MINUTES OF THE REGULAR MEETING OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF WEEHAWKEN, COUNTY OF HUDSON, MUNICIPAL BUILDING IN SAID TOWNSHIP ON MONDAY NOVEMBER 24, 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:

Minutes of September 10th, September 24th, October 8th, 2025, were approved by the following votes:

On motion by Councilman Sosa , seconded by Councilman Curtis, minutes were adopted by the following votes:

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

*** Councilwoman Lavagnino abstains on September 10th minutes

DISCUSSIONS FROM OFFICIALS:

Mayor Turner: Our SNAP food distribution fed about 127 families more than once. Our turkey meals will feed more. We have a great community in Weehawken. We had people that donated and distributed on their own.

CITIZENS COMMENTS ON AGENDA ITEMS:

Faye Boatright

Resolutions should be posted for transparency

Letter D- Louis Park

Mayor Turner explains Letter D

Faye: on Letter E, why is it in need of redevelopment?

Mayor Turner: Its not completely developed, one of the final properties

Faye: So that's another pilot

Mayor Turner: As usual your analysis is wrong

Faye: I would like a copy of that financial agreement

Mayor Turner: Put in an OPRA request/ you are in litigation. By the time we have the hearing you will get it.

Faye: Explain letter G

Mayor Turner: We want to keep schools in best shape as possible. We use the gym facilities. We will borrow money and pay it off. We are taking a 2-prong approach
Faye: My understanding is the school has their own tax

Mayor Turner: This is quicker. We are trying to set up to see if we can get the money quickly. I wish you would ask a question instead of making assumptions

Faye: Can I get a list of the equipment for the NHRF ordinance

Mayor Turner: I guess you like the fire department today

Faye: I am more interested in fiscal

WRITTEN COMMUNICATIONS: None.

UNFINISHED BUSINESS:

Mayor Turner opened for hearing on Ordinance 23-2025

AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR A REDEVELOPMENT PLAN AREA WITHIN THE TOWNSHIP OF WEEHAWKEN LOCATED AT 53 HACKENSACK PLANK ROAD, DESIGNATED AS LOTS 19.01, 19.02, 20, 21 and 22 IN BLOCK 1 ON TAX MAP OF THE TOWNSHIP

WHEREAS, pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-14, et seq.), more particularly N.J.S.A. 40A:12A-4(a)(3) and 40A:12A-7, the Township of Weehawken (the "Township") may adopt a redevelopment plan pursuant to which redevelopment projects may be undertaken within an area in need of redevelopment; and

WHEREAS, the Township Council of the Township of Weehawken ("Township Council") adopted a Resolution directing the Planning Board of the Township (the "Board") to conduct a study to determine whether the following described area constituted an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, that is the area comprised of the following: **Lots 19.01, 19.02, 20, 21 and 22 in Block 1** on the Tax Map of the Township of Weehawken, more commonly known by its street address, **53 Hackensack Plank Road** (the "Area"); and

WHEREAS, the Area has been determined to be an area in need of redevelopment (the "ANR" or the "Redevelopment Plan Area") by Resolution of the Township Council adopted pursuant to the Local Redevelopment and Housing Law; and

WHEREAS, pursuant to that same authority, the Township Council has caused a Redevelopment Plan to be prepared by and for the Weehawken Planning Board for the Redevelopment Plan Area, such Plan having been prepared by Jill A. Hartmann, P.P. and A.I.C.P. and dated May, 2025 (the "Redevelopment Plan"); and

WHEREAS, the Township Council hereby finds that the Redevelopment Plan is substantially consistent with the Master Plan for the Township and furthers the interests of the Township and its residents by encouraging redevelopment of the Area and by encouraging private investment and promoting the overall development of the community,

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. The Redevelopment Plan for the Redevelopment Plan Area (Lots 19.01, 19.02, 20, 21 and 22 in Block 1 as shown on the Weehawken Tax Map, also known by its street address, **53 Hackensack Plank Road**) is hereby approved substantially in the form on file in the Office of the Township Clerk, which is incorporated herein by this reference.

Section 2. The Redevelopment Plan shall supersede applicable provisions of the Weehawken Zoning ordinance development regulations other than where the Plan maintains those regulations.

