MINUTES OF THE REGULAR MEETING OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF WEEHAWKEN, COUNTY OF HUDSON, MUNICIPAL BUILDING IN SAID TOWNSHIP ON WEDNESDAY MONDAY DECEMBER 22, 2025

CONVENED: 7:00 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: This month, we have come into contact with over 2000 residents for all our events, Tree Lighting, Highschool Christmas with Santa, School events, and our senior Christmas party. Compliments to Police & DPW. We have that small town feeling and we hope for a peaceful & healthy 2026.

CITIZENS COMMENTS ON AGENDA ITEMS:

Faye Boatright: Agenda items should be posted for transparency. I object to meetings being held during the week of Christmas and I object to having meetings the Monday before Thanksgiving.

Faye Boatright had questions on Letters H,K,L,M

WRITTEN COMMUNICATIONS: None.

UNFINISHED BUSINESS:

Possible hearing on State Fiscal Year Budget 2026- Motion to carry to meeting of January 14th, 2026. So moved

Mayor Turner opened up for hearing on Budget Amendment #1:

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 (INSERT LAST NAMES)	Ayes	{	Nays	{	Abstained	{	
		{		{			{
		{		{	Absent	{	

	FROM Budget Amendment #1	TO Budget Amendment #2
REVENUES:		
Surplus Anticipated	$1,150,000.00	$1,150,000.0C
Surplus Anticipated with Prior Written concent of the Director	$0.00	$0.0C
Section A. Miscellaneous Revenues - Section A: Local Revenues		
	0.00	0.0C
Total	2,714,040.00	2,714,040.0C
Section B. State aid without offsetting appropriations		
Energy Receipt tax	515,796.31	515,796.31
Garden state trust fund	0.00	0.0C
Section C. Dedicated Uniform Construction Code Fees Offsert with Appropriations		
Uniform Construcion Code Fees	696,400.00	1,050,000.0C
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	0.0C
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		
	0	C
Total	1,152,743.04	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		
Total	22,385,681.08	22,385,681.08
Total Miscellaneous Revenues	27,708,291.60	28,061,891.6C
RECEIPTS FROM DELINQUENT TAXES:		
Receipts from Delinquent Taxes	-	-
Subtotal General Revenues	28,858,291.60	29,211,891.6C
AMOUNT TO BE RAISED BY TAXES FOR SUPPORT OF MUNICIPAL BUDGET:		
a.) Local Tax for Municipal Purposes Including Reserve for Uncollected Taxes	39,205,432.97	38,703,380.3C
Total General Revenues	**69,550,547.85**	**69,402,095.18**

	FROM Budget Amendment #1	TO Budget Amendment #2
GENERAL APPROPRIATIONS:		
(A) Operations- Within Caps Salary & Wages		
Streets & Roads	*$2,120,641.00*	*$2,096,641.0C*
Senior Citizens	*$345,300.00*	*$312,000.0C*
Recreation	*$919,000.00*	*$896,000.0C*

	$ -	$ -
(A) Operations- Within Caps Salary & Wages	*$21,324,450.00*	*$21,244,150.00*
(A Operations within Caps Other Expenses		
Legal Expenses	*$600,000.00*	*$541,000.00*
Tax Refunds	90,000.00	81,500.00
Total Opperations Within Caps	**34,303,494.00**	**34,155,694.00**
Salary & Wages	**21,324,450.00**	**21,244,150.00**
Other Expenses	**12,979,044.00**	**12,911,544.00**
(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)	**39,799,772.36**	**39,651,972.36**
(A) Operations- Outside of Caps		
Total Other Operations Excluded from CAPS	**12,882,837.20**	**12,882,837.20**
(A) Operations- Excluded from CAPS: Shared Service Agreement		
Total Other Operations Excluded from CAPS	**1,027,269.03**	**1,027,269.03**
Private & Public Programs Offset by Revenues		
Total Public & Private Programs Offset By Revenues	**1,152,743.04**	**1,152,743.04**
Total Operations Excluded from Caps Sh 25	**15,062,849.27**	**15,062,849.27**
Salary & Wages	**45,150.00**	**45,150.00**
Other Expenses	**15,017,699.27**	**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	485,852.34	485,852.34
Total Municipal Debt Service	**13,088,034.20**	**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)	**29,634,893.24**	**29,634,893.24**
Subtotal General Appropriations (Sh 29 Item L)	**69,434,665.60**	**69,286,865.60**
Reserve for Uncollected Taxes	115,882.25	115,229.58

