TOWN OF SECAUCUS
MAYOR AND COUNCIL MEETING - 9/22/2026

The town does not provide agenda for Council Meetings; however, below is a list of matters scheduled to be discussed which is intended to be a worksheet or reference sheet only for the Mayor and Council Members. No person shall rely on this sheet because scheduled items may be deleted and new items may be added, and Council Members may raise issues during the meeting and take action with respect to the same which are not listed herein.

PLEDGE OF ALLEGIANCE

OPEN PUBLIC MEETINGS ACT

ROLL CALL

RESOLUTIONS (CONSENT AGENDA)

PLEASE SEE CONSENT AGENDA FOR LIST OF RESOLUTIONS

BINGO/RAFFLE APPLICATIONS

1) Application for an Off-Premise Draw Raffle to be held on December 9, 2026, sponsored by Unico National, Secaucus
2) Application for On-Premise Raffle Baskets to be held on December 6, 2026, sponsored by St. Matthew Evangelical Lutheran Church
3) Application for an Off-Premise 50/50 to be held on December 6, 2026, sponsored by St. Matthew Evangelical Lutheran Church

COMMUNICATIONS REQUIRING ACTION BY MAYOR AND COUNCIL

1) Acceptance of the resignation of Raviteja Vanukuri from his position as Probationary Firefighter for the Secaucus Volunteer Fire Department
2) Acceptance of Michael Berckes as a Regular Member of Rescue Co. 1, Engine Co. 2 for the Secaucus Volunteer Fire Department

COMMITTEE REPORTS

UNFINISHED BUSINESS

NEW BUSINESS

REMARKS OF CITIZENS

ADJOURNMENT

Town of Secaucus

CONSENT AGENDA – 9/22/26

THIS AGENDA IS FOR DISCUSSION PURPOSES AND IS SUBJECT TO CHANGE.

ITEMS MAY BE ADDED OR REMOVED AS DETERMINED BY THE TOWN COUNCIL.

1) A resolution awarding a contract for collection services to Penn Credit Corporation
2) A resolution to approve Change Order #1 to a contract with Sherwin Williams for paint supplies through the Omnia Cooperative
3) Resolution approving Refund Overbilled Taxes
4) A resolution authorizing refund of redemption monies to outside lienholder
5) A resolution on behalf of the Town of Secaucus authorizing the transfer of payment from tax sale certificate from the Trust Premiums Account to the Current Fund for Block 33, Lot 15
6) Resolution approving tax overpayment refunds for nine (9) Secaucus properties
7) A resolution urging the New Jersey Sports and Exposition Authority (NJSEA) to fulfill its long standing obligations regarding the Municipal Assistance Program (MAP)
8) Resolution appointing and transferring Custodians, Fitness Attendants, a Head Lifeguard and Lifeguards to various Seasonal and Regular Part-Time positions at the Recreation Department
9) Resolution transferring and reappointing Regular Part-Time Counselors at the Before and After Care Programs
10) Resolution appointing Phoebe Joseph Ann Peet to the Seasonal Part-Time Intern position for the Administrative Department for the 2026 Fall Season, at the hourly rate of $17.00
11) A resolution to award a professional service contract for Engineering Services for Harmon Meadow Boulevard Bridge Phase I Repairs (North Side) to Remington & Vernick Engineers
12) A resolution to authorize the execution of Lease and Purchase Agreement with the Secaucus Board of Education for Mill Ridge School
13) A resolution regarding the 2025 Audit for the Town of Secaucus

RESOLUTION NO. 2026- _____

TOWN OF SECAUCUS
COUNTY OF HUDSON, STATE OF NEW JERSEY

A RESOLUTION AWARDING A CONTRACT FOR COLLECTION SERVICES TO PENN CREDIT CORPORATION

WHEREAS, the Secaucus Municipal Court has determined the continued need for Collection Services; and

WHEREAS, Penn Credit Corporation was awarded the contract for this service in previous years; and

WHEREAS, in accordance with N.J.S.A. 40A:11-1, when the price of any contract does not exceed in a contract year the total sum of $17,500.00, the contract may be awarded without public advertising for bids; and

WHEREAS, Penn Credit Corporation, located in Harrisburg, PA, is State of New Jersey approved under the Small Business Set Aside Act.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council for the Town of Secaucus, County of Hudson, State of New Jersey, award the contract for Collection Services to Penn Credit Corporation as detailed above for a one (1) year term beginning September 26, 2026; and

BE IT FURTHER RESOLVED, that the Resolution shall constitute the requisite contract in this matter and be kept on file with the Town Clerk; and

BE IT FURTHER RESOLVED, that Penn Credit Corporation shall provide any and all updated compliance information requested by the Town of Secaucus' Office of Purchasing, which may include but is not limited to, proof of continued insurance coverage; and

BE IT FURTHER RESOLVED, that the Mayor, Town Administrator, or their designee are hereby authorized to execute any documents regarding the awarding of this contract or take any action necessary to effectuate the spirit and purpose of this Resolution.

Adopted: September 22, 2026

I, Michael Marra, Town Clerk of the Town of Secaucus, County of Hudson, do hereby certify that the above is a true copy of a resolution approved by the Mayor and Council on September 22, 2026.

_____

Town Clerk Mayor

Motion:	Yes	No	Abstain	Absent
Second:				
Councilman Costantino				
Councilman McKeever				
Councilman Clancy				
Councilman Dehnert				
Councilman Gerbasio				
Councilwoman Tringali				
Mayor Gonnelli				

RESOLUTION NO. 2026- _____

TOWN OF SECAUCUS
COUNTY OF HUDSON, STATE OF NEW JERSEY

A RESOLUTION TO APPROVE CHANGE ORDER #1 TO A CONTRACT WITH SHERWIN WILLIAMS FOR PAINT SUPPLIES THROUGH THE OMNIA COOPERATIVE

WHEREAS, the Town of Secaucus has a contract with Sherwin Williams for Paint & Related Supplies under Resolution 2026-17, procured through their Omnia Cooperative Contract #02-147, in an amount not to exceed $23,000.00; and

WHEREAS, it has been determined that an increase in the total contract is needed in the amount of Five Thousand Dollars and 00/100 ($5,000.00); and

WHEREAS, the Chief Financial Officer has determined that sufficient funds to award this increase are available under line-item 6-01-26-1109-2031; and

WHEREAS, there is a need for a Change Order #1 to increase the contract with Sherwin Williams in the amount of Five Thousand Dollars and 00/100 ($5,000.00), which will increase the overall contract amount to Twenty-Eight Thousand Dollars and 00/100 ($28,000.00); and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council for the Town of Secaucus, County of Hudson, State of New Jersey, that the above statements are incorporated herein and Change Order #1 for the contract for Paint & Related Supplies with Sherwin Williams in the amount of Five Thousand Dollars and 00/100 ($5,000.00) is hereby approved.

Adopted: September 22, 2026

I, Michael Marra, Town Clerk of the Town of Secaucus, County of Hudson, do hereby certify that the above is a true copy of a resolution approved by the Mayor and Council on September 22, 2026.

_____

Town Clerk Mayor

Motion:	Yes	No	Abstain	Absent
Second:				
Councilman Costantino				
Councilman McKeever				
Councilman Clancy				
Councilman Dehnert				
Councilman Gerbasio				
Councilwoman Tringali				
Mayor Gonnelli				

RESOLUTION NO. 2026 - _____

TOWN OF SECAUCUS

COUNTY OF HUDSON

STATE OF NEW JERSEY

RESOLUTION APPROVING REFUND OVERBILLED TAXES

WHEREAS, the 2026 Extended Tax Duplicate is showing an overbilling in 2026; and

WHEREAS, it has been determined by the Tax Assessor that the taxpayer is entitled to a refund; and

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Town of Secaucus that the requested Tax Cancellation(s) be made:

BLOCK	LOT	ADDRESS	AMOUNT
99999	99.1	Verizon – Town Wide	$58,599.09

BE IT FURTHER RESOLVED, that a copy of this Resolution be forwarded to the Town Tax Collector, Tax Assessor, and Chief Financial Officer of the Town of Secaucus.

BE IT FURTHER RESOLVED, that the Tax Collector is hereby authorized to execute any documents or take any other action necessary to effectuate the spirit and purpose of this Resolution.

Adopted: September 22, 2026

Resolution No. _____

TOWN OF SECAUCUS
COUNTY OF HUDSON, STATE OF NEW JERSEY

A RESOLUTION AUTHORIZING REFUND OF REDEMPTION MONIES TO OUTSIDE LIENHOLDER

WHEREAS, at the Municipal Tax Sale held on December 13, 2017, a lien was sold on Block 42, Lot 15, also known as 283 Lincoln Avenue in Secaucus, for 2016 delinquent property taxes; and

WHEREAS, this lien, known as Tax Sale Certificate #17-002, was sold to Pam Investors, at 0% interest rate and a premium in the amount of $11,000.00; and

WHEREAS, Pam Investors has affected redemption of Certificate #17-002, in the amount of $25,279.14.

NOW, THEREFORE BE IT RESOLVED, that the Treasurer be authorized to issue a check in the amount of $25,279.14, payable to the lienholder, Pam Investors, 127 So. Washington Avenue, Bergenfield, NJ 07621 for the redemption of Tax Sale Certificate #17-002.

BE IT FURTHER RESOLVED, N.J.S.A. 54:5-33 that the premium payment was turned over to the Treasurer of the municipality and became part of the municipality, Resolution #2023-39.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Tax Collector is hereby authorized to execute any documents or take any other action necessary to effectuate the spirit and purpose of this Resolution.

