



**TOWNSHIP OF NORTH BERGEN
BOARD OF COMMISSIONERS MEETING**

**March 4, 2026
5:00P.M.**

This meeting is in compliance with the Open Public Meetings Act. Notice of this Meeting was published in the official newspapers and posted on the bulletin board at the Township Hall.

MEETING AGENDA

- I. Meeting Called to Order
- II. Sunshine Law Statement
- III. Roll Call
- IV. Pledge of Allegiance

A. Resolutions:

1. Proclamation commending Robert Ceragno and proclaiming March 2026 Colorectal Cancer Awareness Month
2. Proclamation congratulating Ayden Rivera for his outstanding athletic & academic achievements
3. Authorizing refund overpayment of taxes; \$2,224.68
4. Authorizing payment of claims if and when funds are available and approved; \$3,555,143.95
5. Authorizing payment to the Board of Adjustment for a special meeting held on February 19, 2026; \$1,500.00
6. Authorizing a settlement of pending litigation; \$8,000.00
7. Authorizing Change Order #1 for the 88th Street & Tonnelle Avenue Storm Sewer Replacement
8. Authorizing the execution of a Rights-of-Way Use Agreement with Pilot Fiber NJ LLC
9. Authorizing a Grant Agreement with NJ Dept. of Transportation for Road Infrastructure Improvements Project-Smith Avenue, from 63rd to 70th Streets
10. Reappointing an alternate member to the Board of Adjustment

B. Ordinance Introduction:

1. **ORDINANCE OF THE TOWNSHIP OF NORTH BERGEN, COUNTY OF HUDSON, STATE OF NEW JERSEY ADOPTING THE REDEVELOPMENT PLAN FOR 2811-2817 KENNEDY BOULEVARD, BLOCK 60 LOT 2**
2. **ORDINANCE REGULATING SHORT TERM RENTALS IN THE TOWNSHIP OF NORTH BERGEN**

C. Ordinance Adoption:

1. **ORDINANCE (1) OPPOSING UNLAWFUL ENFORCEMENT TACTICS UTILIZED BY IMMIGRATION AND CUSTOMS ENFORCEMENT ("ICE"), U.S. CUSTOMS AND BORDER PROTECTION ("CBP") AND ANY OTHER FEDERAL AGENCY IN**

**CONDUCTING CIVIL IMMIGRATION ENFORCEMENT ACTIVITIES, AND (2)
PROHIBITING ICE, CBP AND OTHER FEDERAL AGENCIES FROM USING
TOWNSHIP OF NORTH BERGEN PROPERTY FOR CONDUCTING CIVIL
IMMIGRATION ENFORCEMENT ACTIVITIES**

V. Open Public Portion

VI. Adjournment

AGENDA SUBJECT TO ADDITIONS AND/OR DELETIONS

Erin Barillas
Township Clerk

Proclamation

WHEREAS, Robert Ceragno, a prominent business owner in the Township of North Bergen, is a colorectal cancer survivor, and is dedicated to raising awareness for this potentially life-threatening disease; and

WHEREAS, By 2030, the American Cancer Society indicates that colorectal cancer will be the number one leading cause of deaths in the United States among men and women, 45 and under; and

WHEREAS, colorectal cancer affects men and women of all racial and ethnic groups, and more than 90% of cases occur in people who are 45 years old or older; and

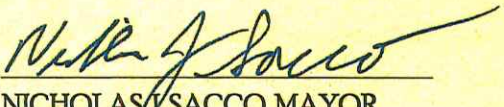
WHEREAS, regular colorectal cancer screening, beginning at age 45, is the key to prevention; and

WHEREAS, colorectal cancer may be prevented, since screening may detect abnormal precancerous growths and can also find early stages of cancer, when there is a greater chance that treatment will be most effective and lead to a cure; and

WHEREAS, the good health and well-being of the residents of North Bergen are enhanced as a direct result of increased awareness about colorectal cancer and research into early detection, causes, and effective treatments, therefore be it

RESOLVED, that I, NICHOLAS J. SACCO, MAYOR OF THE TOWNSHIP OF NORTH BERGEN, and the entire Board of Commissioners, do hereby commend Robert Ceragno for his courage and dedication, and proclaim March 2026 to be Colorectal Cancer Awareness Month in North Bergen, New Jersey.




NICHOLAS J. SACCO, MAYOR

Dated: March 4, 2026

	YES	NO	NOT VOTING
Cabrera	☒	☐	☐
Pascual	☒	☐	☐
Rodriguez	☒	☐	☐
Vainieri	☒	☐	☐
Sacco	☐	☒	☐
(President)	☐	☐	☐

I HEREBY CERTIFY the foregoing to be a True and Correct copy of Resolution passed and adopted by the Board of Commissioners of the Township of North Bergen in the County of Hudson, in the State of New Jersey, at a meeting held on the above date.



Township Clerk

Proclamation

WHEREAS, tonight we gather to celebrate a truly special milestone in the history of the North Bergen Boys Basketball program; and

WHEREAS, on January 6, 2026, Ayden Rivera, a four- year Varsity starting guard and senior captain, surpassed 1,000 career points, an extraordinary achievement that reflects years of dedication, discipline, and relentless hard work; and

WHEREAS, from the moment he stepped onto the court as a freshman, Ayden has remained committed to elevating the program, demonstrating continuous growth not only as an exceptional athlete but also as a respected leader; and

WHEREAS, as team captain he has set the standard for accountability, toughness, and a team-first mentality, inspiring his teammates both on and off the court; and

WHEREAS, Ayden Rivera embodies excellence beyond basketball, serving as a four- year starter for the North Bergen Boys Baseball team and excelling academically as a STEM Honor Roll student, successfully balancing the demands of high- level athletics with rigorous academic coursework; and

WHEREAS, his 1,000 career points represent talent and consistency, his leadership represents character, and his academic success represents discipline; and

WHEREAS, Ayden Rivera's legacy will leave a lasting impact on the North Bergen Boys Basketball program and serve as an example for future generations of student-athletes;

NOW, THEREFORE, BE IT RESOLVED that NICHOLAS J. SACCO, MAYOR OF THE TOWNSHIP OF NORTH BERGEN, and the entire Board of Commissioners, proudly recognize and congratulate Ayden Rivera for his outstanding athletic and academic achievements, and commend him for the dedication, leadership, and integrity he has brought to the North Bergen community. Congratulations, Ayden Rivera! Your impact on this program will be felt long after the final buzzer.

Dated: March 4, 2026



Nicholas J. Sacco
NICHOLAS J. SACCO, MAYOR

	YES	NO	NOT VOTING
Cabrera	✓		
Pascual	✓		
Rodriguez	✓		
Vainieri	✓		
Sacco			Absent
(President)			

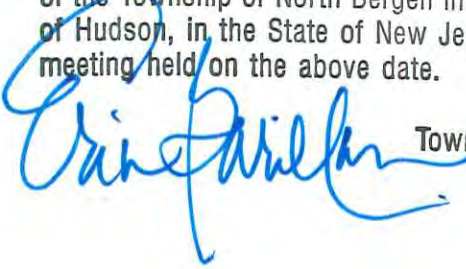
I HEREBY CERTIFY the foregoing to be a True and Correct copy of Resolution passed and adopted by the Board of Commissioners of the Township of North Bergen in the County of Hudson, in the State of New Jersey, at a meeting held on the above date.

Cristina Parilla
Township Clerk

RESOLVED BY THE BOARD OF COMMISSIONERS IN THE TOWNSHIP OF NORTH BERGEN, IN THE COUNTY OF HUDSON THAT THE PROPER TOWNSHIP OFFICIALS ARE HEREBY AUTHORIZED AND DIRECTED TO EXECUTE TOWNSHIP CHECKS IN PAYMENT OF THE FOLLOWING CLAIMS, IF AND WHEN FUNDS ARE AVAILABLE.

	YES	NO	NOT VOTING
Cabrera	☒	☐	☐
Pascual	☒	☐	☐
Rodriguez	☒	☐	☐
Vainieri	☒	☐	☐
Sacco	☐	☐	☒
(President)	☐	☐	☐

I HEREBY CERTIFY the foregoing to be a True and Correct copy of Resolution passed and adopted by the Board of Commissioners of the Township of North Bergen in the County of Hudson, in the State of New Jersey, at a meeting held on the above date.

 Township Clerk

DATED: *March 4, 2026*

P.O. Type: All
Range: First to Last
Format: Condensed
Vendors: All
Rcvd Batch Id Range: First to Last

Include Project Line Items: No

Include Non-Budgeted: Y

Open: N
Rcvd: Y
Bid: Y

Paid: N
Held: Y
State: Y

Void: N
Aprv: N
Other: Y
Exempt: Y

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
ACJCO005	ACJ CONSULTANTS, INC.								
	26-01060	02/20/26	INVOICE: JANUARY - MARCH 2026	Open	5,500.00	0.00			
AGLWE005	AGL WELDING SUPPLY CO,. INC								
	25-05830	09/09/25	INV# 0002261114	Open	401.87	0.00			
	26-00892	02/10/26	CYLINDER LEASE MARCH-DEC 2025	Open	883.24	0.00			
	26-00896	02/10/26	INV# 0010199053 JAN 2026	Open	151.40	0.00			
					1,436.51				
ALEMB005	A. LEMBO CAR & HEAVY DUTY								
	26-00815	02/05/26	INVOICE# 7613	Open	8,885.00	0.00			
	26-00987	02/18/26	INV# 7605 - VEHICLE SPREADER	Open	871.00	0.00			
	26-01009	02/18/26	INV# 7606 - VEHICLE GT-7	Open	1,138.00	0.00			
					10,894.00				
AMERI135	AMERICAN HOSE & HYDRAULICS CO.								
	26-00880	02/10/26	INV# 00417613	Open	124.78	0.00			
	26-00919	02/11/26	INV# 417881	Open	110.59	0.00			
					235.37				
ATTMO005	AT&T MOBILITY LLC								
	26-00388	01/15/26	INV# 287288968444x12282025 DEC	Open	4,095.44	0.00			
	26-00835	02/06/26	INV# 287288968444x01282026 JAN	Open	3,201.85	0.00			
					7,297.29				
BATTE005	BATTERIES PLUS BULBS								
	26-00891	02/10/26	QUOTE# P89542642	Open	1,091.79	0.00			
BENED005	FRANK DI BENEDETTO								
	26-00833	02/06/26	JANUARY GAS MEILAGE	Open	74.02	0.00			
BERGE035	NORTHERN NEW JERSEY PUBLIC								
	26-00940	02/12/26	MONTHLY MEETING 2/12/26	Open	30.00	0.00			
BHFOT005	B & H FOTO & ELECTRONICS CORP.								
	26-01034	02/19/26	QUOTE# 1127387559	Open	410.47	0.00			
BOBCA005	BOBCAT OF NORTH JERSEY								
	26-01094	02/25/26	INV# P09128	Open	701.66	0.00			
BOSWE005	BOSWELL ENGINEERING CO., INC.								
	26-01124	02/25/26	INV# 211935	Open	539.00	0.00			
	26-01125	02/25/26	INV# 211933	Open	473.00	0.00			
					1,012.00				
CDWGO005	CDW GOVERNMENT								
	26-00747	02/03/26	QUOTE# PTBS345 - EMS - IPADS	Open	6,111.84	0.00			

