

**CLIFTON, NEW JERSEY**  
**REGULAR MEETING MINUTES MARCH 4, 2025**

The Regular Meeting of the Municipal Council of the City of Clifton was held in the Municipal Conference Room of Clifton City Hall, 900 Clifton Avenue, Clifton, New Jersey.

**8:00 P.M. CALL OF ROLL**

Mayor Grabowski called the meeting to order and presided, and announced that the location of exits should be noted for use in case of fire or other emergencies and that smoking regulations apply to the building and cell phones should be deactivated and turned off and read the following Statement of Compliance into the record:

Adequate notice of this meeting has been provided by the Annual Notice of regularly scheduled meetings of the Municipal Council for the year 2025, which was published as legal advertisements in the Herald News on January 5, 2025, and was additionally advertised in the Record on January 5, 2025. Further notice of this meeting was given on Friday prior to the meeting to The Herald News and by posting of said notice on the bulletin board at City Hall and on the Clifton Website which notice stated that formal action may or may not be taken on matters to come before the Municipal Council.

Upon roll call, the following were noted present:

|                        |      |
|------------------------|------|
| Councilman Gibson      | (BG) |
| Councilman Kolodziej   | (JK) |
| Councilman Latona      | (AL) |
| Councilman D’Amato     | (CD) |
| Councilwoman Pino      | (RP) |
| Councilwoman Sadrakula | (MS) |
| Mayor Grabowski        | (RG) |

Also present were City Manager, Dominick Villano; City Attorney, Matthew Priore; Assistant City Attorney, Andrew Oddo; Assistant City Attorney, Thomas Egan, City Clerk, Nancy Ferrigno and Deputy City Clerk, Michele Butler.

**CALL TO ORDER / ROLL CALL / INVOCATION / PLEDGE TO THE FLAG**

City Clerk

**APPROVAL OF MINUTES**

A Motion was made by Councilman Kolodziej, seconded by Councilwoman Pino and failed on roll call vote to approve the Minutes of the Executive Session of January 8, 2025.

(3-4-0-0) Councilman Kolodziej, Councilwoman Pino and Mayor Grabowski voted aye. Councilman Gibson, Councilman Latona, Councilman D’Amato and Councilwoman Sadrakula voted nay.

A Motion was made by Councilman Kolodziej, seconded by Councilman Gibson and passed on roll call vote to approve the Workshop, Executive and the Regular Minutes of February 18, 2025, and the Special Executive Meeting of February 20, 2025, and the Special Budget Meeting of February 24, 2025.

(6-1-0-0) Councilman Gibson, Councilman Kolodziej, Councilman D’Amato, Councilwoman Pino, Councilwoman Sadrakula and Mayor Grabowski voted aye. Councilman Latona voted nay.

**COMMUNICATIONS FROM THE CITY MANAGER**

- C-1 Rosa Molina, Manager, resigned from her position of Employee Benefits Clerk, effective February 18, 2025.
- C-2 Lisa Liaci, Manager, hired as Employee Benefits Clerk, at \$53,000.00 annually, effective February 18, 2025

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C-3 Jose Lattore, Public Works, hired as Truck Driver Heavy, at \$45,000.00 annually, effective February 18, 2025.

C-4 Michael Wolf, Public Safety, resigned position of Firefighter, effective February 24, 2025.

### **COMMUNICATIONS MEETING MINUTES**

C-5 Minutes of Disabilities Committee of February 10, 2025

C-6 Minutes of Board of Recreation of January 27, 2025

C-7 Minutes of North Jersey District Water Supply Commission of January 22, 2025

C-8 Minutes of CA-TV Committee of January 22, 2025

### **SECOND READING ORDINANCES**

#### **A. Adoption of Ordinance 7975-25**

#### **B. Public Hearing on Ordinance 7975-25**

Mayor Grabowski opened the floor to the public with regard to the Ordinance 7975-25

With no one wishing to be heard, a Motion was made by Councilman Kolodziej, seconded by Councilman Latona and passed on roll call vote to close the public hearing.

The following entitled ordinance had been introduced and having passed on first reading, which first reading was by title and said entitled ordinance having been published according to the law and thereafter placed on the Agenda of the present meeting, said ordinance was brought up for public hearing at the opening of such hearing said ordinance was given a second reading which reading was by title and all persons interested having been given an opportunity to be heard concerning said ordinance and upon motion, adopted said hearing was closed and said ordinance was thereafter finally passed without amendments, upon motion regularly made by Councilman Kolodziej seconded by Councilman Latona and carried by roll call vote.

#### **An Ordinance to Amend, Revise and Supplement Chapter 439 of the Code of the City of Clifton, Entitled "Vehicles and Traffic", More Particularly Section 439-37 Thereof, Entitled "Handicapped Parking on Streets" (Deletes 4 Handicapped Spaces)**

(7-0-0-0) Councilman Gibson, Councilman Kolodziej, Councilman Latona, Councilman D'Amato, Councilwoman Pino, Councilwoman Sadrakula and Mayor Grabowski voted aye.

#### **C. Adoption of Ordinance 7976-25**

#### **D. Public Hearing on Ordinance 7976-25**

Mayor Grabowski opened the floor to the public with regard to the Ordinance 7976-25

With no one wishing to be heard, a Motion was made by Councilman Kolodziej, seconded by Councilman Latona and passed on roll call vote to close the public hearing.

The following entitled ordinance had been introduced and having passed on first reading, which first reading was by title and said entitled ordinance having been published according to the law and thereafter placed on the Agenda of the present meeting, said ordinance was brought up for public hearing at the opening of such hearing said ordinance was given a second reading which reading was by title and all persons interested having been given an opportunity to be heard concerning said ordinance and upon motion, adopted said hearing was closed and said ordinance was thereafter finally passed without amendments, upon motion regularly made by Councilman Kolodziej seconded by Councilman Latona and carried by roll call vote.

#### **An Ordinance to Amend, Revise and Supplement Chapter 439 of the Code of the City of Clifton, Entitled "Vehicles and Traffic", More Particularly Section 439-38 Thereof, Entitled "Handicapped Parking on Streets for Private Residences" (Adds 6 Restricted Handicapped Spaces)**

(7-0-0-0) Councilman Gibson, Councilman Kolodziej, Councilman Latona, Councilman D'Amato, Councilwoman Pino, Councilwoman Sadrakula and Mayor Grabowski voted aye.

**E. Adoption of Ordinance 7977-25**

**F. Public Hearing on Ordinance 7977-25**

Mayor Grabowski opened the floor to the public with regard to the Ordinance 7977-25

With no one wishing to be heard, a Motion was made by Councilman Kolodziej, seconded by Councilman D'Amato and passed on roll call vote to close the public hearing.

The following entitled ordinance had been introduced and having passed on first reading, which first reading was by title and said entitled ordinance having been published according to the law and thereafter placed on the Agenda of the present meeting, said ordinance was brought up for public hearing at the opening of such hearing said ordinance was given a second reading which reading was by title and all persons interested having been given an opportunity to be heard concerning said ordinance and upon motion, adopted said hearing was closed and said ordinance was thereafter finally passed without amendments, upon motion regularly made by Councilman Kolodziej seconded by Councilman D'Amato and carried by roll call vote.

**An Ordinance to Amend, Revise and Supplement Chapter 439 of the Code of the City of Clifton, Entitled "Vehicles and Traffic", More Particularly Section 439-38 Thereof, Entitled "Handicapped Parking on Streets for Private Residences" (Deletes 6 Restricted Handicapped Spaces)**

(7-0-0-0) Councilman Gibson, Councilman Kolodziej, Councilman Latona, Councilman D'Amato, Councilwoman Pino, Councilwoman Sadrakula and Mayor Grabowski voted aye.

**G. Adoption of Ordinance 7978-25**

**H. Public Hearing on Ordinance 7978-25**

Mayor Grabowski opened the floor to the public with regard to the Ordinance 7978-25

With no one wishing to be heard, a Motion was made by Councilman Kolodziej, seconded by Councilman Gibson and passed on roll call vote to close the public hearing.

The following entitled ordinance had been introduced and having passed on first reading, which first reading was by title and said entitled ordinance having been published according to the law and thereafter placed on the Agenda of the present meeting, said ordinance was brought up for public hearing at the opening of such hearing said ordinance was given a second reading which reading was by title and all persons interested having been given an opportunity to be heard concerning said ordinance and upon motion, adopted said hearing was closed and said ordinance was thereafter finally passed without amendments, upon motion regularly made by Councilman Kolodziej seconded by Councilman Gibson and carried by roll call vote.

**An Ordinance to Amend, Revise and Supplement Chapter 439 of the Code of the City of Clifton, Entitled "Vehicles and Traffic", More Particularly Section 439-38 Thereof, Entitled "Handicapped Parking on Streets for Private Residences" (Amends Handicapped Parking Placard Number)**

(7-0-0-0) Councilman Gibson, Councilman Kolodziej, Councilman Latona, Councilman D'Amato, Councilwoman Pino, Councilwoman Sadrakula and Mayor Grabowski voted aye.

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## **FIRST READING ORDINANCES**

### **A. Introduction of Ordinance 7979-25**

The entitled ordinance was introduced and read by the City Clerk, as first reading, which reading was by title, passed upon motion made by Councilman Gibson, seconded by Councilman D'Amato, and passed on roll call vote.