Total General Appropriations	**$ 69,550,547.85**	**$ 69,402,095.18**

Faye Boatright- Objects to having a hearing before Christmas

Mayor Turner: Motion to close hearing and carry adoption to January 14th, 2026

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
Absent: None

Mayor Turner announced postponement of adoption on 26-2025 entitled:

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

Motion to carry adoption to January 14th 2026. So moved

Mayor Turner announced to carry hearing on 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)

Motion to carry hearing to January 14th, 2026. At the request of Faye Boatright

On motion by Councilwoman Silvestri-Ehret, seconded by Councilwoman Lavagnino , motion to carry hearing was adopted by the following votes:

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

Mayor Turner announced to carry hearing on Ordinance 28-2025 entitled:

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

53 Hackensack Plank Road)

Motion to carry hearing to January 14th, 2026. At the request of Faye Boatright

On motion by Councilwoman Lavagnino , seconded by Councilwoman Silvestri-Ehret , motion to carry hearing was adopted by the following votes:

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

NEW BUSINESS:

Councilwoman Lavagnino read the following Resolution:

BE IT RESOLVED jointly by the Township Council of the Township of Weehawken (the Council), the Alcoholic Beverage Control Board ("ABC Board"), and the District Management Corporation of the Special Improvement District of the Township of Weehawken(The SID Board) that pursuant to the provisions of the Open Public Meeting Act, more particularly P.L. 1975, c.231, Sec. 13, the following shall constitute the schedule of Regular Meetings of the Township Council for the year **2026** , all of which shall be held at the Municipal Building, Second Floor Council Chambers, 400 Park Avenue, Weehawken, New Jersey beginning at 7:00 P.M.

Wednesday	January	14th
Wednesday	January	28th
Wednesday	February	11th
Wednesday	February	25th
Wednesday	March	11th
Wednesday	March	25th
Wednesday	April	8th
Wednesday	April	22nd
Wednesday	May	13th
Wednesday	May	27th
Wednesday	June	10th
Wednesday	June	24th
Wednesday	July	15th
Wednesday	August	19th
Wednesday	September	9th
Wednesday	September	23rd
Wednesday	October	14th
Wednesday	October	28th
Thursday	November	12th
Monday	November	23rd
Wednesday	December	9th
Monday	December	21st

BE IT FURTHER RESOLVED that other meetings as may be deemed necessary or desirable, by the Township Council, shall be scheduled and held in accordance with the provisions of the Open Public Meetings Act; and

BE IT FURTHER RESOLVED that the Township Clerk is hereby authorized and directed as follows:

(1) To post and maintain a copy of this schedule at the place in the Municipal Building usually reserved for such notices;

(2) To mail copies of this schedule to the Bergen Record the official newspaper, and;

(3) To maintain a copy of this schedule on file in the office of the Township Clerk; and

(4) To mail a copy of this schedule to all persons who have requested it and paid the appropriate fee therefore; and

(5) To take any further steps which may be necessary to comply with the Open Public Meetings Act for the purpose of providing adequate public notice of all meetings of the Township Council.

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

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

Councilwoman Lavagnino read the following resolution;

BE IT RESOLVED by the Township Council of the Township of Weehawken that **Rola Fares** be and she is hereby reappointed to serve as **REGISTRAR of VITAL STATISTICS,** pursuant to N.J.S.A. 26:8-13, for a (3) year period expiring on December 31, 2028.

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

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

Councilwoman Lavagnino read the following resolution;

BE IT RESOLVED by the Township Council of the Township of Weehawken that **MILEEN HERNANDEZ** be and she is hereby reappointed to serve as **DEPUTY REGISTRAR of VITAL STATISTICS,** pursuant to N.J.S.A. 26:8-13, for a (3) year period expiring on December 31, 2028.