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
CGRAP005	C GRAPHICS STUDIO,LLC	26-00923	02/11/26	INV# 09-59381	Open	247.00	0.00		
CINTA005	CINTAS CORPORATION #111	26-01135	02/25/26	FEBRUARY INVOICES	Open	1,175.90	0.00		
CINTA010	CINTAS FIRST AID & SAFETY	26-00883	02/10/26	INV# 5317335704- R&T - JAN	Open	46.85	0.00		
CLIFF005	CLIFFSIDE BODY CORP.	26-00238	01/08/26	INV# S107492 & S107275	Open	6,884.00	0.00		
		26-00526	01/23/26	INV# S107687 & S107689	Open	2,293.68	0.00		
		26-01051	02/19/26	INVOICE# S107171	Open	285.96	0.00		
						9,463.64			
COLLS005	COLLISION MOTORS	25-05735	09/03/25	9/2/25 WHHEL ALIGNMENTS	Open	880.00	0.00		
		26-00537	01/27/26	01-19-26 VIN# 25671	Open	4,995.32	0.00		
		26-00885	02/10/26	DATE: 2/04/26 - PD 1	Open	3,065.00	0.00		
		26-01023	02/19/26	QUOTE# 02/10/26	Open	4,997.00	0.00		
						13,937.32			
COMME035	COMMERCIAL TIRE SERVICE	26-00420	01/16/26	INV# 2048 - DPW SWEEPER	Open	320.00	0.00		
COMPE005	N.J. DEPARTMENT OF LABOR AND	26-00948	02/12/26	EIN# 0-226-002-151/000-00	Open	82,621.34	0.00		
CONEX005	CONEXIS	26-00955	02/12/26	WAGeworks COBRA JANUARY 2026	Open	60.57	0.00		
CONSO015	CONSOLIDATED RAIL CORP.	26-01136	02/25/26	INVOICES	Open	2,507.84	0.00		
CONST010	CONSTELLATION NEW ENERGY, INC.	26-01031	02/19/26	INV#72278833101-DEC-25/JAN-26	open	70,872.00	0.00		
COOPE005	COOPER ELECTRIC SUPPLY, CO.	26-00225	01/08/26	INV#S060955397.001 - BULBS/R&T	Open	107.00	0.00		
		26-00243	01/09/26	INV# S060966125.001 - .002	Open	542.56	0.00		
						649.56			
CORON015	CORONIS HEALTH RCM I, LLC	26-01059	02/20/26	INVOICE #1520585 JAN 2026	Open	8,322.02	0.00		
COUNT040	COUNTY OF HUDSON	26-00947	02/12/26	INVOICE #2025100007	Open	948.00	0.00		
COVER015	E.W.E. SEAT COVERS	26-00801	02/04/26	INVOICE# 15559	Open	580.00	0.00		
CUSTO005	CUSTOM BANDAG INC.	26-00591	01/28/26	wo# 60246784	Open	192.00	0.00		

Vendor #	Name						
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
CUSTO005	CUSTOM BANDAG INC.		Continued				
26-00682	02/02/26	WO# 60246825	Open	742.20	0.00		
26-00683	02/02/26	WO# 60246826	Open	82.00	0.00		
26-00740	02/03/26	WO# 60246377	Open	171.18	0.00		
26-00912	02/11/26	WO# 60247196	Open	141.80	0.00		
26-00914	02/11/26	WO# 60247193	Open	647.64	0.00		
26-00916	02/11/26	WO\$ 60247184	Open	48.00	0.00		
26-00927	02/12/26	WO# 60247182	Open	300.16	0.00		
26-00960	02/17/26	WO# 60247248	Open	25.91	0.00		
26-00961	02/17/26	WO# 60247361	Open	90.50	0.00		
26-00966	02/17/26	WO# 60247221	Open	1,362.34	0.00		
26-01005	02/18/26	WO# 60247358 - NEW TIRES	Open	383.66	0.00		
26-01052	02/19/26	WO# 60247463	Open	70.00	0.00		
26-01053	02/19/26	WO# 60247454	Open	300.16	0.00		
26-01148	02/26/26	WO3 60246692	Open	100.00	0.00		
				4,657.55			
DAVID035	DAVID WEBER OIL						
26-00525	01/23/26	QUOTE# 483197	Open	346.78	0.00		
26-00777	02/04/26	QUOTE# 483837	Open	514.16	0.00		
26-00879	02/10/26	INV# 573038	Open	3,104.28	0.00		
26-01003	02/18/26	QUOTE# 484671	Open	514.16	0.00		
				4,479.38			
DELLC005	DELL COMPUTER CORPORATION						
26-01112	02/25/26	QUOTE# 3000199597002.1	Open	30,882.18	0.00		
DIPAS005	DIPASQUA PLUMBING & HEATING						
26-00215	01/08/26	INV# 2761 - P.A - BATHROOM CLO	Open	789.35	0.00		
FAIRF005	FAIRFIELD MAINTENANCE INC.						
26-00688	02/02/26	INVOICE# 461565	Open	695.26	0.00		
26-00829	02/06/26	INVOICE# 461597	Open	1,062.60	0.00		
				1,757.86			
FEEDI005	FEEDING OUR CHILDREN						
25-07777	12/09/25	SPECIAL NEEDS XMAS 12/10/25	Open	1,742.00	0.00		
26-01085	02/20/26	SNOW STORM 2/22-2/23	Open	600.00	0.00		
				2,342.00			
FIREC020	FIRE CONTROL ELECTRICAL SYSTEM						
26-00745	02/03/26	INV# 7761401 - MUNICIPAL BUILD	Open	523.20	0.00		
FRANK095	FRANKS TRUCK CENTER INC.						
25-07084	11/05/25	INV#1250069,CM209773,CM1231014	Open	828.24	0.00		
25-07085	11/05/25	INV# 1250071 & INV# CM505151	Open	544.35	0.00		
26-00964	02/17/26	INV#344810 - LABOR - PL#X57KVY	Open	126.47	0.00		
				1,499.06			
FULLS005	FULL SERVICE MAILERS,INC.						
26-00805	02/04/26	INV# 88613 - 2026 YR End	Open	1,175.70	0.00		

Vendor #	Name						
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
GALB0005 CELESTE GALBO-WORTHINGTON,CCR							
26-01119	02/25/26	FRA REAL ESTATE	Open	430.90	0.00		
26-01120	02/25/26	1526 UNION TURNPIKE	Open	<u>229.35</u>	0.00		
				660.25			
GARDE050 GARDEN STATE MUNICIPAL JIF							
26-01198	02/27/26	INV# 224796	Open	14,865.49	0.00		
26-01200	02/27/26	INV# 229096	Open	22,294.55	0.00		
26-01201	02/27/26	INV# 230533	Open	27,972.82	0.00		
26-01202	02/27/26	INV# 231907	Open	<u>75,134.58</u>	0.00		
				140,267.44			
GARGI015 GARGIULO PROVISIONS							
26-00889	02/10/26	SENIOR PICNIC 2025	Open	1,762.76	0.00		
GENER085 ROBERT'S & SONS							
26-00523	01/23/26	INV# VARIOUS INVOICES	Open	3,186.77	0.00		
26-01095	02/25/26	QUOTE# 05872478	Open	<u>187.40</u>	0.00		
				3,374.17			
GRAIN005 GRAINGER							
25-07853	12/11/25	INV# 9741053491	Open	273.23	0.00		
GREEN050 GREEN BUCKET COMPOST							
25-06378	10/03/25	INV# DCBBFC67-0045 - OCT '25	Open	165.00	0.00		
26-00939	02/12/26	INV #DCBBFC67-0049 - FEB 2026	Open	<u>165.00</u>	0.00		
				330.00			
GRYGI005 PHILLIPS PREISS GRYGIEL LLC							
26-01118	02/25/26	INV# 41707 & 41539	Open	3,487.50	0.00		
GSSOL005 G&S SOLAR/M&T BANK							
26-00933	02/12/26	INVOICE #5004515 JAN 2026	Open	161.34	0.00		
HEYER005 HEYER, GRUEL & ASSOCIATES							
26-00946	02/12/26	INVOICE #44781	Open	15,308.75	0.00		
HOMED005 HOME DEPOT CREDIT SERVICES							
26-00893	02/10/26	ORDER# H8475-448925	Open	160.58	0.00		
26-00904	02/11/26	INV# 4016665	Open	541.09	0.00		
26-00990	02/18/26	ORDER# H8475-450165	Open	<u>52.93</u>	0.00		
				754.60			
HUDSO110 HUDSON COUNTY MOTORS,INC.							
26-00680	02/02/26	INV# 652028	Open	50.81	0.00		
INSTI020 INSTITUTE FOR PROF. DEVELOPMEN							
26-01018	02/19/26	INV #22526 - E VARGAS	Open	50.00	0.00		
INTER095 INTERNATIONAL ALARM & SECURITY							
26-01035	02/19/26	INVOICE# 1763	Open	1,742.60	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
JACKD005	JACK DOHENY COMPANIES, INC.								
		26-00701	02/02/26	INVOICE# 269114	Open	3,722.39	0.00		
JACO0005	CLEARY GIACOBBE ALFIERI & JACO								
		26-01126	02/25/26	INV# 160066	Open	644.00	0.00	C6-00004	C
		26-01127	02/25/26	INV# 159447	Open	72.00	0.00		
		26-01128	02/25/26	INV# 159437	Open	576.00	0.00		
		26-01158	02/27/26	INV# 159435	Open	384.00	0.00		
		26-01159	02/27/26	INV# 159439	Open	192.00	0.00		
		26-01160	02/27/26	INV# 159440	Open	240.00	0.00		
		26-01161	02/27/26	INV# 159446	Open	384.00	0.00		
		26-01162	02/27/26	INV# 159433	Open	864.00	0.00		
						3,356.00			
JIMMY005	JIMMY'S GLASS INC.								
		26-01146	02/26/26	INV# 59001	Open	380.00	0.00		
JPRCY005	JPR CYCLES LLC								
		26-00725	02/03/26	INV# 13052 - SNOW BLOWER BELT	Open	17.89	0.00		
JULIO035	JULIO MARENCO								
		26-00794	02/04/26	WEDDINGS CEREMONIES JANUARY	Open	550.00	0.00		
KBLVD005	K BLVD CAR WASH CORP.								
		26-00888	02/10/26	INV# NBTFP02022026 - JAN 2026	Open	572.50	0.00		
LINCO015	LINCOLN RECYCLING SERVICES								
		26-01073	02/20/26	INV# 0000091985 - JANUARY	Open	21,279.31	0.00		
LOWES005	LOWE'S								
		26-00428	01/16/26	INV# 88703	Open	861.52	0.00		
		26-00651	01/30/26	INV# 83804 - FIX BATHROOM	Open	91.19	0.00		
		26-00658	01/30/26	INV#85918- AFFAIRS DEPT OFFICE	Open	72.20	0.00		
		26-00677	02/02/26	INV# 87744 63RD ST GARAGE REC	Open	285.19	0.00		
		26-00743	02/03/26	INV# 89584 & 88097	Open	667.95	0.00		
		26-00787	02/04/26	INV# 91484	Open	535.52	0.00		
		26-00810	02/05/26	INV# 90140	Open	303.97	0.00		
		26-00814	02/05/26	INV# 97691	Open	177.49	0.00		
		26-00823	02/06/26	INV# 99649 & 99705	Open	474.94	0.00		
		26-00859	02/09/26	INV# 71639	Open	314.18	0.00		
		26-00877	02/10/26	INV# 71723	Open	101.67	0.00		
		26-00901	02/11/26	INV# 71988 & 71871	Open	119.41	0.00		
		26-00905	02/11/26	INV# 73376	Open	158.35	0.00		
		26-00910	02/11/26	INV# 85863 & 83773	Open	576.19	0.00		
		26-00957	02/17/26	INV# 85851 - CLEAN REC.	Open	216.56	0.00		
						4,956.33			
MARIA255	MARIA SUAREZ								
		26-00535	01/26/26	REC AWARDS 2/11/26	Open	225.00	0.00		
MARIA260	MARIA T. SANCHEZ								
		26-00478	01/21/26	ZUMBA - JAN 2026	Open	180.00	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
MARYA015	MARY ANN B. FERNANDEZ	26-00480	01/21/26	YOGA INSTRUCTOR - JAN 2026	Open	240.00	0.00		
MATER005	MATERA'S NURSERY	26-00878	02/10/26	INV 389272	Open	23.95	0.00		
MGAUT005	M & G AUTO INC.	26-00635	01/29/26	ORDER# 3354077 & 3353890	Open	159.95	0.00		
		26-00770	02/04/26	QUOTE# 3356307	Open	<u>152.78</u>	0.00		
						312.73			
MICHA075	MICHAEL P. RAVELO	25-05517	08/20/25	INV# NBPD3	Open	200.00	0.00		
MOBIL025	MOBILE TECHTRONICS INC.	26-00986	02/18/26	23WAY RADIO MAINTENANCE AGREEM	Open	4,953.30	0.00		
MUNIC065	MUNICIPAL INSPECTION CORP	26-01117	02/25/26	INV# 2026-11 JANUARY	Open	8,187.00	0.00		
NETCH005	NETCHERT, DINEEN & HILLMANN	26-01121	02/25/26	CASE# 05-26 / 2/19/26	Open	662.00	0.00		
		26-01122	02/25/26	CASE# 01-25	Open	630.00	0.00		
		26-01123	02/25/26	CASE# 03-26	Open	<u>540.00</u>	0.00		
						1,832.00			
NEWJE045	NEW JERSEY CONFERENCE OF MAYOR	26-00251	01/09/26	INV# 90519 - 2026 DUES	Open	1,100.00	0.00		
NJIAA015	NJ-IAAO	26-01150	02/26/26	Tax Appeal Seminar - E. Giunta	Open	190.00	0.00		
NORTH030	NORTH BERGEN BOARD OF ED.	26-01194	02/27/26	ALLOTMENT DUE: 3/13/26	Open	2,703,226.55	0.00		
NYSWR005	NYS & W RAILWAY CORP	26-00997	02/18/26	INV# 0069903-IN - LEASE# NJ 26	Open	3,532.44	0.00		
OPTIM005	CABLEVISION-OPTIMUM	26-00969	02/17/26	ACCT# 07862-255905-01-0 FEB	Open	29.54	0.00		
		26-00984	02/18/26	ACCT# 07862-234511-02-8 FEB	Open	132.89	0.00		
		26-01024	02/19/26	ACCT# 07862-257486-01-8 FEB	Open	233.79	0.00		
		26-01076	02/20/26	ACCT# 07862-255670-01-9 FEB	Open	93.06	0.00		
		26-01077	02/20/26	ACCT# 07862-257375-01-3 FEB	Open	22.28	0.00		
		26-01078	02/20/26	ACCT# 07862-257374-01-5 FEB	Open	24.49	0.00		
		26-01079	02/20/26	ACCT# 07862-257376-01-1 FEB	Open	11.14	0.00		
		26-01080	02/20/26	ACCT# 07862-194787-01-6 FEB	Open	114.20	0.00		
		26-01081	02/20/26	ACCT# 07862-257370-01-3 FEB	Open	<u>22.16</u>	0.00		
						683.55			
OPTIM015	OPTIMUM	26-00985	02/18/26	ACCT#53915 - INV#101614998 FEB	Open	3,835.86	0.00		

