MINUTES OF THE REGULAR MEETING OF THE PARKING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN, COUNTY OF HUDSON, 4200 PARK AVENUE IN SAID TOWNSHIP THURSDAY, OCTOBER 22, 2026

1. CONVENED: At 7:04 P.M.

a. The Board Clerk/Secretary led the Pledge of Allegiance.

b. Roll Call:

Present: Chairman Jose Hechavarria, Commissioner Pedro Garcia, Commissioner Christina McLellan, and Vice Chairman Eleazar Nuñez.

Also Present: Executive Director Carmela Silvestri-Ehret, General Counsel Neil Marotta, QPA Lisa Toscano and Board Clerk/Secretary Vingenza Scardigno.

Absent: Commissioner Sam Mezzina, Assistant Executive Director Eric Negron

c. The Board Clerk/Secretary: In Compliance with the Open Public Meetings Act, the Weehawken Parking Authority clerk has complied with the appropriate meeting notice which is also posted at the Parking Authority's office and on the WPA website.

2. APPROVAL OF MINUTES:

On motion by Commissioner Pedro Garcia and seconded by Vice Chairman Eleazar Nuñez, the September 17, 2026, meeting minutes were approved by the following vote:

Ayes: Chairman Jose Hechavarria, Commissioner Pedro Garcia, and Vice Chairman Eleazar Nuñez.
Nays: None
Absent: Commissioner Sam Mezzina
Abstained: Commissioner Christina McLellan

3. EXECUTIVE DIRECTOR'S REPORT:

Executive Director, Carmela Silvestri Ehret reported:

- Weehawken Day was held on September 19. The Authority was available all day to respond to any questions.
- The Township will host a Halloween Trunk n Treat at the Waterfront. The Authority will participate also.
- Further, the State has accepted our amendment to the 2026 Budget. The 2027 Budget is before the Board for your vote this evening. Please let me know if you have any questions.

This concludes the Executive Director's report.

On motion by Chairman Jose Hechavarria, and seconded by Commissioner Christina McLellan, the above report was accepted by the following vote:

Ayes: Chairman Jose Hechavarria, Commissioner Pedro Garcia, Commissioner Christina McLellan, and Vice Chairman Eleazar Nuñez.
Nays: None
Absent: Commissioner Sam Mezzina
Abstained: None

4. CITIZENS COMMENTS ON AGENDA ITEMS:

The Board Clerk/Secretary asked if anyone wished to comment on the agenda. There were no members of the public present to comment on the agenda.

5. FINANCIAL REPORT:

On motion by Chairman Jose Hechavarria, and second by Vice Chairman Eleazar Nuñez, the subsequent reports were accepted by the following vote:

Ayes: Chairman Jose Hechavarria, Commissioner Pedro Garcia, Commissioner Christina McLellan, and Vice Chairman Eleazar Nuñez.
Nays: None
Absent: Commissioner Sam Mezzina
Abstained: None

Financial Reports are attached hereto:

5a.

Weehawken Parking Authority

(5492) General Account - Valley, Period Ending 09/30/2026

RECONCILIATION REPORT

Reconciled on: 10/15/2026

Reconciled by: Rania Baroudi

Any changes made to transactions after this date aren't included in this report.

Summary

	USD
Statement beginning balance	4,655.90
Interest earned	1.58
Checks and payments cleared (0)	0.00
Deposits and other credits cleared (15)	416.00
Statement ending balance	5,073.48
Register balance as of 09/30/2026	5,073.48

Details

Deposits and other credits cleared (15)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
09/02/2026	Deposit			5.00
09/02/2026	Deposit			20.00
09/04/2026	Deposit			12.00
09/04/2026	Deposit			16.00
09/09/2026	Deposit			10.00
09/11/2026	Deposit			5.00
09/15/2026	Deposit			20.00
09/18/2026	Deposit			10.00
09/23/2026	Deposit			6.00
09/23/2026	Deposit			35.00
09/23/2026	Deposit			59.00
09/24/2026	Deposit			37.00
09/25/2026	Deposit			48.00
09/25/2026	Deposit			103.00
09/29/2026	Deposit			30.00
Total				416.00

5b

Weehawken Parking Authority

(6208) Parking Tax Revenue - Provident, Period Ending 09/07/2026

RECONCILIATION REPORT

Reconciled on: 10/15/2026

Reconciled by: Rania Baroudi

Any changes made to transactions after this date aren't included in this report.

