

Township of South Hackensack

Bergen County, New Jersey

1 Dyer Avenue-Memorial School Gymnasium

Wednesday, February 11, 2026, 7:00PM

Special Meeting

AGENDA

Luis Perdomo, Mayor

James Anzevino

Gary Brugger

Frank Cagas

Yris Encarnacion

Donna L. Gambutti, Township Clerk

Emma Rush, Esq., Municipal Attorney

Call of Meeting to Order~

Flag Salute~

This is a Special Meeting of the Township Committee of South Hackensack. The date, time and location of this meeting has been advertised in the official Newspapers of the Township, filed with the Township Clerk and posted on the bulletin board in the Municipal Building. All notice requirements of the Open Public Meetings Act for this meeting have been fulfilled.

Roll Call~

- Resolution No. 2026-075- Promotion of Steven McAllister to the rank of **Sergeant** of The South Hackensack Police Department - **Roll Call Vote**

By:

2nd:

RC:

Administration of OATH OF OFFICE

- Resolution No. 2026-076 - Promotion of Christopher Kosciolk to the rank of **Sergeant** of South Hackensack Police Department - **Roll Call Vote**

By:

2nd:

RC:

Administration of OATH OF OFFICE

- Resolution No. 2026- 077 Approving and Authorizing Execution of Revised Redevelopment Agreement with The Hampshire Companies for Redevelopment of Block 1.01, Lots 4.04, 4.18 & 4.19 and Block 1.01, Lot 1, 2, 3 & 4.14- **Roll Call Vote**

By:

2nd:

RC:

- Resolution No. 2026- 078 Approving a Grant Application for The Department of Community Affairs for Veterans Memorial Park Playground – **Roll Call Vote**

By:

2nd:

RC:

New Business-

- Special Presentations~
 - Retired Police Captain Lance Kelly - 26 Years of Service
 - Retired Police Sergeant Carmine Maceri - 31 Years of Service

Mayors Report ~

Public Comments~

Adjournment~

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RESOLUTION NO. 2026-070 PROMOTING SGT. JAMES DONATELLO TO THE RANK OF CAPTAIN OF THE SOUTH HACKENSACK POLICE DEPARTMENT
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WHEREAS, in accordance with Chapter 52 of the General Code of the Township of South Hackensack there has been established a “South Hackensack Police Department”; and

WHEREAS, in accordance with said code the Township Committee is authorized to appoint and promote officers to the various ranks established by code to ensure the efficient operation of the Department and protect the health, safety and welfare of the residents of the Township of South Hackensack, its property and all those who live, work or visit the municipality; and

WHEREAS, the Police Department Promotion Subcommittee has reviewed the request of the Chief of Police to fill the vacant ranks of senior officers to ensure the smooth and efficient operation of the South Hackensack Police Department and the Subcommittee has determined that said request is in the best interest of the Township and has communicated the same to the Township Committee; and

WHEREAS, the Police Chief conducted interviews and reviewed the personnel file of the applicant for the position of **CAPTAIN** and recommends the promotion of **SERGEANT DONATELLO** to the rank of **CAPTAIN** as **SERGEANT DONATELLO** possesses all the qualification necessary for said position; and

WHEREAS, the Township Committee reviewed the recommendation of the Chief of Police and Subcommittee to promote **SERGEANT DONATELLO** to the rank of **CAPTAIN**.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of South Hackensack that it hereby promotes **SGT. JAMES DONATELLO** to the rank of **CAPTAIN** of the Township of South Hackensack Police Department subject to compliance with any requirements set forth by law of the Chief of Police and funds permitting; and

BE IT FURTHER RESOLVED, that the said **SGT. JAMES DONATELLO** shall be immediately notified of said promotion and this resolution shall be placed within his personnel file as required by law upon **SGT. JAMES DONATELLO’S** taking of the oath of office as **CAPTAIN** of the South Hackensack Police Department.

