

Agenda

REGULAR MEETING, THURSDAY, AUGUST 6, 2026 AT 7:00P.M. OR AS SOON THEREAFTER AT BOROUGH HALL

OPEN PUBLIC MEETINGS ACT

BOROUGH CLERK: this meeting is being held in accordance with the rules and regulations of the Open Public Meetings Act of the State of New Jersey. Adequate notice of this meeting was provided by forwarding a Sunshine notice which included the time, date and location of this public meeting of the Mayor and Council.

ROLL CALL:

COUNCIL MEMBERS: Councilman Fitzhenry, Councilwoman DeCicco, Councilman Karcic, Councilwoman Sheedy, Councilman Del Russo, Councilwoman Bocchino

ALSO PRESENT: Mayor Daniel H. Pronti, Borough Clerk, Kathleen Moore, Borough Administrator, Stephen Lo Iacono, Borough Attorney, Will Fenwick

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Regular Meeting – May 14, 2026

Executive Session – May 14 2026

INTRODUCED BY:

SECONDED BY:

ROLL CALL:

RESOLUTIONS ON CONSENT

RESOLUTION NUMBER 163-26 THROUGH AND INCLUDING RESOLUTION NUMBER 170-26 DETAILED BY TITLE BELOW, ARE LISTED ON A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE BOROUGH COUNCIL AND WILL BE ENACTED BY ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS. IF A COUNCIL MEMBER DESIRES DISCUSSION ON A SPECIFIC RESOLUTION, THAT ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED SEPARATELY.

R-163-26 RESO RE: AUTHORIZATION TO PAY CLAIMS

R-164-26 RESO RE: RESIGNATION OF EMS SUPERVISOR AND APPOINTMENT OF PER DIEM EMT

R-165-26 RESO RE: TAX OFFICE – REFUND OF MONIES

R-166-26 RESO RE: CAPITAL BUDGET AMENDMENT

R-167-26 RESO RE: APPOINTMENT OF CROSSING GUARD TO PERMANENT STATUS

R-168-26 RESO RE: AWARD OF PROFESSIONAL SERVICE CONTRACT FOR AN ADVISOR AS TO PILOT AGREEMENTS

R-169-26 RESO RE: RESOLUTION OF THE COUNCIL OF THE BOROUGH OF NORTH ARLINGTON ENDORSING AN AMENDED HOUSING ELEMENT AND FAIR SHARE PLAN

R-170-26 RESO RE: APPOINTMENT OF FIREFIGHTER

MOTION TO APPROVE

INTRODUCED BY:

SECONDED BY:

ROLL CALL:

RESOLUTION OFF CONSENT

R-171-26 RESOLUTION PERTAINING TO THE NORTH ARLINGTON PLANNING BOARD'S N.J.S.A. 40:55D-26 REVIEW OF A DRAFT CANNABIS OVERLAY ZONING ORDINANCE

*MOTION TO [APPROVE] / [REJECT] THE RECOMMENDATIONS OF THE NORTH ARLINGTON PLANNING BOARD

INTRODUCED BY:

SECONDED BY:

ROLL CALL:

COUNCIL REPORTS

COUNCILMAN FITZHENRY

COUNCILWOMAN DECICCO

COUNCILMAN KARCIC

COUNCILWOMAN SHEEDY

COUNCILMAN DEL RUSSO

COUNCILWOMAN BOCCHINO

MAYOR PRONTI

SWEARING IN CEREMONY:

POLICE OFFICERS ALEX NIEVES & HAMZAH ZEIDAN

ADMINISTRATORS REPORT

REDEVELOPMENT CONSULTANTS REPORT

ENGINEERS REPORT

MOTION TO OPEN PUBLIC COMMENTS

INTRODUCED BY:

SECONDED BY:

ROLL CALL:

MOTION TO CLOSE PUBLIC COMMENTS

INTRODUCED BY:

SECONDED BY:

ROLL CALL:

ORDINANCES

INTRODUCTION OF ORDINANCES

ORDINANCE NO. 2467

AN ORDINANCE TO AMEND CHAPTER 187 §9(B) OF THE CODE OF THE BOROUGH OF NORTH ARLINGTON ENTITLED “VEHICLES AND TRAFFIC” PROVIDING FOR A HANDICAPPED PARKING SPACE (100 Stover Avenue)

INTRODUCED BY:

SECONDED BY:

ROLL CALL:

ORDINANCE NO. 2468

AN ORDINANCE TO AMEND CHAPTER 187 §9(B) OF THE CODE OF THE BOROUGH OF NORTH ARLINGTON ENTITLED “VEHICLES AND TRAFFIC” PROVIDING FOR A HANDICAPPED PARKING SPACE (119 Locust Avenue)

INTRODUCED BY:

SECONDED BY:

ROLL CALL:

ORDINANCE NO. 2469

BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND THE ACQUISITION OF NEW ADDITIONAL OR REPLACEMENT EQUIPMENT AND MACHINERY AND A NEW AUTOMOTIVE VEHICLE, INCLUDING ORIGINAL APPARATUS AND EQUIPMENT, IN, BY AND FOR THE BOROUGH OF NORTH ARLINGTON, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$1,896,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

INTRODUCED BY:

SECONDED BY:

ROLL CALL:

ORDINANCE NO. 2470

BOND ORDINANCE TO AUTHORIZE THE UNDERTAKING OF VARIOUS IMPROVEMENTS TO MACALUSO PARK (PHASE 1) IN, BY AND FOR THE BOROUGH OF NORTH ARLINGTON, IN THE COUNTY OF BERGEN, NEW JERSEY, TO APPROPRIATE THE SUM OF \$749,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

INTRODUCED BY:

SECONDED BY:

ROLL CALL:

SECOND READING AND ADOPTION OF ORDINANCES

ORDINANCE NO. 2462

ORDINANCE OF THE BOROUGH OF NORTH ARLINGTON, COUNTY OF BERGEN, AND STATE OF NEW JERSEY AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT BETWEEN THE BOROUGH OF NORTH ARLINGTON AND 9 PORETE URBAN RENEWAL LLC AND APPROVING AN APPLICATION THEREOF PURSUANT TO THE LONG-TERM TAX EXEMPTION LAW, N.J.S.A. 40A:20-1 ET SEQ. WITH RESPECT TO BLOCK 168, LOT 2 (9 PORETE AVENUE) IN THE PORETE AVENUE REDEVELOPMENT AREA

MOTION TO OPEN PUBLIC HEARING ON ORDINANCE NO. 2462 TO THE PUBLIC

INTRODUCED BY:

SECONDED BY:

ROLL CALL:

MOTION TO CLOSE HEARING AND ADOPT

INTRODUCED BY:

SECONDED BY:

ROLL CALL:

ORDINANCE NO. 2463

AN ORDINANCE TO AMEND CHAPTER 187 OF THE CODE OF THE BOROUGH OF NORTH ARLINGTON ENTITLED "VEHICLES AND TRAFFIC" TO ADD A NEW SECTION REGULATING PEDESTRIAN SAFETY MONITORING ZONES

MOTION TO OPEN PUBLIC HEARING ON ORDINANCE NO. 2463 TO THE PUBLIC

INTRODUCED BY:

SECONDED BY:

ROLL CALL:

MOTION TO CLOSE HEARING AND ADOPT

INTRODUCED BY:

SECONDED BY:

ROLL CALL:

ORDINANCE NO. 2465

BOND ORDINANCE TO AUTHORIZE VARIOUS IMPROVEMENTS TO THE NARDA PUMP STATION IN, BY AND FOR THE BOROUGH OF NORTH ARLINGTON, IN THE COUNTY OF BERGEN, NEW JERSEY, TO APPROPRIATE THE SUM OF \$412,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS

MOTION TO OPEN PUBLIC HEARING ON ORDINANCE NO. 2465 TO THE PUBLIC

INTRODUCED BY:

SECONDED BY:

ROLL CALL:

MOTION TO CLOSE HEARING AND ADOPT

INTRODUCED BY:

SECONDED BY:

ROLL CALL:

ORDINANCE NO. 2466

BOND ORDINANCE TO AUTHORIZE THE DEMOLITION OF THE FORMER COMCAST BUILDING (LOCATED AT 165-171 RIVER ROAD), INCLUDING ASBESTOS REMOVAL AND SITE WORK FOR PARKING, IN, BY AND FOR THE BOROUGH OF NORTH ARLINGTON, IN THE COUNTY OF BERGEN, NEW JERSEY, TO APPROPRIATE THE SUM OF \$510,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

MOTION TO OPEN PUBLIC HEARING ON ORDINANCE NO. 2466 TO THE PUBLIC

INTRODUCED BY:

SECONDED BY:

ROLL CALL:

MOTION TO CLOSE HEARING AND ADOPT

INTRODUCED BY:

SECONDED BY:

ROLL CALL:

R-172-26 RESO RE: EXECUTIVE SESSION

INTRODUCED BY:

SECONDED BY:

ROLL CALL:

[Executive Session]

MOTION TO RETURN TO THE REGULAR ORDER OF BUSINESS

INTRODUCED BY:

SECONDED BY:

ROLL CALL:

MOTION FOR ADJOURNMENT:

INTRODUCED BY:

SECONDED BY:

ROLL CALL:

[AGENDA IS SUBJECT TO CHANGE AS A RESULT OF THE MATTERS NOT KNOWN AT THE TIME OF MEETING]

COUNCIL/ MAYOR	INTRODUCED	SECONDED	YES	NO	ABSTAIN	ABSENT
FITZHENRY						
DECICCO						
KARCIC						
SHEEDY						
DEL RUSSO						
BOCCHINO						
PRONTI						
ON CONSENT AGENDA ☒ YES ☐ NO						

R-163-26

RESO RE: AUTHORIZATION TO PAY CLAIMS

WHEREAS, There has been presented to the Mayor and Council Members of the Borough of North Arlington, the attached list of invoices requesting payment for the work, labor, services and materials to the Borough; and

WHEREAS, said attached list specify the exact line item in the budget or Ordinance to be charged therewith: \$5,745,779.39.

WHEREAS, each of the purchases by said invoices have been duly authorized by the purchasing department, agent or office in respect to the goods and services received, as well as the Chief Financial Officer in regard to availability of funds;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of North Arlington, that the CFO is hereby authorized to pay the claims.