Therefore, the zoning district map included within the Township Zoning Ordinance shall be, and is hereby, amended to indicate the Area to which the Redevelopment Plan applies, and the Township Clerk is hereby directed to take all necessary actions to ensure that the proper notations are made upon the zoning map.

Section 3. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be judged invalid, such adjudication(s) shall apply only to the section(s), paragraph(s), subdivision(s), clause(s) or provision(s) so adjudged and the remainder of this Ordinance shall remain valid and effective.

Section 4. This Ordinance shall take effect at the time and in the manner as provided by law.

Faye Boatright: Is there a developer you are working with?

Mayor Turner: Crestpoint

Faye Boatright: Any other properties by this developer?

Mayor Turner: 48th & Park

Faye: Any upfront payments?

Mayor Turner: I do not think so

Mayor Turner: Hearing of none, 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 23-2025 **entitled**:

AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR A REDEVELOPMENT PLAN AREA WITHIN THE TOWNSHIP OF WEEHAWKEN LOCATED AT 53 HACKENSACK PLANK ROAD, DESIGNATED AS LOTS 19.01, 19.02, 20, 21 and 22 IN BLOCK 1 ON TAX MAP OF THE TOWNSHIP

Having been introduced and passed on first reading as on November 5th 2025 and published according to law, and having been considered at the Township Council meeting open to the public on November 24th 2025, motion to adopt

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

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

NEW BUSINESS:

Councilman Sosa read the following Resolution:

WHEREAS, on November 13, 2025, bids were received for one or more contracts for:

(1) **THE TRIMMING AND/OR REMOVAL OF TREES, GRINDING OF STUMPS AND RELATED WORK FOR THE TOWNSHIP OF WEEHAWKEN FALL 2025 TREE CARE AND MAINTENANCE PROGRAM; AND**

(2) **ROUTINE TREE TRIMMING & REMOVAL THROUGHOUT THE YEAR AS NEEDED FOR THE TOWNSHIP OF WEEHAWKEN**; and

WHEREAS, the following is a list of the bid(s) received at that time:

BIDDER	BID AMOUNTS CONTRACT (1)	CONTRACT (2)
Reliable Tree Services, Inc. 547 St. Paul's Avenue Cliffside Park, New Jersey 07010	$36,870.00	See Attached Schedule of Rates
Joseph McIlvaine Tree and Lawn 428 Philmont Ave. Feasterville, Pennsylvania 19053	$62,450.00	See Attached Schedule of Rates

and

WHEREAS, the members of the Weehawken Township Council have reviewed the bid(s) listed above and the reports and recommendations of the Director of Public Works, the Township Manager and the Law Director, and have determined as follows:

(1) that the lowest responsible bidder for Contract (1) is **Reliable Tree Services, Inc.** with a total contract price of **$36,870.00**; and

(2) that the lowest responsible bidder for Contract (2) is **Reliable Tree Services, Inc.**, with contract prices as set forth on the schedule attached hereto.

WHEREAS, the Chief Financial Officer of the Township has determined that sufficient funds are available in the 2026-2026 fiscal year budget to fund this contract, in account #_____ 4114-00-7562 _____, as evidenced by the attached Certificate of Availability of Funds, or if said funds have not been budgeted or if one or more of these contracts will extend beyond the said fiscal year, the Council intends to make appropriate provision in the 2025-2026 and other fiscal year budgets to fund said contract(s),

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of Weehawken that contracts be, and are hereby, awarded as follows:

Contract (1) - for THE TRIMMING AND/OR REMOVAL OF TREES, GRINDING OF STUMPS AND RELATED WORK FOR THE TOWNSHIP OF WEEHAWKEN FALL 2025 TREE CARE AND MAINTENANCE PROGRAM to **Reliable Tree Services, Inc.** with a total contract price of **$36,870.00**; and

Contract (2) - for ROUTINE TREE TRIMMING & REMOVAL THROUGHOUT THE YEAR AS NEEDED FOR THE TOWNSHIP OF WEEHAWKEN for the period ending November 30, 2026 to **Reliable Tree Services, Inc.**, with contract prices as set forth on the schedule attached hereto.

