City of Clifton
City Council
Regular Meeting Agenda
June 17, 2025
6:30 PM

WORK SESSION

I. PRESENTATION / HEARING / CONFERENCE APPEARANCE(S)

II. ACTION ITEMS

A-	1	The Tax Collector and the Chief Financial Officer Recommend the Adoption of the Resolution for a Third Quarter 2025 Estimated Tax Bill (R295-25)
A-	2	Authorization to Approve the Award of the Contract to Model 1 Commercial Vehicles Under HGAC National Cooperative for One (1) New 2026 Ford 550 Passenger Bus for the Clifton Health Department Outreach Program (R298-25)
A-	3	Authorization to Approve Award of Contract to Route 23 Automall via Sourcewell National Cooperative Contract for Ford Automotive Parts and Supplies (R299-25)
A-	4	Authorization to Approve the Award of the Contract for Marketing of Recyclables to Atlantic Coast Fibers for the City of Clifton (R301-25)
A-	5	Authorization to Approve Award of Contract to Fire & Safety Services off of Sourcewell National Cooperative for Parts and Supplies for Pierce Fire Apparatus for Fire Department of the City of Clifton
A-	6	Authorization to Approve Professional Service Contract to Triad Advisory Services Inc (Triad Associates) as City's Administrative Agent in Connection with Affordable Housing Plan for term of One Year (R302-25)
A-	7	Authorization to Approve the Increase in Maximum Amount of Clifton Home Improvement Program (CHIP) Loans (R303-25)
A-	8	Authorization to Approve Supplemental Funds for Professional Services to Adams, Lattiboudere, Croot & Herman for Prosecution of Disciplinary Matters Against Employees of the City of Clifton (R329-25)
A-	9	Authorization to Approve Redevelopment Counsel Request for Increase Authorization (R305-25)
A-	10	Authorization to Approve Phase IV of the Hoffman LaRoche Redevelopment Plan
A-	11	Authorization to Approve Appointing Special Counsel to Represent the City of Clifton - Dominick Villano v. City of Clifton, et al. (R328-25)
A-	12	Authorization to Approve RFPs for Outside Counsel (R307-25, 308-25, 309-25, 310-25, 311-25, 312-25)

A-	13	Authorization to Approve "Peruvian Parade, Inc." to Join the "NJ Peruvians, Inc." as one Combined Parade on July 27, 2025
A-	14	Authorization to Approve Peruvian Parade, Inc. to hold a Festival at Main Memorial Park on July 27, 2025
A-	15	Authorization to Approve Request by Power of One for Family Fun Day Event at Randolph Park on August 24, 2025
A-	16	Authorization to Approve Request by Turkish American Day Festival at Clifton Memorial Park to Postponed Date of September 6, 2025
A-	17	Authorization to Approve Entertainment License Renewal Applications R314 - R322)
A-	18	Authorization to Approve Request by Universal Peace Federation to Use City Hall for "National Parents' Day Celebration" on July 26, 2025
A-	19	Authorization to Approve Tax Exempt Veteran - 56 Van Riper Avenue (R323-25)
A-	20	Authorization to Approve the City of Clifton to Accept Green Acres Grants to Fund the Nash Park Improvements from the State of NJ Department of Environmental Protection
A-	21	Authorization to Approve the City of Clifton to Accept Green Acres Grants to Fund the Main Memorial Park Improvements from the State of NJ Department of Environmental Protection
A-	22	Authorization Appointing Acting City Manager (R326-25)

III. DISCUSSION ITEMS/NEW BUSINESS

D-	1	Notice of Late Introduction of Municipal Budget -Order to Introduce
D-	2	Elimination of the Council's Donation Process
D-	3	Public Notice of Special Meeting Relating to the Allwood Road Safety Project on June 24, 2025 at 7:00pm
D-	4	Appointment of Thomas Egan as Municipal Attorney
D-	5	Power of One - Request to Use a Barn on City Property
D-	6	Agreement Between the Clifton Board of Education and the City of Clifton
D-	7	Unauthorized Festival at Mosque on June 6, 2025
D-	8	Proposed Amazon Warehouse Building (275 Kingsland Street, Nutley, NJ)
D-	9	Clifton Homeowner Rehab Program Strategy Using HOME and Affordable Housing Trust Funding
D-	10	Fee Estimate for General Professional Engineering Services, City of Clifton, Passaic County, NJ - Our Proposal No. 2025-087
D-	11	Clifton City Hall Fueling Station Improvements Bid Results for Discussion
D-	12	Landscape Permits/Dumping Fees
D-	13	2025 Housing Element & Fair Share Plan

IV. COUNCIL MAIL

CM-	1	Chief Financial Officer Answers City Council's Question Regarding Two Trust Fund Balances
CM-	2	Chief Financial Officer Will Be Out Of Town

CM- 3	Letter of Resignation from the Civil Rights Advisory Committee
CM- 4	Invitation to the Hackensack Meridian Health & Wellness Center Grand Opening at 1 Metro Blvd.on June 26, 2025
CM- 5	Recreation Department Family Campout on August 15-16, 2025 at Albion Park
CM- 6	Recreation Department in Conjunction with CASA Presents Drive-in Movie Night on 8/5/25 at Main Memorial Park
CM- 7	PILOT Agreements
CM- 8	City of Clifton Affordable Housing Trust Fund Reports
CM- 9	FMBA Negotiations Update
CM- 10	Thank you from Lombardo Family

V. CONFIDENTIAL ITEMS / CLOSED SESSION

CON-1	Civil Service Title Appointments
CON-2	Contract Negotiations - Police Chief
CON-3	Employment Background Check - City Manager
CON-4	Developer Agreement 1607-1617 Main Ave., LLC Block 9.09, Lots 9 & 11
CON-5	Complaint of Violation of the City's Harassment Policy (R330-25)
CON-6	NH- Police Officer - Workers' Compensation Claim, Date of Loss: 02/24/14
CON-7	SS - Police Officer Workers' Compensation Claim - Date of Loss: 06/24/2021
CON-8	JD - DPW Workers' Compensation Claim Date of Loss: 07/18/2015
CON-9	RS - DPW Workers' Compensation Claim Date of Loss: 08/18/2022
CON-10	SA v. City of Clifton, et al. Docket No. PAS-L-3491-20
CON-11	SOA Contract Negotiations
CON-12	Municipal Housing Liaison & Community Affairs Director
CON-13	DV v. City of Clifton, et al. Docket No. PAS-L-1827-25

REGULAR MEETING

I. CALL TO ORDER / ROLL CALL / INVOCATION / PLEDGE TO THE FLAG

Fr. Monteleone - St. Philip's Church

II. PUBLIC HEARING

III. PRESENTATION

IV. APPROVAL OF MINUTES

Approval of Workshop Meeting Minutes of June 3, 2025

Approval of Executive Meeting Minutes of June 3, 2025

Approval of Regular Meeting Minutes of June 3, 2025

V. COMMUNICATIONS FROM THE CITY MANAGER

C- 1	Victoria Petriella, Public Safety, resigned from position of Police Officer, effective May 29, 2025.

