MINUTES OF THE REGULAR MEETING OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF WEEHAWKEN, COUNTY OF HUDSON, MUNICIPAL BUILDING IN SAID TOWNSHIP ON WEDNESDAY JANUARY 14TH 2026 WEEHAWKEN HIGH SCHOOL

CONVENED: 6:30 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 22ND 2025 .** 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: None to be heard.

CITIZENS COMMENTS ON AGENDA ITEMS:

Faye Boatright- Citizens were required to wait 2 hours because of the ceremony

Mayor Turner: That's Irrelevant

Faye Boatright- Commented on letters G& H

WRITTEN COMMUNICATIONS: None.

SPECIAL SWEARING IN CEREMONY-

DEPARTMENT OF PUBLIC SAFETY

PROMOTIONS

Det. Sgt. Cosmo Amato will be promoted to the rank of Lieutenant
Sgt. Cody Condello will be promoted to the rank of Lieutenant
Ptl. Richard Russo will be promoted to the rank of Sergeant
Det. Terrance Perez will be promoted to the rank of Sergeant
Ptl. William Feliciano will be promoted to the rank of Sergeant
Ptl. Mellisa Maione will be promoted to the rank of Sergeant

SWEARING IN OF NEW OFFICERS

Ptl. Gabriel Alba will be sworn in as an officer
Ptl. Sebastian Santiago will be sworn in as an officer
Ptl. Naisha Trujillo will be sworn in as an officer
Ptl. Christopher Chavez will be sworn in as an officer
Ptl. David Durango-Garcia will be sworn in as an officer
SLEO II Nicholas Iannantuano will be sworn in as a SLEO II Officer

SPECIAL RECOGNITION

Deputy Director Jeffrey Fulcher for his 4 decades of service to the Township of Weehawken.

UNFINISHED BUSINESS:

Possible adoption of State Fiscal Year Budget 2026- Motion to carry to meeting of January 28th

Mayor Turner announced time for hearing on Budget Amendment #1

RESOLUTION TO AMEND BUDGET
#01-2026

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	{ Sosa { Silvestri-Ehret { Lavagnino { Curtis Turner	Nays	{ { None { {

FROM

Introduced/Approved

REVENUES:

Surplus Anticipated

Surplus Anticipated with Prior Written concent of the Director	$1,150,000.0

Section A. Miscellaneous Revenues - Section A: Local Revenues

	0.0
Total	2,714,040.0

Section B. State aid without offsetting appropriations

Energy Receipt tax	486,549.3
Garden state trust fund	29,247.0

Section D Special Items of General Revenue Anticipated with Prior Consent of the director of Local Government Service- Shared Service Agrreement Offset with Appropriations

	0.0
Total	242,926.1

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

Total	1,127,792.0
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	**261866.2**
Developers Reimbursment	12,220,397.1
PILOT proceeds Hartz Mt 800 Harbor Blvd	2,025,769.6
PILOT Proceed 231 Hackensack Plk Rd	81,828.0
PILOT proceeds Roseland bldg 8/9	1,145,060.4
New Pilot Proceeds - Hoboken Pointe	1,630,653.6
New Pilot Proceeds -Park Parcel/ The Declan	782,881.6
New Pilot Proceeds - Estuary D	500,000.0
Total	22,017,680.2
Total Miscellaneous Revenues	27,315,339.7
RECEIPTS FROM DELINQUENT TAXES:	
Receipts from Delinquent Taxes	-
Subtotal General Revenues	28,465,339.7
AMOUNT TO BE RAISED BY TAXES FOR SUPPORT OF MUNICIPAL BUDGET:	
a.) Local Tax for Municipal Purposes Including Reserve for Uncollected Taxes	39,206,463.6
Total General Revenues	**69,158,626.6**

	FROM Introduced/Approved Budget
GENERAL APPROPRIATIONS:	
(A) Operations- Within Caps Salary & Wages	
Police Salary	*$10,091,000.0*
Ambulance Services	*$369,085.0*
	$0.0
	$ -
(A) Operations- Within Caps Salary & Wages	*$20,994,450.0*
(A Operations within Caps Other Expenses	
Other Insurance Premium	*$1,008,700.0*
	0.0
Total Opperations Within Caps	**33,984,038.0**
Salary & Wages	**20,994,450.0**
Other Expenses	**12,989,588.0**
(E) Deferred Charges and Statutory Expenditures- Municipal Within Caps	
Total Deferred Charges and Statutory Exp - Municipal Within Caps Sh 19	**5,496,278.3**