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

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

Councilwoman Lavagnino read the following resolution;

AUTHORIZING SUBMISSION OF A GRANT PROPOSAL TO THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS FY26 LOCAL RECREATION IMPROVEMENT GRANT PROGRAM

WHEREAS, the Mayor and Council of the Township of Weehawken desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately $100,000 to assist in the Gregory Park Improvement Project;

THEREFORE, BE IT RESOLVED,

1. That the Mayor and Council of the Township of Weehawken does hereby authorize the application for such a grant; and
2. Recognizes and accepts 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 Township of Weehawken 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:

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

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

Councilwoman Lavagnino read the following resolution;

RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION AND EXECUTION OF A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE WEEHAWKEN PARK AVENUE STREETSCAPE

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Township of Weehawken formally approves the grant application for the above stated project to the New Jersey Department of Transportation's FY26 Local Transportation Projects Fund.

BE IT FURTHER RESOLVED, that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as LTPF-2026-Weehawken Park Avenue Streetscape-00050 to the New Jersey Department of Transportation on behalf of the Township of Weehawken.

BE IT FURTHER RESOLVED, that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Township of Weehawken and that their signatures constitute acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

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

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

Councilwoman Lavagnino read the following resolution.

WHEREAS, pursuant to regulations promulgated by the New Jersey Department of the Treasury, Office of Affirmative Action, the Township of Weehawken is required to designate a **PUBLIC AGENCY COMPLIANCE OFFICER (PACO)** to monitor compliance with the applicable state affirmative action requirements (NJAC 17:27) by bidders for procurement, professional and another service contracts and for construction contracts with the Township of Weehawken, and to act as liaison officer with state officials and staff, and to report the name, title, business address, telephone and fax numbers to the State Office of Affirmative Action by no later than January 10th, annually,

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Weehawken that Rola Fares be and is hereby designated Public Agency Compliance Officer for a term to **expire December 31, 2026** or until her successor shall be appointed.

BE IT FURTHER RESOLVED that the Township Clerk provide the Office of Affirmative

Action with a copy of this Resolution immediately upon passage.

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

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

Councilwoman Lavagnino read the following resolution;

WHEREAS, *Mayor Richard F. Turner has offered the following named person(s) to serve for the term(s) specified on the* ***Weehawken Library Board of Trustees,*** *which appointment(s) have been reviewed and are hereby approved by the Township Council,*

NOW, THEREFORE, BE IT RESOLVED *by the Township Council of the Township of Weehawken that the person(s) listed below be, and are hereby, reappointed to serve as* ***Trustees of the Weehawken Free Public Library*** *for the term(s) set forth next to their name(s), and until their respective successor(s) shall be appointed and qualified:*

TRUSTEE / ADDRESS	*TERM*	*EXPIRATION DATE*
Elia Alvarez 118 Oak St	*5 yr*	*12/31/2030*

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

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

Councilwoman Lavagnino read the following resolution;

BE IT RESOLVED by the Township Council of the Township of Weehawken that the person(s) listed below be, and each is hereby, appointed / re-appointed, as the case may be, to serve as a regular/ alternate Member **of the Weehawken Zoning Board of Adjustment,** effective January 1 2026, for a term expiring on the date set forth next to such members name, and until his or her respective successor shall be appointed and qualified:

MEMBER	**TERM**	**EXPIRATION DATE**
Noelle Welz	Regular 4 yrs	December 31,2029
Fred Lorenz	Regular 4 yrs	December 31, 2029
Ildefonso Acosta	Alternate Member #1 2 yrs	December 31, 2027

On motion by Councilwoman Lavagnino , seconded by Councilman Curtis , the foregoing resolution

was adopted by the following vote:

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

Councilwoman Lavagnino read the following resolution;

BE IT RESOLVED by the Township Council of the Township of Weehawken that the person(s) listed below be, and each is hereby, appointed / re-appointed, as the case may be, to serve as a **Member (or Alternate, as indicated) of the Weehawken Planning Board,** effective immediately, for the term and Classification shown, and expiring on the date set forth next to such member's name, and until his or her respective successor shall be appointed and qualified:

APPOINTED MEMBER	**CLASS**	**TERM**	**EXPIRATION DATE**
ADRIAN CASTELLANOS	Alt #1	2 yr Year Term	12/31/2027

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

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

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

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

Councilwoman Lavagnino read the following resolution;

BE IT RESOLVED by the Mayor and Council of the Township of Weehawken ,
County of Hudson, State of New Jersey, that **Vincent Rivelli** be and is hereby reappointed to serve as a representative member from Weehawken on the HUDSON REGIONAL HEALTH COMMISSION for a one (1) year term to expire on December 31st, 2026

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

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

Councilman Curtis read the following resolution.

