.60**
Reserve for Uncollected Taxes	89,141.22	115,882.25
Total General Appropriations	**$**	**$**
	69,158,626.66	**69,550,547.85**

BE IT FURTHER RESOLVED, that two certified copies of this resolution be filed forthwith in the Office of the Director of Local Government Services for their certification of the municipal budget so amended.

BE IT FURTHER RESOLVED,that this complete amendment in accordance with the Provisions of N.J.S.A 40 A 4-9

was Approved at a regular Township council meeting on **Dec.10th , 2025 at 7:00** PM at the Town Hall and WILL BE PUBLISHED IN THE Bergen Record Issue of **Dec. 18th , 2025** and that said publication contains notice of public hearing on said amendment to be held on **Dec. 22nd, 2025 at 7:00 PM at the Town Hall, 400 Park** Avenue, 2ND Floor Coucil Chambers at which time and place objections to the amended Budger for the SFY 2021 may be presented by the taxpayers and other interested persons

On motion by Councilwoman Silvestri-Ehret , seconded by Councilwoman Lavagnino , the foregoing resolution was adopted by the following vote:

Ayes: Sosa, Silvestri-Ehret, Lavagnino, Curtis, Turner
Nays: None

Councilman Curtis read the following resolution:

TOWNSHIP OF WEEHAWKEN
HUDSON COUNTY
RESOLUTION # 215-2025

WHEREAS, it has become necessary to make transfer

appropriations between budgetary accounts for the CY 2025 Solid Waste Budget appropriations,

NOW, therefore, be it resolved that according to N.J.S.A 40a: 4-59, the Chief Financial Officer be and she is hereby authorized to make the following transfer of appropriations effective December 10, 2025

			Amount
			$34,404.30
			$96,377.59
		Total FROM	**$130,781.89**

			Amount
FROM:			
Operating			
	Dumping fees		
	Recycling fees		
TO:			
Operating			
	Salary & Wages		$26,983.00
	Other Expenses		$6,079.20
Adminsitrative			
	Salary & Wages		$20,000.00
	Other Expenses		$71,124.10
	Benefits		$6,595.59
		Total To	**$130,781.89**

$0.00

Dated: December 10th 2025

On motion by Councilman Curtis , seconded by Councilman Sosa , the foregoing resolution was adopted by the following vote:

Ayes: Sosa, Silvestri-Ehret, Lavagnino, Curtis, Turner
Nays: None

Councilwoman Silvestri-Ehret read the following resolution:

WHEREAS, the Township of Weehawken is the Beneficiary under a certain Site Plan Performance Bond No.106537969, dated August 18, 2006 (the "Performance Bond") issued by Travelers Insurance Company in the original amount of $664,110.30, posted by Port Imperial South II Urban Renewal, L.L.C., LLC (the "Developer") as its performance guaranty as required in connection with certain planning approvals it was granted for the Port Imperial South Building #11 development (the **"Project"**), requiring that it construct certain **Infrastructure and other Improvements** related to the Project, as more particularly described in the Engineer's Estimate prepared by Remington, Vernick and Arango Engineers, dated July 17, 2016, a copy of which is attached to the said Bond, and which is also on file in the Office of the Township Clerk; and

WHEREAS, the Developer has advised the Township that the required improvements have been completed and its obligations under the Performance Bond have been satisfied, and has asked the

Township Council to cancel its obligations under the Performance Bond commensurate with the improvements completed for the Project, and the Township's engineer with respect to the Project, Remington & Vernick Engineers, Inc. ("RVE"), has reviewed these matters, in consultation with the Township's Construction Official, and has determined that the required site improvements have been completed in substantial conformance with the approved plans therefor, and has recommended that the Performance Bond be cancelled, as set forth in a certain letter to the Township Construction Official dated July 18, 2025, and revised on December 9, 2025, a copy of which is on file in the Office of the Township Clerk,

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Weehawken that the Township, as Beneficiary under the Performance Bond, more particularly described above, hereby authorizes and consents to the cancellation of the said Performance Bond, as more particularly described in the said letter of RVE to the Township Construction Official dated July 18, 2025 and revised on December 9,2025; and

BE IT FURTHER RESOLVED that nothing herein contained shall be construed as altering any of the conditions of the previously adopted Resolution(s) of the Township Planning and/or Zoning Boards granting development approvals to the Developer with respect to the Project; and

BE IT FURTHER RESOLVED that the effect of the consent given hereby for the cancellation of the Performance Bond is strictly conditioned upon the following:

a. Payment by the Developer of any and all outstanding fees for professional services rendered to the Township in connection with the Project, including the fees, if any, of the attorneys and planning consultants to the Township and its Planning and/or Zoning Boards, which shall be confirmed by the Chief Financial Officer of the Township of Weehawken; and
b. Satisfaction of all other conditions of approval for the Project, including but not limited to payment or other satisfaction of any and all Affordable Housing obligations and all other matters required by any Developer's Agreement for the Project.

BE IT FURTHER RESOLVED that a copy of this Resolution shall be transmitted forthwith by the Township Clerk to the Weehawken Construction Official and to the Secretary of the Weehawken Planning and Zoning Boards, both of whom shall make this Resolution a part of their permanent file for the Project.