Vendor #	Name						
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
PARTS005 PARTS AUTHORITY, LLC							
26-00368	01/15/26	VARIOUS INVOICES	Open	331.72	0.00		
26-00675	02/02/26	02/02/26	Open	665.06	0.00		
				996.78			
PASS0005 E-Z PASS							
26-00736	02/03/26	ACCT# 2000 1234 8963 5 - R&T	Open	150.00	0.00		
26-01147	02/26/26	REPLENISHMENTS	Open	150.00	0.00		
				300.00			
PC000020 CHASAN LAMPARELLO MALLON &							
26-00862	02/09/26	DECEMBER INVOICES	Open	32,906.95	0.00	C5-00002	C
PEDRO010 PEDRO J. DELGADO							
26-00481	01/21/26	CHI-KUNG INST - JAN 2026	Open	150.00	0.00		
PERFE006 PERFECT BODY & FENDER CO							
26-00773	02/04/26	INVOICE# 17173	Open	441.58	0.00		
PESTB005 PEST BOYS TERMITE & PEST CTRL							
26-01084	02/20/26	INV# 17715 - MONTHLY - FEB	Open	625.00	0.00		
PETRO020 PETROLEUM TRADERS CORP.							
26-00656	01/30/26	INV# 2157153 - DEL.DATE:2/2/26	open	10,030.79	0.00		
26-00922	02/11/26	INV# 2161311	Open	9,962.29	0.00		
				19,993.08			
PGAUT010 P&G AUTO INC.							
26-00592	01/28/26	QUOTE# 262099	Open	49.00	0.00		
26-00687	02/02/26	QUOTE# 262453	Open	251.00	0.00		
26-00729	02/03/26	INV# 001-414060	Open	86.25	0.00		
26-00730	02/03/26	INV# 001-413622	Open	93.50	0.00		
26-00733	02/03/26	QUOTE 247912	Open	310.00	0.00		
26-00748	02/03/26	INV# 001-412526	Open	228.69	0.00		
26-00752	02/03/26	INV# 001-413267	Open	194.00	0.00		
26-00753	02/03/26	INV# 001-413263	Open	18.55	0.00		
26-00766	02/04/26	QUOTE# 260716	Open	741.50	0.00		
26-00767	02/04/26	INV# 001-413268	Open	39.57	0.00		
26-00772	02/04/26	INVOICE# 001-414647	Open	936.42	0.00		
26-00779	02/04/26	INV# 001-414644	Open	51.35	0.00		
26-00780	02/04/26	INV 001-414657	Open	62.48	0.00		
26-00786	02/04/26	INV 001-414658	Open	8.00	0.00		
26-00800	02/04/26	INV# 001-414161	Open	326.00	0.00		
26-00806	02/04/26	QUOTE# 263110	Open	1,383.60	0.00		
26-00807	02/05/26	INV# 001-414646	Open	1,460.22	0.00		
26-00854	02/06/26	QUOTE# 263520	Open	105.12	0.00		
26-00882	02/10/26	INV# 001-415423	Open	131.00	0.00		
26-00884	02/10/26	QUOTE# 263878	Open	230.95	0.00		
26-00906	02/11/26	INV 001-415532	Open	440.80	0.00		
26-00993	02/18/26	INV# 001-415760	Open	458.22	0.00		
26-01002	02/18/26	INV# 263514	Open	24.80	0.00		

Vendor #	Name						
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
PGAUT010	P&G AUTO INC.	Continued					
26-01004	02/18/26	INV# 001-416333 / 001-416556	Open	171.25	0.00		
				7,802.27			
POLSI005	POLSINELLO LUBRICANTS						
26-00915	02/11/26	QUOTE# 299599	Open	843.61	0.00		
POWER035	POWERTRAIN PLUS TRUCK PARTS &						
26-00830	02/06/26	INV# 10371LR	Open	4,045.87	0.00		
POWRS005	POW-R-SAVE INC.						
26-00432	01/16/26	INV# 39155	Open	797.78	0.00		
26-00746	02/03/26	INV# 39122 - JANUARY	Open	1,798.75	0.00		
26-00809	02/05/26	INV# 39211	Open	1,165.00	0.00		
26-00903	02/11/26	INV# 39210	Open	312.50	0.00		
26-00943	02/12/26	INV# 39162	Open	125.00	0.00		
				4,199.03			
PRAXA005	LINDE GAS & EQUIPMENT INC.						
26-00738	02/03/26	INVOICE# 54495952 DEC/JAN R&T	Open	49.27	0.00		
PRIME030	PRIME UNIFORM SUPPLY, INC.						
26-01044	02/19/26	UNIFORM SERVICE	Open	424.00	0.00		
PSEGC005	PSE&G COMPANY						
26-00907	02/11/26	ACCT# 13 012 587 09 - DEC/JAN	Open	1,641.43	0.00		
26-00913	02/11/26	ACCT# 13 014 115 07 - DEC/JAN	Open	1,149.36	0.00		
26-00942	02/12/26	ACCT# 13 014 116 04 - JAN	Open	28,708.33	0.00		
26-00949	02/12/26	ACCT# 13 018 500 04 - JAN	Open	1,352.12	0.00		
26-00956	02/17/26	ACCT# 13 012 586 01 - DEC/JAN	Open	54,901.83	0.00		
26-01000	02/18/26	1024 COLUMBIA AVE PARK - JAN/F	Open	31.77	0.00		
26-01007	02/18/26	5930 TONNELLE AVE - JAN/ FEB	Open	186.70	0.00		
				87,971.54			
RIDGE005	RIDGEWOOD PRESS.						
26-00608	01/28/26	Inv# 147996 - Law - 2nd Page	Open	31.00	0.00		
SMBPO005	SMBPOD						
26-01025	02/19/26	INV# SMBP-INV-0024	Open	3,348.53	0.00		
SOULE005	SOUL ENTERPRISE LLC						
26-00479	01/21/26	TAI-CHI INSTRUCTOR JAN. 2026	Open	360.00	0.00		
STAPL005	STAPLES INC.						
26-00207	01/07/26	INV# 6052657949	Open	109.58	0.00		
26-00280	01/09/26	INV# 6052802133	Open	970.08	0.00		
26-00610	01/28/26	INV# 6054423114	Open	3,793.70	0.00		
26-00716	02/03/26	INV# 6055257158	Open	136.39	0.00		
26-00723	02/03/26	INV# 6055172474	Open	157.36	0.00		
26-00840	02/06/26	Inv# 6055484657	Open	748.92	0.00		
26-00842	02/06/26	Inv# 6055484655	Open	89.85	0.00		
26-00843	02/06/26	INV# 6056018560	Open	603.31	0.00		
26-00929	02/12/26	INV# 6055830238	Open	90.51	0.00		

Vendor #	Name						
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
STAPL005	STAPLES INC.		Continued				
26-00959	02/17/26	INV# 6056314190	Open	901.93	0.00		
26-00995	02/18/26	INV# 6056232654	Open	84.25	0.00		
				7,685.88			
STATE010	STATE INDUSTRIAL PRODUCTS						
26-01033	02/19/26	QUOTE # 200142513	Open	875.53	0.00		
SWLOC005	S W LOCK						
26-00744	02/03/26	INV# A4007	Open	34.00	0.00		
TRIU005	TRIU INC.						
26-00911	02/11/26	INVOICE# SI118137	Open	401.33	0.00		
26-00918	02/11/26	INVOICE# SI118014	Open	1,703.81	0.00		
				2,105.14			
UGIC005	UGI CORPORATION						
26-01114	02/25/26	INV# G6931802- DEC/JAN 2026	Open	14,663.57	0.00		
VEOLI005	VEOLIA WATER OPERATIONS INC.						
26-00917	02/11/26	WESTSIDE AVE - JAN	Open	240.28	0.00		
26-00941	02/12/26	4233 KENNEDY BLVD - JAN	Open	36,652.71	0.00		
26-00989	02/18/26	4233 KENNEDY BLVD - FEB	Open	36,652.72	0.00		
26-00992	02/18/26	WESTSIDE AVENUE - FEB	Open	112.12	0.00		
26-00999	02/18/26	1441 45TH ST - JAN/FEB	Open	322.47	0.00		
26-01010	02/18/26	NS 76TH ST - JAN/FEB	Open	199.83	0.00		
26-01011	02/18/26	6300 MEADOWVIEW AVE - JAN/FEB	Open	543.35	0.00		
26-01012	02/18/26	TONNELLE AVE TOWN - JAN/FEB	Open	222.25	0.00		
26-01013	02/18/26	6000 TONNELLE AVE - JAN/FEB	Open	86.64	0.00		
26-01014	02/18/26	6008 TONNELLE AVE - JAN/FEB	Open	201.41	0.00		
26-01015	02/18/26	6200 TONNELLE AVE DPW -JAN/FEB	Open	222.25	0.00		
26-01016	02/18/26	HILLSIDE PL - JAN/FEB	Open	265.58	0.00		
				75,721.61			
VERCON10	VERIZON CONNECT FLEET USA LLC						
26-00781	02/04/26	INV# 31400081844 - EMS JAN	Open	105.40	0.00		
VERIZ020	VERIZON						
26-00954	02/12/26	ACCT# 551-468-109-0001-43 JAN	Open	14.64	0.00		
26-00967	02/17/26	ACCT# 150-787-304-0001-69 FEB	Open	12,483.67	0.00		
26-00970	02/17/26	ACT# 556-899-132-0001-45 - FEB	Open	697.04	0.00		
				13,195.35			
VERIZ035	VERIZON WIRELESS						
26-00369	01/15/26	INV# 6130904691 - NOV/DEC	Open	612.92	0.00		
26-00831	02/06/26	INV# 61334168051 - DEC/JAN	Open	612.88	0.00		
				1,225.80			
VERIZ045	VERIZON FIOS						
26-00895	02/10/26	ACT# 957-085-369-0001-65 FEB	Open	417.77	0.00		
26-00968	02/17/26	ACCT# 957-086-162-0001-47 FEB	Open	417.77	0.00		
26-01027	02/19/26	ACCT# 957-267-723-0001-45 FEB	Open	289.00	0.00		
26-01028	02/19/26	ACCT# 756-839-259-0001-46 FEB	Open	299.00	0.00		