#### **An Ordinance to Amend, Revise and Supplement Chapter 425 of the Code of the City of Clifton, Entitled "Nonofficial Towers", as Amended, Revised and Supplemented (Amends Section 425-23 to Comply with the New Jersey Administrative Code)**

It was regularly moved, seconded, and carried that the ordinance now pending be further considered for final passage after public hearing at the regular meeting of the Municipal Council to be held Tuesday, March 18, 2025, at 8:00 p.m. and that the City Clerk be authorized to publish said ordinance together with statutory notice as required by law.

(7-0-0-0) Councilman Gibson, Councilman Kolodziej, Councilman Latona, Councilman D'Amato, Councilwoman Pino, Councilwoman Sadrakula and Mayor Grabowski voted aye.

### **B. Introduction of Ordinance 7980-25**

The entitled ordinance was introduced and read by the City Clerk, as first reading, which reading was by title, passed upon motion made by Councilman Gibson, seconded by Councilman D'Amato, and passed on roll call vote.

#### **An Ordinance to Amend, Revise and Supplement Chapter 349 of the Code of the City of Clifton, Entitled "Permit Parking on Residential Streets and Municipal Lots", Article I, Entitled "Residential Streets", More Particularly Section 349-2 Thereof, Entitled "Restricted Streets" (Harding Avenue)**

It was regularly moved, seconded, and carried that the ordinance now pending be further considered for final passage after public hearing at the regular meeting of the Municipal Council to be held Tuesday, March 18, 2025, at 8:00 p.m. and that the City Clerk be authorized to publish said ordinance together with statutory notice as required by law.

(7-0-0-0) Councilman Gibson, Councilman Kolodziej, Councilman Latona, Councilman D'Amato, Councilwoman Pino, Councilwoman Sadrakula and Mayor Grabowski voted aye.

### **C. Introduction of Ordinance 7981-25**

The entitled ordinance was introduced and read by the City Clerk, as first reading, which reading was by title, passed upon motion made by Councilman Kolodziej, seconded by Councilwoman Pino, and failed on roll call vote.

#### **An Ordinance to Amend, Revise and Supplement Chapter 99 of the Code of the City of Clifton, Entitled "Salaries and Compensation", More Particularly Article VI Thereof, Entitled "Confidential Officials and Employees", Section 99-34, Entitled "Minimum and Maximum Salaries Fixed" (Amends Compensation for Confidential Officials Appointed By the Governing Body 2025)**

(3-4-0-0) Councilman Kolodziej, Councilwoman Pino, and Mayor Grabowski voted aye. Councilman Gibson, Councilman Latona, Councilman D'Amato and Councilwoman Sadrakula voted nay.

### **D. Introduction of Ordinance 7982-25**

The entitled ordinance was introduced and read by the City Clerk, as first reading, which reading was by title, passed upon motion made by Councilman Kolodziej, seconded by Councilwoman Pino, and failed on roll call vote.

**An Ordinance to Amend, Revise and Supplement Chapter 99 of the Code of the City of Clifton, Entitled "Salaries and Compensation", More Particularly Article VI Thereof, Entitled "Confidential Officials and Employees", Section 99-34, Entitled "Minimum and Maximum Salaries Fixed" (Amends Compensation for Confidential Officials Appointed By the City Manager 2025)**

(3-4-0-0) Councilman Kolodziej, Councilwoman Pino, and Mayor Grabowski voted aye. Councilman Gibson, Councilman Latona, Councilman D'Amato and Councilwoman Sadrakula voted nay.

**FLOOR TO THE MEMBERS OF THE PUBLIC**

Gary Perino, 491 Mt. Prospect Ave., emphasized the need for increased representation of religious leaders during council meeting invocations. Mr. Perino also expressed his dismay over the council's decision to allow a country club to display noisy fireworks, noting that such a choice reflects a lack of consideration for residents' peace and quiet. He highlighted the issue of illegal short-term rentals that are not being enforced. In light of some recent drunk driving accidents, Mr. Perino advocated for the expansion of police presence to enhance public safety. Mr. Perino suggested that medical benefits for part-time employees and Councilmembers should be discontinued.

Henry Cholewczynski, Phyllis Place, pointed out that municipal spending warrants attention. Instead of relying heavily on hired "experts" for projects such as designing a dog park and stop wasting money on unnecessary consultancy fees. He mentioned that it's crucial to encourage cooperation among Councilmembers rather than engaging in costly lawsuits against one another. Mr. Cholewczynski emphasized that outside contractors must be held accountable for their work to ensure that we are not left with shoddy results that require further financial outlay. He spoke about how enforcing existing recycling ordinances promotes sustainability within our community while reducing wasteful practices and we can explore changing our current form of government to better reflect the needs of the residents

Ken Dalton, 89 Brighton Road, pointed out the lack of decorum at City Council meetings. He spoke about letting the residents decide if they want the form of government changed. Mr. Dalton pointed out that City Manager, Dominick Villano, possesses patience.

Ed Nunez, 230 Livingston Ave., invited Council to the Clifton Basketball Booster Club dinner.

Joe Holzli, 75 Mountainside Terrace, spoke about removing the tree that has fallen into the Third River, removing culverts and bridges and blasting on Valley Road.

Joann MacBeth, 11 Wheeler St., urged Council to consider changing the City's form of government. She spoke about the lack of decorum at the City Council meetings.

Bart Ciervo, Delawanna Ave., questioned why the City is paying 15K for a dog park. He spoke about speeding on Delawanna Ave, the development of a car wash on Allwood Road and overdevelopment. He asked why the City Manager never gives the Councilmembers the documents they ask for.

Donna Popowich, Dalewood Road, discussed quality of life issues, using Board of Education buildings for recreation programs, dog parks, non-religious holiday displays on City Hall property, outdated zoning ordinances and overall community improvements.

Andrea McGimpsy, 10 Springdale Court, (via Zoom) spoke about the large amount of traffic near the Mosque on Pershing Road and the proposed expansion of the Mosque.

With no one else wishing to be heard, a Motion was made by Councilman Latona, seconded by Councilwoman Sadrakula and passed on roll call vote to close the public session.

(7-0-0-0) Councilman Gibson, Councilman Kolodziej, Councilman Latona, Councilman D'Amato, Councilwoman Pino, Councilwoman Sadrakula and Mayor Grabowski voted aye.

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## **CITY MANAGER PRIVILEGE/RESPONSE TO RESIDENTS**

Bart Ciervo – The City paying 15K for a dog park is inaccurate. We will do another speeding survey on Delawanna Ave.

Joseph Holzli – The tree that has fallen in the Third River is on private property. The City now has approval from the DEP to clean up the river and the tree will be removed. Removing bridges or culverts can make matters worse. Valley Regency developer is only asking the Planning Board for an extension of their application.

Andrea McGimpsy – A plan is in place to resolve the heavy traffic on Pershing Road. The traffic issues can only be addressed by the police.

City Manager, Dominick Villano, received a quote for closed captioning for cable broadcasts as requested by Council. The cost is \$16,000.00. Mr. Villano warned that any inappropriate language cannot be controlled. Councilwoman Pino suggested outsourcing this service.

City Manager, Dominick Villano, mentioned that notices were sent out to homes hosting illegal short-term rentals. He will contact the rental companies and advise that this service is against the City's ordinance.

## **COUNCIL PRIVILEGE**

### **Councilman Latona**

Councilman Latona announced news and upcoming events. He acknowledged our first responders, who were instrumental in saving a dog that had nearly drowned. Councilman Latona also urged the community to support local businesses, specifically mentioning the newly opened J. Alexander's restaurant. Councilman Latona defended his decision to hold a fireworks display at the Upper Montclair Country Club, stating that it is crucial to have a single set of rules that apply to all organizations in the city. The Councilman also raised concerns over the current health benefits provided to part-time employees and Councilmembers, advocating for their removal due to budgetary constraints. He believes that the City is overpaying architects and engineers. Lastly, Councilman Latona addressed the recent lack of decorum at Council meetings.

### **Councilman Kolodziej**

Councilman Kolodziej agreed with many points raised by resident Henry Cholewczynski but emphasized that there are instances where it is beneficial to consult experts on certain matters. In addressing resident Joanne Macbeth, he clarified that the Mayor is not permitted to make or second motions during Council meetings. He also proposed the establishment of a reward program aimed at identifying illegal apartments. Councilman Kolodziej expressed skepticism about Donna Popowich's plan, stating that it does not seem feasible from a financial perspective. Kolodziej provided an explanation of how the City's self-insurance is funded, emphasizing the importance of financial planning. He mentioned that the Township of Bloomfield recently experienced a downgrade of its bonds and expressed concern that Clifton could potentially face a similar fate. Lastly, he raised questions regarding the timeframe for the results of the ongoing forensic audit.

### **Councilwoman Pino**

In celebration of Women's History Month, Councilwoman Pino proudly highlights the significant contributions of women in our community. She invites all residents to attend the Clifton Theatre League productions, which showcase local talent and foster a vibrant arts scene. Councilwoman Pino announced upcoming local fundraisers and events, including ECHO youth services, which provide vital resources for young individuals. Additionally, she encouraged residents to partake in "Clifton Behind the Scenes," a unique tour of City Hall that offers insight into the workings of our local government. She thanked the interns who play a crucial role in making "Clifton Behind the Scenes" a success, as well as to all the dedicated volunteers whose commitment enhances our community events.