(G) Cash Deficit Preceeding Year	
Cash Deficit Preceeding Year	
Total General Appropriations Within Caps (Sh 19 item H-1)	**39,480,316.3**
(A) Operations- Outside of Caps	
Workers Comp	10,544.0
Total Other Operations Excluded from CAPS	**12,872,293.2**
(A) Operations- Excluded from CAPS: Shared Service Agreement	
Parking Authority	435,899.0
	0.0
Total Other Operations Excluded from CAPS	**1,017,743.0**
Private & Public Programs Offset by Revenues	
Dept of health Sustaining Local Public Health Innfastructure	0.0
Total Public & Private Programs Offset By Revenues	**1,127,792.0**
Total Operations Excluded from Caps Sh 25	**15,017,828.2**
Salary & Wages	**45,150.0**
Other Expenses	**14,972,678.2**
(C) Captial Improvements	
Capital Improvement Fund	
Total Capital Improvement Fund	**200,000.0**
(D) Debt Service Excluded from CAPS	
Qualified Bonds - NJEIT	485,149.1
Total Municipal Debt Service	**13,087,331.0**
(E.) Deferred Charges - Excluded from CAPS	
	0.0
Total Deferred Charges Excluded Cap	**1,284,009.7**
Total General Approp. Excluded from CAPS (Sh 28 item H-2)	**29,589,169.0**
Subtotal General Appropriations (Sh 29 Item L)	**69,069,485.4**
Reserve for Uncollected Taxes	89,141.2
Total General Appropriations	**$ 69,158,626.66**

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.

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

Ayes: Councilman Sosa, Councilwoman Silvestri-Ehret, Councilwoman Lavagnino, Councilman Curtis, Mayor Turner
Nayes: None

Councilwoman Lavagnino read the following resolution:

TOWNSHIP OF WEEHAWKEN

RESOLUTION TO AMEND BUDGET

02-2026

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	{ Sosa {Silvestri-Ehret { Lavagnino {Curtis Turner	Nays	{ None { { {	Abstained { None { Absent { None

	FROM Budget Amendment #1	TO Budget Amendment #2
REVENUES:		
Surplus Anticipated	$1,150,000.00	$1,150,000.00
Surplus Anticipated with Prior Written concent of the Director	$0.00	$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	515,796.31	515,796.31
Garden state trust fund	0.00	0.00
Section C. Dedicated Uniform Construction Code Fees Offsert with Appropriations		
Uniform Construcion Code Fees	696,400.00	1,050,000.00

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		
	0	0
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	28,061,891.60
RECEIPTS FROM DELINQUENT TAXES:		
Receipts from Delinquent Taxes	-	-
Subtotal General Revenues	28,858,291.60	29,211,891.60
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	38,703,380.30
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*	*$2,096,641.00*
Senior Citizens	*$345,300.00*	*$312,000.00*
Recreation	*$919,000.00*	*$896,000.00*
	$ -	*$ -*
(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**

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.

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

Ayes: Councilman Sosa, Councilwoman Silvestri-Ehret, Councilwoman Lavagnino, Councilman Curtis, Mayor Turner
Nayes: None

Mayor Turner opened up for hearing on Ordinance 26-2025 titled:

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.

Hearing of none, motion to adopt

Councilwoman Silvestri-Ehret read the following resolution:

BE IT RESOLVED by the Township Council of the Township of Weehawken that Ordinance 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

Having been introduced and passed on first reading as on November 24th, 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 close hearing and carry adoption to January 14th 2026 2025

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

Ayes: Councilman Sosa, Councilwoman Silvestri-Ehret, Councilwoman Lavagnino, Councilman Curtis, Mayor Turner
Nayes: None

Mayor Turner opened up for hearing on Ordinance 27-2025 titled;

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.

Faye Boatright: Appendix & exhibits not included.

