

MINUTES

Regular meeting of the Mayor and Council of the
Town of Guttenberg at Town Hall, 6808 Park Avenue, Guttenberg, New Jersey
on Wednesday, December 17, 2025, Second Floor

Call to Order: Dr. Cosmo A. Cirillo, Town Clerk

Salute to the Flag: By Dr. Cosmo A. Cirillo, Town Clerk

Members Present:

Councilpersons: Richard Delafuente, Monica Fundora, John Habermann, William Hokien, Juana Malave and Mayor Wayne D. Zitt, Jr.

Sunshine Law:

As presiding officer of this Regular Meeting of the Mayor and Town Council of the Town of Guttenberg, held on December 17, 2025 at 4:30 P.M., I do hereby publicly announce, and I direct that this announcement shall be placed in the minutes of this meeting, and that the Notice requirements provided for in the "Open Public Meetings Act" have been satisfied. Notice of this meeting was properly given to the Town Council and transmitted by the Town Clerk to the Jersey Journal, the Bergen Record and publicly posted on the Municipal Bulletin Board the annual resolution showing the date, time and place of each regular meeting.

Approval of Minutes:

- Caucus Meeting of October 22, 2025
- Regular Meeting of October 22, 2025
- Caucus Meeting of November 12, 2025
- Regular Meeting of November 12, 2025

A motion was made by Councilperson Hokien seconded by Councilperson Delafuente Ayes: Councilpersons Delafuente, Fundora, Habermann, Hokien, Malave and Mayor Zitt Nays: None Absent: None Abstain: None

Approval of consent agenda Resolution #239-2025 through Resolution#274-2025:

A motion was made by Councilperson Hokien seconded by Councilperson Delafuente Ayes: Councilpersons Delafuente, Fundora, Habermann, Hokien, Malave and Mayor Zitt Nays: None Absent: None Abstain: None

Resolution:

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY
RESOLUTION#239-2025

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget and,

WHEREAS, the Director may also approve the insertion of any item of appropriation for an equal amount,

WHEREAS, the Town of Guttenberg wishes to amend its 2025 Budget to include an amount as revenue,

NOW THEREFORE, BE IT RESOLVED that the Governing Body of the Town of Guttenberg hereby requests the Director of the Division of Local Government Services to approve the insertion of an item in the budget of the year 2025 in the sum of.....\$34,441.00
which is now available as a revenue from:

Special Items of General Revenue Anticipated with Prior Written Consent of the Director
of Local Government Services:

Public and Private Revenues Off-Set with Appropriations:

FY 2025 Guttenberg BOE Bus Service

BE IT FURTHER RESOLVED that a like sum of.....\$34,441.00
be and the same is hereby made under the caption of:

General Appropriations

(a) Operations Excluded from "CAPS"

Public and Private Programs Off-Set by Revenue:

FY 2025 Guttenberg BOE Bus Service

BE IT FURTHER RESOLVED, that the Town Clerk forward two copies of this resolution to the Director of Local Government Services.

Adopted this _17th_ day of December, 2025, and certified as a true copy of an original.

Trenton, New Jersey

Approved _____, 2025
Director, Division of Local Government Services

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY
RESOLUTION #240-2025

A RESOLUTION OF THE TOWN OF GUTTENBERG IN SUPPORT OF PROPOSED STATE OF
NEW JERSEY LEGISLATION (S3545/A4696) "CLIMATE SUPERFUND ACT"

WHEREAS, the proposed "NJ Climate Superfund Act" (S3545 / A4696), pending before the New Jersey Legislature, would impose liability on large fossil fuel companies for certain climate change related damages caused by them instead of imposing all those costs on New Jersey taxpayers; and

WHEREAS, New Jersey has experienced deaths and billions of dollars in losses from storms linked to climate change. Construction costs to repair and replace damages associated with Hurricane Sandy are estimated to be over \$29 billion, along with 38 deaths, while Hurricane Ida caused about \$2 billion in costs and 30 deaths. From 1980– 2024 (as of November 1, 2024), there have been 74 confirmed weather/climate disaster events with losses exceeding \$1 billion each to affect New Jersey. These costs do not include many others associated with climate change listed below; and

WHEREAS, total Global Domestic Product ("GDP") today is about \$100 trillion and climate change is on track to cost the global economy \$38 trillion every year in damages within the next 25 years; and

WHEREAS according to *The Fifth National Climate Assessment Report* prepared by the United States Global Change Research Program (an office established by Congress that facilitates collaboration between fifteen federal agencies to coordinate federal research and investments in responding to forces that shaping are shaping the global environment and its impacts on society) found that extreme climate events cost the United States \$150 billion each year, excluding costs related to loss of life, healthcare, and ecosystem damage. The 2024 catastrophic flooding and destruction caused by Hurricane Helene in western North Carolina alone caused an estimated record \$53 billion in damages and recovery needs; and

WHEREAS, the effects of climate change on New Jersey municipalities include, but are not limited to, increases in the costs of property insurance, flooding (including clean ups, property buyouts and prevention), public health care costs (costs from injuries, heat, dealing with vector borne diseases and insurance), repair to critical infrastructure such as roads, bridges, sewer systems and wastewater management, installing/maintaining air conditioning in schools, costs of dealing with forest fires and resulting property damages, increased costs of water purification from droughts or floods, seawall and other protections against ocean flooding, raising roads to prevent sunny-day flooding, potential lawsuits from residents, loss of tax revenue from destroyed properties, salt water invasion of aquifers, algal blooms, loss of recreation/tourism revenue, dealing with insect and other infestations; and

WHEREAS, more than 50 years ago, scientists at major fossil fuel companies knew of the direct link between fossil fuels and global climate change and reported their findings to corporate executives, who chose to deceive the public about climate science, downplay and distort the evidence of climate change, engage in a decades-long campaign against climate action, fund counterfeit science and manufacture uncertainty with no scientific basis; and

WHEREAS, the top 25 oil and gas "carbon majors" have continually earned enormous profits and have the ability to pay for their share in damages while remaining extremely profitable. Global climate damages from emissions associated with the top 215 oil and gas "carbon majors" between 1985 and 2018 are estimated at 20 trillion dollars compared to the 30 trillion dollars they earned over the same period. In 2022 seven "carbon majors" including Aramco, Exxon, Mobil and Shell earned profits almost twice the estimated damages caused by their emissions that year – 497 billion dollars in profit compared to 260 billion dollars in damages; and

WHEREAS, the New Jersey Climate Superfund Act seeks to hold "responsible parties," which is defined within the Bill as large fossil fuel companies operating in New Jersey and were responsible more than one billion metric tons of greenhouse gas emissions since 1994, liable for the past, current and future costs of funding climate change adaptation and resilience projects instead of placing the burden on New Jersey taxpayers; and

WHEREAS, the New Jersey State Treasurer will be authorized under this Act to determine the cost impacts of these greenhouse gas emissions on the State, including effects on public health, natural resources, biodiversity, agriculture, economic development, flood preparedness and safety, housing, and any other effect that the State Treasurer determines is relevant; and

WHEREAS, a "Climate Superfund Cost Recovery Program" will be established under this Act by the ("NJDEP") to obtain compensatory payments from Responsible Parties and accept and collect payment from responsible parties and to disburse those funds for "climate change adaptation projects;" to project sponsors of climate change adaptation and resilience projects; and

WHEREAS, as defined in the bill, "Climate Change Adaptation Projects" include, but are not limited to: flood protection projects; home buyouts; upgrades of stormwater drainage systems; defensive upgrades to roads, bridges, railroads, and transit systems; preparation for, and recovery from, extreme weather events; preventive health care programs and providing medical care to treat illness or injury caused by the effects of climate change; relocation, elevation, or retrofits of sewage treatment plants and other infrastructure vulnerable to flooding; installation of energy efficient cooling systems and other weatherization and energy efficiency upgrades and retrofits in public and private buildings, including schools and public housing, designed to reduce the public health effects of more frequent heat waves and forest fire smoke; upgrades to the electrical grid to increase stability and resilience, including the creation of self-sufficient microgrids; and response to toxic algae blooms, loss of agricultural topsoil, crop loss, and other climate-driven ecosystem threats to forests, farms, fisheries, and food systems; and

WHEREAS, any municipality in need of climate change adaptation and resilience projects will be able to apply for the funds raised by the Act; and

WHEREAS, the total funds to be recovered under the New Jersey Climate Superfund Act is expected to be multiple billions of dollars each year; and

WHEREAS, economists agree that the design of the New Jersey Climate Superfund Act would not cause costs to be passed along to consumers because the payments would be based on past pollution and, therefore, not affect today's marginal cost of production, and because the price

of fossil fuels is based on international market forces; and

WHEREAS, the Act would not preclude municipalities from filing and paying for their own lawsuits in order to obtain payment for damages caused by climate change emissions; and

WHEREAS, the Act will make New Jersey more affordable by not saddling New Jersey taxpayers with the large and rapidly increasing costs of paying for climate damages.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Town of Guttenberg, County of Hudson and State of New Jersey, in the interest of protecting its residents, businesses and institutions, strongly express their support for passage of the New Jersey Climate Superfund Act.

BE IT FURTHER RESOLVED, that the Town Clerk shall forward this Resolution to New Jersey Governor Phil Murphy; Commissioner of the NJ Department of Environmental Protection; NJ Senate President Nicholas Scutari; NJ Assembly Speaker Craig Coughlin; NJ Climate Superfund Act Senate sponsors Bob Smith, John McKeon; NJ Climate Superfund Act Assembly sponsors John Allen, Garnet Hall, Alixon Collazos-Gill.

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY
RESOLUTION#241-2025
APPOINTING GRACIELA DEBORD AS A PART-TIME CLERK
IN THE BUILDING DEPARTMENT

WHEREAS, there is a need for a Clerk in the Building Department; and

WHEREAS, The Town Administrator of the Town of Guttenberg has recommended that Graciela Debord be appointed to the position of Part-Time Clerk for the Building Department.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Guttenberg County of Hudson State of New Jersey, that Graciela Debord is appointed to the position of Part-Time Clerk for the Building Department. The annual salary shall be as set forth in the Salary Ordinance of the Town of Guttenberg.

BE IT FURTHER RESOLVED, that said appointment is hereby effective December 1, 2025.

BE IT FURTHER RESOLVED, that the Chief Financial Officer certifies that funds are available for the appropriation from Current Fund- Salary & Wages account.

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY
RESOLUTION # 242-2025
AUTHORIZE APPOINTMENT OF SUKAINA ALI TEHFA AND SANA MOHAMED
ALMUWALLAD AS STUDENT INTERNS TO THE TOWN OF GUTTENBERG ADMINISTRATION
DEPARTMENT

WHEREAS, there is a need for Part Time Student Interns in the Administration Department; and

WHEREAS, the Town Administrator reviewed numerous applicants for this position; and

WHEREAS, The Town Administrator of the Town of Guttenberg recommends that Sukaina Ali Tehfa and Sana Mohamed Almuwallad be appointed Part Time Student Intern for the Administration Department.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Town of Guttenberg, County of Hudson, State of New Jersey, that they hereby appoint Sukaina Ali Tehfa and Sana Mohamed Almuwallad be appointed to the position of Part Time Student Interns for the Administration Department, not to exceed twenty-nine (29) hours a week, for the period through June 30, 2026.

BE IT FURTHER RESOLVED, that the Chief Financial Officer certifies that funds are available for the appropriation from Current Fund- Admin S&W.

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY

RESOLUTION #243-2025

AUTHORIZE HIRE OF FRANK JOE CINQUEGRANA AS PART-TIME DEPARTMENT OF PUBLIC WORKS EMPLOYEE FOR THE TOWN OF GUTTENBERG

WHEREAS, there is a need in the Town of Guttenberg (“Town”) for part-time Department of Public Works (“DPW”) employee for the Town; and

WHEREAS, Frank Joe Cinquegrana is able to serve as part-time DPW employee and meets all the requirements for the position; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Town of Guttenberg, County of Hudson, State of New Jersey, that Frank Joe Cinquegrana is hereby hired as a part-time DPW employee with the Town of Guttenberg; and

BE IT FURTHER RESOLVED, said hire shall be effective retroactively as of November 3, 2025. The salary shall be set forth by the salary ordinance of the Town of Guttenberg; and

BE IT FURTHER RESOLVED that the Chief Financial Officer certifies that funds are available for the appropriation Current-Fund – Streets & Roads Salary & Wages 01-2010-26-2901-001.