WHEREAS, the Township Manager has requested that the Township Council approve **Change Order #2** [attached hereto] for the project known as **VARIOUS ROADWAY IMPROVEMENTS - 2020-2021**; and

recommendations of the Project Engineer, that the work encompassed by the said Change Order was not reasonably foreseeable at the time this contract was awarded; that the work is necessary and desirable and cannot be made the subject of separate bids without unreasonably compromising the construction project; that the price for the Change Order work is fair and reasonable; and that the said Change Order otherwise complies with the Local Public Contracts Law and Regulations, and

WHEREAS, no additional funds are required as the result of this change order is a net decrease in the present contract amount for the project,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the of the Township of Weehawken, County of Hudson, State of New Jersey, that the following Change Order, with reference to the project VARIOUS ROADWAY IMPROVEMENTS - 2020-2021, (contractor – Cifelli & Son General Construction, Inc.; and engineer - COLLIERS ENGINEERING & DESIGN), is hereby approved:

Change Order #2 for -$26,967.15 (decrease)

BE IT FURTHER RESOLVED that the Mayor and the Township Manager be, and they are hereby authorized, and either may execute and deliver an appropriate amendatory contract or change order work authorization(s) for the work to be performed thereunder, a copy of which is on file in the Office of the Township Clerk, and which is incorporated herein by this reference, subject to the approval of the Township Law Director as to form; and

BE IT FURTHER RESOLVED that the prior contract sum of $2,044,871.09, is hereby amended to the new contract sum of $2,017,903.94 as a result of this change order, subject to any necessary approval by the State of New Jersey, Dept. of Transportation.

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
Absent: None

Councilman Curtis read the following resolution.

WHEREAS, there is a need for the Township of Weehawken to purchase **Phone Equipment with Installation & Programming** for the Dept. of Public Safety; and

WHEREAS, these items can be **purchased under NJ State Contract – NJSTART Contract #T0109 – Radio Communication from Mobile Techtronics, Inc., at a total cost of $12,196.10** 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 **$12,196.10**, 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 #_____ (Capital Account), 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 Mobile Techtronics, Inc. for the purchase of the items detailed above at a total cost of $12,196.10.

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
Absent: None

Councilman Sosa read the following resolution;

WHEREAS, pursuant to a Request for Proposals issued by the Township of Weehawken for the position of **Professional Pest Control Services Consultant and Treatment company** for the Township, proposals were to be received on December 16, 2025; and

WHEREAS, set forth below is a list of the proposal(s) received at that time for the said position, which proposal(s) are on file in the Office of the Township Clerk:

E&G Exterminators, Inc.
122 North Broadway
South Amboy, New Jersey 08879

North Jersey Exterminating Cop., Inc, d/b/a
Paramount Exterminating
729 – 32nd Street
Union City, New Jersey 07087

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

WHEREAS, the Chief Financial Officer of the Township has determined that sufficient funds are available in the fiscal year 2025-2026 budget to fund this contract in account # 4114-00-7562 , as evidenced by the attached Certificate of Availability of Funds and/or the Council intends to make appropriate provision in the 2025-2026 and other fiscal year budgets to fund the contract awarded hereunder,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of Weehawken that **North Jersey Exterminating Cop., Inc, d/b/a Paramount Exterminating** is hereby appointed to serve as the **Professional Pest Control Services Consultant and Treatment company** for the period consisting of the current fiscal year, which appointment may be extended for up to an additional two (2) years as may be approved by this governing body, and to be compensated therefor at a rates set forth in the said proposal, a copy of which is on file in the Office of the Township Clerk, and otherwise under the terms and conditions of the request and the proposal submitted, and the Mayor is hereby authorized to execute a contract with the said contractor for the work to be performed, if and as may be necessary or appropriate, in accordance with the terms of this Resolution and the proposal submitted, and subject to the approval of the Law Director as to form; and

BE IT FURTHER RESOLVED that the award of such contract is conditioned upon the contractor delivering to the Township Clerk all original, completed documents in proper form and content as may be necessary to comply with all affirmative action laws and regulations.

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 services involved.

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 if and as required by law.