Adopted: September 22, 2026

RESOLUTION NO. _____

TOWN OF SECAUCUS
COUNTY OF HUDSON, STATE OF NEW JERSEY

A RESOULTION ON BEHALF OF THE TOWN OF SECAUCUS AUTHORIZING THE TRANSFER OF PAYMENT FROM TAX SALE CERTIFICATE FROM THE TRUST PREMIUMS ACCOUNT TO THE CURRENT FUND FOR BLOCK 33 Lot 15

WHEREAS, the Tax Collector for the Town of Secaucus certifies that Tax Sale Certificate for unpaid municipal lien #2020 20-001, lienholder Dianne H. Clemente, was issued on December 10, 2020; and

WHEREAS, a premium of $14,600.00 was paid for Block 33 Lot 15, a condition of the sale at which time Certificate #2020 20-001 was issued; and

WHEREAS, N.J.S.A. 54:5-33 states that any premium payment shall be held by the Town of Secaucus and returned to the purchaser of the fee, if and when the redemption is made. If redemption is not made within five (5) years from the date of sale, the premium payment shall be turned over to the Treasurer of the municipality and become part of the municipality.

NOW, THEREFORE, BE IT RESOLVED, with the Tax Sale for the above certificate occurring and due to lack of redemption as of December 11, 2025, the Mayor and Council of the Town of Secaucus, County of Hudson, State of New Jersey, authorize the transfer payment from the Trust-Premiums Account for this Tax sale Premium totaling $14,600.00 to the Current fund, as the five (5) year statutory period has passed.

BE IT FURTHER RESOLVED, that the Chief Financial Officer of the Town of Secaucus shall accept the premium of the Certificate of Sale #2020 20-001 and adjust their records accordingly.

RESOLUTION NO. 2026-_____

TOWN OF SECAUCUS
COUNTY OF HUDSON
STATE OF NEW JERSEY

RESOLUTION APPROVING TAX OVERPAYMENT REFUND(S)

WHEREAS, it has been determined by the Tax Collector that the taxpayer(s) indicated are entitled to tax overpayment refund(s) for 3rd Quarter 2026; and

WHEREAS, it is the desire of the Mayor and Council to have these overpayment(s) returned to the respective taxpayer(s) and/or their agent(s); and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Town of Secaucus that the requested overpayment refund(s) be made:

The Tax Collector is hereby authorized to make overpayment refund(s) in the amount shown to the taxpayer(s).

BLOCK	LOT	QUALIFIER	ADDRESS	AMOUNT
21	9	C0016	16 Marina Key	$1,523.57
21	9	C0274	274 Sunset Key	$2,175.49
21	15	C0719	719 Harmon Cove Towers	$1,443.45
37	2		149 Charles Street	$1,884.44
40	15		150 Weigands Lane	$2,200.00
128	12		806 Fifth Street	$2,344.23
159	3.01	C0196	196 Blue Heron Drive	$2,959.74
165	7		262 Grace Avenue	$3,416.20
182	10		40 Valley Court	$3,014.37

BE IT RESOLVED, that a copy of this resolution be forwarded to the Tax Collector and Chief Financial Officer; and

NOW, THEREFORE BE IT FURTHER RESOLVED, that the Tax Collector is hereby authorized to execute any documents or take any other action necessary to effectuate the spirit and purpose of this Resolution.

Adopted: September 22, 2026

Resolution No. 2026-_____

TOWN OF SECAUCUS
COUNTY OF HUDSON, STATE OF NEW JERSEY

A RESOLUTION URGING THE NEW JERSEY SPORTS AND EXPOSITION AUTHORITY (NJSEA) TO FULFILL ITS LONG-STANDING OBLIGATIONS REGARDING THE MUNICIPAL ASSISTANCE PROGRAM (MAP)

WHEREAS, the New Jersey Sports and Exposition Authority (NJSEA), as successor to the New Jersey Meadowlands Commission, is the legally designated administrator of the Municipal Assistance Program (MAP); and

WHEREAS, the Hearing Officers' Reports of 2004 and 2012 established clear conditions requiring the developer of the Meadowlands Sports Complex (now the American Dream project) to submit annual PILOT payments to the NJSEA to mitigate impacts on municipal services, facilities, and infrastructure resulting from Sports Authority programs and activities; and

WHEREAS, under these established conditions, the NJSEA is strictly responsible for securing the necessary funds from American Dream management to finance the MAP and to distribute those funds to the municipalities; and

WHEREAS, the 2004 and 2012 Reports set forth a mandatory tiered funding schedule, and specifically directed that the Town of Secaucus, shall receive annual payments of not less than $100,000.00 in years one (1) and two (2), $200,000.00 in years three (3) and four (4), and $200,000.00 starting in year five (5) and continuing thereafter; and

WHEREAS, these funds are essential for the Town of Secaucus to maintain critical municipal services, public works equipment, flood-control improvements, road infrastructure, recreational opportunities, and public-safety equipment, including police, fire, and ambulance vehicles; and

WHEREAS, it is widely acknowledged that there is no dispute regarding the conditions of payment, which were triggered by the issuance of a certificate of occupancy by the State of New Jersey; and

WHEREAS, the Mayor and Council of the Town of Secaucus believe that the NJSEA must prioritize the needs of the surrounding communities it is mandated to serve over the interests of the private entities that control the Sports Complex.

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

1. **DEMAND FOR COMPLIANCE:** The Town of Secaucus hereby formally demands that the New Jersey Sports and Exposition Authority (NJSEA) immediately fulfill its

obligations under the 2004 and 2012 Hearing Officers' Reports by securing and releasing all outstanding Municipal Assistance Program (MAP) payments owed to the Town of Secaucus.

2. **URGENT APPEAL TO OFFICIALS:** The Town of Secaucus respectfully urges Governor Sherrill and the legislators representing the Meadowlands Towns to exert their influence and oversight to ensure the NJSEA upholds its commitment to these communities and adheres to the mandates set forth by the State of New Jersey.

3. **COPIES TO BE FORWARDED:** The Town of Secaucus is hereby directed to forward a certified copy of this resolution to Governor Sherrill, the legislators representing the Meadowlands Towns, the leadership of the New Jersey Sports and Exposition Authority, and the American Dream management.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately upon its passage.

Adopted: September 22, 2026

RESOLUTION NO: _____

TOWN OF SECAUCUS
COUNTY OF HUDSON
STATE OF NEW JERSEY

BE IT RESOLVED, by the Mayor and Council of the Town of Secaucus, County of Hudson, State of New Jersey, pursuant to the recommendation of Michael Pero Superintendent of Recreation, that the below persons are hereby appointed and transferred to various seasonal and regular part-time positions at the Recreation Department (#85000), effective as follows:

Custodians	**Hourly Rate**
Yuan, Xinghai (Start Date: 9/3/2026)	$15.92/Hr.
Fitness Attendant	
Tavarez, David De Jesus	$15.92/Hr.
Head Lifeguard	
Vazquez, Diego Futuro	$18.23/Hr.
Lifeguards	
Aridome, Taisei Jorge	$17.23/Hr.
Bartletta, Kaylie	$17.23/Hr.
Benninghoff, David Ashton	$17.23/Hr.
De los Santos, Kathleen Abes	$17.23/Hr.
Harper, Karegan Ann	$17.23/Hr.
Hindle, Thomas J	$17.23/Hr.
Lorenzi, Pedro A.	$17.23/Hr.
Martinez, Nigel	$17.23/Hr.
Nataupsky, Ethan Scott	$17.23/Hr.
Rodriguez, Manny A.	$17.23/Hr.
Shehata, Salma Wissam	$17.23/Hr.
Tapia, Ashley	$17.23/Hr.

Adopted: September 22, 2026

I, Michael Marra, Town Clerk of the Town of Secaucus, County of Hudson, do hereby certify that the above is a true copy of a resolution approved by the Mayor and Council on September 22, 2026.

Town Clerk Mayor

Motion:	Yes	No	Abstain	Absent
Second:				
Councilman Costantino				
Councilman McKeever				
Councilman Clancy				
Councilman Dehnert				
Councilman Gerbasio				
Councilwoman Tringali				
Mayor Gonnelli				

RESOLUTION NO. 2026- _____

TOWN OF SECAUCUS
COUNTY OF HUDSON
STATE OF NEW JERSEY

BE IT RESOLVED, by the Mayor and Council of the Town of Secaucus, County of Hudson, State of New Jersey, that pursuant to the recommendation of the Superintendent of Recreation Programs for the Town of Secaucus, the below persons are hereby transferred and reappointed to the Regular Part-Time Counselor position at the Before and After Care Programs Department (#81082), retroactive 9/9/2026, as follows:

Counselors	Hourly Rate
Acomata, Damaris	$17.56/Hour
Amarante, Marieles	$16.48/Hour
Ambrosio, Gabriella Lynn	$16.48/Hour
Carbone, Vincent	$15.92/Hour
Duran, Aaliyah	$15.23/Hour
Fink, Abigail L.	$16.48/Hour
Fink, Zackary Thomas	$16.48/Hour
Frey, Kelli	$16.48/Hour
Gomez, Andrew	$16.48/Hour
Gonzalez, Alexio	$16.48/Hour
Guzman-Lantigua, Pamela	$16.48/Hour
Hartung, Brooke	$15.92/Hour
Hartung, Somer	$16.48/Hour
Imperato Denise	$25.73/Hour
Kalakowski, Carlene	$17.82/Hour
Keegan, Ashley	$15.92/Hour
Kosky, Kaitlyn	$16.48/Hour
Labianco, Eileen	$16.48/Hour
Lemise, Laila (1-1)	$18.23/Hour
Maros, Mia	$15.92/Hour
Marra, Ellen	$16.48Hour
Masullo, Patricia	$16.48/Hour
Miguel, Luigi	$16.48/Hour
Miller, Ann	$17.06/Hour
Minervini, Julianna (1-1)	$18.23/Hour
Nitschke, Mary	$16.48/Hour
Pacheco, Luis	$16.48/Hour
Paparazzo, Annalise	$16.48/Hour
Petruzzelli, Sabino (1-1)	$18.23/Hour
Pineda, Yicel	$16.48/Hour
Ramirez, Uriel	$16.48/Hour
Rivers, Caroline	$16.48/Hour
Soler, Samantha	$16.48/Hour
Soler, Sofia	$17.06/Hour
Taylor, Steven (1-1)	$18.23/Hour
Testa, Robert	$17.56/Hour
Torres-Sepulveda, Justin	$16.48/Hour
Torres-Sepulveda, Linda	$16.48/Hour
Vega, Isabella	$16.48/Hour

Vega, Jasmine	$18.09/Hour
Velez-Ramos, Jayson	$16.48/Hour
Waiver, Donna	$20.89/Hour
White, Mariah	$16.48/Hour
Wrinn, Kathleen	$16.48/Hour

I, Michael Marra, Town Clerk of the Town of Secaucus, County of Hudson, do hereby certify that the above is a true copy of a resolution approved by the Mayor and Council on September 22, 2026.