Mayor Turner: We carried over the hearings of December 22 because you did not have time to review and you received everything

Motion to close hearing and adopt.

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)

Having been introduced and passed on first reading as on December 10th 2025, and published according to law, and having been considered at the Township Council meeting open to the public on December 22nd 2025 , motion to carry hearing and adoption to January 14th 2026

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

Ayes: Councilman Sosa, Councilwoman Silvestri-Ehret, Councilwoman Lavagnino, Councilman Curtis, Mayor Turner
Nayes: None

Mayor Turner opened up for hearing on Ordinance 28-2025 titled:

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 requirement

Hearing of none, motion to close hearing and adopt

Councilman Sosa read the following resolution:

BE IT RESOLVED by the Township Council of the Township of Weehawken that 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

Having been introduced and passed on first reading as on December 10th 2025, and published according to law, and having been considered at the Township Council meeting open to the public on December 22nd 2025 , motion to carry hearing and adoption to January 14th 2026

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

Ayes: Councilman Sosa, Councilwoman Silvestri-Ehret, Councilwoman Lavagnino, Councilman Curtis, Mayor Turner
Nayes: None

Mayor Turner opened up for hearing on Ordinance 29-2025 titled:

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

ORDINANCE # 29 - 2025

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.

Hearing of none, motion to close and adopt.

Councilman Curtis read the following resolution:

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

Having been introduced and passed on first reading as on December 22nd 2025, and published according to law, and having been considered at the Township Council meeting open to the public on January 14th 2025 , motion to adopt

On motion by Councilman Curtis, seconded by Councilwoman Silvestri-Ehret, the following resolution was adopted by the following votes:

Ayes: Councilman Sosa, Councilwoman Silvestri-Ehret, Councilwoman Lavagnino, Councilman Curtis, Mayor Turner
Nayes: None

NEW BUSINESS:

Councilwoman read the following Resolution:

A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH CP DEVELOPMENT URBAN RENEWAL LLC

WHEREAS, having designated approximately .33 acres being delineated on the official Township Tax Map as Block 31, Lot 1, located at **193-199 Hackensack Plank Road**, as an area in need of redevelopment ("**Redevelopment Area**") by Resolution #43-2024, dated March 13, 2024, 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 ("**Governing Body**") then, 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, in accordance with the Redevelopment Plan and subject to the terms of this Agreement, Redeveloper has subdivided the Redevelopment Area and created two lots: a) Lot 1 to be located in the RB-2 Zoning District, upon which it will rehabilitate and then dedicate to the Township the existing 3-story, multi-family building at the corner of Hackensack Plank Road (32nd St.) and Hudson Avenue (the "**Multifamily Rehab Project**"); and b. Lot 1A 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**") (Lot 1A referred to herein as the "**Redevelopment Project Site**") (the Redevelopment Project together with the Multifamily Rehab Project referred to herein as the "**Project**")

WHEREAS, based on the information and other submissions provided by Redeveloper, the Mayor and the Township's consultants have prepared and negotiated a redevelopment agreement setting forth the terms and conditions by which Redeveloper will carry out development of the Project ("Redevelopment Agreement"), a proposed form of which Redevelopment Agreement is attached to this Resolution; and

WHEREAS, pursuant to the Redevelopment Law, N.J.S.A. 40A:12A-8(f), the Township Council has determined to contract with Redeveloper to develop the Project on the terms and conditions specified in the proposed Redevelopment Agreement, and finds that the Redevelopment Agreement furthers the Township's interest in implementing the Redevelopment Plan and is consistent with the public purposes the Redevelopment Plan addresses.

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

1. The proposed form of Redevelopment Agreement is approved in substantially the form attached hereto.

2. The Mayor is authorized to execute the Redevelopment Agreement in substantially the form attached hereto, along with any other documents and/or agreements necessary to implement the Redevelopment Agreement or to effect compliance therewith in form satisfactory to the Mayor, the Township Attorney and Special Redevelopment Counsel.

