MINUTES OF THE RESCHEDULED MEETING OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF WEEHAWKEN, COUNTY OF HUDSON, MUNICIPAL BUILDING IN SAID TOWNSHIP ON WEDNESDAY NOVEMBER 5TH 2025

CONVENED: 6:05 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 transmitted by the Township Clerk and a notice is posted in the Council Chambers of this Municipal Building.

APPROVAL OF MINUTES: None

DISCUSSIONS FROM OFFICIALS:

Mayor Turner: Wanted to say Thank you to our Township Clerk, Rola Fares for all her work during the 9 days of early voting and election day.

We also announced a food program- No one goes hungry. We have 4 drop off sites and we appreciate everyone's assistance

CITIZENS COMMENTS ON AGENDA ITEMS:

Faye Boatright: Agenda items should be posted for transparency. Wants explanation on improvements made to release bonds (Letter F). Letter A, is this something you do every year?

Mayor Turner: On letter A- yes, also stated that Ms. Boatwright talks about transparency, while she filed ten minutes before midnight, in an attempt to block the purchases of workforce housing buildings and caught us off guard. For the record the Judge decision worked in our favor, we are allowed to proceed. This was a total waste of taxpayers' money. These buildings provide workforce housing and its working great. Shame on Ms. Boatright for trying to stop this purchase 10 minutes before midnight. We went ahead and purchased those properties and now we are the owners. Thanks again to Ms. Boatright , because of litigation our interest rate rose.

Faye Boatright wanted an explanation on uniform commercial code, and how many people were being paid, and about the parking authority- what services do they offer.

Mayor Turner: Ms. Boatright knows how the parking authority works

Roger Desmond wanted explanation on Items, G,H,I

Mayor Turner explained those items

WRITTEN COMMUNICATIONS: None.

UNFINISHED BUSINESS:

Mayor Turner opened up for hearing on Ordinance 21-2025 entitled:

AN ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK FOR STATE FISCAL YEAR 2026

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.1 *et seq*., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and

WHEREAS, the Township Council of the Township of Weehawken in the County of Hudson finds it advisable and necessary to increase its State Fiscal Year (SFY) 2026 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the residents and taxpayers; and

WHEREAS, the Township Council hereby determines that a 1.0% increase in the budget for said year, amounting to $363,819.81 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and

WHEREAS, the Township Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years,

NOW THEREFORE, BE IT ORDAINED by the Township Council of the Township of Weehawken, in the County of Hudson, ***a majority of the full authorized membership of this governing body affirmatively concurring***, that in the SFY 2026 budget year, the final appropriations of the Township of Weehawken shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to $1,273369.34, and that the SFY 2026 municipal budget for the Township of Weehawken be approved and adopted in accordance with this ordinance; and

BE IT FURTHER ORDAINED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and

BE IT FURTHER ORDAINED, that a certified copy of this ordinance, upon adoption and with the recorded vote included thereon, shall be filed with said Director within 5 days after such adoption.

Hearing of none, motion to close and adopt

Councilwoman Silvestri-Ehret read the following resolution:

BE IT RESOLVED by the Township Council of the Township of Weehawken that Ordinance 21-2025 **entitled**:

AN ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK FOR STATE FISCAL YEAR 2026

Having been introduced and passed on first reading as on October 8th 2025 and published according to law, and having been considered at the Township Council meeting open to the public on November 5th 2025, motion to adopt

On motion by Councilwoman Silvestri-Ehret , seconded by Councilwoman Lavagnino, the foregoing

resolution was adopted by the following vote:

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

NEW BUSINESS:

Councilman Sosa read the following Resolution:

WHEREAS, the following listed Tax Sale Certificates of the Township of Weehawken, which were sold at the Tax Sale for delinquent taxes assessed against properties identified below, were redeemed by the person or entity and in the amount shown below for each redemption, which funds have been received by the Township, and the premiums, if any, for these certificates have been received by, and are being held by, the Township:

Tax Sale Certificate No.	Name of tax sale Certificate Purchaser	Block / Lot	Property Address	Name of Redeeming Property Owner/Taxpayer	Amount of Redemption	Amount of Premium
25-00007	Daxuan Wang	B59/L12/C0021	2-4 Fulton St #2A	Hu, Yan	$4,204.65	$13,100.00

TOTAL DOLLAR AMOUNT OF REDEMPTIONS RECEIVED
TO BE REFUNDED UNDER THIS RESOLUTION Redemption $ 4,204.65
Premium $ 13,100.00