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

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

Councilwoman Lavagnino read the following resolution

WHEREAS, the Tax Collector has certified that all real estate taxes and other municipal charges have been paid in full to date with respect to the property or properties listed below and the respective taxpayers or their mortgagees or tax payment service companies listed have presented proof of overpayment or double payment of certain tax installments, and are, therefore, entitled to the refunds shown below; and

WHEREAS, the Chief Financial Officer or Finance Director of the Township has certified that sufficient funds are available for the payment thereof in account # , as evidenced by the attached Certificate of Availability of Funds, or if said funds have not been budgeted, or if this payment is to be made beyond the said fiscal year, the Council intends to make appropriate provision in the 20__ - 20____ fiscal year budget to provide for this payment,

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Weehawken that warrant(s) be ordered drawn by the Township Treasurer in favor of the taxpayer(s) listed below in the amount(s) set forth opposite their name(s):

Block	Lot	Qual	Taxpayer/Owner	Year/Qtr	Amount of Overpayment

45.01 1.01 c0169 Key, Young Sun 2025/4 $2,295.50
Make payable to: Coforge BPS America, Inc.

Credit results from property taxes being paid by Coforge erroneously on property for the second time.

TOTAL
DOLLAR
AMOUNT
$2,295.50

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

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

Councilwoman Lavagnino read the following resolution;

WHEREAS, the Township Manager has requested that the Township Council approve **Change Order(s) #2** [attached hereto] for the project known as the Construction of the **SOUTH PARK LAP POOL COVER** at the **WEEHAWKEN WATERFRONT PARK PHASE 2 (SOUTH PARK)**; and

WHEREAS, the Township Council is satisfied, based upon the review, report and recommendations of the Project Architect / Engineer, that the work encompassed by the said Change Order(s) was not reasonably foreseeable at the time this contract was awarded; that the work is necessary and desirable and cannot be made the subject of separate bids without unreasonably compromising the construction project; that the price for the Change Order work is fair and reasonable; and that the said Change Order(s) otherwise comply(ies) with the Local Public Contracts Law and Regulations, and

WHEREAS, the Chief Financial Officer of the Township has determined that sufficient funds are available to fund such Change Order(s), in account # 424-842-6705 , as evidenced by the attached Certificate of Availability of Funds,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the of the Township of Weehawken, County of Hudson, State of New Jersey, that the following Change Order(s), with reference to the Construction of the SOUTH PARK LAP POOL COVER at the WEEHAWKEN WATERFRONT PARK PHASE 2 (SOUTH PARK) Project, Cypreco Industries, Inc., Contractor, (Project Architect – RSC Architects), is / are hereby approved:

Change Order #2 for $39,600.00

BE IT FURTHER RESOLVED that the Mayor and/or Township Manager be, and are hereby, authorized and either may execute an appropriate amendatory contract or change order

work authorization(s) for the work to be performed thereunder, subject to the approval of the Township Law Director as to form; and

BE IT FURTHER RESOLVED that the original contract sum of $1,243,823.00, as amended to $1,433,823.00 by virtue of the amended award to include Alternate #1 (Pool Bubble), and as increased to #1,509,861.40 by Change Order #1, is hereby further amended to the new contract sum of $1,549,461.40 as a result of Change Order #2.

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
Absent: None

Mayor Turner introduced the following Ordinance entitled;

AN ORDINANCE AMENDING ORDINANCE #1-1989, CHAPTER 12 (RENT CONTROL), OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WEEHAWKEN, 1987, MODIFYING RENT INCREASE LIMITATIONS

WHEREAS, the Township Council of the Township of Weehawken hereby finds and determines that the facts, circumstances and conditions stated in the Preamble section of Chapter 12, that is Section 12-1, continue to prevail throughout the Township of Weehawken; and

WHEREAS, the Township Council further finds and determines that the following regulations, restrictions, prohibitions, procedures and remedies are necessary and appropriate for the health, safety and welfare of the residents of, and visitors to, the Township, and in the best interests thereof and of the public generally,

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

Section 1. Chapter 12, Section 3.1 of the Revised General Ordinances of the Township of Weehawken, 1987, is hereby modified as follows:

§ 12-3.1. REGULATIONS.

a. – b. [No Change]

c. At the expiration of a lease or at the termination of the lease of a periodic tenant, no landlord may request or receive percentage increases in rent with respect to any housing or parking space which is greater than the Permitted Annual Increase fixed by the Board for any twelve (12) month period, consistent with the prerequisites, conditions and limitations hereinafter provided. The Permitted Annual Increase shall be set annually by the Board and shall be the percentage annual increase in the Consumer Price Index, All Items, for New York - New Jersey - Long Island (NY-NJ-CT-PA 1982-84=100), first half year average (HALF1), or its successor index published by the United States Department of Labor; provided, however that in no event shall the Permitted Annual

