



**TOWNSHIP OF NORTH BERGEN
BOARD OF COMMISSIONERS MEETING
April 15, 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 (Amended)

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

A. Resolutions:

- 1. Raffle application Nicholas J. Sacco Foundation
- 2. Proclamation recognizing and honoring Angelina's Closet for its meaningful contributions to the community and honoring the life of Angelina Maria Gardner
- 3. Authorizing payment of claims if and when funds are available and approved; \$3,298,781.16
- 4. Authorizing refund of overpayment of taxes; \$11,243.34
- 5. Authorizing refund of overpayment of taxes; \$572.67
- 6. Authorizing payment to the Board of Adjustment for a special meeting held on April 9, 2026; \$1,350.00
- 7. Awarding a contract to Atabey Consulting Group, LLC; \$1,000 per month
- 8. Awarding a contract to Helping Paws, Inc.; not to exceed \$25,000.00
- 9. Awarding a contract to Phillips Preiss Grygiel Leheny Hughes, LLC; not to exceed \$25,000.00
- 10. Authorizing an amendment of a contract with Law Offices of Colin M. Quinn, LLC; \$11,000.00
- 11. Authorizing the extension of a contract with Northeast Roof Maintenance, Inc
- 12. Authorizing the release of a performance bond to Appleview LLC; \$5,780.00
- 13. Authorizing the release of a cash performance guaranty to 8801 Kennedy LLC; \$131,602.00
- 14. Amended Resolution Authorizing the release of a performance bond to North Bergen Gateway LLC; \$17,443.09
- 15. Authorizing an amendment to the Redevelopers Agreement from Riverview Urban Renewal Development, LLC to Acre 8200 River Road Urban Renewal, LLC
- 16. Authorizing the execution of a certificate of completion
- 17. Authorizing the designation of 2811 JFK Boulevard LLC as conditional redeveloper for 2801-2817 Kennedy Blvd Redevelopment Area
- 18. Authorizing the installation of lights within the Township

B. Ordinance Introduction:

- 1. **ORDINANCE TO AUTHORIZE THE UNDERTAKING OF THE TOWNSHIP-WIDE ROADWAY IMPROVEMENTS PROJECT (PHASE I) IN, BY AND FOR THE TOWNSHIP OF NORTH BERGEN, IN THE COUNTY OF HUDSON, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$3,500,000 TO PAY THE COST THEREOF,**

TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS

2. ORDINANCE APPROVING THE AMENDMENT OF FINANCIAL AGREEMENT PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:20-1, ET SEQ., FOR PROPERTY DESIGNATED AS BLOCK 438, LOT 17 (FORMERLY LOTS 16, 17, 17.01, 18 AND A PORTION OF LOT 1) ON THE TOWNSHIP'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 8200 RIVER ROAD, NORTH BERGEN, NEW JERSEY
3. ORDINANCE ESTABLISHING A RESTRICTED PARKING SPACE FOR USE BY THE HANDICAPPED – Norma Rodriguez 8107 3rd Avenue North Bergen, NJ 07047
4. ORDINANCE AUTHORIZING AND IMPOSING AN OCCUPANCY TAX ON CERTAIN RENTALS IN THE TOWNSHIP OF NORTH BERGEN

C. Ordinance Adoption:

1. ORDINANCE ESTABLISHING A RESTRICTED PARKING SPACE FOR USE BY THE HANDICAPPED – Wilfredo Cruz 1215 7th Street Apt. #4 North Bergen, NJ 07047
2. ORDINANCE ACCEPTING THE TRANSFER OF 1811 PATERSON PLANK ROAD, NORTH BERGEN, NEW JERSEY, FROM HUDSON COUNTY
3. ORDINANCE AMENDING HUDSON COUNTY AND NORTH BERGEN MAY 1, 1967 BRADDOCK PARK LEASE FOR ATHLETIC FIELD AND STADIUM FACILITIES

D. INTRODUCTION OF BUDGET FOR CALENDAR YEAR 2026

V. Open Public Portion

VI. Adjournment

AGENDA SUBJECT TO ADDITIONS AND/OR DELETIONS

Erin Barillas
Township Clerk

Proclamation

WHEREAS, Angelina's Closet was established in March 2026 as a heartfelt initiative to provide free prom dresses, shoes, handbags, jewelry, and accessories to senior students who may need assistance preparing for this important milestone; and

WHEREAS, Angelina's Closet was created in loving memory of Angelina Maria Gardner, who passed away as an infant and would have been a senior attending prom this year, inspiring her family to transform their loss into a meaningful act of service for others; and

WHEREAS, her parents, Milagros Camacho and Donald Gardner, have honored her memory through years of charitable giving, including scholarships, meals for senior citizens, and the creation of a nature center butterfly garden; and

WHEREAS, on March 26, 2026, Angelina's Closet celebrated its grand opening at North Bergen High School, offering nearly 300 dresses and numerous accessories for students to choose from and take home at no cost; and

WHEREAS, this year marked the debut of Angelina's Closet as the beginning of what will become a meaningful annual tradition, bringing joy to high school students and ensuring that no one is left out of this special experience; and

WHEREAS, this initiative has grown through the generosity of North Bergen residents, whose overwhelming support has helped expand the program and create a welcoming, boutique-style experience for students preparing for this milestone event; and

WHEREAS, Angelina's Closet represents the power of community, compassion, and resilience, serving as a last tribute to Angelina Maria Gardner and recognizes initiatives that uplift our youth and embody the true spirit of giving;

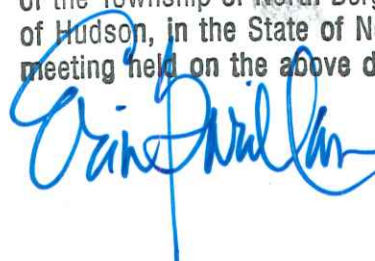
NOW, THEREFORE, BE IT RESOLVED, that I, NICHOLAS J. SACCO, MAYOR OF THE TOWNSHIP OF NORTH BERGEN, and the entire Board of Commissioners, do hereby recognize and honor Angelina's Closet for its meaningful contributions to the community and its commitment to honoring the life and legacy of Angelina Maria Gardner through acts of kindness and dedication.

Dated: April 15, 2026

NICHOLAS J. SACCO, MAYOR

	YES	NO	NOT VOTING
Cabrera			Absent
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

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			Absent
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: April 15, 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
AMAZO005	AMAZON.COM SERVICES, INC.								
		26-01765	03/24/26	ORDER # 9147454 & 6750621	Open	584.92	0.00		PC1
AMERI280	AMERICAN WEAR UNIFORMS								
		26-01972	04/06/26	MOPS & MATS - MARCH 2026	Open	1,582.49	0.00		
ANAMA005	ANA MARIA CASTELLO								
		26-01583	03/17/26	REIMB. SR LUNCH 7/25-12/25	Open	132.00	0.00		
		26-01584	03/17/26	REIMB. SR LUNCH 3/18/26	Open	20.00	0.00		
		26-01585	03/17/26	REIMB. SR. LUNCH JAN & FEB	Open	55.00	0.00		
						207.00			
ANGEL125	ANGELA RAMBALDE								
		26-01994	04/07/26	SECURITY DEP. REFUND NUT. CTR	Open	100.00	0.00		
AQUAT005	AQUA TECH HOTSY INC.								
		26-00647	01/29/26	INV# 7096	Open	371.24	0.00		
ASFUE005	A & S FUEL LLC								
		26-01701	03/20/26	INV# 9680 3/4/26	Open	57.80	0.00		
BEACO015	BEACON SALES ACQUISITION, INC.								
		26-01924	04/01/26	QUOTE# 9587532	Open	2,063.50	0.00		
BENSH005	BEN SHAFFER RECREATION INC.								
		26-01505	03/12/26	PROPOSAL #9394	Open	4,508.16	0.00		
BERGE025	BERGEN COUNTY HARLEY DAVIDSON								
		26-01699	03/20/26	ESTIMATE# 149893	Open	619.70	0.00		
		26-01700	03/20/26	ESTIMATE# 149894	Open	619.70	0.00		
						1,239.40			
BOSWE005	BOSWELL ENGINEERING CO., INC.								
		26-02013	04/07/26	INV# 213756 #NB1413	Open	10,324.00	0.00		
		26-02014	04/07/26	INV# 213757 #NB1490	Open	1,889.00	0.00		
		26-02015	04/07/26	INV# 213758 #NB1490A	Open	456.00	0.00		
		26-02022	04/07/26	INV# 0000213751 PRO# 26NB100	Open	3,090.00	0.00		
		26-02065	04/09/26	INV# 213761	Open	348.00	0.00		
		26-02066	04/09/26	INV# 213759	Open	4,148.50	0.00		
		26-02067	04/09/26	INV# 213762	Open	292.00	0.00		
		26-02068	04/09/26	INV# 213764	Open	348.00	0.00		
						20,895.50			
BOWLE010	BOWLERO WALLINGTON								
		26-01766	03/25/26	BAL DUE FROM 7/11/25	Open	113.94	0.00		

Vendor #	Name						
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
BTBLN005 BTBL NJ LLC							
26-01782	03/25/26	INV# 2026-27	Open	8,875.00	0.00		
BUSIN020 BUSINESS INFORMATION SYSTEMS							
26-01500	03/11/26	INV# 104978	Open	1,152.11	0.00		
CAESA005 CAESAR'S ATLANTIC CITY							
26-02117	04/13/26	NORTH BERGEN ALL STAR TEAM	Open	2,353.89	0.00		
CDWGO005 CDW GOVERNMENT							
26-01636	03/19/26	QUOTE# 1CJZTFV	Open	612.14	0.00		
CHRIS100 CHRISTINA POTTER							
26-00952	02/12/26	INV# 021926 2/18/26	Open	250.00	0.00		
CINTA010 CINTAS FIRST AID & SAFETY							
26-01988	04/07/26	INV# 8408215794 -DPW- MARCH	Open	313.87	0.00		
CLAIM005 CLAIMS RESOLUTION CORP, INC.							
26-01817	03/26/26	INVOICE #312-03-2026	Open	4,978.74	0.00		
CLIFF005 CLIFFSIDE BODY CORP.							
26-01742	03/23/26	QUOTE E 20580	Open	356.02	0.00		
COLLS005 COLLISION MOTORS							
26-01856	03/30/26	QUOTE# 3/23/26 VIN# 389373	Open	80.00	0.00		
26-01910	04/01/26	QUOTE# 3/23/26 VIN# 763806	Open	120.00	0.00		
26-01911	04/01/26	QUOTE# 4/1/26 VIN# 171139	Open	180.00	0.00		
				380.00			
COMME030 COMMERCIAL RECREATION							
26-01356	03/06/26	QUOTE# 0029901	Open	5,200.00	0.00		
26-01357	03/06/26	QUOTE# 0029899	Open	2,600.00	0.00		
				7,800.00			
CORON015 CORONIS HEALTH RCM I, LLC							
26-01809	03/26/26	INVOICE #1521450	Open	6,743.97	0.00		
COVER015 E.W.E. SEAT COVERS							
26-01634	03/19/26	INVOICE# 15573	Open	841.00	0.00		
CUMMI015 CUMMINS, INC							
26-01541	03/13/26	INV# G2-260371183	Open	539.18	0.00		
26-01774	03/25/26	INV# G2-260372911	Open	2,009.88	0.00		
				2,549.06			
CUSTO005 CUSTOM BANDAG INC.							
26-01621	03/18/26	ESTIMATE# 20708- SNOW STORM	Open	5,672.00	0.00		
26-01622	03/18/26	ESTIMATE# 20693- SNOW STORM	Open	10,766.60	0.00		
26-01780	03/25/26	WO# 60248251 - NEW TIRES	Open	624.08	0.00		
26-01854	03/30/26	WO# 60248644	Open	97.75	0.00		
				17,160.43			

Vendor #	Name						
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
DAVIS015	DAVIS VISION, INC.						
26-01875	03/31/26	INV# 70212272 - APRIL 2026	Open	6,537.56	0.00		
DELAG005	DE LAGE LANDEN FINANCIAL SERV.						
26-01918	04/01/26	INV# 596393894 APRIL/MAY	Open	3,800.00	0.00		
DIAZ0060	JASON DIAZ						
26-01886	03/31/26	REIMBURSEMENT	Open	20.00	0.00		
DIPAS005	DIPASQUA PLUMBING & HEATING						
26-01492	03/11/26	INV# 2763	Open	2,363.79	0.00		
EASTB005	EAST BERGEN SUPPLY PLUS LLC						
26-01991	04/07/26	QUOTE DATE 04/02/2026	Open	1,210.00	0.00		
EDMUN005	EDMUNDS & ASSOCIATES, INC.						
26-01785	03/25/26	INV# 26-IN4576 FEBRUARY 2026	Open	690.95	0.00		
FEEDI005	FEEDING OUR CHILDREN						
26-01900	04/01/26	EASTER PREP LUNCH 3/31/26	Open	1,008.00	0.00		
FRANK095	FRANKS TRUCK CENTER INC.						
26-00636	01/29/26	VARIOUS INVOICES	Open	4,483.02	0.00		
26-01735	03/23/26	INV# 1275415 - PD 98	Open	9.96	0.00		
26-01739	03/23/26	INV# 1274936 & 1275174	Open	423.45	0.00		
26-01831	03/26/26	QUOTE# Q1335959	Open	93.16	0.00		
				5,009.59			
FUNTI005	FUN TIME ENTERTAINMENT, LLC						
26-01788	03/25/26	INV# 013084 & 013065 - EASTER	Open	1,500.00	0.00		
GABRI045	GABRIELLA SINISI						
26-00908	02/11/26	VIDEO @ PD COMMUNITY MTG 3/10	Open	80.00	0.00		
GALBO005	CELESTE GALBO-WORTHINGTON,CCR						
26-01794	03/25/26	ATT SPEC MTG 3/17/26	Open	425.00	0.00		
26-01887	03/31/26	NASA REALTY	Open	271.05	0.00		
				696.05			
GALLS015	GALLS, LLC						
26-01323	03/05/26	NIGHTSTICK	Open	61.95	0.00		
GARDE050	GARDEN STATE MUNICIPAL JIF						
26-02098	04/10/26	INV# 234941	Open	28,715.01	0.00		
GATES005	GATES FLAG AND BANNER CO, INC						
26-01626	03/18/26	INV# 225264- IRELAND FLAG	Open	42.29	0.00		
GENER085	ROBERT'S & SONS						
26-01773	03/25/26	INV# 05876299 - OSH KOSH - DPW	Open	915.04	0.00		
GEORG035	GEORGE'S MAINTENANCE						
26-01979	04/07/26	INV# 0426007- MARCH 2026	Open	1,732.08	0.00		

