TOWNSHIP OF HILLSIDE

CAUCUS MEETING OF THE TOWNSHIP COUNCIL
MINUTES

May 12, 2026

The Caucus Meeting of the Township of Hillside Township Council was held on May 12, 2026, in the Municipal Building, 1409 Liberty Avenue Hillside, New Jersey 07205 at 6:30pm.

CALL TO ORDER
Dr. Angela R. Garretson, Council President called the meeting to order.

FLAG SALUTE
Dr. Angela R. Garretson, Council President, led the flag salute.

STATEMENT OF PUBLIC NOTICE
Rayna E. Harris, Township Clerk read the following statement: This Meeting was called pursuant to the provisions of the Open Public Meetings Act. Notice of this meeting was sent to the Star Ledger on January 20, 2026. In addition, copies of notice were posted on the bulletin board in the Municipal Building, posted on the Town Hall doors, and field in the Office of the Township Clerk. Notices on the bulletin board have remained continuously posted. Proper notice having been given; the Township Clerk is directed to include this statement in the minutes of this meeting.

ROLL CALL
The Township Clerk, read the roll call.

PRESENT
Council Members Lisa Bonanno, George L. Cook III, Armando DaSilva, Daryl Joyner, Council Vice President David Feuerstein and Council President Dr. Angela R. Garretson

ALSO PRESENT
Faheem J. Ra'Oof', Business Administrator & Chief Financial Officer; Dr. Williee Parker, Esq. Township Attorney; Dwayne D. Warren, Esq., LRO; Brook L. Nieves, Deputy Clerk and Rayna E. Harris, Township Clerk

EXCUSED
Council Member Calvin Lofton

CEREMONIAL RESOLUTION
1. Haitian Heritage Month (Read by Council Member Cook)
2. Asian American and Pacific Islander Heritage Month (Read by Council Member DaSilva)
3. Jewish American Heritage Month (Read by Council Vice President Feuerstein)
4. Police Officers Memorial Day (Read by Council Member Bonanno)

PAYMENT OF BILLS: May 12, 2026
Motion by Council Member Cook; Seconded by Council Member Joyner
All Council Members voted in the Affirmative. **Motion Carries**

MOTION FROM THE FLOOR
to Appoint Chris Mobley to the Zoning Bored of Adjustments by Council Vice President Feuerstein; Seconded by Council Member Cook, All Council Members voted in the Affirmative. **Motion Carries**

PRESENTATION (By Brook Schwarzman)
UEZ 5-Year Development Plan – Heyer, Gruel & Associates

CONSENT AGENDA - RESOLUTIONS

R-26-088 Appointment to Board of Health

WHEREAS, the Township Council established the Hillside Township Board of Health which requires the Township Council to appoint members to the Board of Health from time to time in accordance with the ordinance.

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Hillside hereby makes the following appointment to the Board of Health effective May 12, 2026:

NAME	CLASS
Martha Arias	Member
Sherri Branch	Member
Kati Evtimovski	Member
Alyssa Kimbrough	Member
Dorothy Mbamalu	Member
Susan Deo-Perez	Member
Karla Spivy	Health Director

R-26-089 Appointment to the Senior Citizens Advisory Council

WHEREAS, the Township Council established the Hillside Township Senior Citizens Advisory Council which requires the Township Council to appoint members to the Senior Citizens Advisory Council from time to time in accordance with the ordinance.

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Hillside hereby makes the following appointment(s) to the Senior Citizens Advisory Council effective May 12, 2026:

NAME	CLASS
Craig Epps	Member
Keesha Lewis	Member
Charles Watts	Member

R-26-090 Appointment to the Recreation Advisory Council

BE IT RESOLVED by the Township Council of the Township of Hillside does hereby appoint the following member to serve on the Township's Recreation Advisory Council as follows:

NAME	CLASS
Hawaiian Epps	Member

R-26-091 Auth. a Fair & Open Professional Services Contract for a Consultant to Create the Hillside UEZ 5-Year Development Plan

WHEREAS, the Request for Proposals for consultant services to prepare the Hillside's UEZ 5-Year Development Plan was publicly advertised in the New Jersey Star Ledger and on the township's website on March 31st, 2026, with a deadline for proposals to be submitted on April 22; and