ATTEST

Donna L. Gambutti, Municipal Clerk

Luis Perdomo, Mayor

Motion:
Second:
Roll Call Vote:
February 11, 2026

RESOLUTION NO. 2026-071
PROMOTING SGT. JUSTIN ZANCA TO THE RANK OF LIEUTENANT OF THE SOUTH
HACKENSACK POLICE DEPARTMENT

WHEREAS, in accordance with Chapter 52 of the General Code of the Township of South Hackensack there has been established a “South Hackensack Police Department”; and

WHEREAS, in accordance with said code the Township Committee is authorized to appoint and promote officers to the various ranks established by code to ensure the efficient operation of the Department and protect the health, safety and welfare of the residents of the Township of South Hackensack, its property and all those who live, work or visit the municipality; and

WHEREAS, the Police Department Promotion Subcommittee has reviewed the request of the Chief of Police to fill the vacant ranks of senior officers to ensure the smooth and efficient operation of the South Hackensack Police Department and the Subcommittee has determined that said request is in the best interest of the Township and has communicated the same to the Township Committee; and

WHEREAS, the Police Chief conducted interviews and reviewed the personnel file of the applicant for the position of **LIEUTENANT** and recommends the promotion of **SGT. JUSTIN ZANCA** to the rank of **LIEUTENANT** as **SGT. JUSTIN ZANCA** possesses all the qualification necessary for said position; and

WHEREAS, the Township Committee reviewed the recommendation of the Chief of Police and Subcommittee to promote **SGT. JUSTIN ZANCA** to the rank of **LIEUTENANT**.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of South Hackensack that it hereby promotes **SGT. JUSTIN ZANCA** to the rank of **LIEUTENANT** of the Township of South Hackensack Police Department subject to compliance with any requirements set forth by law of the Chief of Police and funds permitting; and

BE IT FURTHER RESOLVED, that the said **SGT. JUSTIN ZANCA** shall be immediately notified of said promotion and this resolution shall be placed within his personnel file as required by law upon **SGT. JUSTIN ZANCA’S** taking of the oath of office as **LIEUTENANT** of the South Hackensack Police Department.

ATTEST

Donna L. Gambutti, Municipal Clerk

Luis Perdomo, Mayor

Motion:

Second:

Roll Call Vote:

February 11, 2026

RESOLUTION NO. 2026-072
PROMOTING OFFICER SEAN BANNON TO THE RANK OF SERGEANT OF THE SOUTH HACKENSACK POLICE DEPARTMENT

WHEREAS, in accordance with Chapter 52 of the General Code of the Township of South Hackensack there has been established a “South Hackensack Police Department”; and

WHEREAS, in accordance with said code the Township Committee is authorized to appoint and promote officers to the various ranks established by code to ensure the efficient operation of the Department and protect the health, safety and welfare of the residents of the Township of South Hackensack, its property and all those who live, work or visit the municipality; and

WHEREAS, the Police Department Promotion Subcommittee has reviewed the request of the Chief of Police to fill the vacant ranks of senior officers to ensure the smooth and efficient operation of the South Hackensack Police Department and the Subcommittee has determined that said request is in the best interest of the Township and has communicated the same to the Township Committee; and

WHEREAS, the Police Chief conducted interviews and reviewed the personnel file of the applicant for the position of **SERGEANT** and recommends the promotion of **OFFICER SEAN BANNON** to the rank of **SERGEANT** as **OFFICER SEAN BANNON** possesses all the qualification necessary for said position; and

WHEREAS, the Township Committee reviewed the recommendation of the Chief of Police and Subcommittee to promote **OFFICER SEAN BANNON** to the rank of **SERGEANT**.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of South Hackensack that it hereby promotes **OFFICER SEAN BANNON** to the rank of **SERGEANT** of the Township of South Hackensack Police Department subject to compliance with any requirements set forth by law of the Chief of Police and funds permitting; and

BE IT FURTHER RESOLVED, that the said **OFFICER SEAN BANNON** shall be immediately notified of said promotion and this resolution shall be placed within his personnel file as required by law upon **OFFICER SEAN BANNON’S** taking of the oath of office as **SERGEANT** of the South Hackensack Police Department.