Increase be less than one percent (1%) or greater than three percent (3%). The Board shall determine and fix the Permitted Annual Increase percentage, and notify the public, following publication of the applicable CPI data, but in no event later than November 1 of the year prior to the calendar year for which the Permitted Annual Increase percentage will be effective.

d.- g. [No Change]

Section 2. Inconsistent Ordinances Repealed. All other ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed, to the extent of such inconsistency.

Section 3. Severability. If any portion of this ordinance or the application thereof to any person or circumstance shall for any reason be adjudged by a court of competent jurisdiction to be invalid or unenforceable, that portion shall be deemed severed from, and shall not impair the validity or enforceability of, the balance of this ordinance.

Section 4. Gender and Number. As used in this ordinance, wherever necessary or appropriate, one gender shall be deemed to include and mean either of the other two, and the singular number shall include the plural and vice versa.

Section 5. Paragraph Headings. The paragraph headings appearing in this ordinance are inserted only as a matter of convenience and are neither a part of the substantive provisions, nor in any way define, limit or describe the scope or intent of this ordinance.

Section 6. Effective Date. This ordinance shall take effect immediately after publication and twenty (20) days following final adoption according to law.

Councilman Sosa read the following resolution;

BE IT RESOLVED by the Township Council of the Township of Weehawken that Ordinance **# 29-2025** entitled:

ANORDINANCEAMENDING ORDINANCE #1-1989, CHAPTER 12 (RENT CONTROL), OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WEEHAWKEN, 1987, MODIFYING RENT INCREASE LIMITATIONS

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 January 14th 2026 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.

On motion by Councilman Sosa , seconded by Councilman Sosa , the foregoing resolution was

adopted by the following vote:

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

APPROVAL OF BILLS:

On motion by Councilwoman Lavagnino, seconded by Councilwoman Silvestri-Ehret, 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
Absent: None

PRIVILEGE OF THE FLOOR:

At this time Mayor Turner asked the public if anyone wished to address the Council.

Faye Boatright Disappointed in lack of transparency for Monday Meetings, questions on bill list & Halloween Party, Christmas party

Mayor Turner: we have the Halloween party for all our volunteers who serve our township & recreation , something you don't like

Motion to close public portion-So moved

At this time motion was duly made and seconded to convene as the Local Alcoholic Beverage Control Board. So moved.

TOWNSHIP COUNCIL SITTING AS LOCAL ALCOHOLIC BEVERAGE CONTROL BOARD:

ROLL CALL:

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

Councilman Sosa , read the following Resolution:

BE IT RESOLVED by the ALCOHOLIC BEVERAGE CONTROL COMMISSION of the Township of Weehawken, in the County of Hudson, State of New Jersey ["ABC Board"], that:

License #	***0911-44-011-011***
Issued to	***PLATINUM WINE & SPIRITS LLC***
Trading as	***DISCOUNT WINE & SPIRITS***

*For the Licensed Premises located at **5000 PARK AVENUE***

Be and it is hereby transferred to	***5000 PARK AVE LLC***
Trading as	***DISCOUNT WINE & SPIRITS***

For Premises located at ***5000 PARK AVENUE***

BE IT FURTHER RESOLVED, the ABC Board finds as follows:

(3) that the application is substantially complete in all respects; and

(4) the New Jersey Department of the Treasury has issued the necessary Sales Tax Clearance Certificate with respect to the license listed below; and

(5) based upon the sworn statements of the applicant and police investigations conducted to date, the applicant is qualified for licensure in accordance with N.J.S. Title 33 and other applicable laws and regulations.

BE IT FURTHER RESOLVED that this transfer is effective upon adoption of this Resolution; the license expires according to law on June 30, 2026; and the license is subject to revocation, suspension or modification in accordance with law upon the return of any outstanding or additional police investigation, based upon discovery of any information which would disqualify the licensee or for any other lawful reason.

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

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

There being no further business to come before the **Local ABC Board,** motion was duly made and seconded to reconvene as Township Council. So moved.

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 January 14th 2026

ADJOURNMENT: 8:03 PM