WHEREAS, nine proposals were received and opened; and

WHEREAS, said qualifications were referred to the Township Attorney and Business Administrator; and

WHEREAS, the UEZ Coordinator has recommended award should be made to the following firm:

Heyer, Gruel & Associates
236 Broad Street, Red Bank, NJ 07701

NOW, THEREFORE, BE IT RESOLVED By The Municipal Council of the Township of Hillside that a contract for a consultant to prepare a Hillside UEZ 5-Year Development Plan be awarded to Heyer, Gruel & Associates, 236 Broad Street, Red Bank, NJ 07701, on the basis of their response to the request for proposal selection criteria and qualifications, for an amount not to exceed $115,000.00 starting on May 19, 2026 to October 31, 2026; and

BE IT FURTHER RESOLVED that the Township Attorney is hereby authorized and directed to prepare the necessary contract, and the Mayor and Township Clerk are authorized and directed to sign the same; and

BE IT RESOLVED that the required Certification of Availability of Funds, certification number C25-0021was obtained from the Chief Financial Officer and the appropriation to be charged for this expenditure is G-00-xx-000-00X-000 in the amount of $115,0000.00.

R-26-092 Appointment to the Council on the Arts

WHEREAS, the Township Council established the Hillside Township Council on the Arts which requires the Township Council to appoint members to the Council on the Arts from time to time in accordance with the ordinance.

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Hillside hereby makes the following appointment(s) to the Council on the Arts effective May 25, 2026:

NAME	CLASS
Stephanie Saklad	Member
Kimberly Cook	Member
Cherrena Dale-Rawls	Member
Cornel Evelyn	Member
Fay Frierson	Member
Joann Horton Givens	Member
Renee Howard	Member
Medgisssa Plessy	Member
Norman Orozco	Member

R-26-093 Appointment to the Veterans Advisory Council

WHEREAS, the Township Council established the Hillside Township Veterans Advisory Council which requires the Township Council to appoint members to the Veterans Advisory Council from time to time in accordance with the ordinance.

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Hillside hereby makes the following appointment(s) to the Veterans Advisory Council effective May 12, 2026:

NAME	CLASS
Beverly Curl	Member 1
Christian Estremera	Member 2
Richard Frazier	Member 3
Shelia Newton	Member 4
Jonathan Sebbag	Member 5

R-26-094 Appointment to the Youth Advisory Committee

WHEREAS, the Township Council established the Hillside Youth Advisory Committee which requires the Township Council to appoint members to the Youth Advisory Committee from time to time in accordance with the ordinance and resolution.

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Hillside hereby makes the following appointment(s) to the Youth Advisory Committee effective May 12, 2026:

NAME	CLASS
Elizabeth Corker	Advisors/Student Mentors
Sean Lovell	Advisors/Student Mentors

R-26-095 Appointment to the Ad Hoc Committee for Economic Development

WHEREAS, the Township Council established the Township of Hillside Ad Hoc Committee for Economic Development which requires the Township Council to appoint members to the committee from time to time in accordance with the ordinance and resolution.

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Hillside hereby makes the following appointment to the Committee for Economic Development effective May 12, 2026:

Faheem Ra'Oof Member Administration Representative 1 year term

BE IT FURTHER RESOLVED by the Township Council that this Resolution shall take effect immediately.

Motion by Council Member Cook; Seconded by Council Member Joyner
All Council Members voted in the Affirmative. **Motion Carries**

ORDINANCES

O-26-09 >> Second Reading & Public Hearing
AN ORDIANCE AMENDING CHAPTER 291, SECTION 10, PARAGRAPHS "A" THROUGH "H" OVERNIGHT PARKING OF TRUCKS AN/OR BUSES PROHIBITED

The section shall be renamed to **291-10 Parking of Commercial Vehicles**

A. Definitions. As used in this section, the following terms shall have the meanings indicated:

COMMERCIAL VEHICLE

Includes, but is not limited to, vehicles with commercial or contractor registrations, any vehicle containing advertising to promote the interest of any business, or any vehicle used in connection with a business, or any vehicle used for commercial purposes.

PARK or PARKING

The standing, idling, or waiting on a street, road or highway of a vehicle not actually engaged in receiving or discharging passengers or merchandise, unless for the purpose of complying with traffic regulations or traffic signs or signals.