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY

RESOLUTION #244-2025

AUTHORIZE HIRE OF MARIANA G. ECHEVERRIA AS PART-TIME
DEPARTMENT OF PUBLIC WORKS EMPLOYEE FOR THE TOWN OF GUTTENBERG

WHEREAS, there is a need in the Town of Guttenberg (“Town”) for part-time Department of Public Works (“DPW”) employee for the Town; and

WHEREAS, Mariana G. Echeverria is able to serve as part-time DPW employee and meets all the requirements for the position; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Town of Guttenberg, County of Hudson, State of New Jersey, that Mariana G. Echeverria is hereby hired as a part-time DPW employee with the Town of Guttenberg; and

BE IT FURTHER RESOLVED, said hire shall be effective retroactively as of October 27, 2025. The salary shall be set forth by the salary ordinance of the Town of Guttenberg; and

BE IT FURTHER RESOLVED that the Chief Financial Officer certifies that funds are available for the appropriation Current-Fund – Streets & Roads Salary & Wages 01-2010-26-2901-001.

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY
RESOLUTION #245-2025

AUTHORIZING THE HIRE OF EDWARD RODRIGUEZ HERNANDEZ AS A FULL-TIME
LABORER FOR THE DEPARTMENT OF PUBLIC WORKS FOR THE TOWN OF GUTTENBERG

WHEREAS, there is a need for an additional full-time laborer for the Guttenberg Department of Public Works Department (“DPW”); and

WHEREAS, Edward Rodriguez Hernandez, a part-time DPW laborer is interested in working full-time in the Guttenberg DPW; and

WHEREAS, the Superintendent of the Department of Public Works for the Town of Guttenberg has recommended for the position of full-time DPW Employee-laborer.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Guttenberg County of Hudson, State of New Jersey that Edward Rodriguez Hernandez is hereby hired to the position of full-time employee-laborer for the Department of Public Works. The annual salary shall be as set forth in the Salary Ordinance of the Town of Guttenberg; and

BE IT FURTHER RESOLVED, that said appointment is hereby effective as of December 1, 2025; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer certifies that funds are available for the appropriation from Current Fund- Streets and Roads S&W 01-2010-26-2901-001.

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY
RESOLUTION #246-2025

AUTHORIZE HIRE OF ADRIANA VIVANCO SOSA AND DOLLY MARIA AGUDELO AS
CROSSING GUARDS FOR THE TOWN OF GUTTENBERG

WHEREAS, there is a need in the Town of Guttenberg (“Town”) to hire a Crossing Guards for the Town; and

WHEREAS, Adriana Vivanco Sosa and Dolly Maria Agudelo are able to serve as part-time Crossing Guards and has met all the requirements for the position; and

WHEREAS, the Police Director recommends the hire of Adriana Vivanco Sosa and Dolly Maria Agudelo as a Crossing Guards.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Town of Guttenberg, County of Hudson, State of New Jersey, that Adriana Vivanco Sosa and Dolly Maria Agudelo are hereby hired as a Crossing Guard with the Town of Guttenberg; and

BE IT FURTHER RESOLVED, said hire shall be effective retroactively as of October 20, 2025. The salary shall be set forth by the salary ordinance of the Town of Guttenberg; and

BE IT FURTHER RESOLVED that the Chief Financial Officer certifies that funds are available for the appropriation Current-Fund – Police Salary & Wages 01-2010-25-2401-001.

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY

RESOLUTION #247-2025

APPROVING AWARD OF PROFESSIONAL SERVICE CONTRACT FOR ARCHITECTURE SERVICES TO RSC ARCHITECTS FOR 2026

WHEREAS, the Town of Guttenberg (“Town”) sought statements of qualifications-proposals; and

WHEREAS, the Town received a proposal for these services from RSC Architects, with offices located at 3 University Plaza Drive, Suite 600, Hackensack, NJ 07601, which was reviewed and determined to be legally sufficient and cost effective; and

WHEREAS, this term of contract will be from January 1, 2026 through December 31, 2026; and

WHEREAS, RSC Architects provided a schedule of fees for the services in their proposal.

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the Town of Guttenberg, County of Hudson, State of New Jersey, do hereby authorize, ratify and approve of a contract with RSC Architects for architecture services to the Town of Guttenberg, for the period beginning January 1, 2026 until December 31, 2026.

BE IT FURTHER RESOLVED, the Town shall pay RSC Architects an amount not to exceed \$25,000.00 for the contract period in accordance with their proposal for their services.

BE IT FURTHER RESOLVED, that the Mayor and Town Administrator are authorized to execute a contract with RSC Architects for their services.

BE IT FURTHER RESOLVED, that a Notice of Contract Award shall be published and maintained in the office of the Town Clerk.

BE IT FURTHER RESOLVED, that the Chief Financial Officer certifies that the funds necessary for payments covering the period January 1, 2026 to December 31, 2026, not to exceed \$25,000.00 are available for this contract from Capital Accounts– Various Accounts.

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY

RESOLUTION #248-2025

AUTHORIZE AWARD OF PROFESSIONAL SERVICES CONTRACT FOR MUNICIPAL AUDITOR SERVICES TO WIELKOTZ & COMPANY, LLC

WHEREAS, the Town of Guttenberg (“Town”) sought qualifications-proposals for a contract for municipal auditor services pursuant to a fair and open process; and

WHEREAS, the Town evaluated the proposals and determined that the proposal Wielkottz & Company, LLC, with offices located at 401 Wanaque Avenue, Pompton Lakes, NJ 07442 was legally sufficient and the most cost effective and comprehensive proposal, and that Wielkottz & Company, LLC can provide the services required by the Town for Municipal Auditor Services; and

WHEREAS, the Town seeks to pay Wielkottz & Company, LLC pursuant to the schedule of fees contained in their proposal on file with the Clerk’s Office

WHEREAS, this contract will commence on January 1, 2026 and continue until December 31, 2026.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Town of Guttenberg, County of Hudson, State of New Jersey, that the Mayor or Town Administrator are hereby authorized to execute a Contract for Auditor Services with Wielkottz & Company, LLC located at 401 Wanaque Avenue, Pompton Lakes, New Jersey 07442, for Auditor services commencing January 1, 2026 until December 31, 2026; and

BE IT FURTHER RESOLVED, that Ferraioli, Wielkottz, Cerullo & Cuva, P.A.’s rate shall be in accordance with Section IV of their proposal and contract shall not exceed \$100,000.00; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer, certifies that funds are available from the Current Fund – Finance - 01-2010-20-1302-001.

BE IT FURTHER RESOLVED, that a Notice of Contract Award shall be published and maintained in the office of the Town Clerk.

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY

RESOLUTION #249-2025

AUTHORIZE AWARD OF PROFESSIONAL SERVICE CONTRACT TO SOL’S INTERPRETING SERVICES FOR INTERPRETING SERVICES

WHEREAS, the Town of Guttenberg solicited qualification statements-proposals under a fair and open process for a contract to provide interpreting services for the municipal court; and

WHEREAS, the Town has received a proposal from Sol’s Interpreting Services for Interpreting Services for 2026; and

WHEREAS, the Town evaluated the proposal and determined that the proposal from Sol’s Interpreting Services with offices at 6118 Meadowview Avenue, North Bergen, New Jersey 07047, was

legally sufficient and the most cost effective and comprehensive proposal, and that Sol's Interpreting Services can provide interpreting services for the municipal court; and

WHEREAS, the proposal from Sol's Interpreting Services established a rate per court session based on the per session fee set by the Administrative Office of the Courts of \$180.00, and if it goes beyond 3 hours and up to 3.5 hours fee will be \$220.00 and up to 4 hours fee will be \$240.00;

NOW THEREFORE, BE IT RESOLVED, that Mayor and Council of the Town of Guttenberg, County of Hudson, State of New Jersey, do hereby award a contract to Sol's Interpreting Services with offices at 6118 Meadowview Avenue, North Bergen, New Jersey 07047, for interpreting services to Sol's Interpreting Services; and

BE IT FURTHER RESOLVED, the Town shall pay Sol's Interpreting Services not to exceed \$30,000.00 in accordance with the proposal for these services, for the period of January 1, 2026 until December 31, 2026; and

BE IT FURTHER RESOLVED, that the Mayor and Town Administrator are authorized to execute a contract with Sol's Interpreting Services to provide interpreting services for the municipal court; and

BE IT FURTHER RESOLVED, that notice of the Contract award shall be published and maintained in the Office of Clerk; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer, certifies that funds are available for the appropriation from Current Fund – Municipal Court OE 01-2010-43-4902-001.

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY
RESOLUTION #250-2025
AUTHORIZE AWARD OF CONTRACT TO ANGEL CONSULTANTS, LLC
FOR COMPUTER SUPPORT SERVICES FOR THE TOWN OF GUTTENBERG

WHEREAS, the Town of Guttenberg ("Town") issued a Request for qualifications-proposals under the fair and open process as defined by said Statute for Computer Support Services; and

WHEREAS, the Town evaluated the proposals and determined that the proposal from Angel Consultants, LLC, located at PO Box 393, North Bergen, New Jersey 07047, was legally sufficient and the most cost effective and comprehensive proposal, and that Angel Consultants, LLC, can provide the services required by the Town for Computer Software Services, needed by the Town; and

WHEREAS, the Town seeks to pay Angel Consultants, LLC pursuant to the schedule of fees contained in their proposal on file with the Clerk's Office, not to exceed \$200,000.00; and

WHEREAS, this term of contract will be from January 1, 2026 through December 31, 2026.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Town of Guttenberg, County of Hudson, State of New Jersey, that they do hereby award a contract for Computer

Support Services to Angel Consultants, LLC, located at PO Box 393, North Bergen, New Jersey 07047, commencing January 1, 2026 through December 31, 2026, for a contract amount not to exceed \$200,000.00.

BE IT FURTHER RESOLVED, that the Mayor and Town Administrator are authorized to execute a contract with Angel Consultants, LLC for Computer Support Services.

BE IT FURTHER RESOLVED, that a Notice of Contract Award shall be published and maintained in the office of the Town Clerk.

BE IT FURTHER RESOLVED, that the Chief Financial Officer, certifies that funds are available for the appropriation from Current Fund Technology 01-2010-32-4705-001.

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY
RESOLUTION #251-2025

AUTHORIZE AWARD OF PROFESSIONAL SERVICES CONTRACT TO REMINGTON & VERNICK ENGINEERS FOR ENGINEER FOR JOINT PLANNING AND ZONING BOARD

WHEREAS, the Town of Guttenberg (“Town”) solicited qualifications-proposals, under a fair and open process for a contract for Engineer for Joint Planning and Zoning Board; and

WHEREAS, the Town evaluated the proposals and determined that the proposal from Remington & Vernick Engineers with offices located One Harmon Plaza, Suite 210 Secaucus, New Jersey 07094, was legally sufficient and the most cost effective and comprehensive proposal, and that Remington & Vernick Engineers can provide the services required by the Town for Engineer for Joint Planning and Zoning Board;

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the Town of Guttenberg, County of Hudson, State of New Jersey, do hereby authorize a contract with Remington & Vernick Engineers with offices located at 1362 Crim Rd., Bridgewater, NJ 08807, as Engineer for Joint Planning and Zoning Board of the Town of Guttenberg, beginning January 1, 2026 until December 31, 2026.

BE IT FURTHER RESOLVED, the Town shall pay Remington & Vernick Engineers from the Joint Planning and Zoning Board applicant escrow account, in accord with the schedule of fees for the services in their proposal.

BE IT FURTHER RESOLVED, that the Mayor and Town Administrator are authorized to execute a contract with Remington & Vernick Engineers for their services.

BE IT FURTHER RESOLVED, that the Chief Financial Officer certifies that the funds necessary for payments covering the period January 1, 2026 to December 31, 2026, from Escrow Accounts.

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY
RESOLUTION #252-2025

AUTHORIZE AWARD OF CONTRACT TO REMINGTON & VERNICK ENGINEERS FOR MUNICIPAL ENGINEERING SERVICES

WHEREAS, the Town of Guttenberg (“Town”) solicited qualifications-proposals under a fair and open process for a contract for municipal engineering services; and

WHEREAS, the Town evaluated the proposals and determined that the proposal from Remington & Vernick Engineers, having offices at One Harmon Plaza, Suite 210 Secaucus, New Jersey 07094, was legally sufficient and the most cost effective and comprehensive proposal, and that Remington & Vernick Engineers can provide the services required by the Town for Engineering Services under the supervision of Donald Norbut, P.E., P.P., CME, CFM; and

WHEREAS, the Town seeks to pay Remington & Vernick Engineers pursuant to the schedule of fees contained in their proposal on file with the Clerk’s Office, an amount not to exceed of \$850,000.00.