### **Councilman D'Amato**

Councilman D'Amato announced that the clean-out at the Third River has been approved by the DEP and is moving forward. He extended his wishes for a speedy recovery to resident Joe Siano. Councilman D'Amato announced a fundraiser being organized at JK Realty. He shared that he has been appointed to the Planning Board and spoke on the traffic concerns in the Pershing Road area. Councilman D'Amato announced that an overhaul of the city website is on the horizon.

Councilwoman Pino left the dais at 9:41 p.m.

### **Councilman Gibson**

Councilman Gibson extended his wishes for a speedy recovery to Joe Siano. He touched on complaints about traffic safety in the vicinity of the mosque on Pershing Road, noting that residents feel their concerns have fallen on deaf ears. He emphasized the urgent need for repainting the lines in the area to enhance safety.

Councilwoman Pino returned to the dais at 9:44 p.m.

Councilman D'Amato left the dais at 9:44 p.m.

Councilman Gibson reported alarming incidents of individuals banging on neighbors' doors late at night, which has created a sense of unease in the neighborhood. He expressed disappointment of the recent approval of fireworks for the Upper Montclair Country Club citing that despite last year's request for reduced noise levels, the event was disruptive. He urged the Council to reconsider such approvals.

### **Councilwoman Sadrakula**

Councilwoman Sadrakula expressed her disappointment regarding the recent approval of fireworks at the Upper Montclair Country Club, emphasizing that this decision contradicts the Council's directives from the previous year. She highlighted the importance of addressing traffic issues on Pershing Road. Councilwoman Sadrakula also raised her concerns about the issue of selective enforcement, warning that it can lead to problems.

Councilman D'Amato returned to the dais at 9:49 p.m.

Councilwoman Sadrakula noted that the quality of life near the mosque has become unacceptable and requested data on the number of summonses issued in that area. She stated that part-time employees should not be receiving health benefits, and asked for a list of those part-time workers who do receive health benefits. Councilwoman Sadrakula stressed the need for holding outside contractors accountable when their work does not meet standards and called for stricter enforcement of existing ordinances related to recycling, garbage disposal, and grass maintenance.

### **Mayor Grabowski**

Mayor Grabowski confirmed that speeding along Delawanna Avenue is an issue. He stated that he would like to learn more about the proposed charter study. He wished Joe Siano a speedy recovery. Mayor Grabowski extended his gratitude to Congresswoman Nellie Pou for her steadfast support in advancing the efforts of the Army Corps of Engineers regarding the flooding issue at the Third River.

### **RESOLUTIONS VOTED ON SEPERATELY**

A Motion was made by Councilman Kolodziej, seconded by Councilman Latona, and passed on roll call vote to table Resolution R131-25 until after it is discussed in closed session.

(7-0-0-0) Councilman Gibson, Councilman Kolodziej, Councilman Latona, Councilman D'Amato, Councilwoman Pino, Councilwoman Sadrakula and Mayor Grabowski voted aye.

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After R131-25 was discussed in closed session a Motion was made by Councilman Kolodziej, seconded by Councilman D’Amato and passed on roll call vote to approve the Developer agreement between the City of Clifton and BMJR Realty.

(5-1-1-0) Councilman D’Amato, Councilman Gibson, Councilman Kolodziej, Councilwoman Pino and Mayor Grabowski voted aye. Councilwoman Sadrakula voted nay and Councilman Latona abstained.

R131-25 Resolution Approving Developer Agreement Between the City of Clifton and BMJR Realty, LLC

**RESOLUTION APPROVING DEVELOPER AGREEMENT BETWEEN  
THE CITY OF CLIFTON AND BMJR REALTY LLC**

**BE IT RESOLVED**, that a Developer Agreement between the City of Clifton and BMJR Realty, LLC, the Developer of Block 7.09, Lot 4, 162 Van Riper Avenue, Clifton, New Jersey, is hereby authorized and approved; and

**BE IT FURTHER RESOLVED**, that the Mayor and City Clerk are hereby authorized and directed to execute said Developer Agreement on behalf of the City of Clifton.

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A Motion was made by Councilman Kolodziej, seconded by Councilman Latona and passed on roll call to vote on the following resolutions separately:

R122-25, R129-25, R132-25, R133-25 and R134-25

(6-1-0-0) Councilman Gibson, Councilman Kolodziej, Councilman Latona, Councilwoman Pino Councilman D’Amato voted aye. Councilwoman Sadrakula voted nay.

R122-25 Resolution Authorizing Award of Contract to Sanitation Equipment Corporation off of a Sourcewell National Cooperative Contract for One (1) New Leach Model 2RIII 25 Yard Rear Load Body with Kenworth T480370 HP Chassis Garbage Truck with Accessories

**RESOLUTION AUTHORIZING AWARD OF CONTRACT TO SANITATION  
EQUIPMENT CORPORATION, OFF OF A SOURCEWELL NATIONAL  
COOPERATIVE CONTRACT FOR ONE (1) NEW LEACH MODEL 2RIII 25 YARD  
REAR LOAD BODY WITH KENWORTH T480370 HP CHASSIS GARBAGE TRUCK  
WITH ACCESSORIES**

**WHEREAS**, the City of Clifton is allowed to participate in inter-local purchasing systems per N.J.S.A. 52:34-6.2 (b) P.L. 2011, c.139 which was enacted into law permitting agencies to utilize cooperative purchasing agreements with other states; and

**WHEREAS**, pursuant to resolution R274-18, adopted June 19, 2018, the City of Clifton is a member of Sourcewell National Cooperative, in accordance with N.J.S.A. 52:34-6.2, and LFN 2012-10; and

**WHEREAS**, pursuant to Resolution R604-22 of December 20, 2022, an advertisement was placed in the Herald News, to announce the City’s interest in utilizing the Sourcewell national cooperative for One (1) New Leach Model 2RIII 25 Yard Rear load Body With Kenworth T480370 Hp Chassis Garbage Truck With Accessories, which was awarded to , Sanitation Equipment Corporation, located at 80 Furler Street, Totowa NJ 07512; and

**WHEREAS**, the current contract term for Sourcewell contract #110223-LEG for Waste collection vehicles expires on December 28, 2027; and

**WHEREAS**, the Purchasing Agent is satisfied with the procurement process conducted by Sourcewell, and the contract which was awarded to Labrie Environmental Group, to be furnished and delivered by the above manufacturer’s authorized dealer, Sanitation Equipment Corporation, located at 80 Furler Street, Totowa NJ 07512, pursuant to the proposal submitted in response to Sourcewell’s Notice to Bidders Titled “Waste collection vehicles” and Contract Award # 110223-LEG for Waste Collection Vehicles; and

**WHEREAS**, the Purchasing Agent followed all applicable guidelines stipulated by the Department of Community Affairs, Division of Local Government Services as outlined in Local Finance Notice 2012-10, and finds all is in compliance with the guidance in LFN 2012-10, pursuant to the proposal submitted, and is in concurrence with the Fire Chief to recommend award of the same; and

**WHEREAS**, there were no alternative approaches and/or rejections made by any New Jersey contractors/vendors by the February 18, 2025 comment deadline; and

**WHEREAS**, pursuant to said Local Public Contracts Law, N.J.S.A. 40A:11-1 et. seq., the Municipal Council wishes to authorize the aforesaid mentioned purchase and delegate the power to make the same to the following named official: Amisha J. Jariwala, Purchasing Agent; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Municipal Council of the City of Clifton, State of New Jersey as follows:

1. The City of Clifton is authorized to award said One (1) New Leach Model 2RIII 25 Yard Rear load Body With Kenworth T480370 Hp Chassis Garbage Truck With Accessories pursuant to Sourcewell contract number # #110223-LEG.
2. The proposal submitted by Sanitation Equipment Corporation for the procurement of Refuse Collection Vehicles with Related Equipment, Accessories, and Services” and Contract Award # 110223- LEG total not to exceed amount of \$310,892.80 is hereby awarded.
3. Regarding Fund Certification, funds are available under the following account number: 04-215-55-954-606 - Recycling Truck and Trailer

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R129-25 Resolution Amending Resolution R227-23 Awarding a Contract for a Sewer Rate Study for the City of Clifton Approved on May 2, 2023

**RESOLUTION AMENDING RESOLUTION R227-23 AWARDING A CONTRACT FOR A SEWER RATE STUDY FOR THE CITY OF CLIFTON APPROVED ON MAY 2, 2023**

**WHEREAS**, Resolution R227-23, adopted on May 2, 2023, awarded a contract in the amount of \$12,500 for a Sewer Rate Study for the City of Clifton; and

**WHEREAS**, the City of Clifton requires additional updates to the Sewer Rate Study to reflect the Passaic Valley Sewer Commission Rate Increases for the year 2025 and extend the study through the year 2028; and

**WHEREAS**, an additional \$7,500 is required to fund the necessary updates to include the year through 2028 and incorporate the Passaic Valley Sewer Commission Rate Increases for 2025;

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Clifton, County of Passaic, State of New Jersey, that Resolution R227-23 is hereby amended to increase the contract amount by \$7,500, for a total contract amount of \$20,000, for the purpose of updating and extending the Sewer Rate Study through 2028 and including the Passaic Valley Sewer Commission Rate Increases for 2025.

