

**AGENDA**      **\*\*\*TIME CHANGE\*\*\***  
**TOWNSHIP COUNCIL, WEEHAWKEN, NEW JERSEY**

THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF WEEHAWKEN WILL MEET AT A RESCHEDULED MEETING, WEDNESDAY AUGUST 16<sup>TH</sup> AT 4:00 PM IN-PERSON ATTENDANCE IS PREFERRED FOR HEARING PARTICIPANTS AND WILL OTHERWISE BE ALLOWED TO THOSE WEARING PROTECTIVE MASKS. HOWEVER, THE TOWNSHIP RESERVES THE RIGHT TO LIMIT ATTENDANCE IN ITS DISCRETION TO AN APPROPRIATE NUMBER OF PERSONS BASED UPON THE CAPABILITY FOR SOCIAL DISTANCING. THIS MEETING WILL ALSO BE CONDUCTED VIA VIDEO & TELEPHONE CONFERENCE (VIRTUALLY), allowing Members of the Public to monitor the meeting at that time and have an opportunity to join in and provide public comment via telephone / video by calling the following number 1 (646) 931-3860 and, when prompted, by entering the following Access Code: 942-5309-8924 or by following the link <https://zoom.us/j/94253098924>. Those participating virtually will be required to have your phone/video on "mute" during the meeting except when you are recognized for public comment.

REGULAR MEETING: The following is the Agenda and Order of Business and such other business as may come before the Council.

1. Pledge of Allegiance;
2. Roll Call;
3. Open Public Meetings Act Statement;
4. Approval of Minutes from Previous Meeting(s)
5. Citizens Comments on Agenda items
6. Written Communications

7. UNFINISHED BUSINESS:

A- Hearing and adoption of Ordinance 8-2023- Various Capital Improvements

8. NEW BUSINESS

- B- Resolution re: Appointing Deputy Clerk
- C- Resolution re: Raffle application- Weehawken Babe Ruth League, Weehawken Day
- D- Resolution re: Tax overpayment refund
- E- Resolution re: Designating depository bank- Recreational Center
- F- Resolution re: Temporary Budget appropriations
- G- Resolution re: Certification of Garbage Rate
- H- Resolution re: Certification of Library Rate
- I- Resolution re: Preliminary Tax Levy
- J- Resolution re: Authorizing RFP- Recycling Consultant
- K- Resolution re: Awarding RFPs – Bulk 2023-2024 & Extension , Condemnation Counsel
- L- Resolution re: Approving Settlement Agreement
- M- Resolution re: Approving Partial Settlement –Insurance coverage case
- N- Resolution re: Awarding Contract - RECDesk recreation software
- O- Resolution re: Authorizing Purchase of Two (2) Traffic Message Boards under State / ESCNJ Co-op Contract
- P- Resolution re: Authorizing TWA-1 Sewer Extension Application – Hartz Estuary D Site
- Q- Resolution re: Awarding Contract – Clerk’s Office A/C – United Appliance
- R- Resolution re: Intro Ord # 09-2023 - Approving Financial Agreement – PIS Bldg #14/19
- S- Resolution re: Intro Ord # 10 -2023 - Approving Amendment to Financial Agreement – PIS Hotel 4/5

TOWNSHIP COUNCIL SITTING AS LOCAL ALCOHOLIC BEVERAGE CONTROL BOARD: ( If needed)

ROLL CALL:

AGENDA:

9. Approval of Bills for Payment;
10. Privilege of the Floor; sign in sheet, 5 minute time limit
11. Executive Session
12. Adjournment.:

TAKE NOTICE THAT ACTION MAY BE TAKEN ON THE MATTERS LISTED ON THIS AGENDA AND ON SUCH OTHER MATTERS AS MAY PROPERLY COME BEFORE THE TOWNSHIP COUNCIL / ABC/ SID BOARD OF THE TOWNSHIP OF WEEHAWKEN.