Town Clerk Mayor

Motion:	Yes	No	Abstain	Absent
Second:				
Councilman Costantino				
Councilman McKeever				
Councilman Clancy				
Councilman Dehnert				
Councilman Gerbasio				
Councilwoman Tringali				
Mayor Gonnelli				

RESOLUTION NO. 2026 _____

TOWN OF SECAUCUS
COUNTY OF HUDSON
STATE OF NEW JERSEY

BE IT RESOLVED, by the Mayor and Council of the Town of Secaucus, County of Hudson, State of New Jersey, that the below person is hereby appointed to the seasonal part-time Intern position for the Administration Department (#01000) for the 2026 Fall season as follows:

	Hourly Rate:
Peet, Phoebe Joseph Ann	$17.00/Hour

I, Michael Marra, Town Clerk of the Town of Secaucus, County of Hudson, do hereby certify that the above is a true copy of a resolution approved by the Mayor and Council on September 22, 2026.

_____

Town Clerk Mayor

Motion:	Yes	No	Abstain	Absent
Second:				
Councilman Costantino				
Councilman McKeever				
Councilman Clancy				
Councilman Dehnert				
Councilman Gerbasio				
Councilwoman Tringali				
Mayor Gonnelli				

RESOLUTION NO. 2026- _____

TOWN OF SECAUCUS
COUNTY OF HUDSON, STATE OF NEW JERSEY

A RESOLUTION TO AWARD A PROFESSIONAL SERVICE CONTRACT FOR ENGINEERING SERVICES FOR HARMON MEADOW BOULEVARD BRIDGE PHASE I REPAIRS (NORTH SIDE) TO REMINGTON & VERNICK ENGINEERS

WHEREAS, the Town of Secaucus is in need of Repairs to the Harmon Meadow Boulevard Bridge (North Side); and

WHEREAS, Remington & Vernick was awarded a contract for Consulting Engineer under Resolution 2026-66; and

WHEREAS, Remington & Vernick Engineers provided a proposal for Engineering Services for Harmon Meadow Boulevard Bridge Repairs in an amount not to exceed One Hundred Ninety-Four Thousand Dollars and 00/100 ($194,000.00): and

WHEREAS, in accordance with N.J.S.A. 40A:11-5(a)(i) Any contact for Professional Services may be negotiated and awarded by the governing body without public advertising, and shall be awarded by resolution of the governing body; and

WHEREAS, the Chief Financial Officer has determined that sufficient funds to award this contract are available under line-item G-02-41-5600-2116

NOW THEREFORE, BE IT RESOLVED, that the Mayor and Council for the Town of Secaucus, County of Hudson, State of New Jersey award the professional service contract for Engineering Services for Repairs to Harmon Meadow Boulevard Bridge in an amount not to One Hundred Ninety-Four Thousand Dollars and 00/100 ($194,000.00); and

BE IT FURTHER RESOLVED, that Remington & Vernick shall provide any and all compliance information requested by the Town of Secaucus Office of Purchasing; and

BE IT FURTHER RESOLVED, that the Mayor, Town Administrator, or their designee are hereby authorized to execute any documents regarding the awarding of this contract or take any action necessary to effectuate the spirit and purpose of this resolution.

Adopted: September 22, 2026

I, Michael Marra, Town Clerk of the Town of Secaucus, County of Hudson, do hereby certify that the above is a true copy of a resolution approved by the Mayor and Council on September 22, 2026.

_____

Town Clerk Mayor

Motion:	Yes	No	Abstain	Absent
Second:				
Councilman Costantino				
Councilman McKeever				
Councilman Clancy				
Councilman Dehnert				
Councilman Gerbasio				
Councilwoman Tringali				
Mayor Gonnelli				

RESOLUTION NO. _____

TOWN OF SECAUCUS
COUNTY OF HUDSON, STATE OF NEW JERSEY

A RESOLUTION TO AUTHORIZE THE EXECUTION OF LEASE AND PURCHASE AGREEMENT WITH THE SECAUCUS BOARD OF EDUCATION FOR MILLRIDGE SCHOOL

WHEREAS, the Town of Secaucus (the "Town") is the owner of Block 225, Lot 10, commonly known as 40 Millridge Road, which is the location of Millridge School in the Town (the "Property"); and

WHEREAS, the Town and the Secaucus Board of Education (the "BOE") wish to enter into a Lease and Purchase Agreement (the "Agreement") governing the Property; and

WHEREAS, the BOE shall lease the Property from the Town for $200,000 annually, for a total of $1.8 million; and

WHEREAS, at the conclusion of the payments, after December 31, 2030, the Town will transfer the Property to the BOE for $1.00; and

WHEREAS, the Town and the BOE wish to enter into the Agreement, which is attached hereto as **Exhibit A**; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor, Town Administrator, or their designee are hereby authorized to execute the Agreement and any documents necessary to effectuate the spirit and purpose of this Resolution.

Adopted: September 22, 2026

Exhibit A
The Agreement

LEASE AND PURCHASE AGREEMENT

This ***LEASE AND PURCHASE AGREEMENT*** is made this ____ day of _____ 2026 (the "Commencement Date").

Between

THE "LANDLORD":

TOWN OF SECAUCUS
1203 Paterson Plank Road
Secaucus, NJ 07094

and

THE "TENANT":

SECAUCUS BOARD OF EDUCATION
685 Fifth Street
Secaucus, NJ 07094

The Tenant and Landlord each individually a "Party" and collectively "the Parties."

1) THE LEASED PREMISES

The Leased Premises is the entire property located at Lot 10, Block 225, commonly known as 40 Millridge Road, Secaucus, New Jersey, which consists of the land and all of the buildings and structures on the land, subject to all zoning ordinances or regulations now or hereafter in effect during the Term of this leasehold and to any and all existing encumbrances, conditions, rights, covenants, restrictions, and rights of way (the "Leased Premises").

2) USE

The Leased Premises shall be used and occupied only and for no other purpose then as a school or administrative offices for the Tenant. Tenant shall not sublease any part of the Leased Premises, or use the Leased Premises for any other purpose.

3) RENT

Tenant covenants and agrees to pay to Landlord on the first day of each December in each year of the Term as set forth in Paragraph 4 herein the rental amount of $200,000 for each year of the Term.

The Tenant shall also be responsible for monthly utility payments.

The receipt of Tenant's payment for 2021, 2022, 2023, 2024, and 2025 is acknowledged by the Landlord. For the avoidance of doubt, the total amount to be paid by Tenant to the Landlord under this Lease and Purchase Agreement, inclusive of the payments previously made and acknowledged, is $1.8 million. In the event any rent payment is not received by Landlord within fifteen (15) days of its due date, a five percent (5%) late charge shall be applied.

4) TERM

a) The term of this Lease and Purchase Agreement shall commence on the date first written above and end on December 31, 2030. At the conclusion of the Term, Landlord shall transfer ownership of the Leased Premises to the Tenant for the sum of one dollar ($1.00) through a Bargain and Sale Deed with Covenants Against Grantor's Acts.

b) This Lease and Purchase Agreement may not be terminated by either party except for good cause on eight (8) months written notice to the other party in the manner specified in this Lease and Purchase Agreement. However, neither party shall terminate this Lease and Purchase Agreement for any cause where termination for such cause is prohibited by law.

5) DAMAGE OR DESTRUCTION OF PREMISES

This Lease and Purchase Agreement shall terminate automatically in the event that the premises are destroyed by fire or other disaster, or are so severely damaged thereby that they cannot be restored to tenantable condition within a one (1) year period, unless the parties agree in writing to continue this Lease and Purchase Agreement or to modify the terms of this Lease and Purchase Agreement.

6) REPAIRS AND CARE

Tenant enters into this Lease and Purchase Agreement based upon its examination of the Leased Premises without any representation by Landlord as to the condition of the Leased Premises. Tenant's occupancy and possession of the Leased Premises shall constitute Tenant's acknowledgment that as of the Commencement Date, the Leased Premises are in acceptable condition.

Tenant is entirely responsible for all maintenance and repairs of the Leased Premises during the Term at the Tenant's sole cost and expense. The Tenant shall make all repairs equal to the original work or construction. Tenant shall also repair all damage to the Leased Premises caused by moving of Tenant's fixtures, furniture, or equipment. If Tenant fails after ten (10) days' written notice to proceed with due diligence to make repairs or replacements, such repairs or replacements may be made by Landlord at the cost and expense of Tenant, and the cost and expenses thereof incurred by Landlord with interest at the rate of five percent (5%) per annum from the date so incurred shall be collectible as additional rent due upon rendition of a bill or statement therefore. Tenant shall inform Landlord of any defective condition of which Tenant is aware in any part of the Leased Premises, including, without limitation, the roof, plumbing, electrical systems, HVAC systems, or fire alarm system and Tenant's remedy, or plans to remedy, such defective conditions.

Tenant shall neither encumber nor obstruct the sidewalks, driveways, parking areas, yards, entrances, hallways, and stairs, but shall keep and maintain them in a clean and safe condition, free from debris, trash, refuse, snow, and ice.