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R132-25 Resolution Referring to the Planning Board for Review and Comment a Redevelopment Plan Entitled "Clifton HLR Redevelopment Plan - Phase IV" Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

**RESOLUTION REFERRING TO THE PLANNING BOARD FOR REVIEW AND COMMENT A REDEVELOPMENT PLAN ENTITLED “CLIFTON HLR REDEVELOPMENT PLAN – PHASE IV” PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, et seq.**

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**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute “areas in need of redevelopment” and/or “areas in need of rehabilitation,” as such terms are defined in the Redevelopment Law; and

**WHEREAS**, on November 5, 2014, by Resolution 513-14, in accordance with the provisions of the Redevelopment Law, the Municipal Council of the City of Clifton (the “**Municipal Council**”) directed the Planning Board of the City of Clifton (the “**Planning Board**”) to conduct a preliminary investigation to determine whether its portion of the HLR Site, a remaining portion of Block 80.02, Lot 4.07, and a remaining portion of Block 80.01, Lot 1.01 on the tax maps of the City of Clifton (the “**Property**”) met the statutory criteria under the Redevelopment Law for designation as a non-condemnation area in need of redevelopment; and

**WHEREAS**, thereafter, an investigation was prepared by Maser Consulting P.A., and the Planning Board, after providing due notice, conducted a public hearing in accordance with the Redevelopment Law, at which hearing it determined that the Property qualified as an area in need of redevelopment and recommended that the Municipal Council designate the Property as an area in need of redevelopment pursuant to the criteria and requirements of the Redevelopment Law; and

**WHEREAS**, on May 5, 2015, by Resolution 251-15, after notice and hearing by the Planning Board in accordance with the provisions of the Redevelopment Law, the Municipal Council designated the Property (a total of 67.39 acres of the HLR Site) as a non-condemnation area in need of redevelopment (the “**Redevelopment Area**”); and

**WHEREAS**, a draft of a redevelopment plan entitled “Clifton HLR Redevelopment Plan – Phase IV” dated January 2025 was originally prepared by Burgis Associates, Inc., and reviewed and revised by Colliers Engineering & Design, Inc., (the “**Redevelopment Plan**”) on behalf of the City of Clifton; and

**WHEREAS**, the Municipal Council desires that the Planning Board review and comment upon the Redevelopment Plan, as described on **Exhibit A** attached hereto, for its review and comment, pursuant to *N.J.S.A. 40A:12A-7* of the Redevelopment Law.

**NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF CLIFTON, NEW JERSEY AS FOLLOWS:**

**Section 1.** The aforementioned recitals are incorporated herein as though fully set forth at length.

**Section 2.** Pursuant to *N.J.S.A. 40A:12A-7(e)*, the Municipal Council hereby refers the Redevelopment Plan, as described on **Exhibit A** attached hereto, to the Planning Board for review and recommendation. The Planning Board shall prepare a report regarding its recommendations as to the Redevelopment Plan and shall submit same to the Municipal Council within forty-five (45) days after referral, as required by the Redevelopment Law.

**Section 3.** The City Clerk shall forward a copy of this Resolution, and the Redevelopment Plan, attached hereto as **Exhibit A**, to the Planning Board for review.

**Section 4.** This Resolution shall take effect immediately.

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R133-25 Resolution of the City of Clifton, County of Passaic, State of New Jersey Approving an Escrow Agreement for the Redevelopment of a Property Commonly Known as a Portion of Block 10.02, Lot 4.07 and a Portion of Block 80.01, Lot 1.01 on the Tax Map of the City Within the Former Hoffman La Roche Campus and Authorizing the Execution Thereof

**A RESOLUTION OF THE CITY OF CLIFTON, IN THE COUNTY OF PASSAIC, NEW JERSEY, APPROVING AN ESCROW AGREEMENT FOR THE REDEVELOPMENT OF A PROPERTY COMMONLY KNOWN AS A PORTION OF BLOCK 10.02, LOT 4.07 AND A PORTION OF BLOCK 80.01, LOT 1.01 ON THE TAX MAP OF THE CITY WITHIN THE FORMER HOFFMAN LAROCHE CAMPUS AND AUTHORIZING THE EXECUTION THEREOF**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the “Redevelopment Law”) provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

**WHEREAS**, the Municipal Council of the City (the “Municipal Council”) considered it to be in the best interest of the City of Clifton (the “City”) to have the City Planning Board (the “Planning Board”) conduct an investigation of an area consisting of certain property located in the City, then identified as the Hoffmann LaRoche campus (now known as the ON3 campus), a portion of which is located in the City (the “Property”), to determine whether such Property, or any portions thereof, qualifies as a non-condemnation redevelopment area pursuant to the Redevelopment Law; and

**WHEREAS**, the Property is generally bounded by Route 3 to the north, Bloomfield Avenue to the west, Water Street to the east and the municipal border of the Township of Nutley to the south; and

**WHEREAS**, on November 5, 2014, the Municipal Council adopted Resolution No. 513-14 directing the Planning Board to conduct a preliminary investigation to determine whether the Property, or any portions thereof, met the statutory criteria for a non-condemnation “area in need of redevelopment” according to the criteria set forth in the Redevelopment Law; and

**WHEREAS**, on May 5, 2015, the Municipal Council adopted Resolution 251-15 finding that the 67.39-acre portion of the Property within the City boundaries constituted a non-condemnation area in need of redevelopment; and

**WHEREAS**, the Municipal Council has adopted a number of redevelopment plans with regard to portions of the Property with the exception of a portion of Block 10.02, Lot 4.07, and a portion of Block 80.01, Lot 1.01 (the “Phase IV Property”), which are proposed to comprise Clifton HLR Redevelopment Plan - Phase IV; and

**WHEREAS**, PB Nutclif Master, LLC is the Owner of the Phase IV Property; and

**WHEREAS**, the Owner and the City have agreed to enter into an escrow agreement in the form on file with the City Clerk (the “Escrow Agreement”) in order to, inter alia, establish an escrow to provide for Owner’s payment of the Reimbursable City Costs (as defined in such Escrow Agreement) related to the redevelopment of the Phase IV Property.

**NOW THEREFORE BE IT RESOLVED** by the Municipal Council of the City of Clifton, in the County of Passaic, New Jersey, as follows:

Section 1. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.

Section 2. The Escrow Agreement is hereby approved, and the Mayor is hereby authorized to execute same.

Section 3. This resolution shall take effect immediately.

-----

March 4, 2025

**RESOLUTION AWARDING CONTRACT TO MCMANIMON, SCOTLAND &  
BAUMANN, LLC FOR LEGAL SERVICES IN CONNECTION WITH LAND USE  
LITIGATION**

**WHEREAS**, McManimon, Scotland & Baumann, LLC, at 75 Livingston Avenue, Second Floor, Roseland, New Jersey, is agreeable to providing said land use litigation counsel services for the term at a rate of \$215.00 per hour, not to exceed \$5,000.00 for the term of the contract, one year from the date of appointment, without a supplemental resolution; and

**WHEREAS**, the services to be performed are professional and/or extraordinary unspecifiable services, within the meaning of those terms as used in the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.*, and, accordingly, a contract may be awarded therefor without public advertising for bids and bidding in accordance with *N.J.S.A. 40A:11-5*; and

**WHEREAS**, this award is of a fair and open contract in accordance with *N.J.S.A. 19:44-A-20.5*; and

**WHEREAS**, the estimated value of the contract (in combination with other matters) may be in excess of \$17,500.00 for the term; and

**WHEREAS**, the Business Entity Disclosure Certification has been received from counsel and is incorporated in the contract awarded hereby, along with the Determination of Value; and

**WHEREAS**, there are funds available for the payment of aforesaid services;

**NOW, THEREFORE, BE IT RESOLVED**, that:

1. A contract for land use litigation counsel services, in the form as approved by the Clifton Law Department, is awarded to McManimon, Scotland & Baumann, LLC, effective February 18, 2025 through February 17, 2026, the rate to be paid for said services is \$215.00 per hour, not to exceed \$5,000.00 for the term of the contract without the express approval of the Municipal Council and adoption of a supplementary resolution.
2. The required Certificate of Availability of Funds for the above contract has been obtained from the Chief Financial Officer of the City of Clifton.
3. The Mayor and City Clerk are authorized and directed to execute a contract on behalf of the City of Clifton.
4. The original of this resolution and the contract in question shall be placed on file and made available for public inspection in the City Clerk's Office of the City of Clifton.

The following short notice be printed once in a legal newspaper of the City of Clifton:

**CITY OF CLIFTON  
NOTICE OF CONTRACT AWARDED**

The City of Clifton has awarded a professional services contract without competitive bidding pursuant to *N.J.S.A. 40A:11-5(1)(a)*. This contract and the resolution authorizing it are available for public inspection in the Office of the City Clerk.