WHEREAS, these contracts will commence on January 1, 2026 and continue until December 31, 2026.

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the Town of Guttenberg, County of Hudson, State of New Jersey, do hereby authorize a contract with Remington & Vernick Engineers, having offices at One Harmon Plaza, Suite 210 Secaucus, New Jersey 07094, commencing January 1, 2026 until December 31, 2026.

BE IT FURTHER RESOLVED, the Town shall pay Remington & Vernick Engineers in accordance with their rate schedules for a total contract amount not to exceed \$850,000.00 for the 2026 year.

BE IT FURTHER RESOLVED, that the Chief Financial Officer certifies that the necessary \$850,000.00 is available for this payment from Current Fund -Engineering 01-2010-22-1942-001 in the amount of \$150,000.00 and the Capital Account in the amount of \$700,000.00.

BE IT FURTHER RESOLVED, that notice of the Contract award shall be published and maintained in the Office of the Town Clerk.

BE IT FURTHER RESOLVED, that the Mayor or Town Administrator and Town clerk are authorized to execute the contracts for these engineering services.

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY
RESOLUTION #253-2025
AUTHORIZE AWARD OF A PROFESSIONAL SERVICES CONTRACT TO
MILLENNIUM STRATEGIES AS MUNICIPAL GRANT CONSULTANT

WHEREAS, the Town of Guttenberg solicited qualifications-proposals under a fair and open process for a contract to provide Municipal Grant Consulting Services to the Town of Guttenberg; and

WHEREAS, the Town evaluated the proposals and determined that the proposal from Millennium Strategies with offices located at 60 Columbia Road, Suite 230, Morristown, New Jersey 07960, was

legally sufficient and the most cost effective and comprehensive proposal, and that Millennium Strategies can provide the services required by the Town for Municipal Grant Consultant Services;

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the Town of Guttenberg, County of Hudson, State of New Jersey, do hereby authorize a contract with Millennium Strategies with offices located at 60 Columbia Road, Suite 230, Morristown, New Jersey 07960, for Municipal Grant Consultant services to the Town of Guttenberg, beginning January 1, 2026 until December 31, 2026.

BE IT FURTHER RESOLVED, said firm contract shall be paid \$3000.00 per month, not to exceed \$36,000.00 per annum, based on the rate schedule of their proposal, commencing January 1, 2026 and terminating December 31, 2026; and

BE IT FURTHER RESOLVED, that the Mayor and Town Administrator are authorized to execute a contract with Millennium Strategies Services for Municipal Grant Consultant services; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer, certifies that funds are available for the appropriation from Current Fund – Admin Operating Expenses 01-2010-20-1002-001; and

BE IT FURTHER RESOLVED, that a Notice of Contract Award shall be published and maintained in the office of the Town Clerk.

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY

RESOLUTION #254-2025

AUTHORIZE AWARD OF PROFESSIONAL SERVICES CONTRACT TO BROWN & BROWN METRO LLC FOR INSURANCE BROKER FOR HEALTH BENEFITS

WHEREAS, the Town of Guttenberg (“Town”) sought qualifications-proposals for a contract for insurance broker for health benefit services pursuant to a fair and open process; and

WHEREAS, the Town evaluated the proposals and determined that the proposal from Brown & Brown Metro LLC, with offices located at 56 Livingston Avenue, Roseland, New Jersey 07068, was legally sufficient and the most cost effective and comprehensive proposal, and that Brown and Brown Metro, LLC, can provide the insurance broker for health benefit services needed by the Town; and

WHEREAS, Brown & Brown Metro LLC’s compensation will be standard allowable commission granted by the insurance companies and/or joint insurance fund as indicated in their qualification-proposal.

NOW THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Town of Guttenberg, County of Hudson, State of New Jersey, do hereby authorize a contract with Brown & Brown Metro LLC, with offices located at 56 Livingston Avenue, Roseland, New Jersey 07068, for insurance broker for health benefit services; and

BE IT FURTHER RESOLVED, that the Brown & Brown Metro LLC, contract shall be for an amount not to exceed \$48,000.00, commencing on January 1, 2026 and ending on December 31, 2026; and

BE IT FURTHER RESOLVED, that the Mayor or Town Administrator are hereby authorized to execute the contract with Brown & Brown Metro LLC for these services; and

BE IT FURTHER RESOLVED, that a Notice of Contract Award shall be published and maintained in the office of the Town Clerk; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer, certifies that funds are available for the appropriation from that Current Fund – Insurance/Other- 01-2010-23-2202-001.

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY

RESOLUTION #255-2025

AUTHORIZING CONTRACT FOR INSURANCE RISK MANAGER FOR PROPERTY AND CASUALTY SERVICES WITH BROWN & BROWN METRO, LLC

WHEREAS, the Town of Guttenberg (“Town”) sought qualifications-proposals for a contract for insurance risk manager for property and casualty services pursuant to a fair and open process; and

WHEREAS, the Town received proposals for these services and the proposal from Brown & Brown Metro LLC, with offices located at 56 Livingston Avenue, Roseland, New Jersey 07068 was reviewed and it was determined that the proposal is legally sufficient, and the Contractor will provide the services required by the Town; and

WHEREAS, the Town that Brown & Brown Metro LLC, will provide the professional services required in a cost-effective manner for the Town; and

WHEREAS, the Contractor proposes to be paid directly by the Joint Insurance Fund or insurance company as set forth in their proposal.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Town of Guttenberg, County of Hudson, State of New Jersey, do hereby award a contract for insurance risk manager for property and casualty services to Brown & Brown Metro LLC, with offices located at 56 Livingston Avenue, Roseland, New Jersey 07068, for a contract to commence on January 1, 2026 and ending on December 31, 2026.

BE IT FURTHER RESOLVED, that Brown & Brown Metro LLC, shall be paid for services provided from the Joint Insurance Fund or insurance company as set forth in their proposal for the year commencing January 1, 2026 and ending on December 31, 2026.

BE IT FURTHER RESOLVED, that a Notice of Contract Award shall be published and maintained in the office of the Town Clerk; and

BE IT FURTHER RESOLVED, that the Mayor and Town Administrator are hereby authorized to execute the agreement with Brown & Brown Metro LLC for these services.

BE IT FURTHER RESOLVED, that the Chief Financial Officer, certifies that funds are available for the appropriation from Current Fund – Insurance/Other- 01-2010—23-2202-001.

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY
RESOLUTION #256-2025
AUTHORIZE AWARD OF PROFESSIONAL SERVICES CONTRACT TO
RICCI PLANNING AS MUNICIPAL PLANNER

WHEREAS, the Town of Guttenberg (“Town”) sought qualifications-proposals for a contract for municipal planner pursuant to a fair and open process; and

WHEREAS, the Town evaluated the proposals and determined that the proposal from Ricci Planning, with offices located at 177 Monmouth Avenue, Atlantic Highlands, NJ 07716, was legally sufficient and the most cost effective and comprehensive proposal and that Ricci Planning can provide the services required by the Town for Municipal Planner services; and

WHEREAS, this term of contract will be from January 1, 2026 through December 31, 2026.

WHEREAS, the proposal from Ricci Planning established a rate of \$160.00 per hour.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Board of Council of the Town of Guttenberg, County of Hudson, State of New Jersey, do hereby award a contract to Ricci Planning with offices located at 177 Monmouth Avenue, Atlantic Highlands, NJ 07716 for Municipal Planner; and

BE IT FURTHER RESOLVED, the contract shall be set at an hourly rate of \$160.00 per hour and shall not exceed \$25,000.00 commencing January 1, 2026 and terminating December 31, 2026 plus escrow work; and

BE IT FURTHER RESOLVED, that the Mayor or Municipal Administrator and Town Clerk are hereby authorized to execute the agreement for these services; and

BE IT FURTHER RESOLVED, that a Notice of Contract Award shall be published and maintained in the office of the Town Clerk; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer, certifies that funds are available for the appropriation from Current Fund Administrative Operating Expenses 01-2010-20-1002-0001 and Escrow Accounts.

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY
RESOLUTION #257-2025
AUTHORIZING AWARD OF PROFESSIONAL SERVICES CONTRACT TO
MCNERNEY & ASSOCIATES, INC. AS NEW JERSEY LICENSED REAL ESTATE APPRAISER

WHEREAS, the Town of Guttenberg solicited qualifications-proposals under a fair and open process for a contract for New Jersey Licensed Real Estate Appraiser services to the Town of Guttenberg; and

WHEREAS, the Town evaluated the proposals and determined that the proposal from McNerney & Associates Inc. with offices located at 266 Harristown Road, PO Box 67, Glen Rock, New Jersey 07452, was legally sufficient and the most cost effective and comprehensive proposal, and that McNerney & Associates Inc., can provide the services required by the Town for Special Counsel for Tax Matters and Litigation services needed by the Town; and

WHEREAS, the proposal from McNerney & Associates, established a rate of \$125.00 per hour.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Town of Guttenberg, County of Hudson, State of New Jersey, do hereby award a contract to McNerney & Associates, Inc. with offices located at 266 Harristown Road, PO Box 67, Glen Rock, New Jersey 07452, for New Jersey Licensed Real Estate Appraiser services; and

BE IT FURTHER RESOLVED, the McNerney & Associates, Inc. contract shall be set at an hourly rate of \$125.00 per hour and shall not exceed \$25,000.00 commencing January 1, 2026 and terminating December 31, 2026; and

BE IT FURTHER RESOLVED, that the Mayor or Town Administrator are hereby authorized to execute and deliver this contract on behalf of the Town; and

BE IT FURTHER RESOLVED, that a Notice of Contract Award shall be published and maintained in the office of the Town Clerk; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer, certifies that funds are available for the appropriation from Current Fund – Legal 01-2010-20-1502-001

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY

RESOLUTION #258-2025

AUTHORIZING AWARD OF CONTRACT WITH NORMAN W. ALBERT, ESQ. AS
ALTERNATE - MUNICIPAL PROSECUTOR

WHEREAS, the Town of Guttenberg (“Town”) solicited proposals under a fair and open process for a contract for municipal court Alternate – Municipal Prosecutor; and

WHEREAS, the Town received one proposal and deem the proposal for these services from Norman W. Albert, Esq. with offices located at 23 North Avenue East, Cranford, New Jersey 07016, as legally sufficient and in the best interests of the Town; and

WHEREAS, Norman W. Albert, Esq. is qualified and able to provide these services.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Town of Guttenberg, County of Hudson, and State of New Jersey, that they shall and hereby Norman W. Albert, Esq. with offices located at 23 North Avenue East, Cranford, New Jersey 07016 to the position of Alternate

- Municipal Prosecutor. The salary for said position shall be set forth by the salary ordinance of the Town of Guttenberg.

BE IT FURTHER RESOLVED, that said appointment shall be a yearly appointment, whose term shall commence on January 1, 2026 and expire on December 31, 2026.

BE IT FURTHER RESOLVED, that the Chief Financial Officer, certifies that funds are available for the appropriation from that Current Fund-Municipal Court Salary & Wages.

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY
RESOLUTION #259-2025

AUTHORIZE AWARD OF PROFESSIONAL SERVICES CONTRACT TO ARNONE LAW FIRM, LLC AS RENT CONTROL ATTORNEY

WHEREAS, the Town of Guttenberg solicited qualifications-proposals under a fair and open process for a contract to provide Rent Control Attorney services to the Town of Guttenberg; and

WHEREAS, one proposal was received and the Town of Guttenberg evaluated this proposal and determined that Arnone Law Firm, LLC with offices located at 518 Stuyvesant Avenue, Lyndhurst, NJ 07071 can provide the rent control legal services needed by the Town; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Town of Guttenberg, County of Hudson, State of New Jersey, hereby award a contract to Arnone Law Firm, LLC with offices located at 518 Stuyvesant Avenue, Lyndhurst, NJ 07071, for Rent Control Board Attorney; and

BE IT FURTHER RESOLVED, said Law Firm contract shall be set at an hourly rate of \$150.00 per hour and shall not exceed \$25,000.00 commencing January 1, 2026 and terminating December 31, 2026; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer, certifies that funds are available for the appropriation from Current Fund – Legal 01-2010-20-1502-001.

BE IT FURTHER RESOLVED, that a Notice of Contract Award shall be published and maintained in the office of the Town Clerk.