Vendor #	Name						
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
GREEN050 GREEN BUCKET COMPOST							
26-02017	04/07/26	INVOICE #DCBBFC67-0051 APRIL	Open	165.00	0.00		
GT000005 TREASURER,STATE OF NJ/1983 GT							
26-02099	04/10/26	PMT# 31 - 74TH ST. PARK DEV	Open	1,705.13	0.00		
HALOA015 HALO AMERICAS, INC.							
26-01890	03/31/26	BOD CAMS NOV 2025 - MARCH 2026	Open	1,375.00	0.00		
HAMME010 PETER HAMMER							
26-01849	03/27/26	2026 NJPIA MEMB DUES REIMB.	Open	75.00	0.00		
HOMED005 HOME DEPOT CREDIT SERVICES							
26-01736	03/23/26	INV# 4034258 & 4074918	Open	228.23	0.00		
26-01881	03/31/26	INV# 0204406	Open	65.82	0.00		
26-01882	03/31/26	INV# 3624826	Open	79.76	0.00		
26-01993	04/07/26	SUPPLIES / EASTER PARTY	Open	555.33	0.00		
				929.14			
HUDSO100 HUDSON COUNTY IMPROVEMENT AUTH							
26-02016	04/07/26	INV# 22443 - MARCH.2026	Open	2,209.74	0.00		
JACO0005 CLEARY GIACOBBE ALFIERI & JACO							
26-02057	04/09/26	INV# 160801	Open	3,048.00	0.00		
JERZY005 JERZY SOUND LLC							
26-01916	04/01/26	INV# 3530	Open	1,850.00	0.00		
JESCO005 JESCO INC							
26-01635	03/19/26	INV# GB7238 - ORD# 223078	Open	570.07	0.00		
26-01869	03/31/26	INV# 033653	Open	1,360.28	0.00		
				1,930.35			
JIMMY005 JIMMY'S GLASS INC.							
26-01878	03/31/26	INVOICE# 59111	Open	325.00	0.00		
JUSTI020 JUSTIN CABRERA							
26-01935	04/02/26	STATE TOURNAMENT - MARCH 2026	Open	588.91	0.00		
KATHE035 KATHERINE DIAZ							
26-01705	03/20/26	NUT. CTR SECURITY DEP. REFUND	Open	100.00	0.00		
26-01990	04/07/26	SECURITY REFEND NUTRITION CTR	Open	100.00	0.00		
				200.00			
LINCO015 LINCOLN RECYCLING SERVICES							
26-01987	04/07/26	INV# 0000092465 - MARCH	Open	43,210.67	0.00		
LOWES005 LOWE'S							
26-01515	03/12/26	INV# 80504	Open	47.42	0.00		
26-01563	03/16/26	INV# 80826	Open	83.22	0.00		
26-01569	03/17/26	INV# 85042	Open	86.31	0.00		
26-01620	03/18/26	INV# 94330	Open	158.17	0.00		
26-01729	03/23/26	INV# 92743	Open	269.19	0.00		

Vendor #	Name						
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
LOWES005	LOWE'S	Continued					
26-01731	03/23/26	INV# 98791	Open	173.36	0.00		
26-01752	03/24/26	INV# 71115 - EASTER DECORATION	Open	109.89	0.00		
26-01838	03/27/26	INV# 80574 - EASTER EVENT 4/2	Open	42.67	0.00		
26-01861	03/30/26	INV# 83418 & 82170	Open	342.66	0.00		
26-01868	03/31/26	INV# 87879 & 88302	Open	132.41	0.00		
				1,445.30			
MARIA260	MARIA T. SANCHEZ						
26-01228	03/02/26	ZUMBA MARCH 2026	Open	180.00	0.00		
MARYA015	MARY ANN B. FERNANDEZ						
26-01226	03/02/26	YOGA MARCH 2026	Open	180.00	0.00		
MATER005	MATERA'S NURSERY						
26-01685	03/19/26	QUOTE DATE: 3/19/26	Open	447.40	0.00		
MATER010	REUTHER MATERIAL						
26-01088	02/20/26	ORDER# 617780 SNOW DAY 2/22/26	Open	1,048.82	0.00		
26-01248	03/03/26	INV# 127436 - ROAD REPAIRS	Open	814.40	0.00		
				1,863.22			
MCAA0005	MCAA OF NJ C/O AMANDA PRINZO						
26-01546	03/16/26	MEMEBERSHIP FEES	Open	200.00	0.00		
MCNER005	MCNERNEY & ASSOCIATES, INC						
26-02003	04/07/26	INVOICE #2026-092	Open	950.00	0.00		
MERIT005	MERIT TROPHIES & ENGRAVING LLC						
26-01670	03/19/26	INV# 31826 - BASEBALL	Open	284.54	0.00		
METRO090	METROPOLITAN CAFE GROUP, LLC						
26-02012	04/07/26	ORDER# 461152 EASTER 4/2/26	Open	311.22	0.00		
MGAUT005	M & G AUTO INC.						
26-01654	03/19/26	QUOTE# 3367193	Open	234.17	0.00		
MILLE030	MILLENNIUM STRATEGIES LLC						
26-02018	04/07/26	INVOICE #20861 MARCH 2026	Open	6,725.00	0.00		
MONZO005	JP MONZO MUNICIPAL CONSULTING						
26-02019	04/07/26	WEBINARS:4/16 & 5/14- E.VARGAS	Open	80.00	0.00		
MORTO015	MORTON SALT, INC.						
26-01108	02/25/26	INV# 5404180092 - 2/25/26	Open	2,452.88	0.00		
MUNIC015	MUNICIPAL CLERK'S ASSOC OF NJ						
26-01862	03/30/26	2026 MEMBERSHIP DUES	Open	100.00	0.00		
MUNIC065	MUNICIPAL INSPECTION CORP						
26-01922	04/01/26	INV# 2026-03 MARCH 2026	Open	17,467.00	0.00		

Vendor #	Name						
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
NATIO105 NATIONAL FUEL OIL, INC							
26-01536	03/13/26	INV# 114410 3/16/26	Open	19,111.68	0.00		
NATIO165 NATIONAL WATER MAIN CLEANING							
26-01884	03/31/26	INVOICE# 052174	Open	2,756.25	0.00		
NETCH005 NETCHERT, DINEEN & HILLMANN							
26-02060	04/09/26	ATTENDANCE BOA 4/1/26	Open	500.00	0.00	C6-00010	C
26-02061	04/09/26	CASE# 07-26	Open	540.00	0.00		
26-02062	04/09/26	CASE# 08-26	Open	630.00	0.00		
26-02063	04/09/26	CASE# 10-26	Open	126.00	0.00		
26-02064	04/09/26	CASE# 09-26	Open	162.00	0.00		
				1,958.00			
NEWJE165 NEW JERSEY YOUTH BASEBALL							
26-01975	04/06/26	BASEBALL SPRING LEAGUE - 14U	Open	275.00	0.00		
NGLAN005 N. GLANTZ & SON							
26-01552	03/16/26	ORDER# 12739706-00	Open	443.32	0.00		
NJPMA005 NEW JERSEY POOL MANAGERS							
26-01789	03/25/26	INV# 2026-0050 - 2026 MBR DUES	Open	500.00	0.00		
NORTH030 NORTH BERGEN BOARD OF ED.							
26-02106	04/10/26	ALLOTMENT DUE: 4/30/26	Open	2,703,226.55	0.00		
NORTH125 NORTH BERGEN PARKING							
26-02124	04/13/26	TWP ORD REIMBURSEMENT-MAR. '26	Open	110,128.50	0.00		
NORTH315 NORTH JERSEY MEDIA GROUP INC.							
26-02020	04/07/26	INV# 0007574961- FEB LEGAL ADS	Open	1,855.40	0.00		
NORTH380 NORTHERN COUNTIES SOCCER ASSOC							
26-01883	03/31/26	INV# 010683 DROPPED TEAMS	Open	350.00	0.00		
NWFIN005 NW FINANCIAL GROUP, LLC							
26-01822	03/26/26	INVOICE #34293 - 34296	Open	1,900.00	0.00		
PARTS005 PARTS AUTHORITY, LLC							
26-01417	03/09/26	VARIOUS INVOICES	Open	1,354.63	0.00		
26-01551	03/16/26	VARIOUS INVOICES	Open	1,920.00	0.00		
26-01758	03/24/26	INV# 125-648123	Open	240.77	0.00		
26-01762	03/24/26	INV 056-348485	Open	240.77	0.00		
26-01775	03/25/26	INV 056-347241	Open	36.25	0.00		
26-01776	03/25/26	INV# 107-632969	Open	37.42	0.00		
				3,829.84			
PEDRO010 PEDRO J. DELGADO							
26-01229	03/02/26	CHI-KUNG MARCH 2026	Open	150.00	0.00		
PETRO020 PETROLEUM TRADERS CORP.							
26-01832	03/26/26	INV# 2173440 - 3/27/26	Open	14,222.63	0.00		

Vendor #	Name						
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
PGAUT010 P&G AUTO INC.							
26-01026	02/19/26	QUOTE# 265091 - EMS 3	Open	16.35	0.00		
26-01740	03/23/26	INV 001-419653	Open	131.00	0.00		
26-01748	03/24/26	INV 001-419719	Open	525.80	0.00		
26-01749	03/24/26	INV# 001-419718	Open	85.75	0.00		
26-01751	03/24/26	QUOTE# 269019	Open	66.55	0.00		
26-01754	03/24/26	INVOICE 001-419717	Open	1,111.84	0.00		
26-01755	03/24/26	INV# 001-419736	Open	1,197.15	0.00		
26-01759	03/24/26	INV# 001-419198	Open	1,159.35	0.00		
26-01763	03/24/26	INV 001-417162	Open	444.13	0.00		
26-01820	03/26/26	QUOTE# 268404	Open	300.00	0.00		
26-01821	03/26/26	QUOTE# 269362	Open	203.30	0.00		
26-01823	03/26/26	QUOTE# 268403	Open	410.00	0.00		
26-01824	03/26/26	QUOTE# 269360	Open	40.00	0.00		
26-01848	03/27/26	QUOTE# 269673 - PD 1	Open	1,517.77	0.00		
26-01853	03/30/26	QUOTE# 269695	Open	366.31	0.00		
26-01855	03/30/26	QUOTE# 269696	Open	462.00	0.00		
26-01860	03/30/26	QUOTE# 269815	Open	1,517.77	0.00		
26-01872	03/31/26	INV# 001-417453	Open	115.35	0.00		
26-01906	04/01/26	INV# 001-420669 - STOCK	Open	72.40	0.00		
26-01909	04/01/26	INV 001-420805	Open	57.75	0.00		
26-01915	04/01/26	INV# 001-420662 - METAL TRUCK	Open	1,319.13	0.00		
26-01921	04/01/26	QUOTE# 270244	Open	243.20	0.00		
				11,362.90			
PIEDM005 PIEDMONT PLASTICS							
26-01761	03/24/26	QUOTE# Q42538257	Open	2,720.34	0.00		
26-01790	03/25/26	QUOTE# Q42538269	Open	3,625.48	0.00		
				6,345.82			
POWRS005 POW/R/SAVE INC.							
26-01974	04/06/26	INV# 39335- MARCH 2026	Open	1,798.75	0.00		
PSEGC005 PSE&G COMPANY							
26-01674	03/19/26	ACCT# 13 012 587 09 - JAN/FEB	Open	1,634.05	0.00		
26-01676	03/19/26	ACCT# 13 014 115 07 - JAN/FEB	Open	1,121.57	0.00		
26-01753	03/24/26	5930 TONNELLE AVE - FEB/MARCH	Open	159.26	0.00		
26-01815	03/26/26	7200 RIVER RD - FEB/MARCH	Open	108.12	0.00		
26-01870	03/31/26	6100 TONNELLE AVE SH - FEB/MAR	Open	364.09	0.00		
				3,387.09			
RIDGE005 RIDGEWOOD PRESS.							
26-01238	03/02/26	Inv# 148251 - No Parking	Open	1,650.00	0.00		
26-01570	03/17/26	BUSINESS CARDS- TORRES & PENA	Open	78.00	0.00		
				1,728.00			
ROSSE005 ROSS EQUIPMENT							
26-01912	04/01/26	QUOTE# 113303	Open	65.00	0.00		
SAFET050 SAFETY-KLEEN SYSTEMS, INC.							
26-01825	03/26/26	INVOICE# 99277145	Open	336.84	0.00		

Vendor #	Name						
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
SERVI060 RELIABLE TREE SERVICE, INC.							
26-01697	03/20/26	INV# 2146-26	Open	1,494.00	0.00		
26-01923	04/01/26	INV# 2062-25 & 2067-25	Open	3,486.00	0.00		
				4,980.00			
SOCIE015 SOCIETY OF PROFESSIONAL							
26-01786	03/25/26	2026 MEMBERSHIP FOR ED GIUNTA	Open	60.00	0.00		
SOULE005 SOUL ENTERPRISE LLC							
26-01225	03/02/26	TAI CHI MARCH 2026	Open	840.00	0.00		
SOUTH025 SOUTH BERGEN TRAVEL BASKETBALL							
26-01816	03/26/26	BASKETBALL LEAGUE FEE 2026	Open	300.00	0.00		
STANS005 STAN'S SPORTS CENTER, INC.							
26-00590	01/28/26	QUOTE# 10600410 SOCCER TRAVEL	Open	26,828.42	0.00		
26-00934	02/12/26	QT# 10600582 SOCCER-IN HOUSE	Open	39,708.65	0.00		
26-01352	03/06/26	QUOTE# 10600583 - SOCCER 2026	Open	24,755.70	0.00		
26-01600	03/18/26	QUOTE# 10600983-SOFTBALL	Open	17,112.50	0.00		
26-01807	03/26/26	QUOTE# 10601065-SOCCER	Open	723.00	0.00		
26-01989	04/07/26	QUOTE# 10601154-FIRST AID KITS	Open	1,705.00	0.00		
				110,833.27			
STAPL005 STAPLES INC.							
26-01845	03/27/26	INV# 6059677370	Open	52.90	0.00		
STATE010 STATE INDUSTRIAL PRODUCTS							
25-06288	09/30/25	INV# 903980521	Open	377.47	0.00		
SWLOC005 S W LOCK							
26-01595	03/17/26	INV# A4881	Open	504.00	0.00		
26-01727	03/23/26	INV# A4225	Open	357.00	0.00		
26-01837	03/27/26	INV# A4890 - HQ/ DOOR LOCK	Open	770.00	0.00		
26-01959	04/06/26	INV# A4862	Open	310.00	0.00		
				1,941.00			
TILCO010 TILCON NEW YORK INC.							
26-00702	02/02/26	FEBUARY 2026	Open	8,414.80	0.00		
TREAS015 TREASURER STATE OF N.J.							
26-01760	03/24/26	SITE REMEDIATION PERMIT FEE	Open	550.00	0.00		
ULINE005 ULINE, INC.							
26-01628	03/18/26	ORDER# 49108897- EASTER	Open	2,492.89	0.00		
VEOLI005 VEOLIA WATER OPERATIONS INC.							
26-01839	03/27/26	43RD ST - FEB/MARCH	Open	457.47	0.00		
26-01841	03/27/26	43 43RD ST - FEB/MARCH	Open	149.49	0.00		
26-01843	03/27/26	7200 RIVER RD - FEB/MARCH	Open	232.46	0.00		
26-01880	03/31/26	NE KENNEDY BLVD - FEB/MARCH	Open	1,050.11	0.00		
				1,889.53			