WHEREAS, the proceeds of each such redemption are now required by law to be turned over by the Township to the said Purchaser of the Tax Sale Certificate, and the premium, if any, of each such redemption is now required by law to be returned by the Township to the said Purchaser of the Tax Sale Certificate,

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Weehawken that the sums shown above for each of the Tax Sale Certificates listed be paid over by the Township to the Tax Sale Certificate Purchaser in each case; and

BE IT FURTHER RESOLVED that the premium amounts, if any, shown above for each of the Tax Sale Certificates listed be returned by the Township to the Tax Sale Certificate Purchaser in each case.
On motion by Councilman Sosa, seconded by Councilwoman Silvestri-Ehret, the foregoing resolution was adopted by the following vote:

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

Councilman Sosa read the following resolution:

WHEREAS, the Division of Local Government Services allows a municipality to average the last three (3) years, in computation of the appropriation reserve for uncollected taxes in the current budget; and

WHEREAS, the collection rate for the last three years was as follows:

YEAR	**PERCENTAGE**
2024-2025	**99.77%**
2023-2024	**99.91%**
2022-2023	**99.94**
	299.62
AVERAGE	**99.87%**

NOW THEREFORE, BE IT RESOLVED by the Mayor and Township Council of the Township of Weehawken that 99.87% is used to calculate the appropriation Reserve for uncollected taxes in the 2026 FY Budget.

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 has a need to acquire the **Services of SPECIAL LITIGATION COUNSEL for the defense of a lawsuit captioned Faye Boatright vs. the Township of Weehawken, et als.,** pending in the Superior Court of New Jersey, Hudson County; and

WHEREAS, the value of the contract may not exceed $17,500 without further approval; and

WHEREAS, the anticipated initial term of this contract is not to extend beyond June 30, 2026; and

WHEREAS, **William W. Northgrave, Esq.**, with the law firm of **McManimon, Scotland & Baumann, LLC**, with an office located in Roseland, New Jersey, who has the necessary expertise in this area of law, and has indicated that such Legal Services will be provided at the hourly rate of $225.00 225 for attorneys and $155 for legal assistants; and

WHEREAS, the Chief Financial Officer of the Township has determined that sufficient funds are available in the fiscal year 2025-2026 budget to fund this contract in account # 740022680, as evidenced by the attached Certificate of Availability of Funds or, if said funds have not been budgeted, or if this contract is to extend beyond the said fiscal year, the Council intends to make appropriate provision in the 2025-2026 and other fiscal year budgets to fund this contract,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of Weehawken that **William W. Northgrave, Esq.**, with the law firm of **McManimon, Scotland & Baumann, LLC**,, is hereby appointed to serve as **SPECIAL LITIGATION COUNSEL** on behalf of the Township for the defense of a lawsuit captioned **Faye Boatright vs. the Township of Weehawken, et als.** for the period ending on or about June 30, 2026 under the terms and conditions stated hereinabove, and a contract with the said professional for the work to be performed may be executed, as may be necessary or desirable, by either the Mayor or the Township Manager, in accordance therewith, subject to the approval of the Township Law Director as to form; and

BE IT FURTHER RESOLVED that the Township of Weehawken reserves the right to terminate the said appointee at any time, without cause; and

BE IT FURTHER RESOLVED that the Township Manager be and is hereby authorized to have prepared and, at any time he deems appropriate, to have advertised and distributed in the appropriate manner a **Request For Proposals [RFP]** for this position and for the appropriate legal services required thereby, in order to appoint or re-appoint a person to fill this position upon exhaustion of the budget amount set forth herein and/or upon termination of the appointment made herein on before June 30, 2026.

This Contract is made without competitive bidding as a Professional Service under the provisions of the Local Public Contracts Law because of the qualitative nature of the LEGAL Services involved.

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

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

WHEREAS, the Developer has advised the Township that the required improvements have been completed and its obligations under the Performance Bond have been satisfied, and has asked the Township Council to cancel its obligations under the Performance Bond commensurate with the improvements completed for the Project, and the Township's engineer with respect to the Project, Remington & Vernick Engineers, Inc. ("RVE"), has reviewed these matters, in consultation with the Township's Construction Official, and has determined that the required site improvements have been completed in substantial conformance with the approved plans therefor,

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Weehawken that the Township, as Beneficiary under the Performance Bond, more particularly described above, hereby authorizes and consents to the cancellation of the said Performance Bond; and

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

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

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

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

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

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

Mayor Turner introduced the following Ordinance:

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.

