

The Mayor and Common Council convened in open session in the Hackettstown Municipal Building, 215 Stiger Street, Hackettstown, New Jersey at 7:00 PM on January 22, 2026. The meeting opened with the salute to the Flag.

Mayor DiMaio announced that this meeting was being held in accordance with the Open Public Meetings Act by:

- (1) Posting a notice of said meeting on the bulletin board in the lobby of the Municipal Building;
- (2) Causing a notice of said meeting to be sent to the Daily Record and NJ Herald;
- (3) Posting notice on the Municipal website www.Hackettstown.net.
- (4) Furnishing a notice of said meeting to anyone requesting it in accordance with the Open Public Meetings Act; and
- (5) Filing a notice of said meeting with the Town Clerk.

Roll Call: Present – Mayor DiMaio, Councilpersons Engelau, Kunz, Lambo and Sheldon

Absent – Councilpersons Becker and Tynan

Motion was made (Sheldon) and seconded (Engelau) to approve the minutes of the December 30, 2025 regular meeting as submitted.

Roll Call Vote: Yes – Engelau, Kunz, Lambo and Sheldon

Motion was made (Sheldon) and seconded (Engelau) to approve the minutes of the January 5, 2026 reorganization meeting as submitted.

Roll Call Vote: Yes – Engelau, Kunz and Lambo

Abstain – Sheldon

Councilperson Tynan entered the meeting at 7:01 PM.

Motion was made (Sheldon) and seconded (Lambo) to approve the minutes of the January 8, 2026 regular meeting as submitted.

Roll Call Vote: Yes – Engelau, Kunz, Lambo, Sheldon and Tynan

Motion was made (Sheldon) and seconded (Kunz) to adopt the following resolution:

Resolution #2026-19

WHEREAS, there is currently a vacancy in the Police Department due to the resignation of Linda Wheaton and a need exists to train and hire a new part-time Police Clerk; and

WHEREAS, the Police Department recommends Isaura Chinchilla be hired for the part-time Police Clerk position;

NOW, BE IT RESOLVED, by the Mayor and Town Council of the Town of Hackettstown, the County of Warren, State of New Jersey, that all that the following personnel action is hereby approved.

Name	Position	Rate of Pay	Effective Date
Isaura Chinchilla	Part-Time Police Clerk	\$19.32 per hour	February 1, 2026

Roll Call Vote: Yes – Engelau, Kunz, Lambo, Sheldon and Tynan

Motion was made (Sheldon) and seconded (Kunz) to adopt the following resolution:

Resolution #2026-20

WHEREAS, pursuant to NJS-A-40A:12A-6, the Common Council of the Town of Hackettstown, (“Town”) is authorized to direct the Land Use Board of the Town of Hackettstown, (“LUB”) to

undertake a preliminary investigation in order to determine whether a certain area within the Town would qualify as an area in need of redevelopment pursuant to the criteria set forth in NJSA-40A:12A-5.

NOW, THEREFORE BE IT RESOLVED by the Common Council of the Town of Hackettstown, they being the Governing Body thereof, as follows:

1. The LUB of the Town of Hackettstown is hereby directed to conduct a preliminary investigation to determine whether the following property, or any portions thereof, constitute a “non-condemnation” area in need of redevelopment according to the criteria set forth in NJSA-40A:12A-5;
Block 129, Lot 16.01 (Mountain Avenue)
2. The LUB of the Town of Hackettstown is hereby directed to conduct a preliminary investigation of the aforementioned Property, in accordance with the requirements set forth in NJSA-40A:12A-6, more specifically, to prepare a map showing the boundaries of the potential area in need of redevelopment and locations of the various parcels of property included therein, with a statement setting forth the basis for the investigation appended to the map; to specify a date for a public hearing for the purpose of hearing persons who are interested in, or would be affected by, the determination that the delineated area is a non- condemnation area in need of redevelopment; to give notice of said hearing pursuant to the hearing notice requirements set forth in NJSA-40A:12A-6(b)(3); to hear and receive into the record any objections to such a determination that the proposed property being designated an area in need of redevelopment; and
3. After completing its hearing on the matter, the LUB shall recommend that the delineated area, or any part thereof, be determined or not be determined by the Mayor and Common Council to be an area in need of redevelopment.
4. The Mayor and Council request that the LUB utilized the Town Planner, Daniel Bloch, P.P., AICP, of Colliers Engineering & Design for purposes of undertaking the redevelopment study and preparing the appropriate report.
5. The conduct of the preliminary investigation directed by this Resolution shall be conditioned upon the Town's receipt of an appropriate escrow deposit from the potential redeveloper of the property.