APPROVED: _____
Daniel H. Pronti, Mayor

ATTEST: _____
Kathleen Moore, Borough Clerk

DATED: August 6, 2026

R-164-26

RESO RE: RESIGNATION OF EMS SUPERVISOR AND
APPOINTMENT OF PER DIEM EMT

COUNCIL/ MAYOR	INTRODUCED	SECONDED	YES	NO	ABSTAIN	ABSENT
FITZHENRY						
DECICCO						
KARCIC						
SHEEDY						
DEL RUSSO						
BOCCHINO						
PRONTI						
ON CONSENT AGENDA ☒ YES ☐ NO						

BE IT RESOLVED by the Mayor and Council of the Borough of North Arlington, Bergen County, New Jersey, the resignation of Joseph Miller as EMS Supervisor is approved, effective July 19, 2026.

BE IT FURTHER RESOLVED by the Mayor and Council of the Borough of North Arlington, Bergen County, New Jersey, the appointment of Joseph Miller as a Per Diem EMT is approved, effective July 19, 2026.

APPROVED: _____
Daniel H. Pronti, Mayor

ATTEST: _____
Kathleen Moore, Borough Clerk

DATED: August 6, 2026

COUNCIL/ MAYOR	INTRODUCED	SECONDED	YES	NO	ABSTAIN	ABSENT
FITZHENRY						
DECICCO						
KARCIC						
SHEEDY						
DEL RUSSO						
BOCCHINO						
PRONTI						
ON CONSENT AGENDA ☒ YES ☐ NO						

R-165-26

RESO RE: TAX OFFICE – REFUND OF MONIES

WHEREAS, the following property is entitled to a tax office refund due to a lien redemption, a successful tax appeal, tax overpayment, and/or veteran deduction; and

WHEREAS, a refund has been requested as follows:

	Reason	Block/Lot	Address	Payable to:	Lien or Tax Sale Cert. #	Total
1.	Lien Redemption	76/16	40 Baltimore Avenue	John Finan	24-00004	\$18,412.29

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of North Arlington that the Tax Collector issue the requested refund.

APPROVED: _____
Daniel H. Pronti, Mayor

ATTEST: _____
Kathleen Moore, Borough Clerk

DATED: August 6, 2026

COUNCIL/ MAYOR	INTRODUCED	SECONDED	YES	NO	ABSTAIN	ABSENT
FITZHENRY						
DECICCO						
KARCIC						
SHEEDY						
DEL RUSSO						
BOCCHINO						
PRONTI						
ON CONSENT AGENDA ☒ YES ☐ NO						

R-166-26

RESO RE: CAPITAL BUDGET AMENDMENT

WHEREAS, the local capital budget for the year 2026 was adopted on the 11th day of June, 2026; and,

WHEREAS, it is desired to amend said adopted capital budget section.

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of North Arlington, County of Bergen that the following amendment(s) to the adopted capital budget section of the budget be made:

(SEE ATTACHED)

APPROVED: _____
Daniel H. Pronti, Mayor

ATTEST: _____
Kathleen Moore, Borough Clerk

DATED: August 6, 2026

Re: Bond Ordinance #2466
Bond Ordinance #2469
Bond Ordinance #2470

R-167-26

RESO RE: APPOINTMENT OF CROSSING GUARD TO
PERMANENT STATUS

COUNCIL/ MAYOR	INTRODUCED	SECONDED	YES	NO	ABSTAIN	ABSENT
FITZHENRY						
DECICCO						
KARCIC						
SHEEDY						
DEL RUSSO						
BOCCHINO						
PRONTI						
ON CONSENT AGENDA ☒ YES ☐ NO						

BE IT RESOLVED by the Mayor and Council of the Borough of North Arlington, Bergen County, New Jersey, the appointment of per diem Crossing Guard, Frank Argyelan, to permanent status is hereby accepted, effective August 6, 2026.

BE IT FURTHER RESOLVED, a copy of this Resolution shall be forwarded to Payroll and the Police Department.

APPROVED: _____
Daniel H. Pronti, Mayor

ATTEST: _____
Kathleen Moore, Borough Clerk

DATED: August 6, 2026

COUNCIL/ MAYOR	INTRODUCED	SECONDED	YES	NO	ABSTAIN	ABSENT
FITZHENRY						
DECICCO						
KARCIC						
SHEEDY						
DEL RUSSO						
BOCCHINO						
PRONTI						
ON CONSENT AGENDA ☒ YES ☐ NO						

**R-168-26 RESO RE: AWARD OF PROFESSIONAL
SERVICE CONTRACT FOR AN ADVISOR AS TO
PILOT AGREEMENTS**

WHEREAS, the Borough of North Arlington has entered into PILOT agreements with the owners of 12 Porete Avenue, 500 Belleville Turnpike and 1 DeKorte Park Plaza; and

WHEREAS, the Borough of North Arlington's Governing Body finds it to be to the benefit of the Borough for the Borough to appoint an advisor as to PILOT agreement matters involving the Borough; and

WHEREAS, the Mayor and Council of the Borough of North has determined that Lerch, Vinci & Bliss, LLC is qualified to act as an advisor to the Borough concerning PILOT matters; and

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of North Arlington as follows:

1. The Mayor and Borough Clerk are hereby authorized and directed to execute an agreement with Lerch Vinci & Bliss, LLC pertaining to said firms' services concerning PILOT agreements (the "Contract").
2. The Contract shall provide for payment to Lerch Vinci & Bliss, LLC at the rates set forth in Exhibit A attached hereto.
3. The Contract shall not exceed \$15,000.00 for advisory services relating to the PILOT agreements that exist for 12 Porete Avenue, 500 Belleville Turnpike and 1 DeKorte Park Plaza and shall not exceed \$17,500.00 per calendar year.
4. Any advisory services concerning any new PILOT agreement being considered by the Borough will be subject to a new contract, not to exceed \$15,000.00 per future PILOT agreement.
5. The Contract is to be awarded without competitive bidding as a "Professional Service" in accordance with 40A:11-5(1)(A) of the Local Public Contract Law.
6. Notice of this action to be published according to law.

APPROVED: _____
Daniel H. Pronti, Mayor

ATTEST: _____
Kathleen Moore, Borough Clerk

DATED: August 6, 2026

COUNCIL/ MAYOR	INTRODUCED	SECONDED	YES	NO	ABSTAIN	ABSENT
FITZHENRY						
DECICCO						
KARCIC						
SHEEDY						
DEL RUSSO						
BOCCHINO						
PRONTI						
ON CONSENT AGENDA ☒ YES ☐ NO						

R-169-26

RESO RE: RESOLUTION OF THE COUNCIL OF THE
BOROUGH OF NORTH ARLINGTON ENDORSING AN
AMENDED HOUSING ELEMENT AND FAIR
SHARE PLAN

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the 1985 New Jersey Fair Housing Act (hereinafter “FHA II”); and

WHEREAS, FHA II established a procedure by which municipalities can secure approval of a Housing Element and Fair Share Plan (“HEFSP”); and

WHEREAS, that procedure contemplated that municipalities would adopt a resolution by January 31, 2025 committing to a fair share number and filing a declaratory relief action within 48 hours from adoption of the resolution and then filing a HEFSP by June 30, 2025 and filing that plan within 48 hours with the Affordable Housing Dispute Resolution Program (the “Program”); and

WHEREAS, in accordance with this statutory procedure, the Borough adopted a binding resolution on January 27, which committed itself to a present need obligation of 36 and a Round 4 prospective need obligation of 192, in the event the Borough was forced to utilize the methodology promulgated by the Amendment to the Fair Housing Act. In said resolution, North Arlington committed to providing 36 units of present need and 192 units of prospective need, subject to North Arlington’s challenge as to the reasonableness of any such housing obligation and any vacant land and/or durational adjustments it may seek as part of the Housing Plan element and Fair Share Plan element; and

WHEREAS, in accordance with the Amended FHA and the Administrative Office of the Court’s Directive No. 14-24, the Borough filed a timely Fourth Round Declaratory Judgment complaint (“DJ Complaint”) with the Affordable Housing Dispute Resolution Program (“the Program”), along with its binding resolution, on January 29, 2025; and

WHEREAS, the filing of the DJ Complaint gave the Borough automatic, continued immunity from all exclusionary zoning lawsuits, including builder’s remedy lawsuits, which is still in full force and effect; and

WHEREAS, the Borough received objections from the New Jersey Builder's Association on February 26, 2025, and from the Fair Share Housing Center on February 28, 2025, as to the Borough's Present and Prospective Need numbers; and

WHEREAS, the Superior Court ultimately denied the objections of the New Jersey Builder's Association and the Fair Share Housing Center and the Borough secured a determination that its Present Need obligation is 36 units and its Round 4 Prospective Need is 192 units using mandatory methodology promulgated in the Amended FHA; and

WHEREAS, on June 16, 2025, the Hon. Gregg Padovano, J.S.C. extended the Borough's deadline to adopt and endorse a Fourth Round Housing Element and Fair Share Plan to July 31, 2025; and

WHEREAS, on the basis of the aforementioned rulings of the Superior Court and upon notice that was been duly provided pursuant to N.J.S.A. 40:55D-13, on July 28, 2025, the Planning Board held a public hearing on the Fourth Round Housing Element and Fair Share Plan and adopted a Housing Element and Fair Share Plan with a Fourth Round prospective need obligation of 192, reduced by way of a vacant land adjustment to a realistic development potential of 0; and

WHEREAS, the Borough Mayor and Council endorsed the Borough of North Arlington's Housing Element and Fair Share Plan, which was adopted by the North Arlington Planning Board on July 28, 2025, to seek approval of the HEFSP, with the Amendment, by the Program and the Court; and

WHEREAS, on January 20, 2026, the Borough of North Arlington entered into a settlement with Fair Share Housing Center resolving all outstanding affordable housing issues as to the Borough of North Arlington (the "Settlement Agreement"); and

WHEREAS, the Borough of North Arlington amended its zoning ordinances on March 12, 2026 to conform them to the terms of the Settlement Agreement; and

WHEREAS, Lyndsay Knight of Neglia Group has prepared an Amended Housing Element and Fair Share Plan dated July 29, 2026 (hereinafter, the "Amended Fourth Round HEFSP") which incorporates the terms of the Settlement Agreement into the Borough's HEFSP. (Attached hereto as **Exhibit A**).