C- 2 Elijah Grullon, Public Safety, resigned from his position of Police Officer, effective May 29, 2025.

C- 3 Antonino Intili Jr, Human Services, resigned from his position of Senior Registered Environmental Health Specialist Public Health, effective June 1, 2025.

C- 4 Manuel Ramirez, Public Safety, resigned from his position of Police Officer, effective June 2, 2025.

VI. COMMUNICATIONS - MEETING MINUTES

C- 5 Meeting Minutes of Clifton Cable Advisory Committee on April 23, 2025

C- 6 Meeting Minutes of Clifton Advisory Committee for Individuals with Disabilities of May 19, 2025

C- 7 Meeting Minutes of Passaic Valley Water Commission of May 21, 2025

C- 8 Meeting Minutes of Clifton Historical Advisory Commission of June 5, 2025

C- 9 Meeting Minutes of Clifton Planning Board of May 22, 2025

C- 10 Meeting Minutes of Advisory Beautification Committee of June 2, 2025

VII. ORDINANCE - SECOND READING

O- 7997-25 An Ordinance to Amend, Revise and Supplement Chapter 439 of the Code of the City of Clifton, Entitled "Traffic and Vehicles," more Particularly Section 439-13 Thereof, Entitled "Parking Prohibited at all Times on Certain Streets" (Prohibits Parking on Both Sides of Urma Avenue at Between Springdale Avenue and Landis Place)

O- 7998-25 An Ordinance to Amend, Revise and Suuplement Chapter 439 of the Code of the City of Clifton, Entitled "Traffic and Vehicles," More Particularly Section 439-13 Thereof, Entitled "Parking Prohibited at all Time on Certain Streets" (Prohibits Parking on the North Side of Bridewell Place Starting 560 Feet East of Main Avenue Extending 93 Feet East Thereof)

O- 7999-25 Amending Bond Ordinance #7471-18 of the City of Clifton, in the County of Passaic, New Jersey, Finally Adopted September 4, 2018

O- 8000-25 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 8 Restricted Handicapped Spaces)

O- 8001-25 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)

O- 8002-25 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 1 Handicapped Space)

O- 8003-25 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 Street," More Particularly Section 349-2 Thereof, Entitled "Restricted Streets (Viola Avenue)

VIII. ORDINANCE - FIRST READING

O- 8004-25 An Ordinance Adopting the Clifton HLR Redevelopment Plan - Phase IV, Pursuant to the Local Redevelopment and Housing Plan

IX. FLOOR TO MEMBERS OF THE PUBLIC

X. CITY MANAGER PRIVILEGE/Respond to Public Questions

XI. COMMITTEE REPORTS

XII. COUNCIL PRIVILEGE

XIII. RESOLUTIONS

R 294-25 Resolution: Approve Claims List Resolution for the June 17, 2025, City Council Meeting

R 295-25 Resolution - Third Quarter 2025 Estimated Tax Bill

R 296-25 Resolution for Reclassification of Payments

R 297-25 Resolution Authorizing the Submittal of a Grant Application and Execution of a Grant Agreement with the New Jersey Department of Transportation for 2026 NJDOT Municipal Aid Grant Program for the Third Street Pedestrian Safety Improvements Phase III Project

R 298-25 Resolution to Award Contract to Model 1 Commercial Vehicles, Inc. Under HGAC National Cooperative for One (1) New 2026 Ford 550 Passenger Bus for the Clifton Health Department Outreach Program

R 299-25 Resolution Authorizing Award of Contract to Route 23 Automall off of a Sourcewell National Cooperative Contract for Ford Automotive Parts and Supplies

R 300-25 Resolution to Award Contract to Fire & Safety Services, off of a Sourcewell National Cooperative Contract for Factory Motor OEM Parts for Firefighting Apparatus

R 301-25 Resolution to Award Contract for the Marketing of Recyclables to Atlantic Coast Fibers

R 302-25 Resolution Authorizing the Award of a Non-Fair and Open Professional Services Contract to Triad Advisory Services, Inc. (Triad Associates) to Serve as the City's Administrative Agent in Connection with its Affordable House Plan for the Period of July 1, 2025 Through June 30, 2026

R 303-25 Resolution Approving Increase in Maximum Amount of Clifton Home Improvement Program (CHIP) Loans

R 304-25 Resolution Approving Developer Agreement Between the City of Clifton and 1607-1617 Main Ave., LLC

R 305-25 Resolution Authorizing Supplemental Funds for Professional Services to McManimon, Scotland & Baumann, LLC in Connection with Redevelopment Counsel Services

R 306-25 Resolution Appointing Legal Counsel to Handle Independent Investigation Services in Connection with Complaints Brought Under the City's Policy Prohibiting Sexual Harassment and Discrimination Involving Employees of the