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY
RESOLUTION #260-2025

AUTHORIZE AWARD OF PROFESSIONAL SERVICES CONTRACT TO McMANIMON, SCOTLAND & BAUMANN, LLC AS SPECIAL COUNSEL FOR BOND MATTERS & BOND LITIGATION SERVICES

WHEREAS, the Town of Guttenberg (“Town”) sought qualifications-proposals for a contract for Special Counsel for Bond Matters and Bond Litigation services pursuant to a fair and open process; and

WHEREAS, the Town evaluated the proposals and determined that the proposal from McManimon, Scotland & Baumann, LLC, with offices located at 75 Livingston Ave # 201, Roseland, NJ 07068, was legally sufficient and the most cost effective and comprehensive proposal, and that McManimon, Scotland & Baumann, LLC can provide the services required by the Town for Special Counsel for Bond Matters and Bond Litigation services; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Town of Guttenberg, County of Hudson, State of New Jersey, that McManimon, Scotland & Baumann, LLC, is hereby awarded the contract for Special Counsel for Bond Matters and Bond Litigation to commence on January 1, 2026 and ending on December 31, 2026.

BE IT FURTHER RESOLVED, that McManimon, Scotland & Baumann, LLC shall be paid for services as set forth in their proposal's fee structure for a total contract amount not to exceed \$10,000.00 for the contract term.

BE IT FURTHER RESOLVED, that the Mayor or Town Administrator are hereby authorized to execute the agreement with McManimon, Scotland & Baumann, LLC, for these services.

BE IT FURTHER RESOLVED, that the Chief Financial Officer certifies that the funds necessary for payments covering the period January 1, 2026 to December 31, 2026, is available for this contract from Current Fund – Finance Operating Expenses 01-2010-20-1302-001.

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY

RESOLUTION #261-2025

AUTHORIZE AWARD OF PROFESSIONAL SERVICES CONTRACT TO

THE WEINER LAW GROUP, LLP AS SPECIAL COUNSEL FOR EMPLOYMENT MATTERS AND EMPLOYMENT LITIGATION

WHEREAS, the Town of Guttenberg solicited qualifications-proposals under a fair and open process for a contract for Special Counsel for Employment Matters and Employment Litigation services to the Town of Guttenberg; and

WHEREAS, the Town evaluated the proposals and determined that the proposal from the Weiner Law Group, LLP with offices at 629 Parsippany Road, P.O. Box 0438, Parsippany, New Jersey 07054, was legally sufficient and the most cost effective and comprehensive proposal, and that Weiner Law Group, LLP can provide the services required by the Town for Special Counsel for Employment Matters and Employment Litigation services needed by the Town; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Town of Guttenberg, County of Hudson, State of New Jersey that the Mayor or Town Administrator do hereby authorize a contract with the Weiner Law Group, LLP with offices at 629 Parsippany Road, P.O. Box 0438, Parsippany, New Jersey 07054, for Special Counsel for Employment Matters and Employment Litigation with; and

BE IT FURTHER RESOLVED, that the Mayor and Town Administrator are authorized to execute a contract with Weiner Law Group, LLP for Employment Matters and Employment Litigation services; and

BE IT FURTHER RESOLVED, the Weiner Law Group, LLP contract shall be set at an hourly rate of \$150.00 per hour and shall not exceed \$100,000.00, commencing January 1, 2026 and terminating December 31, 2026; and

BE IT FURTHER RESOLVED, that a Notice of Contract Award shall be published and maintained in the office of the Town Clerk; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer, certifies that funds are available for the appropriation from Current Fund – Legal 01-2010-20-1502-001.

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY

RESOLUTION #262-2025

AUTHORIZE AWARD OF PROFESSIONAL SERVICES CONTRACT TO

FLORIO KENNY RAVAL, LLP FOR SPECIAL COUNSEL FOR TAX MATTERS AND LITIGATION

WHEREAS, the Town of Guttenberg (“Town”) solicited qualifications-proposals for Special Counsel for Tax Matters and Litigation; and

WHEREAS, the Town evaluated the proposals and determined that the proposal from Florio Kenny Raval, LLP with offices at 125 Chubb Ave Suite 310 - N, Lyndhurst, NJ 07071 was legally sufficient and cost effective and comprehensive proposal, and that Florio Kenny Raval, LLP can provide the services required by the Town for Special Counsel for Tax Matters and Litigation services needed by the Town; and

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the Town of Guttenberg, County of Hudson, State of New Jersey, do hereby authorize a contract with the law firm of Florio Kenny Raval, LLP, with offices at 125 Chubb Ave Suite 310 - N, Lyndhurst, NJ 07071 for Special Counsel for Tax Matters and Litigation services; and

BE IT FURTHER RESOLVED, the Florio Kenny Raval, LLP contract shall be set at an hourly rate of \$150.00 per hour and shall not exceed \$25,000.00, commencing January 1, 2026 and terminating December 31, 2026; and

BE IT FURTHER RESOLVED, that the Mayor or Town Administrator are authorized to execute a contract for Special Counsel for Tax Matters and Litigation services; and

BE IT FURTHER RESOLVED, that a Notice of Contract Award shall be published and maintained in the office of the Town Clerk; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer certifies that the necessary \$25,000.00 is available for this payment from account Current Fund – Legal 01-2010-20-1502-001.

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY
RESOLUTION #263-2025
AWARDING CONTRACT TO WATERS, McPHERSON, McNEILL, P.C. AS
SPECIAL COUNSEL FOR ZONING AND PLANNING MATTERS AND ZONING
AND PLANNING LITIGATION

WHEREAS, the Town of Guttenberg solicited qualifications-proposals under a fair and open process for a contract to provide to provide services related to special counsel for zoning and planning matters, including litigation, to the Town of Guttenberg; and

WHEREAS, the Town evaluated the proposals and determined that the proposal from Waters, McPherson, McNeill with offices at 300 Lighting Way, P.O. Box 1560, Secaucus, New Jersey 07096, was legally sufficient and the most cost effective and comprehensive proposal, and that Waters, McPherson, McNeill can provide the services required by the Town as Joint Planning & Zoning Board Attorney; and

WHEREAS, this contract will commence on January 1, 2026 and continue until December 31, 2026.

NOW THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Town of Guttenberg, County of Hudson, State of New Jersey, do hereby award Waters, McPherson, McNeill the contract, as Special Counsel for Zoning and Planning matters and Zoning and Planning Litigation, for the Town of Guttenberg, commencing on January 1, 2026 until December 31, 2026; and

BE IT FURTHER RESOLVED, said contract shall be set at an hourly rate of \$150.00 per hour and shall not exceed \$25,000.00 for the contract term; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer, certifies that funds are available for the appropriation for litigation matters from Current Fund - Legal Services (not to exceed \$25,000.00), and special meetings would be charged to escrow; and

BE IT FURTHER RESOLVED, that a Notice of Contract Award shall be published and maintained in the office of the Town Clerk.

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY
RESOLUTION#264-2025
AUTHORIZE AWARD FOR PROFESSIONAL SERVICES CONTRACT TO
THE LAW FIRM OF SCARINCI & HOLLENBECK FOR TOWN ATTORNEY SERVICES

WHEREAS, the Town of Guttenberg solicited qualification proposals under a fair and open process for a contract to provide Town Attorney services to the Town of Guttenberg; and

WHEREAS, one proposal was received and the Town of Guttenberg evaluated this proposal and determined the law firm of Scarinci & Hollenbeck, LLC, can provide the legal services needed by the Town; and

WHEREAS, the proposal from the law firm of Scarinci & Hollenbeck, LLC established a rate of \$150.00 per hour; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Town of Guttenberg, County of Hudson, State of New Jersey, hereby award a contract to the law firm of Scarinci & Hollenbeck, LLC, located at 150 Clove Road, 9th Floor, Little Falls Township, New Jersey, for Town Attorney services.

BE IT FURTHER RESOLVED, said Law Firm contract shall be set at an hourly rate of \$150.00 per hour and shall not exceed \$175,000.00 commencing January 1, 2026 and terminating December 31, 2026; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer, certifies that funds are available for the appropriation from Current Fund – Legal Operating Expenses; and

BE IT FURTHER RESOLVED, that a Notice of Contract Award shall be published and maintained in the office of the Town Clerk. Current Fund – Legal 01-2010-20-1502-001.

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY
RESOLUTION #265-2025
AUTHORIZE AWARD OF PROFESSIONAL SERVICES CONTRACT TO
NW FINANCIAL GROUP FOR FINANCIAL CONSULTANT SERVICES

WHEREAS, the Town of Guttenberg (“Town”) solicited qualifications-proposals under a fair and open process for a contract for financial consultant services; and

WHEREAS, the Town evaluated the proposals and determined that the proposal from NW Financial Group with offices at 2 Hudson Place, Hoboken, New Jersey 07030, was legally sufficient and the most cost effective and comprehensive proposal, and that NW Financial Group, can provide the services required by the Town for financial consultant services; and

WHEREAS, with respect to general obligation bonds and/or refunding bonds, NW proposes to be compensated \$1/bond with a minimum of \$7,500 plus reasonable out of pocket expenses – payable at the closing of the proposed ordinance, and no invoice will be generated unless the bond is finalized and closed; and

WHEREAS, with respect to non-bond related services, compensation is based on an hourly rate schedule set forth in the qualification-proposal statement received, if any, or the rates in effect in 2026, if none.

WHEREAS, this contract will commence on January 1, 2026 and continue until December 31, 2026.

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the Town of Guttenberg, County of Hudson, State of New Jersey, do hereby authorize a contract with NW Financial Group with offices located at 2 Hudson Place, Hoboken, New Jersey 07030, for financial services commencing January 1, 2026 until December 31, 2026.

BE IT FURTHER RESOLVED, the Town shall pay for general obligation bonds and/or refunding bonds at a rate of \$1/bond with a minimum of \$7,500 plus reasonable out of pocket expenses; and

BE IT FURTHER RESOLVED, the Town shall pay for non-bond related services at a rate schedule based on an hourly rate schedule set forth in the qualification-proposal statement received, if any, or the rates in effect in 2026, if none.

BE IT FURTHER RESOLVED, that a Notice of Contract Award shall be published and maintained in the office of the Town Clerk; and

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY
RESOLUTION #266-2025
AWARDING A CONTRACT TO 4 CLEAN-UP, INC. FOR SNOW REMOVAL SERVICES

WHEREAS, the Town of Guttenberg solicited proposals under a fair and open process for a contract for Snow Removal Services to the Town of Guttenberg; and

WHEREAS, one proposal was received and the Town of Guttenberg evaluated this proposal and determined that 4 Clean Up. Inc. with offices at P.O. Box 5098, North Bergen, New Jersey 07047, can provide Snow Removal Services as needed by the Town; and

WHEREAS, in accordance with the proposal from the 4 Clean-Up, Inc. the rates of cost per hour are:

- | | | |
|----|--------------------------|----------|
| 1. | Two Yard Loader | \$250.00 |
| 2. | Dump Truck (single Axle) | \$150.00 |
| 3. | Dump Truck (Tandem) | \$200.00 |
| 4. | Backhoe Machine | \$250.00 |
| 5. | Salt Spreader 4 CY | \$175.00 |

WHEREAS, these services will only be used on an as needed basis under the cost terms as submitted in their proposal. The Town of Guttenberg reserves the right not to use any snow removal services if it deems that appropriate.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Town of Guttenberg, New Jersey that the Mayor and Town Administrator are hereby authorized to execute a contract with 4 Clean-Up Inc. of P.O. Box 5098, North Bergen, New Jersey for snow removal services on the same terms and conditions as referenced above and contained in Attachment “A” of their proposal for a period from January 1, 2026 to December 31, 2026 in an amount not to exceed \$50,000; and

BE IT FURTHER RESOLVED that the Chief Financial Officer certifies that funds are available for the appropriation from Current Fund – Snow Removal 01-2010-26-2950-001; and

BE IT FURTHER RESOLVED that notice of the Contract award shall be published and maintained in the Office of Clerk.

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY

RESOLUTION #267-2025

AUTHORIZE AWARD OF PROFESSIONAL SERVICES CONTRACT TO THE LAW FIRM OF DECOTIIS, FITZPATRICK, COLE & GIBLIN, LLP AS SPECIAL COUNSEL–REDEVELOPMENT

WHEREAS, the Town of Guttenberg solicited qualifications-proposals under a fair and open process for a contract to provide Special Counsel - Redevelopment services (the “Services”) to the Town of Guttenberg; and

WHEREAS, one proposal was received and the Town of Guttenberg evaluated this proposal and determined that DeCotiis, FitzPatrick, Cole & Giblin, LLP, can provide the legal services needed by the Town.