Vendor # Name							
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
VERIZ045 VERIZON FIOS Continued							
26-01082	02/20/26	ACCT# 957-204-810-0001-59	FEB Open	294.00	0.00		
26-01083	02/20/26	ACCT# 957-200-108-0001-82	FEB Open	304.00	0.00		
				2,021.54			
VERNI005 REMINGTON & VERNICK ENGINEERS							
26-01061	02/20/26	INVOICE #0908T054.I-3	Open	3,637.50	0.00		
26-01062	02/20/26	INVOICE #0908T060-38	Open	5,640.00	0.00		
26-01063	02/20/26	INVOICE #0908T088-5	Open	7,841.34	0.00		
26-01064	02/20/26	INVOICE #0908T084.I-5	Open	718.50	0.00		
26-01065	02/20/26	INVOICE #0908T072-26	Open	609.00	0.00		
26-01066	02/20/26	INVOICE #0908G004.1-13	Open	1,807.50	0.00		
26-01067	02/20/26	INV #0908G004-13; T090-1	Open	2,269.50	0.00		
26-01068	02/20/26	INV #0908G004.3-9; T067-27	Open	2,436.00	0.00		
26-01069	02/20/26	VARIOUS INVOICES JAN 2026	Open	2,392.50	0.00		
26-01163	02/27/26	INV# 0908I010-13	Open	190.00	0.00		
26-01164	02/27/26	0908P071-1	Open	682.50	0.00		
26-01165	02/27/26	INV# 0908P050.I-4	Open	755.00	0.00		
26-01166	02/27/26	INV# 0908P054-19	Open	52.50	0.00		
26-01167	02/27/26	INV# 0908P065-7	Open	2,955.00	0.00		
26-01168	02/27/26	INV# 0908P070-1	Open	2,242.50	0.00		
26-01169	02/27/26	INV# 0908Z049-7	Open	52.50	0.00		
26-01170	02/27/26	INV# 0908P067-5	Open	1,057.50	0.00		
26-01171	02/27/26	INV# 0908P068-6	Open	825.00	0.00		
26-01172	02/27/26	INV# 0908P069-1	Open	2,047.50	0.00		
26-01173	02/27/26	INV# 0908Z013-16	Open	45.00	0.00		
26-01174	02/27/26	INV# 0908Z020.I-2	Open	1,210.00	0.00		
26-01175	02/27/26	INV# 0908Z046-8	Open	810.00	0.00		
26-01176	02/27/26	INV# 0908Z048-4	Open	307.50	0.00		
26-01177	02/27/26	INV# 0908Z050-3	Open	772.50	0.00		
26-01178	02/27/26	INV# 0908Z051-5	Open	420.00	0.00		
26-01179	02/27/26	INV# 0908Z053-4	Open	135.00	0.00		
26-01180	02/27/26	INV# 0908Z054-4	Open	180.00	0.00		
26-01181	02/27/26	INV# 0908Z055-4	Open	690.00	0.00		
26-01182	02/27/26	INV# 0908Z059-1	Open	1,080.00	0.00		
				43,861.84			
VISIO015 VISION MEDIA INC.							
26-00863	02/09/26	INVOICE 8419 - FEBRUARY 2026	Open	5,833.33	0.00		
26-01022	02/19/26	INV# 8445 - HUDSON COUNT VIEW	Open	8,809.13	0.00		
				14,642.46			
WBMA005 W.B. MASON CO, INC.							
26-00785	02/04/26	INV# 259883504	Open	185.88	0.00		
26-00921	02/11/26	INV# 260029476	Open	198.77	0.00		
26-00994	02/18/26	INV# 260180729	Open	656.40	0.00		
				1,041.05			
WELLS041 WELLS FARGO FINACIAL LEASING							
26-00937	02/12/26	INV# 5037657994 FEB/MARCH	Open	231.00	0.00		
26-00938	02/12/26	INV# 5037657993 FEB/MARCH	Open	987.50	0.00		
				1,218.50			

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Totals by Year-Fund							
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT	5-01	44,935.68	0.00	44,935.68	0.00	0.00	44,935.68
CURRENT	6-01	441,518.34	0.00	441,518.34	0.00	2,703,226.55	3,144,744.89
UNEMPLOYMENT	6-18	0.00	0.00	0.00	0.00	82,621.34	82,621.34
JIF	6-21	0.00	0.00	0.00	0.00	140,267.44	140,267.44
Year Total:		441,518.34	0.00	441,518.34	0.00	2,926,115.33	3,367,633.67
CAPITAL	C-04	87,118.10	0.00	87,118.10	0.00	0.00	87,118.10
STATE & FEDERAL	G-02	20,808.75	0.00	20,808.75	0.00	0.00	20,808.75
OTHER TRUST /ESC	T-20	34,647.75	0.00	34,647.75	0.00	0.00	34,647.75
Total of All Funds:		629,028.62	0.00	629,028.62	0.00	2,926,115.33	3,555,143.95

Range of Checking Accts: 01 - CURRENT FU to WIRE - 20 OTHER Range of Check Dates: 02/19/26 to 03/03/26
Report Type: All Checks Report Format: Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Reconciled/Void	Ref Num
PO #		Description	Amount Paid	Contract
01 - CURRENT FU CURRENT FUND CHECKING				
80633	02/19/26	IDMME005 I D M MEDICAL SUPPLY CO. INC.		4530
	26-00782	INV# W3800 JAN 2026	1,714.20	
	26-00783	INV# W2467 JULY 2025	1,581.52	
			3,295.72	
80634	02/19/26	MONZO005 JP MONZO MUNICIPAL CONSULTING		4531
	26-00965	WEBINAR 1/15/26 - R. PITTFIELD	50.00	
80635	02/25/26	NORTH270 NORTH HUDSON REGIONAL		4534
	26-01107	CONT/HLTH BEN/PENSI - DEC. '25	1,398,605.23	
80636	02/27/26	GOVPI005 GOVPILOT		4540
	26-01205	SETTLEMENT	8,000.00	

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	4	0	1,409,950.95	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	4	0	1,409,950.95	0.00

20 - OTR TRUST TRUST ACCOUNT				
22968	02/19/26	JOHNG010 JOHN GUZOBAD		4526
	26-01041	ZONING BOARD SPEC MTG 2/9/26	150.00	
22969	02/19/26	MEHTA015 RUSHABH R. MEHTA		4526
	26-01038	ZONING BOARD SPEC MTG 2/9/26	150.00	
22970	02/19/26	PESTA010 FRANK PESTANA		4526
	26-01036	ZONING BOARD SPEC MTG 2/9/26	150.00	
22971	02/19/26	PETER095 PETER BOURBON		4526
	26-01040	ZONING BOARD SPEC MTG 2/9/26	150.00	
22972	02/19/26	RICH0015 DIANE RICH		4526
	26-01037	ZONING BOARD SPEC MTG 2/9/26	150.00	
22973	02/19/26	SAMAN010 SAMANTHA LUGO		4526
	26-01039	ZONING BOARD SPEC MTG 2/9/26	150.00	
22974	02/20/26	VERNI005 REMINGTON & VERNICK ENGINEERS		4533
	26-00556	INV# 0908Z054-3	987.50	

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	7	0	1,887.50	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	7	0	1,887.50	0.00

Check #	Check Date	Vendor	Reconciled/Void	Ref Num
PO #	Description	Amount Paid	Contract	
20 - UMPS REFS UMPIRES & REFEREES				
3732	02/28/26	LEOG0005 LEO GOSSELIN		4525
26-00976	CH#3510 1/16/26; #3732 1/23/26	60.00		
3733	02/28/26	NEST0010 NESTOR CALARA		4525
26-00974	CH#3511 1/16/26; #3733 1/23/26	40.00		
Checking Account Totals				
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
	Checks:	2	0	100.00
	Direct Deposit:	0	0	0.00
	Total:	2	0	100.00
Amount Void				
				0.00
				0.00
				0.00
WIRE - 01 CURRENT FUND WIRES				
21226	02/19/26	AETNA010 AETNA		4527
26-01043	CLAIMS/WEEK 2/5 - 2/11/2026	482,289.75		
21326	02/19/26	ADP00005 ADP, INC.		4532
26-01050	ADP SERVICES END: DEC. 2025	22,438.96		
21826	02/19/26	AETNA010 AETNA		4529
26-01049	CLAIMS/WEEK 2/12 - 2/18/2026	431,684.88		
21926	02/19/26	HORIZ010 HORIZON BCBS OF NEW JERSEY		4528
26-01045	HEALTH/RX 1/26/26 TO 1/31/26	104,775.51		
26-01047	HEALTH/RX 2/2/26 TO 2/8/26	117,855.30		
26-01048	HEALTH/RX 2/9/26 TO 2/15/26	89,689.19		
		312,320.00		
22426	02/26/26	AETNA010 AETNA		4537
26-01153	MAR.'26 ADM/STOP LOSS-ACTIVE	95,993.96		
26-01154	MAR.'26 ADM/STOP LOSS-COBRA	3,431.99-		
26-01155	MAR.'26 ADM/STOP LOSS-RETIREE	91,586.29		
26-01156	MAR.'26 ADM/STOP LOSS-RET DEP	8,356.24-		
26-01157	MAR.'26 ADM/STOP LOSS- MUA	98,768.35		
		274,560.37		
22526	02/26/26	ADP00005 ADP, INC.		4536
26-01144	ADP SERVICES END: JAN. 2026	7,318.35		
22626	02/26/26	AETNA010 AETNA		4535
26-01143	CLAIMS/WEEK 2/19 - 2/25/2026	519,786.30		
22726	02/27/26	HORIZ010 HORIZON BCBS OF NEW JERSEY		4538
26-01184	HEALTH/RX 2/16/26 TO 2/22/26	131,340.23		
22826	02/27/26	HORIZ010 HORIZON BCBS OF NEW JERSEY		4539
26-01185	HEALTH/RX - ADMIN FEES JAN'26	1,386.13		
30226	03/02/26	AETNA010 AETNA		4541
26-01245	CLAIMS/WEEK 2/26 - 2/27/2026	32,125.87		

Check #	Check Date	Vendor	Reconciled/Void		Ref Num
PO #	Description		Amount Paid		Contract
WIRE - 01					
CURRENT FUND WIRES		Continued			
Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>	
Checks:	10	0	2,215,250.84	0.00	
Direct Deposit:	0	0	0.00	0.00	
Total:	10	0	2,215,250.84	0.00	
Report Totals					
	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>	
Checks:	23	0	3,627,189.29	0.00	
Direct Deposit:	0	0	0.00	0.00	
Total:	23	0	3,627,189.29	0.00	

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT	5-01	1,398,605.23	0.00	0.00	1,398,605.23
CURRENT	6-01	2,226,596.56	0.00	0.00	2,226,596.56
OTHER TRUST /ESCROW	T-20	1,987.50	0.00	0.00	1,987.50
Total of All Funds:		3,627,189.29	0.00	0.00	3,627,189.29

Resolution

Whereas, the New Jersey Tax Court has reduced the assessed valuations of parcels pursuant to NJSA. 54:3-21 ET SEQ; and

Whereas, said assessment reductions have resulted in overpayment of property taxes on said parcels; and

Whereas, said overpayments are outlined on the attached schedule.

Now, therefore, be it resolved by the Board of Commissioners of the Township of North Bergen in the County of Hudson, State of New Jersey that the records of the Tax Collector be adjusted accordingly and refunds be issued.

Be it further resolved that a certified copy of this resolution be forwarded to:

1. Tax Collector, Raquel Cemelli
2. Department of Revenue & Finance
3. Township Administrator, Janet Castro

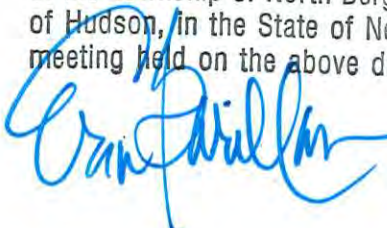
Date: *March 4, 2026*

FY 2025.....\$ 2,224.68


Raquel Cemelli, C.T.C

Township of North Bergen		NOT VOTING
YES	NO	
☒	☐	
☒	☐	
☒	☐	
☒	☐	
☐	☐	<i>Absent</i>
Sacco		
(President)		

I HEREBY CERTIFY the foregoing to be a True and Correct copy of Resolution passed and adopted by the Board of Commissioners of the Township of North Bergen in the County of Hudson, in the State of New Jersey, at a meeting held on the above date.