Summary	USD
Statement beginning balance	118,337.50
Interest earned	3.40
Checks and payments cleared (0)	0.00
Deposits and other credits cleared (0)	0.00
Statement ending balance	118,340.90
Register balance as of 09/07/2026	118,340.90
Cleared transactions after 09/07/2026	0.00
Uncleared transactions after 09/07/2026	70,614.17
Register balance as of 10/15/2026	188,955.07

Additional Information

Uncleared deposits and other credits after 09/07/2026

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
09/22/2026	Deposit		Little Man Parking	70,614.17
Total				70,614.17

5c.

Weehawken Parking Authority

(5484) Operating Account - Valley, Period Ending 09/30/2026

RECONCILIATION REPORT

Reconciled on: 10/15/2026

Reconciled by: Rania Baroudi

Any changes made to transactions after this date aren't included in this report.

Summary

	USD
Statement beginning balance	8,636.88
Interest earned	2.73
Checks and payments cleared (9)	-3,358.85
Deposits and other credits cleared (2)	0.00
Statement ending balance	5,280.76
Uncleared transactions as of 09/30/2026	-1,023.52
Register balance as of 09/30/2026	4,257.24

Details

Checks and payments cleared (9)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
09/18/2026	Bill Payment	2738	Cash(Petty Cash)	-21.30
09/18/2026	Bill Payment	2739	Marotta & Garvey	-625.00
09/18/2026	Bill Payment	2750	Staples	-327.98
09/18/2026	Bill Payment	2749	Verizon Wireless	-569.42
09/18/2026	Bill Payment	2748	Advance Local Media Inc	-149.52
09/18/2026	Bill Payment	2746	Cash(Petty Cash)	-134.50
09/18/2026	Bill Payment	2745	Optimum	-547.62
09/18/2026	Bill Payment	2744	eMazzanti Technologies	-308.00
09/18/2026	Bill Payment	2743	Township of Weehawken	-675.51
Total				-3,358.85

Deposits and other credits cleared (2)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
09/18/2026	Check	2741	Township of Weehawken	0.00
09/21/2026	Check	2740	New Jersey League of Munici...	0.00
Total				0.00

Additional Information

Uncleared checks and payments as of 09/30/2026

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
09/18/2026	Bill Payment	2747	Ricoh USA, Inc.	-958.52
09/18/2026	Bill Payment	2742	New Jersey League of Munici...	-65.00
Total				-1,023.52

5d.

Weehawken Parking Authority

(6208) Parking Tax Revenue - Provident, Period Ending 09/30/2026

RECONCILIATION REPORT

Reconciled on: 10/15/2026

Reconciled by: Rania Baroudi

Any changes made to transactions after this date aren't included in this report.

Summary

	USD
Statement beginning balance	118,340.90
Interest earned	12.04
Checks and payments cleared (1)	-142,506.15
Deposits and other credits cleared (1)	70,614.17
Statement ending balance	46,460.96
Register balance as of 09/30/2026	46,460.96

Details

Checks and payments cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
09/25/2026	Transfer			-142,506.15
Total				-142,506.15

Deposits and other credits cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
09/22/2026	Deposit		Little Man Parking	70,614.17
Total				70,614.17

5e.

Weehawken Parking Authority

(0505) Sale of Pay Stations - Provident, Period Ending 09/07/2026

RECONCILIATION REPORT

Reconciled on: 10/15/2026

Reconciled by: Rania Baroudi

Any changes made to transactions after this date aren't included in this report.

Summary	USD
Statement beginning balance	90,540.84
Interest earned	1.56
Checks and payments cleared (0)	0.00
Deposits and other credits cleared (0)	0.00
Statement ending balance	90,542.40
Register balance as of 09/07/2026	90,542.40

5f.

Weehawken Parking Authority

(0505) Sale of Pay Stations - Provident; Period Ending 09/30/2026

RECONCILIATION REPORT

Reconciled on: 10/15/2026

Reconciled by: Rania Baroudi

Any changes made to transactions after this date aren't included in this report.