Total Purchase Orders:	210	Total P.O. Line Items:	0	Total List Amount:	3,298,781.16	Total Void Amount:	0.00
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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	509.47	0.00	509.47	0.00	0.00	509.47
CURRENT	6-01	344,600.47	0.00	344,600.47	110,128.50	2,703,226.55	3,157,955.52
JIF	6-21	0.00	0.00	0.00	0.00	33,693.75	33,693.75
Year Total:		344,600.47	0.00	344,600.47	110,128.50	2,736,920.30	3,191,649.27
CAPITAL	C-04	48,797.38	0.00	48,797.38	0.00	0.00	48,797.38
STATE & FEDERAL	G-02	4,032.14	0.00	4,032.14	0.00	0.00	4,032.14
CDBG(HUD)	T-14	3,135.00	0.00	3,135.00	0.00	0.00	3,135.00
OTHER TRUST	/ESC T-20	50,657.90	0.00	50,657.90	0.00	0.00	50,657.90
Year Total:		53,792.90	0.00	53,792.90	0.00	0.00	53,792.90
Total of All Funds:		451,732.36	0.00	451,732.36	110,128.50	2,736,920.30	3,298,781.16

Range of Checking Accts: 01 - CURRENT FU to WIRE - 20 OTHER

Range of Check Dates: 04/02/26 to 04/14/26

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				
81048	04/02/26	JARED005 JARED L. LIMBACH, ESQ.		4595
26-01858		COMMISSIONER COMPENSATION	1,035.00	
81049	04/02/26	RICHA080 RICHARD M. MAUSNER, ESQ.		4595
26-01857		COMMISSIONER COMPENSATION	4,350.00	
81050	04/02/26	SAULY005 SAUL YUQUILIMA		4595
26-01859		COMMISSIONER COMPENSATION	1,035.00	
81051	04/06/26	FERRA005 ANTHONY FERRARO		4598
26-01937		ABC SPECIAL MEETING 3/5/26	150.00	
81052	04/06/26	FLYNN010 THOMAS FLYNN		4598
26-01936		ABC SPECIAL MTG 3/5/2026	150.00	
81053	04/07/26	INSTI020 INSTITUTE FOR PROF. DEVELOPMEN		4601
26-01926		INV# 4826	50.00	

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	6	0	6,770.00	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	6	0	6,770.00	0.00

20 - OTR TRUST TRUST ACCOUNT				
23014	04/06/26	AHTO0010 GEORGE AHTO JR.		4597
26-01944		PLANNING BD SPEC MTG 3/17/26	150.00	
23015	04/06/26	FERNA085 MANUEL FERNANDEZ		4597
26-01947		PLANNING BD SPEC MTG 3/17/26	150.00	
23016	04/06/26	JOHNG010 JOHN GUZOBAD		4597
26-01942		ZONING BOARD SPEC MTG 3/18/26	150.00	
23017	04/06/26	LOCRI005 RICHARD LOCRICCHIO		4597
26-01946		PLANNING BD SPEC MTG 3/17/26	150.00	
23018	04/06/26	MEHTA015 RUSHABH R. MEHTA		4597
26-01939		ZONING BOARD SPEC MTG 3/18/26	150.00	
23019	04/06/26	MIRAN010 GEIGEL MIRANDA, JR.		4597
26-01949		PLANNING BD SPEC MTG 3/17/26	150.00	
23020	04/06/26	PESTA010 FRANK PESTANA		4597
26-01938		ZONING BOARD SPEC MTG 3/18/26	150.00	
23021	04/06/26	PETER095 PETER BOURBON		4597
26-01941		ZONING BOARD SPEC MTG 3/18/26	150.00	

Check #	Check Date	Vendor	Reconciled/Void	Ref Num
PO #	Description	Amount Paid	Contract	
20 - OTR TRUST TRUST ACCOUNT Continued				
23022	04/06/26	SAMAN010 SAMANTHA LUGO		4597
	26-01940	ZONING BOARD SPEC MTG 3/18/26	150.00	
23023	04/06/26	VARMA005 RAVINESH VARMA		4597
	26-01948	PLANNING BD SPEC MTG 3/17/26	150.00	
Checking Account Totals				
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
	Checks:	10	0	1,500.00
	Direct Deposit:	0	0	0.00
	Total:	10	0	1,500.00
WIRE - 01 CURRENT FUND WIRES				
40226	04/02/26	AETNA010 AETNA		4594
	26-01927	APR.'26 ADM/STOP LOSS-ACTIVE	88,448.76	
	26-01928	APR.'26 ADM/STOP LOSS-RETIREE	90,582.92	
	26-01929	APR.'26 ADM/STOP LOSS-RET DEP	3,827.98	
	26-01930	APR.'26 ADM/STOP LOSS-MUA	20,362.20	
			203,221.86	
40326	04/02/26	AETNA010 AETNA		4596
	26-01931	CLAIMS 4/1/2026 ONLY	63,984.75	
40526	04/06/26	HORIZ010 HORIZON BCBS OF NEW JERSEY		4600
	26-01953	HEALTH/RX 2/23/26 TO 2/28/26	130,246.90	
40626	04/06/26	HORIZ010 HORIZON BCBS OF NEW JERSEY		4599
	26-01952	HEALTH/RX 3/23/26 TO 3/29/26	148,305.57	
40926	04/09/26	AETNA010 AETNA		4603
	26-02075	CLAIMS/WEEK 4/2 - 4/8/2026	406,069.76	
Checking Account Totals				
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
	Checks:	5	0	951,828.84
	Direct Deposit:	0	0	0.00
	Total:	5	0	951,828.84
Report Totals				
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
	Checks:	21	0	960,098.84
	Direct Deposit:	0	0	0.00
	Total:	21	0	960,098.84

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT	6-01	958,598.84	0.00	0.00	958,598.84
OTHER TRUST /ESCROW	T-20	1,500.00	0.00	0.00	1,500.00
Total of All Funds:		960,098.84	0.00	0.00	960,098.84

Range of Checking Accts: WIRE - 01 to WIRE - 01 Range of Check Ids: 40126 to 40126
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	
40126	04/01/26	AETNA010 AETNA		4593
26-01919	CLAIMS/WEEK 3/26 - 3/31/2026	269,163.64		

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	1	0	269,163.64	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	269,163.64	0.00

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT	6-01	269,163.64	0.00	0.00	269,163.64
Total of All Funds:		269,163.64	0.00	0.00	269,163.64

RESOLUTION

WHEREAS, THE PROPERTIES LISTED HAVE TAX OVERPAYMENTS; AND

WHEREAS, A CREDIT NOW EXIST ON EACH TAX ACCOUNT LISTED; AND

WHEREAS, A REFUND OF THE OVERPAYMENT HAS BEEN REQUESTED; AND

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 REFUNDS, AS OUTLINED ON THE ATTACHED SCHEDULE BE ISSUED AND RECORDS OF THE TAX COLLECTOR OFFICE BE ACCORDINGLY ADJUSTED.

BE IT FURTHER RESOLVED, THAT A CERTIFIED COPY OF THIS RESOLUTION BE FORWARDED:

- 1.TAX COLLECTOR, RAQUEL CEMELLI
- 2.DEPARTMENT OF REVENUE & FINANCE
- 3.TOWNSHIP ADMINISTRATOR ,JANET CASTRO

DATE: *April 15, 2026*

2026.....\$11,243.34



RAQUEL CEMELLI C.T.C.

TOWNSHIP OF NORTH BERGEN

	YES	NO	NOT VOTING
Cabrera			<i>Absent</i>
Pascual	<i>✓</i>		
Rodriguez	<i>✓</i>		
Vainieri	<i>✓</i>		
Sacco	<i>✓</i>		
(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 OVER Pymts*

Contracted Amt *\$ 11,243.34*

Unit Price Estimate

Date *4-19-26*

By *Robert J Pittfield*
Chief Financial Officer

BLOCK/LOT ADDRESS ACCOUNT	REFUND TO:	AMOUN CREDIT/REFUND
267/12 1011 76TH ST N. B. N.J. 07047	FLORIA ZAMBRANO 108 HAMLIN STREET WINTER HAVEN, FL 33880	2025-----\$7,885.59
311/29.02/C0102 7427 BLVD EAST N.B. N.J. 07047	MONINA D MOLINA 7427 BLVD EAST NORTH BERGEN, NJ 07047	2025-----\$3,357.75

- END -

RESOLUTION

WHEREAS, THE PROPERTIES LISTED HAVE TAX OVERPAYMENTS; AND

WHEREAS, A CREDIT NOW EXIST ON EACH TAX ACCOUNT LISTED; AND

WHEREAS, A REFUND OF THE OVERPAYMENT HAS BEEN REQUESTED; AND

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 REFUNDS, AS OUTLINED ON THE ATTACHED SCHEDULE BE ISSUED AND RECORDS OF THE TAX COLLECTOR OFFICE BE ACCORDINGLY ADJUSTED.

BE IT FURTHER RESOLVED, THAT A CERTIFIED COPY OF THIS RESOLUTION BE FORWARDED:

- 1.TAX COLLECTOR, RAQUEL CEMELLI
- 2.DEPARTMENT OF REVENUE & FINANCE
- 3.TOWNSHIP ADMINISTRATOR ,JANET CASTRO

DATE: *April 15, 2026*

2026.....\$572.67


RAQUEL CEMELLI C.T.C.

TOWNSHIP OF NORTH BERGEN

	YES	NO	NOT VOTING
Cabrera			<i>Absent</i>
Pascual	<i>✓</i>		
Rodriguez	<i>✓</i>		
Vainieri	<i>✓</i>		
Sacco	<i>✓</i>		
(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 \$ 572.67
Unit Price Estimate _____
Date 4-10-26
By  **Robert J Pittfield**
Chief Financial Officer

BLOCK/LOT ADDRESS ACCOUNT	REFUND TO:	AMOUN CREDIT/REFUND
43/48 2101 KENNEDY BLVD N. B. N.J. 07047	F & Y COMPANY C/O SALWA SIYAM 565 NORDHOFF DRIVE LEONIA, NJ 07605	2025-----\$572.67

- END -

RESOLUTION

WHEREAS, A SPECIAL MEETING OF THE NORTH BERGEN ZONING BOARD OF ADJUSTMENT WAS HELD ON **APRIL 9, 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
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.

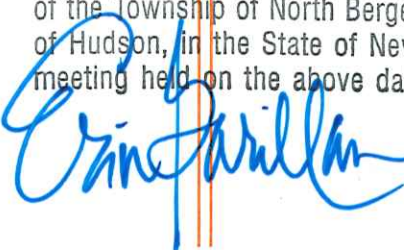
BE IT FURTHER RESOLVED, THAT THE TOWNSHIP CLERK BE AND SHE IS FURTHER DIRECTED AND AUTHORIZED TO FORWARD CERTIFIED COPIES OF THIS RESOLUTION TO THE FOLLOWING:

- 1. DEPARTMENT OF PUBLIC WORKS
- 2. REVENUE AND FINANCE

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

DATED: APRIL 15 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 BA ESCROW
Contracted Amt \$ 1350.00
Unit Price Estimate _____
Date 4-13-26
By Robert J Pittfield
Chief Financial Officer

TOWNSHIP OF NORTH BERGEN

RESOLUTION AUTHORIZING A CONTRACT FOR HISPANIC MEDIA CONSULTANT SERVICES WITH ATABEY CONSULTING GROUP, LLC

WHEREAS, the Township of North Bergen (“Township”) has a need for Hispanic media consultant services; and

WHEREAS, pursuant to a fair and open process in accordance with N.J.S.A. 19:44A-20.5, a Request for Proposals (“RFP”) for Hispanic media consulting services was duly advertised; and

WHEREAS, Atabey Consulting Group, LLC, (“Atabey”) was the only firm that responded to the RFP; and

WHEREAS, Atabey has extensive experience and an excellent reputation in the field of Hispanic media consulting services, and has provided satisfactory services to the Township in the past; and

WHEREAS, such services constitute extraordinary, unspecifiable services within the meaning of N.J.S.A. 40A:11-5(1)(a)(ii) for which public bidding is not required; and

WHEREAS, it is in the best interest of the Township to accept Atabey’s proposal.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF NORTH BERGEN that Atabey is awarded a contract for the above referenced services for a term beginning April 15, 2026, through December 31, 2026.

BE IT FURTHER RESOLVED that Atabey Consulting Group, LLC shall be paid \$1,000.00 per month, or a prorated portion thereof, for the term of the contract.

BE IT FURTHER RESOLVED that the Mayor, Township Administrator, Chief Financial Officer, Township Attorney, Township Clerk, 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 preparation and execution of an agreement consistent with the above referenced proposal, the Township's RFP, and this Resolution.

BE IT FURTHER RESOLVED that a notice of this contract shall be published in a local newspaper in accordance with law.

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

Atabey Consulting Group, LLC
648 Maple Avenue
Wyckoff, New Jersey 07081

Date: April 15, 2026

CERTIFICATE OF FUNDS
Acct # CONSULTING
Contract \$1,000.00 per mo
Unit _____
Date 4-14-26
By [Signature] **Field Officer**

	YES	NO	NOT VOTING
Cabrera			Absent
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.