 Township Clerk

CERTIFICATION OF FUNDS
Acct # TAX OVERPYMTS
Contracted Amt \$ 2,224.68
Unit Price Estimate _____
Date 2-27-26
By Robert J Pittfield
Chief Financial Officer

BLOCK/LOT ADDRESS ACCOUNT	REFUND TO:	AMOUN CREDIT/REFUND
458/14 2045 85 TH ST N. B. N.J. 07047	MICHAELS 85 TH ST NB RE 2045 85 TH STREET NORTH BERGEN, NJ 07047	2025-----\$2,224.68

- END -

RESOLUTION

WHEREAS, A SPECIAL MEETING OF THE NORTH BERGEN ZONING BOARD OF ADJUSTMENT WAS HELD ON **FEBRUARY 19, 2026** AT THE REQUEST OF METROCOMM LTE, AT 1331 46TH STREET, NORTH BERGEN NJ 07047.

WHEREAS, BOARD MEMBERS AND CLERK ARE ENTITLED TO THE SUM OF \$150.00 FOR ATTENDANCE AT SUCH SPECIAL MEETING;
AND

WHEREAS, THE FOLLOWING MEMBERS OF THE NORTH BERGEN BOARD OF ADJUSTMENT AND CLERK ATTENDED SAID MEETING:

**FRANK PESTANA
DAVE PRINA
RUSHBAH R. MEHTA
EMIL FUDA
DIANE RICH
MICHAEL DEORIO
SAMANTHA E. LUGO
PETER BOURBON
JOHN GUZOBAD
CLARA DURAN, SECRETARY**

WHEREAS, MONIES SUFFICIENT FOR COMPENSATION TO THE BOARD MEMBERS AND CLERK HAVE BEEN DEPOSITED IN THE BOARD'S ESCROW ACCOUNT BY SAID DEVELOPER.

NOW, THEREFORE BE IT RESOLVED THAT THE AFORESAID BOARD MEMBERS AND CLERK EACH SHALL BE ISSUED A CHECK FOR \$150.00 FROM SAID ESCROW ACCOUNT.

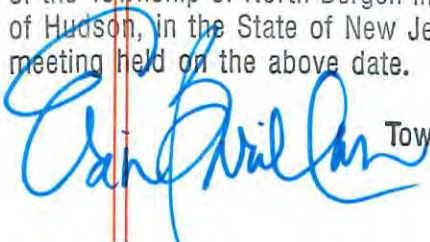
BE IT FURTHER RESOLVED, THAT THE TOWNSHIP CLERK BE AND SHE IS FURTHER DIRECTED AND AUTHORIZED TO FORWARD CERTIFIED COPIES OF THIS RESOLUTION TO THE FOLLOWING:

1. DEPARTMENT OF PUBLIC WORKS

	2.	REVENUE AND FINANCE	3.	BOARD OF ADJUSTMENT
	YES	NO	VOTING	
Cabrera	✓			
Pascual	✓			
Rodriguez	✓			
Vainieri	✓			
Sacco				Absent
(President)				

DATED: MARCH 4, 2026

I HEREBY CERTIFY the foregoing to be a True and Correct copy of Resolution passed and adopted by the Board of Commissioners of the Township of North Bergen in the County of Hudson, in the State of New Jersey, at a meeting held on the above date.

 Township Clerk

CERTIFICATION OF FUNDS

Acct # ZONING RD ESCROW

Contracted Amt \$ 1500

Unit Price Estimate _____

Date 2-26-26

By Robert J Pittfield
Chief Financial Officer

TOWNSHIP OF NORTH BERGEN

RESOLUTION AUTHORIZING AND APPROVING A
SETTLEMENT OF PENDING LITIGATION

WHEREAS, the Township of North Bergen is a party to litigation involving North Bergen's early termination of software and document management systems, said litigation being titled Property Pilot LLC d/b/a GovPilot v. Township of North Bergen, et al.; and

WHEREAS, the parties have determined to resolve the case whereby North Bergen obtains a complete release in exchange for payment of \$8,000 to GovPilot; and

WHEREAS, it is in the best interests of the Township to resolve the case pursuant to the terms set forth above.

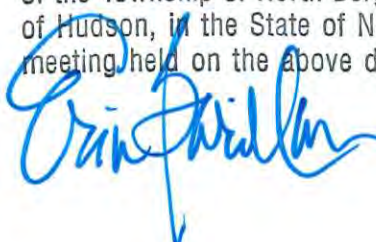
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF NORTH BERGEN that:

1. The aforesaid recitals are incorporated herein as though fully set forth at length.
2. The payment of \$8,000 to GovPilot to resolve the referenced litigation is hereby ratified and approved.
3. The Mayor, Township Administrator, Chief Financial Officer, Township Attorney, Special Counsel, Township Clerk, Tax Collector, Tax Assessor, Township Purchasing Agent, and any other necessary official, officer or employee of the Township be and they are hereby authorized to execute any and all documents and to take any and all actions necessary to complete and realize the intent and purpose of this Resolution, including the execution of any release/settlement documents.
4. This Resolution shall be retroactively effective February 20, 2026.

Date: March 4, 2025

	YES	NO	NOT VOTING
Cabrera	✓		
Pascual	✓		
Rodriguez	✓		
Vainieri	✓		
Sacco			Absent
(President)			

I HEREBY CERTIFY the foregoing to be a True and Correct copy of Resolution passed and adopted by the Board of Commissioners of the Township of North Bergen in the County of Hudson, in the State of New Jersey, at a meeting held on the above date.

 Township Clerk

CERTIFICATION OF FUNDS

Acct # 6-01-20-157-000-1130

Contracted Amt \$ 8,000 -

Unit Price Estimate

Date 3-5-26

By Robert J Pittfield

Chief Financial Officer

RESOLUTION AUTHORIZING CHANGE ORDER #1
FOR 88TH ST. & TONNELLE AVE. STORM SEWER REPLACEMENT

WHEREAS, a contract was entered into between the Township of North Bergen and William J. Guarini Inc.; and

WHEREAS, said contract requires the contractor to provide labor and materials for 88th Street & Tonnelle Ave. Storm Sewer Replacement; and

WHEREAS, it appears from Change Order No. 1 dated October 28, 2025, executed by Remington & Vernick Engineers and the contractor, a copy of which is attached hereto, that changes in the work not anticipated in the original contract, but within the scope of said contract are required; and

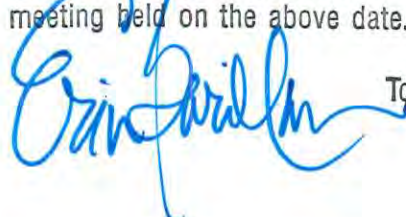
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF NORTH BERGEN as follows:

1. Change Order No. 1 is hereby authorized and approved.
2. In consideration of the changes in work described in Change Order No. 1, the contract price is hereby decreased by \$2,132.98, with the new contract price being \$78,667.32.
3. The Mayor, Township Administrator, Chief Financial Officer, Township Attorney, Township Clerk, Purchasing Agent, Township Engineer and any other necessary official, officer or employee of the Township be and they are hereby authorized to execute any and all documents and take any and all actions necessary to complete and realize the intent and purpose of this Resolution, including execution of the attached Change Order.
4. A certified copy of this Resolution shall be forwarded to:
 - a. William J. Guarini, Inc.
430 Danforth Ave.
Jersey City, NJ 07305
 - b. Remington & Vernick Engineers
One Harmon Plaza
Suite 210
Secaucus, NJ 07094

Dated: March 4, 2026

	YES	NO	NOT VOTING
Cabrera	☒	☐	☐
Pascual	☒	☐	☐
Rodriguez	☒	☐	☐
Vainieri	☒	☐	☐
Sacco	☐	☐	☒
(President)	☐	☐	☐

I HEREBY CERTIFY the foregoing to be a True and Correct copy of Resolution passed and adopted by the Board of Commissioners of the Township of North Bergen in the County of Hudson, in the State of New Jersey, at a meeting held on the above date.

 Township Clerk



REMINGTON
& VERNICK
ENGINEERS

CHANGE ORDER NO.1

October 28, 2025
88TH STREET & 1
RVE FILE: 0908-T-078

William J. Guarini Inc.
152 Stevens Avenue
Jersey City, NJ 07305
201-656-1530

REASON FOR CHANGE:
As-Built Quantities

TYPE OF CHANGE	No.	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	AMOUNT
REDUCTION	3	REMOVE AND REPLACE EXISTING 24" DIA. CMP STORM WITH NEW 24" DIA. PVC STORM COMPLETE, 4' - 12' DEEP, INC. EXCAVATION, BACKFILL AND TESTING	-5	LF	\$292.31	-\$1,461.55
REDUCTION	4	HOT MIX ASPHALT, BASE COURSE 19M64, 6" THICK	-5	TON	\$150.00	-\$750.00
REDUCTION	6	9" X 20" CONCRETE VERTICAL CURB	-3	LF	\$250.00	-\$750.00
REDUCTION	8	ALLOWANCE FOR UNEXPECTED REPAIRS AT OWNERS DISCRETION	-1	ALL	\$10,000.00	-\$10,000.00
EXTRA WORK	7E	CONCRETE SIDEWALK, REINFORCED, 6" THICK	3	SY	\$800.00	\$2,400.00
SUPPLEMENTAL	S1	DGA, BACKFILL, COMPACTION OUTSIDE TRENCH LIMITS (10 CY)	1	LS	\$2,631.45	\$2,631.45
SUPPLEMENTAL	S2	MULCH LANDSCAPE RESTORATION	1	LS	\$1,834.45	\$1,834.45
SUPPLEMENTAL	S3	EXTRAORDINARY TRENCH DEWATERING DUE TO WATER MAIN BREAK	1	LS	\$1,834.46	\$1,834.46
SUPPLEMENTAL	S4	NEW JERSEY STATE POLICE	1	LS	\$2,128.21	\$2,128.21

NET CONTRACT CHANGE ORDER No.1 -\$2,132.98

PREPARED BY _____
CHIEF INSPECTOR



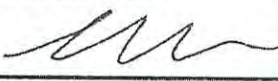
PREVIOUS CHANGE ORDERS

No.	DATE	TYPE	AMOUNT	DESCRIPTION

CHANGE ORDER NO.1 SUMMARY

ORIGINAL CONTRACT AMOUNT	\$80,800.30
AMENDED CONTRACT AMOUNT	\$78,667.32
TOTAL CONTRACT CHANGE AMOUNT	-\$2,132.98
TOTAL CONTRACT CHANGE PERCENTAGE	-2.64%

ACCEPTED BY:


William J. Guarini Inc.

10/30/25
DATE


CHIEF INSPECTOR

10/30/25
DATE


PROJECT MANAGER

10/30/25
DATE

**TOWNSHIP OF NORTH BERGEN
COUNTY OF HUDSON, STATE OF NEW JERSEY**

**RESOLUTION AUTHORIZING THE EXECUTION OF A RIGHTS-OF-WAY USE
AGREEMENT WITH PILOT FIBER NJ LLC TO PERMIT THE INSTALLATION AND
OPERATION OF TELECOMMUNICATIONS FACILITIES WITHIN THE TOWNSHIP
PUBLIC RIGHTS-OF-WAY**

WHEREAS, Pilot Fiber NJ LLC ("Pilot Fiber") was approved by the New Jersey Board of Public Utilities ("BPU") to provide local exchange and interexchange telecommunications services throughout the State of New Jersey by Order of Approval in Docket No. TE25030109 on July 16, 2025; and

WHEREAS, pursuant to such BPU authority, Pilot Fiber is authorized to locate, place, attach, install, operate, and maintain facilities within Public Rights-of-Way for the purpose of providing telecommunications services; and

WHEREAS, Pilot Fiber proposes to place its telecommunication facilities aerially on existing utility poles or underground in existing conduits within the Public Rights-of-Way of the Township of North Bergen ("Township"); and

WHEREAS, Pilot Fiber has provided a depiction of the initial work route within the Township's public right-of-way; and

WHEREAS, it is deemed in the best interests of the Township and its residents to grant non-exclusive consent to Pilot Fiber to occupy and access said Public Rights-of-Way for these purposes; and

WHEREAS, the Township and Pilot Fiber have negotiated a Rights-of-Way Use Agreement ("Use Agreement") that establishes the terms and conditions of such access, including indemnification, insurance requirements, and the reimbursement of municipal costs.