A

TOWNSHIP OF WEEHAWKEN  
HUDSON COUNTY, NJ

RESOLUTION # 2023

**BE IT RESOLVED** by the Township Council of the Township of Weehawken that Ordinance #08-2023 entitled:

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS BY THE TOWNSHIP OF WEEHAWKEN, APPROPRIATING THE AGGREGATE AMOUNT OF \$3,720,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$3,542,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF

Having been introduced and passed on first reading on July 12<sup>th</sup> 2023, and published according to law, and having been considered at the Township Council meeting open to the public on August 17<sup>th</sup> 2023, motion to adopt.

**DATED: August 16<sup>th</sup> 2023**

Motion:

Second:

Sosa  
Silvestri-Ehret:  
Lavagnino:  
Curtis  
Turner:

**TOWNSHIP OF WEEHAWKEN  
HUDSON COUNTY, NEW JERSEY**

**ORDINANCE # 08-2023**

**BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL  
IMPROVEMENTS BY THE TOWNSHIP OF WEEHAWKEN,  
APPROPRIATING THE AGGREGATE AMOUNT OF \$3,720,000  
THEREFOR AND AUTHORIZING THE ISSUANCE OF \$3,542,000  
BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF  
THE COST THEREOF**

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

Section 1. The improvements or purposes described in Section 3 of this bond ordinance are hereby authorized to be undertaken by the Township of Weehawken, a municipal corporation of the State of New Jersey (the "Township") as general improvements. For the improvements or purposes described in Section 3 of this bond ordinance, there is hereby appropriated the sum of \$3,720,000 (which is the aggregate amount of the sums of money appropriated for each respective improvement or purpose), including the sum of \$178,000 as the down payment for the improvements or purposes required by the Local Bond Law. The down payment is now available by virtue of the provision for a down payment for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the improvements or purposes not covered by the application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount of \$3,542,000 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

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

(a) Various park and playground improvements relating to Louisa Park, Tot Lot Park, Gregory Park, Waterfront Park and 38th Street Park as set forth on the project list filed in the Clerk's office, including all work and materials necessary therefor or incidental thereto.

<u>APPROPRIATION</u>	<u>BOND AUTHORIZATION</u>	<u>PERIOD OF USEFULNESS</u>
\$2,595,000	\$2,471,000	15 years

(b) The purchase and installation of information technology and telecommunications equipment for various Township Departments as set forth on the project list filed in the Clerk's office, including 2 portable electronic message boards, new telephone and computer systems, and all work and materials necessary therefor or incidental thereto.

<u>APPROPRIATION</u>	<u>BOND AUTHORIZATION</u>	<u>PERIOD OF USEFULNESS</u>
\$350,000	\$333,000	7 years

(c) The purchase of automotive vehicles and equipment, including 5 pickup trucks with salters and plows, 1 pickup truck with a scissor lift, 1 front end loader, 1 workman utility vehicle for the Public Works Department; and 2 automotive vehicles for the Senior Citizens Department.

<u>APPROPRIATION</u>	<u>BOND AUTHORIZATION</u>	<u>PERIOD OF USEFULNESS</u>
\$775,000	\$738,000	5 years

<u>TOTAL APPROPRIATION</u>	<u>TOTAL BOND AUTHORIZATION</u>	<u>AVERAGE PERIOD OF USEFULNESS</u>
\$3,720,000	\$3,542,000	12.16 years

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

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

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

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

(b) The average period of usefulness of the improvements or purposes described in Section 3 of this bond ordinance, computed on the basis of the amounts of obligations authorized for each improvement or purpose and the reasonable life thereof within the limitations of the Local Bond Law, is 12.16 years.

(c) An aggregate amount not exceeding \$300,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost of the improvements or purposes set forth in Section 3 of this bond ordinance.

(d) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and submitted to the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Township is increased by \$3,542,000 (the amount of the authorization of the obligations provided for in this bond ordinance). The obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

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

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

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

**Recorded Vote:**

AYES: Sosa, Silvestri-Ehret, Lavagnino, Curtis, Turner

NAYES: None

ABSENT: None

ABSTAIN: None

The foregoing is a true copy of a bond ordinance introduced and adopted on first reading by the governing body of the Township of Weehawken on July 12, 2023.