City of Clifton

R	307-25	Resolution Awarding Contract to DiFrancesco, Bateman, Coley, Yospin, Kunzman, Davis, Lehrer & Flaum, P.C. for Prosecution of Disciplinary Matters Against Employees of the City of Clifton
R	308-25	Resolution Awarding Contract to DiFrancesco, Bateman, Coley, Yospin, Kunzman, Davis, Lehrer & Flaum, P.C. for Employment Litigation Claims
R	309-25	Resolution Awarding Contract to Eric M. Bernstein & Associates, LLC for Special Counsel Services in Connection with Affordable Housing Litigation
R	310-25	Resolution Awarding Contract to McManimon, Scotland & Baumann, LLC for Legal Services in Connection with Redevelopment Properties
R	311-25	Resolution Awarding Contract to Decotiis, Fitzpatrick, Cole & Giblin, LLP for General Environmental Counsel Services
R	312-25	Resolution Authorizing Contract to the Law Office of Douglas M. Standriff and Boggia, Boggia & Betesh for Special Tax Appeal Counsel Services
R	313-25	Resolution of Thanks and Appreciation to Joseph Labriola for his Years of Service on the Clifton Environmental Commission
R	314-25	Resolution Authorizing Entertainment License for Spuntino of Clifton LLC
R	315-25	Resolution Authorizing Entertainment License for Octavio Perez
R	316-25	Resolution Authorizing Entertainment License for Noches De Colombia
R	317-25	Resolution Authorizing Entertainment License for La Fortaleza
R	318-25	Resolution Authorizing Entertainment License for Ghost Hawk
R	319-25	Resolution Authorizing Entertainment License for Shannon Rose
R	320-25	Resolution Authorizing Entertainment License for El Dorado
R	321-25	Resolution Authorizing Entertainment License for Beirut Lebanese Cuisine
R	322-25	Resolution Authorizing Entertainment License for Dingos Den
R	323-25	Resolution Authorizing the Cancellation and Refund of a Portion of the 2025 1st Quarter Taxes and the 2025 2nd Quarter Taxes on Property Known as Block 3.03, Lot 28, 56 Van Riper Ave., Owned by a Disabled Veteran
R	324-25	Resolution Enabling the City of Clifton to Accept Green Acres Grants to Fund the Nash Park Improvements from the State of NJ Department of Environmental Protection
R	325-25	Resolution Enabling the City of Clifton to Accept Green Acres Grants to Fund the Main Memorial Park Improvements from the State of NJ Department of Environmental Protection
R	326-25	Resolution Appointing Acting City Manager
R	327-25	Resolution Authorizing Executive Session
R	328-25	Resolution Appointing Special Counsel to Represent the City of Clifton - Dominick Villano v. City of Clifton, et al.
R	329-25	Resolution Authorizing Supplemental Funds for Professional Services to Adams, Lattiboudere, Croot & Herman for Prosecution of Disciplinary Matters Against Employees of the City of Clifton
R	330-25	Resolution Appointing Legal Counsel to Handle Independent Investigation Services in Connection with Workplace Harassment Claim

XIV. LICENSES

L- 1 Henry's Liquors

ITEM NUMBER: A- 1

ITEM NAME: The Tax Collector and the Chief Financial Officer Recommend the Adoption of the Resolution for a Third Quarter 2025 Estimated Tax Bill (R295-25)

RECOMMENDATION: Approve

SUMMARY:

To: Gary DeMarzo, City Manager
CC: Mayor and City Council
On the City Council Agenda this evening is a Resolution to approve a Third Quarter 2025 Estimated Tax Bill by the Mayor and City Council.
This Resolution is required to keep positive cash flow for the City of Clifton to meet our financial obligations, and tax levy payments to other governmental agencies that are all due in August.
The final tax bill, for the fourth and final quarter of 2025, will be mailed to our taxpayers once the tax rate is struck by the County of Passaic Tax Board. This final tax bill will also include the 1st and 2nd quarterly payments for 2026, as is customary.
The final tax rate for 2024 was $5.936 per $100 of assessed valuation. Broken out:

1. County Tax Rate - $1.300 - (21.90%)
2. County Open Space Tax Rate - $0.026 - (0.44%)
3. School Board Tax Rate - $2.845 - (47.93%)
4. Municipal Tax Rate - $1.669 - (28.12%)
5. Municipal Open Space - $0.010 - (0.17%)
6. Public Library Tax Rate - $0.086 - (1.45%)

The total tax levy for 2024 was $319,279,562.09.
The estimated total tax levy for 2025 has been increased 3.77% to $331,316,665.00. This figure is based on the tax levy increases already approved from Passaic County, Clifton Board of Education, and the Clifton Public Library.
Respectfully submitted,
Joseph D. Kunz, Chief Financial Officer

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Back Up	6/9/2025	Cover Memo

Passaic County Board of Taxation
Certification of Clifton City Tax Rate, 2024 Tax Rate

The Passaic County Board of Taxation hereby certifies that the foregoing Tax List is a true and complete record of the taxes assessed for the year 2024 in the Taxing District of Clifton City, Passaic County, New Jersey, and that the Net Valuation Taxable and the Net Valuation on which County Taxes And Regional School Taxes are apportioned are as follows:

Net Valuation Taxable:	$	5,378,975,380
Net Valuation for County Tax Apportionment:	$	14,041,601,947
County Apportionment Rate:	$	0.49928557

Apportionment of Taxes for the year 2024 Clifton City, Passaic County

	Tax Levy	BPP Adjustment	Adjusted Tax Levy	General Tax Rate
County Taxes			69,932,045.25	
Less State Aid:			0.00	
Net County Taxes:			69,932,045.25	1.300
County Library:			0.00	0.000
County Health:			0.00	0.000
County Open Space:			1,407,933.84	0.026
School Taxes				
District School:			152,998,755.00	2.845
Regional School:			0.00	0.000
Local School:			0.00	0.000
Municipal Taxes				
Local Municipal Purpose:			89,766,530.00	1.669
Municipal Open Space:			537,898.00	0.010
Municipal Library:			4,636,400.00	0.086
Total Levy on which Tax Rate Is Computed:			319,279,562.09	5.936
GENERAL TAX RATE TO APPLY PER $100 VALUATION:				5.936

Certified this 24th Day of July 2024

COMMISSIONERS

Louis Batelli, President

Ernest Geheidemann, Commissioner

Mary Ann Sgobba, Commissioner

Raymond J. Damiano, Commissioner

Attest: Jay R. Schwartz

Jay R. Schwartz, Tax Administrator

PASSAIC COUNTY, N.J. BOARD OF TAXATION

Special District Tax Rates as certified by the Municipal Assessor And reported to the County Tax Administrator:

Estimated Surplus: 16,416.47

Percent of Levy		2024 Tax Levy	Tax Rate	2025 Estimated Levy	Estimated Rate	Levy Increase		Percent of Levy
21.90%	County Levy	69,932,045.25	1.300	70,500,000.00	1.306	567,954.75	0.81%	21.28%
0.44%	Open Space	1,407,933.84	0.026	1,510,000.00	0.028	102,066.16	7.25%	0.46%
47.93%	School Levy	152,998,755.00	2.845	158,802,220.00	2.943	5,803,465.00	3.79%	47.93%
1.45%	Library Levy	4,636,400.00	0.086	4,964,828.00	0.092	328,428.00	7.08%	1.50%
28.12%	Local Levy	89,766,530.00	1.669	95,000,000.00	1.761	5,233,470.00	5.83%	28.67%
0.17%	Open Space	537,898.00	0.010	539,617.00	0.010	1,719.00	0.32%	0.16%
		319,279,562.09	5.936	331,316,665.00	6.140	12,037,102.91	3.77%	