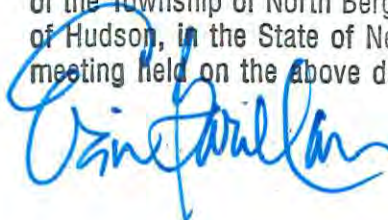
**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS
OF THE TOWNSHIP OF NORTH BERGEN that:**

1. The Mayor and Township Clerk are hereby authorized to execute the Rights-of-Way Use Agreement with Pilot Fiber NJ LLC in substantially the form of file in the Law Department.
2. The consent granted shall be for an initial term of 10 years from the Effective Date, with up to 4 subsequent 10-year renewal terms as provided in the Use Agreement.
3. Pilot Fiber shall be required to obtain all necessary permits and licenses and comply with all applicable Township ordinances, including street opening (repaving) and police extra duty requirements.
4. This Resolution shall take effect retroactively as of February 18, 2026.

Dated: March 4, 2026

	YES	NO	NOT VOTING
Cabrera	☒	☐	☐
Pascual	☒	☐	☐
Rodriguez	☒	☐	☐
Vainieri	☒	☐	☐
Sacco	☐	☐	☒
(President)	☐	☐	☐

I HEREBY CERTIFY the foregoing to be a True and Correct copy of Resolution passed and adopted by the Board of Commissioners of the Township of North Bergen in the County of Hudson, in the State of New Jersey, at a meeting held on the above date.

 Township Clerk

TOWNSHIP OF NORTH BERGEN

RESOLUTION AUTHORIZING AND APPROVING A GRANT AGREEMENT BETWEEN THE NEW JERSEY DEPARTMENT OF TRANSPORTATION AND THE TOWNSHIP OF NORTH BERGEN FOR ROAD INFRASTRUCTURE IMPROVEMENTS PROJECT – SMITH AVENUE, FROM 63RD TO 70TH STREETS

WHEREAS, the Township of North Bergen had applied for and has been awarded grant funding from the New Jersey Transportation Trust Fund in the amount of \$300,000 for road infrastructure improvements to Smith Avenue, from 63rd Street to 70th Street (the “Project”); and

WHEREAS, the Project will include milling, paving and full depth repairs along Smith Avenue; and

WHEREAS, pursuant to the grant and proposed Project, there is a need for the New Jersey Department of Transportation (“DOT”) and the Township of North Bergen to enter a Grant Agreement for the Project, which Grant Agreement is on file in the Law Department.

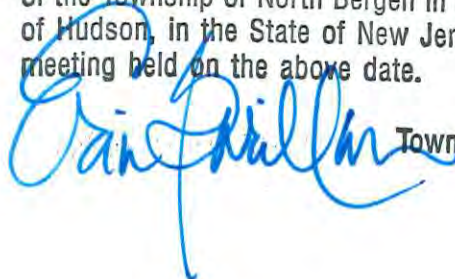
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF NORTH BERGEN that:

1. The aforesaid recitals are incorporated herein as though fully set forth at length.
2. The Grant Agreement on file in the Township Law Department is hereby authorized and approved.
3. The Mayor, Township Administrator, Chief Financial Officer, Township Attorney, Township Clerk, Tax Collector, Tax Assessor, Township Purchasing Agent, and any other necessary official, officer or employee of the Township be and they are hereby authorized to execute any and all documents and to take any and all actions necessary to complete and realize the intent and purpose of this Resolution, including the execution of the Grant Agreement.

Date: March 4, 2026

	YES	NO	NOT VOTING
Cabrera	✓		
Pascual	✓		
Rodriguez	✓		
Vainieri	✓		
Sacco			Absent
(President)			

I HEREBY CERTIFY the foregoing to be a True and Correct copy of Resolution passed and adopted by the Board of Commissioners of the Township of North Bergen in the County of Hudson, in the State of New Jersey, at a meeting held on the above date.


Township Clerk

TOWNSHIP OF NORTH BERGEN

**RESOLUTION REAPPOINTING ALTERNATE MEMBER TO THE
ZONING BOARD OF ADJUSTMENT**

WHEREAS, Peter Bourbon’s term as an Alternate Member on the Zoning Board of Adjustment has expired; and

WHEREAS, the Board of Commissioners of the Township of North Bergen wish to reappoint Peter Bourbon as an Alternate Member.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF NORTH BERGEN that Peter Bourbon be and hereby is reappointed as an Alternate Member on the Zoning Board of Adjustment with a term retroactively effective January 27, 2026, and expiring January 26, 2028.

BE IT FURTHER RESOLVED that the Township Clerk be and she is hereby authorized to administer the Oath of Office to Peter Bourbon.

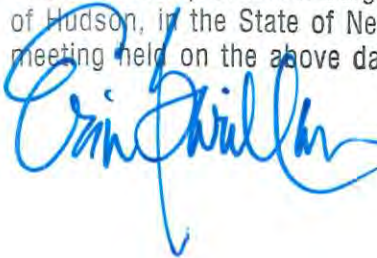
BE IT FURTHER RESOLVED that a certified copy of this Resolution shall be forwarded to:

- 1. Clerk of Board of Adjustment
- 2. Peter Bourbon
- 3. Law Department
- 4. Jack Dineen, Esq., Zoning Board Counsel

DATED: March 4, 2026

	YES	NO	NOT VOTING
Cabrera	✓		
Pascual	✓		
Rodriguez	✓		
Vainieri	✓		
Sacco			Absent
(President)			

I HEREBY CERTIFY the foregoing to be a True and Correct copy of Resolution passed and adopted by the Board of Commissioners of the Township of North Bergen in the County of Hudson, in the State of New Jersey, at a meeting held on the above date.

 Township Clerk

**TOWNSHIP OF NORTH BERGEN
ORDINANCE**

**AN ORDINANCE OF THE TOWNSHIP OF NORTH BERGEN,
COUNTY OF HUDSON, STATE OF NEW JERSEY ADOPTING
THE REDEVELOPMENT PLAN FOR 2811-2817 KENNEDY
BOULEVARD, BLOCK 60 LOT 2**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“LRHL”) provides a mechanism to assist local governments in efforts to promote programs of redevelopment and sets the procedures for the Township of North Bergen to declare an area in need of redevelopment, along with the development and effectuation of a redevelopment plan; and

WHEREAS, based upon the facts and findings of a study conducted of Block 60 Lot 2 (the “Redevelopment Area”), all made in accordance with N.J.S.A. 40A:12A-6, the Board of Commissioners, after considering the Planning Board’s comments, adopted a Resolution dated February 4, 2026 declaring Block 60 Lot 2 an area in need of redevelopment, duly served notice as required by law, and directed and authorized the Township Planner to prepare a redevelopment plan for the properties designated by the resolution as an area in need of non-condemnation redevelopment; and

WHEREAS, Phillips Preiss Grygiel Leheny Keller LLC prepared and submitted to the Township a redevelopment plan dated February 13, 2026 entitled “2801-2817 Kennedy Boulevard Redevelopment Plan (Block 60 Lot 2)” for Block 60, Lot 2, Township of North Bergen, New Jersey (“Redevelopment Plan”), outlining the planning development and redevelopment of the Redevelopment Area in accordance with N.J.S.A. 40A:12-A-7.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Township of North Bergen, County of Hudson, State of New Jersey, as follows:

Section 1. The Redevelopment Plan, attached hereto as Exhibit A and made a part hereof, is hereby approved pursuant to N.J.S.A. 40A:12A-7.

Section 2. The Zoning Map in the Township’s Zoning Ordinance is hereby amended to include the Redevelopment Area in accordance with the boundaries described in the Redevelopment Plan and the provisions contained therein.

Section 3. All ordinances or parts of ordinances in conflict or inconsistent with the provisions of this Ordinance are, to the extent of such inconsistency, hereby repealed.

Section 4. In case, for any reason, any section or provision of this Ordinance shall be held to be unconstitutional or invalid, the same shall not affect any other section or provision of this Ordinance, except so far as the section or provision so declared unconstitutional or invalid shall be severed from the remainder or any portion thereof.

Section 5. This Ordinance shall take effect twenty (20) days following final passage, approval and publication as required by law.

Introduced: March 4, 2026

Published:

Adopted:

	YES	NO	NOT VOTING
Cabrera	✓		
Pascual	✓		
Rodriguez	✓		
Vainieri	✓		
Sacco			Absent
(President)			

Intro.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE AND CORRECT COPY OF AN ORDINANCE PASSED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF NORTH BERGEN IN THE COUNTY OF HUDSON, IN THE STATE OF NEW JERSEY, AT A MEETING HELD ON THE ABOVE DATE.

[Signature]
TOWNSHIP CLERK

**TOWNSHIP OF NORTH BERGEN
HUDSON COUNTY, NEW JERSEY**

**AN ORDINANCE REGULATING SHORT TERM RENTALS IN
THE TOWNSHIP OF NORTH BERGEN**

**THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF NORTH BERGEN DOES
ORDAIN:**

SECTION I. Background

- A. The purpose of this ordinance is to regulate all short-term rentals within the Township of North Bergen to ensure they are appropriate for rental in order to protect the public health, safety, and general welfare. This ordinance will:
1. Provide for an organized and reasonable process for the registration of short-term rental properties in the Township.
 2. Monitor and provide a reasonable means for mitigation of impacts created by such transitory uses of residential properties within the Township.
 3. Preserve and protect the long-term housing market in the Township
 4. Ensure that the short-term property inventory in the Township satisfies basic safety standards, in order to protect the safety of occupants and the citizens of the Township.
 5. This ordinance shall supersede Ordinance 610-23 and Ordinance 326-17. Short-term rental properties that would be prohibited under this ordinance, but permitted under the previous ordinances, shall be permitted to continue as short-term rental properties as long as those short-term rental properties have a valid short-term rental registration when this ordinance takes effect. A lapse in registration shall cause a short-term rental property to lose its lawful status under the previous ordinances and will make that property fully subject to this ordinance. Short-term rental properties permitted under the previous ordinances will still need to comply with all other aspects of this ordinance to include, but not limited to, application requirements, inspection requirements, and fees when applying for a permit renewal. Short term rental properties permitted under the previous ordinances will have ninety (90) days from the date this ordinance takes effect to obtain a permit under this ordinance.

SECTION II. Definitions

DIRECTOR shall mean the Director of Community Improvements or their designee.

DWELLING shall mean a building that is designed or used exclusively as the living quarters for one or more housekeeping units.

DWELLING UNIT shall mean a room or series of connected rooms containing living, cooking, sleeping and sanitary facilities for one housekeeping unit. The "dwelling unit" shall be self-contained and shall not require passing through another dwelling unit or other indirect route to get to any portion of the dwelling unit, nor shall one dwelling unit require shared facilities with another dwelling unit. Hotel facilities or other facilities providing temporary accommodations shall not be considered dwelling units.

INTERMEDIARY shall mean anyone besides an owner who helps to arrange a property rental for an owner and collects rent and/or taxes and other charges on behalf of the owner. An intermediary includes but is not limited to a broker, hosting platform, or short-term rental property agent.

OWNER-OCCUPIED shall mean the owner of the property who resides in the short-term rental property, or in the principal residential unit with which the short-term rental property is associated on the same lot, and identifies same as his or her principal residence as that term is defined in this

section. For purposes of this section, if the owner of the property is an entity other than an individual or individuals and a natural person, then at least one principal or member of the owner entity must reside in the short-term rental property, or in the principal residential unit with which the short-term rental property is associated on the same lot, and identify same as his or her principal residence as that term is defined in this section.

PRINCIPAL RESIDENCE shall mean person's permanent residence or usual place of return for housing as documented by at least two (2) of the following: motor vehicle registration state-issued identification; tax documents showing the residential unit as the person's residence; or a utility bill. A person may have only one (1) principal residence and must reside there for a minimum of two hundred seventy-five (275) days during the calendar year. For properties with two (2) or more existing legally permitted dwelling units (e.g., a duplex), the term "principal residence" shall refer to the parcel of land and all units on that parcel or within a building in a residential development project.

PROPERTY shall mean a parcel of real property located within the boundaries of the Township of North Bergen, Hudson County, New Jersey.

RESPONSIBLE PARTY shall mean the short-term rental property owner or a person (property manager) designated by the owner to be called upon and be responsible at all times during the period of a short-term rental and to answer for the maintenance of the property, or the conduct and acts of occupants of the short-term rental property, and, in the case of the property manager, to accept service of legal process on behalf of the owner of the short-term rental property.