Awarded to: McManimon, Scotland & Baumann, LLC  
Services: Land Use Litigation Counsel  
Amount: \$215.00 per hour, not to exceed \$5,000.00 for the contract term  
Term: February 18, 2025, through February 17, 2026

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**RESOLUTIONS**

R116-25        Resolution: Approve Claims List Resolution for the March 4, 2025, City Council Meeting

(7-0-0-0) Councilman Gibson, Councilman Kolodziej, Councilman Latona, Councilman D'Amato, Councilwoman Pino, Councilwoman Sadrakula and Mayor Grabowski voted aye.

**RESOLUTION  
TO APPROVE  
Claims to be paid the meeting of March 4th, 2025  
Meeting of March 4th, 2025**

Resolved that all claims on the attached sheets are approved as reasonable and proper claims against the City of Clifton.

|                                   |           |                     |   |
|-----------------------------------|-----------|---------------------|---|
| <b>Current Fund</b>               | \$        | 3,961,646.84        |   |
| <b>Grant Fund</b>                 | \$        | 95,100.39           |   |
| <b>General Capital Fund</b>       | \$        | 290,118.63          |   |
| <b>Sewer Utility -Operating</b>   | \$        | 38,267.00           |   |
| <b>Sewer Utility-Capital</b>      | \$        | 13,371.88           |   |
| <b>Developers Escrow</b>          | \$        | 4,536.00            |   |
| <b>Dog Trust</b>                  | \$        | 77.61               |   |
| <b>Revolving Loan Fund</b>        |           |                     |   |
| <b>Police Extra Duty</b>          | \$        | 58,015.00           |   |
| <b>Trust Other</b>                | \$        | 52,189.15           |   |
| <b>Section 8 Public Housing</b>   | \$        | 23,065.58           |   |
| <b>Affordable Housing</b>         | \$        | 2,335.76            |   |
| <b>Community Development</b>      | \$        | 38,887.26           |   |
| <b>Payroll Agency</b>             | \$        | -                   |   |
| <b>Tax Title Lien Redemption</b>  | \$        | -                   |   |
| <b>Affordable Housing</b>         | \$        | -                   |   |
|                                   | \$        | -                   |   |
| <b>Self Insurance</b>             | \$        | 1,464,208.21        |   |
| <b>Fire Dedicated Penalties</b>   | \$        |                     | - |
| <b>Revolving Loan Fund</b>        | \$        | -                   |   |
| <b>Tax Title Lien Redemption</b>  | \$        | -                   |   |
| <b>Unemployment Trust Fund</b>    | \$        | 40,081.70           |   |
| <b>Library</b>                    | \$        | 125,115.67          |   |
| <b>General Liability Trust</b>    | \$        | 23,063.90           |   |
| <b>Workers Compensation Trust</b> | \$        | 18,705.00           |   |
| <b>Trust Escrow</b>               | \$        | -                   |   |
| <b>Reserve for Housing</b>        | \$        | -                   |   |
| <b>Federal DOJ Forfeiture</b>     | \$        | -                   |   |
| <b>TOTAL CLAIMS</b>               | <b>\$</b> | <b>6,248,785.58</b> |   |

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R117-25 Resolution - Special Emergency Resolution 3 - 2025 Pension Payment

**SPECIAL EMERGENCY 3  
RESOLUTION**

March 4, 2025

**WHEREAS**, an emergent condition has arisen in that the City is expected to enter in contracts, commitments or payments prior to the 2025 Municipal Budget and no adequate provision has been made in the 2025 Temporary Municipal Budget for the aforesaid purpose, and

**WHEREAS**, N.J.S.A. 40A:4-20 provides for the creation of an emergency temporary appropriation foresaid purpose, and

**WHEREAS**; the total emergency temporary appropriation resolution adopted in the year 2025 pursuant to the provisions of Chapter 96, P.L. 1951 (N.J.S.A. 40A:4-20) including this resolution totals \$56,200,942.96, and,

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the City of Clifton, in the County of Passaic, State of New Jersey, (not less than two-thirds of all the members thereof affirmatively concurring) that in accordance with the provisions of N.J.S.A. 40A:4-20:

1. Emergency Temporary Appropriations be and the same are hereby made in the amount of \$15,459,620.00 as follows for the City’s annual Pension Payments to the State of New Jersey Pension Systems:
  - a. Statutory Expenditures – Public Employee Retirement System  
\$ 2,733,296.00
  - b. Statutory Expenditures – Police and Fire Retirement System  
\$12,726,324.00
2. Said Emergency Temporary Appropriations will be provided for in the 2025 Municipal Budget.
3. That one certified copy of this resolution be filed with the Director, Division of Local Government Services, by the City Clerk.

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R118-25 Resolution - Special Emergency Resolution 4 - 2025 Grant

### **SPECIAL EMERGENCY 4 RESOLUTION**

**WHEREAS**, an emergent condition has arisen in that the City is expected to enter in contracts, commitments or payments prior to the 2025 Municipal Budget and no adequate provision has been made in the 2025 Temporary Municipal Budget for the aforesaid purpose, and

**WHEREAS**, N.J.S.A. 40A:4-20 provides for the creation of an emergency temporary appropriation foresaid purpose, and

**WHEREAS**; the total emergency temporary appropriation resolution adopted in the year 2025 pursuant to the provisions of Chapter 96, P.L. 1951 (N.J.S.A. 40A:4-20) including this resolution totals \$56,200,942.96, and,

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the City of Clifton, in the County of Passaic, State of New Jersey, (not less than two-thirds of all the members thereof affirmatively concurring) that in accordance with the provisions of N.J.S.A. 40A:4-20:

1. Emergency Temporary Appropriations be and the same are hereby made in the amount of \$150,000.00 as follows for the inclusion of a Grant Awarded for a Senior Citizen Bus:
  - a. Health Department Grant – 2025 Transportation Improvement Grant -  
\$150,000.00
2. Said Emergency Temporary Appropriations will be provided for in the 2025 Municipal Budget.

3. That one certified copy of this resolution be filed with the Director, Division of Local Government Services, by the City Clerk.

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R119-25 Reclassification of Payments

**RESOLUTION  
RECLASSIFICATION OF PAYMENTS**

**BE IT RESOLVED**, by the Mayor and City Council of the City of Clifton, County of Passaic, State of New Jersey, that the Chief Financial Officer is hereby authorized to reclassify the following payment as follows:

| CHECK# | DATE       | PAYEE               | AMT.   | FROM              | TO                |
|--------|------------|---------------------|--------|-------------------|-------------------|
| 25931  | 09/18/2024 | Language Line Serv. | 212.50 | 01-201-27-330-269 | 02-213-40-702-021 |
| 25466  | 10/16/2024 | Language Line Serv. | 56.10  | 01-201-27-330-269 | 02-213-40-702-021 |
| 25786  | 12/04/2024 | Language Line Serv. | 214.20 | 01-201-27-330-269 | 02-213-40-702-021 |
| 25931  | 12/04/2024 | Language Line Serv. | 93.50  | 01-201-27-330-269 | 02-213-40-702-021 |

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R120-25 Resolution Awarding Contract to Colonnelli Brothers for Morris Canal Drainage Improvements

**MORRIS CANAL DRAINAGE IMPROVEMENTS**

**BE IT RESOLVED:** that the contract for the MORRIS CANAL DRAINAGE IMPROVEMENTS be and the same is hereby awarded to COLONNELLI BROTHERS of Hackensack, New Jersey, the low bidder meeting the specifications at a grand total bid price of \$395,820.00, in accordance with bids received on February 13, 2025, and recommended by communication dated February 26, 2025, to the Mayor and Council; and

**NOW, THEREFORE BE IT FURTHER RESOLVED:** that the Mayor and City Clerk be and they are authorized and directed hereby to execute such contract, upon approval by the Law Department.

**BE IT FURTHER RESOLVED:** that the required Certificate of Availability of Funds for the above contract has been obtained from the Chief Financial Officer of the City of Clifton

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R121-25 Resolution Awarding Professional Engineering Services Contract to Neglia Engineering for Construction Management Services for Morris Canal Drainage Improvements

**RESOLUTION AWARDING PROFESSIONAL ENGINEERING SERVICES  
CONTRACT TO NEGLIA ENGINEERING FOR CONSTRUCTION MANAGEMENT  
SERVICES FOR MORRIS CANAL DRAINAGE IMPROVEMENTS**

**WHEREAS**, the City of Clifton requires professional engineering services for construction management services in connection with Morris Canal Drainage Improvements; and

**WHEREAS**, the City Engineer recommends that a contract for construction management services be awarded to Neglia Engineering in accordance with its submitted proposal, dated February 21, 2025, in the amount not to exceed \$38,900.00; and

**WHEREAS**, after reviewing the proposal and upon the recommendation of the City Engineer, the Municipal Council wishes to award a contract to Neglia Engineering for the provision of said services, in the amount not to exceed \$38,900.00; and

March 4, 2025

**WHEREAS**, the subject matter is professional services and may be awarded without public advertising for bids and bidding therefor under *N.J.S.A.* 40A:11-5 *et seq.*; and

**WHEREAS**, this award is of a non-fair and open contract in accordance with *N.J.S.A.* 19:44A-20.5, and, therefore, the Business Entity Disclosure Certification has been received from the engineer and is incorporated into the contract awarded hereby, along with the Determination of Value; and

**WHEREAS**, the value of the contract is determined to be not to exceed \$38,900.00, and the duration of the contract is until completion;

**NOW, THEREFORE, BE IT RESOLVED**, that a professional engineering services contract for construction management services in connection with Morris Canal Drainage Improvements is hereby awarded to **NEGLIA ENGINEERING**, in accordance with its proposal dated February 21, 2025, in the amount not to exceed \$38,900.00, and shall not exceed that amount except upon the adoption of a supplemental resolution authorizing additional funding; and

**BE IT FURTHER RESOLVED**, that the Mayor and City Clerk are hereby authorized and directed to execute a contract on behalf of the City of Clifton, and that the original of this resolution and the contract above referred to be placed on file and made available for inspection at the Office of the City Clerk of the City of Clifton; and

**BE IT FURTHER RESOLVED**, that the following short notice be printed once in a legal newspaper of the City of Clifton:

**CITY OF CLIFTON  
NOTICE OF CONTRACT AWARDED**

The City of Clifton has awarded a contract without competitive bidding as a professional service pursuant to *N.J.S.A.* 40:11-5(1)(a). The contract and the resolution authorizing it are available for public inspection in the Office of the City Clerk.