DATED: December 10, 2025

On motion by Councilwoman Silvestri-Ehret , seconded by Councilman Sosa , the foregoing resolution was adopted by the following vote:

Ayes: Sosa, Silvestri-Ehret, Lavagnino, Curtis, Turner
Nays: None

Councilwoman Lavagnino read the following resolution:

WHEREAS, pursuant to a **Request for Proposals** issued by the Township of Weehawken for a Contract for Legal Services for the defense of the Township and other defendants in the case of **Faye Boatwright vs. Twp. of Weehawken, et als.**, proposals were to be received on December 9, 2026; and

WHEREAS, the following attorney(s) / law firm(s) submitted proposals at that time, which proposal(s) are on file in the Office of the Township Clerk:

McManimon Scotland & Bauman (William Northgrave, Esq – principal attorney in charge)

WHEREAS, the members of the Weehawken Township Council have reviewed and considered the said proposal(s) and the reports and recommendations of the Township Manager, the Law Director and such other management personnel of the Township as may have been requested to review the same; and

WHEREAS, the Township Council now wishes to award the said contract, and the Council intends to make appropriate provision in the 2026-2026 budget to fund the said contract(s) awarded hereunder,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of Weehawken that the person(s) and/or law firm(s) shown below be, and are hereby, appointed to serve the Township in the position or category shown above for the period beginning immediately, through June 30, 2026 under the terms and conditions of the proposal therefor, which appointment(s) may be renewed by the Township for up to two 12-month terms thereafter, in the discretion of the Township Council, subject to the right of the Service Provider to cancel as of the end of any term upon a minimum sixty (60) days advance written notice delivered to the Township Clerk; and

BE IT FURTHER RESOLVED that the award of each such contract(s) mentioned herein is/are conditioned upon the respective contractor(s) delivering to the Township Clerk all original, completed documents in proper form and content as may be necessary to comply with any and all applicable affirmative action laws and regulations.

Each such Contract is made pursuant to a Fair and Open Process, and under the provisions of the Local Public Contracts Law for the award of such services, due to the qualitative nature of the said services involved in each instance.

This Resolution shall be effective immediately upon passage, and a copy hereof, or a notice stating the nature, duration, service and amount of the contract and that the resolution and contract are on file and available for public inspection in the office of the Township Clerk, shall be published as required by law, within ten (10) days of its passage.

On motion by Councilwoman Lavagnino , seconded by Councilman Sosa , the foregoing resolution was adopted by the following vote:

Ayes: Sosa, Silvestri-Ehret, Lavagnino, Curtis, Turner
Nays: None

Councilwoman Silvestri-Ehret read the following resolution:

WHEREAS, there is a need for the Township of Weehawken to purchase **Police Body Armor** for the Dept. of Public Safety; and

WHEREAS, these items can be **purchased under NJ State Contract – NJSTART Contract #17-FLEET-00754 from MES Service Company LLC, at a total cost of $15,638.88** without the necessity of public bidding, pursuant to the Local Public Contracts Law (N.J.S.A. 40A:11-12); and

WHEREAS, the total, maximum cost of this purchase is **$15,638.88**, and the Chief Financial Officer of the Township has certified as to the availability of the items under State Contract, and that sufficient funds are available for this purchase in account # 740022680 (Current Fund), as evidenced by the attached Certificate of Availability of Funds and Certificate of State Contract Items; and

WHEREAS, regulations promulgated pursuant to the Local Public Contracts Law, more particularly, N.J.A.C. 5:34-7.9, require that a purchase under a State Contract as an exception to the public bidding laws be authorized by a resolution of the Township Council,

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Weehawken that the Township Manager and the CFO are hereby authorized and directed to prepare, approve and forward a Purchase Order to MES Service Company LLC for the purchase of the items detailed above at a total cost of $15,638.88.

On motion by Councilwoman Silvestri-Ehret, seconded by Councilman Sosa, the foregoing resolution was adopted by the following vote:

Ayes: Sosa, Silvestri-Ehret, Lavagnino, Curtis, Turner
Nays: None

Councilwoman Silvestri-Ehret read the following resolution:

BE IT RESOLVED by the Township Council of the Township of Weehawken that James B. Hernandez be, and he is hereby, appointed to the position of **Fire Official** of the Township of Weehawken for a one-year term which expires on December 31, 2026, and until his successor is appointed and qualified.

DATED: December 10, 2025

On motion by Councilwoman Silvestri-Ehret, seconded by Councilman Sosa, the foregoing resolution was adopted by the following vote:

Ayes: Sosa, Silvestri-Ehret, Lavagnino, Curtis, Turner
Nays: None

APPROVAL OF BILLS:

On motion by Councilman Sosa, seconded by Councilman Curtis, all bills found to be correct and properly audited be paid with all proper exemptions and recusals provided funds are sufficient and appropriated.

Ayes: Sosa, Silvestri-Ehret, Lavagnino, Curtis, Turner
Nays: None

PRIVILEGE OF THE FLOOR:

At this time Mayor Turner asked the public if anyone wished to address the Council. No member of public addressed the Council.

Faye Boatright ***9 Bellevue***

On the bill list, wants explanation of disposition of tickets, question about Jill Hartmanns relationship with township

Councilwoman Silvestri-Ehret gives her the explanation on dispositions

Mayor Turner explains that Ms. Hartmann is the Zoning & Planning Consultant

There being no further business to come before the Township Council, motion was duly made and seconded to adjourn. So moved.

Mayor Turner announced the next Regular Meeting will be held on December 22nd 2025.

ADJOURNMENT: 8:10 PM