Know Levy
County Estimate

ITEM NUMBER: A- 2

ITEM NAME: Authorization to Approve the Award of the Contract to Model 1 Commercial Vehicles Under HGAC National Cooperative for One (1) New 2026 Ford 550 Passenger Bus for the Clifton Health Department Outreach Program (R298-25)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Compliance Memo	6/6/2025	Cover Memo
🗋	Cost Saving Memo	6/10/2025	Cover Memo
🗋	Model 1 Proposal	6/6/2025	Cover Memo

To: Gary DeMarzo, City Manager

From: Amisha J. Jariwala, Purchasing Agent

Re: Houston Galveston Area Council National Cooperative Award

Date: June 06, 2025

1. I have reviewed the proposed purchase from the Houston Galveston Area Council National Cooperative in conjunction with Local Finance Notice 2012-10 and find that the proposed purchase complies with the requirements of said Local Finance Notice in all respects. Specifically, I have reviewed Health Officer's memorandum attached and am satisfied that the proposed contract will result in cost savings as set forth in Appendix B, Purchasing Agent's Guide to Using National Cooperative Contracts No. 1.

2. I further certify that the proposed contract meets New Jersey standards of the Appendix B, Purchasing Agent's Guide to Using National Cooperative Contracts No. 2, and that the proposed purchase will comply in all other respects with Local Finance Notice 2012-10 including, but not limited to, membership requirements, payment requirements, duration of vendor's award and duration of City's membership.

3. Should the governing body wish to proceed with the proposed purchase, a Resolution Authorizing the Publishing of a Notice of Intent to Award Contract Under a National Cooperative Purchasing Agreement has been prepared and was advertised.

4. Should the award ultimately be made, I will comply with the additional requirements set forth in Appendix B, Purchasing Agent's Guide to Using National Cooperative Contracts and otherwise, ensure compliance with Local Finance Notice 2012-10.

Thank you for your consideration in this matter.

Finance Department

Inter-office Memorandum

TO: **Joseph Kunz, Chief Financial Officer**

FROM: **Amisha Jariwala, Purchasing Agent**
John Beigel, Health Office

DATE: **May 25,2025**

RE: **Award of contract to Model 1 Commercial Vehicles Inc., through Houston Galveston National Co-operative Agreement BT01-21 1effective till December 31, 2025**

The Health Officer and I have considered the guidance and criteria set forth in Local Finance Notice 2012-10 regarding National Cooperative Contracts as outlined below.

i. *Comparing current State contract pricing, available to other government entities, to that of the proposed National Cooperative.*

This customized F550 Allstar Passenger Bus for the Clifton Outreach is unavailable on any New Jersey State Contract.

ii. *Comparing pricing for comparable goods or services under the contract unit's current contracts or contract's available (i.e. New Jersey based cooperative purchasing programs) to that of the proposed National Cooperative.*

As part of our due diligence, we also obtained a customized proposal from **H.A. DeHart & Son Inc.**, a vendor under the local cooperative **Hunterdon County Educational Services Commission (HCESC)**. Their proposal totals **$182,084.83**, which is **$8,676.83 more** than the quote received from **Model 1 Commercial Vehicles Inc ($173,408.00).**

iii. *Comparing recently procured comparable contracts entered by other public entities to that of the proposed National Cooperative.*

Hunterdon County Educational Services Commission.

iv. *The ability to avoid the cost and time of a separate procurement.*

The lead time to obtain this bus will be four to five months after the procurement is approved and the Purchase Order is sent to the vendor. By using this cooperative ,the city will save time as the City will use Grant Funding (Account #15-286-56-014-000-**Outreach (Sr. Citizens)**) .

v. *Additional costs which have been factored in before contact award, such as:*
   a. Administrative cost factors required to participate in the cooperative agreement.

There is no membership fee to join the **Houston Galveston National Co-operative Agreement** and there is no requirement to purchase.

b. Shipping costs, if any.- Shipping costs are not a consideration of this contract.

c. Vendor rebates.- There are no vendor rebates available.

d. Other cost factors.

After thorough research and consideration, the Health Officer and I recommend the utilization of the **Houston Galveston National Cooperative** Contract for the above reasons. The purchase of this passenger bus from Model 1 Commercial Vehicles Inc. off of the Houston Galveston National Cooperative Program (Contract BT01-21) will result in a preventative measure of cost savings to the City.

Model 1 Commercial Vehicles, Inc.
2 Gowin St
Sayreville, NJ 08872

Phone: (201) 507-8500
Fax: (909) 465-5529
model1.com

BUYER'S ORDER CONTRACT

Date:	May 27, 2025	**Unit #(s):**	TBD
Buyer Name:	City of Clifton		
Contact:	Amisha Jariwala	**Phone:**	(973)-470-5288
Address:	900 Clifton Ave	**Fax:**	
City, State, Zip:	Clifton, NJ 07014	**E-Mail:**	ajariwala@cliftonnj.org
Buyer ID:		**Salesperson:**	Joseph Boyko
Ship To Address:	Attn: Deidre Hughes - Clifton Outreach - 900 Clifton Ave Barn C-5		
Ship To Address Cont'd:	Clifton, NJ 07013		
Ship To Phone:	973-470-2235	**Ship To Email:**	outreach@cliftonnj.org
Finance Source:		**Contact:**	
Address:		**Phone:**	
City, State, Zip:		**County:**	
Description of Vehicle:	2026 Ford F550 Allstar XL 30 7.3L Prem Gas Engine- HGAC Bid # ZGA Allstar XL 20+2 F550		
VIN #:	TBD		
Engine Type:	Gas	**Shipping Terms:**	CPT Shipping
Number of Passengers:	20	**Wheelchair Positions:**	2
Estimated Delivery Date:	October 1, 2025	**Payment Terms:**	Net 30 Upon Accept

		Unit Price	$ 175,448.00
		Delivery	$ -
Possession State:	**NJ**	Incentive (Non-Taxable)	$ (1,500.00)
		Rebates (Taxable)	$ (1,000.00)
		Doc Prep Fee (Taxable)	$ 150.00
		Base Selling Price	**$ 173,098.00**
			$ -
		Total Taxable Amount	$ 174,098.00
		Sales Tax* (Estimated)	**$ -**
0.000%	**NJ - _Exempt-Customer Exemption**		$ -
			$ -
			$ -
		DMV Fees* (Estimated)	$ 300.00
		DMV Electronic Filing Fee	$ -
		Tire Fee	$ 10.00
		Fees Sub-Total	**$ 310.00**
		Total Price Per Unit	**$ 173,408.00**
		Quantity	1
		Contract Total	**$ 173,408.00**
		0.00	
		Customer Net Trade	$ -
		Customer Deposit	$ -
			$ -
		Balance Due	**$ 173,408.00**

Notes:
*** The tax and fees reflected on this agreement are based on the regulations applicable at the time of drafting this contract. The actual amounts due will be based on the regulations applicable at the time title for each vehicle transfer.**

All rebates and incentives will be signed over to Dealer.