Tenant is hereby notified, and by executing this Lease and Purchase Agreement acknowledges such notification, that the United States Environmental Protection Agency ("EPA") has adopted rules and regulations concerning a lead-based paint, renovation, repair, and repainting program. The EPA has developed a Handbook entitled "Small Entity Compliance Guide to Renovate Right EPA's Lead-Based Paint Renovation, Repair, and Painting Program." The Handbook describes, among other things, requirements for contractors performing activities that may disturb painted surfaces containing lead-based paint in child-occupied facilities constructed prior to 1978. The Lease and Purchase Agreement (Paragraphs 5, 6, and 7) imposes certain responsibilities on the Tenant to maintain the Leased Premises, as well as the right, under certain circumstances, to renovate, alter, and/or improve the premises. Since any one or more of these activities undertaken by an employee or contractor could disturb painted surfaces, the Tenant should obtain and familiarize itself with the contents of this Handbook to ensure strict compliance with the recommendations/guidelines set forth therein. Because of the potentially serious consequences arising out of disturbance of a lead-based paint, Tenant should advise its staff and employees of these guidelines.

7) ALTERATIONS

Tenant shall make no alterations, additions, or improvements to the Leased Premises, nor install or attach any climate-regulating system or sprinkler system, television or radio antenna, heavy equipment, apparatus, or fixtures to the Leased Premises without the prior written consent of Landlord. Unless otherwise provided in this Lease and Purchase Agreement, all alterations, additions, improvements, or systems installed in or attached to the Leased Premises by Tenant shall belong to the Landlord. Any repairs or renovations required by any governmental or other regulatory, supervisory, or licensing entity for Tenant's use of the Leased Premises shall be the sole responsibility of Tenant and shall be made at Tenant's sole cost and expense.

8) UTILITIES

Tenant agrees to pay when due all charges for gas, water, sewer, electricity, fuel oil, or any other utility used by Tenant and all charges shall be in Tenant's name and shall be Tenant's sole responsibility.

9) INSURANCE

During the Term of this Lease and Purchase Agreement, Tenant, at its sole cost and expense, shall obtain or provide and keep in full force comprehensive general liability insurance, insuring against any and all liability or claims of liability for bodily injury, personal injury, or death; or property damage occurring in the Leased Premises, arising out of, occasioned by, or resulting from any accident or otherwise in or about the Leased Premises; with limits of not less than $2,000,000 for injuries arising out of any one (1) accident or occurrence, $3,000,000 for Damage to Premises Rented to You limit, and $5,000,000 general aggregate.

Tenant shall also maintain Workers' Compensation Insurance in the amounts statutorily required by the State of New Jersey. Workers' Compensation Insurance shall include coverage for Employers Liability Insurance with a limit of not less than $500,000 bodily injury for each accident, $500,000 bodily injury by disease, each employee, and $1,000,000 bodily injury aggregate.

If Tenant utilizes owned, hired, or non-owned vehicles in its operations, then Tenant shall be required to maintain Commercial Automobile Liability (owned, non-owned, hired) with limits of not less than $1,000,000 for bodily injury and property damage each accident.

The policy or policies of insurance, other than Workers' Compensation, shall include Landlord as an additional insured, shall be issued by a company or companies authorized to do business in New Jersey, and having an A.M. Best rating of A-VIII or better. A Certificate of Insurance, together with a copy of the policy endorsement evidencing the Landlord is included as an additional insured, where applicable, shall be delivered to Landlord, not less than fifteen (15) days after the Commencement Date. At least fifteen (15) days before the expiration or termination date of any policy, Tenant shall deliver a Certificate of Insurance evidencing the renewal or replacement of the policy(s) and evidencing Landlord is included as an additional insured, together with a copy of the policy endorsement evidencing the Landlord is included as an additional insured. Tenant shall require its carrier or carriers to provide Landlord with thirty (30) days' notice of cancellation or non-renewal of coverage by Tenant. Tenant's failure to maintain insurance coverage detailed here, or cancellation by Tenant of any required insurance during the Term of this Lease and Purchase Agreement, shall not release Tenant from any and all obligations and liabilities arising from losses normally covered by such insurance. Further, such failure to maintain insurance or the cancellation of insurance shall be deemed to place Tenant in default.

Tenant shall maintain a physical/sexual abuse/misconduct endorsement under the comprehensive general liability insurance policy required here. At Tenant's option, Tenant may obtain and keep in effect separate coverage in conformity with the insurance requirements of this Lease and Purchase Agreement. Such coverage will maintain a limit of at least $1,000,000, and will be maintained on a primary basis and be non-contributory regardless of any policy of insurance or any self-insurance which may be maintained by the Landlord for its own benefit. Any separate policy shall include Landlord as an additional insured.

The Tenant acknowledges that it shall be solely responsible for insuring the full replacement value of any personal property and/or fixtures installed by Tenant, or on Tenant's behalf, within the Leased Premises. Tenant also acknowledges that it shall be solely responsible for insuring the full replacement value of any leasehold improvements, if ownership of such leasehold improvements remains with Tenant. The Tenant covenants and agrees not to seek any reimbursement for losses to such personal property and/or fixtures and/or leasehold improvements owned by Tenant.

Notwithstanding anything set forth above, the dollar limits specified in this Paragraph 9 shall be increased from time to time, as reasonably necessary, to effect economically equivalent insurance coverage, or coverage deemed adequate by Landlord in light of then-existing circumstances.

10) COMPLIANCE WITH LAWS

Tenant takes the Leased Premises subject to existing easements, rights, reservations and restrictions, and zoning ordinances of the local municipality. It shall be Tenant's responsibility to ascertain and comply with any zoning ordinances applicable to its use and occupancy. Further, Tenant, at its sole cost and expense, shall comply with all applicable laws, ordinances, rules, regulations, requirements, and directives of the federal, state, and municipal governments; and of all their departments, bureaus, and subdivisions; and shall correct, prevent, and abate any nuisance, violation, or other grievance in or about the Leased Premises during the Term of this Lease and Purchase Agreement. Tenant shall promptly comply with all orders, regulations, requirements, and directives of the Board of Fire Underwriters or similar authority and of any insurance company or self-insurance program, which has issued or is about to issue, policies of insurance covering the Leased Premises and its contents for the prevention of fire or other casualty, damage, or injury, at Tenant's sole cost and expense.

With respect to the Asbestos Hazard Emergency Response Act ("AHERA") and related governmental laws and regulations, Tenant, when applicable, shall be responsible for the inspection, sampling, preparation of the Asbestos Management Plan ("AMP"), the posting of notices in maintenance areas, repairs, initial cleaning, and periodic inspections and re-inspections. Tenant shall be responsible for the training of all maintenance personnel in either a two- (2) hour awareness course or a fourteen- (14) hour workers' training course as may be required under AHERA by the scope of their employment, the implementation and record keeping for all AHERA protocols, and outside contractors. Tenant shall make the Leased

Premises and its record keeping documentation required under this provision available to Landlord at Landlord's request. Tenant's failure to comply with the notice and record keeping requirements of AHERA and this provision shall place Tenant in default under this Lease and Purchase Agreement.

Notwithstanding anything to the contrary in this Lease and Purchase Agreement, Tenant shall be and hereby expressly agrees to be responsible, at its sole cost and expense, for compliance with all fire safety codes, regulations, ordinances, and the like as they may be applicable to the Leased Premises as a result of Tenant's use and occupancy of them.

Further, Tenant shall and hereby expressly agrees to comply with the Americans with Disabilities Act, at its sole cost and expense, as that Act may apply to Tenant's use and occupancy of the Leased Premises, regardless of any provision in this Lease and Purchase Agreement to the contrary.

If Tenant's use of the Leased Premises triggers application of any statute, regulation, ordinance, or the like concerning lead paint, Tenant shall be and hereby expressly agrees to be responsible for full compliance at its sole cost and expense, notwithstanding anything to the contrary in this Lease and Purchase Agreement.

11) REAL ESTATE TAXES

The Leased Premises are currently exempt from municipal taxes. If Tenant's use of the Leased Premises causes taxes to be imposed or assessments to be levied against the land and improvements of which the Leased Premises are a part in any calendar year during the Term of this Lease and Purchase Agreement, or of any renewal or extension of it, Tenant shall be responsible for payment of such taxes or assessments in full, in addition to the payment of rent as fixed by this Lease and Purchase Agreement. This sum shall be considered as additional rent and shall be paid in as many equal installments as there are months remaining in the calendar year for which the taxes or assessments are imposed. This additional rent shall be due and payable on the first day of each month, in advance, during the remaining months of that year. Tenant's obligation to pay any taxes or assessments imposed as additional rent shall include taxes for the calendar year in which this Term ends, or in which Tenant vacates the Leased Premises, and the next calendar year should this Term end, or should Tenant vacate, abandon, or otherwise leave the Leased Premises at any time after October 1 of any given calendar year.

The Tenant shall be responsible for interest and/or penalties imposed in addition to the taxes for late payment.

12) ASSIGNMENT AND LIMITATION ON USE

Tenant shall not, without Landlord's prior written consent, assign, mortgage, or hypothecate this Lease and Purchase Agreement, nor sublet all or part of the Leased Premises. Any such consent is at the sole discretion of the Landlord. Further, Tenant shall not occupy or use the Leased Premises or any part of them, nor permit them to be occupied or used, for

any purpose other than as described in this Lease and Purchase Agreement, nor for any purpose that might be deemed unlawful, disreputable, or extra hazardous for purposes of fire or other casualty.

13) INDEMNIFICATION

Tenant agrees to indemnify and save harmless, Landlord and its officers, trustees, agents, servants, and employees against any and all liability (statutory or otherwise) claims, suits, demands, damages, judgments, costs, fines, penalties, interest, and expense (including, without limitation, reasonable attorneys' fees), to which Landlord or any such officer, trustee, agent, servant, or employee may be subject or suffer by reason of any liability or claim for any injury to, or death of, any person or persons or damage to property (including any loss of user thereof) or otherwise, in any case arising from or in connection with Tenant's use and occupancy of the Leased Premises or for any work, installation, or thing done or omitted (other than by Landlord or its contractors) to the Leased Premises during the Term and during the period of time, if any, prior to the Commencement Date that Tenant may be given access to the Leased Premises, or arising from any condition of the Leased Premises of any other matter or circumstance due to or resulting from any default by Tenant in the performance of Tenant's obligations under this Lease and Purchase Agreement or by any act, omission, or negligence of Tenants.