[Signature] Township Clerk

TOWNSHIP OF NORTH BERGEN

RESOLUTION AUTHORIZING A CONTRACT WITH HELPING PAWS, INC. FOR FERAL CAT TRAP NEUTER RELEASE SERVICES

WHEREAS, the Township of North Bergen (“Township”) requires services related to its trap, neuter, release (“TNR”) program for the remainder of 2026; and

WHEREAS, pursuant to a fair and open process in accordance with N.J.S.A. 19:44A-20.5, a Request for Proposals (“RFP”) for said services was duly advertised; and

WHEREAS, Helping Paws, Inc. was the only firm which responded to the RFP; and

WHEREAS, Helping Paws is qualified to provide the services, and has offered to provide the services for free, with the only expenditure by the Township being for veterinary services; and

WHEREAS, a contract for said services may be awarded without the need for competitive bidding as an extraordinary unspecifiable service pursuant to N.J.S.A. 40A:11-5 (1)(a)(ii) and because the cost of the services is below the bid threshold; and

WHEREAS, it is in the best interest of the Township to award this contract to Helping Paws.

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. A contract is hereby awarded to Heping Paws to provide TNR services for the Township, with the only expenditures being for the payment of veterinary services related to the TNR program – Helping Paws will not charge a fee for its services.
3. The term of the contract shall be retroactively effective April 13, 2026, through December 31, 2026.
4. The maximum expenditure by the Township for the above referenced services shall not exceed \$25,000.00.
5. 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 preparation of a contract consistent with this Resolution.

6. A certified copy of this Resolution be forwarded to:

- a. Helping Paws, Inc.
Attn. Ms. Connie Marrero
1304 72nd St.
North Bergen New Jersey, 07047
- b. Robert Morano, Health Department

Date: April 15, 2026

CERTIFICATION OF FUNDS

Acct # HEALTH DEPT -
Contracted Amt \$25,000
Unit Price Estimate _____
Date 4-10-26
By Robert J Pittfield
Chief Financial Officer

	YES	NO	NOT VOTING
Cabrera			<u>Absent</u>
Pascual	<u>✓</u>		
Rodriguez	<u>✓</u>		
Vainieri	<u>✓</u>		
Sacco	<u>✓</u>		
(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

TOWNSHIP OF NORTH BERGEN

**RESOLUTION AUTHORIZING A CONTRACT FOR
PROFESSIONAL PLANNING SERVICES WITH PHILLIPS PREISS
GRYGIEL LEHENY HUGHES, LLC**

WHEREAS, the Township of North Bergen (“Township”) has a need for professional planning services; and

WHEREAS, pursuant to a fair and open process in accordance with N.J.S.A. 19:44A-20.5, a Request for Proposals (“RFP”) for such planning services was duly advertised according to law; and

WHEREAS, three (3) firms submitted responses, including Phillips Preiss Grygiel Leheny Hughes Keller, LLC (“Phillips Preiss”); and

WHEREAS, Phillips Preiss has provided high quality services for the Township for numerous years, and they have extensive experience and an excellent reputation in the field of municipal planning; and

WHEREAS, a contract for professional planning services may be awarded without the need for competitive bidding as a professional service pursuant to N.J.S.A. 40A:11-5 (1)(a)(i); and

WHEREAS, it is in the best interests of the Township to award this contract to Phillips Preiss.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF NORTH BERGEN that a contract for professional planning services commencing January 1, 2026, and ending on December 31, 2026, be and hereby is awarded to Phillips Preiss.

BE IT FURTHER RESOLVED that Phillips Preiss shall be paid for any work needed at the rates contained in said proposal, but said costs shall not exceed \$170.00 per hour.

BE IT FURTHER RESOLVED that the total expenditures to be paid for the referenced services shall not exceed \$25,000.00, inclusive of costs and expenses, and, if the maximum is reached, application may be made to the Board of Commissioners to increase said amount.

BE IT FURTHER RESOLVED that the Mayor, Township Administrator, Chief Financial Officer, Township Attorney, Township Clerk, 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 preparation and execution of an agreement consistent with the above referenced proposal, the Township's RFP, and this Resolution.

BE IT FURTHER RESOLVED that the Municipal Clerk shall publish a notice of this contract in a local newspaper in accordance with law.

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

Phillips Preiss Grygiel Leheny Hughes Keller, LLC
70 Hudson Street
Suite 5B
Hoboken, New Jersey 07030

Date: April 15, 2026

CERTIFICATION OF FUNDS

Acct # CONSULTING
Contracted Amt
Unit Price Estimate 25,000 -
Date 4-14-26
By Robert J Pittfield
Chief Financial Officer

	YES	NO	NOT VOTING
Cabrera			<i>Absent</i>
Pascual	<i>✓</i>		
Rodriguez	<i>✓</i>		
Vainieri	<i>✓</i>		
Sacco	<i>✓</i>		
(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.

THE TOWNSHIP OF NORTH BERGEN

RESOLUTION AUTHORIZING AN AMENDMENT TO THE CONTRACT
BETWEEN THE TOWNSHIP OF NORTH BERGEN
AND LAW OFFICES OF COLIN M. QUINN, LLC

WHEREAS, the Township of North Bergen ("Township") and The Law Offices of Colin M. Quinn, LLC ("Law Firm"), are parties to a professional services agreement for legal services, which agreement has a term of January 1, 2026, through December 31, 2026, and a contract cap of \$25,000; and

WHEREAS, due to the number and significance of the matters the Law Firm has handled, there is a need to increase the contract cap by \$11,000; and

WHEREAS, the above referenced contract was awarded pursuant to a fair and open process under the Local Unit Pay-to-Play Law, N.J.S.A. 19:44A-20.4; and

WHEREAS, a contract for said services may be awarded without competitive bidding as a "professional service" in accordance with N.J.S.A. 40A:11-2(6) and 40A:11-5(1)(a)(i) of the Local Public Contracts Law; and

WHEREAS, the Chief Financial Officer has certified that there are available sufficient legally appropriated funds in the official budget for the year 2026 to pay for the increase in the contract cap.

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. An amendment to the contract with The Law Offices of Colin M. Quinn, LLC, increasing the contract cap to a total of \$36,000, is hereby authorized and approved.
- 3. The Mayor, Township Administrator, Chief Financial Officer, Township Attorney, Township Clerk, Township Purchasing Agent, and any other necessary official, officer or employee of North Bergen 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 preparation and execution of an amendment consistent with this Resolution.

	YES	NO	or abstain from VOTING
Cabrera			
Pascual	✓		
Rodriguez	✓		
Vainieri	✓		
Sacco	✓		
(President)			

Date: April 15, 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.

[Signature]
Township Clerk

CERTIFICATION OF FUNDS

Acct # SPEC LITIGATION
Contracted Amt
Unit Price Estimate \$11,000
Date 4-14-26
By Robert J Pittfield
Chief Financial Officer

**RESOLUTION EXTENDING CONTRACT WITH
NORTHEAST ROOF MAINTENANCE, INC.
FOR
ROOFING, GUTTER AND FACIA REPAIRS**

WHEREAS, by resolution dated April 24, 2024 a two-year contract was awarded to Northeast Roof Maintenance, Inc., (the "Contract") for Roofing, Gutter and Facia Repairs; and

WHEREAS, specifications for said Contract provided the Township with discretion to award a two-year or 2 one-year extensions of said Contract; and

WHEREAS, N.J.S.A. 40A:11-15 authorizes such extension under the same terms and conditions; and

WHEREAS, the Township wishes to extend the Contract for an additional (1) year term from April 24, 2026 to April 24, 2027, and the contractor has agreed; and

WHEREAS, said contractor has been performing said services in an effective and efficient manner; and

WHEREAS, the contractor has agreed to extend said Contract for a period of one (1) year at the same rates and under the same terms and conditions (attached)

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF NORTH BERGEN that said Contract be and hereby is extended for a period of one (1) year to April 24, 2027.

BE IT FURTHER RESOLVED that the appropriate Township officials be and hereby are authorized to execute said extension.

BE IT FURTHER RESOLVED that this award is subject to the appropriate annual availability of funds as may be required to meet the extended obligation.

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

Northeast Roof Maintenance, Inc.
649 Catherine Street
Perth Amboy, NJ 08861

Date: April 15, 2026

	YES	NO	NOT VOTING
Cabrera			Absent
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

SCHEDULE 2

BID PROPOSAL FORM – 4 pages (pg. 1 of 4)

TO: Township of North Bergen

FROM:

Northeast Roof Maintenance, Inc.
(Contractor)
649 Catherine Street
Perth Amboy, NJ 08861

(Mailing Address)
info@nerm-inc.com
(e-mail address)

(732) 442-2020
(Phone Number)
(732) 442-8099
(Facsimile Number)
(732) 921-8884
(Cellular Phone Number)

The undersigned hereby agrees to provide complete performance in accordance with the Bid Documents for the prices listed in this Bid Proposal Form. The bidder represents that it has read and understands the Bid Documents and that it has duly considered all information contained therein and as a result of its investigation in the course of submitting its bid. The bidder further represents that it is familiar with, or has reviewed and inspected as the bidder has deemed necessary, the possible locations where work will be required. Moreover, submission of this bid serves as the bidder's representation that if awarded the contract, it will not make any claims for, or have any right to, any concessions or damages because of lack of understanding of the Bid Documents or the work and services required or lack of information concerning same.

Unit Prices:

The bidder shall submit unit prices and extension of unit prices for each item listed below:

Item No.	Estimated Quantity	Unit	Description and Unit Price (in words). Words should match unit price in numbers.	Unit Price (in numbers)	Computed Total (in numbers)
1.	200	Hour	Standard Hourly Labor Rate		
			One Hundred Dollars	\$100.00	\$20,000.00
			Zero Cents		
2.	50	Hour	Overtime Hourly Labor Rate		
			One Hundred Dollars	\$100.00	\$5,000.00
			Zero Cents		

SCHEDULE 2
BID PROPOSAL FORM (cont. pg. 2 of 4)-

3.

50

Hour

Emergency Hourly Labor Rate For Saturday, Sunday & Holidays only

One Hundred

Dollars

\$100.00

\$5,000.00

Zero

Cents
4.

Allowance

Specialized Aerial Lift Equipment Rental (Arbitrary assumption just to be used for bid comparison)

Three Thousand Five Hundred

Dollars

\$3,500.00

\$3,500.00

Zero

Cents
5.

Allowance for Material Cost (Arbitrary assumption just to be used for bid comparison)

\$5,000.00

The Bidder must provide to the Township one or the other (Item 6A or 6B) of the following for all material supplied to complete the work. The Contractor must provide receipts for all material purchased to complete the work with his invoices to the Township.

6A. A discount of % from list price of all material

OR

6B. A markup of 10 % on list price of all material

The Bidder shall be advised that the formula required to employ in order to calculate the Total Cost for Bid Item 6A is:

- The sum of Bid Items 1 through 5 minus [(\$5,000.00) X (the discount percentage in decimal form)]

The Bidder shall be advised that the formula required to employ in order to calculate the Total Cost for Bid Item 6B is:

- The sum of Bid Items 1 through 5 plus [(\$5,000.00) X (the markup percentage in decimal form)]

Total Cost for Bid Items 1 – 6A (or 6B)

(in numbers)

\$39,000.00

Dollars

0.00

Cents

Total Cost for Bid Items 1 – 6A (or 6B)

(in words)

Thirty Nine Thousand

Dollars

Zero

Cents

The bid will be awarded based on the total price for Bid Items 1 – 6A (or 6B).

TOWNSHIP OF NORTH BERGEN
RESOLUTION

WHEREAS, Applevue LLC posted a performance bond in the amount of \$74,620.00 and a cash performance guaranty in the amount of \$8,280.00 for site improvements with the Township of North Bergen; and

WHEREAS, the aforementioned guaranty was posted in connection with on-site improvements for the premises known as Block 316, Lots 1, 2, 3 and 5.02 on the Tax Assessment Map of the Township of North Bergen and commonly known as 7101 River Road, North Bergen, New Jersey 07047; and

WHEREAS, certain site improvements were completed by Applevue LLC; and

WHEREAS, Applevue LLC has requested release of the performance bond in the amount of \$74,620.00 and cash performance guaranty in the amount of \$8,280.00; and

WHEREAS, Applevue LLC has requested that the Township of North Bergen adopt a Resolution indicating that all site improvements have been inspected and approved and that the performance guarantys can be released; and

WHEREAS, the Board of Commissioners of the Township of North Bergen has determined that the site improvements for the project have been completed and that the cash performance bond and cash safety and stabilization guaranty can be released; and

WHEREAS, Applevue LLC has authorized the utilization of funds from the cash performance bond to pay any outstanding escrow amounts, with the balance to be released; and

WHEREAS, of the \$8,280.00 cash performance guaranty, the sum of \$2,500.00 shall be retained to pay outstanding escrow amounts; and

WHEREAS, the balance of \$5,780.00 shall be made payable to Applevue LLC;

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Township of North Bergen as follows:

1. That site improvements required related to the property known as 7101 River Road, North Bergen, New Jersey are hereby deemed complete.
2. The Township of North Bergen hereby authorizes the Chief Financial Officer to release the performance bond in the amount of \$74,620.00 and a portion of the cash performance guaranty in the amount of \$5,780.00 to Applevue LLC.
3. The escrow in the amount of \$2,500.00 shall remain for a period of sixty (60) days from the date of this resolution to allow for the receipt and payment of invoices from Township professionals.

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

4. Certified copies of this Resolution shall be provided to: (i) Robert Pittfield, Chief Financial Officer; (ii) Peter Hammer, North Bergen Director of Community Development; (iii) North Bergen Gateway LLC, the developer; and (iv) Brian M. Cheveskie, Esq., Special Counsel.