3. This resolution shall take effect immediately.

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

Ayes: Councilman Sosa, Councilwoman Silvestri-Ehret, Councilwoman Lavagnino, Councilman Curtis, Mayor Turner
Nayes: None

Councilwoman Silvestri-Ehret read the following resolution:

A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH CREST POINT GROUP, LLC

WHEREAS, having designated approximately .67 acres being delineated on the official Township Tax Map as Block 1, Lots 19.01, 19.02, 20, 21 and 22, located at **53 Hackensack Plank Road**, as an area in need of redevelopment ("**Redevelopment Area**") by Resolution #114-2025, adopted June 25, 2025, 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 ("**Governing Body**") then, 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, in accordance with the Redevelopment Plan and subject to the terms of this Agreement, Redeveloper proposed to demolish the existing two-story structure comprising 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

WHEREAS, based on the information and other submissions provided by Redeveloper, the Mayor and the Township's consultants have prepared and negotiated a redevelopment agreement setting forth the terms and conditions by which Redeveloper will carry out development of the Project ("Redevelopment Agreement"), a proposed form of which Redevelopment Agreement is attached to this Resolution; and

WHEREAS, pursuant to the Redevelopment Law, N.J.S.A. 40A:12A-8(f), the Township Council has determined to contract with Redeveloper to develop the Project on the terms and conditions specified in the proposed Redevelopment Agreement, and finds that the Redevelopment Agreement furthers the Township's interest in implementing the Redevelopment Plan and is consistent with the public purposes the Redevelopment Plan addresses.

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

1. The proposed form of Redevelopment Agreement is approved in substantially the form attached hereto.

2. The Mayor is authorized to execute the Redevelopment Agreement in substantially the form attached hereto, along with any other documents and/or agreements necessary to implement the Redevelopment Agreement or to effect compliance therewith in form satisfactory to the Mayor, the Township Attorney and Special Redevelopment Counsel.

3. This resolution shall take effect immediately

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

Ayes: Councilman Sosa, Councilwoman Silvestri-Ehret, Councilwoman Lavagnino, Councilman Curtis, Mayor Turner
Nayes: None

Councilman Sosa read the following resolution:

RESOLUTION AUTHORIZING AN ACCELERATED TAX SALE TO BE HELD IN PURSUANT TO N.J.S.A.54:5-19

WHEREAS, pursuant to N.J.S.A. 54:5-19, *et seq.*, and applicable regulations providing for Regular and Accelerated Tax Sales, all taxes and other municipal liens payable through the eleventh day of the eleventh month of the current fiscal year shall be subject to tax sale and offered for sale of lien to the lowest interest rate bidder or to the highest premium bidder, as applicable, at a tax sale to be held on or before June 30th of the said fiscal year at the Township of Weehawken municipal building located at 400 Park Avenue, Weehawken, New Jersey; and

WHEREAS, there are delinquencies appearing in the records of the Township of Weehawken for monies levied on the owners of record as they appear in the official tax list filed in the office of the Collector of Taxes of the Township of Weehawken,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township - of Weehawken, County of Hudson, State of New Jersey that the Tax Collector of the Township be and is hereby authorized to hold an Accelerated Tax Sale with respect to delinquencies for the Fiscal Year ending June 30, 2026, with the official notices of sale being advertised and notice to the owners of record according to the requirements of N.J.S.A. 54:5-19, *et seq.*, and applicable regulations

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

Ayes: Councilman Sosa, Councilwoman Silvestri-Ehret, Councilwoman Lavagnino, Councilman Curtis, Mayor Turner

Nayes: None

Councilwoman Lavagnino introduced the following Solid Waste Collection District Budget 2026:

CY 2025 Solid Waste Collection District Budget
of the Township of Weehawken
County of Hudson for the Year Ending December 31, 2026

Revenues and Appropriations Summaries

Summary of Revenues	Approved 2026 Budget	Approved 2025 Budget
1. Surplus	0	0
2. District Tax Levy	2,809,164.90	2,754,083.24
Total Solid Waste Collection District Revenues	2,809,164.90	2,754,083.24

Summary of Appropriations	Approved 2026 Budget	Approved 2025 Budget
1. Operating Expenses: Salaries & Wages	857,100.00	830,050.19
Other Expenses	1,342,177.20	1,415,522.65
2. Administrative Expenses: Salaries & Wages	277,000.00	253,019.84
Other Expenses	149,450.00	71,700.00
3. Statutory Expenses	183,437.70	183,790.56
Total Solid Waste Collection District Appropriations	2,809,164.90	2,754,083.24

Notice is hereby given that the Solid Waste Collection District budget was approved by the Mayor and Council of the Township of Weehawken, County of Hudson on January 14, 2026.