BE IT FURTHER RESOLVED that either the Mayor or the Township Manager may, and they are hereby authorized to, execute these contracts with the successful bidders, respectively, for the work

to be performed, as may be necessary or appropriate, in accordance with the bid specifications, subject to the approval of the Township Law Director as to form; and

BE IT FURTHER RESOLVED that the award of these contracts is each separately conditioned upon the respective Contractor delivering to the Township Clerk, prior to the commencement of any work thereunder, in addition to any other requirements of law, of the contract documents or bid specifications, the following:

1. A certificate of insurance naming the Township as an additional insured party, in the usual form and amount, as more particularly described in the "Certificate of Insurance Requirements" Notice on file in the Office of the Township Clerk; and
2. All original, completed documents in proper form and content necessary to comply with all affirmative action laws and regulations.

BE IT FURTHER RESOLVED that the award of these contracts is each separately subject to confirmation that the respective contractor is not on the State or County debarred contractors list.

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

Councilman Sosa read the following resolution:

WHEREAS, the Township Manager has requested that the Township Council approve **Change Order #5** for the project known as **LOUISA PARK RENOVATIONS**; and

WHEREAS, the Township Council is satisfied, based upon the review, report and recommendations of the Project Architect, 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, the Chief Financial Officer of the Township has determined that sufficient funds are available to fund such Change Order, 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, with reference to LOUISA PARK RENOVATIONS (Adamo Brothers Construction, Inc., contractor, and RSC Architects), is hereby approved:

Change Order #5 for $162,660.26

BE IT FURTHER RESOLVED that the Mayor and/or the Township Manager be, and are hereby, authorized to execute an appropriate amendatory contract or change order work authorization for the work of the said Change Order, subject to the approval of the Township Attorney as to form; and

BE IT FURTHER RESOLVED that the original contract sum of $1,849,475.00 is hereby amended as a result of these and any previously approved change orders to the new contract sum of $2,146,670.35.

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

Mayor Turner introduced Ordinance 24-2025

TOWNSHIP OF WEEHAWKEN
HUDSON COUNTY, NEW JERSEY

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

ORDINANCE # 24 - 2025

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

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

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

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

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

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

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

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

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

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

- This Agreement is to the direct benefit of the health, safety, welfare and financial well-being of the Township and its citizens. The Agreement will benefit the Township and its inhabitants by furthering the redevelopment of the Project Site, which is an unproductive, isolated and vacant property.
- The proposed development will generate significant municipal revenues to the Township. It is not anticipated that there will be any large or extraordinary municipal costs associated with the Project, since most of the municipal services and infrastructure necessary to support this development are currently in place and available. The Township's review and analysis performed by NW Financial Group, LLC, indicate that the benefits of the Project outweigh any costs to the Township.
- The Project will attract new residents to the Township, which will contribute to the economic growth of existing local businesses and potentially to the creation of new businesses.

- It is expected that the Project will create approximately 300 jobs during construction and 8 new permanent jobs.

- The Township finds of great significance the payments that the Entity has agreed to make under the terms of the Redevelopment Agreement to reimburse the Township for investments it has made to encourage the redevelopment of the waterfront of which the Project is a part.

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

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

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

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

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

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

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

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

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

Councilman Curtis read the following resolution:

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

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

Hereto for introduced does now pass on first reading and said Ordinance be further considered for final passage at a public hearing to be held at a meeting beginning at 7:00 PM ,December 10th 2025 at the regular meeting place of the Township Council, and that at such time and place all persons interested to be given an opportunity to be heard concerning said Ordinance, and that the Township Clerk be and she is hereby authorized and directed to publish said Ordinance according to law.

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

Councilman Sosa read the following resolution:

A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH PORT IMPERIAL SOUTH PARCEL 16 URBAN RENEWAL OWNER LLC

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A: 12A-1 et seq. (the "Redevelopment Law"), the Township designated an approximately 23.518-acre portion of the planned development known as Port Imperial South, being delineated on the official Tax Map of the Township as Block 36.05, Lot 1.01 and Block 64.01, Lots 1.02, 1.03, 1.04, 1.05, 1.06, 1.07, 3.02, 3.03, 3.05 and 3.06 (collectively, the "Redevelopment Area"), as an area in need of redevelopment and adopted a redevelopment plan for the Redevelopment Area (the "Redevelopment Plan"); and