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 # T-20-56-293-000-0013

Contracted Amt \$ 5,780.00

Unit Price Estimate

Date 4-10-26

By Robert J Pittfield

Chief Financial Officer

**TOWNSHIP OF NORTH BERGEN
RESOLUTION**

WHEREAS, 8801 Kennedy LLC posted a cash performance guaranty in the amount of **\$138,252.00** for site improvements and a cash safety and stabilization guaranty in the amount of **\$10,750.00** with the Township of North Bergen; and

WHEREAS, the aforementioned guaranty was posted in connection with on-site improvements for the premises known as Block 397, Lot 17 on the Tax Assessment Map of the Township of North Bergen and commonly known as 8801 Kennedy Boulevard, North Bergen, New Jersey 07047; and

WHEREAS, certain site improvements were completed by 8801 Kennedy LLC; and

WHEREAS, 8801 Kennedy LLC has requested release of the cash performance guaranty in the amount of **\$138,252.00** and cash safety and stabilization guaranty in the amount of **\$10,750.00**; and

WHEREAS, 8801 Kennedy requested that the Township of North Bergen adopt a Resolution indicating that all site improvements have been inspected and approved and that the performance guaranty can be released; and

WHEREAS, the Board of Commissioners of the Township of North Bergen has determined that the site improvements for the project have been completed and that the cash performance bond and cash safety and stabilization guaranty can be released; and

WHEREAS, 8801 Kennedy LLC has authorized the utilization of funds from the cash bonds in order to fund the maintenance bond required in the amount of **\$17,400.00**; and

WHEREAS, the escrow balance of **\$14,754.27** shall be retained to pay outstanding escrow amounts and any additional invoices submitted; and

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Township of North Bergen as follows:

1. That site improvements required related to the property known as 8801 Kennedy Boulevard, North Bergen, New Jersey are hereby deemed complete.
2. The Township of North Bergen hereby authorizes the Chief Financial Officer to release the cash performance guaranty in the amount of **\$138,252.00** and cash safety and stabilization guaranty in the amount of **\$10,750.00** to 8801 Kennedy LLC.
3. Of the funds to be released, the sum of **\$17,400.00** shall be retained as a maintenance bond. The total cash amount to be released to 8801 Kennedy LLC shall be **\$131,602.00**.

	YES	NO	NOT VOTING
Cabrera			4. All escrow shall remain for a period of sixty (60) days from the date of this resolution to allow for the receipt and payment of invoices from Township professionals.
Pascual	✓		
Rodriguez	✓		
Vainieri			5. Certified copies of this Resolution shall be provided to: (i) Robert Pittfield, Chief Financial Officer; (ii) Peter Hammer, North Bergen Director of Community Development; (iii) 8801 Kennedy LLC, the developer; and (iv) Brian M. Chewcaskie, Esq., Special Counsel.
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 # T-20-56-293-000-0013

Contracted Amt \$1131,602

Unit Price Estimate

Date 4-10-26

By

Robert J Pittfield
Chief Financial Officer

**TOWNSHIP OF NORTH BERGEN
AMENDED RESOLUTION**

WHEREAS, North Bergen Gateway LLC posted a performance bond in the amount of **\$183,987.72** and a cash performance guaranty in the amount of **\$20,443.09** for site improvements with the Township of North Bergen; and

WHEREAS, the aforementioned guaranty was posted in connection with on-site improvements for the premises known as Block 73, Lot 1.04 on the Tax Assessment Map of the Township of North Bergen and commonly known as 3601 Liberty Avenue, (previously known as 1705-09 Union Turnpike) North Bergen, New Jersey 07047; and

WHEREAS, certain site improvements were completed by North Bergen Gateway LLC; and

WHEREAS, North Bergen Gateway LLC has requested release of the performance bond in the amount of **\$183,987.72** and cash performance guaranty in the amount of **\$20,443.08**; and

WHEREAS, North Bergen Gateway LLC requested that the Township of North Bergen adopt a Resolution indicating that all site improvements have been inspected and approved and that the performance guaranty can be released; and

WHEREAS, the Board of Commissioners of the Township of North Bergen has determined that the site improvements for the project have been completed and that the cash performance bond and cash safety and stabilization guaranty can be released; and

WHEREAS, North Bergen Gateway LLC authorized the utilization of funds from the bond to pay any outstanding escrow amounts, with the balance to be released; and

WHEREAS, the Township shall retain the sum of **\$3,000.00** from the cash performance guaranty to pay outstanding invoices from Township professionals and any additional invoices submitted; and

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Township of North Bergen as follows:

1. That site improvements required related to the property known as 3601 Liberty Avenue (previously known as 1705-09 Union Turnpike), North Bergen, New Jersey are hereby deemed complete.

2. The Township of North Bergen hereby authorizes the Chief Financial Officer to release the performance bond in the amount of **\$183,987.72** and a portion of the cash performance guaranty in the amount of **\$17,443.09** to North Bergen Gateway LLC.

3. The escrow in the amount of **\$3,000.00** shall remain for a period of sixty (60) days from the date of this resolution to allow for the receipt and payment of invoices from Township professionals.

5. Certified copies of this Resolution shall be provided to: (i) Robert Pittfield, Chief Financial Officer; (ii) Peter Hammer, North Bergen Director of Community Development; (iii) North Bergen Gateway LLC, the developer; and (iv) Brian M. Chewcaskie, Esq., Special Counsel.

	YES	NO	NOT VOTED
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.

[Signature]
Township Clerk

CERTIFICATION OF FUNDS

Acct # T-20-56-293-000-00B
 Contracted Amt \$ 17,443.09
 Unit Price Estimate _____
 Date 4-10-26
 By Robert J Pittfield
 Chief Financial Officer

**TOWNSHIP OF NORTH BERGEN
RESOLUTION**

WHEREAS, Riverview Urban Renewal Development, LLC entered into a Redevelopment Agreement dated September 11, 2024, with the Township of North Bergen with respect to the redevelopment area known as Block 438, Lot 17 (formerly known as Block 438, Lots 16, 17, 17.01, 18 and a portion of Lot 1), and having a street address of 8200 River Road, North Bergen, New Jersey; and

WHEREAS, Riverview Urban Renewal Development, LLC desires to assign this Redevelopment Agreement to Acre 8200 River Road Urban Renewal, LLC ("Acre"); and

WHEREAS, pursuant to the terms of the Redevelopment Agreement, the Township must consent to the assignment; and

WHEREAS, Acre has requested certain amendments to the Redevelopment Agreement; and

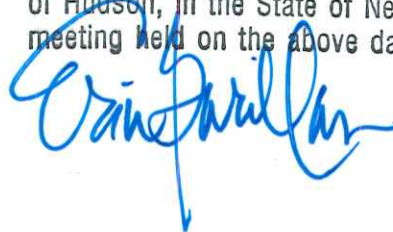
WHEREAS, such Assignment and proposed Amendment have been reviewed by Special Counsel for the Township.

NOW THEREFORE, BE IT RESOLVED by the Township of North Bergen that the Mayor and Township Clerk be are hereby authorized to execute the Amendment to Redevelopment Agreement in the form attached hereto, assigning the Redevelopment Agreement from Riverview Urban Renewal Development, LLC to Acre 8200 River Road Urban Renewal, LLC, and making such other amendments as to which the Parties have agreed.

Date: April 15, 2026

	YES	NO	NOT VOTING
Cabrera			Absent
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

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

**RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF
A CERTIFICATE OF COMPLETION**

WHEREAS, 8619 HOLDING URBAN RENEWAL LLC (the “Company”) is the owner and redeveloper of a project (the “Project”) on certain real property located in the Township of North Bergen (the “Township”), designated as Block 384, Lot 26.02 (the “Property”); and

WHEREAS, the Project is being developed pursuant to a Redevelopment Agreement dated February 22, 2023, and an Amendment to Redevelopment Agreement dated April 16, 2025 (collectively, the “Redevelopment Agreement”); and

WHEREAS, the Company has completed construction of the residential portion of the Project and obtained a certificate of occupancy as required from the Township and provided a certification that same has been completed in conformance with the Redevelopment Agreement; and

WHEREAS, the Project has been inspected by the Township Engineer who has affirmed satisfactory completion of the Project in conformance with the Redevelopment Agreement;

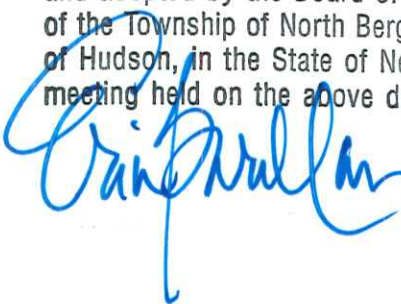
NOW, THEREFORE, BE IT RESOLVED by the Mayor and Commissioners of the Township of North Bergen in the County of Hudson, State of New Jersey, as follows:

- 1. The Mayor and Township Clerk are hereby authorized to execute the Certificate of Completion in the form on file in the Clerk’s office.
- 2. The Mayor and Township Clerk are hereby authorized, empowered and directed to execute and deliver on behalf of the Township such other documents and/or instruments as may be necessary to effectuate the action authorized herein.
- 3. All fees, costs and expenses incurred by the Township of North Bergen, including the charges of the Township Attorney, shall be paid by the Company for the preparation, review of all necessary documents to effectuate the terms of this Resolution.

Date: April 15, 2026

	YES	NO	NOT VOTING
Cabrera			Absent
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
COUNTY OF HUDSON
RESOLUTION**

**RESOLUTION AUTHORIZING THE DESIGNATION OF 2811 JFK BOULEVARD
LLC AS CONDITIONAL REDEVELOPER FOR 2801-2817 KENNEDY
BOULEVARD REDEVELOPMENT AREA, BLOCK 60 LOT 2**

WHEREAS, on February 4, 2026, the Board of Commissioners of the Township of North Bergen adopted a resolution designating Block 60 Lot 2 as a Non-Condernnation Redevelopment Area; and

WHEREAS, on March 18, 2026, the Board of Commissioners of the Township of North Bergen adopted an Ordinance entitled An Ordinance of the Township of North Bergen County of Hudson State of New Jersey adopting a Redevelopment Plan for 2811-2817 Kennedy Boulevard, Block 60 Lot 2; and

WHEREAS, the Board of Commissioners of the Township of North Bergen wish to designate a conditional developer for the Redevelopment Area;

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Township of North Bergen that it hereby designates 2811 JFK Boulevard LLC as Conditional Redeveloper for the 2811-2817 Kennedy Boulevard (Block 60 Lot 2) Redevelopment Area, subject to the following:

- Execution of a Redevelopment Agreement with the Township of North Bergen.
- 2811 JFK Boulevard LLC shall pursue all necessary and required approvals for the construction of a development consistent with the 2811-2817 Kennedy Boulevard Redevelopment Plan.

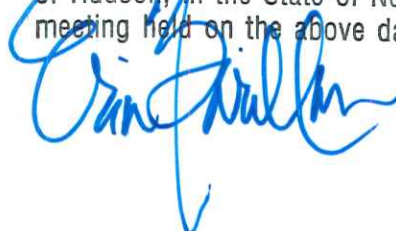
BE IT FURTHER RESOLVED that the Board of Commissioners authorizes the Township Administrator and Special Counsel to take all actions necessary with respect to the negotiation of the Redevelopment Agreement with 2811 JFK Boulevard LLC.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

Date: April 15, 2026

	YES	NO	NOT VOTING
Cabrera			Absent
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

WHEREAS, the TOWNSHIP OF NORTH BERGEN is desirous of having lights installed in the TOWNSHIP OF NORTH BERGEN: and **WHEREAS**, THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF NORTH BERGEN requests PUBLIC SERVICE ELECTRIC & GAS COMPANY to furnish and install lights in accordance with the following schedule.

2041 Grand Ave.	Patterson Plank Rd 12 th -14 th St.
North Bergen, NJ 07047	North Bergen, NJ 07047
1 LED Upgrade	6 LED Upgrades
Pole# 36920	Pole# 62140, 62058, 62057, 62056, 62466, 62138

Granton Ave.
North Bergen, NJ 07047
16 LED Upgrades
Pole# 63206, 64012, 63203, 63202, 63201, 62949, 61499, 61500, 63200, 63199, 63198, 63197, 63196, 63195, 63210, 63199

BE IT FURTHER RESOLVED that the TOWNSHIP OF NORTH BERGEN agrees to pay for the installation of said lights in accordance with effective tariff as of date of installation provided PUBLIC SERVICE ELECTRIC & GAS COMPANY advises the TOWNSHIP OF NORTH BERGEN as to the cost prior to installation. Said authorization to be given by the Director of the Department of Revenue upon his certification that the funds are available for this purpose.

BE IT FURTHER RESOLVED that the TOWNSHIP CLERK be and is hereby authorized and directed to send certified copies of this resolution to the following:

1. Department of Public Works
2. Department of Public Safety
3. Department of Revenue and Finance
4. Public Service Electric & Gas Company

325 County Avenue
Secaucus, N.J. 07904
Attn: Timothy Crosby

CERTIFICATION OF FUNDS
Acct # CAPITAL
Contracted Amt 500.02 PER MO
Unit Price Estimate _____
Date 4-9-26
By Robert J Pittfield
Chief Financial Officer

DATE: April 15, 2026	YES	NO	NOT VOTING
Cabrera			Abst
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.

Timothy Crosby Township Clerk



We make things work for you.

Request for Lighting Service - PSEG Confidential

Project Name:

NORTH BERGEN TWP 2041 GRAND AVE

Project Status

Presented Date:

3/30/2026

Customer Name:

NORTH BERGEN TWP

BP #

1004699984

Contract Account #

7340138005

Service Address:

2041 GRAND AVE

Effective Date:

Contact Name:

LISA DIAZ

Contract Term:

Distribution:

OH

Office Tel:

Cell Phone:

Email:

ldiaz@northbergen.org

Fax:

STANDARD

SPECIAL

OfficeRecord

Purchase Order #

Premise #	Installation #	Installation2 #	DWMS Customer #	DWMS ID #	DWMS E1 #	CIAC E1 #
5002448789	4005468669	4005262442	6773431	501190213		

Rates and Costs Details

Product	Amt	RefVal	Rate	New Pole or Free Pole	Pole Pre-paid	Second Available	Action Type	Sales Type	Order Type	Mthly Install Rate	Mthly Remove Rate	Upfront Rate	Access Product t Qty	Access Product Code	Access Upfront Rate	Found Credit Qty	Found Credit Amt	ID
Luminaire	1	ES050928BL	BPL	☐	☐	☒	Remove	Upgrade	Remove	0.00	21.75	0.00			0.00			1405
Luminaire	1	ES053288BL	BPL	☐	☐	☒	Install	Upgrade	Set Exist	21.74	0.00	0.00			0.00			1406

Rates and Costs Summary

Summary		Grand Total One Time Upfront Cost		One-Time Cost Totals	
Installs: Monthly Service Charge Totals		\$0.00		Cost for Construction (CIAC)	
Luminaire With Svc Charge Total	\$21.74	Luminaires: Prior Monthly Charges	\$21.75	Foundation Credit Total	\$0.00
Pole Mthly Service Charge Total	\$0.00	Poles: Prior Monthly Charges	\$0.00	Pole Upfront Cost Total	\$0.00
Bracket Mthly Serv Charge Total	\$0.00	Brackets: Prior Monthly Charges	\$0.00	Bracket Upfront Cost Total	\$0.00
Mthly Service Charge Totals	\$21.74	Prior Monthly Charge Totals	\$21.75	Accessory Upfront Cost Total	\$0.00
				Lumin Upfront Cost Total	\$0.00



Request for Lighting Service - PSEG Confidential

We make things work for you.