Remit To: PO Box 713176, Chicago, IL 60677-0376

General Terms and Conditions of Dealer Vehicle Sale

1. Applicability. These General Terms and Conditions of Dealer Vehicle Sale (these "**Terms**") are the only terms that govern the sale of all vehicles and any services thereto ("**Vehicle**") by Model 1 Commercial Vehicles, Inc. ("**Dealer**") to the buyer named on the Buyer's Order Contract (as defined below) to which these Terms are attached ("**Buyer**" or "**You**"). Collectively Buyer and Dealer are referred to as the "**Parties**" and individually as "**Party**." The accompanying Buyer's Order Contract setting forth the Vehicle to be purchased (the "BOC") and these Terms (collectively, this "**Agreement**") comprise the entire agreement between the parties, and supersede all prior or contemporaneous understandings, agreements, negotiations, representations and warranties, and communications, both written and oral. This Agreement supersedes any of Buyer's general terms and conditions of purchase regardless of whether or when Buyer has submitted a purchase order or such terms. Dealer expressly rejects Buyer's general terms and conditions of purchase, and fulfillment of Buyer's order does not constitute acceptance of any of Buyer's terms and conditions or serve to modify or amend these Terms. Acceptance of this Agreement by Buyer shall be deemed as the earlier of (i) Buyer's signature to the BOC and (ii) Buyer's acceptance of the Vehicle. Notwithstanding anything herein to the contrary, if a written contract signed by both Parties is in existence covering the sale of the Vehicle ("**Master Agreement**"), then the Master Agreement shall prevail to the extent of any inconsistency with these Terms.

2. DEALER MAKES NO GUARANTEE OR WARRANTY, EXPRESS OR IMPLIED. This Vehicle is sold by Dealer "AS-IS" with no Dealer guarantee or warranty, implied or express, except as noted in Section 3. All warranties on this Vehicle are made by the manufacturer, and not the Dealer. DEALER HEREBY DISCLAIMS AND EXCLUDES FROM THIS SALE ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTY OF MERCHANTABILITY AND THE IMPLIED WARRANTY OF FITNESS FOR A PURPOSE; OR WARRANTY AGAINST INFRINGEMENT OF INTELLECTUAL PROPERTY RIGHTS OF A THIRD PARTY; WHETHER EXPRESS OR IMPLIED BY LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OF TRADE, OR OTHERWISE. Buyer understands Dealer does not warrant the year of this Vehicle, the year of the chassis, or the year of any of its component parts, and that the manufacturer(s) of the Vehicle chassis or component is solely responsible for the year assigned to this Vehicle to the extent its year is referenced in the Agreement. If Buyer is purchasing a "new" Vehicle as indicated above, Buyer acknowledges that "new" means that the Vehicle has not been previously titled to an end user although the Vehicle may have been used in a demo or a show. Buyer understands and agrees that manufacturer(s)' written warranties, if any are applicable to this Vehicle, will be provided by Dealer at the time of Vehicle delivery, or made available earlier upon Buyer's request. Buyer acknowledges that Dealer is not an agent of the manufacturer and that Dealer has not represented or misrepresented the terms of any applicable manufacturer(s)' written warranties. Buyer understands and agrees that if either of Buyer or Dealer should breach this Agreement or if Buyer institutes any claim arising out of the purchase of the Vehicle, the statute of limitations for any such claim is limited to one (1) year from the date of sale

3. LIMITED SERVICE WARRANTY. Dealer represents and warrants to Buyer that it shall perform any services performed to the Vehicle using personnel of required skill, experience, and qualifications and in a professional and workmanlike manner in accordance with generally recognized industry standards for similar services and shall devote adequate resources to meet its obligations under this Agreement. Dealer shall not be liable for a breach of this Section 3 unless Buyer gives written notice of the defective services, reasonably described, to Dealer within seven (7) days of the time when Buyer discovers or ought to have discovered that the services were defective, and in no event shall Dealer be responsible for any defective services later than sixty (60) days following Notification (as set forth in Section 8). Dealer shall, in its sole discretion, either (a) repair or re-perform such services; or (b) credit or refund the price of such services at the pro rata contract rate. THE REMEDIES SET FORTH IN THIS SECTION 3 SHALL BE THE CUSTOMER'S SOLE AND EXCLUSIVE REMEDY AND DEALER'S ENTIRE LIABILITY FOR ANY BREACH OF THE LIMITED SERVICE WARRANTY SET FORTH IN THIS SECTION 3. If the services include the installation of accessories, parts or components manufactured by third parties, Dealer makes no warranty whatsoever regarding such third-party accessories, parts and components. Dealer will pass through any third-party warranties on such accessories, parts and components.

4. DEALER NOT AGENT OF MANUFACTURER. Dealer is not the agent of the manufacturer. Dealer is not responsible for changes by the manufacturer in the price, available rebate, design or accessories of specially ordered vehicles. If Dealer's price increases on a Vehicle, or if a rebate to be received by Dealer is reduced or eliminated, or the Vehicle becomes subject to a tariff, the Buyer's price will be increased by a like amount. If the Vehicle price increases by more than 10% (excluding price increases due to tariffs) and Buyer is dissatisfied with the increase, Buyer may cancel this order and Buyer's deposit and trade-in or the actual cash value of the trade-in, if sold, minus any loan, will be refunded. Buyer understands that manufacturer may, from time to time, change the model, design, or other elements, including the parts and accessories, in the Vehicle and at any time a manufacturer makes such changes, neither Dealer nor manufacturer are obligated to make the same changes to Buyer's Vehicle, even if such changes are made prior to delivery of the Vehicle.