Landlord agrees to indemnify and save harmless, Tenant and its officers, trustees, agents, servants, and employees against any and all liability (statutory or otherwise) claims, suits, demands, damages, judgments, costs, fines, penalties, interest, and expenses (including, without limitation, reasonable attorneys' fees), to which Tenant or any such officer, trustee, agent, servant, or employee may be subject or suffer by reason of any liability or claim for any injury to, or death of, any person or persons or damage to property (including any loss of user thereof) or otherwise, in any case arising from any condition of the Leased Premises of any other matter or circumstance due to or resulting from any default by Landlord in the performance of Landlord's obligations under this Lease and Purchase Agreement or by any act, omission, or negligence of Landlord.

14) MECHANICS' LIENS

Tenant shall not allow nor cause any mechanics' or other liens to be created or filed against the Leased Premises as the result of any work or labor performed or claimed to be performed for Tenant, or as the result of materials furnished or claimed to be furnished to Tenant for any alteration, repair, or addition to the Leased Premises. If any such lien or encumbrance is filed against the Leased Premises or any part of Tenant's leasehold interest, Tenant shall, at its sole cost and expense and within thirty (30) days of such filing, cause such lien or liens to be satisfied and discharged of record, together with any Notices of Intention that may have been filed. If Tenant fails to do this, Landlord shall be entitled to resort to any remedies provided for in this Lease and Purchase Agreement in case of Tenant's default. In addition, Landlord shall be entitled to pursue any remedy as might be permitted by law. Landlord shall be entitled to reimbursement by Tenant for any

and all costs incurred by exercising its remedies under this provision, including reasonable attorneys' fees and costs.

15) CONDEMNATION

If condemnation proceedings or other action is taken for the purpose of condemning or taking by eminent domain the Leased Premises or the land on which the Leased Premises are located, or any part of them, or if, in lieu of a formal condemnation or taking action, Landlord grants an option to purchase, or sells and conveys the Leased Premises or any part of them to a governmental agency or body of any kind, or to a public utility or public authority seeking to take all or part of the land or premises, this Lease and Purchase Agreement, at the option of Landlord, shall terminate and the Term of it shall come to an end as of the date Landlord fixes by written notice to Tenant as if that date was the date originally fixed in this Lease and Purchase Agreement for its expiration. Tenant shall vacate the Leased Premises on or before the date fixed by Landlord, and the fixed annual rent and any other charges to be paid by Tenant shall be apportioned as of the date Tenant vacates the Leased Premises.

Tenant agrees to vacate the Leased Premises, remove all its personal property, and deliver peaceable possession of the Leased Premises to Landlord or to such other party as Landlord may designate. Tenant agrees to execute and deliver any instruments, at the expense of Landlord, as may be deemed necessary or required to expedite any condemnation proceedings or to effectuate a proper transfer of title to any such governmental agency or body or other public authority or utility seeking to take or acquire all or part of the lands and premises. If Tenant fails to comply with any provisions of this clause, it shall be responsible for any costs, expenses, damages, and losses that Landlord may incur because of Tenant's failure to comply with this provision.

Tenant shall have no claim or right to claim, nor be entitled to any portion of any amount Landlord may be awarded as damages, or paid as the result of such taking or condemnation proceedings, or which may be paid to Landlord as the purchase price for such option, sale, or conveyance made in lieu of formal condemnation proceedings.

Tenant may, however, file a separate claim for the taking of any fixtures or equipment owned by it which have not become Landlord's property, for moving expenses, or for loss of Tenant's leasehold interest, provided such claim by Tenant shall in no way affect or diminish Landlord's award.

16) FIRE OR OTHER CASUALTY LOSS

In case of any damage to or destruction of the Leased Premises by fire or other casualty occurring during the Term, Tenant shall give immediate notice to Landlord. If the Leased Premises are damaged by the elements, fire, or other casualty, Landlord shall make repairs as speedily as practicable, but Tenant's obligation to pay the rent under this Lease and Purchase Agreement shall not cease. If, in the sole opinion of Landlord, the fire, casualty, or other loss is so substantial and extensive as to make the Leased Premises

untenantable, then Tenant's obligation to pay rent shall cease until such time as Landlord is able to make them tenantable. However, if Landlord, in its sole opinion, decides that the Leased Premises have been so totally destroyed or so extensively damaged as to require practically a rebuilding of them, then the rent shall be paid up to the time of such damage or destruction and the Term of this Lease and Purchase Agreement shall come to an end.

In no event, however, shall this provision become effective or applicable if the fire or other casualty loss, damage, or destruction is the result, in whole or in part, of the carelessness, negligence, or improper conduct of the Tenant or its agents, employees, guests, licensees, invitees, subtenants, assignees, or successors. In such case, Tenant's liability for payment of rent and performance of all the covenants, conditions, and terms of this Lease and Purchase Agreement shall continue, and Tenant shall be liable to Landlord for the damage and loss suffered by Landlord. It is expressly understood and agreed that the foregoing shall not limit the indemnification provided by Tenant and to the Landlord under Paragraph 13 of the Lease and Purchase Agreement.

17) TENANT'S FAILURE TO PERFORM

If Tenant fails to comply with or refuses to perform any condition, term, or covenant of this Lease and Purchase Agreement, Landlord may, if it so elects, carry out and perform such obligation on the part of Tenant at Tenant's sole cost and expense. If Landlord incurs any cost or expense whatsoever in carrying out Tenant's duties or obligations under this Lease and Purchase Agreement, such cost or expense shall be due immediately upon demand or, at the option of Landlord, shall be added to and become payable as additional rent with the next rent installment due. However, in no case shall Tenant pay such costs and expenses later than one (1) month after Landlord's demand for payment. Landlord's remedy under this provision shall be in addition to any other remedies it may have under this Lease and Purchase Agreement in the event of Tenant's default or as may be permitted by law.

18) RIGHT OF ENTRY

Tenant agrees that Landlord, or anyone designated by it, shall have the right to enter into and upon the Leased Premises, or any part of them, upon advance notice to Tenant, at all reasonable hours so that it may examine or inspect the Leased Premises, or make repairs or alterations that may be necessary for the safety and preservation of them. Landlord shall not be liable for any inconvenience, disturbance, or other damage caused to Tenant or any other occupant as a result of making repairs or alterations, or bringing materials or supplies into the Leased Premises so that repairs or alterations can be made. This provision shall in no way be deemed to be a covenant by Landlord, nor be construed to create an obligation on the part of Landlord, to make any such inspection or repair.

19) LIMITATION OF LANDLORD'S LIABILITY

Landlord, its officers, trustees, agents, servants, and employees shall not be liable for any damage to Tenant's property or to property of others entrusted to any employee of Landlord, nor for the loss of or damage to any of Tenant's property or by theft or otherwise, nor shall Landlord, trustees, agents, servants, and employees be liable for any injury or damage to property resulting from fire, explosion, falling plaster, steam, gas, electricity, water, rain, or snow leaks from any part of the Leased Premises or from the pipes, appliances, or plumbing, or from the roof, street, or subsurface, or from any other place, or by dampness, or by any other cause of whatsoever nature, unless and to the extent caused by the wrongful intentional acts or gross negligence of Landlord; nor shall Landlord, its officers, trustees, agents, servants, and employees. Nor shall Landlord be liable for any such damage caused by the negligence of other persons on the Leased Premises who are not officers, trustees, agents, servants, or employees of Landlord or caused by operations in construction of any public or quasi-public works; nor shall Landlord, its officers, trustees, agents, servants, and employees be liable for any latent defect in the Leased Premises unless caused by the negligence of Landlord.

Tenant shall reimburse Landlord as additional rent, upon rendition of a statement, for all expenditures made by or damages or fines sustained or incurred by Landlord (including, without limitation, reasonable attorneys' fees) due to the non-performance or non-compliance with or breach or failure by Tenant to observe any term, covenant, or condition of this Lease and Purchase Agreement.

Notwithstanding any of the provisions of this Paragraph or any other provisions of the Lease and Purchase Agreement to the contrary, Landlord shall have no obligation, responsibility, or liability whatsoever for any inconvenience, annoyance, interruption, loss of use, including, without limitation, any consequential damages however occurring, whether in the course of effectuating any environmental cleanup or making any repairs, replacements, restorations, alterations, additions, improvement, or otherwise, including those resulting from Landlord's negligence, acts or failures to act, or to provide services, or resulting from Landlord's failure to perform any obligation on the part of the Landlord to be performed under this Lease and Purchase Agreement.

If Landlord is in breach or default with respect to its obligations under this Lease and Purchase Agreement, Tenant shall look solely to Landlord's equity in the Leased Premises for satisfaction of Tenant's remedies. It is expressly understood and agreed that Landlord's obligations under this Lease and Purchase Agreement shall in no event exceed the loss of its equity in the Leased Premises.

20) NON-WAIVER OF RIGHTS AND REMEDIES

Landlord's various rights, remedies, options, and elections contained in this Lease and Purchase Agreement are cumulative. They are not intended to be exclusive of any other remedy Landlord may be entitled to pursue. If Landlord does not enforce Tenant's strict performance of any of the terms, conditions, or covenants of this Lease and Purchase Agreement, or if it does not exercise an election or option available to it, or if it does not resort to or avail itself of any remedy provided in this Lease and Purchase Agreement, or if

Landlord accepts a rent installment after any breach by Tenant in one or more instances, Landlord's action shall not be construed or deemed to be a waiver or a relinquishment by Landlord of any such conditions, covenants, options, elections, or remedies, which shall each continue in full force and effect and be available to Landlord in the future.