Awarded to: Neglia Engineering, Lyndhurst, NJ  
Services: Construction Management Services  
Project: Morris Canal Drainage Improvements  
Cost: Not to exceed \$38,900.00  
Term: Until completion

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R123-25 Resolution Authorizing the Purchase of Heavy-Duty Truck Repair Parts for the Department of Public Works

**RESOLUTION AUTHORIZING ADVERTISEMENT OF NOTICE OF INTENT FOR  
PROCUREMENT OF FORD OEM AUTOMOTIVE PARTS AND SUPPLIES FOR  
CITY OF CLIFTON VIA SOURCEWELL NATIONAL COOPERATIVE CONTRACT**

**WHEREAS**, the City of Clifton is allowed to participate in inter-local purchasing systems per *N.J.S.A.* 52:34-6.2 (b) P.L. 2011, c.139 which was enacted into law permitting agencies to utilize cooperative purchasing agreements with other states; and

**WHEREAS**, pursuant to resolution R274-18, adopted June 19, 2018, the City of Clifton is a member of Sourcwell, formerly known as National Joint Powers Alliance (NJPA), a national cooperative, in accordance with *N.J.S.A.* 52:34-6.2, and LFN 2012-10; and

**WHEREAS**, the City of Clifton seeks permission to advertise the City's interest in participating with the Sourcwell national cooperative for OEM Automotive Parts and Supplies, which was awarded to Route 23 Automall LLC, 1301 Route 23 Butler NJ 07405; and

**WHEREAS**, information regarding the contract may be found on Sourcwell's website at <https://www.sourcwell-mn.gov/cooperative-purchasing/080124-FMC> ; and

**WHEREAS**, the current contract term for Sourcewell contract #101520-FMC, for Ford Automotive Parts and Supplies which expires on November 14,2028; and

**WHEREAS**, barring comments to the contrary, it is the intent of the City of Clifton to award a contract to Route 23 Automall LLC, 1301 Route 23 Butler NJ 07405, pursuant to the proposal submitted in response to Sourcewell’s Notice to Bidders Titled “Ford Automotive Parts and Supplies#080124-fmc for Ford OEM Automotive Parts and Supplies; and

**NOW, THEREFORE BE IT RESOLVED**, that the City of Clifton authorizes the Purchasing Agent to advertise the Notice of Intent to Award Contract under a National Cooperative Purchasing Agreement with a comment period ending March 17, 2025.

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R124-25 Resolution Authorizing One-Year Extension of Contract for On-Call Sanitary Sewer Repair Services for the Engineering Department - April 1, 2025 - March 31, 2026

**RESOLUTION AUTHORIZING ONE-YEAR EXTENSION OF CONTRACT FOR ON-  
CALL SANITARY SEWER REPAIR SERVICES FOR THE ENGINEERING  
DEPARTMENT APRIL 1,2025 – MARCH 31,2026**

**WHEREAS**, the City of Clifton previously solicited bids for On- Call Sanitary Sewer Repair Services with bids received on February 17, 2022; and

**WHEREAS**, pursuant to Resolution R128-22, adopted on March 15,2022, City of Clifton authorized a Bid Contract award the following contractors:

- **John Garcia Construction** of Clifton as the Primary Contractor,
- **Colonnelli Brothers** of Hackensack as the Secondary Contractor, and
- **Your Way Construction** of Irvington, NJ as the Tertiary Contractor;

**WHEREAS**, the bid specifications of the above award provided the City with an option to extend the contract for two (2) additional one year extension at the same terms and conditions; and,

**WHEREAS**, the City wishes to exercise this option and renew the contract for the final year extension, from **April 1, 2025, to March 31, 2026**, under the same terms and conditions as outlined in the original contract and the bids received on February 17, 2022; and

**WHEREAS**, the City Engineer has stated that all the three vendors has provided services satisfactorily, and has requested that the City Council authorize the final -year (2025) extension, as originally proposed and awarded; and

**WHEREAS**, Amisha J. Jariwala, the appointed Qualified Purchasing Agent, has reviewed and concurs with the City Engineer that such an extension is available and is in the best interest of the City of Clifton; and,

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Municipal Council do hereby approve and authorize the extension of the above contract to Joh Garcia Construction as Primary, Colonelli Brothers as secondary and Your- Way Construction as tertiary from April 1, 2025, through March 31,2026, in accordance with Resolution R128-22 of March 1, 2022.

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R125-25 Resolution Authorizing Permission to Advertise Requests for Proposals Via Competitive Contracting Pursuant to N.J.S.A. 40A:11-4.1 et seq. for Furnishing and Delivery of Electronic and Credit Card Online Payment Services

**RESOLUTION AUTHORIZING PERMISSION TO ADVERTISE  
REQUESTS FOR PROPOSALS VIA COMPETITIVE CONTRACTING  
PURSUANT TO N.J.S.A. 40A:11-4.1 ET SEQ.  
FOR FURNISHING AND DELIVERY OF ELECTRONIC AND CREDIT CARD  
ONLINE PAYMENT SERVICES**

March 4, 2025

**WHEREAS**, the City of Clifton seeks to efficiently manage online payments for various City services, including but not limited to, utility payments, permit fees, parking tickets, and other municipal fees; and

**WHEREAS**, the City requires a vendor capable of providing reliable, secure, and cost-effective electronic and credit card online payment services to facilitate these transactions; and

**WHEREAS**, pursuant to N.J.S.A. 40A:11-4.1 et seq., the City of Clifton is authorized to engage in competitive contracting for services, and this process provides for the evaluation of both price and other factors that are important to the City's needs; and

**WHEREAS**, the City of Clifton wishes to advertise and solicit proposals from qualified vendors for the furnishing and delivery of electronic and credit card online payment services to ensure a seamless and efficient online payment experience for the City's residents and businesses; and

**NOW THEREFORE BE IT RESOLVED** by the Mayor and Municipal Council of the City of Clifton that the Purchasing Agent is authorized to advertise a Notice to Bidders and to receive public bids for the goods and services described therein; and

**BE IT FURTHER RESOLVED** that the Purchasing Agent is hereby authorized to receive and review proposals from qualified vendors for this service, and to recommend the award of the contract to the vendor that provides the most advantageous proposal for the City.

-----

R126-25 Resolution Authorizing Permission to Solicit Proposals via Competitive Contracting for Concession of Vending Machines

**RESOLUTION AUTHORIZING PERMISSION TO SOLICIT PROPOSALS VIA  
COMPETITIVE CONTRACTING FOR CONCESSION OF VENDING MACHINES**

**WHEREAS**, pursuant to the provisions of Local Public Contracts Law Regulations *N.J.A.C.* 5:34-9.4(d) Concessions, the governing body of the contracting unit may commence procurement of a concession,

**WHEREAS**, the City requires vending machines (selling both drinks and snacks) for the convenience of both City employees and the general public; and

**WHEREAS**, said vending machines will benefit the City employees and general public; and

**WHEREAS**, in 2019, the total estimated value of said concession was approximately \$13,000.00 of which, the City earned approximately \$2,882.00 from the net vended sales; and

**WHEREAS**, the Purchasing Agent, desires to solicit proposals via competitive contracting to provide for a term not to exceed five (5) years, as an option, for said concession services; pursuant to N.J.S.A. 40A:11-15 et. seq.; and

**WHEREAS**, the basis of award of the concession is based upon fees paid to the City and other factors as prove most advantageous to the City; and

**WHEREAS**, no costs shall be incurred by the City of Clifton other than those associated with administering the contract are anticipated; and

**WHEREAS**, the contractor will supply, maintain, stock and service all vending machines; and

**NOW THEREFORE BE IT RESOLVED**, by the Mayor and Municipal Council of the City of Clifton that the Purchasing Agent is authorized to solicit proposals in accordance with N.J.S.A. 40A:11-4.1 et seq., Competitive Contracting, for the concession of vending machines.