NOW, THEREFORE, BE IT RESOLVED, the Mayor and Council of the Town of Guttenberg, County of Hudson, State of New Jersey, do hereby award a contract to DeCotiis, FitzPatrick, Cole & Giblin, LLP, with offices located at 61 Paramus Rd Suite 250, Paramus, NJ 07652, for Special Counsel - Redevelopment Services; and

BE IT FURTHER RESOLVED, said contract shall be set at an hourly rate of \$150.00 per hour and shall not exceed \$25,000.00 commencing January 1, 2026, and terminating December 31, 2026; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer, certifies that funds are available for the appropriation from Current Fund – Legal 01-2010-20-1502-001.

BE IT FURTHER RESOLVED, that a Notice of Contract Award shall be published and maintained in the office of the Town Clerk.

BE IT FURTHER RESOLVED, that the Mayor and Town Administrator are authorized to execute the contract for these financial services.

BE IT FURTHER RESOLVED, that the Chief Financial Officer certifies that the funds necessary for payments covering the period January 1, 2026 to December 31, 2026, totaling \$10,000.00 are available for this contract from Current Fund Finance- 01-2010-20-1302-001.

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY

RESOLUTION#268-2025

AUTHORIZE AWARD OF PROFESSIONAL SERVICES CONTRACT TO THE LAW FIRM OF WATERS, McPHERSON, McNEILL, P.C. AS JOINT PLANNING & ZONING BOARD ATTORNEY FOR THE TOWN OF GUTTENBERG

WHEREAS, the Town of Guttenberg solicited qualifications-proposals under a fair and open process for a contract to provide to provide services related to zoning and planning matters, including litigation, to the Town of Guttenberg; and

WHEREAS, the Town evaluated the proposals and determined that the proposal from Waters, McPherson, McNeill with offices at 300 Lighting Way, P.O. Box 1560, Secaucus, New Jersey 07096, was

legally sufficient and the most cost effective and comprehensive proposal, and that Waters, McPherson, McNeill can provide the services required by the Town as Joint Planning & Zoning Board Attorney; and

WHEREAS, this term of contract will be from January 1, 2026 through December 31, 2026; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Town of Guttenberg, County of Hudson, State of New Jersey, do hereby authorize a contract with Waters, McPherson, McNeill with offices at 300 Lighting Way, P.O. Box 1560, Secaucus, New Jersey 07096, for position of Joint Planning & Zoning Board Attorney; and

BE IT FURTHER RESOLVED, said Law Firm contract shall be set at an hourly rate of \$150.00 per hour and shall commence on January 1, 2026 and terminate on December 31, 2026; and

BE IT FURTHER RESOLVED, that the Mayor or Town Administrator are authorized to execute a contract for Joint Planning & Zoning Board Attorney; and

BE IT FURTHER RESOLVED, that a Notice of Contract Award shall be published and maintained in the office of the Town Clerk; and

BE IT FURTHER RESOLVED, WHEREAS, that Waters, McPherson, McNeill will be paid at a rate of \$150.00 per hour for services provided; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer, certifies that funds are available for the appropriation from Escrow Account and the \$15,000.00 shall be available from Current Fund – Legal 01-2010-20-1502-001 for those separate zoning related services required by the Town.

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY

RESOLUTION #269-2025

AUTHORIZE AWARD OF PROFESSIONAL SERVICE CONTRACTS FOR SPECIAL COUNSEL SERVICES - GENERAL

WHEREAS, the Town of Guttenberg solicited qualifications-proposals under a fair and open process for a contract for Special Counsel Services - General; and

WHEREAS, proposals were received and the Town of Guttenberg evaluated these proposals and determined that Scarinci & Hollenbeck, LLC, Weiner Law Group, LLP, Florio Kenny Raval, Eric M. Bernstein & Associates LLC, DeCotiis, Fitzpatrick, Cole & Giblin and Marmero Law, LLC presented legally sufficient proposals and will provide the Special Counsel-General professional services required in a cost-effective manner for the Town; and

WHEREAS, the Town evaluated these proposals and determined that all the firms can provide the special counsel services, as needed, in a professional and cost-effective manner for the Town; and

WHEREAS, the request for proposals for these services provided a rate of \$150.00 per hour for these services; and

WHEREAS, these contracts will commence on January 1, 2026 and continue until December 31, 2026.

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the Town of Guttenberg, County of Hudson, State of New Jersey, do hereby award contracts for Special Counsel – General, to the following firms, commencing January 1, 2026 until December 31, 2026:

Scarinci & Hollenbeck, LLC
1100 Valley Brook Avenue
Lyndhurst, NJ 07071

DeCotiis, Fitzpatrick, Cole & Giblin
61 South Paramus Road
Paramus, NJ 07652

Weiner Law Group, LLP
629 Parsippany Rd,
Parsippany, NJ 07054

Florio, Kenny, Raval
125 Chubb Avenue
Lyndhurst, NJ 07071

Eric M. Bernstein & Associates, LLC
34 Mountain Blvd. Building A
PO Box 4922
Warren, NJ 07059

Marmero Law, LLC
744 Euclid Street
Woodbury, NJ 08096

BE IT FURTHER RESOLVED, the Town shall pay \$150.00 per hour for special counsel services.

BE IT FURTHER RESOLVED, the Town will authorize individual contracts with each Special Counsel-General, with an amount not to exceed, as matters are assigned \$15,000.00, each; and

BE IT FURTHER RESOLVED, that the Mayor or Town Administrator are hereby authorized to execute the agreement with Special Counsel-General for these services.

BE IT FURTHER RESOLVED, that a Notice of Contract Award shall be published and maintained in the office of the Town Clerk.

BE IT FURTHER RESOLVED, that the Chief Financial Officer, certifies that funds are available for the appropriation from that Current Fund – Legal 01-2010-20-1502-001.

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY
RESOLUTION #270-2025

AUTHORIZING AWARD OF CONTRACT TO THE LAW FIRM OF DARIO, ALBERT, METZ, CANDA, CONCANNON, ORTIZ & KROUSE FOR TENANT ADVOCATE SERVICES

WHEREAS, the Town of Guttenberg solicited qualifications-proposals under a fair and open process for a contract to provide Tenant Advocate services to the Town of Guttenberg; and

WHEREAS, the Town of Guttenberg evaluated the proposal and determined that the Law Firm of Dario, Albert, Metz, Canda, Concannon, Ortiz & Krouse with offices located at 314-48th Street, Union City, NJ 07087, can provide the Tenant Advocate services needed by the Town.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Town of Guttenberg, County of Hudson, State of New Jersey, hereby award a contract to Law Firm of Dario, Albert, Metz, Canda, Concannon, Ortiz & Krouse with offices located at 314-48th Street, Union City, NJ 07087, for Tenant Advocate services; and

BE IT FURTHER RESOLVED, contract shall be set at an hourly rate of \$150.00 for an amount not to exceed \$25,000 for the term January 1, 2026 through December 31, 2026.

BE IT FURTHER RESOLVED, that the Chief Financial Officer, certifies that funds are available for the appropriation from Current Fund – Legal Operating Expenses 01-2010-20-1502-001.

BE IT FURTHER RESOLVED, that a notice of Contract Award shall be published and maintained in the office of the Town Clerk.

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY

RESOLUTION #271-2025

AUTHORIZE AWARD OF PROFESSIONAL SERVICE CONTRACT TO MUNIDEX, INC. FOR COMPUTER SOFTWARE SUPPORT SERVICES

WHEREAS, the Town of Guttenberg (“Town”) presently receives software support services from Munidex, with offices located at 174 Route 17, Rochelle Park, NJ 07662; and

WHEREAS, the Town Administrator recommends renewing the contract with Munidex for such services for 2026 in the amount of \$18,677, an amount below the Town’s quote and bid threshold and

WHEREAS, this term of contract will be from January 1, 2026 through December 31, 2026.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Town of Guttenberg, County of Hudson, State of New Jersey, do hereby award a contract to Munidex, Inc., located at 174 Route 17, Rochelle Park, NJ 07662, to provide software services to the Health Department and Tax Department; and

BE IT FURTHER RESOLVED, Munidex’s contract shall not exceed \$18,677 and shall commence January 1, 2026 and expire December 31, 2026; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer, certifies that funds are available for the appropriation from Current Fund - Tax Assessor Operating Expense and Current Fund – Register/Administration Operating Expense; and

BE IT FURTHER RESOLVED, that a Notice of Contract Award shall be published and maintained in the office of the Town Clerk.

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY

RESOLUTION #272-2025

APPROVING CONTRACT WITH SPATIAL DATA LOGIC SOFTWARE FOR PERMITTING AND COMPLAINT TRACKING

WHEREAS, the Town of Guttenberg utilizes Spatial Data Logic software (“Software”) for permitting and complaint tracking in several municipal departments; and

WHEREAS, Spatial Data Logic (“SDL”) of 285 Davidson Avenue, Suite 302, Somerset, New Jersey is approved vendor for the Software through the New Jersey Department of Treasury, Division of Purchase and Property’s State contract #T-3121; and

WHEREAS, pursuant to N.J.S.A. 40A:11-12, the Town may, without publicly advertising for bids, purchase goods or services under any contract for such goods or services entered into on behalf of the State by the Division of Purchase and Property; and

WHEREAS, it is in the interest of the residents of the Town of Guttenberg, County of Hudson and State of New Jersey to continue to use the Software; and

WHEREAS, the Town Council desires to approve a contract with SDL so that the Town may continue to use the Software.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Town Counsel of the Town of Guttenberg, that a contract be and is hereby awarded for the Spatial Data Logic Enterprise License to Spatial Data Logic (“SDL”) of 285 Davidson Avenue, Suite 302, Somerset, New Jersey under State Contract #T-3121 in the annual amount not to exceed \$54,900.00; and

BE IT FURTHER RESOLVED, that the contract awarded shall include all available extension and renewal options; and

BE IT FURTHER RESOLVED, that the effective date of the contract shall be deemed to have commenced as of the expiration of the previous contract and last for one year; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer certifies that funds are available for the appropriation from Current Fund Technology - 01-2010-32-4705-001.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution shall be provided to SDL, the Town Administrator, the Chief Financial Officer and the Town Clerk.

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY

RESOLUTION #273-2025

AUTHORIZE AWARD OF CONTRACT TO DILIGENT CORPORATION FOR BOARDDOCS PRO PLUS PROPRIETARY SOFTWARE

WHEREAS, there exists in the Town of Guttenberg (“Town”) a need for firm specializing in providing a means of immediately publishing and revising agenda items, supporting documents, and policies and procedures via the internet; and

WHEREAS, the Town is currently utilizing the BoardDocs proprietary software provided by Diligent Corporation; and

WHEREAS, said proprietary software purchase and support services do not exceed the bid threshold amount pursuant to *N.J.S.A. 40A:11-3*; and

WHEREAS, the Town Administrator recommends awarding said contract to Diligent Corporation having a business address of P.O. Box 419829, Boston, MA 02241-9874, in accordance with *N.J.S.A. 40A:11-6.1* for \$15,000.00, which represents annual fee for the update and training of the system of \$15,000.00.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Town of Guttenberg, County of Hudson, State of New Jersey, that the Mayor and Town Administrator are hereby authorized to execute a contract with Diligent Corporation having a business address of P.O. Box 419829, Boston, MA 02241-9874, to provide software services and a means of immediately publishing and revising agenda items, supporting documents, and policies and procedures via the internet, in accordance with *N.J.S.A. 40A:11-6.1*; and;

BE IT FURTHER RESOLVED, the Diligent Corporation contract shall not exceed \$15,000.00, and shall commence January 1, 2026 through December 31, 2026; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer, certifies that funds are available from Current Fund- Administration OE 01-2010-20-1002-001.

BE IT FURTHER RESOLVED, that a Notice of Contract Award shall be published and maintained in the office of the Town Clerk.

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY

RESOLUTION #274-2025

AUTHORIZE AWARD OF CONTRACT TO JARROD & SONS FOR LANDSCAPING SERVICES

WHEREAS, the Town of Guttenberg (“Town”) publicly advertised a request for qualifications-proposals (“RFP”) for Landscaping Services (“Services”); and

WHEREAS, a proposal was received from Jarrod & Sons Landscaping and it was deemed legally sufficient; and

WHEREAS, the Mayor and Council now seek to award a contract for Landscaping Services to Jarrod & Sons Landscaping with offices located at 730 Irving Place, Secaucus, New Jersey 07094; and

WHEREAS, the term of this contract shall be as of January 1, 2026 and continue until and through December 31, 2026; and

WHEREAS, Jarrod & Sons Landscaping shall be paid a contract term amount not to exceed \$26,694.00.