PERSON

Natural persons, firms, associations, partnerships, companies, and corporations.

B. Overnight parking from 8:00 PM until 7:00 AM of commercial vehicles is prohibited.

C. Overnight parking of commercial vehicles. No person shall park the following types of vehicles (but not limited to) overnight on any public street in the Township of Hillside:

(1) Any tractor truck cabs with or without trailers attached; or any trailer or combination of trailers incapable of being moved on its or their own power.

(2) Pickup trucks, vans, cars or trucks or any type of commercial markings. Trucks or any type loaded or equipped in a manner that would lead a reasonable observer to believe that same was being used for commercial or industrial purposes.

(3) Buses of any type. Jitneys and taxicabs.

D. No person, firm or corporation who owns or operates a commercial vehicle, excluding emergency vehicles, or those owned by a public utility, shall park or let stand said vehicle on any public street in the Township between the hours of 8:00 p.m. and 7:00 a.m. If any such vehicle should be disabled, that shall not be grounds for any changes to the effect of this section, and any such vehicle so disabled shall be promptly removed by the owner or operator so as not to constitute a violation as herein set forth.

E. Exceptions. Nothing herein shall be deemed to prohibit the parking or storing of commercial vehicles, or equipment related thereto, on a residential street while it is being used in the transaction of business with the owner or occupant of residential property in the area. The provisions of this section shall not apply to vehicles owned by a public utility, as defined in N.J.S.A. 48:2-13, when such vehicles are being used for work in connection with the furnishing or supplying of the commodity which by law the public utility is authorized to furnish or supply.

F. Enforcement. Enforcement of this section shall be the responsibility of the Hillside Police Department and/or Code Enforcement. After the issuance of a summons, such vehicle may be towed or otherwise removed from the public street, with the owner of such vehicle being responsible for the cost of such removal.

G. Penalties. Any person convicted of violating this section shall be liable to a payable fine of $175 for each such violation, and each day in which such violation continues shall constitute a separate violation or offense.

H. Any vehicle in violation of this section is subject to being towed with the owner of such vehicle being responsible for all costs.

First Reading and Introduction: April 28, 2026

MOTION	SECOND	NAME	YEAS	NAYS	ABSTAIN	ABSENT	EXCUSED
		Bonanno	X				
X		Cook	X				
		DaSilva	X				
	X	Joyner	X				
		Lofton	X				
		Feuerstein, VP	X				
		Garretson, CP	X				

Public Hearing: May 12, 2026

MOTION	SECOND	NAME	YEAS	NAYS	ABSTAIN	ABSENT	EXCUSED
		Bonanno	X				
X		Cook	X				
		DaSilva	X				
		Joyner	X				
		Lofton					X
	X	Feuerstein, VP	X				
		Garretson, CP	X				

Second Reading and Final Adoption: May 12, 2026

MOTION	SECOND	NAME	YEAS	NAYS	ABSTAIN	ABSENT	EXCUSED
		Bonanno	X				
	X	Cook	X				
		DaSilva	X				
		Joyner	X				
		Lofton					X
X		Feuerstein, VP	X				
		Garretson, CP	X				

Motion to Open Public Comments by Council Member Cook; Seconded by Council Vice President Feuerstien, **All-In-Favor**

*** NONE***

Motion to Close Public Comments by Council Member Cook; Seconded by Council Member Cook, **All-In-Favor**

O-26-10 >> First Reading & Introduction
AN ORDINANCE AMENDING CHAPTER 188, SECTION 32, PARAGRAPHS "E" & "F" SIZE OF SIGNS & PROJECTION OF SIGNS
Motion by Council Member Cook; Seconded by Council Member Joyner
All Council Members voted in the Affirmative. **Motion Carries**

O-26-11 >> First Reading & Introduction
An Ordinance Amending Chapter 121, Sections 71 Dumpster Permit Fee & 74.3 Fee for Portable On-Demand Storage Structures
Motion by Council Member Cook; Seconded by Council Member Joyner
All Council Members voted in the Affirmative. **Motion Carries**

O-26-12 >> First Reading & Introduction
An Ordinance to Amend Hillside Municipal Code Section 88-1 Recreation Advisory Council Established; Membership; Terms
Motion by Council Member Bonanno; Seconded by Council Member Cook
All Council Members voted in the Affirmative. **Motion Carries**

PUBLIC COMMENTS
Motion to Open Public Comments by Council Member Cook; Seconded by Council Member Joyner, **All-In-Favor**

Dennis Kobitz – 1207 Liberty Ave.
Two quick questions.