WHEREAS, Redeveloper owns certain property within the Redevelopment Area known as Block 64.01, Lots 1.02, as shown on the official tax maps of the Township, also known as 1700 Avenue at Port Imperial (the "Project Site"); and

WHEREAS, the Redevelopment Area is included within the Port Imperial South planned development, which was previously approved by the Planning Board of the Township of Weehawken upon application of Port Imperial South, L.L.C.; and

WHEREAS, Redeveloper has been created for the sole purpose of improving the Project Site in accordance with this Agreement, the Redevelopment Plan, and the approvals previously granted for the planned development; and

WHEREAS, on July 15, 2025, the Weehawken Planning Board granted Redeveloper preliminary and final major site plan approval (the "Site Plan Approval") to develop the Project Site with a mixed-use project which will be comprised of one building consisting of 137 market rate, rental residential units, approximately 174 parking spaces, including 50 spaces leased to the adjoining restaurant and 124 for use by the building residents, and amenities, to be constructed in conformance with the Site Plan Approval and subject to the terms of this Agreement (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 Councilman Sosa seconded by Councilman Curtis, the foregoing resolution was adopted by the following vote:

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

Councilwoman Lavagnino read the following resolution:

WHEREAS, the Township of Weehawken (the Township) and the Weehawken Board of Education (the Board) share the interest in keeping its school facilities and property (the School Facilities) in good condition in order to enable the most advantageous use thereof for a variety of purposes which inure to the benefit of the residents and taxpayers of the Township and/or to those served by the Board; and

WHEREAS, the Township and the Board seek to work cooperatively whenever practicable to provide services to those referred to above

and for the mutual benefit of the Township and the Board, and one example of such cooperation is in working together towards a cost-effective method of funding the capital improvements to certain School Facilities; and

WHEREAS, the Township finds that the most cost effective method of financing needed capital improvements to the School Facilities is through a "partnership" for a shared services agreement with the Board, and that it is in the best interests of both the Township and the Board, as well as of the residents and taxpayers of the Township and those served by the Board to approve and enter into such an Agreement; and

WHEREAS, the State of New Jersey has encouraged such local entity cooperation; and

WHEREAS, by this Resolution the Township Council of the Township of Weehawken hereby authorizes such a Shared Services Agreement with the Board, the form of which is on file in the Office of the Township Clerk, subject to final review and approval by the Mayor, in consultation with the Township Attorney, and the approval of the Weehawken Board of Education,

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

1. The above recitals are incorporated herein as though fully set forth at length.
2. Subject to adoption of a reciprocal authorizing Resolution by the Weehawken Board of Education, the Mayor is hereby authorized to execute and deliver a Shared Services Agreement with the Board substantially in the form and content as referred to above, subject to the approval of the Township Attorney as to final form, and to take any and all actions necessary to complete and realize the intent and purpose of this Resolution.

This Resolution shall take effect immediately

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

Ayes: Sosa, Lavagnino, Curtis, Turner
Nays: None

Abstain: Councilwoman Silvestri-Ehret

Mayor Turner introduced Ordinance 25-2026:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Councilwoman Lavagnino read the following resolution:

BE IT RESOLVED by the Township Council of the Township of Weehawken that Ordinance # **25 -2025** entitled:

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

Hereto for introduced does now pass on first reading and said Ordinance be further considered for final passage at a public hearing to be held at a meeting beginning at 7:00 PM ,December 10th 2025 at the regular meeting place of the Township Council, and that at such time and place all persons interested to be given an opportunity to be heard concerning said Ordinance, and that the Township Clerk be and she is hereby authorized and directed to publish said Ordinance according to law.

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

Mayor Turner introduced the following ordinance:

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.

Councilwoman Lavagnino 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

Hereto for introduced does now pass on first reading and said Ordinance be further considered for final passage at a public hearing to be held at a meeting beginning at 7:00 PM ,December 10th 2025 at the regular meeting place of the Township Council, and that at such time and place all persons interested to be given an opportunity to be heard concerning said Ordinance, and that the Township Clerk be and she is hereby authorized and directed to publish said Ordinance according to law.