NOW THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Town of Guttenberg, County of Hudson, State of New Jersey, do hereby award a contract to Jarrod & Sons

Landscaping, with offices located at 730 Irving Place, Secaucus, New Jersey 07094, in the amount not to exceed \$26,694.00 in accord with the rates set forth Jarrod & Sons Landscaping's qualification-proposal.

BE IT FURTHER RESOLVED, that the Mayor and/or Town Administrator and Town Clerk are authorized to take such other steps as are necessary to effectuate the terms of this resolution, including the execution of a contract; and

BE IT FURTHER RESOLVED that the Chief Financial Officer certifies that funds are available for the appropriation from the Current Fund – Buildings and Grounds 01-2010-26-3102-001.

BE IT FURTHER RESOLVED that notice of the Contract award shall be published and maintained in the Office of Clerk, as may be required by law.

Ordinances:

ORDINANCE#37-25

ADOPTON

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY

BOND ORDINANCE PROVIDING FOR THE MONUMENT PARK RENOVATION PROJECT IN AND BY THE TOWN OF GUTTENBERG, IN THE COUNTY OF HUDSON, NEW JERSEY, APPROPRIATING \$900,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$855,000 BONDS OR NOTES OF THE TOWN TO FINANCE PART OF THE COST THEREOF.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF GUTTENBERG, IN THE COUNTY OF HUDSON, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The improvement described in Section 3(a) of this bond ordinance is hereby authorized to be undertaken by the Town of Guttenberg, in the County of Hudson, New Jersey (the "Town") as a general improvement. For the improvement or purpose described in Section 3(a), there is hereby appropriated the sum of \$900,000, including the sum of \$45,000 as the down payment required by the Local Bond Law. The down payment is now available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the improvement or purpose not covered by application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount of \$855,000 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. (a) The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is the Monument Park Renovation Project, including all work and materials necessary therefor and incidental thereto.

(b) The estimated maximum amount of bonds or bond anticipation notes to be issued for the improvement or purpose is as stated in Section 2 hereof.

(c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefor.

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, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. 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 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 or other applicable law. The chief financial officer is hereby authorized to sell 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 from their dates to the date 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 or delivery of the bond anticipation notes 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 Town hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Town is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

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

(a) The improvement or purpose described in Section 3(a) of this bond ordinance is not a current expense. It is an improvement or purpose that the Town may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 15 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in 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 Town as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$855,000, and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$180,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

Section 7. The Town hereby declares the intent of the Town to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3(a) of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of the Treasury Regulations.

Section 8. Any grant moneys received for the purpose described in Section 3(a) hereof shall be applied either to direct payment of the cost of the improvement or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the Town is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Town and to execute such disclosure document on behalf of the Town. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Town pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Town and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Town fails to comply with its undertaking, the Town shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the Town 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 Town, and the Town shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Town for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Ordinance#37-25 Adoption Vote

A motion to open to the public was made by Councilperson Hokien and seconded by Councilperson Delafuente Ayes: Councilpersons Delafuente, Fundora, Habermann, Hokien, Malave and Mayor Zitt Nays: None Absent: None Abstain: None

NO COMMENTS

A motion to close and adopt was made by Councilperson Hokien and seconded by Councilperson Delafuente Ayes: Councilpersons Delafuente, Fundora, Habermann, Hokien, Malave and Mayor Zitt Nays: None Absent: None Abstain: None

AN ORDINANCE AMENDING ORDINANCE #35-24

An ordinance to provide and determine rates of compensation for officials and employees of the Town of Guttenberg, County of Hudson, State of New Jersey.

BE IT ORDAINED by the Mayor and Town Council, Town of Guttenberg, County of Hudson, State of New Jersey, the salary ordinance be amended as follows:

The salary for each elected, appointed official and employee of the Town of Guttenberg who is engaged on an annual salary basis shall be hereby fixed as follows:

PURPOSE:

CHANGE IN SALARY RANGE IS INDICATED BY *
POSITION CREATED IS INDICATED BY **

DEPARTMENT	POSITION	SALARY RANGE
Administration	Mayor	\$10,000 to \$20,000*
Administration	Council	\$10,000 to \$17,500*
Administration	Administrative Assistants	\$30,000 to \$75,000*
Finance	CFO	\$25,000 to \$50,000*
Finance	Fiscal Officer	\$40,000 to \$85,000*
Public Safety	Secretary	\$25,000 to \$60,000*
Public Safety	Clerk	\$25,000 to \$55,000*
Building	Technical Assistant	\$25,000 to \$70,000*
Building	Construction Official	\$20,000 to \$50,000*
Building	Clerk	\$40,000 to \$70,000*
Building	Part-Time Clerk	\$15.00 to \$20.00 Per Hour*
Fire	Secretary	\$40,000 to \$60,000*
DPW	Foreman	\$50,000 to \$70,000*
DPW	Secretary	\$40,000 to \$60,000*
Recreation	Director of Recreation	\$60,000 to \$100,000*
Recreation	Community Affairs Coordinator	\$25,000 to \$65,000*
Transportation	CDL Driver	\$20.00 to \$35.00 Per Hour**
Senior Services	Director	\$60,000 to \$100,000*

Resource Center	Librarian	\$40,000 to \$60,000*
Resource Center	Part Timers	\$15.00 to \$75.00 Per Hour*
Animal Control	Animal Control Officer	\$5,000 to \$15,000*
Court	Court Administrator	\$75,000 to \$120,000*
Court	Violations Clerk	\$40,000 to \$60,000*

All existing ordinances or part of existing ordinances which are inconsistent with the terms of this ordinance are amended to the minimum extent necessary to cause them to conform to the terms of this ordinance.

This ordinance shall take effect immediately upon final adoption and publication according to law.

Ordinance#38-25 Adoption Vote

A motion to open to the public was made by Councilperson Hokien and seconded by Councilperson Malave Ayes: Councilpersons Delafuente, Fundora, Habermann, Hokien, Malave and Mayor Zitt Nays: None Absent: None Abstain: None

NO COMMENTS

A motion to close and adopt was made by Councilperson Malave and seconded by Councilperson Delafuente Ayes: Councilpersons Delafuente, Fundora, Habermann, Hokien, Malave and Mayor Zitt Nays: None Absent: None Abstain: None

ORDINANCE #39-25 ADOPTION

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY

ORDINANCE AMENDING CHAPTER 13, SECTION 13 OF THE TOWN CODE TO UPDATE INSPECTION FEES FOR LEAD-BASED PAINT INSPECTIONS

WHEREAS, pursuant to P.L. 2021, c.182, all municipalities are now required, with certain exceptions, to inspect single-family, two-family, and multiple rental dwelling located within the municipality at tenant turnover for lead-based paint hazards; and

WHEREAS, it is in the best interests of the residents of the Town of Guttenberg to amend the Code to require inspections for lead-based paint in residential rental dwellings to conform with New Jersey State law; and

WHEREAS, pursuant to N.J.S.A. 40:48-2, a municipality may make, amend, repeal, and enforce ordinances not contrary to the laws of this State or of the United States, as it may deem necessary and proper for order and protection of persons and property, and for the preservation of the public health, safety and welfare of the municipality and its inhabitants; and

WHEREAS the Town desires to amend Section 13 entitled “Lead-Based Paint Inspections” to Chapter 13 of the Town Code entitled “Property Maintenance” to revise the fees for inspections for lead-based paint in residential rental dwellings in order to ensure the health and safety of its residents and promote responsible governance in the Town.

NOW THEREFORE BE IT ORDAINED by the Mayor and Council of the Town of Guttenberg, County of Hudson, State of New Jersey that:

SECTION ONE

Chapter 13, Section 13 is known as “Lead-Based Paint Inspections” is hereby amended and shall read as follows:

13-2Inspections.

(7) Fees.

- a. The Town shall charge the dwelling owner or landlord, and the dwelling owner or landlord shall pay the Town in advance of any inspection, a fee sufficient to cover the cost to the Town of the inspection, which shall be dedicated to meeting the costs of implementing and enforcing this section, which shall include the following:
 - a. \$50 fee per dwelling for dwelling unit filing unit for a visual assessment performed by the lead inspector.
 - b. If the property owner has not scheduled an inspection within thirty (30) days of receiving a notice from the Town of a required inspection, the fee shall be \$100. After sixty (60) days, the fee shall be \$200. After ninety (90) days, the fee shall be \$300.
- b. In accordance with N.J.S.A. 52:27D-437.16(h), an additional fee of \$20.00 per dwelling unit inspected by the Town’s lead evaluation contractor or the owner’s private lead evaluation contractor shall be addressed for the purpose of the Lead Hazard Control Assistance Act, unless the owner demonstrates that the Department of Community Affairs has already assessed an additional inspection fee of \$20.00. The fees collected pursuant to this subsection shall be deposited into the Lead Hazard Control Assistance Fund.

- c. In a common interest community, any inspection fee charged pursuant to this subsection shall be the responsibility of the unit owner and not the homeowners' association, unless the association is the owner of the unit.

SECTION TWO

Severability. The provisions of this Ordinance are declared to be severable and if any section, subsection, sentence, clause or phrase thereof for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, subsections, sentences, clauses and phrases of this Ordinance, but shall remaining in effect; it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION THREE

Repealer. All Ordinances or parts thereof in conflict or inconsistent with this Ordinance are hereby repealed, but only however, to the extent of such conflict or inconsistency, it being the legislative intent that all Ordinances or part of ordinances now existing or in effect unless the same being conflict or inconsistent with any provision of this Ordinance shall remain in effect.

SECTION FOUR

In order to avoid accidental repeal of existing provisions, the Town Clerk and Corporation Counsel are hereby authorized to change any chapter numbers, article numbers and/or section numbers in the event that the codification of this Ordinance reveals that there is a conflict between those numbers and the existing Code.

SECTION FIVE

When Effective. This Ordinance shall take effect upon passage and publication as required by law.

SUMMARY OF ORDINANCE

This Ordinance amends a sliding fee schedule for lead-based paint inspections.

Ordinance#39-25 Adoption Vote

A motion to open to the public was made by Councilperson Delafuente and seconded by Councilperson Malave Ayes: Councilpersons Delafuente, Fundora, Habermann, Hokien, Malave and Mayor Zitt Nays: None Absent: None Abstain: None

NO COMMENTS

A motion to close and adopt was made by Councilperson Delafuente and seconded by Councilperson Hokien Ayes: Councilpersons Delafuente, Fundora, Habermann, Hokien, Malave and Mayor Zitt Nays: None Absent: None Abstain: None

ORDINANCE #40-25

ADOPTION

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY

AN ORDINANCE AMENDING CHAPTER 8 OF THE REVISED GENERAL ORDINANCES OF THE TOWN OF GUTTENBERG TO ESTABLISH SPECIAL PARKING RESTRICTIONS ON SPECIFIC SPACES WITHIN TOWN

WHEREAS, pursuant to N.J.S.A. 40:48-2, a municipality may make, amend, repeal, and enforce ordinances not contrary to the laws of this State or of the United States, as it may deem necessary and proper for order and protection of persons and property, and for the preservation of the public health, safety and welfare of the municipality and its inhabitants; and

WHEREAS, the Town of Guttenberg has limited parking availability; and

WHEREAS, the Town of Guttenberg desires to encourage residents and non-residents to shop at restaurants, shops, and other retail establishments within the Town of Guttenberg; and

WHEREAS, the Town of Guttenberg deems it desirable to impose restrictions on certain parking spaces to limit the use of those spaces to certain special situations; and

WHEREAS, the Town has designated certain spaces to be reserved for police vehicles only to allow Town police officers to efficiently carry out their duties and advance goals of public safety and general welfare; and

WHEREAS, the Town desires residents and visitors to have convenient access to the Guttenberg Resource Center to make the resources more readily available to Town residents; and

WHEREAS, the Town desires to have a convenient space for visitors or residents with business in Town Hall to utilize to make Town business more efficient and to facilitate convenient service for residents and people with business with the Town; and

WHEREAS, the Town of Guttenberg has installed signage at each of the locations described below to communicate these restrictions.

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

SECTION I.

§ 8-10 of the Revised General Ordinances of the Town of Guttenberg is hereby amended to read as follows:

§ 8-10. DESIGNATION OF PERMIT PARKING AREAS AND SPACES.