---

Rola Fares  
Clerk

B

**TOWNSHIP OF WEEHAWKEN  
HUDSON COUNTY, NEW JERSEY**

**RESOLUTION # - 2023**

BE IT RESOLVED by the Township Council of the Township of Weehawken that **GEORGE KALLERT**, having been appointed by the Township Manager to serve as **Deputy Clerk** of the Township of Weehawken, to act in the place and stead of the Township Clerk in the event of her absence, disability or indisposition, be and he is hereby confirmed as such, to serve at the pleasure of the Township Manager.

DATED: August 16, 2023

Introduced:

Second:

Councilperson	Yea	Nay	Abstain	Absent
Carmela Silvestri-Ehret				
Robert J. Sosa				
David J. Curtis				
Rosemary J. Lavagnino				
Richard F. Turner				

C

TOWNSHIP OF WEEHAWKEN  
HUDSON COUNTY, NJ

RESOLUTION # 2023

WHEREAS, THE WEEHAWKEN BABE RUTH LEAGUE has filed an application with the Township Clerk of the Township of Weehawken, for the issuance of a ON PREMISE Raffle License pursuant to the provisions of an Act entitled, "Raffle Licensing Law", and

WHEREAS, investigations have been made of the application as required by statute; and

WHEREAS, the Township Council of the Township of Weehawken having duly examined and considered said application, and being satisfied of the sufficiency thereof and of the applicants entitlement to said license, do hereby approve the same.

NOW, THEREFORE, BE IT RESOLVED by the Township Council a license be issued to the applicant pursuant to the provisions of said statute and to the rules and regulations of the Legalized Games of Chance Control Commission.

Effective Date: September 23, 2023  
License No.

DATED: August 16<sup>th</sup> 2023

Motion:

Second:

Sosa  
Silvestri-Ehret  
Lavagnino  
Curtis  
Turner:



D

**TOWNSHIP OF WEEHAWKEN  
HUDSON COUNTY**

**RESOLUTION # - 2023**

August 8, 2023

**Tax Overpayment Refunds**

WHEREAS, the Tax Collector has certified that all real estate taxes and other municipal charges have been paid in full to date with respect to the property or properties listed below and the respective taxpayers or their mortgagees or tax payment service companies listed have presented proof of overpayment or double payment of certain tax installments, and are, therefore, entitled to the refunds shown below; and

WHEREAS, the Chief Financial Officer or Finance Director of the Township has certified that sufficient funds are available for the payment thereof in account # , as evidenced by the attached Certificate of Availability of Funds, or if said funds have not been budgeted, or if this payment is to be made beyond the said fiscal year, the Council intends to make appropriate provision in the 20\_\_ - 20\_\_ fiscal year budget to provide for this payment,

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Weehawken that warrant(s) be ordered drawn by the Township Treasurer in favor of the taxpayer(s) listed below in the amount(s) set forth opposite their name(s):

Block	Lot	Qual	Taxpayer/Owner	Year/Qtr	Amount of Overpayment
65	18	C0002	Berger, Naftalie <b>MAKE PAYABLE TO: Ark Mortgage Inc.</b>	2023/3	\$2,683.99

*Credit results from both homeowner and mortgage company paying the taxes.*

TOTAL DOLLAR  
AMOUNT  
**\$2,683.99**

DATED: \_\_\_\_\_

Introduced:

Second:

Sosa  
Silvestri-Ehret  
Curtis  
Lavagnino  
Turner

I, KENNETH BOSOTINA, TAX COLLECTOR OF THE TOWNSHIP OF WEEHAWKEN, CERTIFY THAT THE RECORDS OF THE WEEHAWKEN TAX OFFICE SHOW THAT ALL INSTALLMENTS OF REAL ESTATE TAXES AND OTHER MUNICIPAL CHARGES RECORDED IN MY OFFICE HAVE BEEN PAID IN FULL AS OF THE DATE SHOWN BELOW WITH RESPECT TO ALL PROPERTIES LISTED ABOVE AND THAT EACH OF THE RESPECTIVE TAXPAYERS OR THEIR MORTGAGEES OR TAX PAYMENT SERVICE COMPANIES LISTED ABOVE HAS PRESENTED PROPER PROOF OF OVERPAYMENT OF TAX INSTALLMENTS IN THE AMOUNTS LISTED ABOVE AND ARE, THEREFORE, ENTITLED TO THE REFUNDS SHOWN HEREIN.