Summary	USD
Statement beginning balance	90,542.40
Interest earned	5.14
Checks and payments cleared (0)	0.00
Deposits and other credits cleared (0)	0.00
Statement ending balance	90,547.54
Register balance as of 09/30/2026	90,547.54

5g.

Weehawken Parking Authority

(01) Petty Cash, Period Ending 09/23/2026

RECONCILIATION REPORT

Reconciled on: 10/20/2026

Reconciled by: Rania Baroudi

Any changes made to transactions after this date aren't included in this report.

Summary

	USD
Statement beginning balance	178.70
Checks and payments cleared (0)	0.00
Deposits and other credits cleared (1)	21.30
Statement ending balance	200.00
Uncleared transactions as of 09/23/2026	-177.30
Register balance as of 09/23/2026	22.70

Details

Deposits and other credits cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
09/23/2026	Journal	2738		21.30
Total				21.30

Additional Information

Uncleared checks and payments as of 09/23/2026

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
01/13/2026	Journal	2677		-78.00
06/02/2026	Journal	2713		-78.00
09/23/2026	Journal	2738		-21.30
09/23/2026	Journal	2746		-134.50
Total				-311.80

Uncleared deposits and other credits as of 09/23/2026

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
09/23/2026	Journal	2746		134.50
Total				134.50

6. UNFINISHED BUSINESS:

No unfinished business to review.

7. NEW BUSINESS:

a. Commissioner Pedro Garcia read the following Resolution

Parking Authority of the Township of Weehawken

Payment of Bills

Resolution

No. 2026-025

BE IT RESOLVED, by the Commissioners of the Parking Authority of the Township of Weehawken (Hereinafter referred to as "WPA") that the following claims in the amount of **$ 26,263.10** be, and they are hereby approved for payment if and when funds are available.

Ck #	PO#	Payee	Description	Amount	Account
	26-2384	NW Financial Group, LLC	Audited Financial Statements or ACFR: Weehawken Parking Authority 2025 Audit, for the year ended 12/31/25 Inv. # 0149-0626CD	2,500.00	Operating Account
	26-2377	eMazzanti Technologies	Office Desktop Computer eCare Inv. # EMS118518	1,762.30	Operating Account
	26-2388	TD Wealth Operations	Current Annual Fees Inv. # 5065903	3,500.00	Operating Account
	26-2389	QuickBase	Annual Subscription Renewal 10/17/26 – 10/16/27 Inv. # 1249290	9,213.60	Operating Account
	26-2394	Advance Local Media Inc.	Star Ledger Online Newspaper August 30, 2026 public notice Inv. # 4374183	99.68	Operating Account
	26-2395	Verizon Wireless	Monthly Cell Phone Service 07/24/26 – 08/23/26 Inv. # 6151823280	278.68	Operating Account
	26-2396	Marotta & Garvey	Legal Services Rendered for Month of September 2026	625.00	Operating Account
	26-2397	Staples	Office Supplies See Attached for Details	60.56	Operating Account
	26-2398	Township Of Weehawken	Reimbursement of Gasoline for Month of August 2026	332.01	Operating Account
	26-2399	Ricoh USA, Inc	Monthly lease for 2 Copiers for Period 08/01/26 – 08/31/26 Inv. # 110229712	479.26	Operating Account
	26-2400	Optimum	Internet & Phone Billing Period 09/16/26 – 10/15/26	274.68	Operating Account
	26-2401	eMazzanti Technologies	HP EliteBook Laptop Inv. # EMS117702	1,519.79	Operating Account
			SUB TOTAL	20,645.56	
	26-2391	Rydin	Outside Window 100pcs Inv.# PS- INV144093	340.44	General Account
	26-2392	Rydin	X Permit 5000pcs Inv. # PS-INV144524	2,297.66	General Account
	26-2393	Rydin	Visitor Passes 5000pcs Inv. # PS-INV144325	2,979.44	General Account
			SUB TOTAL	5,617.54	
			Grand Total All Accounts	**$26,263.10**	