ATTEST

Donna L. Gambutti, Municipal Clerk

Luis Perdomo, Mayor

Motion:

Second:

Roll Call Vote:

February 11, 2026

RESOLUTION NO. 2026-073
PROMOTING OFFICER BRIAN KROPP TO THE RANK OF SERGEANT OF THE SOUTH
HACKENSACK POLICE DEPARTMENT

WHEREAS, in accordance with Chapter 52 of the General Code of the Township of South Hackensack there has been established a “South Hackensack Police Department”; and

WHEREAS, in accordance with said code the Township Committee is authorized to appoint and promote officers to the various ranks established by code to ensure the efficient operation of the Department and protect the health, safety and welfare of the residents of the Township of South Hackensack, its property and all those who live, work or visit the municipality; and

WHEREAS, the Police Department Promotion Subcommittee has reviewed the request of the Chief of Police to fill the vacant ranks of senior officers to ensure the smooth and efficient operation of the South Hackensack Police Department and the Subcommittee has determined that said request is in the best interest of the Township and has communicated the same to the Township Committee; and

WHEREAS, the Police Chief conducted interviews and reviewed the personnel file of the applicant for the position of **SERGEANT** and recommends the promotion of **OFFICER BRIAN KROPP** to the rank of **SERGEANT** as **OFFICER BRIAN KROPP** possesses all the qualification necessary for said position; and

WHEREAS, the Township Committee reviewed the recommendation of the Chief of Police and Subcommittee to promote **OFFICER BRIAN KROPP** to the rank of **SERGEANT**.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of South Hackensack that it hereby promotes **OFFICER BRIAN KROPP** to the rank of **SERGEANT** of the Township of South Hackensack Police Department subject to compliance with any requirements set forth by law of the Chief of Police and funds permitting; and

BE IT FURTHER RESOLVED, that the said **OFFICER BRIAN KROPP** shall be immediately notified of said promotion and this resolution shall be placed within his personnel file as required by law upon **OFFICER BRIAN KROPP’S** taking of the oath of office as **SERGEANT** of the South Hackensack Police Department.

ATTEST

Donna L. Gambutti, Municipal Clerk

Luis Perdomo, Mayor

Motion:

Second:

Roll Call Vote:

February 11, 2026

RESOLUTION NO. 2026-074
PROMOTING OFFICER GARY YANNETTI TO THE RANK OF SERGEANT OF THE SOUTH HACKENSACK POLICE DEPARTMENT

WHEREAS, in accordance with Chapter 52 of the General Code of the Township of South Hackensack there has been established a “South Hackensack Police Department”; and

WHEREAS, in accordance with said code the Township Committee is authorized to appoint and promote officers to the various ranks established by code to ensure the efficient operation of the Department and protect the health, safety and welfare of the residents of the Township of South Hackensack, its property and all those who live, work or visit the municipality; and

WHEREAS, the Police Department Promotion Subcommittee has reviewed the request of the Chief of Police to fill the vacant ranks of senior officers to ensure the smooth and efficient operation of the South Hackensack Police Department and the Subcommittee has determined that said request is in the best interest of the Township and has communicated the same to the Township Committee; and

WHEREAS, the Police Chief conducted interviews and reviewed the personnel file of the applicant for the position of **SERGEANT** and recommends the promotion of **OFFICER GARY YANNETTI** to the rank of **SERGEANT** as **OFFICER GARY YANNETTI** possesses all the qualification necessary for said position; and

WHEREAS, the Township Committee reviewed the recommendation of the Chief of Police and Subcommittee to promote **OFFICER GARY YANNETTI** to the rank of **SERGEANT**.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of South Hackensack that it hereby promotes **OFFICER GARY YANNETTI** to the rank of **SERGEANT** of the Township of South Hackensack Police Department subject to compliance with any requirements set forth by law of the Chief of Police and funds permitting; and

BE IT FURTHER RESOLVED, that the said **OFFICER GARY YANNETTI** shall be immediately notified of said promotion and this resolution shall be placed within his personnel file as required by law upon **OFFICER GARY YANNETTI'S** taking of the oath of office as **SERGEANT** of the South Hackensack Police Department.