Dated: \_\_\_\_\_

Signed: \_\_\_\_\_

KENNETH BOSOTINA  
WEEHAWKEN TAX COLLECTOR

E

**TOWNSHIP OF WEEHAWKEN  
HUDSON COUNTY, NEW JERSEY**

**RESOLUTION # - 2023**

**RESOLUTION DESIGNATING DEPOSITORY BANK FOR CERTAIN FUNDS OF  
THE TOWNSHIP OF WEEHAWKEN – RECREATION CENTER  
AND AUTHORIZING TOWNSHIP OFFICIALS  
TO SIGN NECESSARY BANKING DOCUMENTS**

**WHEREAS**, it is necessary for the efficient conduct of the business of the Township of Weehawken that suitable banks and institutions be designated as official investment / depositories of the Township; and

**WHEREAS**, the Township now desires to establish an account for its **Recreation Center** at **Provident Bank** as an official depository of the Township,

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

- a) That the bank(s) and institution(s) listed below and any branches of same, whether or not specifically listed by location, and/or their respective successors in the event of merger or acquisition of any such institution by another, be and each is hereby designated and/or continued as an official depository or investment bank of the funds of the Township of Weehawken for the establishment of an **Operating Business Checking Account** for the Township Recreational Center:

Provident Bank  
1000 Avenue At Port Imperial  
Weehawken, NJ 07086

- b) That checks drawn on any such account(s) in which the Township's funds are deposited hereunder be negotiable only upon the signatures of both of the following

duly appointed or elected officials of the Township, each for her or his respective term of office: Chief Financial Officer – Lisa Toscano; and

Township Manager – Giovanni D. Ahmad

c) The Chief Financial Officer of the Township and the Township Manager be and hereby are authorized to execute and submit such documents as may be necessary to open the said account(s) in such institution(s) on the Township’s behalf.

d) This resolution shall take effect immediately upon adoption by the Weehawken Township Council.

DATED: August 16, 2023

Introduced:

Second:

Councilperson	Yea	Nay	Abstain	Absent
Carmela Silvestri-Ehret				
Robert J. Sosa				
David J. Curtis				
Rosemary J. Lavagnino				
Richard F. Turner				

**CERTIFICATION**

I, ROLA FARES, Municipal Clerk of the Township of Weehawken, County of Hudson, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a Resolution duly authorized by the Weehawken Township Council on August 16, 2023.

\_\_\_\_\_  
**ROLA FARES, R.M.C., Weehawken Township Clerk**

F

**TOWNSHIP OF WEEHAWKEN  
HUDSON COUNTY, NEW JERSEY  
RESOLUTION #**

WHEREAS, the 2023-20242 temporary Municipal budget was introduced on, June 28, 2023 and there is a need for an additional appropriation.