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

Councilwoman Lavagnino read the following resolution:

WHEREAS, the Township Council of the Township of Weehawken seeks to formally oppose the waterfront development application of Romulus Development Corp. ("Romulus") to the New Jersey Department of Environmental Protection ("NJDEP") for the ferry maintenance facility of New York Waterway; and

WHEREAS, in support of its opposition the Township Council relies on and adopts the November 10, 2025, letter report of the Consulting Engineers to the Weehawken Planning Board dated November 10, 2025, (attached herewith as Exhibit "A") to NJDEP enumerating the deficiencies with the Romulus waterfront application; and

WHEREAS, the Township Council objects to the NJDEP waterfront application filed by Romulus on the following grounds:

1. Access to the maintenance facility from the South when access should be from the North;

2. Increase to the footprint of the existing building on the site from one-story to two-story;

3. The development of a two-story building which is contrary to the testimony given by Donald Liloia, Senior Vice-President of New York Waterway before the Weehawken Planning Board, for a one-story building and further acknowledging that the facility can operate with a one-story building; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of Weehawken, as follows:

1. Formally opposing the waterfront development application of Romulus Development Corp. ("Romulus") to the New Jersey Department of Environmental Protection ("NJDEP") for the ferry maintenance facility of New York Waterway for the reasons set forth herein; and

2. Authorizing the Law Director and the Township Clerk to transmit a copy of this Resolution to the Director of Land Resource Management of the New Jersey Department of Environmental Protection; and

3. The Law Director and Township Clerk are further authorized to take any and all actions necessary to complete and realize the intent and purpose of this Resolution

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

Councilman Sosa read the following resolution:

WHEREAS, the Township of Weehawken has a need for the services of a Professional Pest Control Services Consultant and Treatment company in connection with such matters as the Township may determine from time to time, for an term commencing as of July 1, 2025 and ending June 30, 2026, but

which may be extended for up to an additional two (2) years as may be approved by this governing body; and

WHEREAS, it has been determined by the purchasing agent that the value of these services will likely exceed $17,500 and, therefore, will be acquired by contract pursuant to the provisions of N.J.S.A. 19:44A-20.5, *et. seq.*,

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Weehawken that the Township Manager be and is hereby authorized and directed to have prepared, advertised and distributed in the appropriate manner a Request For Qualifications / Proposals [RFQ/RFP] for the necessary and appropriate Professional Pest Control Services Consultant and Treatment company.

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

Councilwoman Silvestri-Ehret read the following resolution:

WHEREAS, based upon the reports of the Township Manager and the Township Construction Code Official and/or Director of Public Works, the Council hereby finds that the property located in the Township of Weehawken at **76 West 18th Street**, which is designated as **Lot(s) 14 in Block 3 on the Municipal Tax Map, (the Property)**, has been neglected, not maintained and/or has deteriorated into such state of disrepair as to constitute a public nuisance and an emergent threat to the public health, safety and welfare, in violation of applicable Township ordinances; and

WHEREAS, the Township, after inspection of the Property, advised the owner of record, as appears from the official tax rolls of the Township, to correct these conditions and, at a minimum, to clean and maintain the grounds; however the said owner has failed and/or refused to do any or all work as ordered and as necessary to correct these conditions, which constituted a public nuisance and an emergent threat to the health, safety and welfare of the residents of the Township; that emergent grounds maintenance work was required and, therefore, the Township arranged to have the required grounds maintenance work performed; and **the cost of such work be charged as a lien against the Property**,

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Weehawken that the cost of said work, if any, as certified by the Township Manager, shall be charged as and shall become **a lien upon the Property**, and the said sum shall be added to, and shall become a part of, the taxes next to be assessed and levied upon the Property, in addition to any and all other prior liens

thereon, and shall bear interest at the same rate as taxes pursuant to Chapter III, Section 3-4 of the Revised General Ordinances of the Township of Weehawken

BE IT FURTHER RESOLVED that the Township Tax Collector is directed to collect and enforce the amount so charged in the same manner as real estate taxes.

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

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

APPROVAL OF BILLS:

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

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

PRIVILEGE OF THE FLOOR:

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

Maya Ponton Aranov	***Immigrant Act Resolution***
Faye Boatright	***Bond deals, Bill list, question on senior Halloween party, July 4th***

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

Mayor Turner announced the next Regular Meeting will be held on December 10th 2025.

ADJOURNMENT: 8:09 PM