5. DEPOSIT; PAYMENT. Unless otherwise other payment terms are indicated on the BOC, (i) a deposit is due at the time of signing this Agreement and before the Vehicle will be ordered or prepared for delivery by Dealer, and (ii) the balance due shall be paid in full within 48 hours of Notification (as set forth in Section 8) and before the Vehicle will be released to the Buyer. For any payment terms, in the event Buyer does not make timely payment in full, Dealer may charge Buyer interest on any overdue amount at a rate of 10% per annum or the maximum allowable rate under applicable law, whichever is less, until the overdue amount is paid in full. The Vehicle will not be titled to the Buyer until the contract total for such Vehicle plus any interest charges indicated herein are paid in full.

6. CANCELLATION; CHANGE FEES. There is no "cooling off" or other cancellation period for vehicle sales or services. Therefore, Buyer cannot later cancel this Agreement without the agreement of Dealer, or for legal cause. Further, if either party wishes to change any term of this Agreement or the details of the Vehicle set forth on the BOC after acceptance of this Agreement, neither party shall be bound by such changes after the date of this Agreement unless mutually agreed upon in writing. If Buyer wishes to change any detail of the BOC related to the Vehicle being purchased, Buyer shall submit details of the requested change to the Dealer in writing. Dealer shall, within a reasonable time after such request, respond to Buyer's request indicating (i) the acceptance or denial of the change, (ii) the likely impact to timing of the Vehicle's delivery, and (iii) any necessary variations to the fees (including any change fees that may be charged by Dealer). Promptly after receipt of the written estimate, the parties shall negotiate and agree in writing on the terms of the change.

7. DELAYS. Buyer will not hold Dealer liable for any failure or delay in performing this Agreement if such failure or delay is caused by any event outside of Dealer's reasonable control, including, without limitation, (a) any act or omission of the Vehicle manufacturer or any component part manufacturer; (b) Buyer's delay to respond promptly to any Dealer request to provide direction, information, approvals, authorizations, or decisions that are reasonably necessary for Dealer to perform services in accordance with the BOC, (c) acts of God, natural disasters, flood, fire, earthquake, or explosion; (d) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot or other civil unrest; (e) government order, law, or action; (f) embargoes or blockades in effect on or after the date of this Agreement; (g) national or regional emergency; (h) telecommunication breakdowns or power outages or shortages; (i) epidemics, pandemics, or acts of quarantine; and (j) other similar events beyond the reasonable control of Dealer.

8. DELIVERY; INSPECTION; RISK OF LOSS. The method of delivering the Vehicle ("Delivery") shall be set forth in the BOC and if no such method is defined, then Buyer is responsible for picking up the Vehicle at the Dealer location within forty-eight (48) hours after being notified that the Vehicle is ready for delivery ("Notification"). Unless otherwise set forth in the BOC, the Vehicle will be delivered ExWorks (Dealer location) and full risk of loss will pass upon Notification that the Vehicle is ready for Delivery. If the Buyer delays Delivery of the Vehicle more than five (5) days after Notification, Dealer will have the right to charge a storage fee of $50 per day for storage of the Vehicle.

9. BUYER'S INSPECTION. If the Vehicle is delivered via a transportation carrier, Buyer shall immediately inspect the Vehicle upon arrival and report any defects resulting from transportation of the Vehicle directly to the transportation carrier through such carrier's reporting processes. Separately, within forty-eight (48) hours after Delivery, Buyer shall inspect the Vehicle for conformance to the BOC and report any issues to Dealer ("Inspection"). Upon Delivery and Inspection, Buyer acknowledges: (i) having received ample opportunity for, and actually inspecting the Vehicle as fully as Buyer desires and (ii) utilizing and relying solely upon Buyer's own judgment to inspect and determine that the Vehicle is of adequate quality, merchantable, and otherwise fit for the purposes intended by Buyer. Buyer further acknowledges that Buyer did not make Dealer aware, and that Dealer was unaware, implicitly or expressly, of any particular purpose intended by Buyer for the Vehicle. Consequently, Buyer has not relied upon Dealer's skill or judgment in the selection or delivery of the Vehicle. Buyer acknowledges that Dealer has not made any representation regarding the Vehicle's condition, history, status, prior usage, quality of or regularity of care or servicing, nor the existence of prior damage and/or repair of damage except as required by law.

10. FINANCING OR INSTALLMENT SALES CONTRACTS. IF YOU ARE FINANCING THIS VEHICLE, PLEASE READ THIS NOTICE: YOU ARE PROPOSING TO ENTER INTO A RETAIL INSTALLMENT SALES CONTRACT WITH THE DEALER. PART OF YOUR CONTRACT INVOLVES FINANCING THE PURCHASE OF YOUR VEHICLE. IF YOU ARE FINANCING THIS VEHICLE AND THE DEALER INTENDS TO TRANSFER YOUR FINANCING TO A FINANCE PROVIDER SUCH AS A BANK, CREDIT UNION OR OTHER LENDER, YOUR VEHICLE PURCHASE DEPENDS ON THE FINANCE PROVIDER'S APPROVAL OF YOUR PROPOSED RETAIL INSTALLMENT SALES CONTRACT. IF YOUR RETAIL INSTALLMENT SALES CONTRACT IS APPROVED WITHOUT A CHANGE THAT INCREASES THE COST OR RISK TO YOU OR THE DEALER, YOUR PURCHASE CANNOT BE CANCELLED. IF YOUR RETAIL INSTALLMENT SALES CONTRACT IS NOT APPROVED, THE DEALER WILL NOTIFY YOU VERBALLY OR IN WRITING. YOU CAN THEN DECIDE TO PAY FOR THE VEHICLE IN SOME OTHER WAY OR YOU OR THE DEALER CAN CANCEL YOUR PURCHASE. IF THE SALE IS CANCELLED, YOUNEED TO RETURN THE VEHICLE TO THE DEALER WITHIN 24 HOURS OF VERBAL OR WRITTEN NOTICE IN THE SAME CONDITION IT WAS GIVEN TO YOU, EXCEPT FOR NORMAL WEAR AND TEAR. ANY DOWN PAYMENT OR TRADE-IN YOU GAVE THE DEALER WILL BE RETURNED TO YOU. IF YOU DO NOT RETURN THE VEHICLE WITHIN 24 HOURS OF VERBAL OR WRITTEN NOTICE OF CANCELLATION, THE DEALER MAY LOCATE THE VEHICLE AND TAKE IT BACK WITHOUT FURTHER NOTICE TO YOU AS LONG AS THE DEALER FOLLOWS THE LAW AND DOES NOT CAUSE A BREACH OF THE PEACE WHEN TAKING THE VEHICLE BACK.