Project Name:
NORTH BERGEN TWP PATERSON PLANK

Project Status
NORTH BERGEN TWP

Presented Date:
3/30/2026

Customer Name:
PATERSON PLANK RD BTWN 12-14TH ST

BP #
1004699984

Contract Account #
7340138005

Service Address:
LISA DIAZ

Effective Date:
Contract Term:

1 Year
Distribution:
OH

Office Tel:
Cell Phone:

Email:
ldiaz@northbergen.org

Fax:

STANDARD
Premise #
5002448789

Installation #
4005468669

Installation2 #
4005262442

DWMS Customer #
6772729

DWMS ID #
501184170

DWMS E1 #

CIAC E1 #

OfficeRecord

Purchase Order #

Rates and Costs Details

Product	Amt	RefVal	Rate	New Pole or Pole #	Free Pole	Pole Pre-paid	Second Available	Action Type	Sales Type	Order Type	Mthly Install Rate	Mthly Remove Rate	Upfront Rate	Access Product t Qty	Access Product Code	Access Upfront Rate	Found Credit Qty	Found Credit Amt	ID
Luminaire	6	ES053288BL	BPL		☐	☐	☒	Install	New	Set Exist	21.74	0.00	0.00			0.00		0.00	1404
Luminaire	6	ES050941BL	BPL		☐	☐	☒	Remove	Upgrade	Remove	0.00	17.14	0.00			0.00			1403

Rates and Costs Summary

Grand Total One Time Upfront Cost										One-Time Cost Totals									
\$0.00										Cost for Construction (CIAC)									
Removes: Prior Charges (No Charge to Remove)										Foundation Credit Total									
Luminaires: Prior Monthly Charges										Pole Upfront Cost Total									
Poles: Prior Monthly Charges										Bracket Upfront Cost Total									
Brackets: Prior Monthly Charges										Accessory Upfront Cost Total									
Prior Monthly Charge Totals										Lumin Upfront Cost Total									
\$102.84										\$0.00									
Installs: Monthly Service Charge Totals										Foundation Credit Total									
Luminaire Mth Svc Charge Total										Pole Upfront Cost Total									
\$130.44										Bracket Upfront Cost Total									
Pole Mthly Service Charge Total										Accessory Upfront Cost Total									
\$0.00										Lumin Upfront Cost Total									
Bracket Mthly Serv Chrg Total										\$0.00									
\$0.00										\$0.00									
Mthly Service Charge Totals										\$130.44									
\$130.44										\$0.00									

Comments

RepEmail: _____ Tel: _____

PSEG Representative: Jimmy Sohail _____

Print Signatory Name/Title: _____

LISA DIAZ _____

Signed by: _____

* Authorized Signature: _____

*In executing this Proposal and Service Agreement, Customer: (1) accepts the Proposal for Dusk to Dawn Lighting Service; (2) acknowledges that this is an agreement for lighting Services only and that Customer in receiving Service hereunder does not acquire any right, title or interest in any of the equipment provided such lighting Services and that such right, title and interest shall be vested exclusively in PSEG; (3) will provide PSEG with reasonable access in order to enable PSEG to maintain, replace or remove such equipment; (4) and acknowledges and agrees that, in addition to these terms, Service is subject to the terms and conditions set forth in the Service Agreement - Standard Terms and Conditions - PSEG Street Lighting Service, which are printed on the back of this Proposal and Agreement.

Request for Lighting Service - PSEG Confidential

Project Name:

NORTH BERGEN TWP GRANTON AVE

Project Status

Presented Date:

Customer Name:

NORTH BERGEN TWP

BP# 1004699984

Contract Account # 7340138005

Service Address:

GRANTON AVE

Effective Date:

100

Contact Name

LISA DIAZ

Contract Term

Distr

○

Office Tel:

Cell Phone:

EMail: ldiaz@northbergen.org

Fax:

STANDARD

SPECIAL

☐ Oncorecord

Purchase Order #

Premise #	5002448789
-----------	------------

Installation #
4005468669

Installation2
4005273073

DWMS Customer #
6772351

DWMMS LD #
501183732

DWMMS E1 #

CIAC E1 #

Rates and Costs Details

Product	Amt	RefVal	Rate	New Pole or Pole #	Free Pole	Pole Pre-paid	Second Available	Action Type	Sales Type	Order Type	Mthly Install Rate	Mthly Remove Rate	Upfront Rate	Access Product t Qty	Access Product Code	Access Upfront Rate	Found Credit Qty	Found Credit Amt	IL
Luminaire	1	ES050925BL	BPL		☐	☐	☒	Remove	Upgrade	Remove	0.00	32.62	0.00			0.00		1375	
Luminaire	15	ES050941BL	BPL		☐	☐	☒	Remove	Upgrade	Remove	0.00	17.14	0.00			0.00		1374	
Luminaire	16	ES053288BL	BPL		☐	☐	☒	Install	Upgrade	Set Exist	21.74	0.00	0.00			0.00		1376	

Rates and Costs Summary

Summary		Grand Total One Time Upfront Cost		One-Time Cost Totals	
		\$0.00		Cost for Construction (CIAC) \$0.00	
<u>Installs: Monthly Service Charge Totals</u>		<u>Removes: Prior Charges (No Charge to Remove)</u>		<u>Foundation Credit Total</u> \$0.00	
Luminaire Mth Svc Charge Total	\$347.84	Luminaires: Prior Monthly Charges	\$289.72	Pole Upfront Cost Total	\$0.00
Pole Mthly Service Charge Total	\$0.00	Poles: Prior Monthly Charges	\$0.00	Bracket Upfront Cost Total	\$0.00
Bracket Mthly Serv Chge Total	\$0.00	Brackets: Prior Monthly Charges	\$0.00	Accessory Upfront Cost Total	\$0.00
Mthly Service Charge Totals	\$347.84	Prior Monthly Charge Totals	\$289.72	Lumin Upfront Cost Total	\$0.00

Comments

RepEMail:

Tel:

Print Signatory Name/Title:

LISA DIAZ

PSEG Representative:

Jimmy Sohail

*Authorized Signature:

Signed by

*In executing this Proposal and Service Agreement, Customer: (1) accepts the Proposal for Dusk to Dawn Lighting Service; (2) acknowledges and agrees that this is an agreement for Lighting Services only and that Customer in receiving Service hereunder does not acquire any right, title or interest in any of the equipment ~~provided~~ used to provide such lighting Services and that such right, title and interest shall be vested exclusively in PSE&G; (3) will provide PSE&G with reasonable access in order to enable PSE&G to maintain, replace or remove such equipment; (4) and acknowledges and agrees that, in addition to these terms, Service is subject to the terms and conditions set forth in the Service Agreement - Standard Terms and Conditions - PSE&G Street Lighting Service, which are printed on the back of this Proposal and Agreement.

**TOWNSHIP OF NORTH BERGEN
BOND ORDINANCE**

BOND ORDINANCE TO AUTHORIZE THE UNDERTAKING OF THE TOWNSHIP-WIDE ROADWAY IMPROVEMENTS PROJECT (PHASE I) IN, BY AND FOR THE TOWNSHIP OF NORTH BERGEN, IN THE COUNTY OF HUDSON, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$3,500,000 TO PAY THE COST THEREOF, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

WHEREAS, the Board of Commissioners of the Township of North Bergen, in the County of Hudson, State of New Jersey (the "Township") hereby determines that it is necessary to authorize and provide for the financing of the Township-wide Roadway Improvements Project (Phase I) in, by and for the Township, including all work, materials and appurtenances necessary and suitable therefor; and

WHEREAS, the Board of Commissioners has heretofore authorized the filing of a loan application by the Township for the financing of allowable costs of the aforesaid improvement pursuant to the transportation financing programs of the New Jersey Infrastructure Bank (the "State Program"); NOW, THEREFORE,

The Board of Commissioners of the Township of North Bergen, in the County of Hudson, State of New Jersey, DO ORDAIN as follows:

Section 1. The Township of North Bergen, in the County of Hudson, State of New Jersey (the "Township") is hereby authorized to undertake the Township-wide Roadway Improvements Project (Phase I) in, by and for the Township. Said improvement shall include all work, materials and appurtenances necessary and suitable therefor. It is hereby determined and stated that said roads being improved are of "Class B" or equivalent construction as defined in

Section 22 of the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law").

Section 2. The sum of \$3,500,000 is hereby appropriated to the payment of the cost of making the improvement described in Section 1 hereof (hereinafter referred to as "purpose"). Said appropriation shall be met from the proceeds of the sale of the bonds authorized by this ordinance. No down payment is required pursuant to the provisions of N.J.S.A. 40A:2-11(c) because this ordinance involves a transportation project to be funded by a loan from the New Jersey Infrastructure Bank. Any of said loan funds received shall be applied as set forth in Section 9 hereof. Said improvement shall be made as a general improvement and no part of the cost thereof shall be assessed against property specially benefited.

Section 3. It is hereby determined and stated that (1) said purpose is not a current expense of the Township, and (2) it is necessary to finance said purpose by the issuance of obligations of the Township pursuant to the Local Bond Law, and (3) the estimated cost of said purpose is \$3,500,000, and (4) the estimated maximum amount of bonds or notes necessary to be issued for said purpose is \$3,500,000, and (5) the cost of such purpose, as hereinbefore stated, includes the aggregate amount of \$500,000, which is estimated to be necessary to finance the cost of such purpose, including architect's fees, accounting, engineering and inspection costs, legal expenses and other expenses, including interest on such obligations to the extent permitted by Section 20 of the Local Bond Law.

Section 4. To finance said purpose, bonds of said Township of an aggregate principal amount not exceeding \$3,500,000 are hereby authorized to be issued pursuant to the Local Bond Law. Said bonds shall bear interest at a rate per annum as may be hereafter determined within the

limitations prescribed by law. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted.

Section 5. To finance said purpose, bond anticipation notes of said Township of an aggregate principal amount not exceeding \$3,500,000 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding.

Section 6. Each bond anticipation note issued pursuant to this ordinance shall be dated on or about the date of its issuance and shall be payable at such times as may be hereafter determined in accordance with the provisions of N.J.S.A. 58:11B-9(e) and within the limitations prescribed by law, shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law and may be renewed from time to time pursuant to and within limitations prescribed by the Local Bond Law. Each of said bond anticipation notes shall be signed by the Mayor and by a financial officer and shall be under the seal of said Township and attested by the Township Clerk or Deputy Township Clerk. Said officers are hereby authorized to execute said notes in such form as they may adopt in conformity with law. The power to determine any matters with respect to said notes not determined by this ordinance and also the power to sell said notes, is hereby delegated to the Chief Financial Officer who is hereby authorized to sell said notes either at one time or from time to time in the manner provided by law.

Section 7. It is hereby determined and declared that the period of usefulness of said purpose, according to its reasonable life, is a period of ten years computed from the date of said bonds.

Section 8. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Township Clerk of said Township, and that such statement so filed shows that the gross debt of said Township, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by \$3,500,000 and that the issuance of the bonds and notes authorized by this ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 9. Any funds received from private parties, the County of Hudson, the State of New Jersey or any of their agencies or any funds received from the United States of America or any of its agencies in aid of such purpose shall be applied to the payment of the cost of such purpose (except any funds received as loans from the State Program which shall be applied to the payment of the cost of such purpose or to the payment of any outstanding bond anticipation notes, but shall not reduce the amount of bonds authorized for such purpose), or, if bond anticipation notes have been issued, to the payment of the bond anticipation notes, and the amount of bonds authorized for such purpose shall be reduced accordingly.

Section 10. The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Township Clerk and is available for public inspection.

Section 11. The Township intends to issue the bonds or notes to finance the cost of the improvement described in Section 1 of this bond ordinance. If the Township incurs such costs prior to the issuance of the bonds or notes, the Township hereby states its reasonable expectation to reimburse itself for such expenditures with the proceeds of such bonds or notes in the maximum principal amount of bonds or notes authorized by this bond ordinance.

Section 12. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this ordinance.

Said obligations shall be direct, unlimited and general obligations of the Township, and the Township shall levy ad valorem taxes upon all the taxable real property within the Township for the payment of the principal of and interest on such bonds and notes, without limitation as to rate or amount.

Section 13. This ordinance shall take effect twenty days after the first publication thereof after final passage.

Introduced: April 15, 2026

Published:

Adopted:

Attest:

-5-

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

TOWNSHIP CLERK

[Signature]

**TOWNSHIP OF NORTH BERGEN
ORDINANCE**

**AN ORDINANCE APPROVING THE AMENDMENT OF FINANCIAL
AGREEMENT PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:20-1, ET SEQ.,
FOR PROPERTY DESIGNATED AS BLOCK 438, LOT 17 (FORMERLY LOTS 16,
17, 17.01, 18 AND A PORTION OF LOT 1) ON THE TOWNSHIP'S TAX MAP AND
MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 8200 RIVER
ROAD, NORTH BERGEN, NEW JERSEY**

WHEREAS, Riverview Urban Renewal Development, LLC ("Owner") is the owner of certain property located at and commonly known as 8200 River Road, Township of North Bergen, County of Hudson, State of New Jersey and designated as Block 438, Lot 17 (formerly Block 438, Lots 16, 17, 17.01, 18 and a portion of Lot 1) on the Tax Assessor's Map (the "Property"); and

WHEREAS, on or about June 6, 2025, Owner applied for a long-term tax exemption to construct a residential development consisting of approximately 384 residential units on the Property (the "Improvements") pursuant to N.J.S.A. 40A:20-1 et seq.; and

WHEREAS, the Township reviewed the application and authorized the execution of a Financial Agreement by the adoption of Ordinance No. 679-25 on June 11, 2025; and

WHEREAS, pursuant thereto, the Township and Owner entered into a Financial Agreement dated September 25, 2025; and

WHEREAS, the Owner obtained certain approvals to construct the Improvements, including site plan approval from the North Bergen Planning Board; and

WHEREAS, on March 17, 2026 the North Bergen Planning Board administratively granted an amendment to the prior approval that permits the development of 358 residential unit; and

WHEREAS, Riverview Urban Renewal Development, LLC is transferring ownership of the development to Acre 8200 River Road Urban Renewal, LLC ("Acre"); and

WHEREAS, Riverview Urban Renewal Development, LLC and Acre 8200 River Road Urban Renewal, LLC; have agreed to such transfer of the Financial Agreement (the "Assignment"); and

WHEREAS, the Township and Acre have further agreed to certain amendments to the Financial Agreement to be made concurrently with the Assignment; and

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Township of North Bergen that:

Section 1

1. The Board of Commissioners of the Township of North Bergen approve the transfer of the Financial Agreement to Acre 8200 River Road Urban Renewal, LLC.
2. The Mayor or Township Administrator is hereby authorized to execute an Amendment to the Financial Agreement.
3. The form of the Amendment to the Financial Agreement is on file in the office of the Township Clerk.
4. The Township Administrator shall send a copy of the fully executed Amendment to the Financial Agreement to the Director of the Division of Local Government Services in the Department of Community Affairs within thirty (30) days of execution pursuant to N.J.S.A. 40a:21-11(d).