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of North Arlington, County of Bergen, State of New Jersey, as follows:

1. The Borough Council hereby endorses the Amended Fourth Round HEFSP, which is attached hereto and refers same to the Borough of North Arlington's Planning Board for its review and approval.
2. The Borough Council hereby directs the Borough's Affordable Housing Counsel and Borough Attorney to (a) file this resolution with the Court, along with any additional

documents the professionals deem necessary or desirable; and (b) seek a Compliance Certification from the Program or Vicinage area judge as may be appropriate formally approving the Plan.

3. The Borough reserves the right to further amend the HEFSP attached hereto, should that be necessary.

APPROVED: _____
Daniel H. Pronti, Mayor

ATTEST: _____
Kathleen Moore
Borough Clerk

DATED: August 6, 2026

CERTIFICATION

I certify that the foregoing Resolution was duly adopted by the Mayor and Council of the North Arlington Borough at a regular meeting held on the ____ day of _____ 2026.

Municipal Clerk

COUNCIL/ MAYOR	INTRODUCED	SECONDED	YES	NO	ABSTAIN	ABSENT
FITZHENRY						
DECICCO						
KARCIC						
SHEEDY						
DEL RUSSO						
BOCCHINO						
PRONTI						
ON CONSENT AGENDA ☒ YES ☐ NO						

R-170-26

RESO RE: APPOINTMENT OF FIREFIGHTER

BE IT RESOLVED by the Mayor and Council of the Borough of North Arlington, Bergen County, New Jersey, that upon the recommendation of the Board of Fire Officers of the North Arlington Fire Department, the appointment of Gregory Rombola as Firefighter for Schuyler Engine Company #2 is hereby approved.

APPROVED: _____
Daniel H. Pronti, Mayor

ATTEST: _____
Kathleen Moore, Borough Clerk

DATED: August 6, 2026

R-171-26

COUNCIL/ MAYOR	INTRODUCED	SECONDED	YES	NO	ABSTAIN	ABSENT
FITZHENRY						
DECICCO						
KARCIC						
SHEEDY						
DEL RUSSO						
BOCCHINO						
PRONTI						
ON CONSENT AGENDA ____ YES ____X____ NO						

RESOLUTION PERTAINING TO THE NORTH
ARLINGTON PLANNING BOARD'S N.J.S.A. 40:55D-26
REVIEW OF A DRAFT CANNABIS OVERLAY ZONING
ORDINANCE

WHEREAS, pursuant to N.J.S.A. 40:55D-26, the Borough previously adopted Ordinance 205-10(b), which permits the North Arlington Mayor and Council to refer any matter to the Borough of North Arlington's Planning Board for review and comment;

WHEREAS, on July 9, 2026, pursuant to Ordinance 205-10(b), the Mayor and Council voted to refer to the North

Arlington Planning Board a proposed ordinance establishing retail cannabis overlay zones (hereinafter the "Draft Retail Cannabis Overlay Zone Ordinance");

WHEREAS, the North Arlington Planning Board conducted a review of the Draft Retail Cannabis Overlay Zone Ordinance on July 27, 2026 and made recommendations to the Mayor and Council via a July 31, 2026 Letter that the proposed overlay zone near the Passaic River be expanded by excluding the River Walk from the calculations of the proposed overlay zone (See "Exhibit A" attached); and

WHEREAS, prior to introducing the Draft Retail Cannabis Overlay Zone Ordinance, the Mayor and Council must approve or reject the North Arlington Planning Board's recommendations in accordance with Ordinance 205-10(b);

NOW, THEREFORE, BE IT RESOLVED that the North Arlington Mayor and Council _____ the recommendations of the North Arlington Planning Board contained in their July 31, 2026 Letter concerning the Draft Retail Cannabis Overlay Zone Ordinance.

APPROVED: _____
Daniel H. Pronti, Mayor

ATTEST: _____
Kathleen Moore, Borough Clerk

DATED: August 6, 2026

CERTIFICATION

I certify that the foregoing Resolution was duly adopted by the Mayor and Council of the North Arlington Borough at a regular meeting held on the ____ day of _____ 2026.

Municipal Clerk

First Reading

INTRODUCED BY:				
SECONDED BY:				
COUNCIL	AYE	NAY	ABSTAIN	ABSENT
FITZHENRY				
DECICCO				
KARCIC				
SHEEDY				
DEL RUSSO				
BOCCHINO				
PRONTI				
TOTAL				

Second & Final Reading

INTRODUCED BY:				
SECONDED BY:				
COUNCIL	AYE	NAY	ABSTAIN	ABSENT
FITZHENRY				
DECICCO				
KARCIC				
SHEEDY				
DEL RUSSO				
BOCCHINO				
PRONTI				
TOTAL				

ORDINANCE NO. 2467
BOROUGH OF NORTH ARLINGTON
BERGEN COUNTY, NEW JERSEY

AN ORDINANCE TO AMEND CHAPTER 187 §9(B) OF THE CODE OF THE BOROUGH OF NORTH ARLINGTON ENTITLED “VEHICLES AND TRAFFIC” PROVIDING FOR A HANDICAPPED PARKING SPACE

WHEREAS, the Property Owner has made application to the Department of Police of the Borough and the Police Department reviewed the application and indicated that requirements have been met for handicapped parking at the subject site; and

WHEREAS, the Mayor and Council have determined to amend Chapter 187 §9(B) of the Code of the Borough of North Arlington; and

NOW THEREFORE BE IT ORDAINED by the Mayor and Council of the Borough of North Arlington, County of Bergen, State of New Jersey, that the following be designated as a handicapped parking space:

<u>Location</u>	<u>Side</u>	<u>Description</u>
100 Stover Avenue	South	Beginning at a point 40 feet west of the apex of the southern western curb of Gold Street and extending to a point 20 feet west therefrom.

IT IS FURTHER ORDAINED that the remainder of Chapter 187 §9(B) of the Code of the Borough of North Arlington shall remain in full force and effect.

APPROVED: _____
Daniel H. Pronti, Mayor

ATTEST: _____
Kathleen Moore, Borough Clerk

DATED: September 10, 2026

PUBLIC NOTICE

PUBLIC NOTICE IS HEREBY GIVEN THAT AT A REGULAR MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF NORTH ARLINGTON HELD ON THURSDAY, August 6, 2026 THE ABOVE ORDINANCE WAS INTRODUCED AND PASSED ON ITS FIRST READING. SAID ORDINANCE SHALL BE TAKEN UP FOR FURTHER CONSIDERATION FOR FINAL PASSAGE AT A REGULAR MEETING OF THE MAYOR AND COUNCIL TO BE HELD IN THE COUNCIL CHAMBERS, BOROUGH HALL, 214 RIDGE ROAD, NORTH ARLINGTON, BERGEN COUNTY, NEW JERSEY ON September 10, 2026 at 7:00PM OR AS SOON THEREAFTER AS THE MATTER CAN BE REACHED, AT WHICH TIME AND PLACE ALL PERSONS WHO MAY BE INTERESTED THEREIN SHALL BE GIVEN AN OPPORTUNITY TO BE HEARD CONCERNING SAME. DURING THE WEEK PRIOR TO AND UP TO AND INCLUDING THE DATE OF SUCH MEETING, COPIES OF SAID ORDINANCE WILL BE MADE AVAILABLE AT THE BOROUGH CLERK'S OFFICE TO THE MEMBERS OF THE GENERAL PUBLIC WHO SHALL REQUEST SAME.

Kathleen Moore, RMC
Borough Clerk

First Reading

INTRODUCED BY:				
SECONDED BY:				
COUNCIL	AYE	NAY	ABSTAIN	ABSENT
FITZHENRY				
DECICCO				
KARCIC				
SHEEDY				
DEL RUSSO				
BOCCHINO				
PRONTI				
TOTAL				

Second & Final Reading

INTRODUCED BY:				
SECONDED BY:				
COUNCIL	AYE	NAY	ABSTAIN	ABSENT
FITZHENRY				
DECICCO				
KARCIC				
SHEEDY				
DEL RUSSO				
BOCCHINO				
PRONTI				
TOTAL				

ORDINANCE NO. 2468
BOROUGH OF NORTH ARLINGTON
BERGEN COUNTY, NEW JERSEY

AN ORDINANCE TO AMEND CHAPTER 187 §9(B) OF THE CODE OF THE BOROUGH OF NORTH ARLINGTON ENTITLED “VEHICLES AND TRAFFIC” PROVIDING FOR A HANDICAPPED PARKING SPACE

WHEREAS, the Property Owner has made application to the Department of Police of the Borough and the Police Department reviewed the application and indicated that requirements have been met for handicapped parking at the subject site; and

WHEREAS, the Mayor and Council have determined to amend Chapter 187 §9(B) of the Code of the Borough of North Arlington; and

NOW THEREFORE BE IT ORDAINED by the Mayor and Council of the Borough of North Arlington, County of Bergen, State of New Jersey, that the following be designated as a handicapped parking space:

<u>Location</u>	<u>Side</u>	<u>Description</u>
119 Locust Avenue	South	Beginning at a point 58 feet east of the apex of the southern eastern curb of West Street and extending to a point 20 feet east therefrom.

IT IS FURTHER ORDAINED that the remainder of Chapter 187 §9(B) of the Code of the Borough of North Arlington shall remain in full force and effect.

APPROVED: _____
Daniel H. Pronti, Mayor

ATTEST: _____
Kathleen Moore, Borough Clerk

DATED: September 10, 2026

PUBLIC NOTICE

PUBLIC NOTICE IS HEREBY GIVEN THAT AT A REGULAR MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF NORTH ARLINGTON HELD ON THURSDAY, August 6, 2026 THE ABOVE ORDINANCE WAS INTRODUCED AND PASSED ON ITS FIRST READING. SAID ORDINANCE SHALL BE TAKEN UP FOR FURTHER CONSIDERATION FOR FINAL PASSAGE AT A REGULAR MEETING OF THE MAYOR AND COUNCIL TO BE HELD IN THE COUNCIL CHAMBERS, BOROUGH HALL, 214 RIDGE ROAD, NORTH ARLINGTON, BERGEN COUNTY, NEW JERSEY ON September 10, 2026 at 7:00PM OR AS SOON THEREAFTER AS THE MATTER CAN BE REACHED, AT WHICH TIME AND PLACE ALL PERSONS WHO MAY BE INTERESTED THEREIN SHALL BE GIVEN AN OPPORTUNITY TO BE HEARD CONCERNING SAME. DURING THE WEEK PRIOR TO AND UP TO AND INCLUDING THE DATE OF SUCH MEETING, COPIES OF SAID ORDINANCE WILL BE MADE AVAILABLE AT THE BOROUGH CLERK'S OFFICE TO THE MEMBERS OF THE GENERAL PUBLIC WHO SHALL REQUEST SAME.