- a. The Town Administrator is hereby authorized to set aside and to designate as permit parking areas ("permit parking areas") during the hours designated by the Town Administrator the following areas:
1. In the 68th Street, 71st Street, and Jackson Street parking lots of the Town.
 2. In the parking lot located at 301 69th Street (behind the Anna L. Klein Elementary School).
 3. Any parking lot designated in writing by the Town Administrator which the Town owns or leases and makes available for parking by Town residents for reserved or other permit parking.
 4. Certain parking spaces in Town.
- b. The Town Administrator shall set aside and designate in permit parking areas such number of parking spaces as may be reasonably necessary to accommodate the needs of the public, in accordance with any agreements by the Town.
- .

SECTION II.

§ 8 of the Revised General Ordinances of the Town of Guttenberg is hereby amended to add the following:

SECTION III.

Repealer. All Ordinances or parts thereof in conflict or inconsistent with this Ordinance are hereby repealed, but only however, to the extent of such conflict or inconsistency.

SECTION IV.

Severability. The provisions of this Ordinance are declared to be severable and if any section, subsection, sentence, clause or phrase thereof for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, subsections, sentences, clauses and phrases of this Ordinance, but shall remain in effect; it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION V.

Codification. The Town Clerk shall have this Ordinance incorporated in the official copies of the Revised General Ordinances. The Town Clerk, Deputy Town Clerk, and the Town Attorney be and are hereby authorized and directed to change any typographical error, and any heading, part numbers, chapter numbers, article numbers and section numbers in the event that the codification of this Ordinance reveals that there is a conflict between those headings and numbers and existing provisions of the Revised General Ordinances, or as they may otherwise deem appropriate, even if the headings, part numbers, chapter numbers, article numbers and section numbers thus modified are otherwise provided for in this Ordinance.

SECTION VI.

This Ordinance shall take effect upon passage and publication as required by law.

Summary of Ordinance

This Ordinance: codifies parking restrictions at miscellaneous locations throughout the Town and enables the Guttenberg Police Department to enforce those restrictions.

Ordinance#40-25 Adoption Vote

A motion to open to the public was made by Councilperson Hokien and seconded by Councilperson Delafuente Ayes: Councilpersons Delafuente, Fundora, Habermann, Hokien, Malave and Mayor Zitt Nays: None Absent: None Abstain: None

NO COMMENTS

A motion to close and adopt was made by Councilperson Delafuente and seconded by Councilperson Hokien Ayes: Councilpersons Delafuente, Fundora, Habermann, Hokien, Malave and Mayor Zitt Nays: None Absent: None Abstain: None

ORDINANCE #41-25 **ADOPTION**

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY

AN ORDINANCE AMENDING CHAPTER 28 TO REQUIRE BUILDING PERMIT FOR FENCES, SHEDS AND OTHER ACCESSORY STRUCTURES

WHEREAS, pursuant to N.J.S.A. 40:48-2, a municipality may make, amend, repeal, and enforce ordinances not contrary to the laws of this State or of the United States, as it may deem necessary and proper for order and protection of persons and property, and for the preservation of the public health, safety and welfare of the municipality and its inhabitants; and

WHEREAS, the Town of Guttenberg is a municipality as defined by Title 40 of the New Jersey Statutes; and

WHEREAS, Chapter 28 of the Code addresses when a building permit is required in the Town; and

WHEREAS, the Mayor and Council have determined that it would be in the best interest of the Town to clarify what permits are required for the installation of a shed, fence, or other accessory structure.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Town Council of the Town of Guttenberg do hereby amend Chapter 28 as follows:

§ 28-19 Required

No building or structure in any district shall be erected, enlarged or structurally altered without a Building Permit duly issued, upon application, by the Enforcing Officer. No Building Permit shall be issued by the Enforcing Officer except in conformance with the provisions of this chapter or unless he is directed to issue same under written order from the Zoning Board of Adjustment in the form of a variance special permit or administrative review as provided by this chapter.

A building permit shall be required for the erection, reconstruction, or modification of any fence, shed, or accessory structure on a property. A property owner may repair an existing shed or fence that predates the adoption of this ordinance, or which was properly permitted by this ordinance without further approval so long as the fence does not change its course, location, or height, or any repairs to the shed which do not impact the structural integrity of the shed.

SECTION TWO

Severability. The provisions of this Ordinance are declared to be severable and if any section, subsection, sentence, clause or phrase thereof for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, subsections, sentences, clauses and phrases of this Ordinance, but shall remaining in effect; it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION THREE

Repealer. All Ordinances or parts thereof in conflict or inconsistent with this Ordinance are hereby repealed, but only however, to the extent of such conflict or inconsistency, it being the legislative intent that all Ordinances or part of ordinances now existing or in effect unless the same being conflict or inconsistent with any provision of this Ordinance shall remain in effect.

SECTION FOUR

In order to avoid accidental repeal of existing provisions, the Town Clerk and Corporation Counsel are hereby authorized to change any chapter numbers, article numbers and/or section numbers in the event that the codification of this Ordinance reveals that there is a conflict between those numbers and the existing Code.

SECTION FIVE

When Effective. This Ordinance shall take effect upon passage and publication as required by law. Pursuant to N.J.S.A. 40:55D-26 this amendment to Chapter 28 is hereby referred to the Town Joint Zoning & Planning Board for review to provide comment on whether the proposal is substantially consistent with the Master Plan.

SUMMARY OF ORDINANCE

This Ordinance amends Chapter 28 to require a building permit for the erection, reconstruction, or modification of any fence or shed on a property within the Town of Guttenberg.

Ordinance#41-25 Adoption Vote

A motion to open to the public was made by Councilperson Delafuente and seconded by Councilperson Hokien Ayes: Councilpersons Delafuente, Fundora, Habermann, Hokien, Malave and Mayor Zitt Nays: None Absent: None Abstain: None

NO COMMENTS

A motion to close and adopt was made by Councilperson Delafuente and seconded by Councilperson Hokien Ayes: Councilpersons Delafuente, Fundora, Habermann, Hokien, Malave and Mayor Zitt Nays: None Absent: None Abstain: None

ORDINANCE #42-25 **ADOPTION**

AN ORDINANCE AMENDING CHAPTER 7, SECTION 9 OF THE REVISED GENERAL ORDINANCES OF THE TOWN OF GUTTENBERG

WHEREAS, the Town of Guttenberg (the “Town”) under Chapter 7 of the Revised General Ordinances regulates parking in the Town; and

WHEREAS, the Mayor and Council of the Town recognize that parking availability is a challenge for Town residents; and

WHEREAS, there are bus stops throughout Town that impact on-street parking; and

WHEREAS, the Town desires to create a system by which busses stop in safe, convenient locations that reduce impact on on-street parking availability; and

WHEREAS, the Town now wishes to update the parking ordinance to reflect these principles.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Guttenberg, County of Hudson, State of New Jersey, that the Revised General Ordinances of the Town of Guttenberg are hereby amended as follows:

SECTION I.

Section 7-9 of the Revised General Ordinances of the Town shall be amended as follows:

Kennedy Boulevard East:

Northwest corner at 69th Street and Kennedy Boulevard East – extending 106 feet

East side at 7000 Kennedy Boulevard East – starting ten feet south of the fire hydrant currently located at the southern edge of the curb cut serving the residential building located at 7002 Kennedy Boulevard East, and extending 95 feet south from that point.

Southwest corner at 7005 Kennedy Boulevard East – extending 84 feet

Northeast corner at 7100 Kennedy Boulevard East – extending 97 feet

SECTION II.

Severability. If the provisions of this Ordinance are declared to be severable and if any section, subsection, sentence, clause or phrase thereof for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, subsections, sentences, clauses and phrases of this Ordinance, but shall remain in effect; it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION III.

Repealer. All Ordinances or parts thereof in conflict or inconsistent with this Ordinance are hereby repealed, but only however, to the extent of such conflict or inconsistency.

SECTION IV.

Codification. The Town Clerk shall have this Ordinance incorporated in the official copies of the Revised General Ordinances. The Town Clerk and the Town Attorney be and are hereby authorized and directed to correct any typographical error and to change any heading, chapter numbers, article numbers and section numbers in the event that the codification of this Ordinance reveals that there is a conflict between those headings and numbers and existing provisions of the Revised General Ordinances of the Town of Guttenberg, or as they may otherwise deem appropriate, even if headings, chapter numbers, article numbers and section numbers are otherwise provided for in this Ordinance.

SECTION V.

This Ordinance shall take effect upon passage and publication as required by law.

Summary of Ordinance

This Ordinance revises the location of a bus stop on Kennedy Boulevard East.

Ordinance#42-25 Adoption Vote

A motion to open to the public was made by Councilperson Delafuente and seconded by Councilperson Malave Ayes: Councilpersons Delafuente, Fundora, Habermann, Hokien, Malave and Mayor Zitt Nays: None Absent: None Abstain: None

NO COMMENTS

A motion to close and adopt was made by Councilperson Malave and seconded by Councilperson Hokien Ayes: Councilpersons Delafuente, Fundora, Habermann, Hokien, Malave and Mayor Zitt Nays: None Absent: None Abstain: None

Payment of Claims:

A motion was made to pay the bill list by Councilperson Hokien seconded by Councilperson Habermann
Ayes: Councilpersons Delafuente, Fundora, Habermann, Hokien, Malave and Mayor Zitt Nays: None
Absent: None Abstain: None

New Business:

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY
RESOLUTION #275-2025

EMERGENCY RESOLUTION NJS 40A:4-48
(Within 3% limitation)

WHEREAS, an emergency has arisen with respect to Administrative and Executive Salaries and Wages and no adequate provision was made in the 2025 Current Budget for the aforesaid purpose, and N.J.S. 40A:4-46 provides for the creation on an emergency appropriation for the purpose mentioned above, and

WHEREAS, the total amount of emergency appropriations created, including the appropriation to be created by this resolution is \$300,000 and three (3) percent of the total operating appropriations in the budget for 2025 is \$725,863 and

WHEREAS, the foregoing appropriation together with prior appropriations does not exceed three (3) percent of the total operating appropriations (including utility operation appropriations) in the budget for 2025,

NOW, THEREFORE, BE IT RESOLVED, (by not less than 2/3 of all governing body members affirmatively concurring) that in accordance with N.J.S. 40A:4-48;

1. An emergency appropriation is hereby made for Police Other expenses in the amount of \$300,000.
2. That said emergency appropriation shall be provided for in full in the 2026 budget, and is requested to be excluded from CAPS, pursuant to NJS 40A:4-53.3c(1).
3. That an Emergency Note not in excess of the above amount be authorized pursuant to N.J.S. 40A:4-51.
4. That such note be executed by the Mayor and the Chief Financial Officer and the seal affixed thereto and attested to by the Town Clerk. The Chief Financial Officer is hereby authorized to sell said notes and any renewals thereof from time to time.
5. That such note may be renewed from time to time, and such note and any renewals shall be payable on or before December 31, 2026.
6. That two (2) certified copies of this resolution be filed with the Director of Local Government Services

A motion was made by Councilperson Delafuente seconded by Councilperson Hokien Ayes: Councilpersons Delafuente, Fundora, Habermann, Hokien, Malave and Mayor Zitt Nays: None Absent: None Abstain: None

TOWN OF GUTTENBERG

**CERTIFICATION FOR EMERGENCY APPROPRIATION FORM
CHIEF FINANCIAL OFFICER**

This statement must be prepared in duplicate by the chief financial officer and filed with the town clerk **prior to the adoption** of the emergency resolution. The duplicate must be filed with the Director of the Division of Local Government Services together with the emergency resolution.

Please answer all questions:

Purpose of emergency appropriation: Police-Other Expenses
Due to an expected reimbursement from the Federal government not received because of the government shutdown.

Date of occurrence: 2025

Have any contracts been awarded or purchase orders placed in connection with this emergency appropriation? No

Date: December 17, 2025

Signature:

Print Name: _____

Vincent Buono

Chief Financial Officer

CF0# N-767

Municipality: Town of Guttenberg

County of: Hudson

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY

RESOLUTION#276-2025

AUTHORIZING PAYMENT OF INVOICE FOR THE REPLACEMENT OF METER AND
CONTROLLER CABINETS

WHEREAS, by prior Resolution, the Mayor and Council of the Town of Guttenberg (“Town”) awarded a contract to Tiffany Electric Inc. (“Vendor”) located at 5 Eastmans Road, Parsippany, New Jersey 07054 for work including meter cabinet and controller cabinet replacements; and

WHEREAS, Vendor has submitted an invoice to the Town of Guttenberg for payment in the amount of \$48,569.00 pursuant to work performed pursuant to the contract for the Meter Cabinet and Controller Cabinet Replacements; and

WHEREAS, the Town Engineers have reviewed the invoice for the replacement of meter and controller cabinets and recommend payment of the invoice submitted in the amount of \$48,569.00.