21) LANDLORD'S INABILITY TO PROVIDE SERVICE OR MATERIAL

This Lease and Purchase Agreement, and Tenant's obligation to pay rent and to comply with the terms, covenants, and conditions of this Lease and Purchase Agreement, shall not be affected, curtailed, impaired, or excused because of Landlord's inability to supply any service or material called for under this Lease and Purchase Agreement as a result of any rule, order, regulation, or pre-emption by any governmental entity, authority, department, agency, or subdivision; or for any delay which may arise from negotiations over the adjustment of any fire or other casualty loss; or because of strikes or other labor trouble; or for any cause beyond the control of Landlord.

22) QUIET ENJOYMENT

Landlord covenants and represents that it is the owner of the Leased Premises and has the right and authority to enter into, execute, and deliver this Lease and Purchase Agreement. Landlord further covenants that Tenant, by paying the rent fixed in the Lease and Purchase Agreement and performing all the terms, conditions, and covenants contained in this Lease and Purchase Agreement, shall and may peaceably and quietly have, hold, and enjoy the Leased Premises for the Term of this Lease and Purchase Agreement.

23) TENANT'S WAIVER OF RIGHTS FOR INSURED LOSSES

Tenant waives all rights of recovery against Landlord or its agents, employees, self-insurance administrator, or other representatives for any loss, damage, or injury of any nature whatsoever to property or persons for which Tenant is insured. Tenant shall obtain from its insurance carriers, and shall deliver to Landlord, waivers of subrogation rights under the respective policies.

24) ENVIRONMENTAL CONDITIONS

The Tenant expressly covenants and agrees to indemnify, defend, and save the Landlord harmless against any claim, damage, liability, costs, penalties, or fines which the Landlord may suffer as a result of air, ground, or water pollution caused by the Tenant in its use of the Leased Premises. The Tenant covenants and agrees to notify the Landlord immediately of any claim or notice served upon it with respect to any such claim the Tenant is causing water, ground, or air pollution; and the Tenant in any event, will take immediate steps to halt, remedy, or cure and remediate any pollution of air, ground, or water caused by the Tenant by its use of the Leased Premises. This covenant shall survive the expiration or earlier termination of this Lease and Purchase Agreement.

The Landlord expressly covenants and agrees to indemnify, defend, and save the Tenant harmless against any claim, damage, liability, costs, penalties, or fines which the Tenant may suffer as a result of air, ground, or water pollution caused by the Landlord in its use of the Leased Premises. The Landlord covenants and agrees to notify the Tenant immediately of any claim or notice served upon it with respect to any such claim the Landlord caused water, ground, or air pollution; and the Landlord in any event, will take immediate steps to halt, remedy, or cure and remediate any pollution of air, ground, or water caused by the Landlord by its use of the Leased Premises. This Paragraph shall survive the expiration or earlier termination of this Lease and Purchase Agreement.

25) DEFAULTS

25.1 In the event that:

25.1.1 Tenant fails to pay any rent or any additional rent within fifteen (15) days when due; or

25.1.2 Tenant defaults in fulfilling any of the covenants or agreement of this Lease and Purchase Agreement on its part to be kept or performed and such default is not cured within ten (10) days (or, in case of an emergency, such shorter period as is reasonable under the circumstances) after written notice from Landlord or its agents;

25.1.3 Tenant abandons the Leased Premises.

Then and in any of such events (each an "Event of Default") Landlord, or its agent, may give Tenant a written notice specifying a day not less than five (5) days thereafter whereupon the Term shall end, and on the day specified the Term shall expire as if that day were the day herein fixed for the expiration of the Term, and Tenant shall then quit and surrender the Leased Premises to Landlord and Tenant shall remain liable as herein provided. Tenant further waives any and all statutory rights of redemption following termination of this Lease and Purchase Agreement or dispossession of Tenant.

25.2 Upon the occurrence of any of the events specified in Paragraph 25.1, Landlord may re-enter the Leased Premises and remove Tenant by summary proceedings or otherwise. In case of any such re-entry, expiration of the Term and/or dispossess by summary proceedings or otherwise, the basic rent and additional rent shall become due and payable up to the time of such re-entry, dispossess, and/or expiration, together with such expenses that Landlord may incur for obtaining possession and re-rental of the Leased Premises (including reasonable attorneys' fees) brokerage, and/or putting the Leased Premises in good order, or for preparing the same for re-rental. Landlord may re-let the Leased Premises or any part or parts thereof, for a term or terms which may, at Landlord's option, be less than or exceed the period which may otherwise have constituted the balance of the Term and may grant reasonable concessions, or free rent; and Tenant or the legal representative of Tenant shall also pay Landlord as liquidated damages for the failure of Tenant to observe and perform said Tenant's covenants herein contained, any deficiency between all basic rent and additional rent hereby reserved and/or covenanted to be paid and the net amount, if any, of the rents

collected on account of the re-rental of the Leased Premises for each month of the period which would otherwise have constituted the balance of the Term. In computing such liquidated damages, there shall be added to such deficiency such expenses as Landlord may incur in connection with re-letting, including, but not limited to, reasonable attorneys' fees, brokerage, advertising, keeping the Leased Premises in good order, and preparing the same for re-letting. Any such liquidated damages shall be paid in monthly installments by Tenant on the rent days specified in this Lease and Purchase Agreement, unless and until Landlord shall elect to accelerate the payment of such liquidated damages, in which event Tenant shall pay Landlord, within ten (10) days after Landlord's demand, an amount equal to such deficiency above discounted to present value at the rate of four percent (4%) per annum. Any suit brought to collect the deficiency for any month shall not prejudice in any way the rights of Landlord to collect the deficiency for any subsequent month by a similar proceeding. Landlord, in its discretion, may make such alterations, repairs, replacements, and/or decorations in the Leased Premises as may be necessary for the purpose of re-letting the Leased Premises but shall not be obligated to do so; and the making of them shall not operate or be construed to release Tenant from liability hereunder. Tenant agrees that by listing the Leased Premises with a licensed real estate broker, Landlord shall be deemed to have fulfilled any and all obligations it may have had to attempt to re-let the Leased Premises and mitigate damages. Landlord shall not have any further duty or obligation to attempt to re-let the Leased Premises. The words "re-enter" or "re-entry" as used in this Lease and Purchase Agreement shall not be restricted to their technical legal meaning.

25.3 In the event of a breach or threatened breach by Tenant of any of the covenants or provisions of this Lease and Purchase Agreement, Landlord shall have the right of injunction and the right to invoke any remedy allowed at law or in equity as if re-entry, summary proceedings, and other remedies were not herein provided for. Each right and remedy of Landlord provided for in this Lease and Purchase Agreement shall be cumulative and shall be in addition to every other right or remedy provided for in this Lease and Purchase Agreement or now or hereafter existing at law or in equity by statute or otherwise, and the exercise or beginning of the exercise by Landlord of any or all other rights or remedies provided for in this Lease and Purchase Agreement or now or hereafter existing at law or in equity or by statute or otherwise.

25.4 If Tenant shall default in the performance of any provision, covenant, or condition on its part to be performed under this Lease and Purchase Agreement, Landlord may, at its option, perform the same for the account and at the expense of Tenant. If Landlord at any time shall be compelled to pay or elects to pay any sum of money or do any act which requires the payment of any sum of money by reason of the failure of Tenant to comply with any provision of this Lease and Purchase Agreement, or if Landlord incurs any expense, including reasonable attorneys' fees, in prosecuting or defending any action or proceeding by reason of any default of Tenant under this Lease and Purchase Agreement, the sums so paid by Landlord, with interest at the rate of five percent (5%), plus costs and damages shall be due from and be paid by Tenant to Landlord on demand as additional rent.

26) BROKERS

Landlord and Tenant each represent and warrant to each other that it has not dealt with any real estate broker or agent in connection with the development, negotiation, and/or execution of this Lease and Purchase Agreement. Each party agrees to hold and save the other harmless from and against any claims for commissions, fees, or payments of any kind made to the other party by any broker, agent, or the like and arising from the development, negotiation, and/or execution of this Lease and Purchase Agreement.

27) SEVERABILITY

The terms, conditions, covenants, and provisions of this Lease and Purchase Agreement shall be deemed to be severable. If any clause or provision contained in this Lease and Purchase Agreement is found to be invalid or unenforceable by a court of competent jurisdiction, or by operation of any applicable law, it shall not affect the validity of any other clause or provision of this Lease and Purchase Agreement, but such other clauses or provisions shall remain in full force and effect. Further, if Landlord so elects, it may pursue the relief or remedy sought in any invalid clause by conforming the clause with the provisions of the statutes or the regulations of any government agencies as might apply, as if the particular provisions of the applicable statutes or regulations were provided or set forth at length in this Lease and Purchase Agreement.

28) NOTICES

All notices required under the terms of this Lease and Purchase Agreement shall be given and shall be complete upon mailing, by certified or registered mail, return receipt requested, to the address of the parties as shown at the head of this Lease and Purchase Agreement, or to such other address as may be designated in writing by either party to the other in a manner consistent with this provision.

29) ENTIRE AGREEMENT

This Lease and Purchase Agreement contains the entire agreement between the parties. No representative, agent, or employee of Landlord has been authorized to make any representations or promises with regard to this Lease and Purchase Agreement, or to vary, alter, or modify the terms of this Lease and Purchase Agreement. No additions, changes or modifications, renewals, or extensions shall be binding unless reduced to writing and signed by Landlord and Tenant.

30) REFERENCES AND BINDING COVENANTS

Words used in the singular shall be considered to include the plural and, whenever any particular gender is used, it shall be inclusive of the masculine, feminine, and neuter gender where the text so requires.

All the terms, covenants, and conditions contained in this Lease and Purchase Agreement shall be for, and shall inure to the benefit of, and shall bind the respective parties hereto, their heirs, executors, administrators, personal or legal representatives, successors, and assigns.