Kathleen Moore, RMC
Borough Clerk

First Reading

INTRODUCED BY:				
SECONDED BY:				
COUNCIL	AYE	NAY	ABSTAIN	ABSENT
FITZHENRY				
DECICCO				
KARCIC				
SHEEDY				
DEL RUSSO				
BOCCHINO				
PRONTI				
TOTAL				

Second & Final Reading

INTRODUCED BY:				
SECONDED BY:				
COUNCIL	AYE	NAY	ABSTAIN	ABSENT
FITZHENRY				
DECICCO				
KARCIC				
SHEEDY				
DEL RUSSO				
BOCCHINO				
PRONTI				
TOTAL				

ORDINANCE NO. 2469
BOROUGH OF NORTH ARLINGTON
BERGEN COUNTY, NEW JERSEY

BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND THE ACQUISITION OF NEW ADDITIONAL OR REPLACEMENT EQUIPMENT AND MACHINERY AND A NEW AUTOMOTIVE VEHICLE, INCLUDING ORIGINAL APPARATUS AND EQUIPMENT, IN, BY AND FOR THE BOROUGH OF NORTH ARLINGTON, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$1,896,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

BE IT ORDAINED by the Borough Council of the Borough of North Arlington, in the County of Bergen, State of New Jersey, as follows:

Section 1. The Borough of North Arlington, in the County of Bergen, State of New Jersey (the "Borough") is hereby authorized to make various public improvements and to acquire new additional or replacement equipment and machinery and a new automotive vehicle, including original apparatus and equipment, in, by and for said Borough, as more particularly described in Section 4 hereof. The cost of the improvements includes all work, materials and appurtenances necessary and suitable therefor.

Section 2. There is hereby appropriated to the payment of the cost of making the improvements described in Sections 1 and 4 hereof (hereinafter referred to as "purposes"), the respective amounts of money hereinafter stated as the appropriation for said respective purposes. Said appropriation shall be met from the proceeds of the sale of the bonds authorized and the down payment appropriated by this ordinance. Said improvements shall be made as general improvements and no part of the cost thereof shall be assessed against property specially benefited.

Section 3. It is hereby determined and stated that the making of such improvements is not a current expense of said Borough.

Section 4. The several purposes hereby authorized for the financing of which said obligations are to be issued are set forth in the following "Schedule of Improvements, Purposes and Amounts" which schedule also shows (1) the amount of the appropriation and the estimated cost of each such purpose, and (2) the amount of each sum which is to be provided by the down payment hereinafter appropriated to finance such purposes, and (3) the estimated maximum amount of bonds and notes to be issued for each such purpose, and (4) the period of

usefulness of each such purpose, according to its reasonable life, computed from the date of said bonds:

SCHEDULE OF IMPROVEMENTS, PURPOSES AND AMOUNTS

A. Acquisition of a new automotive vehicle, including original apparatus and equipment, consisting of an SUV for the use of the Police Department.

Appropriation and Estimated Cost	\$ 65,000
Down Payment Appropriated	\$ 7,805
Bonds and Notes Authorized	\$ 57,195
Period of Usefulness	5 years

B. Acquisition of new additional or replacement equipment and machinery consisting of self-contained breathing apparatus equipment for the use of the Fire Department.

Appropriation and Estimated Cost	\$ 250,000
Down Payment Appropriated	\$ 11,905
Bonds and Notes Authorized	\$ 238,095
Period of Usefulness	10 years

C. Undertaking of the resurfacing of various roads in the Borough (including curb, sidewalk and drainage improvements, where necessary) as the 2026 Road Improvement Program, as set forth on a list on file with the Borough Clerk and hereby approved and incorporated herein by this reference thereto. Depending upon the contract price and other exigent circumstances, and upon approval by the Borough Council, there may be additions to or deletions from the aforesaid list. It is hereby determined and stated that the roads being improved are of "Class B" or equivalent construction as defined in Section 22 of the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law").

Appropriation and Estimated Cost	\$1,360,000
Down Payment Appropriated	\$ 64,765
Bonds and Notes Authorized	\$1,295,235
Period of Usefulness	10 years

D. Undertaking of various improvements to Daniel Morris Park.

Appropriation and Estimated Cost	\$ 221,000
Down Payment Appropriated	\$ 10,525
Bonds and Notes Authorized	\$ 210,475
Period of Usefulness	15 years

Aggregate Appropriation and Estimated Cost	\$1,896,000
Aggregate Down Payment Appropriated	\$ 95,000
Aggregate Amount of Bonds and Notes Authorized	\$1,801,000

Section 5. The cost of such purposes, as hereinbefore stated, includes the aggregate amount of \$249,000 which is estimated to be necessary to finance the cost of such purposes, including architect's fees, accounting, engineering and inspection costs, legal expenses and other expenses, including interest on such obligations to the extent permitted by Section 20 of the Local Bond Law.

Section 6. It is hereby determined and stated that moneys exceeding \$95,000, appropriated for down payments on capital improvements or for the capital improvement fund in budgets heretofore adopted for said Borough, are now available to finance said purposes. The sum of \$95,000 is hereby appropriated from such moneys to the payment of the cost of said purposes.

Section 7. To finance said purposes, bonds of said Borough of an aggregate principal amount not exceeding \$1,801,000 are hereby authorized to be issued pursuant to the Local Bond Law. Said bonds shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted.

Section 8. To finance said purposes, bond anticipation notes of said Borough of an aggregate principal amount not exceeding \$1,801,000 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding.

Section 9. Each bond anticipation note issued pursuant to this ordinance shall be dated on or about the date of its issuance and shall be payable not more than one year from its date, shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law and may be renewed from time to time pursuant to and within limitations prescribed by the Local Bond Law. Each of said bond anticipation notes shall be signed by the Mayor and by a financial officer and shall be under the seal of said Borough and attested by the Borough Clerk or Deputy Borough Clerk. Said officers are hereby authorized to execute said notes in such form as they may adopt in conformity with law. The power to determine any matters with respect to said notes not determined by this ordinance and also the power to sell said notes, is

hereby delegated to the Chief Financial Officer who is hereby authorized to sell said notes either at one time or from time to time in the manner provided by law.

Section 10. It is hereby determined and declared that the average period of usefulness of said purposes, according to their reasonable lives, taking into consideration the respective amounts of bonds or notes authorized for said purposes, is a period of 10.42 years computed from the date of said bonds.

Section 11. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Borough Clerk of said Borough, and that such statement so filed shows that the gross debt of said Borough, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by \$1,801,000 and that the issuance of the bonds and notes authorized by this ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 12. Any funds received from private parties, the County of Bergen, the State of New Jersey or any of their agencies or any funds received from the United States of America or any of its agencies in aid of such purposes, shall be applied to the payment of the cost of such purposes, or, if bond anticipation notes have been issued, to the payment of the bond anticipation notes, and the amount of bonds authorized for such purposes shall be reduced accordingly.

Section 13. The Borough intends to issue the bonds or notes to finance the cost of the improvements described in Sections 1 and 4 of this bond ordinance. If the Borough incurs such costs prior to the issuance of the bonds or notes, the Borough hereby states its reasonable

expectation to reimburse itself for such expenditures with the proceeds of such bonds or notes in the maximum principal amount of bonds or notes authorized by this bond ordinance.

Section 14. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this ordinance. Said obligations shall be direct, unlimited and general obligations of the Borough, and the Borough shall levy ad valorem taxes upon all the taxable real property within the Borough for the payment of the principal of and interest on such bonds and notes, without limitation as to rate or amount.

Section 15. The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Borough Clerk and is available for public inspection.

Section 16. This ordinance shall take effect twenty days after the first publication thereof after final passage.

APPROVED: _____
Daniel H. Pronti, Mayor

ATTEST: _____
Kathleen Moore, Borough Clerk

DATED: September 10, 2026

DATE OF FIRST POSTING ON WEBSITE: AUGUST 7, 2026

NOTICE OF PENDING BOND ORDINANCE AND SUMMARY

The bond ordinance, the summary terms of which are included herein, was introduced and passed upon first reading at a meeting of the Borough Council of the Borough of North Arlington, in the County of Bergen, State of New Jersey, on August 6, 2026. It will be further considered for final passage, after public hearing thereon, at a meeting of the Borough Council to be held at its meeting room in the Borough Hall, 214 Ridge Road, North Arlington, New Jersey, on September 10, 2026 at 7:00 P.M. During the week prior to and up to and including the date of such meeting, copies of the full ordinance will be available at no cost and during regular business hours at the Clerk's office for the members of the general public who shall request the same. The summary of the terms of such bond ordinance follows:

Title: BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND THE ACQUISITION OF NEW ADDITIONAL OR REPLACEMENT EQUIPMENT AND MACHINERY AND A NEW AUTOMOTIVE VEHICLE, INCLUDING ORIGINAL APPARATUS AND EQUIPMENT, IN, BY AND FOR THE BOROUGH OF NORTH ARLINGTON, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$1,896,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

The purposes, appropriations and bonds/notes authorized in this multipurpose bond ordinance are as follows:

SCHEDULE OF IMPROVEMENTS, PURPOSES AND AMOUNTS

A. Acquisition of a new automotive vehicle, including original apparatus and equipment, consisting of an SUV for the use of the Police Department.

Appropriation and Estimated Cost	\$ 65,000
Down Payment Appropriated	\$ 7,805
Bonds and Notes Authorized	\$ 57,195
Period of Usefulness	5 years

B. Acquisition of new additional or replacement equipment and machinery consisting of self-contained breathing apparatus equipment for the use of the Fire Department.

Appropriation and Estimated Cost	\$ 250,000
Down Payment Appropriated	\$ 11,905
Bonds and Notes Authorized	\$ 238,095
Period of Usefulness	10 years

C. Undertaking of the resurfacing of various roads in the Borough (including curb, sidewalk and drainage improvements, where necessary) as the 2026 Road Improvement Program, as set forth on a list on file with the Borough Clerk and hereby approved and incorporated herein by this reference thereto. Depending upon the contract price and other exigent circumstances, and upon approval by the Borough Council, there may be additions to or deletions from the aforesaid list. It is hereby determined and stated that the roads being improved are of "Class B" or equivalent construction as defined in Section 22 of the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law").