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

<u>OTHER EXPENSES</u>	<u>FROM</u>	<u>TO</u>
602-102 A & E	48,300.00	58,000.00
605-105 ELECTIONS	7,875.00	15,000.00
611-111 DIR OF FINANCE -AUDIT	18,768.75	30,000.00
612-212 ACCOUNT & CONTROLS	5,250.00	10,000.00
613-113 REVENUE COLLECTIONS	3,937.50	6,000.00
619-121 NHRFR	2,227,406.66	3,100,000.00
621-121 TRAFFIC & SIGNAL	4,068.75	6,000.00
623-123 AMUBLANCE	393.75	1,000.00
625-125 STREETS & ROADS	48,877.50	150,000.00
626-126 BUILDING & GROUNDS	153,431.25	190,000.00
627-127 VEHICLE MAINTENANCE	6,562.50	9,000.00
633-133 RECREATION	300,000.00	425,000.00
635-135 WNY HEALTH DEPARTMENT	9,187.50	17,500.00
642-142 LEGAL APPEALS	117,613.13	150,000.00
646-146 SERVICE CONTRACTS	10,552.50	15,000.00
647-147 NO HUDSON COMMUNITY ACTION	2,625.00	10,000.00
648-148 INSURANCE & BOND PREMIUM	300,000.00	350,000.00
655-155 PARKS & PLAYGROUNDS	52,500.00	75,000.00
659-159 INSPECTIONS	28,111.13	40,000.00
661-161 Gasoline	54,075.00	75,000.00
662-162 ELECTRICITY	51,975.00	68,000.00
665-165 STREET LIGHTING	50,032.50	75,000.00
666-166 FIRE HYDRANT	24,743.78	35,000.00
667-167 WATER	15,487.50	40,000.00
672-172 PERS	0.00	1,500.00
673-173 SOCIAL SECURITY	234,418.48	420,000.00
675-175 PFRS	0.00	1.500.00
677-177 MUNICIPAL COURT	7,691.25	10,500.00
694-193 STRENGTHENING PUBLIC HEALTH GRANT	0.00	406,046.00
694-194 ENHANCING PUBLIC HEALTH GRANT	0.00	102,733.00
697-197 TAX REFUNDS	6,562.50	100,000.00
 <u>SALARY &amp; WAGES</u>		
602-202 A & E	118,031.11	240,000.00
603-203 TWP CLERK	54,692.97	70,000.00
606-206 TOWNSHIP ATTORNEY	7,016.40	124,000.00
608-208 PROSECUTOR	14,249.95	25,000.00
609-209 PUBLIC DEFENDER	9,566.45	12,000.00
612-212 ACCOUNTS & CONTROL	88,369.67	160,000.00
613-213 REVENUE COLLECTION	42,820.61	67,000.00
617-217 POLICE DEPT	2,294,364.54	2,900,000.00
619-219 FIRE	38,704.05	46,000.00
621-221 TRAFFIC & SIGNALS	24,377.11	50,000.00
624-224 DEPT OF PUBLIC WORKS	28,615.73	95,000.00

625-225 DIV OF STREETS & ROADS	432,969.92	825,000.00
626-226 BUILDING & GROUNDS	20,623.57	55,000.00
627-227 VEHICLE MAINTENANCE	17,551.36	35,000.00
628-228 SENIOR CITIZEN	91,676.62	125,000.00
629-229 HEALTH DEPT	11,239.26	50,000.00
633-233 RECREATION	156,796.05	440,000.00
648-248 INSURANCE	26,999.15	33,000.00
655-255 PARKS & PLAYGROUNDS	473,641.88	550,000.00
659-259 DIV OF INSPECTIONS	339,615.25	420,000.00

DATED:

INTRODUCED:

EHRET-SILVESTRI:

SOSA:

LAVAGNINO:

CURTIS:

TURNER:

G

TOWNSHIP OF WEEHAWKEN  
HUDSON COUNTY NJ

RESOLUTION #

BE IT RESOLVED by the Township Council of the Township of Weehawken that the amount of \$2,647,138.83 is required to be raised by taxation by the Township of Weehawken for its Garbage Collection District for the calendar year beginning January 1st 2023 and ending December 31, 2023.

Dated:

Introduced:

Second:

Sosa  
Silvestri-Ehret  
Curtiz  
Lavagnino  
Turner

H

TOWNSHIP OF WEEHAWKEN  
HUDSON COUNTY, NJ

R E S O L U T I O N #

WHEREAS, Chapter 72, Public Laws 1994 requires a municipality operating under the State Fiscal Year to certify the Municipal Library tax levy, by resolution, to the Director of the Division of Local Government Services to be utilized in the calculation of the third and fourth installments of property taxes; and

WHEREAS, the tax collector and finance officer of the Township of Weehawken have computed the Municipal Library tax levy within the range allowed and recommend that this levy be authorized by the governing body,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of Weehawken that the Municipal Library tax levy in the sum of \$ 1,354,064.24 authorized to be used for the calculation of the third and fourth installment of property taxes.