Section 2.

All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

Section 3.

This ordinance shall take effect at the time and the manner provided by law.

Introduced: April 15, 2026

Published:

Adopted:

Attest:

	YES	NO	NOT VOTING
Cabrera			<i>Absent</i>
Pascual	<i>✓</i>		
Rodriguez	<i>✓</i>		
Vainieri	<i>✓</i>		
Sacco	<i>✓</i>		
(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.

TOWNSHIP CLERK

[Signature]

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

**AN ORDINANCE ESTABLISHING A RESTRICTED
PARKING SPACE FOR USE BY THE HANDICAPPED**

Norma Rodriguez
8107 – 3rd Avenue
North Bergen, NJ 07047

WHEREAS, the Commissioners of the Township of North Bergen recognize that handicapped drivers face unique difficulties in the location of parking spaces; and

WHEREAS, the Commissioners of the Township of North Bergen have been empowered by N.J.S.A. 39:4-205 to restrict certain areas for handicapped parking; and

WHEREAS, Ordinance No. 503-93, Ordinance No. 1115-07, Ordinance No. 40-10 and Ordinance No. 203-13 establish the terms and conditions for handicapped spaces.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Township of North Bergen that:

Section 1: One restricted handicapped parking space be and hereby is established in front of the residence of **Norma Rodriguez** of **8107 – 3rd Avenue**, North Bergen, N.J. 07047.

Section 2: The aforesaid space shall be used only by a motor vehicle displaying a permit issued by the North Bergen Police Department identifying the location of said handicapped parking space and the specific motor vehicle entitled to use same.

Section 3: The North Bergen Department of Public Works shall establish a restricted parking zone at the above location and shall erect a sign with the legend “Handicapped Parking for Resident Vehicle License Plate Number “**H W 5 7 1 5**” for **Norma Rodriguez**, and this Ordinance Number.

Section 4: This ordinance shall remain in effect for two (2) years ending December 31st of the second year from its effective date at which point it will expire and be of no further force or effect unless it is renewed for a further two (2) year period by formal resolution of the Board of Commissioners in accordance with Ordinance Nos. 1115-07 and 40-10.

Section 5: Any person who commits a violation of this ordinance shall be subject to a fine of at least \$300.00 and up to 90 days of Community Service on such terms and in such form as the Municipal Court Judge deems appropriate or any combination thereof. A separate offense shall be deemed committed on each day during or on which the violation continues.

Section 6: All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed as to the inconsistency thereof.

Section 7: If any part or parts of this ordinance are for any reason held to be invalid, such holding shall not affect the validity of the remaining portions of this ordinance.

Section 8: This ordinance shall take effect upon adoption and publication as required by law.

Introduced: April 15, 2026

Published:

Adopted:

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

TOWNSHIP CLERK

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

**AN ORDINANCE AUTHORIZING AND IMPOSING AN OCCUPANCY TAX
ON CERTAIN RENTALS IN THE TOWNSHIP OF NORTH BERGEN**

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

Section 1. Background.

- A. Pursuant to N.J.S.A. 40:48F-1, the Township of North Bergen (the “Township”) may impose a tax not exceeding 3% on charges of rent for every occupancy of hotel rooms or transient accommodations obtained through a transient accommodation marketplace.
- B. The Township has reviewed the matter and determined that it is appropriate, and in the Township’s best interest, that the Township impose a Municipal Occupancy Tax consistent with the provisions of N.J.S.A. 40:48F-1, et seq.
- C. In 2003, the Township adopted Ordinance 946-03 pursuant to P.L. 2003, c. 114 (an earlier version of N.J.S.A. 40:48F-1, et seq.). This Ordinance, upon the effective date set forth in Section 10, will supplement and supersede Ordinance 946-03.

Section 2. Purpose; statutory authority.

It is the purpose of this section to implement the provisions of N.J.S.A. 40:48F-1 et seq., as amended by P.L. 2018, c. 49, which authorizes the governing body of a municipality to adopt an ordinance imposing a tax at a uniform percentage rate not to exceed 3% on charges of rent for every occupancy of a room or rooms in a hotel or transient accommodation, subject to taxation pursuant to Subsection (d) of N.J.S.A. 54:32B-3, which shall be in addition to any other tax or fee imposed pursuant to statute or local ordinance or resolution by any governmental entity upon the occupancy of a hotel room or transient accommodation. The definitions of “transient accommodation”, “transient space marketplace”, “obtained through a transient space marketplace” and “professionally managed unit” in N.J.S.A. 54:32B-2(ggg) through (jjj) are incorporated herein by reference.

Section 3. Tax established.

There is hereby established an occupancy tax which shall be fixed at a uniform percentage rate of 3% on charges of rent for every occupancy of a hotel or motel room or transient accommodation in the Township that is subject to taxation pursuant to N.J.S.A. 54:32B-3d.

Section 4. Tax is in addition to other taxes and fees.

The Municipal Occupancy Tax shall be in addition to any other tax or fee imposed pursuant to statute or local ordinance or resolution by any governmental entity up on the occupancy of a hotel room or transient accommodation.

Section 5. Exemptions.

The Municipal Occupancy Tax authorized herein shall not be imposed on the rent for an occupancy if the purchaser, user, or consumer is an entity exempt from the tax imposed on an occupancy under the Sales and Use Tax Act pursuant to N.J.S.A. 54:32B-9. Furthermore, a “transient accommodation” subject to this tax include those entities defined as “transient accommodations” in N.J.S.A. 54:32B-2 and shall not include those entities excluded from that definition.

Section 6. Regulations pertaining to vendors, violations, and penalties.

In accordance with the requirements of N.J.S.A. 40:48F-2:

- A. All taxes imposed by this ordinance shall be paid by the purchaser.
- B. A vendor shall not assume or absorb any tax imposed by this ordinance.
- C. A vendor shall not in any manner advertise or hold out to any person or to the public in general, in any manner, directly or indirectly, that the tax will be assumed or absorbed by the vendor, that the tax will not be separately charged and stated to the customer, or that the tax will be refunded to the customer.
- D. Each assumption or absorption by a vendor of the tax shall be deemed a separate offense, and each representation or advertisement by a vendor for each day that the representation or advertisement continues shall be deemed a separate offense.
- E. Any person violating the foregoing provisions shall be fined not less than \$250 nor more than \$750 in the discretion of the Municipal Court Judge. The Judge shall also impose additional fines for repeat offenders pursuant to N.J.S.A. 40:49-5.

Section 7. Collection of tax.

The tax imposed by this article shall be collected on behalf of the Township by the person collecting the rent from the hotel or motel or transient accommodation customer. Each person required to collect the tax herein imposed shall be personally liable for the tax imposed, collected or required to be collected hereunder. Any such person shall have the same right in respect to collecting the tax from a customer as if the tax were a part of the rent and payable at the same time; provided that the Chief Financial Officer of the Township shall be joined as a party in any action or proceeding brought to collect the tax.

Section 8. Repealer

All other ordinances in conflict or inconsistent with this ordinance are hereby repealed, to the extent of such conflict or inconsistency.

Section 9. Severability

Should any section, paragraph, sentence, clause, or phase of this ordinance be declared unconstitutional or invalid for any reason, the remaining portions of this ordinance shall not be affected thereby and shall remain in full force and effect, and to this end the provisions of this

Section 10. Effective Date

A copy of this ordinance shall be transmitted upon adoption or amendment to the New Jersey Division of Taxation, Office of Legislative Analysis, P.O. Box 240, Trenton, NJ 08695-0240. The tax provisions of this Ordinance will be effective on the first day of the first full month following 90 days after the Division has received the adopted Ordinance.

Introduced: April 15, 2026

Published:

Adopted:

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

Cristina P. ...
TOWNSHIP CLERK

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

**AN ORDINANCE ESTABLISHING A RESTRICTED
PARKING SPACE FOR USE BY THE HANDICAPPED**

Wilfredo Cruz

1215 – 7th Street, Apt. #4
North Bergen, NJ 07047

WHEREAS, the Commissioners of the Township of North Bergen recognize that handicapped drivers face unique difficulties in the location of parking spaces; and

WHEREAS, the Commissioners of the Township of North Bergen have been empowered by N.J.S.A. 39:4-205 to restrict certain areas for handicapped parking; and

WHEREAS, Ordinance No. 503-93, Ordinance No. 1115-07, Ordinance No. 40-10 and Ordinance No. 203-13 establish the terms and conditions for handicapped spaces.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Township of North Bergen that:

Section 1: One restricted handicapped parking space be and hereby is established in front of the residence of **Wilfredo Cruz** of **1215 – 7th Street Apt. #4**, North Bergen, N.J. 07047.

Section 2: The aforesaid space shall be used only by a motor vehicle displaying a permit issued by the North Bergen Police Department identifying the location of said handicapped parking space and the specific motor vehicle entitled to use same.

Section 3: The North Bergen Department of Public Works shall establish a restricted parking zone at the above location and shall erect a sign with the legend “Handicapped Parking for Resident Vehicle License Plate Number “**4 8 5 8 H M**” for **Wilfredo Cruz**, and this Ordinance Number.

Section 4: This ordinance shall remain in effect for two (2) years ending December 31st of the second year from its effective date at which point it will expire and be of no further force or effect unless it is renewed for a further two (2) year period by formal resolution of the Board of Commissioners in accordance with Ordinance Nos. 1115-07 and 40-10.

Section 5: Any person who commits a violation of this ordinance shall be subject to a fine of at least \$300.00 and up to 90 days of Community Service on such terms and in such form as the Municipal Court Judge deems appropriate or any combination thereof. A separate offense shall be deemed committed on each day during or on which the violation continues.

Section 6: All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed as to the inconsistency thereof.

Section 7: If any part or parts of this ordinance are for any reason held to be invalid, such holding shall not affect the validity of the remaining portions of this ordinance.

Section 8: This ordinance shall take effect upon adoption and publication as required by law.

Introduced: April 1, 2026

Published:

Adopted:

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

[Signature]
TOWNSHIP CLERK

TOWNSHIP OF NORTH BERGEN

ORDINANCE ACCEPTING THE TRANSFER OF 1811 PATERSON PLANK ROAD, NORTH BERGEN, NEW JERSEY, FROM HUDSON COUNTY

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

Section 1. Background

- A. By Memorandum of Agreement, executed on or about October 28, 2014 (“MOU”), the Township of North Bergen and the County of Hudson agreed to various terms and conditions related to the diversion of a portion of Braddock Park pursuant to, *inter alia*, New Jersey Department of Environmental Protection (“DEP”) Green Acres regulations.
- B. Pursuant to the MOU and the diversion application to the DEP, 1811 Paterson Plank Road, North Bergen, New Jersey, Block 27, Lot 27 (the “Property”) was purchased from a private owner. While the cost of the purchase was funded by the North Bergen Board of Education in conjunction with North Bergen, title to the Premises was vested in Hudson County, as grantee, by deed recorded on September 28, 2015, in Book 9065, Page 790, et seq., in the Office of the Hudson County Clerk.
- C. North Bergen, consistent with the MOU, improved the Property at its cost, developing a playground/park area on the Property. North Bergen has further been providing for the maintenance and all other costs related to the Property.
- D. By Resolution, dated September 10, 2025, North Bergen decided to withdraw the application for the diversion of the portion of Braddock Park.
- E. The County and North Bergen have determined that title to the Property should be transferred to North Bergen for nominal consideration.

Section 2. Authorization For the Acquisition of the Property

- A. Pursuant to N.J.S.A. 40A:12-5, the acquisition of title to the Property by the Township of North Bergen for nominal consideration is hereby authorized and approved.
- B. The Mayor, Township Administrator, Chief Financial Officer, Special Counsel, Township Clerk, 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 to take any and all actions necessary to complete and realize the intent and purpose of this Ordinance, including entering any necessary contract of sale and effectuating the transfer of title to the Property to North Bergen by deed.

Section 3. Repeal of Inconsistent Ordinances

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

Section 4. Severability

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

Section 5. Effective Date

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

Introduced: April 1, 2026

Published:

Adopted:

Attest:

	YES	NO	NOT VOTING
Cabrera			<i>Absent</i>
Pascual	<i>✓</i>		
Rodriguez	<i>✓</i>		
Vainieri	<i>✓</i>		
Sacco	<i>✓</i>		
(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.

[Signature]
TOWNSHIP CLERK

TOWNSHIP OF NORTH BERGEN

ORDINANCE AMENDING HUDSON COUNTY AND NORTH BERGEN MAY 1st, 1967 BRADDOCK PARK LEASE FOR ATHLETIC FIELD AND STADIUM FACILITIES

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

Section 1. Background

- A. On or about May 1, 1967, the Hudson County Park Commission, a body politic and corporate of the State of New Jersey (“the Commission”), as lessor, and the Township of North Bergen, a duly incorporated municipal corporation of the County of Hudson and State of New Jersey (“the Township”), as lessee, entered into that certain written lease agreement entitled Lease, dated May 1, 1967 (the “1967 Lease”).
- B. Pursuant to the 1967 Lease, the Commission agreed to let and demise, and the Township agreed to rent and demise from the Commission, for a term of ninety-nine (99) years commencing May 1, 1967 and ending April 30, 2066, a certain tract or parcel of land consisting of approximately 8.953 acres located within what is now commonly known as James J. Braddock North Hudson County Park in the Township of North Bergen, County of Hudson, State of New Jersey (the “Demised Premises”); more particularly described in the 1967 Lease by metes and bounds.
- C. The 1967 Lease provides, among other things:
 - 1. The Township shall pay to the Commission annual rental in the nominal amount of One Dollar (\$1.00), payable upon commencement of the term and annually thereafter on the first day of May for each year of the Lease term (Section FIRST);
 - 2. The Demised Premises shall be used and occupied only as an athletic field and stadium for athletic events for the use, benefit, and advantage of the citizens of the County of Hudson, subject to certain rights of priority granted to the Township (Section SECOND);
 - 3. The 1967 Lease is expressly conditioned upon the Township erecting and constructing a running track, grandstand or stadium, and facilities incidental thereto, in accordance with specified architectural plans, and within certain time frames (Section THIRD);
 - 4. The Township is obligated to maintain, at its own cost and expense, all buildings, structures, grounds, and facilities erected by the Township, and upon expiration of the Lease, such improvements become the property of the Commission, together with all fixtures attached thereto (Section SIXTH);
 - 7. The Commission grants the Township certain priority rights to the use of the Demised Premises and facilities erected thereon, subject to reasonable access for other Hudson County municipalities upon consent of the Township, which consent shall not be unreasonably withheld (Section THIRTEENTH).
- D. Since 1967, the Township has constructed and maintained athletic and recreational facilities on the Demised Premises and continues to use the Demised Premises as an athletic field and stadium and for related recreational purposes for the benefit of Township residents and other residents of Hudson County, consistent with the intent and purposes of the 1967 Lease.