Roll Call Vote: Yes – Kunz, Lambo, Sheldon and Tynan

Abstain – Engelau

Motion was made (Sheldon) and seconded (Engelau) to adopt the following resolution:

Resolution #2026-21

WHEREAS, NJSA 40A:4-5 as amended by P.L. 2017, c. 183 requires the governing body of each municipality and county to certify that their local unit’s hiring practices comply with the United States Equal Employment Opportunity Commission’s “Enforcement Guidance on the consideration of Arrest and Conviction Records in Employment Decisions under Title VII of the Civil Rights Act of 1964, as amended, 42 U.S.C. 2000. Et seq., (April 25, 2012) before submitting its approved annual budget to the Division of Local Government Services in the New Jersey Department of Community Affairs; and

WHEREAS the members of the governing body have familiarized themselves with the contents of the above referenced enforcement guidance and with their local unit’s hiring practices as they pertain to consideration of an individual's criminal history, as evidenced by the group affidavit form of the governing body attached hereto.

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Town of Hackettstown, hereby states that it has complied with NJSA-40A:4-5, as amended by P.L. 2017, c. 183, by certifying that the Local unit’s hiring practices comply with the above referenced enforcement guidance and hereby directs the Clerk to cause to be maintained and available for

inspection a certified copy of this resolution and the required affidavit to show evidence of said compliance.

Roll Call Vote: Yes – Engelau, Kunz, Lambo, Sheldon and Tynan

Motion was made (Sheldon) and seconded (Engelau) to adopt the following resolution:

Resolution #2026-22

WHEREAS, certain properties must be added or deleted from the Business Improvement District listing; and

WHEREAS, the following properties must be added due to change in classification:

Block 21.01, Lot 3, - Class 1 to Class 4A

NOW, THEREFORE, BE IT RESOLVED on this 22nd day of January, 2026 by the Mayor and Common Council of the Town of Hackettstown that the above changes are in effect.

Roll Call Vote: Yes – Engelau, Kunz, Lambo, Sheldon and Tynan

Motion was made (Sheldon) and seconded (Engelau) to approve the change order #1 and final payment for the Catwalks Improvement Project to Messercola Excavating Company, Inc. in the amount of \$97,736.00.

Roll Call Vote: Yes – Engelau, Kunz, Lambo, Sheldon and Tynan

Motion was made (Sheldon) and seconded (Lambo) to approve the purchase order for the Cat-Walk Improvements Project to Messercola Excavating Company, Inc., Plainfield, NJ, in the amount of \$97,736.00.

Roll Call Vote: Yes – Engelau, Kunz, Lambo, Sheldon and Tynan

Motion was made (Sheldon) and seconded (Tynan) to approve the Coin Toss Permit application for the First Aid and Rescue Squad to hold a coin toss on January 17th and 18th, 2026.

Roll Call Vote: Yes – Engelau, Kunz, Lambo, Sheldon and Tynan

Motion was made (Sheldon) and seconded (Engelau) to approve the Special Event License application for the Hackettstown Business Improvement District to hold a St. Patrick's Day Parade on March 8th, 2026, to waive the \$50 application fee and charge Town costs in the amount of \$1,400.00.

Roll Call Vote: Yes – Engelau, Kunz, Lambo, Sheldon and Tynan

Motion was made (Kunz) and seconded (Sheldon) to approve check register #2026-01 in the amount of \$2,598,653.63.

Roll Call Vote: Yes – Engelau, Kunz, Lambo, Sheldon and Tynan

Mayor DiMaio asked if anybody from the public wished to speak at this time. No one from the public wished to speak at this time.

Motion was made (Sheldon) and seconded (Kunz) to adjourn this meeting at 7:10 PM.

Roll Call Vote: Yes – Engelau, Kunz, Lambo, Sheldon and Tynan

This is to certify that the ordinances and resolutions contained herein have been approved by me in accordance with law.

This is to certify that all proper notices, postings and filings required by the Open Public Meetings Act (Chapter 231, P.L. 1975) were provided for this meeting.

Gerald DiMaio, Jr., Mayor

P.J. Reilly, Town Clerk/Administrator