BE IT FURTHER RESOLVED, that the Board Clerk/Secretary shall forward a certified copy of this resolution to the following persons:

1. Carmela Silvestri Ehret, WPA Executive Director
2. Eric Negron, WPA Assistant Executive Director
3. Rola Fares, Clerk of the Township of Weehawken
4. Lisa Toscano, WPA Qualified Purchasing Agent
5. Garbarini & Co., P.C., WPA Auditor

On motion by Commissioner Pedro Garcia and second by Commissioner Christina McLellan, the foregoing resolution was adopted by the following vote:

Ayes: Chairman Jose Hechavarria, Commissioner Pedro Garcia, Commissioner Christina McLellan, and Vice Chairman Eleazar Nuñez.
Nays: None
Absent: Commissioner Sam Mezzina
Abstained: None

b. Chairman Jose Hechavarria read the following Resolution

Parking Authority of the Township of Weehawken
Void Check(s)
Resolution
No. 2026-026

WHEREAS, the Commissioners of the Parking Authority of the Township of Weehawken (hereinafter referred to as "WPA"), desire to void the following check numbers from the Valley Bank Operating Account due to erroneous printing.

• CHECK # 2740	• CHECK # 2741
• CHECK # 2751	•

NOW THEREFORE, BE IT RESOLVED, by the Commissioners of the Weehawken Parking Authority, that the Executive Director is hereby authorized to void the above-mentioned checks and,

BE IT FURTHER RESOLVED that the Board Clerk/ Secretary shall forward a certified copy of this resolution to:

1. Carmela Silvestri Ehret, WPA Executive Director
2. Eric Negron, WPA Assistant Executive Director
3. Rola Fares, Clerk of the Township of Weehawken
4. Lisa Toscano, WPA Qualified Purchasing Agent
5. Garbarini & Co., P.C.

On motion by Chairman Jose Hechavarria and second by Vice Chairman Eleazar Nuñez, the foregoing resolution was adopted by the following vote:

Ayes: Chairman Jose Hechavarria, Commissioner Pedro Garcia, Commissioner Christina McLellan, and Vice Chairman Eleazar Nuñez.
Nays: None
Absent: Commissioner Sam Mezzina
Abstained: None

c. Chairman Jose Hechavarria read the following Resolution

RESOLUTION
No. 2026 - 027

2027 AUTHORITY BUDGET RESOLUTION

Weehawken Parking Authority

FISCAL YEAR: January 01, 2027 to December 31, 2027

WHEREAS, the Annual Budget for Weehawken Parking Authority for the fiscal year beginning January 01, 2027 and ending December 31, 2027 has been presented before the governing body of the Weehawken Parking Authority at its open public meeting of October 22, 2026; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of $3,176,040.00, Total Appropriations including any Accumulated Deficit, if any, of $3,176,040.00, and Total Unrestriced Net Position planned to be utilized as funding thereof, of $0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of $0.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of $0.00; and

WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Weehawken Parking Authority, at an open public meeting held on October 22, 2026 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the) Weehawken Parking Authority for the fiscal year beginning January 01, 2027 and ending December 31, 2027, is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Weehawken Parking Authority will consider the Annual Budget and Capital Budget/Program for Adoption on November 19, 2026.

On motion by Chairman Jose Hechavarria and second by Commissioner Christina McLellan, the foregoing resolution was adopted by the following vote:

Ayes: Chairman Jose Hechavarria, Commissioner Pedro Garcia, Commissioner Christina McLellan, and Vice Chairman Eleazar Nuñez.
Nays: None
Absent: Commissioner Sam Mezzina
Abstained: None

8. PRIVILEGE OF THE FLOOR:

The Board Clerk/Secretary asked if anyone wished to address the Board. There were no members of the public present to address the Board.

9. EXECUTIVE SESSION:

No executive session necessary.

10. ADJOURNMENT: 7:15 P.M.

The Board Clerk/Secretary announced the next regular meeting will be held on November 19, 2026.

There being no further business before the Board, a motion was duly made by Chairman Jose Hechavarria and seconded by Commissioner Pedro Garcia to adjourn. So, moved.

Vingenza Scardigno
Board Clerk/Secretary