Appropriation and Estimated Cost	\$1,360,000
Down Payment Appropriated	\$ 64,765
Bonds and Notes Authorized	\$1,295,235
Period of Usefulness	10 years

D. Undertaking of various improvements to Daniel Morris Park.

Appropriation and Estimated Cost	\$ 221,000
Down Payment Appropriated	\$ 10,525
Bonds and Notes Authorized	\$ 210,475
Period of Usefulness	15 years

Aggregate Appropriation and Estimated Cost	\$1,896,000
Aggregate Down Payment Appropriated	\$ 95,000
Aggregate Amount of Bonds and Notes Authorized	\$1,801,000

Grants (if any) Appropriated: \$-0-
Section 20 Costs: \$249,000
Useful Life: 10.42 years

This Notice is published pursuant to N.J.S.A. 40A:2-17 by its posting on the Borough's official Internet website.

Kathleen Moore
Borough Clerk
Borough of North Arlington
County of Bergen
State of New Jersey

First Reading

INTRODUCED BY:				
SECONDED BY:				
COUNCIL	AYE	NAY	ABSTAIN	ABSENT
FITZHENRY				
DECICCO				
KARCIC				
SHEEDY				
DEL RUSSO				
BOCCHINO				
PRONTI				
TOTAL				

Second & Final Reading

INTRODUCED BY:				
SECONDED BY:				
COUNCIL	AYE	NAY	ABSTAIN	ABSENT
FITZHENRY				
DECICCO				
KARCIC				
SHEEDY				
DEL RUSSO				
BOCCHINO				
PRONTI				
TOTAL				

ORDINANCE NO. 2470
BOROUGH OF NORTH ARLINGTON
BERGEN COUNTY, NEW JERSEY

BOND ORDINANCE TO AUTHORIZE THE UNDERTAKING OF VARIOUS IMPROVEMENTS TO MACALUSO PARK (PHASE 1) IN, BY AND FOR THE BOROUGH OF NORTH ARLINGTON, IN THE COUNTY OF BERGEN, NEW JERSEY, TO APPROPRIATE THE SUM OF \$749,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

BE IT ORDAINED by the Borough Council of the Borough of North Arlington, in the County of Bergen, New Jersey, as follows:

Section 1. The Borough of North Arlington, in the County of Bergen, State of New Jersey (the "Borough") is hereby authorized to undertake various improvements to Macaluso Park (Phase 1) in, by and for the Borough. Said improvements shall include all work, materials and appurtenances necessary and suitable therefor.

Section 2. The sum of \$749,000 is hereby appropriated to the payment of the cost of making the improvements described in Section 1 hereof (hereinafter referred to as "purpose"). Said appropriation shall be met from the proceeds of the sale of the bonds authorized and the down payment appropriated by this ordinance. Said improvements shall be made as general improvements and no part of the cost thereof shall be assessed against property specially benefited.

Section 3. It is hereby determined and stated that (1) the making of such improvements is not a current expense of said Borough, and (2) it is necessary to finance said purpose by the issuance of obligations of said Borough pursuant to the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law"), and (3) the estimated cost of said purpose is \$749,000, and (4) \$38,000 of said sum is to be provided by the down payment hereinafter appropriated to finance said purpose, and (5) the estimated maximum amount of bonds or notes necessary to be issued for said purpose is \$711,000, and (6) the cost of such purpose, as hereinbefore stated, includes the aggregate amount of \$86,000 which is estimated to be necessary to finance the cost of such purpose, including architect's fees, accounting, engineering and inspection costs, legal expenses and other expenses, including interest on such obligations to the extent permitted by Section 20 of the Local Bond Law.

Section 4. It is hereby determined and stated that moneys exceeding \$38,000, appropriated for down payments on capital improvements or for the capital improvement fund in budgets heretofore adopted for said Borough, are now available to finance said purpose. The sum of \$38,000 is hereby appropriated from such moneys to the payment of the cost of said purpose.

Section 5. To finance said purpose, bonds of said Borough of an aggregate principal amount not exceeding \$711,000 are hereby authorized to be issued pursuant to the Local Bond Law. Said bonds shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted.

Section 6. To finance said purpose, bond anticipation notes of said Borough of an aggregate principal amount not exceeding \$711,000 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding.

Section 7. Each bond anticipation note issued pursuant to this ordinance shall be dated on or about the date of its issuance and shall be payable not more than one year from its date, shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law and may be renewed from time to time pursuant to and within limitations prescribed by the Local Bond Law. Each of said notes shall be signed by the Mayor and by a

financial officer and shall be under the seal of said Borough and attested by the Borough Clerk or Deputy Borough Clerk. Said officers are hereby authorized to execute said notes and to issue said notes in such form as they may adopt in conformity with law. The power to determine any matters with respect to said notes not determined by this ordinance and also the power to sell said notes, is hereby delegated to the Chief Financial Officer, who is hereby authorized to sell said notes either at one time or from time to time in the manner provided by law.

Section 8. It is hereby determined and declared that the period of usefulness of said purpose, according to its reasonable life, is a period of fifteen years computed from the date of said bonds.

Section 9. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Borough Clerk of said Borough, and that such statement so filed shows that the gross debt of said Borough, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by \$711,000 and that the issuance of the bonds and notes authorized by this ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 10. Any funds received from private parties, the County of Bergen, the State of New Jersey or any of their agencies or any funds received from the United States of America or any of its agencies in aid of such purpose, shall be applied to the payment of the cost of such purpose, or, if bond anticipation notes have been issued, to the payment of the bond anticipation notes, and the amount of bonds authorized for such purpose shall be reduced accordingly.

Section 11. The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Borough Clerk and is available for public inspection.

Section 12. The Borough intends to issue the bonds or notes to finance the cost of the improvements described in Section 1 of this bond ordinance. If the Borough incurs such costs prior to the issuance of the bonds or notes, the Borough hereby states its reasonable expectation to reimburse itself for such expenditures with the proceeds of such bonds or notes in the maximum principal amount of bonds or notes authorized by this bond ordinance.

Section 13. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this ordinance. Said obligations shall be direct, unlimited and general obligations of the Borough, and the Borough shall levy ad valorem taxes upon all the taxable real property within the Borough for the payment of the principal of and interest on such bonds and notes, without limitation as to rate or amount.

Section 14. This ordinance shall take effect twenty days after the first publication thereof after final passage.

APPROVED: _____
Daniel H. Pronti, Mayor

ATTEST: _____
Kathleen Moore, Borough Clerk

DATED: September 10, 2026

DATE OF FIRST POSTING ON WEBSITE: AUGUST 7, 2026

NOTICE OF PENDING BOND ORDINANCE AND SUMMARY

The bond ordinance, the summary terms of which are included herein, was introduced and passed upon first reading at a meeting of the Borough Council of the Borough of North Arlington, in the County of Bergen, State of New Jersey, on August 6, 2026. It will be further considered for final passage, after public hearing thereon, at a meeting of the Borough Council to be held at its meeting room in the Borough Hall, 214 Ridge Road, North Arlington, New Jersey, on September 10, 2026 at 7:00 P.M. During the week prior to and up to and including the date of such meeting, copies of the full ordinance will be available at no cost and during regular business hours at the Clerk's office for the members of the general public who shall request the same. The summary of the terms of such bond ordinance follows:

Title: BOND ORDINANCE TO AUTHORIZE THE UNDERTAKING OF VARIOUS IMPROVEMENTS TO MACALUSO PARK (PHASE 1) IN, BY AND FOR THE BOROUGH OF NORTH ARLINGTON, IN THE COUNTY OF BERGEN, NEW JERSEY, TO APPROPRIATE THE SUM OF \$749,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

Purpose(s): Undertaking of various improvements to Macaluso Park (Phase 1) in, by and for the Borough.

Appropriation: \$749,000

Bonds/Notes Authorized: \$711,000

Grants (if any) Appropriated: \$-0-

Section 20 Costs: \$86,000

Useful Life: 15 years

This Notice is published pursuant to N.J.S.A. 40A:2-17 by its posting on the Borough's official Internet website.

Kathleen Moore
Borough Clerk
Borough of North Arlington
County of Bergen
State of New Jersey

First Reading

INTRODUCED BY: Councilwoman DeCicco				
SECONDED BY: Councilwoman Bocchino				
COUNCIL	AYE	NAY	ABSTAIN	ABSENT
FITZHENRY	X			
DECICCO	X			
KARCIC	X			
SHEEDY	X			
DEL RUSSO	X			
BOCCHINO	X			
PRONTI				
TOTAL				

Second & Final Reading

INTRODUCED BY:				
SECONDED BY:				
COUNCIL	AYE	NAY	ABSTAIN	ABSENT
FITZHENRY				
DECICCO				
KARCIC				
SHEEDY				
DEL RUSSO				
BOCCHINO				
PRONTI				
TOTAL				

ORDINANCE NO. 2462
BOROUGH OF NORTH ARLINGTON
BERGEN COUNTY, NEW JERSEY

ORDINANCE OF THE BOROUGH OF NORTH ARLINGTON, COUNTY OF BERGEN,
AND STATE OF NEW JERSEY AUTHORIZING THE EXECUTION OF A FINANCIAL
AGREEMENT BETWEEN THE BOROUGH OF NORTH ARLINGTON AND 9 PORETE
URBAN RENEWAL LLC AND APPROVING AN APPLICATION THEREOF PURSUANT
TO THE LONG-TERM TAX EXEMPTION LAW, N.J.S.A. 40A:20-1 ET SEQ. WITH
RESPECT TO BLOCK 168, LOT 2 (9 PORETE AVENUE) IN THE PORETE AVENUE
REDEVELOPMENT AREA

WHEREAS, the Borough of North Arlington is authorized under the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “Redevelopment Law”), to determine whether certain parcels of land within the Borough constitute an area in need of redevelopment and to adopt redevelopment plans therefor; and

WHEREAS, the Borough previously designated certain properties within the Borough, including the parcel identified as Block 168, Lot 2 on the Borough’s tax maps and commonly known as 9 Porete Avenue (the “Land” or “Project Area,” as more particularly described in Exhibit

A hereto) as an “area in need of redevelopment” pursuant to the Redevelopment Law and the laws which preceded it; and