11. TITLE; ODOMETER STATEMENT. Title to the Vehicle will remain with Dealer until the agreed upon purchase price is paid in full in cash or Buyer has signed a retail installment contract and it has been accepted by a bank or finance company, at which time title shall pass to Buyer even though the actual delivery of the Vehicle may be made at a later date. Buyer agrees that no statement has been made as to the number of miles on any new, used, or demo vehicles, except as set forth in the odometer mileage statement as provided by the Federal Odometer Law and on the face of this Agreement as required under state law which does not constitute a warranty, express or implied, or a contractual term of this Agreement as required under state law which does not constitute a warranty, express or implied, or a contractual team of this Agreement. Buyer acknowledges receipt of such Federal Odometer Statement.

12. TRADE-IN. If Buyer is trading in a vehicle, Buyer will give Dealer the original bill of sale or the title to the trade-in. Buyer promises that any trade-in which Buyer gives in this purchase transaction is owned by Buyer free of any lien or other claim except as noted on the other side of this Agreement. Buyer promises that all taxes of every kind levied against the trade-in have been fully paid. If any government agency makes a levy or claims a tax lien or demand against the trade-in, Dealer may, at Dealer's option, either pay it and Buyer will reimburse Dealer on demand, or Dealer may add that amount to this Agreement as if it had been originally included. Any trade-in delivered by Buyer to Dealer in connection with this Agreement shall be accompanied by documents sufficient to enable the Dealer to obtain a title to the trade-in in accordance with applicable state law. Buyer warrants that the trade-in is or will be properly titled to Buyer and/or Buyer has the right to sell or otherwise convey the trade-in and the trade-in has never been a salvaged, reconditioned or rebuilt, flooded or a lemon buyback, and the trade-in is free and clear of all liens or encumbrances except as may be noted on the front of this Agreement. If Buyer's initial trade-in value is determined by anything other than a physical appraisal by Dealer, Dealer may later reappraise and amend the value of the trade-in allowance at such time Dealer has the opportunity to perform a physical appraisal of the trade-in. This physical appraisal will then determine the actual trade-in allowance provided on the front side of this Agreement.

13. FAILURE TO COMPLETE PURCHASE. Failure to timely accept Delivery by Buyer shall give Dealer the right to dispose of any trade-in, trading any cash consideration received as a deposit and retaining the same, and at Dealer's option, the right to retain any deposit and pursue any other remedy available under the law to adequately compensate Dealer's damages, costs, expenses, or losses incurred by Dealer because Buyer failed to complete this purchase; further, Dealer may make the Vehicle available for sale to other customers. If Dealer paid any negative equity balance on the trade-in, Buyer shall pay to Dealer the amount paid on Buyer's behalf. If Dealer brings an action or involves an attorney to enforce the terms of this section, Buyer agrees to pay Dealer's reasonable attorneys' fees, court costs, and other expenses incurred in pursuing such action.

14. EXCLUSION OF CERTAIN DAMAGES. IN NO EVENT SHALL DEALER OR ANY OF ITS REPRESENTATIVES BE LIABLE FOR CONSEQUENTIAL, INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY, PUNITIVE, OR ENHANCED DAMAGES, LOST PROFITS OR REVENUES OR DIMINUTION IN VALUE, ARISING OUT OF OR RELATING TO THIS AGREEMENT, REGARDLESS OF (A) WHETHER SUCH DAMAGES WERE FORESEEABLE, (B) WHETHER BUYER WAS ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AND (C) THE LEGAL OR EQUITABLE THEORY (CONTRACT, TORT, OR OTHERWISE) UPON WHICH THE CLAIM IS BASED. Such excluded damages may include, but are not limited to, any loss of use, loss of time, inconvenience, aggravation, loss of wages/earnings/income, fuel/transportation expenses, hotel/motel costs, insurance, storage, rental or replacement, altered or cancelled trips/vacations, the cost of any food/meals and any other consequential, indirect, incidental, special, exemplary, punitive or enhanced damages. Buyer acknowledges that Buyer shall not seek or recover such damages from Dealer. Buyer acknowledges this disclaimer of damages is independent of and shall survive any failure of the essential purpose of any warranty or remedy. DEALER'S AGGREGATE LIABILITY ARISING OUT OF OR RELATED TO THIS AGREEMENT, WHETHER ARISING OUT OF OR RELATED TO BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE) OR OTHERWISE, SHALL NOT EXCEED TOTAL CONTRACT PRICE OF THE VEHICLE BEING SOLD UNDER THIS AGREEMENT.

15. PATENT LIABILITY. Where Dealer supplies goods to Buyer's specifications and/or manufactured or fabricated from Buyer's blueprint, sketch, specifications, or tooling Buyer, at its own expense, shall defend any suit or proceeding of any kind whatsoever brought against Dealer in any capacity if such suit or proceeding involves a claim that any goods or any part thereof constitutes an infringement of any patent, copyright or trademark and Buyer shall pay or indemnify any and all judgments, expenses and costs which may be awarded against or incurred by Dealer related to such legal action.

16. TAXES, INSURANCE. Buyer shall be liable for all sales, use, or other taxes of a similar nature applicable to the transaction unless such payment is otherwise prohibited by law. Buyer assumes responsibility to cover the Vehicle described on the front of this Agreement with necessary and proper insurance coverage and assumes all legal liability arising from the operation of the Vehicle from the time of Delivery. Buyer understands that Buyer is not covered by insurance on the Vehicle until Buyer's insurance company accepts coverage on the Vehicle. Buyer agrees to hold Dealer harmless from any and all claims due to loss or damage prior to Buyer's insurance company accepting coverage on the Vehicle.

17. CHOICE OF LAW AND VENUE, FEES. Any controversy, dispute or claim arising out of or relating to this Agreement or breach thereof shall be interpreted under the laws of the state in which Dealer is located and venue will be in the state and county in which Dealer is located or the applicable federal court. If Dealer brings a legal action to enforce or interpret this Agreement and prevails, Buyer shall pay Dealer's reasonable attorneys' fees and costs incurred in such action. If Buyer brings an action based on this Agreement and does not prevail, Buyer shall pay Dealer's reasonable attorneys' fees and costs incurred in the defense of such action or any part thereof.

18. WAIVER OF JURY TRIAL; CLASS ACTIONS. Buyer agrees that any controversy, dispute or claim arising out of or relating to this Agreement or breach thereof will be decided by a judge, rather than a jury. Buyer further agrees in connection with this purchase to waive Buyer's right to participate as a class member in any class action lawsuit that might be brought against Dealer.