31) AUTHORITY TO BIND

Landlord and Tenant represent and warrant to the other that the corporate officers signing this Lease and Purchase Agreement have the authority, duly and properly conferred upon them, to bind their respective organization to the terms and conditions of this Lease and Purchase Agreement and to execute this Lease and Purchase Agreement.

32) FORCE MAJEURE

If Landlord is unable to perform any of its obligation due to events beyond its control, the time provided to Landlord for performing such obligations shall be extended by a period of time equal to the duration of such events; and the Tenant shall not be entitled to any claim against Landlord by reason thereof; and the obligation of Tenant to perform all its obligations under this Lease and Purchase Agreement shall not be affected, impaired, or excused thereby. Events beyond Landlord's control include, but are not limited to, acts of God, war, civil commotion, labor disputes, strikes, casualty, labor or material shortages, government regulation or restriction, and weather conditions. Nothing herein, however, shall delay or affect Tenant's obligation to pay rent under this Lease and Purchase Agreement as and when the same becomes due.

33) NOTICE OF LANDLORD'S DEFAULT

Tenant shall give written notice of any failure by Landlord to perform any of its obligations under this Lease and Purchase Agreement to Landlord. Landlord shall not be in default under this Lease and Purchase Agreement unless Landlord fails to cure such non-performance within thirty (30) days after receipt of Tenant's notice. If more than thirty (30) days are required to cure such non-performance, Landlord shall not be in default if such cure is commenced within such thirty- (30) day period and therefore diligently pursued to completion.

34) MISCELLANEOUS

(a) The laws of the State of New Jersey shall govern this Lease and Purchase Agreement.

(b) This Lease and Purchase Agreement shall not be recorded.

(c) The submission of this Lease and Purchase Agreement to Tenant shall not be deemed to be an offer and shall not bind either party until duly executed by Landlord.

(d) This Lease and Purchase Agreement may be executed in counterparts, and, when all counterpart documents are executed, the counterparts shall constitute a single binding instrument.

35) LANDLORD'S REMEDIES

In the event that Tenant commits a material breach of this Lease and Purchase Agreement, as defined in Paragraph 25 of this Lease and Purchase Agreement, Landlord may exercise any rights and remedies available at law or in equity, including, but not limited to, the right to continue this Lease and Purchase Agreement by not terminating Tenant's right to possession and continuing to enforce Landlord's rights and remedies under this Lease and Purchase Agreement, including the right to recover the rent specified in this Lease and Purchase Agreement as it becomes due, for any period during which Tenant remains in actual possession of the premises.

36) MODIFICATION

This Lease and Purchase Agreement may be modified only by written instrument signed by both Landlord and Tenant, and any oral modification of the terms of this Lease and Purchase Agreement, whether real or purported, shall be of no force or effect. Landlord reserves the right to increase the amount of rent payable under this Lease and Purchase Agreement, or to modify any other term or condition of this Lease and Purchase Agreement, on 30 days written notice to Tenant. Tenant's written assent to such modification or continuation in possession of the premises after the effective date of such modification, shall constitute acceptance by Tenant of the terms of the modification. All terms and conditions of this Lease and Purchase Agreement not specifically modified in the manner specified above shall continue in full force and effect for the duration of this Lease and Purchase Agreement.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK– SIGNATURE PAGE FOLLOWS]

In Witness Whereof, the parties have here set their hands and seals, or caused these presents to be signed by their proper corporate officers and their proper corporate seal to be affixed to this Lease and Purchase Agreement, the day and year first above written.

LANDLORD:

TOWN OF SECAUCUS

Attest:

_____

_____
By:
Title:

TENANT:

SECAUCUS BOARD OF EDUCATION

Attest:

_____

_____
By:
Title:

STATE OF NEWJERSEY }
} **ss.:**
COUNTY OF HUDSON }

Be It Remembered, that on this _____ day of _____ , 2026 before me, a Notary Public of New Jersey, personally appeared, who, being by me duly sworn on his/her Oath, deposes and makes proof to my satisfaction, that he/she is the _____of the Town of Secaucus, the municipal corporation named in this within Instrument; that the execution, as well as the making of this Instrument, has been duly authorized by a proper resolution of the Town of Secaucus; that deponent well knows that the said Instrument was signed and delivered by said _____as and for the voluntary act and deed of said Town.

Sworn to and Subscribed before me
the date aforesaid.

Notary

_____

STATE OF NEW JERSEY }
} ss.:
COUNTY OF HUDSON }

Be It Remembered, that on this _____ day of_____, 2026 me, a Notary Public of New Jersey, personally appeared Grace Yeo, who, being by me duly sworn on his/her Oath, deposes and makes proof to my satisfaction, that she is the Business Administrator/Board Secretary of the Secaucus Board of Education, the municipal corporation named in this within Instrument; that the execution, as well as the making of this Instrument, has been duly authorized by a proper resolution of the Secaucus Board of Education; that deponent well knows that the said Instrument was signed and delivered by said Jack McStowe, Board President as and for the voluntary act and deed of said Board of Education.

Sworn to and Subscribed before me
the date aforesaid.

Notary

_____

RESOLUTION NO. _____

TOWN OF SECAUCUS
COUNTY OF HUDSON, STATE OF NEW JERSEY

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions; and

WHEREAS, the Annual Report of Audit for the year 2025 has been filed by a Registered Municipal Accountant with the Clerk of the Town of Secaucus pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and

WHEREAS, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall by resolution, certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled "Findings and Questioned Costs"; and

WHEREAS, the members of the governing body have personally reviewed as a minimum the Annual Report of Audit, and specifically the sections of the Annual Audit entitled "Findings and Questioned Costs", as evidenced by the group affidavit form of the governing body attached hereto; and

WHEREAS, such resolution of certification shall be adopted by the governing body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

WHEREAS, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the governing body to the penalty provisions of R.S. 52:27BB-52 - to wit:

> R.S. 52:27BB-52 - A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars ($1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his/her office."

NOW, THEREFORE, BE IT RESOLVED, that the _____ of the _____, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING HELD ON _____.

_____
Clerk

I, Michael Marra, Town Clerk of the Town of Secaucus, County of Hudson, do hereby certify that the above is a true copy of a resolution approved by the Mayor and Council on September 22, 2026.

_____

Town Clerk Mayor

Motion:	Yes	No	Abstain	Absent
Second:				
Councilman Costantino				
Councilman McKeever				
Councilman Clancy				
Councilman Dehnert				
Councilman Gerbasio				
Councilwoman Tringali				
Mayor Gonnelli				

CERTIFICATION OF GOVERNING BODY

STATE OF NEW JERSEY
COUNTY OF HUDSON

We, members of the governing body of the Town OF Secaucus in the County of Hudson, being duly sworn according to law, upon our oath depose and say:

1. We are duly elected members of the COUNCIL of the Town of Secaucus in the County of Hudson.

2. In the performance of our duties, and pursuant to N.J.A.C. 5:30-6.5, we have familiarized ourselves with the contents of the Annual Municipal Audit filed with the Clerk pursuant to N.J.S.A. 40A:5-6 for the year 2025.

3. We certify that we have personally reviewed and are familiar with, as a minimum, the sections of the Annual Report of Audit entitled FINDINGS AND QUESTIONED COSTS:

(L.S.)_____
Councilman Costantino

(L.S.)_____
Councilman Dehnert

(L.S.)_____
Councilman McKeever

(L.S.)_____
Councilman Gerbasio

(L.S.)_____
Councilman Clancy

(L.S.)_____
Mayor Gonnelli

(L.S.)_____
Councilwoman Tringali

_____
Clerk

Sworn to and subscribed before
me this _____ day of
_____, 20__.

_____
Notary Public of New Jersey

The Municipal Clerk (or Clerk of the Board as the case may be) shall set forth the reason for the absence of signature of any members of the governing body.

IMPORTANT: This certificate must be sent to the Bureau of Financial Regulation and Assistance, Division of Local Government Services, P.O. Box 803, Trenton, New Jersey 08625.

CERTIFICATION OF GOVERNING BODY

STATE OF NEW JERSEY
COUNTY OF HUDSON

We, members of the governing body of the Town OF Secaucus in the County of Hudson, being duly sworn according to law, upon our oath depose and say:

1. We are duly elected members of the COUNCIL of the Town of Secaucus in the County of Hudson.

2. In the performance of our duties, and pursuant to N.J.A.C. 5:30-6.5, we have familiarized ourselves with the contents of the Annual Municipal Audit filed with the Clerk pursuant to N.J.S.A. 40A:5-6 for the year 2025.

3. We certify that we have personally reviewed and are familiar with, as a minimum, the sections of the Annual Report of Audit entitled FINDINGS AND QUESTIONED COSTS:

(L.S.)_____
Councilman Costantino

(L.S.)_____
Councilman Dehnert

(L.S.)_____
Councilman McKeever

(L.S.)_____
Councilman Gerbasio

(L.S.)_____
Councilman Clancy

(L.S.)_____
Mayor Gonnelli

(L.S.)_____
Councilwoman Tringali

_____
Clerk

Sworn to and subscribed before
me this _____ day of
_____, 20__.

_____
Notary Public of New Jersey

The Municipal Clerk (or Clerk of the Board as the case may be) shall set forth the reason for the absence of signature of any members of the governing body.

IMPORTANT: This certificate must be sent to the Bureau of Financial Regulation and Assistance, Division of Local Government Services, P.O. Box 803, Trenton, New Jersey 08625.