ATTEST

Donna L. Gambutti, Municipal Clerk

Luis Perdomo, Mayor

Motion:
Second:
Roll Call Vote:
February 11, 2026

RESOLUTION NO. 2026-075
PROMOTING OFFICER STEVEN MCALLISTER TO THE RANK OF SERGEANT OF THE SOUTH HACKENSACK POLICE DEPARTMENT

WHEREAS, in accordance with Chapter 52 of the General Code of the Township of South Hackensack there has been established a “South Hackensack Police Department”; and

WHEREAS, in accordance with said code the Township Committee is authorized to appoint and promote officers to the various ranks established by code to ensure the efficient operation of the Department and protect the health, safety and welfare of the residents of the Township of South Hackensack, its property and all those who live, work or visit the municipality; and

WHEREAS, the Police Department Promotion Subcommittee has reviewed the request of the Chief of Police to fill the vacant ranks of senior officers to ensure the smooth and efficient operation of the South Hackensack Police Department and the Subcommittee has determined that said request is in the best interest of the Township and has communicated the same to the Township Committee; and

WHEREAS, the Police Chief conducted interviews and reviewed the personnel file of the applicant for the position of **SERGEANT** and recommends the promotion of **OFFICER STEVEN MCALLISTER** to the rank of **SERGEANT** as **OFFICER STEVEN MCALLISTER** possesses all the qualification necessary for said position; and

WHEREAS, the Township Committee reviewed the recommendation of the Chief of Police and Subcommittee to promote **OFFICER STEVEN MCALLISTER** to the rank of **SERGEANT**.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of South Hackensack that it hereby promotes **OFFICER STEVEN MCALLISTER** to the rank of **SERGEANT** of the Township of South Hackensack Police Department subject to compliance with any requirements set forth by law of the Chief of Police and funds permitting; and

BE IT FURTHER RESOLVED, that the said **OFFICER STEVEN MCALLISTER** shall be immediately notified of said promotion and this resolution shall be placed within his personnel file as required by law upon **OFFICER STEVEN MCALLISTER’S** taking of the oath of office as **SERGEANT** of the South Hackensack Police Department.

ATTEST

Donna L. Gambutti, Municipal Clerk

Luis Perdomo, Mayor

Motion:

Second:

Roll Call Vote:

February 11, 2026

RESOLUTION NO. 2026-076
PROMOTING OFFICER CHRISTOPHER KOSCIOLEK TO THE RANK OF SERGEANT OF THE
SOUTH HACKENSACK POLICE DEPARTMENT

WHEREAS, in accordance with Chapter 52 of the General Code of the Township of South Hackensack there has been established a “South Hackensack Police Department”; and

WHEREAS, in accordance with said code the Township Committee is authorized to appoint and promote officers to the various ranks established by code to ensure the efficient operation of the Department and protect the health, safety and welfare of the residents of the Township of South Hackensack, its property and all those who live, work or visit the municipality; and

WHEREAS, the Police Department Promotion Subcommittee has reviewed the request of the Chief of Police to fill the vacant ranks of senior officers to ensure the smooth and efficient operation of the South Hackensack Police Department and the Subcommittee has determined that said request is in the best interest of the Township and has communicated the same to the Township Committee; and

WHEREAS, the Police Chief conducted interviews and reviewed the personnel file of the applicant for the position of **SERGEANT** and recommends the promotion of **OFFICER CHRISTOPHER KOSCIOLEK** to the rank of **SERGEANT** as **OFFICER CHRISTOPHER KOSCIOLEK** possesses all the qualification necessary for said position; and