- First, regarding the UEZ discussion tonight: I specifically remember last year there was a lengthy discussion about the council not wanting to pay for flowers, and I agreed with that position. I also remember that the Christmas lights, which we rent monthly, were paid from the UEZ line item. However, based on what I heard tonight, it was stated that we could not receive any of those funds without having a plan in place. If that is the case, how were those expenses paid last year?
- Second, I thought I heard you say that Chris Mobley was appointed to the Zoning Board. To which position was he appointed? I understood that all nine positions were already filled. Did someone resign?

Val Mayo – 1424 Liberty Ave.

- I have a couple of issues and concerns, one involving the restaurant and the other concerning the Bristol Myers property. I will start with the restaurant. I am in favor of granting the liquor license, and I do not believe the application received a fair review. When the previous council opened the matter for public comment, I was not given the opportunity to share my opinion. As a result, the council was unable to hear my perspective, and I believe it could have made a difference in the discussion. I hope this new council will reconsider the liquor license application.
- Regarding the Bristol Myers property, I have concerns about the original proposal. When the investors first presented the project, they stated there would be 200 apartments, including 40 subsidized senior units, and residents were told those units would be available. Recently, however, I have heard there may be additional contamination concerns and that the subsidized senior housing may no longer be included. Has this been investigated? This is important to me because I had considered selling my home and moving into one of those senior apartments.

Sheila Henricks – Liberty Ave.

- I wanted to raise concern about my block on Munn Street. Mondays are street cleaning days, and there are consistently four or five cars, sometimes more, left parked on the street. This makes it difficult for the street sweeper to properly clean the area. I spoke with the driver, and he told me he has reported the issue, but the vehicles are not being ticketed. This happens every week, and I know because I work from home. I would like to

know why the town is not enforcing parking regulations and issuing tickets to cars that are not moved on street cleaning days.

- I also want to raise concerns about parking safety on Maple Avenue and Bailey Avenue near the auto body shop, where cars are parked along the yellow line and block visibility for drivers pulling out. The same issue exists at Williamson Avenue and North Broad Street. There were almost two accidents last week at those locations because of these parking issues.

Sheila White – 1439 Hiawatha Ave.

- I came to speak about parking enforcement. Currently, there is only one parking enforcement officer, while there are three in those positions. The town needs to hire additional parking enforcement officers.

Mayor Hyatt

- First and foremost, I would like to thank everyone for the collaborative work being done with the administration to move these ordinances forward. Residents consistently contact us regarding issues such as commercial vehicles and food trucks, especially as we approach the busy spring and summer event season. It is important that we not only discuss these matters during committee meetings but also resolve them efficiently so we can properly regulate operations, begin accepting applications, and keep projects moving forward. We are also working within strict timelines tied to grant funding awarded last year, and with limited time remaining to use those funds, we must act quickly and efficiently on ordinances, resolutions, and appointments to avoid losing valuable resources. I appreciate the cooperation shown thus far and hope we continue working together productively moving forward.

Faith Fryerson – 72 Hillside Ave.

- First, I want to thank everyone, especially Code Enforcement, for the efforts being made to improve and clean up Hillside. I also encourage us to take a closer look at Hillside Avenue, as it is a major corridor with heavy traffic, increasing Airbnb activity, and growing public safety and infrastructure concerns. With large events like FIFA approaching, we must remain mindful of the impact on our roads, so issues involving sewer systems, water, and electrical infrastructure.

Motion to Close Public Comments by Council Member Cook; Seconded by Council Member Joyner, **All-In-Favor**

COUNCIL REMARKS
Council Member DaSilva
Council Member Joyner
Council Member Cook
Council Member Bonanno
Council Vice President Feuerstein
Council President Dr. Garretson

Motion to Adjourned by Council Member Cook; Seconded Council Member Joyner, All-In-Favor

Adjourned at 7:43pm

RESPECTFULLY SUBMITTED,

Rayna E. Harris, Township Clerk

Dr. Angela R. Garretson, Council President

DATE: June 12, 2026