SHORT-TERM RENTAL ("STR") shall mean the accessory use of a dwelling unit for occupancy by someone other than the unit's owner or permanent resident for a period of twenty-eight (28) or fewer consecutive days, which dwelling unit is regularly used and kept open as such for the lodging of guests, and which is advertised or held out to the public as a place regularly rented to transient occupants

SHORT-TERM RENTAL PROPERTY ("STRP") shall mean a residential dwelling unit that is used, in whole or part, and/or advertised for rent as a short-term rental for transient occupants as guests

SHORT-TERM RENTAL PROPERTY AGENT shall mean any New Jersey-licensed real estate agent or other person designated and charged by the owner of a short-term rental property, with the responsibility for making the short-term rental application to the Township on behalf of the owner, and fulfilling all of the obligations in connection with completion of the short-term rental property permit application process on behalf of the owner and/or may manage the STRP and book reservations. A short-term rental property agent includes a property manager, property management company, or real estate agent. Short-term rental property agents shall be available at all time to make necessary decisions and actions on behalf of the owner.

SUBSTANTIATED COMPLAINT shall mean a complaint charging a violation of state or municipal law where the Director has found after an investigation, probable cause for the violation charged in the complaint.

TRANSIENT OCCUPANT shall mean any person or a guest or invitee of such person, who, in exchange for compensation, occupies or is in actual or apparent control or possession of residential property, which is either: (1) registered as a short-term rental property, or (2) satisfies the definition of a short-term rental property. It shall be a rebuttable presumption that any person who holds themselves out as being an occupant or guest of an occupant of the short-term rental is a transient occupant.

SECTION III. Short-term Rental Regulations

- A. No person shall operate a short-term rental without a valid permit, and no permit shall be issued except to applicants who are the owner and principal resident of the STRP.
- B. Short-term rentals shall only be permitted to be conducted in the following classifications of property in the Township of North Bergen:

- (1) Dwelling units located in a condominium association, homeowners association, or cooperative association, where the association's bylaws, master deed, or other relevant governing document permits short-term rentals and where the owner of the unit legally identifies an address within the association as his or her principal residence;
- (2) Single-family dwelling units, subject to the 60-day limitation in Section III(E); and
- (3) Dwelling units in a two-, three- or four-unit dwelling with one dwelling unit belonging to the principal resident. The principal resident's dwelling unit is subject to the 60-day limitation in Section III(E).

C. Short-term rentals shall not be permitted in a multiple dwelling in which rent is set by HUD, set by a State agency, set by an agreement with the owner/developer or subject to any affordable housing requirements or regulations.

D. The following shall not be permitted to operate as short-term rentals pursuant to this section: hotel, motel, studio hotel, rooming house, dormitory, public or private club, convalescent home, rest home, home for aged people, adult family care homes, assisted living facilities, community residences for developmentally disabled persons, community shelters for victims of domestic violence, senior housing, nursing homes, foster home, halfway house, transitional housing facility, or other similar facility operated for the care, treatment, or reintegration into society of human beings; any housing owned or controlled by an educational institution and used exclusively to house students, faculty or other employees with or without their families; any housing operated or used exclusively for religious, charitable or educational purposes; or any housing owned by a governmental agency and used to house its employees or for governmental purposes.

E. Rentals of an owner-occupied dwelling unit shall be conducted no more than sixty (60) total nights per calendar year. Each night in excess of this limit shall be considered a separate violation.

F. The person offering a dwelling unit for short-term rental use must be the owner of the dwelling or the condominium unit. A tenant of a property may not apply for a short-term rental permit, nor shall the property or any portion thereof be sub-leased by the tenant on a short-term basis, or operated as a STRP by the tenant except as provided below. This STRP regulation shall supersede any conflicting provision in a private lease agreement permitting sub-leasing of the property for twenty-eight days or fewer, or any portion of the property. Violation of this section will result in enforcement action against the tenant, the STRP owner, the short-term rental agent, and the responsible party, and will subject all such parties to the issuance of a summons and levying of fines and/or penalties.

G. No person or entity shall own or have an interest in more than two (2) short-term rental permits, and no person or entity holding short-term rental permits may serve on a board of, or direct or control or have an interest in any entity also holding short-term rental permits such that the combined number of permits held exceeds two.

SECTION IV. Short-Term Rental Requirements

- A. An initial application for a short-term rental permit must include the following information to be considered complete:
- (1) The name, address, telephone number and email address of the owner(s). If such owner is not a natural person, the application must include the names of all partners, officers and/or directors of any such entity, and their street address, email address and telephone numbers;
 - (2) The address of the proposed STR;

- (3) A copy of the driver's license or State identification card of the owner of the proposed STRP confirming that identifying the proposed STRP is as the applicant's principal residence;
- (4) The "Owner's Affidavit" acknowledging that he/she has received a copy of this ordinance and that they have reviewed the ordinance and understand its requirements;
- (5) The "Short-term Rental Property Agent Certification" which includes the name, address, telephone number and email address of the short-term rental property agent, which shall constitute his /her seven-day a week, twenty-four-hour a day contact information;
- (6) The "Responsible Party Certification" which includes the name, address, telephone number and email address of the short-term rental property's responsible party, which shall constitute his/her seven-day a week, twenty-four-hour a day contact information;
- (7) Copies of the most recent, gas/electric and water bills for the owner's principal residential unit STRP;
- (8) Proof of the owner's current ownership of the STRP;
- (9) The number of all on-site parking spaces available; the owner shall certify that every effort will be made to avoid and/or mitigate issues with on-street parking in the neighborhood in which the STR is located, resulting from excessive vehicles generated by the STR; all renters of the STRP shall be limited to one vehicle per two occupants in the STRP;
- (10) A "Municipal Court Compliance Certificate" which confirms proof of no outstanding fines or penalties with North Bergen Municipal Court. All fines or penalties issued by the North Bergen Municipal Court for any past code violations relating to the STRP, the owner, and/or the responsible party, including penalties for failure to appear in Court, must be satisfied in full prior to the issuance of a short-term rental permit;
- (11) Proof of no outstanding taxes, water and sewer charges;
- (12) A certificate of insurance of general liability insurance in a minimum amount of five hundred thousand dollars (\$500,000.00);
- (13) Where the proposed STR is in a condominium association, homeowners association, or cooperative association, a copy of the Master Deed and Bylaws allowing for short-term rentals in that dwelling and/or dwelling unit;
- (14) Where the owner of the proposed STR is a corporate entity, a copy of the certificate of formation and operating agreement;
- (15) Documentation indicating that the property has been inspected for compliance with the Township's fire safety regulations and property maintenance code;
- (16) A "Zoning Determination Letter" which verifies that the premises are not being occupied or used in violation of the Township's land use and zoning regulations;
- (17) The STRP owner must also close any open construction permits for the STR unit prior to the issuance of a short-term rental permit. The Director may waive this requirement upon a determination that the ongoing permitted work or required work will not adversely impact transient occupants or detrimentally impact occupants' health and safety; and

- (18) The Director shall have the authority to obtain additional information, as necessary, to achieve the objectives of this ordinance.
- B. Provided that the information contained within has not changed, a short-term rental permit renewal application shall include everything required by Section IV (A) except:
- (1) the "Owner's Affidavit"
 - (2) the "Short-term Rental Property Agent Certification"
 - (3) the "Responsible Party Certification"
 - (4) A "Zoning Determination Letter"
 - (5) Documentation indicating that the property has been inspected for compliance with the Township's fire safety regulations and property maintenance code

SECTION V. Short-Term Rental Application

- A. An owner of property, intended to serve as a STRP shall submit to the Director an STR permit application, along with application fee of five hundred dollars (\$500.00). Said fee shall be non-refundable, including in the event that the application is withdrawn or denied.
- B. Each application is subject to review to verify the STRP's eligibility for use as an STR and compliance this Ordinance.
- C. The Township reserves the right to inspect a STRP for compliance with fire safety regulations and this Ordinance, regardless of the status of the STRP's permit application, in the event that the Township receives a substantiated complaint of a violation on the premises.

SECTION VI. Issuance of short-term rental permit and appeal procedure.

- A. Once an application is submitted, complete with all required information and documentation and fees, the Director, following any necessary investigation for compliance with this ordinance, shall either issue the short-term rental permit or issue a written denial of the permit application, with the reasons for such denial being stated therein within thirty (30) days, so long as access to the STRP is provided by the owner or owner's STR agent.
- B. If denied, the applicant shall have ten business days to appeal the denial, in writing, to the Town Administrator. The applicant shall attach to the appeal all documentation required to establish its entitlement to a permit.
- C. The STR permit shall be valid for a period of one year from the date of issuance.

SECTION VII. Short-term rental operational requirements.

- A. The STRP owner shall ensure that the STR is used in a manner that complies with all applicable laws, rules, and regulations pertaining to the use and occupancy of the STR.
 - (1) The Director may suspend, revoke, or deny an STR permit if:
 - a) the property has unabated violations of any building or fire codes or Township ordinances;
 - b) the owner has been convicted of violating state or municipal law prohibiting disturbing the peace or maintaining a nuisance; or

- c) the owner is the subject of a substantiated complaint related to the property or another property owned in North Bergen charging a violation of state or municipal law.
- (2) In making a determination under this section, the Director shall consider:
 - a) the threat to public safety;
 - b) the impact on the community;
 - c) the manner in which the owner rectified the violation; and/or
 - d) the threat to the health and safety of the occupants.
- B. The owners of a STRP shall not install on the STRP any advertising or identifying mechanisms, such as signage, including lawn signage, identifying the property for rent as STRP.
- C. Transient occupants of the STRP shall comply with all ordinances of the Township of North Bergen including, but not limited to those ordinances regulating noise and nuisance conduct. Failure of transient occupants to comply shall subject the transient occupants, the owners of the STRP, the responsible party, and the short-term rental agent listed in the short-term rental permit application, to the issuance of fines and/or penalties, which include, but not be limited to revocation of the STRP permit.
- D. The owner of an STRP shall post the following information in a prominent location within the STRP unit:
 - (1) Owner name; if owner is an entity, the name of a principal in the entity, the principal's email address, and principal's phone number;
 - (2) The names, e-mail address, and phone numbers for the responsible party and the short-term rental agent;
 - (3) The phone numbers for the Police Department and the Department of Community Improvements;
 - (4) The maximum number of parking spaces available for STR use onsite;
 - (5) Trash and recycling pick-up day and all applicable rules and regulations regarding trash disposal and recycling; and
 - (6) Notification that a guest, transient occupant, the short-term rental property agent, the responsible party or STRP owner may be cited or fined by the Police Department or the Department of Community Improvements for violations of any applicable ordinances of the Township of North Bergen.
- E. If any of the information required by Subsection D above is inaccurate while displayed in the STRP, it shall constitute a violation of this ordinance.
- F. In the event that any complaints are received by the Police Department, Department of Community Improvements, or any other Township Department regarding the STR and/or the transient occupants and the owner of the STRP is unreachable or unresponsive, both the responsible party and the short-term rental agent listed in the short-term rental permit application shall have the responsibility to take any action required to properly resolve such complaints, and shall be authorized by the STRP owner to do so.
- G. While a STRP is rented, the owner, the short-term rental agent, or the responsible party shall be available twenty-four (24) hours per day, seven days per week for the purpose of responding within two hours to complaints regarding the condition of the STRP premises, maintenance of the STRP premises, operation of the STRP, or conduct of the guests at

the STRP, or nuisance complaints from the Police Department, or neighbors, arising by virtue of the short-term rental of the property.

- H. When the Office of the Township Administrator and/or the Department of Community Improvements receives notice of a civil and/or criminal complaint and/or code/ordinance violation at a STRP as outlined in Section VII above, the Director or Town Administrator or their designee shall conduct an investigation and may issue a written notice of revocation or suspension, as applicable, of the short-term rental permit with the reasons for such revocation or suspension being stated therein within thirty (30) days.

(1) The applicant shall have ten (10) days to appeal the revocation or suspension in writing to the Town Administrator.

(2) Within thirty (30) days thereafter, the Town Administrator or their designee shall decide the appeal.