Dated:

Introduced:

Second:

Sosa  
Silvestri-Ehret  
Curtis  
Lavagnino  
Turner



Q

**TOWNSHIP OF WEEHAWKEN  
HUDSON COUNTY, NEW JERSEY**

**RESOLUTION # \_\_\_\_\_ - 2023**

**WHEREAS**, the Township has sought all inclusive, firm price quotations for the **Supply and Installation of New, Replacement Air Conditioning Systems for the Township Clerk's Offices** based upon specifications prepared and distributed to various potential vendors / contractors, a copy of such specifications being on file in the Office of the Township Clerk; and

**WHEREAS**, the following is a list of the price quotations received in response thereto:

<b><u>VENDOR / CONTRACTOR</u></b>	<b><u>PRICE QUOTATION</u></b>
JORGE REPAIRS	\$ 24,598.00
STASHLUK PLUMBING-HEATING-AIR CONDITIONING SERVICES	25,996.77
UNITED APPLIANCE SERVICES	20,500.00

and

**WHEREAS**, the members of the Weehawken Township Council have reviewed the price quotes listed above, as set forth on the attached quotation sheets, and the reports and recommendations of the Public Works Directors, the Township Manager and the Law Director, and have determined that the price quote submitted by **UNITED APPLIANCE SERVICES**, with a total, all-inclusive contract price of **\$20,500.00**, is acceptable to the Township, and that the said Contractor is responsible; and

**WHEREAS**, the Chief Financial Officer of the Township has determined that sufficient funds are available in the 2022-2023 fiscal year budget to fund this project, in account # \_\_\_\_\_, as evidenced by the attached Certificate of Availability of Funds and of Price Quotations or, if said funds have not been budgeted, or if this project is to extend beyond the said

fiscal year, the Council intends to make appropriate provision in the 2023-2024 fiscal year budget to fund this project,

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Township of Weehawken that a contract for the Supply and Installation of New, Replacement Air Conditioning Systems for the Township Clerk's Offices be and it is hereby awarded to UNITED APPLIANCE SERVICES for the amount quoted, and the Mayor and/or Township Manager be, and are hereby, authorized to issue a purchase order and/or execute a contract with the successful bidder for the goods and services to be performed, as may be appropriate and in accordance with the contract specifications, with a total price of \$20,500.00, and subject to the approval of the Township Law Director as to form; and

**BE IT FURTHER RESOLVED** that the award of this contract is conditioned upon the Contractor delivering to the Township Clerk, prior to the commencement of any work thereunder, in addition to any and all other requirements of law and the contract specifications, a certificate of insurance naming the Township as an additional insured party, in the usual form as described in the "Certificate of Insurance Requirements" Notice on file in the Office of the Township Clerk.

DATED: August 16, 2023

Introduced:

Second:

Councilperson	Yea	Nay	Abstain	Absent
Carmela Silvestri-Ehret				
Robert J. Sosa				
David J. Curtis				
Rosemary J. Lavagnino				
Richard F. Turner				



TOWNSHIP OF WEEHAWKEN  
HUDSON COUNTY, NJ

RESOLUTION # - 2023

**BE IT RESOLVED** by the Township Council of the Township of Weehawken that  
Ordinance # **10-2023** entitled:

AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF AN  
AMENDMENT TO THE FINANCIAL AGREEMENT RELATED TO HOTEL  
CONSTRUCTION AND OPERATION ON BLOCK 64.01, LOT 3.02 IN PORT  
IMPERIAL SOUTH

Hereto for introduced does now pass on first reading and said Ordinance be further  
considered for final passage at a public hearing to be held at a meeting beginning at 7:00  
P.M. on 2023 at the regular meeting place of the Township Council, and that at such  
time and place all persons interested to be given an opportunity to be heard concerning said  
Ordinance, and that the Township Clerk be and she is hereby authorized and directed to  
publish said Ordinance according to law.