WHEREAS, the Borough originally adopted a redevelopment plan for the Project Area in 1990 (as thereafter amended and supplemented), which redevelopment plan was superseded by that certain “Amended Porete Avenue/ BCUA Redevelopment Plan,” dated September 2015, prepared by Heyer, Gruel & Associate (the “Redevelopment Plan”), which Redevelopment Plan (as same has been or may be amended or supplemented) governs the Project Area: and

WHEREAS, the Borough and Porete Ave Master Redeveloper LLC (the “Master Redeveloper”), an affiliate of 9 Porete Urban Renewal, LLC (hereinafter, the “Entity”), entered into that certain Redevelopment Agreement, dated December 28, 2016 (the “Master Redevelopment Agreement”), pursuant to which, among other things, the Master Redeveloper was designated as redeveloper of various parcels within the Borough, including, without limitation, the Project Area; and

WHEREAS, on April 21, 2025, preliminary and final site plan approval was granted by the Borough Planning Board for the redevelopment of the Project Site, for the construction thereon of a project consisting of an approximately 44,990 square foot warehouse, which size was reduced to 41,115 square feet due to design constraints, which was approved by the Borough (the project as permitted by the approved preliminary and final site plan and construction plans, as same may be amended or supplemented, the “Project”); and

WHEREAS, the Entity's affiliate, 9 Porete 2018, LLC is the current fee owner of the Project Site and the Entity will acquire title to the Project Site no later than the Annual Service Charge Start Date; and

WHEREAS, the Master Redeveloper has assigned to the Entity, and the Entity assumed, all rights, liabilities and obligations under the Master Redevelopment Agreement with respect to the Project Site; and

WHEREAS, pursuant to, and in accordance with, the provisions of the Redevelopment Law and Long-Term Tax Exemption Law, the Borough is authorized to provide for a tax exemption within a redevelopment area and for payments in lieu of taxes; and

WHEREAS, in order to enhance the economic viability of, and opportunity for, a successful project, the Borough will enter into this Agreement with the Entity governing the payments made to the Borough in lieu of taxes on the Project pursuant to the Long-Term Tax Exemption Law and the Redevelopment Law; and

WHEREAS, in accordance with the Long-Term Tax Exemption Law, the Entity filed an application, which is incorporated herein by reference (the “Application”), with the Borough for approval of a long-term tax exemption for the Improvements (as defined herein); and

WHEREAS, pursuant to, and in accordance with, the provisions of the Redevelopment Law and Long-Term Tax Exemption Law, the Borough is authorized to provide for a tax exemption within a redevelopment area and for payments in lieu of taxes; and

WHEREAS, in order to enhance the economic viability of, and opportunity for, a successful project, the Borough will enter into this Agreement with the Entity governing the payments made to the Borough in lieu of taxes on the Project pursuant to the Long-Term Tax Exemption Law and the Redevelopment Law; and

WHEREAS, in accordance with the Long-Term Tax Exemption Law, the Entity filed a form application, which is incorporated herein by reference and attached hereto as **Exhibit A** (the “Application”), with the Borough for approval of a long-term tax exemption for the Improvements (as defined herein); and

WHEREAS, upon review of the Application, the Borough has made the following findings:

A. Relative Benefits of the Project:

The Project will provide the region with a new warehouse building. The Project Area is currently underutilized and will benefit from the undertaking of the Project, which will generate revenue and create jobs. The Project is expected to produce approximately 100 construction jobs and approximately 65 permanent jobs.

B. Assessment of the importance of the tax exemption in obtaining development of the Project and influencing the locational decisions of probable occupants:

The Entity is making a significant equity contribution toward the cost of the Project. In order to improve the economic viability of the development of the Project, the Borough has agreed to provide the tax exemption for the Project pursuant to this Agreement. The stability and predictability of the Annual Service Charge (as defined herein) will make the Project more competitive and assist the Entity to undertake the Project in the Borough. The Entity has represented that, in the absence of the tax exemption, the Project will not be undertaken.

WHEREAS, in order to set forth the terms and conditions under which the Entity and the Borough shall carry out their respective obligations with respect to the payment of the Annual Service Charge by the Entity, in lieu of real property taxes on improvements in the Project Area, the Parties have determined to execute a Financial Agreement.

WHEREAS, pursuant to N.J.S.A. 40A:20-1 et seq. (“LTTE Law”), the Borough is authorized to grant property tax exemptions with respect to Project improvements made within an area in need of redevelopment and has determined that it is appropriate to do so for a term of twenty five (25) years, pursuant to a redevelopment plan, and to accept annual service charges in lieu of real estate taxes on those Project improvements; and

WHEREAS, 9 PORETE AVENUE URBAN RENEWAL LLC is or will be qualified as an urban renewal entity as defined in and in accordance with the LTTE Law in order to be eligible for a real estate tax exemption pursuant to the Tax Exemption Law; and

WHEREAS, the Governing Body and the Borough's Financial Consultant, NW Financial, has reviewed 9 PORETE AVENUE URBAN RENEWAL LLC's Application and finds that the Application satisfies the submission requirements of the LTTE Law; and

WHEREAS, the Governing Body has heretofore determined, *inter alia*, that the Redevelopment Project would not have been constructed without a tax exemption for the Improvements; and

WHEREAS, as part of its Application for tax exemption, 9 PORETE AVENUE URBAN RENEWAL, LLC has submitted a form of Financial Agreement ("Financial Agreement") providing for payments in lieu of taxes (See **Exhibit B** attached); and

WHEREAS, Michael Hanley of NW Financial has reviewed the Application and Financial Agreement for the Borough and has determined that it is in the best interests of the Borough and has made its recommendations to the Governing Body accordingly; and

WHEREAS, the Governing Body has heretofore determined that exemption from taxation of the improvements pursuant to the Financial Agreement and receipt by the Borough of annual service charges in lieu of taxes allows redevelopment of the section of the Porete Avenue Redevelopment Area in question and is, therefore, in the best interest of the Borough and is in accordance with the provisions of the Long Term Tax Exemption Law and the public purposes pursuant to which the redevelopment has been undertaken; and

WHEREAS, the Governing Body now deems it to be in the best interest of the Borough to adopt an Ordinance authorizing the Borough to enter into the Financial Agreement with 9 Porete Avenue Urban Renewal, LLC on the terms and conditions stated in the Financial Agreement attached to this Ordinance and as further set forth herein, including *inter alia* the granting of a tax exemption.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of North Arlington, County of Bergen and State of New Jersey as follows:

1. The Governing Body makes such determinations and findings by virtue of and pursuant to and in conformity with the LTTE, and other applicable law, as set forth in the above Recitals.

2. The Governing Body further finds and determines that, due to the current financial conditions in the commercial market in this geographic area and the competitive advantage generated by having stability with payments in lieu of real estate taxation, a tax exemption is necessary to induce 9 Porete Avenue Urban Renewal, LLC to complete the Project and end users to occupy and use the project to be developed by 9 Porete Avenue Urban Renewal, LLC.

3. The development of the Redevelopment Project is hereby approved for the grant of a tax exemption under the LTTE, and other applicable law, by virtue of, pursuant to and in conformity with the provisions of the same.

4. The Financial Agreement in substantially the form attached hereto as Exhibit B (with such changes as shall be approved by the Mayor, Administrator, Borough Council and / or Borough Attorney) and all exhibits and schedules thereto are hereby authorized and approved.

5. It is the intent and purpose of the Governing Body that the improvements of the Project will be exempt from real property taxation as provided in the LTTE from the date 9 Porete Avenue Urban Renewal, LLC obtains a certificate of occupancy from the Borough for the Project, provided that annual service charges in lieu of real estate taxes are paid to the Borough as set forth in the Financial Agreement authorized pursuant to this Ordinance.

6. Upon adoption of this Ordinance and execution of the Financial Agreement, a certified copy of this Ordinance and the Financial Agreement shall be transmitted to the Department of Community Affairs, Director of the Division of Local Government Services, Borough Tax Assessor, Collector and Chief Financial Officer for informational purposes.

7. The Application for a Tax Exemption by 9 Porete Avenue Urban Renewal, LLC is hereby approved.

BE IT FURTHER ORDAINED that the Mayor of the Borough North Arlington is hereby authorized to execute the Financial Agreement, with any ministerial modifications or revisions, as deemed necessary and appropriate in consultation with counsel, and any additional documents as are necessary to implement and carry out the intent of this Ordinance and the Financial Agreement.

APPROVED: _____
Daniel H. Pronti, Mayor

ATTEST: _____
Kathleen Moore, Borough Clerk

DATED: August 6, 2026

PUBLIC NOTICE

PUBLIC NOTICE IS HEREBY GIVEN THAT AT A REGULAR MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF NORTH ARLINGTON HELD ON THURSDAY, July 9, 2026 THE ABOVE ORDINANCE WAS INTRODUCED AND PASSED ON ITS FIRST READING. SAID ORDINANCE SHALL BE TAKEN UP FOR FURTHER CONSIDERATION FOR FINAL PASSAGE AT A REGULAR MEETING OF THE MAYOR AND COUNCIL TO BE HELD IN THE COUNCIL CHAMBERS, BOROUGH HALL, 214 RIDGE ROAD, NORTH ARLINGTON, BERGEN COUNTY, NEW JERSEY ON August 6, 2026 at 7:00PM OR AS SOON THEREAFTER AS THE MATTER CAN BE REACHED, AT WHICH TIME AND PLACE ALL PERSONS WHO MAY BE INTERESTED THEREIN SHALL BE GIVEN AN OPPORTUNITY TO BE HEARD CONCERNING SAME. DURING THE WEEK PRIOR TO AND UP TO AND INCLUDING THE DATE OF SUCH MEETING, COPIES OF SAID ORDINANCE WILL BE MADE AVAILABLE AT THE BOROUGH CLERK'S OFFICE TO THE MEMBERS OF THE GENERAL PUBLIC WHO SHALL REQUEST SAME.