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

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 November 24th 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 Silvestri-Ehret, seconded by Councilman Sosa, the foregoing resolution was adopted by the following vote:

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

Councilwoman Lavagnino read the following resolution:

WHEREAS, on October 28, 2025, bids were received for **ROADWAY PROGRAM IMPROVEMENTS - Hudson Avenue & Duer Place**; and

WHEREAS, the following is a list of the bidder(s) and their bids submitted at that time:

BIDDER	BASE BID 1	BASE BID 2	TOTAL BID
4 CLEAN-UP, INC. P.O. Box 5098 North Bergen, New Jersey 07047	$ 502,112.10	$ 886,662.60	$1,388,774.70
CEDAR CONTRACTING CO., INC. 621 N. Union Avenue Hillside, New Jersey 072057	311,537.96 [1]	591,375.35	902,913.31
CIFELLI & SON GENERAL CONSTRUCTION, INC. 4 Coppola Street Nutley, New Jersey 07110	323,687.00	579,703.25	903,390.25
D&L PAVING CONTRACTORS 675 Franklin Avenue Nutley, New Jersey 07111	334,187.25	653,041.05	987,228.30
DLS CONTRACTING, INC. 36 Montesano Road Fairfield, New Jersey 07004	322,374.00	618,743.00	941,117.00
MARINI BROTHERS CONSTRUCTION CO. 9 Lafayette Street	326,876.00	598,478.75	925,354.75

Hackensack, New Jersey 07601

VEKTOR CORPORATION 348 Schoolhouse Road Monroe Township., New Jersey 08831	355,205.75	637,587.45	992,793.20

and

WHEREAS, the members of the Township Council have reviewed the bid(s) listed above, as set forth on the attached bid sheet and schedules, and the reports and recommendations of the Project Engineer, the Township Manager and the Township Law Director, and have determined that the lowest responsible bidder is **CEDAR CONTRACTING CO., INC.**, with a total contract price of **$902,913.31** for all work under the Contract, consisting of BASE BIDS 1 and 2; and

WHEREAS, the Chief Financial Officer of the Township has determined that sufficient funds are available in the 2025-2026 fiscal year budget to fund this project, in account # 424-842-6705 , as evidenced by the attached Certificate of Availability of Funds, or said funds have not been budgeted and/or said budget has not been finally adopted, or if this project is to extend beyond the said fiscal year, the Council intends to make appropriate provision in the 2025-2026 and other fiscal year budgets to fund this contract,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of Weehawken that the contract for **ROADWAY IMPROVEMENTS - Hudson Avenue & Duer Place** be and it is hereby awarded to **CEDAR CONTRACTING CO., INC.** for a total contract price of **$** for the work required under the Contract Bid Specifications for BASE BIDS 1 and 2, and the Mayor and/or Township Manager be, and each is hereby, authorized to execute a contract with the successful bidder for the said work to be performed, 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 this contract is conditioned upon the 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 this contract is subject to confirmation that the contractor is not on the State debarred contractors list.

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

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

Councilwoman Silvestri-Ehret read the following resolution:

WHEREAS, the 2025-2026 temporary Municipal budget was introduced on June 25, 2025, and there is a need for additional appropriation.

THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Township of Weehawken that the following amendments be made:

OTHER EXPENSES	**FROM**	**TO**
601-102 Supplemental Food Assistance	0.00	25,000.00

DATED: November 5th 2025

On motion by Councilwoman Silvestri-Ehret , seconded by Councilwoman Lavagnino, the foregoing resolution was adopted by the following vote:
Ayes: Sosa, Silvestri-Ehret, Lavagnino, Curtis, Turner
Nays: None

APPROVAL OF BILLS:

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

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

PRIVILEGE OF THE FLOOR:

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

Erica Steber ***81 Sterling***

Drain on the street that backed up, question about tinted car windows

Roger Desmond ***Sterling***

Vendor company for the license plate readers

Maya Ponton ***39 Columbia terr***

Follow up on immigrant trust act resolution

Faye Boatright ***9 Bellevue***

More transparency, need bike lanes, ask if we have a soccer program

Mayor Turner: We have a big recreation program- maybe you should read it

Motion was duly made and seconded to adjourn. So moved.

Mayor Turner announced the next Regular Meeting will be held on November 24th 2025.

ADJOURNMENT: 7:43 PM