A hearing on the Solid Waste Collection District budget will be held at the Town Hall, on February 11, 2026 at 7:00 o'clock p.m. at which time and place objections to the Solid Waste Collection District Budget for the CY Year 2026 may be presented by taxpayers or other interested persons.

Copies of the budget are available in the office of Township Clerk at the Municipal Building, 400 Park Avenue, Weehawken, New Jersey, 201-319-6000 during the hours of 9:00 a.m. to 4:00 p.m.

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

Ayes: Councilman Sosa, Councilwoman Silvestri-Ehret, Councilwoman Lavagnino, Councilman Curtis, Mayor Turner
Nayes: None

Councilman Sosa introduced the following ordinance titled:

AN ORDINANCE AMENDING CHAPTER VII, SCHEDULE XXI OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WEEHAWKEN, 1987, TO CREATE A HANDICAP PARKING SPACE

WHEREAS, the Weehawken Handicapped Parking Committee has reviewed the applications of Jennifer Cardinas **residing at 10-12 48th Street** in the Township of Weehawken, for the designation of a restricted parking space, who having received from the New Jersey Division of Motor Vehicles a handicapped person identification card, and the said Committee has reviewed the reports of the physical examination of the said applicants and has recommended that the applications be approved by the Mayor and Council,

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. Subsection 7-12.1, **SCHEDULE XXI (HANDICAPPED PARKING SPACES)** of the Revised General Ordinances of the Township of Weehawken, 1987, is hereby amended by adding the following to the parking restrictions therein:

SCHEDULE XXI
HANDICAPPED PARKING SPACES

In accordance with the provisions of subsection 7-12.1, no person shall be permitted to park, unless displaying the required permit number, in the following designated restricted handicapped parking spaces.

Name of Street	Applicant
48th St	Jennifer Cardinas

Section 2. The Director of Public Safety is hereby authorized and directed to have proper signs calling attention to the parking regulations and restrictions established under this Ordinance erected at the appropriate locations.

Section 3. The handicapped parking space designated herein shall be valid from the effective date of this Ordinance and until December 31, 2026

Section 4. The provisions of this Ordinance shall take effect upon final adoption and publication according to law, except that those portions, if any, which require the approval of the Commissioner of the New Jersey Department of Transportation, shall become effective upon receipt of such approval, if later.

Councilman Sosa read the following resolution:

BE IT RESOLVED by the Township Council of the Township of Weehawken that Ordinance # **01-2026** entitled:

AN ORDINANCE AMENDING CHAPTER VII, SCHEDULE XXI OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WEEHAWKEN, 1987, TO CREATE A HANDICAP PARKING SPACE

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 28th 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 Curtis, the following resolution was adopted by the following votes:

Ayes: Councilman Sosa, Councilwoman Silvestri-Ehret, Councilwoman Lavagnino, Councilman Curtis, Mayor Turner
Nayes: None

Councilwoman Lavagnino read the following resolution:

AUTHORIZING ADOPTION OF THE 2025 HUDSON COUNTY, NEW JERSEY HAZARD MITIGATION PLAN UPDATE

WHEREAS, all jurisdictions within Hudson County have exposure to hazards that increase the risk to life, property, environment, and the County and local economy; and

WHEREAS; pro-active mitigation of known hazards before a disaster event can reduce or eliminate long-term risk to life and property; and

WHEREAS, the Disaster Mitigation Act of 2000 (Public Law 106-390) established new requirements for pre- and post-disaster hazard mitigation programs; and

WHEREAS; a coalition of Hudson County jurisdictions with like planning objectives has been formed to pool resources and create consistent mitigation strategies within Hudson County; and

WHEREAS, the coalition has completed a planning process that engages the public, assesses the risk and vulnerability to the impacts of natural hazards, develops a mitigation strategy consistent with a set of uniform goals and objectives, and creates a plan for implementing, evaluating and revising this strategy,

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Weehawken that the Township of Weehawken:

1) Adopts in its entirety, the 2025 Hudson County Hazard Mitigation Plan Update (the "Plan") as the Township's Hazard Mitigation Plan and resolves to execute the actions identified in the Plan that pertain to the Township;
2) Will use the adopted and approved portions of the Plan to guide pre- and post-disaster mitigation of the hazards identified;
3) Will coordinate the strategies identified in the Plan with other planning programs and mechanisms under its jurisdictional authority;
4) Will continue its support of the Mitigation Planning Committee as described within the Plan;
5) Will help to promote and support the mitigation successes of all participants in this Plan;

6) Will incorporate mitigation planning as an integral component of government and partner operations; and

7) Will provide an update of the Plan in conjunction with the County no less than every five years.

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

Ayes: Councilman Sosa, Councilwoman Silvestri-Ehret, Councilwoman Lavagnino, Councilman Curtis, Mayor Turner
Nayes: None

Councilman Curtis read the following resolution:

BE IT RESOLVED by the Township Council of the Township of Weehawken that the **EMERGENCY OPERATIONS PLAN** dated December 1st 2025, prepared by the **Township Office of Emergency Management** and submitted to the Township Council for its consideration, a copy of which is on file in the Office of the Township Clerk, be and is hereby approved.

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

Ayes: Councilman Sosa, Councilwoman Silvestri-Ehret, Councilwoman Lavagnino, Councilman Curtis, Mayor Turner
Nayes: None

Councilwoman Silvestri-Ehret introduced the following ordinance titled:

ORDINANCE # 02-2026

AN ORDINANCE AMENDING CHAPTER VII, SCHEDULE XXI OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WEEHAWKEN, 1987, TO CREATE A HANDICAP PARKING SPACE

WHEREAS, the Weehawken Handicapped Parking Committee has reviewed the applications of Steven Ricciardi **residing at 7 Shippen Street** in the Township of Weehawken, for the designation of a restricted parking space, who having received from the New Jersey Division of Motor Vehicles a handicapped person identification card, and the said Committee has reviewed the reports of the physical examination of the said applicants and has recommended that the applications be approved by the Mayor and Council,

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. Subsection 7-12.1, **SCHEDULE XXI (HANDICAPPED PARKING SPACES)** of the Revised General Ordinances of the Township of Weehawken, 1987, is hereby amended by adding the following to the parking restrictions therein:

SCHEDULE XXI
HANDICAPPED PARKING SPACES

In accordance with the provisions of subsection 7-12.1, no person shall be permitted to park, unless displaying the required permit number, in the following designated restricted handicapped parking spaces.

Name of Street	Applicant
Shippen	Steven Ricciardi

Section 2. The Director of Public Safety is hereby authorized and directed to have proper signs calling attention to the parking regulations and restrictions established under this Ordinance erected at the appropriate locations.

Section 3. The handicapped parking space designated herein shall be valid from the effective date of this Ordinance and until December 31, 2026

Section 4. The provisions of this Ordinance shall take effect upon final adoption and publication according to law, except that those portions, if any, which require the approval of the Commissioner of the New Jersey Department of Transportation, shall become effective upon receipt of such approval, if later.

BE IT RESOLVED by the Township Council of the Township of Weehawken that Ordinance # **02-2026** entitled:

AN ORDINANCE AMENDING CHAPTER VII, SCHEDULE XXI OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WEEHAWKEN, 1987, TO CREATE A HANDICAP PARKING SPACE

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 28th 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 Councilwoman Silvestri-Ehret, seconded by Councilman Sosa, the following resolution was adopted by the following votes:

Ayes: Councilman Sosa, Councilwoman Silvestri-Ehret, Councilwoman Lavagnino, Councilman Curtis, Mayor Turner
Nayes: None

APPROVAL OF BILLS:

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

Ayes: Councilman Sosa, Councilwoman Silvestri-Ehret, Councilwoman Lavagnino, Councilman Curtis, Mayor Turner
Nayes: None

PRIVILEGE OF THE FLOOR:

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

Faye Boatright- Asks about any new bond deals, election process

Mayor Turner announced the next Regular Meeting will be held on January 28th 2026

ADJOURNMENT: 9:00 PM