Kathleen Moore, RMC
Borough Clerk

First Reading

INTRODUCED BY: Councilman Karcic				
SECONDED BY: Councilwoman DeCicco				
COUNCIL	AYE	NAY	ABSTAIN	ABSENT
FITZHENRY	X			
DECICCO	X			
KARCIC	X			
SHEEDY	X			
DEL RUSSO	X			
BOCCHINO	X			
PRONTI				
TOTAL				

Second & Final Reading

INTRODUCED BY:				
SECONDED BY:				
COUNCIL	AYE	NAY	ABSTAIN	ABSENT
FITZHENRY				
DECICCO				
KARCIC				
SHEEDY				
DEL RUSSO				
BOCCHINO				
PRONTI				
TOTAL				

ORDINANCE NO. 2463
BOROUGH OF NORTH ARLINGTON
BERGEN COUNTY, NEW JERSEY

**AN ORDINANCE TO AMEND CHAPTER 187 OF THE CODE OF THE
BOROUGH OF NORTH ARLINGTON ENTITLED “VEHICLES AND TRAFFIC” TO
ADD A NEW SECTION REGULATING PEDESTRIAN SAFETY MONITORING
ZONES**

WHEREAS, the Mayor and Council have determined that there is a need to amend Chapter 187 of the Code of the Borough of North Arlington entitled “Vehicles and Traffic” in order to clarify provisions in said Chapter regulating the use of parking enforcement cameras within the Borough; and

WHEREAS, N.J.S.A. 40:48-2 provides the Borough Council with the authority to pass ordinances for the “preservation of the public health, safety and welfare of the municipality and its inhabitants”.

NOW THEREFORE BE IT ORDAINED by the Mayor and Council of the Borough of North Arlington, County of Bergen, State of New Jersey, that the previously adopted Ordinance 2455 is hereby rescinded in its entirety and a new section, §187-11, shall be added to Chapter 187 of the Code of the Borough of North Arlington entitled “Pedestrian Safety Monitoring Zones” to read as follows:

§187-11 Pedestrian Safety Monitoring Zones.

A. Purpose.

The Borough has deployed pedestrian safety monitoring technology (also known as parking enforcement cameras) at various locations to monitor parking activity, protect pedestrians and enforce parking regulations in designated no-parking zones.

B. Designation

Zones where pedestrian safety monitoring technology is deployed shall be known as Pedestrian Safety Zones.

C. Prohibited conduct.

No person shall park, stand, or stop a vehicle within a designated Pedestrian Safety Zone in violation of any parking restriction established by this chapter and enforced through pedestrian safety monitoring technology.

D. Removal of vehicles.

Any unoccupied vehicle parked or standing in violation of this article shall be deemed a nuisance and a menace to the safe and proper regulation of traffic, and any police officer and or peace officer may provide for the removal of such vehicle. The owner shall pay the reasonable costs of the removal and storage which may result from such removal, before regaining possession of the vehicle.

E. Enforcement.

The provisions of this section shall be enforced by the North Arlington Police Department and duly authorized Parking Enforcement Officers of the Borough.

IT IS FURTHER ORDAINED that §187-2 of the North Arlington Borough Code shall be amended to add a new subsection §187-2(h) which shall read as follows:

H. For a violation of §187-11, a fine of \$60 payable to the Violations Bureau, Borough of North Arlington. A separate offense shall be deemed committed on each day the vehicle remains parked in violation of §187-11. No court appearance shall be required, unless otherwise directed by the Municipal Court.

IT IS FURTHER ORDAINED that the remainder of Chapter 187 of the Code of the Borough of North Arlington shall remain in full force and effect; and

IT IS FURTHER ORDAINED that all ordinances or parts of ordinances inconsistent herewith are hereby repealed; and

IT IS FURTHER ORDAINED that if any part, sections, provisions, or the total of any of the above provisions are held to be invalid or unenforceable in any court, the findings or judgments of which court are applicable to the State of New Jersey, the balance and remainder of such provisions shall remain in full force and effect as an Ordinance of the Borough of North Arlington; and

IT IS FURTHER ORDAINED that this Ordinance shall become effective twenty (20) days after the adoption and publication according to law.

APPROVED: _____
Daniel H. Pronti, Mayor

ATTEST: _____
Kathleen Moore, Borough Clerk

DATED: August 6, 2026

PUBLIC NOTICE

PUBLIC NOTICE IS HEREBY GIVEN THAT AT A REGULAR MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF NORTH ARLINGTON HELD ON THURSDAY, July 9, 2026 THE ABOVE ORDINANCE WAS INTRODUCED AND PASSED ON ITS FIRST READING. SAID ORDINANCE SHALL BE TAKEN UP FOR FURTHER CONSIDERATION FOR FINAL PASSAGE AT A REGULAR MEETING OF THE MAYOR AND COUNCIL TO BE HELD IN THE COUNCIL CHAMBERS, BOROUGH HALL, 214 RIDGE ROAD, NORTH ARLINGTON, BERGEN COUNTY, NEW JERSEY ON August 6, 2026 at 7:00PM OR AS SOON THEREAFTER AS THE MATTER CAN BE REACHED, AT WHICH TIME AND PLACE ALL PERSONS WHO MAY BE INTERESTED THEREIN SHALL BE GIVEN AN OPPORTUNITY TO BE HEARD CONCERNING SAME. DURING THE WEEK PRIOR TO AND UP TO AND INCLUDING THE DATE OF SUCH MEETING, COPIES OF SAID ORDINANCE WILL BE MADE AVAILABLE AT THE BOROUGH CLERK'S OFFICE TO THE MEMBERS OF THE GENERAL PUBLIC WHO SHALL REQUEST SAME.

Kathleen Moore, RMC
Borough Clerk

First Reading

INTRODUCED BY: Councilman Del Russo				
SECONDED BY: Councilman Fitzhenry				
COUNCIL	AYE	NAY	ABSTAIN	ABSENT
FITZHENRY	X			
DECICCO	X			
KARCIC	X			
SHEEDY	X			
DEL RUSSO	X			
BOCCHINO	X			
PRONTI				
TOTAL				

Second & Final Reading

INTRODUCED BY:				
SECONDED BY:				
COUNCIL	AYE	NAY	ABSTAIN	ABSENT
FITZHENRY				
DECICCO				
KARCIC				
SHEEDY				
DEL RUSSO				
BOCCHINO				
PRONTI				
TOTAL				

ORDINANCE NO. 2465
BOROUGH OF NORTH ARLINGTON
BERGEN COUNTY, NEW JERSEY

BOND ORDINANCE TO AUTHORIZE VARIOUS IMPROVEMENTS TO THE NARDA PUMP STATION IN, BY AND FOR THE BOROUGH OF NORTH ARLINGTON, IN THE COUNTY OF BERGEN, NEW JERSEY, TO APPROPRIATE THE SUM OF \$412,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

BE IT ORDAINED by the Borough Council of the Borough of North Arlington, in
the County of Bergen, New Jersey, as follows:

Section 1. The Borough of North Arlington, in the County of Bergen, State of New Jersey (the "Borough") is hereby authorized to make various improvements to the NARDA sanitary sewer pump station in, by and for the Borough consisting of the installation of check valves and a gate valve. Said improvements shall include all work, materials and appurtenances necessary and suitable therefor.

Section 2. The sum of \$412,000 is hereby appropriated to the payment of the cost of making the improvements described in Section 1 hereof (hereinafter referred to as "purpose"). Said appropriation shall be met from the proceeds of the sale of the bonds authorized and the down payment appropriated by this ordinance. Said improvements shall be made as general improvements and no part of the cost thereof shall be assessed against property specially benefited.

Section 3. It is hereby determined and stated that (1) the making of such improvements is not a current expense of said Borough, and (2) it is necessary to finance said purpose by the issuance of obligations of said Borough pursuant to the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law"), and (3) the estimated cost of said purpose is \$412,000, and (4) \$21,000 of said sum is to be provided by the down payment hereinafter appropriated to finance said purpose, and (5) the estimated maximum amount of bonds or notes necessary to be issued for said purpose is \$391,000, and (6) the cost of such purpose, as hereinbefore stated, includes the aggregate amount of \$12,000 which is estimated to be necessary to finance the cost of such purpose, including architect's fees, accounting, engineering and inspection costs, legal expenses and other expenses, including interest on such obligations to the extent permitted by Section 20 of the Local Bond Law.

Section 4. It is hereby determined and stated that moneys exceeding \$21,000, appropriated for down payments on capital improvements or for the capital improvement fund in

budgets heretofore adopted for said Borough, are now available to finance said purpose. The sum of \$21,000 is hereby appropriated from such moneys to the payment of the cost of said purpose.

Section 5. To finance said purpose, bonds of said Borough of an aggregate principal amount not exceeding \$391,000 are hereby authorized to be issued pursuant to the Local Bond Law. Said bonds shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted.

Section 6. To finance said purpose, bond anticipation notes of said Borough of an aggregate principal amount not exceeding \$391,000 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding.

Section 7. Each bond anticipation note issued pursuant to this ordinance shall be dated on or about the date of its issuance and shall be payable not more than one year from its date, shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law and may be renewed from time to time pursuant to and within limitations prescribed by the Local Bond Law. Each of said notes shall be signed by the Mayor and by a financial officer and shall be under the seal of said Borough and attested by the Borough Clerk or Deputy Borough Clerk. Said officers are hereby authorized to execute said notes and to issue said

notes in such form as they may adopt in conformity with law. The power to determine any matters with respect to said notes not determined by this ordinance and also the power to sell said notes, is hereby delegated to the Chief Financial Officer, who is hereby authorized to sell said notes either at one time or from time to time in the manner provided by law.

Section 8. It is hereby determined and declared that the period of usefulness of said purpose, according to its reasonable life, is a period of fifteen years computed from the date of said bonds.

Section 9. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Borough Clerk of said Borough, and that such statement so filed shows that the gross debt of said Borough, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by \$391,000 and that the issuance of the bonds and notes authorized by this ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 10. Any funds received from private parties, the County of Bergen, the State of New Jersey or any of their agencies or any funds received from the United States of America or any of its agencies in aid of such purpose, shall be applied to the payment of the cost of such purpose, or, if bond anticipation notes have been issued, to the payment of the bond anticipation notes, and the amount of bonds authorized for such purpose shall be reduced accordingly.

Section 11. The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as

approved by the Director, Division of Local Government Services, is on file with the Borough Clerk and is available for public inspection.

Section 12. The Borough intends to issue the bonds or notes to finance the cost of the improvements described in Section 1 of this bond ordinance. If the Borough incurs such costs prior to the issuance of the bonds or notes, the Borough hereby states its reasonable expectation to reimburse itself for such expenditures with the proceeds of such bonds or notes in the maximum principal amount of bonds or notes authorized by this bond ordinance.