- I. An owner must apply to renew the short-term rental permit by submitting to the Department of Community Improvements, a short-term rental permit renewal application, and a non-refundable renewal registration fee of five hundred dollars (\$500.00). No STR may be operated, listed, or advertised without a valid unexpired permit. The renewal application must be received with all of the required documentation no later than thirty (30) days prior to the permit expiration date.
- J. The short-term rental permit shall expire automatically when the STRP changes ownership, and a new initial application and registration fee will be required to operate the property as a STRP. A new application shall also be required for any STR that had its short-term rental permit revoked.
- K. All listings, advertisements, whether in any print, digital, web-based platform, multiple listing service or any realtor's property listing shall include the permit number.
- L. The STRP owner or agent shall maintain an up-to-date log of all transient occupants who will be occupying the STRP, which shall contain the occupant or occupants' names, ages, dates of commencement and expiration of each short-term rental period. This log shall be available for inspection by the Department of Community Improvements and the Police Department in case of emergency.

SECTION VIII. Violations, penalties, and enforcement

- A. A violation of any provision of this ordinance may subject the STRP owner, transient occupant(s), the short-term rental agent, and the responsible party and the intermediary, or their agents to fines assessed by the Court up to seven hundred fifty dollars (\$750.00) per day that the violation exists, but not less than one hundred dollars (\$100.00) per violation per day that the violation exists.
- B. The STRP owner shall publish the short-term rental permit number issued by the Township in every print, digital, or internet advertisement, and/or in the multiple listing service or other real estate listing of a real estate agent licensed by the New Jersey Real Estate Commission, in which the STRP is listed and/or advertised for rent on a short-term basis. Advertisements and/or listings of the STRP for rent on a short-term basis that do not contain the permit number are a violation of this Ordinance and shall subject the owner of the STRP, the responsible party, the short-term rental agent, and the intermediary to fines and/or penalties. Every day such advertisement or listing appears shall be a separate violation of this ordinance.
- C. In no event shall a STRP be rented to anyone younger than twenty-one (21) years of age. The primary occupant of all short-term rentals executing the agreement between the owner and the occupant must be over the age of twenty-one (21), and must be the party who will actually occupy the property during the term of the short-term rental. The primary occupant may have guests under the age of twenty-one (21) who will share and occupy the property with them. Both the primary occupant executing the short-term rental agreement and the STRP owner shall be responsible for compliance with this

provision, and shall both be liable for a violation, where the STRP is not occupied by at least one adult over the age of twenty-one (21) during the term of the STR.

- D. No person may advertise any property for a short-term rental prior to the issuance of a permit for such property.
- E. No STR permit issued under this section may be transferred or assigned or used by any person or entity, other than the owner to whom it is issued, or at any property location or dwelling unit other than the property for which it is issued.

SECTION IX. Separability

Each section, subsection, sentence, clause, and phrase of this ordinance is declared to be an independent section, sentence, clause and phrase, and the finding or holding of any such portion of this ordinance to be unconstitutional, void, or ineffective for any cause or reason, shall not affect any other portion of this ordinance.

SECTION X. Repealer

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed as to the inconsistency.

SECTION XI. Effective Date

This ordinance shall take effect 20 days from the time of its final passage.

Introduced: March 4, 2026

Published:

Adopted:

Attest:

	YES	NO	NOT VOTING
Cabrera	✓		
Pascual	✓		
Rodriguez	✓		
Vainieri	✓		
Sacco			Absent
(President)			

Intro.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE AND CORRECT COPY OF AN ORDINANCE PASSED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF NORTH BERGEN IN THE COUNTY OF HUDSON, IN THE STATE OF NEW JERSEY, AT A MEETING HELD ON THE ABOVE DATE.

[Signature]
TOWNSHIP CLERK

**TOWNSHIP OF NORTH BERGEN
HUDSON COUNTY, NEW JERSEY**

AN ORDINANCE (1) OPPOSING UNLAWFUL ENFORCEMENT TACTICS UTILIZED BY IMMIGRATION AND CUSTOMS ENFORCEMENT ("ICE"), U.S. CUSTOMS AND BORDER PROTECTION ("CBP") AND ANY OTHER FEDERAL AGENCY IN CONDUCTING CIVIL IMMIGRATION ENFORCEMENT ACTIVITIES, AND (2) PROHIBITING ICE, CBP AND OTHER FEDERAL AGENCIES FROM USING TOWNSHIP OF NORTH BERGEN PROPERTY FOR CONDUCTING CIVIL IMMIGRATION ENFORCEMENT ACTIVITIES

**THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF NORTH BERGEN
DO ORDAIN:**

Section I. Background

- A. The Township of North Bergen has a long history as a gateway for immigrants to the United States.
- B. Generations of immigrant families have helped build North Bergen's neighborhoods, economy, culture, and civic life, and continue to do so today.
- C. North Bergen is home to persons of diverse racial, ethnic and national backgrounds, including a large immigrant community.
- D. North Bergen is a diverse and welcoming community whose strength depends on safety, trust, and participation of all residents, regardless of immigration status.
- E. North Bergen is committed to advancing racial equity, transparency, accountability, and public trust in government institutions.
- F. The trust between residents and public officials, including law enforcement agencies operating within North Bergen, is essential to community safety, civic participation, and access to public services.
- G. The North Bergen Commissioners acknowledge and condemn the unlawful enforcement tactics that Immigration and Customs Enforcement ("ICE"), U.S. Customs and Border Protection ("CBP") and any other federal agency conducting civil immigration enforcement activities (collectively the "Federal Immigration Agencies") have employed during Operation Metro Surge in Minnesota, including the killing of two U.S. citizens, the unlawful manipulation tactics, the detention of children, and the use of chemical agents on individuals invoking their First Amendment rights of free speech.
- H. North Bergen continues to uphold the well-established laws set forth in our State and Federal Constitutions.
- I. North Bergen and the North Bergen Police Department continue to abide and support the New Jersey Attorney General's Immigrant Trust Directive, which ensures that North Bergen police will not participate or cooperate with the Federal Immigration Agencies in conducting immigration enforcement activities.
- J. The North Bergen Board of Commissioners advocate for enforcement practices that uphold civil liberties, human dignity, and transparency for all residents, regardless of status.

- K. North Bergen has maintained policies consistent with constitutional principles and New Jersey law in order to preserve public safety, protect civil rights, and ensure access to essential municipal services.
- L. Federal Immigration Agencies have recently used municipal and publicly owned land, including parks, parking lots, public works yards, and other government facilities, as staging areas, processing sites, and operational bases for civil immigration enforcement in several cities without local authorization.
- M. Courts have long recognized the authority of municipalities to control access to and use of their own property and resources, provided that such policies do not obstruct federal law.
- N. North Bergen owned and controlled land, property, spaces, facilities, equipment and resources exist to serve municipal purposes and the residents of North Bergen, not to facilitate federal civil immigration enforcement.
- O. The use of North Bergen property or resources for immigration enforcement operations risks entangling North Bergen in federal immigration activity, undermining community trust, and diverting municipal resources from local priorities.

Section II. Continued Support For the Immigrant Trust Directive

- A. North Bergen continues to support and the New Jersey Attorney General's Immigrant Trust Directive, and directs the Chief of Police and the Township Police Department to continue to abide by the Directive.
- B. North Bergen appeals to the Federal Immigration Agencies to adopt and enforce policies requiring Federal Immigration Agency law enforcement officers to clearly identify themselves during operations, including having name badges, and agency insignia.
- C. North Bergen affirms its commitment to being a welcoming and inclusive community, and to protecting the safety, dignity, and civil rights of all residents.
- D. North Bergen encourages states, counties, municipalities, and school boards to consider adopting similar policies, resolutions and ordinances that promote transparency, accountability, racial equity and public trust.

Section III. Community Outreach

- A. Each North Bergen Department is hereby authorized and directed to coordinate with the Township Administrator to provide community outreach to North Bergen resident's so they are aware of their basic rights in dealing with Federal Immigration Agencies. This may include the following:
 - 1. Coordination and cooperation with immigrant-serving organizations to conduct know-your-rights outreach for North Bergen residents. Such outreach may include, but is not limited to, multilingual educational materials, community workshops, and digital resources designed to inform residents of their legal rights and available resources;
 - 2. Identifying referral pathways to accredited and trustworthy immigration assistance, including legal assistance;

3. Distribution of State developed know-your-rights information through North Bergen social media, the Township website, and through the NB Help Desk.
4. Providing training for North Bergen employees regarding protocols for interactions with Federal Immigration Authorities. That training may include, but not be limited to the following:
 - a. the limits of federal immigration authority, including, but not limited to, the distinction between judicial warrants and administrative warrants;
 - b. protocols for responding to requests by Federal Immigration Agencies to access North Bergen property or resources;
 - c. protocols for de-escalation and reporting if Federal Immigration Agencies exceed or misstate legal authority; and
 - d. procedures for responding when a North Bergen resident, employee, or member of the public is subject to an immigration detention arrest or removal action.

Section IV. Prohibiting North Bergen-Owned Property for Immigration Enforcement

- A. No park, parking lot, vacant lot, or garage owned and controlled by the Township shall be used as a staging area, processing location, or operations base by federal immigration authorities. "Staging area" means an area that is used to assemble, mobilize, and deploy vehicles, equipment, or materials, and related personnel, for the purpose of carrying out immigration enforcement operations.
- B. The Township Administrator shall identify any and all parks, parking lots, vacant lots, or garages owned and controlled by North Bergen that are likely to be used in the future as a staging area, processing location, or operations base for the purpose of immigration enforcement. The Township Administrator, Township Attorney and Commissioner of Parks and Public Property shall implement appropriate signage to effectuate this Ordinance.
- C. North Bergen Departments shall develop the procedures necessary to implement this Ordinance. These implementing procedures shall provide that any Township employee who becomes aware of the attempted or actual use of Township-owned and controlled property as a staging area, processing location, or operations base for immigration enforcement shall immediately report to their supervisor, who shall immediately report to the Township Administrator or Commissioner of the Department.

Section V. General provisions

- A. Nothing in this Ordinance shall be construed to prevent North Bergen employees from complying with a lawful judicial warrant or to obstruct federal immigration activities conducted independently of North Bergen property, personnel, and resources. Nothing in this Ordinance shall be construed to prohibit or in any way restrict any action where the prohibition or restriction would be contrary to federal law, subpoena, valid court order, judicial warrant, or contract requirement.

B. All North Bergen Departments and employees shall fully abide by this Ordinance.

Section VI: Severability

If any part or parts of this Ordinance are for any reason held to be invalid, such holding shall not affect the validity or the remaining portions of this Ordinance.

Section VII: Repealer

All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed as to the inconsistency.

Section VIII. Effective Date

This ordinance shall take effect 20 days from the time of its final passage.

Introduced: February 18, 2026

Published:

Adopted:

Attest:

	YES	NO	NOT VOTING
Cabrera	✓		
Pascual	✓		
Rodriguez	✓		
Vainieri	✓		
Sacco			Absent
(President)			

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE AND CORRECT COPY OF AN ORDINANCE PASSED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF NORTH BERGEN IN THE COUNTY OF HUDSON, IN THE STATE OF NEW JERSEY, AT A MEETING HELD ON THE ABOVE DATE.


TOWNSHIP CLERK



**TOWNSHIP OF NORTH BERGEN
MEETING OF THE BOARD OF COMMISSIONERS**

North Bergen Town Hall

Municipal Chambers

4233 Kennedy Blvd North Bergen, NJ 07047

March 4, 2026

5:00PM

Call to order: 5:06pm

Present: Commission Hugo Cabrera, Commissioner Allen Pascual, Commissioner Claudia Rodriguez, and Commissioner Anthony Vainieri

Absent: Mayor Nicholas J. Sacco

Proclamation presented to Robert Ceragno commending him on his dedication to bringing awareness to Colorectal Cancer and proclaiming March 2026 Colorectal Cancer Awareness Month in the Township of North Bergen.

Proclamation presented to Ayden Rivera for his outstanding athletic and academic achievements, and commend him for the dedication, leadership and integrity he has brought to the North Bergen community.

DURING OPEN PUBLIC PORTION OF THE MEETING, THE FOLLOWING INDIVIDUAL SPOKE:

- Nelson Baez 1012 88th Street North Bergen, NJ 07047
 - DPW did a great job removing snow
 - Concerned ICE could potentially buy/rent a warehouse in NB

Meeting Adjourned: 5:28pm