NOW THEREFORE, BE IT RESOLVED, that Mayor and Council of the Town of Guttenberg, do hereby authorize payment of the invoice submitted by Vendor in the amount of \$48,569.00 for the work.

BE IT FURTHER RESOLVED that the Chief Financial Officer certifies that funds are available for the appropriation from Public Bldgs & Grounds OE 01-2010-26-3102-001.

A motion was made by Councilperson Delafuente seconded by Councilperson Habermann Ayes: Councilpersons Delafuente, Fundora, Habermann, Hokien, Malave and Mayor Zitt Nays: None Absent: None Abstain: None

TOWN OF GUTTENBERG, COUNTY OF HUDSON, STATE OF NEW JERSEY
RESOLUTION#277-2025

AUTHORIZING THE EXECUTION OF A TAX AGREEMENT BETWEEN THE TOWN OF GUTTENBERG AND 339 71 Street LLC

WHEREAS, 339 71 Street LLC (“Owner”) owns certain property located known as Block 22, Lot 1, (the “Property”) on the Official Tax Map of the Town of Guttenberg (the “Town”), commonly known as 339-41 71st Street, Guttenberg, New Jersey 07093; and

WHEREAS, the Property is located in the Town, within the boundaries of an Urban Enterprise Zone and in an area previously found to be in need of redevelopment; and

WHEREAS, the Owner filed an application (“Application”) for a tax exemption for one project involving the construction of five (5)-story mid-rise residential building, including fourteen (14) residential units and fourteen (14) parking spaces. (the “Project”); and

WHEREAS, the Town is authorized to adopt an ordinance to utilize tax exemptions/abatements pursuant the Five-Year Exemption and Abatement Law, N.J.S.A. 40A:21-1 et seq. (the “Act”) in an Urban Enterprise Zone pursuant to N.J.S.A. 40A:12A-5(g); and

WHEREAS, pursuant to the Act, the Town adopted Ordinance #07-2017, later amended by Ordinances 04-2019, 06-2019, 10-2019, titled AN ORDINANCE AUTHORIZING THE TOWN OF GUTTENBERG TO IMPLEMENT THE FIVE-YEAR EXEMPTION AND ABATEMENT LAW, GRANTING TAX EXEMPTIONS FOR CONSTRUCTION OF MULTIPLE DWELLINGS WITHIN THE TOWN'S REHABILITATION AREA, AND SUPERSEDING ANY OTHER ORDINANCE GRANTING SUCH EXEMPTIONS (hereinafter the “Ordinance”); and

WHEREAS, the Ordinance allows the Town to enter into a tax agreement with an applicant for the exemption and abatement of local real estate property taxes and a payment in lieu of full property taxes; and

WHEREAS, pursuant to the Act and the Ordinance, a tax exemption for new construction of multiple dwellings is permissible; and

WHEREAS, the Owner's application for tax exemption was complete and timely filed; and

WHEREAS, there has been prepared a form of Tax Agreement between the Owner and the Town; and

WHEREAS, the Town desires to authorize the execution of the Tax Agreement subsequent to its execution by the Owner.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Guttenberg, County of Hudson, State of New Jersey, as follows:

1. The Mayor and Town Administrator are hereby authorized to execute a Tax Agreement in a form acceptable to the Town Attorney as evidenced by their signature in accord with the proposed Tax Agreement.
2. All other appropriate officers and employees of the Town are hereby authorized to take all steps necessary to effectuate the purposes of this Resolution.
3. The Mayor and Town Council hereby authorize and approve any non-substantive modifications to the Tax Agreement as may be recommended and approved by the Town Engineer and Town Attorney prior to execution.
4. This Resolution shall take effect immediately

A motion was made by Councilperson Hokien seconded by Councilperson Habermann Ayes: Councilpersons Delafuente, Fundora, Habermann, Hokien, Malave and Mayor Zitt Nays: None Absent: None Abstain: None

Hearing of Max's Convenience Store, 7101 Boulevard East

- Hearing was recorded and filed

ORDINANCE #43-25

INTRODUCTION

AN ORDINANCE OF THE TOWN OF GUTTENBERG, IN THE COUNTY OF HUDSON, NEW JERSEY, GUARANTYING A PORTION OF BONDS AND/OR NOTES OF THE HUDSON COUNTY IMPROVEMENT AUTHORITY AND AUTHORIZING A GUARANTY AGREEMENT IN CONNECTION WITH THE FINANCING BY THE AUTHORITY OF COSTS RELATING TO CERTAIN FIRE AND RESCUE SERVICES PROVIDED BY THE NORTH HUDSON REGIONAL FIRE AND RESCUE

WHEREAS, the Hudson County Improvement Authority (the "Authority"), created by a resolution duly adopted September 25, 1974 by the Board of Chosen Freeholders of the County of Hudson, is a public body corporate and politic of the State of New Jersey pursuant to, and in

accordance with, the County Improvement Authorities Law, constituting Chapter 183 of the Pamphlet Laws of 1960 of the State, and the acts amendatory thereof and supplemental thereto (the "Act"); and

WHEREAS, pursuant to the Consolidated Municipal Services Act, N.J.S.A. 40:48B-1 et seq., the Town of Guttenberg, a municipal corporation of the State of New Jersey (the "Town") in conjunction with several other municipalities (collectively with the Town, the "Participating Municipalities") located in the County of Hudson (the "County"), has formed a joint fire, rescue and coordinated communications entity known as the North Hudson Regional Fire and Rescue (the "NHRFR"); and

WHEREAS, the Authority, pursuant to Section 11 of the Act (N.J.S.A. 40:37A-54(a)), played an instrumental role in the formation of the NHRFR and the consolidation of fire and rescue services by providing the NHRFR with public facilities necessary for fire and rescue services pursuant to a "Lease and Agreement between the Hudson County Improvement Authority and the North Hudson Regional Fire and Rescue" dated as of October 1, 1999 (the "Lease Agreement"); and

WHEREAS, the Authority, pursuant to N.J.S.A. 40:37A-60, financed the cost of the public facilities by issuing \$22,080,000 of lease revenue bonds in 1999; and

WHEREAS, the NHRFR has informed the Town that it is necessary for the NHRFR to now acquire equipment and make certain capital improvements consisting of the acquisition of fire trucks and communication equipment and the reconstruction and improvement of certain fire houses, including all construction and financing costs necessary and ancillary thereto, in an amount not to exceed \$6,000,000 (the "Project"); and

WHEREAS, the "costs" (as defined at N.J.S.A. 40:37A-45) of public facilities that the Authority is authorized to finance pursuant to N.J.S.A. 40:37A-60 include capital costs for the NHRFR; and

WHEREAS, at the request of the NHRFR, the Authority has agreed to finance certain of the costs of the capital improvements through the issuance of not to exceed \$6,000,000 notes and or bonds of the Authority (the "Obligations") and has additionally agreed to agree to amend the Lease and Agreement or execute a new lease agreement, as necessary, to provide that the NHRFR will pay any and all costs associated with the financing of the Project; and

WHEREAS, the Authority has required each of the Participating Municipalities, pursuant to N.J.S.A. 40:37A-80, to guarantee the punctual payment of a portion of the principal of and interest on the Obligations in the amount of 20% of the Project; and

WHEREAS, in order to comply with the requirement of the Authority, the Town must guarantee 20% of the punctual payment of a portion of the principal of and interest on the Obligations; and

WHEREAS, the enactment of this ordinance authorizing a guarantee of the punctual payment of a twenty per cent (20%) share of the total principal amount of the Obligations in an amount not to exceed \$6,000,000 and the punctual payment of interest with respect thereto, will allow for the Authority to finance the costs of the Project and ensure the stability of payments due the NHRFR; and

WHEREAS, the Obligations will be issued pursuant to the terms of the Act, other applicable law and the Authority's "Resolution Authorizing the Issuance of Lease Revenue Bonds, Series 2026, (North Hudson Regional Fire and Rescue Project) of The Hudson County Improvement Authority" (together with any amendments thereof or supplements thereto in accordance with the terms thereof, the "Bond Resolution"); and

WHEREAS, payment of twenty per cent (20%) share of the total principal amount of the Obligations in an amount not to exceed \$6,000,000, and the punctual payment of interest with respect thereto shall be fully, unconditionally and irrevocably guaranteed in accordance with the terms of (i) this guaranty ordinance of the Town to be finally adopted by the Town Council and, if necessary, subsequently approved by the Mayor of the Town (the "Mayor"), (ii) that certain "Guaranty Agreement" to be dated as of the first day of the month of the issuance of the Obligations (together with any amendments thereof or supplements thereto in accordance with the terms thereof, the "Guaranty Agreement") between the Town, as guarantor, and the Authority, and (iii) a guaranty certificate (collectively, the "Guaranty") to be executed by an authorized officer of the Town on the face of each applicable Obligation, all pursuant to Section 37 of the Act (N.J.S.A. 40:37A-80); and

WHEREAS, in accordance with the terms of the Guaranty, the Town shall be fully, unconditionally and irrevocably obligated to pay the principal of and interest on its portion of the Obligations when due if necessary, from the levy of *ad valorem* taxes upon all of the taxable property within the jurisdiction of the Town without limitation as to rate or amount; and

WHEREAS, the Town desires to authorize the guarantee as required by the Authority;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF GUTTENBERG, IN THE COUNTY OF HUDSON, NEW JERSEY, AS FOLLOWS:

Section 1. Pursuant to and in accordance with the terms of the County Improvement Authorities Law, specifically N.J.S.A. 40:37A-80, the Town hereby guarantees the timely payment of twenty per cent (20%) of each of the payments of the principal of (including sinking fund installments, if any) and 20% of each of the payments of the interest on the Obligations.

Section 2. The following matters are hereby determined, declared, recited and stated:

a. This ordinance authorizes a guarantee of the punctual payment of not to exceed a \$1,200,000 portion of the principal of the Obligations and the payment of interest with respect thereto.

b. The guaranty described in this ordinance is a permitted purpose as set forth in N.J.S.A. 40:37A-80.

c. A supplemental debt statement of the Town has been duly made and filed in the office of the Clerk of the Town and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services of the State of New Jersey, and such debt statement shows that while the gross debt of the Town, as defined in the Local Bond

Law, is increased by this ordinance by \$1,200,000, in accordance with the provisions of the Act, but the net debt is not increased until such time as provided in N.J.S.A. 40:37A-80.

Section 3. The Guaranty Agreement hereinbefore referenced is hereby approved substantially in the form on file in the office of the Town Clerk and incorporated by reference as if set forth at length herein. The Mayor of the Town is hereby authorized and directed to execute such agreement upon compliance with all of the conditions associated with the financing of the Project by the Authority with such changes as deemed necessary, desirable, or convenient to effect the transaction contemplated thereby which consent to such changes shall be evidenced by the execution of such agreement.

Section 4. The Town is further authorized to execute all certificates, documents and agreements, including lease agreements, guaranty agreements and letters of representation, and the like in order to effectuate the issuance by the Authority of the Obligations referenced herein, with no further action by the Town.

Section 5. This guaranty ordinance shall take effect following the first publication thereof after final adoption in accordance with the laws of the State of New Jersey.

Dr. Cosmo A. Cirillo, RMC
Town Clerk

Ordinance#43-25 Introduction Vote

A motion to introduce was made by Councilperson Hokien and seconded by Councilperson Delafuente Ayes: Councilpersons Delafuente, Fundora, Hokien, Malave and Mayor Zitt Nays: None Absent: None Abstain: Habermann

Public Portion:

A motion was made to open public portion by Councilperson Fundora seconded by Councilperson Delafuente Ayes: Councilpersons Delafuente, Fundora, Habermann, Hokien, Malave and Mayor Zitt Nays: None Absent: None Abstain: None

NO PUBLIC COMMENTS

A motion was made to close public portion by Councilperson Delafuente seconded by Councilperson Hokien Ayes: Councilpersons Delafuente, Fundora, Habermann, Hokien, Malave and Mayor Zitt Nays: None Absent: None Abstain: None

Adjournment:

A motion to adjourn was made by Councilperson Fundora seconded by Councilperson Hokien
Ayes: Councilpersons Delafuente, Fundora, Habermann, Hokien, Malave and Mayor Zitt Nays:
None Absent: None Abstain: None

Meeting was adjourned at 4:55 P.M.

Respectfully Submitted,

Dr. Cosmo A. Cirillo, RMC
Town Clerk