Section 13. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this ordinance. Said obligations shall be direct, unlimited and general obligations of the Borough, and the Borough shall levy ad valorem taxes upon all the taxable real property within the Borough for the payment of the principal of and interest on such bonds and notes, without limitation as to rate or amount.

Section 14. This ordinance shall take effect twenty days after the first publication thereof after final passage.

APPROVED: _____
Daniel H. Pronti, Mayor

ATTEST: _____
Kathleen Moore, Borough Clerk

DATED: August 6, 2026

DATE OF FIRST POSTING ON WEBSITE: AUGUST 7, 2026

BOND ORDINANCE STATEMENT AND SUMMARY

The bond ordinance, the summary terms of which are included herein, has been finally adopted by the Borough Council of the Borough of North Arlington, in the County of Bergen, State of New Jersey, on August 6, 2026, and the 20-day period of limitation within which a suit, action or proceeding questioning the validity of such ordinance can be commenced, as provided in the Local Bond Law, has begun to run from the date of the first publication of this statement by its posting on the Borough's official Internet website. Copies of the full ordinance are available, at no cost and during regular business hours, at the Clerk's office for members of the general public who request the same. The summary of the terms of such bond ordinance follows:

Title: BOND ORDINANCE TO AUTHORIZE VARIOUS IMPROVEMENTS TO THE NARDA PUMP STATION IN, BY AND FOR THE BOROUGH OF NORTH ARLINGTON, IN THE COUNTY OF BERGEN, NEW JERSEY, TO APPROPRIATE THE SUM OF \$412,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

Purpose(s): Various improvements to the NARDA sanitary sewer pump station in, by and for the Borough consisting of the installation of check valves and a gate valve.

Appropriation: \$412,000

Bonds/Notes Authorized: \$391,000

Grants (if any) Appropriated: \$-0-

Section 20 Costs: \$12,000

Useful Life: 15 years

Kathleen Moore
Borough Clerk
Borough of North Arlington
County of Bergen
State of New Jersey

First Reading

INTRODUCED BY: Councilwoman Sheedy				
SECONDED BY: Councilman Fitzhenry				
COUNCIL	AYE	NAY	ABSTAIN	ABSENT
FITZHENRY	X			
DECICCO				X
KARCIC	X			
SHEEDY	X			
DEL RUSSO	X			
BOCCHINO	X			
PRONTI				
TOTAL				

Second & Final Reading

INTRODUCED BY:				
SECONDED BY:				
COUNCIL	AYE	NAY	ABSTAIN	ABSENT
FITZHENRY				
DECICCO				
KARCIC				
SHEEDY				
DEL RUSSO				
BOCCHINO				
PRONTI				
TOTAL				

ORDINANCE NO. 2466
BOROUGH OF NORTH ARLINGTON
BERGEN COUNTY, NEW JERSEY

BOND ORDINANCE TO AUTHORIZE THE DEMOLITION OF THE FORMER COMCAST BUILDING (LOCATED AT 165-171 RIVER ROAD), INCLUDING ASBESTOS REMOVAL AND SITE WORK FOR PARKING, IN, BY AND FOR THE BOROUGH OF NORTH ARLINGTON, IN THE COUNTY OF BERGEN, NEW JERSEY, TO APPROPRIATE THE SUM OF \$510,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

BE IT ORDAINED by the Borough Council of the Borough of North Arlington, in the County of Bergen, New Jersey, as follows:

Section 1. The Borough of North Arlington, in the County of Bergen, State of New Jersey (the "Borough") is hereby authorized to demolish the former Comcast building (located at 165-171 River Road and previously acquired by the Borough), including asbestos removal and site work for parking, in, by and for the Borough. Said improvements shall include all work, materials and appurtenances necessary and suitable therefor.

Section 2. The sum of \$510,000 is hereby appropriated to the payment of the cost of making the improvements described in Section 1 hereof (hereinafter referred to as "purpose"). Said appropriation shall be met from the proceeds of the sale of the bonds authorized and the down payment appropriated by this ordinance. Said improvements shall be made as general improvements and no part of the cost thereof shall be assessed against property specially benefited.

Section 3. It is hereby determined and stated that (1) the making of such improvements is not a current expense of said Borough, and (2) it is necessary to finance said purpose by the issuance of obligations of said Borough pursuant to the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law"), and (3) the estimated cost of said purpose is \$510,000, and (4) \$26,000 of said sum is to be provided by the down payment hereinafter appropriated to finance said purpose, and (5) the estimated maximum amount of bonds or notes necessary to be issued for said purpose is \$484,000, and (6) the cost of such purpose, as hereinbefore stated, includes the aggregate amount of \$79,000 which is estimated to be necessary to finance the cost of such purpose, including architect's fees, accounting, engineering and inspection costs, legal expenses and other expenses, including interest on such obligations to the extent permitted by Section 20 of the Local Bond Law.

Section 4. It is hereby determined and stated that moneys exceeding \$26,000, appropriated for down payments on capital improvements or for the capital improvement fund in budgets heretofore adopted for said Borough, are now available to finance said purpose. The sum of \$26,000 is hereby appropriated from such moneys to the payment of the cost of said purpose.

Section 5. To finance said purpose, bonds of said Borough of an aggregate principal amount not exceeding \$484,000 are hereby authorized to be issued pursuant to the Local Bond Law. Said bonds shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted.

Section 6. To finance said purpose, bond anticipation notes of said Borough of an aggregate principal amount not exceeding \$484,000 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding.

Section 7. Each bond anticipation note issued pursuant to this ordinance shall be dated on or about the date of its issuance and shall be payable not more than one year from its date, shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law and may be renewed from time to time pursuant to and within limitations prescribed by the Local Bond Law. Each of said notes shall be signed by the Mayor and by a

financial officer and shall be under the seal of said Borough and attested by the Borough Clerk or Deputy Borough Clerk. Said officers are hereby authorized to execute said notes and to issue said notes in such form as they may adopt in conformity with law. The power to determine any matters with respect to said notes not determined by this ordinance and also the power to sell said notes, is hereby delegated to the Chief Financial Officer, who is hereby authorized to sell said notes either at one time or from time to time in the manner provided by law.

Section 8. It is hereby determined and declared that the period of usefulness of said purpose, according to its reasonable life, is a period of fifteen years computed from the date of said bonds.

Section 9. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Borough Clerk of said Borough, and that such statement so filed shows that the gross debt of said Borough, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by \$484,000 and that the issuance of the bonds and notes authorized by this ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 10. Any funds received from private parties, the County of Bergen, the State of New Jersey or any of their agencies or any funds received from the United States of America or any of its agencies in aid of such purpose, shall be applied to the payment of the cost of such purpose, or, if bond anticipation notes have been issued, to the payment of the bond anticipation notes, and the amount of bonds authorized for such purpose shall be reduced accordingly.

Section 11. The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Borough Clerk and is available for public inspection.

Section 12. The Borough intends to issue the bonds or notes to finance the cost of the improvements described in Section 1 of this bond ordinance. If the Borough incurs such costs prior to the issuance of the bonds or notes, the Borough hereby states its reasonable expectation to reimburse itself for such expenditures with the proceeds of such bonds or notes in the maximum principal amount of bonds or notes authorized by this bond ordinance.

Section 13. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this ordinance. Said obligations shall be direct, unlimited and general obligations of the Borough, and the Borough shall levy ad valorem taxes upon all the taxable real property within the Borough for the payment of the principal of and interest on such bonds and notes, without limitation as to rate or amount.

Section 14. This ordinance shall take effect twenty days after the first publication thereof after final passage.

APPROVED: _____
Daniel H. Pronti, Mayor

ATTEST: _____
Kathleen Moore, Borough Clerk

DATED: August 6, 2026

DATE OF FIRST POSTING ON WEBSITE: AUGUST 7, 2026

BOND ORDINANCE STATEMENT AND SUMMARY

The bond ordinance, the summary terms of which are included herein, has been finally adopted by the Borough Council of the Borough of North Arlington, in the County of Bergen, State of New Jersey, on August 6, 2026, and the 20-day period of limitation within which a suit, action or proceeding questioning the validity of such ordinance can be commenced, as provided in the Local Bond Law, has begun to run from the date of the first publication of this statement by its posting on the Borough's official Internet website. Copies of the full ordinance are available, at no cost and during regular business hours, at the Clerk's office for members of the general public who request the same. The summary of the terms of such bond ordinance follows:

Title: BOND ORDINANCE TO AUTHORIZE THE DEMOLITION OF THE FORMER COMCAST BUILDING (LOCATED AT 165-171 RIVER ROAD), INCLUDING ASBESTOS REMOVAL AND SITE WORK FOR PARKING, IN, BY AND FOR THE BOROUGH OF NORTH ARLINGTON, IN THE COUNTY OF BERGEN, NEW JERSEY, TO APPROPRIATE THE SUM OF \$510,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

Purpose(s): Demolition of the former Comcast building (located at 165-171 River Road and previously acquired by the Borough), including asbestos removal and site work for parking, in, by and for the Borough.

Appropriation: \$510,000

Bonds/Notes Authorized: \$484,000

Grants (if any) Appropriated: \$-0-

Section 20 Costs: \$79,000

Useful Life: 15 years

Kathleen Moore
Borough Clerk
Borough of North Arlington
County of Bergen
State of New Jersey

R-172-26

RESO RE: EXECUTIVE SESSION

COUNCIL/ MAYOR	INTRODUCED	SECONDED	YES	NO	ABSTAIN	ABSENT
FITZHENRY						
DECICCO						
KARCIC						
SHEEDY						
DEL RUSSO						
BOCCHINO						
PRONTI						
ON CONSENT AGENDA ____ YES __X__ NO						

WHEREAS, the Open Public Meeting Act, Chapter 231 permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, the Mayor and Council is of the opinion that such circumstances presently exist;

WHEREAS, the Mayor and Council wish to discuss:

CONTRACTUAL MATTERS, PERSONNEL MATTERS, ANTICIPATED AND/OR PENDING LITIGATION, ATTORNEY-CLIENT PRIVILEGE, ACQUISITION OF PROPERTY

WHEREAS, public release of the discussion will only occur after counsel approval and action may or may not occur after discussion.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council are now in executive session.

APPROVED: _____
Daniel H. Pronti, Mayor

ATTEST: _____
Kathleen Moore, Borough Clerk

DATED: August 6, 2026