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R127-25 Resolution Authorizing Permission to Solicit Bids for Shooting Target System Replacement

**RESOLUTION AUTHORIZING PERMISSION TO SOLICIT BIDS  
FOR SHOOTING TARGET SYSTEM REPLACEMENT**

**WHEREAS**, the Clifton Police Department currently utilizes an aging Meggitt/Caswell target system at the Clifton Police Shooting Range, located at 144 Main Ave, Clifton, NJ 07014, which has shown signs of significant wear and functionality concerns; and

**WHEREAS**, the replacement of the current system is necessary to ensure the safety, effectiveness, and operational reliability of the facility; and

**WHEREAS**, the specifications for the new target system have been prepared by the City Engineer, including all necessary components such as tear-down and removal of the old system, installation of a new system with advanced features, calibration, and staff training; and

**WHEREAS**, the scope of work for the project includes the installation of wireless, closed-track target systems with additional features, such as AR 500 protection, camera monitoring, remote control functionality, and customizable programming, among others, as outlined in the project proposal; and

**WHEREAS**, the City Engineer has prepared bid specifications, proposal forms and specifications for Clifton Police Shooting Range in anticipation of the public bidding for same and finds same to be acceptable for public bidding; and

**NOW THEREFORE BE IT RESOLVED** by the Mayor and Municipal Council of the City of Clifton that the Purchasing Agent, is authorized to advertise a Notice to Bidders and to receive public bids for the services described therein; and

**BE IT FURTHER RESOLVED** that the Notice to Bidders shall be published once in a legal newspaper of the City of Clifton no later than the next Municipal Council meeting, in accordance with N.J.S.A. 40A:11-1 *et seq.*

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R128-25 Resolution Rejecting the Competitive Contract for Revaluation of Commercial, Residential and Real Properties within the City of Clifton and Providing Authorization to Advertise for New RFPs via Competitive Contracting Pursuant to N.J.S.A. 40A:11-4.1 *et seq.*

**RESOLUTION REJECTING THE COMPETITIVE CONTRACT FOR  
REVALUATION OF COMMERCIAL, RESIDENTIAL AND REAL PROPERTIES  
WITHIN CITY OF CLIFTON AND PROVIDING AUTHORIZATION TO ADVERTISE  
FOR NEW RFPS VIA COMPETITIVE CONTRACTING PURSUANT TO N.J.S.A.  
40A:11-4.1 ET SEQ.**

**WHEREAS**, with resolution R019-25, adopted January 8, 2025, Council authorized re-advertising RFPS for Revaluation of Commercial, Residential and Real Properties Within City of Clifton; and

**WHEREAS**, the Request for Proposals via Competitive Contracting process were due on February 27, 2025, at 2:00 PM; and

**WHEREAS**, the City did not receive any proposal in response to the advertised RFP by the due date of February 27, 2025; and

**WHEREAS**, the City now seeks to re-advertise for proposals related to the Revaluation of Commercial, Residential, and Real Properties within the City of Clifton; and

**NOW THEREFORE BE IT RESOLVED** by the Mayor and Municipal Council of the City of Clifton that because no proposals were received, Purchasing Agent is authorized to advertise a

March 4, 2025

Notice to Bidders and to receive public proposals for the Revaluation of Commercial, Residential And Real Properties Within City Of Clifton; and

**BE IT FURTHER RESOLVED** that the Notice to Bidders shall be published once in a legal newspaper of the City of Clifton in accordance with N.J.S.A. 40A:11-1 *et seq.*

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R130-25 Resolution Authorizing Award for Construction of Tennis Courts in Dunney Park off the ESCNJ Co-Op Contract Purchasing Program Pursuant to N.J.S.A. 40A:11-1 *et seq.*

**RESOLUTION AUTHORIZING AWARD FOR CONSTRUCTION OF TENNIS  
COURTS IN DUNNEY PARK OFF THE ESCNJ CO-OP CONTRACT PURCHASING  
PROGRAM PURSUANT TO N.J.S.A. 40A:11-1 ET SEQ.**

**WHEREAS**, the City of Clifton Recreation Department has determined the need for the construction of tennis courts at Dunney Park which is available off of Educational Services Commission of New Jersey cooperative (ESCNJ); and,

**WHEREAS**, the City is a member of the Educational Services Commission of New Jersey (ESCNJ), from which the above contract was awarded for a bid term of June 2, 2023, thru to June 01, 2025; and,

**WHEREAS**, FieldTurf USA, Inc, 175 N Industrial Blvd NE, Calhoun, GA 30701 has been awarded ESCNJ Contract # 22/23-47, encompassing the company's equipment price list; and,

**WHEREAS**, ESCNJ Contract # 22/23-47 has been awarded to FieldTurf USA, Inc., for a term of June 2, 2023, through to June 01, 2025; and,

**WHEREAS**, pursuant to said Local Public Contracts Law, N.J.S.A. 40A:11-1 *et seq.*, the Municipal Council wishes to authorize the aforesaid mentioned purchases and delegate the power to make the same to the following named official: Amisha J. Jariwala, Purchasing Agent upon the terms and conditions hereafter stated; and,

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Municipal Council do hereby approve and authorize the aforementioned purchase above from FieldTurf USA, Inc, 175 N Industrial Blvd NE, Calhoun, GA 30701, in an amount not to exceed \$375000.00, off the ESCNJ Contract # 22/23-47, pursuant to the above ESCNJ contract.

-----

R131-25 Resolution Approving Developer Agreement Between the City of Clifton and BMJR Realty, LLC

**RESOLUTION APPROVING DEVELOPER AGREEMENT BETWEEN  
THE CITY OF CLIFTON AND BMJR REALTY LLC**

**BE IT RESOLVED**, that a Developer Agreement between the City of Clifton and BMJR Realty, LLC, the Developer of Block 7.09, Lot 4, 162 Van Riper Avenue, Clifton, New Jersey, is hereby authorized and approved; and

**BE IT FURTHER RESOLVED**, that the Mayor and City Clerk are hereby authorized and directed to execute said Developer Agreement on behalf of the City of Clifton.

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R135-25 Resolution Authorizing Sale of Personal Property Owned by the City of Clifton That is no Longer Needed for Public Use

R136-25 Resolution for Appointment to the Traffic Safety Council

**RESOLUTION FOR APPOINTMENT TO THE  
TRAFFIC SAFETY COUNCIL**

**WHEREAS**, the Mayor and Council of the City of Clifton, County of Passaic, State of New Jersey are in receipt of an application from Honam Ng to become a Member of the Traffic Safety Council;

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Municipal Council of the City of Clifton, County of Passaic, State of New Jersey that Honam Ng is hereby appointed as a Member of the Traffic Safety Council for a three-year term commencing this day through December 31, 2027.

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R137-25 Resolution for Appointment to the Civil Rights Committee

**RESOLUTION FOR APPOINTMENT TO THE  
CIVIL RIGHTS COMMITTEE**

**WHEREAS**, the Mayor and Council of the City of Clifton, County of Passaic, State of New Jersey are in receipt of applications from Rebecca Masini to become a Member of the Civil Rights Committee;

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Municipal Council of the City of Clifton, County of Passaic, State of New Jersey that Rebecca Masini be and is hereby appointed to the Civil Rights Committee commencing this day.

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R138-25 Resolution for Appointment to the Civil Rights Committee

**RESOLUTION FOR APPOINTMENT TO THE  
CIVIL RIGHTS COMMITTEE**

**WHEREAS**, the Mayor and Council of the City of Clifton, County of Passaic, State of New Jersey are in receipt of applications from Carson Consiglio to become a Member of the Civil Rights Committee;

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Municipal Council of the City of Clifton, County of Passaic, State of New Jersey that Carson Consiglio be and is hereby appointed to the Civil Rights Committee commencing this day.

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R139-25 Resolution Authorizing the Cancellation of 50% of the Taxes and 50% Refund of a Portion of the 2024 First Quarter Taxes and 50% Refund of the 2024 Second Quarter Taxes and 50% Refund of the 2024 Third Quarter Taxes and 50% Refund of the 2024 Fourth Quarter Taxes and the 2025 First Quarter Taxes for Block 1.03, Lot 3 - 109 Crooks Avenue, Owned by a Disabled Veteran

**RESOLUTION AUTHORIZING THE CANCELLATION OF 50% OF THE TAXES  
AND REFUND 50 % OF A PORTION OF THE 2024 FIRST QUARTER TAXES AND  
50% REFUND OF THE 2024 SECOND QUARTER TAXES AND 50% REFUND OF  
THE 2024 THIRD QUARTER TAXES AND 50% REFUND OF THE 2024 FOURTH  
QUARTER TAXES AND THE 2025 FIRST QUARTER TAXES FOR BLOCK 1.03 LOT  
3, 109 CROOKS AVE, OWNED BY DISABLED VETERAN**

**WHEREAS**, the Tax assessor has confirmed that Jonathan Ruiz the owner of a two-family residence located at Block 1.03 Lot 3, 109 Crooks Ave has been declared 100% disabled as of January 22, 2024, by the United States Department of Veteran Affairs; and

March 4, 2025

**WHEREAS**, Jonathan Ruiz has made an application to the Tax Assessor of the City of Clifton for a 50% property tax exemption on the subject property in accordance with the law; and