**DATED: August 16<sup>th</sup> 2023**

Motion:            Second:

Sosa  
Silvestri-Ehret  
Lavagnino:  
Curtis  
Turner:

**TOWNSHIP OF WEEHAWKEN  
HUDSON COUNTY, NEW JERSEY**

**ORDINANCE # - 2023**

**AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION  
OF AN AMENDMENT TO THE FINANCIAL AGREEMENT RELATED  
TO HOTEL CONSTRUCTION AND OPERATION ON BLOCK 64.01,  
LOT 3.02 IN PORT IMPERIAL SOUTH**

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

**WHEREAS**, on September 30, 2015, the Township entered into a certain Amended and Restated Financial Agreement with XS Hotel Union Urban Renewal Associates, LLC (the “Original Redeveloper Entity”) for a project to develop, construct and operate two hotels on property located within the Township with the address 500 Avenue at Port Imperial, more specifically within condominium units located there and designated as C005, C005X and C05AX in Block 64.01, Lot 3.02 (collectively, the “Project”), the first hotel being a two hundred and ten (210) room hotel and the second being a one hundred and fifty-four (154) room extended stay hotel, along with other improvements and amenities, the said Financial Agreement being on file in the Office of the Township Clerk (the “Financial Agreement”); and

**WHEREAS**, the Project has been sold by the Original Redeveloper Entity to CRYSTAL & DIAMONDS URBAN RENEWAL, LLC and GREEN CRYSTAL URBAN RENEWAL, LLC, as tenants-in-common, each an urban renewal entity formed and qualified to do business under the provisions of N.J.S.A. 40A:20-1 et seq. (“PILOT Law”), one to own and operate the 221-room hotel and the other to own and operate the 154-room extended stay hotel and both having their principal offices at 521 E. RXR Plaza, Uniondale, New York 11556 (hereinafter, together the “Current Entity” and together with the Township, the “Parties” and each a “Party”); and

**WHEREAS**, the Parties have now agreed to make certain changes to the Financial Agreement which are more particularly set forth in a document entitled “Amendment No. 1 to Financial Agreement”, dated as of September 1, 2023, a copy of which is on file in the Office of the Township Clerk,

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

**Section 1.** The preamble provisions set forth above are hereby confirmed, adopted and made part of this Ordinance.

**Section 2.** Pursuant to the authority granted under the PILOT Law, N.J.S.A. 40A:20-1, et seq., this Ordinance authorizes the execution of Amendment No. 1 to Financial Agreement with the Current Entity with respect to the improvements constituting the Project, more particularly described above, generally comprising a 221-room hotel and a 154-room extended stay hotel, within condominium units designated as C005, C005X and C05AX in Block 64.01, Lot 3.02, as shown on the official tax maps of Weehawken Township.

**Section 3.** The Mayor is authorized to execute and deliver Amendment No. 1 to Financial Agreement in substantially the form dated as of September 1, 2023 and on file with the Office of the Township Clerk, in consultation with the Township Attorney.

### **Notice of Adoption of Ordinance**

The foregoing Ordinance was adopted for first reading by the Township Council of the Township of Weehawken, New Jersey, on August 16, 2023 and ordered published, and will be further considered before final passage at a public hearing to be held on August 16, 2023, at the Council Chambers, Municipal Building, 400 Park Avenue, Weehawken, New Jersey. A copy of this Ordinance has been posted on the bulletin board upon which public notices are customarily posted on in the Town Hall of the Township of Weehawken, and a copy (at no charge) is available up to and including the time of such meeting to the members of the public of the Township who shall request such copies, at the Office of the Township Clerk in said Town Hall in Weehawken, New Jersey.

Rola Fares, Township Clerk

Introduced: August 16, 2023

Adopted:

CA... \STORAGE.ORD\PIS Bldg 4-5 Hotel - Approving AMENDMENT to Financial Agreement.doc