SYNOPSIS OF 2025 REPORT OF AUDIT OF THE TOWN OF SECAUCUS

Combined Comparative Balance Sheets - Regulatory Basis

All Funds

	Dec. 31, 2025	Dec. 31, 2024
ASSETS		
Cash	$ 35,176,588.16	$ 37,120,163.74
Taxes and Liens Receivable	477,678.81	331,574.83
Property Acquired for Taxes -- Assessed Valuation	1,316,300.00	1,316,300.00
Accounts Receivable	15,666,691.75	7,483,282.62
Fixed Capital -- Utility	2,595,016.67	1,162,516.67
Fixed Capital Authorized and Uncompleted -- Utility	122,000.00	1,512,500.00
Deferred Charges	52,482,078.85	55,876,087.76
Fixed Assets	100,087,543.64	95,668,142.00
Total Assets	$ 207,923,897.88	$ 200,470,567.62
LIABILITIES, RESERVES AND FUND BALANCE		
Bonds and Notes Payable	$ 50,910,137.85	$ 54,664,043.98
Improvement Authorizations	4,551,898.56	3,285,513.72
Other Liabilities and Special Funds	32,941,583.93	29,143,942.37
Amortization of Debt for Fixed Capital Acquired or Authorized	1,601,916.67	1,494,416.67
Reserve for Certain Assets Receivable	2,508,122.48	2,348,845.25
Fund Balance	15,322,694.75	13,865,663.63
Investment in Fixed Assets	100,087,543.64	95,668,142.00
Total Liabilities, Reserves and Fund Balance	$ 207,923,897.88	$ 200,470,567.62

SYNOPSIS OF 2025 REPORT OF AUDIT OF THE TOWN OF SECAUCUS
Comparative Statements of Operations and Changes In
Fund Balance - Regulatory Basis

Current Fund

Revenue and Other Income Realized	Dec. 31, 2025	Dec. 31, 2024
Surplus Utilized	$ 7,500,000.00	$ 6,500,000.00
Miscellaneous -- From Other Than Local Property Tax Levies	28,754,812.84	18,595,707.81
Collection of Delinquent Taxes and Tax Title Liens	284,103.48	374,336.05
Collection of Current Tax Levy	122,079,987.72	117,140,595.49
Non Budget Revenues	967,201.13	692,136.93
Other Credits to Income	3,549,246.40	2,617,572.23
Total Income	163,135,351.57	145,920,348.51
Expenditures		
Budget Expenditures:		
Municipal Purposes	87,470,814.10	75,025,009.06
County Taxes	24,512,934.10	21,136,183.50
Local School District Taxes	41,894,004.00	40,603,840.00
Municipal Open Space Taxes	287,263.05	286,718.09
Other Expenditures	13,305.20	419,092.71
Total Expenditures	154,178,320.45	137,470,843.36
Excess in Revenue	8,957,031.12	8,449,505.15
Fund Balance		
Fund Balance, January 1	13,806,664.81	11,857,159.66
	22,763,695.93	20,306,664.81
Decreased by:		
Utilization as Anticipated Revenue	7,500,000.00	6,500,000.00
Fund Balance, December 31	$ 15,263,695.93	$ 13,806,664.81

SYNOPSIS OF 2025 REPORT OF AUDIT OF THE TOWN OF SECAUCUS

Comparative Statements of Operations and Changes In
Fund Balance - Regulatory Basis

Swimming Pool Utility Operating Fund

Revenue and Other Income Realized	Dec. 31, 2025	Dec. 31, 2024
Guest Fees	$ 111,926.00	$ 52,216.00
Miscellaneous	4,931.51	25,000.47
Deficit General Budget	566,863.69	573,166.16
Other Credits to Income	54,098.80	92,815.10
Total Income	737,820.00	743,197.73
Expenditures		
Budget Expenditures:		
Operating	607,050.00	608,000.00
Debt Service	101,770.00	106,197.73
Deferred Charges and Statutory Expenditures	29,000.00	29,000.00
Total Expenditures	737,820.00	743,197.73
Excess in Revenue	-	-
Fund Balance		
Fund Balance, January 1	58,998.82	58,998.82
Fund Balance, December 31	$ 58,998.82	$ 58,998.82

RECOMMENDATIONS

None.

The above synopsis was prepared from the Report of Audit of the Town of Secaucus, County of Hudson, for the calendar year 2025, submitted by Jennifer L. Bertino, Registered Municipal Accountant, Certified Public Accountant of PKF O'Connor Davies, LLP. The information included therein is not intended to represent complete financial information as presented in the Report of Audit. A copy of the Report of Audit is on file at the Municipal Clerk's office and may be inspected by any interested person.

_____

Clerk

New Jersey Office of the Attorney General
Division of Consumer Affairs
Legalized Games of Chance Control Commission
124 Halsey Street, 6th Floor, P.O. Box 46000
Newark, New Jersey 07101
(973) 273-8000

Application for a Raffle License

Application No. *RA* R1794
Identification No. 451-8-035628

Submit four (4) copies of this application to the Municipal Clerk's office in the municipality where the games will be conducted.

Please print clearly.

Name of municipality: Secaucus

Part A - General

1. Name of applying organization: Unico Nat'l Secaucus
2a. Street address of headquarters: POBox 1182 Secaucus, NJ 07094
b. Mailing address (if different):

3. A license is requested to conduct raffles of the kind stated on the date, or on each of the dates, and during the hours listed (use a separate application for each type of raffle).

Date	Hours	Date	Hours
12-9-26	5:30		
Off-Premise Draw Raffle			

4a. Address of place where raffles will be played: Secaucus Public Library 1279 Paterson Pl. Rd Secaucus, NJ 07094

b. Does the applicant own the premises or regularly occupy them for its general purposes? ☐ Yes ☒ No

5. If raffles equipment is to be rented, attach a statement by the raffles equipment lessor to this application on Form 13.

Part B - Schedule of Expenses

The items of expense intended to be incurred or paid in connection with the games listed in this application, the names and addresses of the persons to whom each item is to be paid, and the purpose for which each item is to be paid, are:

Item of Expense	Name and address of supplier	Purpose

New Jersey Office of the Attorney General
Division of Consumer Affairs
Legalized Games of Chance Control Commission
124 Halsey Street, 6th Floor, P.O. Box 46000
Newark, New Jersey 07101
(973) 273-8000

Application for a Raffle License

Application No. *RA* R1796 R1784
Identification No. 451-1-36967

Submit four (4) copies of this application to the Municipal Clerk's office in the municipality where the games will be conducted.

Please print clearly.

Name of municipality: Secaucus

Part A - General

1. Name of applying organization: St Matthew Evangelical Lutheran Church
2a. Street address of headquarters: 800 Roosevelt Avenue, Secaucus, NJ 07094
b. Mailing address (if different):

3. A license is requested to conduct raffles of the kind stated on the date, or on each of the dates, and during the hours listed (use a separate application for each type of raffle).

Date	Hours	Date	Hours
December 6, 2026	11:00 AM-		
On premise raffle baskets	3:00 PM		

4a. Address of place where raffles will be played: St. Matthew Lutheran Church, 800 Roosevelt Avenue, Secaucus, NJ 07094

b. Does the applicant own the premises or regularly occupy them for its general purposes? ☑ Yes ☐ No

5. If raffles equipment is to be rented, attach a statement by the raffles equipment lessor to this application on Form 13.

Part B - Schedule of Expenses

The items of expense intended to be incurred or paid in connection with the games listed in this application, the names and addresses of the persons to whom each item is to be paid, and the purpose for which each item is to be paid, are:

Item of Expense	Name and address of supplier	Purpose
None		

New Jersey Office of the Attorney General
Division of Consumer Affairs
Legalized Games of Chance Control Commission
124 Halsey Street, 6th Floor, P.O. Box 46000
Newark, New Jersey 07101
(973) 273-8000

Application for a Raffle License

Application No. *RA* R1796 R1795
Identification No. 451-1-36967

Submit four (4) copies of this application to the Municipal Clerk's office in the municipality where the games will be conducted.

Please print clearly.

Name of municipality: Secaucus

Part A - General

1. Name of applying organization: _____
2a. Street address of headquarters: 800 Roosevelt Avenue, Secaucus, NJ 07094
b. Mailing address (if different):

3. A license is requested to conduct raffles of the kind stated on the date, or on each of the dates, and during the hours listed (use a separate application for each type of raffle).

Date	Hours	Date	Hours
December 6, 2026	3:00 PM		
Off premise 50/50			

4a. Address of place where raffles will be played: St. Matthew Lutheran Church, 800 Roosevelt Avenue, Secaucus, NJ 07094
b. Does the applicant own the premises or regularly occupy them for its general purposes? ☑ Yes ☐ No
5. If raffles equipment is to be rented, attach a statement by the raffles equipment lessor to this application on Form 13.

Part B - Schedule of Expenses

The items of expense intended to be incurred or paid in connection with the games listed in this application, the names and addresses of the persons to whom each item is to be paid, and the purpose for which each item is to be paid, are:

Item of Expense	Name and address of supplier	Purpose
None		

WASHINGTON HOOK & LADDER CO. NO. 1

TRUCK 1 - ENGINE 4

SECAUCUS FIRE DEPARTMENT

Tuesday, September 15, 2026

Town Clerk Michael Marra
Secaucus Town Hall
1203 Patterson Plank Road
Secaucus NJ 07094

Dear Michael Marra,

Please be advised that, effective September 14, 2026, Raviteja Vanukuri has resigned from his position as a Probationary Firefighter at Washington Hook & Ladder Co. #1..

Respectfully Submitted,

Raymond Ortiz Jr.

Raymond Ortiz Jr.
Company Secretary & Firefighter
Washington Hook & Ladder Co. #1

cc:
WH&L File
Secaucus Fire Chiefs
Washington Hook & Ladder Company Officers

RESCUE CO. #1
ENGINE CO. #2
SECAUCUS FIRE DEPARTMENT
1561 PATERSON PLANK ROAD
SECAUCUS, NEW JERSEY 07094

9/17/2026

To Whom It May Concern,

Please be advised this letter is to formally notify you that, at our Regular company meeting on 9/3/2026, a motion was made and passed by the membership accepting Mike Berckes as a regular member of Rescue co. 1 - Engine Co. 2

Sincerely,

Kevin Diaz Gomez
Secretary
Rescue Co. 1 - Engine Co. 2