- E. Since the execution of the 1967 Lease, the former Hudson County Park Commission's interests and powers relating to James J. Braddock North Hudson County Park, and the Demised Premises have been succeeded to and are now exercised by the County of Hudson ("the County"); including but not limited to the Board of County Commissioners (formerly the Board of Chosen Freeholders) ("the Board") and any applicable county park or similar agency or department. For all purposes of this Ordinance, references to the Commission shall be construed to include its successors and assigns, including the County or its designated park authority.
- F. The Township now finds and determines it is in the best interests of the Township, the County, and the public that the 1967 Lease be formally amended by virtue of an Amendment of Lease, a copy of which is on file in the Township Law Department incorporated herein by reference ("Amendment"). The Amendment provides as follows:
 - 1. To permit the Township to maintain two (2) trailers to be utilized for any and all recreational and safety purposes, on site, proximate to the children's playground. The trailers will be used to support any and all recreational and safety purposes for recreational programs; including provision of athletic officials' locker rooms; and an air-conditioned first aid station for special needs children participating in the summer recreation program, conducted at the attendant athletic and park facilities.
 - 2. To clarify that, except as expressly amended in the Amendment, all other terms, covenants, conditions, rights, and obligations set forth in the 1967 Lease remain in full force and effect through the stated expiration of the 1967 Lease term on April 30, 2066.
- G. The Township and the County have agreed to the Amendment of the 1967 Lease substantially in the form on file in the Township Law Department.
- H. The Board finds and determines that the Amendment of the 1967 Lease as set forth herein constitutes a proper and lawful exercise of the Township's municipal powers with respect to its contractual interests in property used for public recreational purposes and is in furtherance of health, safety, and welfare objectives, as well as prudent fiscal and risk management policy.
- I. The grant, modification, or amendment of leasehold rights or other interests in real property by a municipality in the State of New Jersey is authorized and governed, in part, by N.J.S.A. 40A:12-1, et seq., including N.J.S.A. 40A:12-5, and other applicable provisions of law. The Township finds and determines that this Ordinance, and the amendment of the 1967 Lease contemplated hereby, are consistent with and authorized by such statutes and related legal authority.
- J. The Township further finds that adoption of this Ordinance will promote the continued orderly use and enjoyment of the Braddock Park users, including users of the Demised Premises as an athletic field and stadium for athletic events and related recreational activities, which benefits the residents of the Township and the County, in accordance with the spirit and intent of the 1967 Lease.

Section 2. Approval of Amendment to 1967 Lease

- A. The Amendment is hereby authorized and approved, with such changes as the Township Administrator and Special Counsel determine to be necessary to effectuate the purposes of this Ordinance.
- B. The Mayor, Township Administrator, Chief Financial Officer, Special Counsel, Township Clerk, 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 to take any and all actions necessary; to complete and realize the intent and purpose of this Ordinance, including execution of the final Addendum of the 1967 Lease.

C. The actions authorized by this Section 2 are expressly conditioned upon the County adopting or having adopted any required ordinances, resolutions, or authorizations approving the Amendment and upon the due execution and delivery of the Amendment by the duly authorized representatives of the County and/or its designated Park Authority or Department. The Township officials referenced herein shall coordinate with the appropriate County officials, and Counsel, to ensure consistency between this Ordinance, the County's authorizing actions, and the final form of the Amendment.

Section 3. Repeal of Inconsistent Ordinances

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

Section 4. Severability

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

Section 5. Effective Date

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

Introduced: April 1, 2026

Published:

Adopted:

Attest:

	YES	NO	NOT VOTING
Cabrera			<i>Absent</i>
Pascual	<i>✓</i>		
Rodriguez	<i>✓</i>		
Vainieri	<i>✓</i>		
Sacco	<i>✓</i>		
(President)			

I HEREBY CERTIFY THE FOREGEING 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.

Cristina Walker
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

April 15, 2026

5:00PM

Call to order: 5:06pm

Present: Mayor Nicholas J. Sacco, Commissioner Allen Pascual, Commissioner Claudia Rodriguez, and Commissioner Anthony Vainieri

Absent: Commission Hugo Cabrera

Mayor Sacco and the Board of Commissioners presented a Proclamation recognizing and honoring Angelina's Closet for its meaningful contributions to the community and honoring the life of Angelina Maria Gardner.

Township Administrator, Janet Castro read the results of the 4/2/2026 Bond Anticipation Note Sale.

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

- Jonathan Ramos 4016 Gehr Place North Bergen, NJ 07047
 - Issue with meeting minutes of the Traffic Advisory Board and Board of Commissioners Meeting
 - Wanted the phone number to Public Safety; Commissioner Pascual provided Mr. Ramos with the number

Meeting Adjourned: 5:38pm



TOWNSHIP OF NORTH BERGEN

DEPARTMENT OF PUBLIC AFFAIRS

4233 KENNEDY BOULEVARD
NORTH BERGEN, NEW JERSEY 07047

ROBERT J. PITTFIELD
CHIEF FINANCIAL OFFICER

TELEPHONE
(201) 330-2629
FAX
(201) 865-0107
RPITTFIELD@NORTHBERGEN.ORG

Memorandum

To: Mayor and Commissioners
From: Robert Pittfield, CFO
Date: April 15th, 2026
cc: Janet Castro, Township Administrator
Re: Results of 04/02/2026 Bond Anticipation Note Sale

On 04/02/2026, the Township conducted a \$43,138,741 Bond Anticipation Note Sale. The winning bidder was Jefferies LLC-New York with a net interest cost of 2.613%. There were a total of five bidders participating in the sale.

Please see the attached bid sheets that reflect the results of the Bond Anticipation Note Sale.

Township of North Bergen, New Jersey
\$43,138,741 Bond Anticipation Notes

		Winning Bid		Cover Bid			
		Jefferies	Oppenheimer	TD Financial Products	BofA Securities	JP Morgan Securities	
Principal	\$	43,138,741.00	\$ 43,138,741.00	\$ 43,138,741.00	\$ 43,138,741.00	\$ 43,138,741.00	
Bid	\$	43,735,349.79	\$ 43,725,427.87	\$ 43,718,957.07	\$ 43,713,780.42	\$ 43,692,642.43	
Premium to City	\$	596,608.79	\$ 586,686.87	\$ 580,216.07	\$ 575,039.42	\$ 553,901.43	
Rate		4.00000%	4.00000%	4.00000%	4.00000%	4.00000%	
Closing		4/17/2026	4/17/2026	4/17/2026	4/17/2026	4/17/2026	
Maturity		4/16/2027	4/16/2027	4/16/2027	4/16/2027	4/16/2027	
Days		359	359	359	359	359	
Period		0.997222222	0.997222222	0.997222222	0.997222222	0.997222222	
Interest	\$	1,720,756.45	\$ 1,720,756.45	\$ 1,720,756.45	\$ 1,720,756.45	\$ 1,720,756.45	
NIC \$	\$	1,124,147.66	\$ 1,134,069.58	\$ 1,140,540.38	\$ 1,145,717.03	\$ 1,166,855.02	
NIC %		2.613148%	2.636212%	2.651253%	2.663287%	2.712423%	
Gross Interest Payable on Notes	\$	1,720,756.45	\$ 1,720,756.45	\$ 1,720,756.45	\$ 1,720,756.45	\$ 1,720,756.45	
Less: Premium on the Notes (if any):	\$	596,608.79	\$ 586,686.87	\$ 580,216.07	\$ 575,039.42	\$ 553,901.43	
Net Interest Cost:	\$	1,124,147.66	\$ 1,134,069.58	\$ 1,140,540.38	\$ 1,145,717.03	\$ 1,166,855.02	

Upcoming Calendar Overview Result Excel Print

Jefferies LLC - New York , NY's Bid



North Bergen Twp
\$43,138,741 Bond Anticipation Note

For the aggregate principal amount of \$43,138,741.00, we will pay you \$43,735,349.79, plus accrued interest from the date of issue to the date of delivery. The Bonds are to bear interest at the following rate:

Maturity Date	Amount \$	Coupon %	Yield %	Dollar Price
04/16/2027	43,138.741M	4.0000	2.5000	101.459
Bid:		101.383000		
Premium:		\$596,608.79		
Net Interest Cost:		\$1,124,147.66		
NIC:		2.613148		
Time Last Bid Received On:04/02/2026 10:37:58 EDST				

This proposal is made subject to all of the terms and conditions of the Official Bid Form, the Official Notice of Sale, and the Preliminary Official Statement, all of which are made a part hereof.

Bidder: Jefferies LLC, New York , NY
Contact: Dan Kiley
Title:
Telephone:212-336-7163
Fax:

Issuer Name: Township of North Bergen Company Name: _____

Accepted By: _____ Accepted By: _____

Date: _____ Date: _____

Upcoming Calendar Overview Result Excel Print



Oppenheimer & Co., Inc. - Philadelphia , PA's Bid

North Bergen Twp
\$43,138,741 Bond Anticipation Note

For the aggregate principal amount of \$43,138,741.00, we will pay you \$43,725,427.87, plus accrued interest from the date of issue to the date of delivery. The Bonds are to bear interest at the following rate:

Maturity Date	Amount \$	Coupon %	Yield %	Dollar Price
04/16/2027	43,138.741M	4.0000	2.4000	101.558
Bid:				101.360000
Premium:				\$586,686.87
Net Interest Cost:				\$1,134,069.58
NIC:				2.636212
Time Last Bid Received On:04/02/2026 10:52:31 EDST				

This proposal is made subject to all of the terms and conditions of the Official Bid Form, the Official Notice of Sale, and the Preliminary Official Statement, all of which are made a part hereof.

Bidder: Oppenheimer & Co., Inc., Philadelphia , PA
Contact: Darren Smith
Title: Executive Director
Telephone:215-656-2893
Fax: 215-656-2896

Issuer Name: Township of North Bergen Company Name: _____

Accepted By: _____ Accepted By: _____

Date: _____ Date: _____

Upcoming Calendar Overview Result Excel Print

TD Financial Products LLC - New York , NY's Bid



North Bergen Twp
\$43,138,741 Bond Anticipation Note

For the aggregate principal amount of \$43,138,741.00, we will pay you \$43,718,957.07, plus accrued interest from the date of issue to the date of delivery. The Bonds are to bear interest at the following rate:

Maturity Date	Amount \$	Coupon %	Yield %	Dollar Price
04/16/2027	43,138.741M	4.0000	2.6000	101.360
Bid:		101.345000		
Premium:		\$580,216.07		
Net Interest Cost:		\$1,140,540.38		
NIC:		2.651253		
Time Last Bid Received On:04/02/2026 10:45:20 EDST				

This proposal is made subject to all of the terms and conditions of the Official Bid Form, the Official Notice of Sale, and the Preliminary Official Statement, all of which are made a part hereof.

Bidder: TD Financial Products LLC, New York , NY
Contact: Chris Dimon
Title:
Telephone:212-827-7171
Fax:

Issuer Name: Township of North Bergen Company Name: _____

Accepted By: _____ Accepted By: _____

Date: _____ Date: _____

Upcoming Calendar Overview Result Excel Print

BofA Securities - New York , NY's Bid



North Bergen Twp
\$43,138,741 Bond Anticipation Note

For the aggregate principal amount of \$43,138,741.00, we will pay you \$43,713,780.42, plus accrued interest from the date of issue to the date of delivery. The Bonds are to bear interest at the following rate:

Maturity Date	Amount \$	Coupon %	Yield %	Dollar Price
04/16/2027	43,138.741M	4.0000	2.6200	101.341
Bid:		101.333000		
Premium:		\$575,039.42		
Net Interest Cost:		\$1,145,717.03		
NIC:		2.663287		
Time Last Bid Received On:04/02/2026 10:43:20 EDST				

This proposal is made subject to all of the terms and conditions of the Official Bid Form, the Official Notice of Sale, and the Preliminary Official Statement, all of which are made a part hereof.

Bidder: BofA Securities, New York , NY
Contact: Miguel Ruiz
Title:
Telephone:212-449-5544
Fax:

Issuer Name: Township of North Bergen Company Name: _____

Accepted By: _____ Accepted By: _____

Date: _____ Date: _____

Upcoming Calendar Overview Result Excel Print

J.P. Morgan Securities LLC - New York , NY's Bid



North Bergen Twp
\$43,138,741 Bond Anticipation Note

For the aggregate principal amount of \$43,138,741.00, we will pay you \$43,692,642.43, plus accrued interest from the date of issue to the date of delivery. The Bonds are to bear interest at the following rate:

Maturity Date	Amount \$	Coupon %	Yield %	Dollar Price
04/16/2027	43,138.741M	4.0000	2.6500	101.311
Bid:				101.284000
Premium:				\$553,901.43
Net Interest Cost:				\$1,166,855.02
NIC:				2.712423
Time Last Bid Received On:04/02/2026 10:54:20 EDST				

This proposal is made subject to all of the terms and conditions of the Official Bid Form, the Official Notice of Sale, and the Preliminary Official Statement, all of which are made a part hereof.

Bidder: J.P. Morgan Securities LLC, New York , NY
Contact: Victoria Poulakis
Title: Underwriter
Telephone:212-834-7031
Fax:

Issuer Name: Township of North Bergen Company Name: _____

Accepted By: _____ Accepted By: _____

Date: _____ Date: _____