WHEREAS, the Township Committee reviewed the recommendation of the Chief of Police and Subcommittee to promote **OFFICER CHRISTOPHER KOSCIOLEK** to the rank of **SERGEANT**.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of South Hackensack that it hereby promotes **OFFICER CHRISTOPHER KOSCIOLEK** to the rank of **SERGEANT** of the Township of South Hackensack Police Department subject to compliance with any requirements set forth by law of the Chief of Police and funds permitting; and

BE IT FURTHER RESOLVED, that the said **OFFICER CHRISTOPHER KOSCIOLEK** shall be immediately notified of said promotion and this resolution shall be placed within his personnel file as required by law upon **OFFICER CHRISTOPHER KOSCIOLEK’S** taking of the oath of office as **SERGEANT** of the South Hackensack Police Department.

ATTEST

Donna L. Gambutti, Municipal Clerk

Luis Perdomo, Mayor

Motion:

Second:

Roll Call Vote:

February 11, 2026

**Resolution No. 2026- 077 Approving and Authorizing Execution of Revised Redevelopment Agreement
with The Hampshire Companies for Redevelopment of Block 1.01, Lots 4.04, 4.18 & 4.19 and Block 1.01,
Lot 1, 2 3 & 4.14**

WHEREAS, on or about November 13, 2025, the Township of South Hackensack (“Township”) and The Hampshire Companies approved a Redevelopment Agreement with regard to the property located at Block 1.01, Lots 4.04, 4.18 & 4.19 and Block 1.01, Lot 1, 2, 3 & 4.14 subject to such additions, deletions, modifications and/or amendments as may be deemed necessary by the Township Attorney and/or the Redevelopment Attorney; and

WHEREAS, upon further review, it was necessary to revise the Redevelopment Agreement to correct and update references to exhibits and date of execution by The Hampshire Companies; and

WHEREAS, the revised Redevelopment Agreement, a copy of which is attached hereto and incorporated herein by reference, reflects the corrected references to exhibits and the change of date of execution by The Hampshire Companies; and

WHEREAS, the Township Committee and Township Attorney have reviewed the revised Redevelopment Agreement attached hereto and incorporated herein by reference, and recommend the approval of same; and

WHEREAS, The Hampshire Companies has reviewed the revised Redevelopment Agreement and approves of same.

NOW, THEREFORE BE IT RESOLVED by the Township Committee of the Township of South Hackensack, County of Bergen and State of New Jersey, as follows:

1. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.
2. The Governing Body hereby approves the revised Redevelopment Agreement in substantially the form on file with the Township Clerk.
3. The Mayor and Township Clerk are hereby authorized to sign the revised Redevelopment Agreement.
4. The Mayor, Township Clerk, Township Attorney, Redevelopment Attorney and other appropriate Township officials are hereby authorized and directed to take any and all other necessary action and to execute any documents, instrument, certificate or agreement reasonably necessary to effectuate the transactions contemplated by the Redevelopment Agreement and to effectuate the purposes of this Resolution.
5. This Resolution shall take effect immediately.

Motion:

Second:

Roll Call Vote:

February 11, 2026

ATTEST

Donna L. Gambutti, Municipal Clerk

Luis Perdomo, Mayor

RESOLUTION 2026-078

DCA Playground Grant Request

~~**Whereas**, the Township of South Hackensack desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately \$75,000.00 to carry out a project to upgrade the playground equipment at Veterans Memorial Park.~~

Be it therefore RESOLVED,

~~□ that the Township of South Hackensack does hereby authorize the application for such a grant; and, □ recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Township of South Hackensack and the Department of Community Affairs.~~

Be it further RESOLVED, that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith:

(signature)
Luis Perdomo

(type or print)
Mayor

(title)

(signature)
Donna Gambutti

(type or print)
Municipal Clerk

(title)

Motion:
Second:
Roll Call Vote:
February 11, 2026