**WHEREAS**, by virtue of his disabled veteran exemption, Jonathan Ruiz is entitled to the cancellation of 50% of the taxes and refund of a portion of the 50% of the 2024 first quarter property taxes, 50% of the 2024 second quarter property taxes, 50% of the 2024 third quarter property taxes, 50% of the 2024 fourth quarter property taxes and 50% of the 2025 first quarter property taxes and on the subject property; and

**WHEREAS**, the Municipal Council, having reviewed the facts and circumstances of the application, grants the application and approves the 50% tax exemption on the subject property as of February 21, 2024 and hereby authorizes the cancellation and refund a portion of the 50% refund of the 2024 first quarter property taxes and the 2024 second quarter property taxes and the 2024 third quarter property taxes and the 2024 fourth quarter property taxes and the 2025 first quarter property taxes for a total refund of \$ 6,022.74 and;

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Municipal Council of the City of Clifton, that for the reasons aforesaid, the Tax Collector and/or City Treasurer are hereby authorized and directed:

1. To cancel 50% and refund a portion of the 50% of the 2024 first quarter tax payments in the amount of \$ 968.87 and refund 50% of the 2024 second quarter tax payments in the amount of \$ 1,263.81 and refund 50% of the 2024 third quarter tax payments in the amount of \$ 1,317.36 and the 2024 fourth quarter tax payments in the amount of \$ 1,209.16 and the 2025 first quarter tax payments in the amount of 1,263.54 for a total refund of \$ 6,022.74.
2. To keep the subject 50% property tax exemption for the totally disabled veteran for so long as he shall qualify for the exemption and for so long as the exemption is authorized by law based upon the facts and circumstances of this matter.

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R140-25 Executive Session

#### **RESOLUTION AUTHORIZING EXECUTIVE SESSION**

**WHEREAS**, the Municipal Council deems it essential in the furtherance of the public interest, to discuss, in closed session, as expressly permitted by N.J.S.A. 10:4-12, the following subject(s), to wit:

CON-1 Selection of City Clerk  
CON-2 Developer Agreement - Meridia Regency on Valley  
CON-3 Developer Agreement - BMJR Realty, LLC - 162 Van Riper Avenue  
CON-4 Workers' Compensation Claim - JK - PD  
CON-5 Update of Liability Claims Filed Against Clifton - Phelan v. City of Clifton, et al  
CON-6 Update of Liability Claims Filed Against Clifton - Coley v. City of Clifton, et al  
CON-7 Update of Liability Claims Filed Against Clifton - Lovato v. City of Clifton, et al  
CON-8 Official Towers - Potential Litigation  
CON-9 Samuel Arnowitz v. City of Clifton, et al Docket No. PAS-L-3491-20  
CON-10 Lakeview Bagels & Deli t/a Lakeview Bagels & Deli – Continued Use License Application  
CON-11 Rice Notice – Chief Financial Officer  
CON-12 Peruvian Parade & Flag Raising

**NOW, THEREFORE, BE IT RESOLVED** that the public shall be excused and excluded from that portion of the Council's meeting to be held on March 4, 2025, at which time, said subject(s) shall be discussed; and

**BE IT FURTHER RESOLVED**, that the discussion held at such closed session can be disclosed to the public on or about the time the matter is concluded.

**LICENSES**

L-1      Hookah Engineer

**RESOLUTION FOR FINAL APPROVAL**

**BE IT RESOLVED**, THAT THE APPLICATION OF  
MOHAMMED ABDELRASOUL & MAHBOB  
MATAN T/A HOOKAH ENGINEER  
for permission to conduct a: GROCERY  
for a period ending January 31, 2026, on the premises known as:  
277 CROOKS AVE CLIFTON, NJ 07011  
be and the same is hereby approved and licenses so issued in the compliance with the approval of  
the Board of Health, Fire Department, Police and Zoning Officer.

L-2      The Olive Bistro

**RESOLUTION FOR PRELIMINARY APPROVAL**

FOR MANSOUR HOSPITALITY LLC  
T/A THE OLIVE BISTRO  
ADDRESS 1116 RTE 46 WEST  
TYPE OF FOOD ESTABLISHMENT INTENDED RESTAURANT-CONTINUED USE  
FORMERLY OR NEW MAPLE VALLEY DINER  
ZONE B-D  
PERMITTED YES  
VARIANCE REQUIRED NO  
FINAL APPROVAL WILL BE ISSUED PENDING APPROVAL OF THIS RESOLUTION.  
FURTHER PROCESSING AND APPROVAL OF VARIOUS CITY DEPARTMENTS.

L-3      Lakeview Bagels & Deli

**RESOLUTION FOR FINAL APPROVAL**

**BE IT RESOLVED**, THAT THE APPLICATION OF LAKEVIEW BAGEL & DELI LLC  
T/A LAKEVIEW BAGELS & DELI for permission to conduct a:  
CATERER/BAKERY/MILK-CONTINUED USE  
for a period ending January 31, 2025, on the premises known as:  
78 LAKEVIEW AVE CLIFTON, NJ 07011  
be and the same is hereby approved and licenses so issued in the compliance with the approval of  
the Board of Health, Fire Department, Police and Zoning Officer.

L-4      Golden Palace Chinese Restaurant

**RESOLUTION FOR PRELIMINARY APPROVAL**

FOR GOLDEN PALACE CHEN LLC  
T/A GOLDEN PALACE CHINESE RESTAURANT  
ADDRESS 403 PIAGET AVE CLIFTON, NJ 07011  
TYPE OF FOOD ESTABLISHMENT INTENDED CATERER-CONTINUED USE  
FORMERLY OR NEW LIN'S GOLDEN PALACE  
ZONE B-D  
PERMITTED YES  
VARIANCE REQUIRED NO  
FINAL APPROVAL WILL BE ISSUED PENDING APPROVAL OF THIS RESOLUTION.  
FURTHER PROCESSING AND APPROVAL OF VARIOUS CITY DEPARTMENTS.

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L-5 Ayida Let's Eat

**RESOLUTION FOR FINAL APPROVAL**

**BE IT RESOLVED**, THAT THE APPLICATION OF AYIDA LET'S EAT LLC  
T/A AYIDA LET'S EAT

for permission to conduct a: CATERER-CONTINUED USE  
for a period ending January 31, 2026, on the premises known as:  
752 CLIFTON AVE CLIFTON, NJ 07013

be and the same is hereby approved and licenses so issued in the compliance with the approval of  
the Board of Health, Fire Department, Police and Zoning Officer.

L-6 The Break Room Smoke Shop LLC

**RESOLUTION FOR PRELIMINARY APPROVAL**

FOR The Break Room Smoke Shop LLC  
T/A The Break Room Smoke Shop LLC  
ADDRESS 1156 B Main Ave., Clifton, NJ 07011  
TYPE OF FOOD ESTABLISHMENT INTENDED Grocery  
FORMERLY OR NEW New  
ZONE

PERMITTED YES

VARIANCE REQUIRED NO

FINAL APPROVAL WILL BE ISSUED PENDING APPROVAL OF THIS RESOLUTION.  
FURTHER PROCESSING AND APPROVAL OF VARIOUS CITY DEPARTMENTS.

L-7 Six 10 Convenience Store

**RESOLUTION FOR PRELIMINARY APPROVAL**

FOR SIX 10 CLIFTON LLC T/A SIX 10 CONVENIENCE STORE  
ADDRESS 781 VAN HOUTEN AVE CLIFTON, NJ 07013  
TYPE OF FOOD ESTABLISHMENT INTENDED GROCERY/MILK-CONTINUED USE  
FORMERLY OR NEW DAISY MINI MART  
ZONE B-C

PERMITTED YES

VARIANCE REQUIRED NO

FINAL APPROVAL WILL BE ISSUED PENDING APPROVAL OF THIS RESOLUTION.  
FURTHER PROCESSING AND APPROVAL OF VARIOUS CITY DEPARTMENTS.

L-8 Mi Barrunto NJ Peruvian Antojitos

**RESOLUTION FOR PRELIMINARY APPROVAL**

FOR MI BARRUNTO NJ PERUVIAN ANTOJITOS LLC  
T/A MI BARRUNTO NJ PERUVIAN ANTOJITOS  
ADDRESS 290 LAKEVIEW AVE CLIFTON, NJ 07011  
TYPE OF FOOD ESTABLISHMENT INTENDED RESTAURANT/MILK- CONTINUED USE  
FORMERLY OR NEW GIGI'S SWEETS  
ZONE B-C

PERMITTED YES

VARIANCE REQUIRED NO

FINAL APPROVAL WILL BE ISSUED PENDING APPROVAL OF THIS RESOLUTION.  
FURTHER PROCESSING AND APPROVAL OF VARIOUS CITY DEPARTMENTS.

**ADJOURNMENT**

Upon a Motion made by Councilwoman Pino, seconded by Councilman D'Amato, the  
meeting was adjourned at 11:20 p.m.

March 4, 2025

(7-0-0-0) Councilman Gibson, Councilman Kolodziej, Councilman Latona, Councilman D'Amato, Councilwoman Pino, Councilwoman Sadrakula and Mayor Grabowski voted aye.

Respectfully Submitted,

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Nancy Ferrigno, City Clerk

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Raymond Grabowski, Mayor