19. SEVERABILITY. Buyer and Dealer agree that each portion of this Agreement is such that if any term, provision or paragraph is found to be invalid, voidable, or unenforceable for any reason, such provision or paragraph may be severed and all other portions of this Agreement shall remain valid and enforceable.

Authorized Customer's Representative

Signature: _____

Name: _____

Title: _____

Date: _____

Model 1 Commercial Vehicles, Inc.

Signature: _____

Name: _____

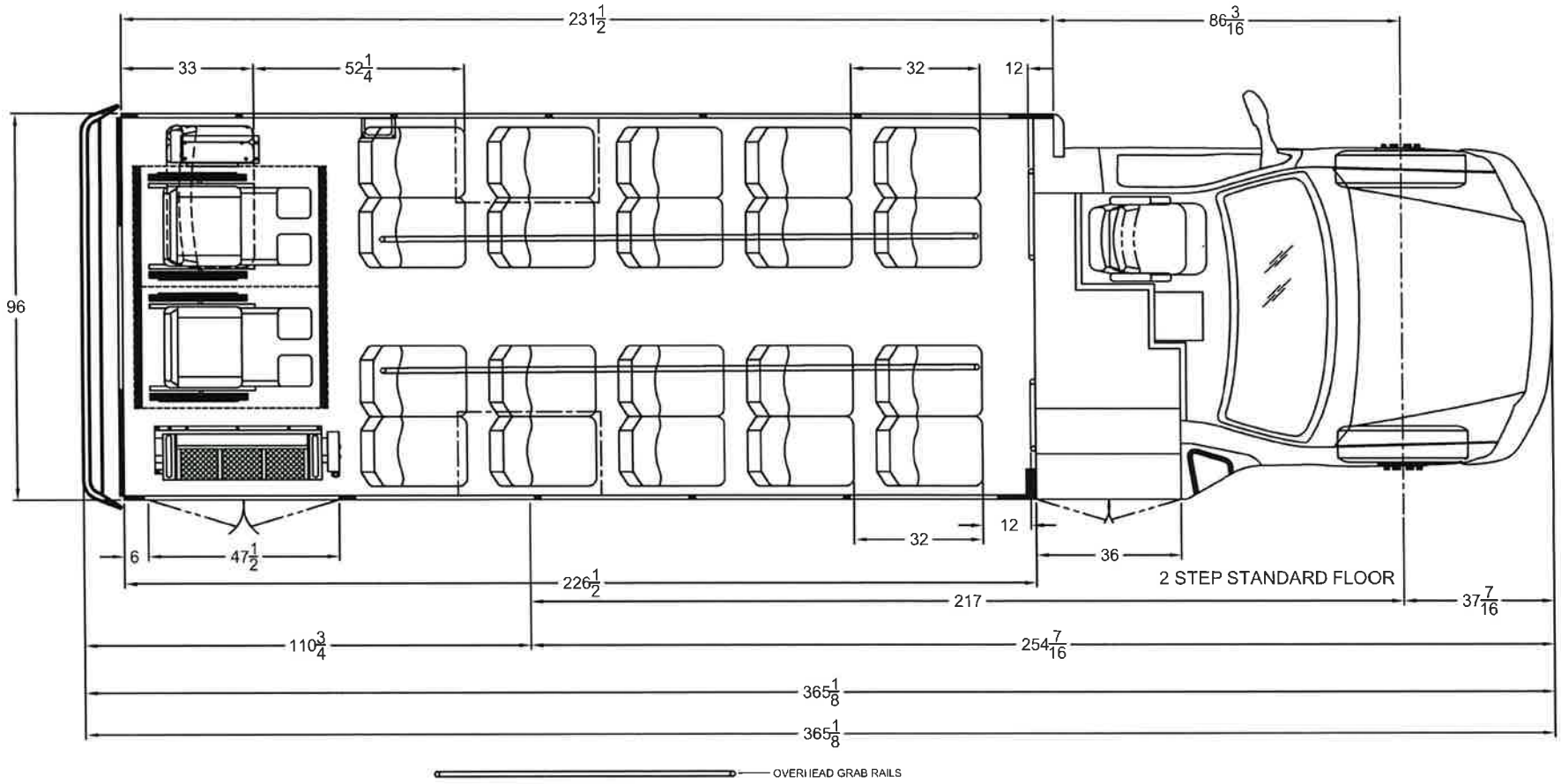
Title: _____

Date: _____

ALLSTAR XL F550 - 96" WIDE				
FORD F-550 19,500 GVWR 7.3L Prem Gas ENGINE				
Allstar XL 30 217" WB 226" Body 7.3L Prem Gas Includes 2nd Battery, Box & Tray	ST	93133	C	1
SPECIAL INSTRUCTIONS OR NOTES				1
Front End Alignment				1
WARRANTY				
Optional Starcraft 5 Year / 100,000 Mile Limited Warranty	05	99		1
ELECTRICAL SYSTEM				
Intermotive Flex Tech Electrical System	05	**STD**		1
SIDEWALL / REARWALL / CEILING				
Sidewall: Grey FRP	05	**STD**		1
Rearwall: Grey Seaspray Fabric	05	**STD**		1
Ceiling: Grey Seaspray Fabric	05	**STD**		1
Driver Area: Grey Padded Vinyl	05	**STD**		1
FLOORING				
Aisle: Gerflor Sirius #6801 Graphite (Black)	05	STD		1
Under Seats: Gerflor Sirius #6801 Graphite (Black)	05	STD		1
Raised Floor 3 Step Entry Flat to Front (F550 Only)	05	22541		1
CHASSIS				
Rear Tow Hooks	05	22028		1
HEAVY DUTY DRIVER RUNNING BOARD ** F-550 ONLY	05	22503		1
Heated /Remote Exterior Mirrors Accustyle 8x15 Head (Pair)	05	22363		1
Spare Tire and Wheel * No Carrier Available	05	22037		1
ENVIRONMENTAL CONTROL				
TRANS/AIR F550 / F650 GASOLINE ENGINE A/C OPTIONS				1
TA SUPER DUAL 13 125K SYSTEMS (2) 13 CID COMPRESSORS CHOOSE DUAL SKIRT OR ROOF MOUNTED CONDENSER				
TA7733 SUPER DUAL 13 TA77 EVAP (2) SMC3L COND (2) 13 CID COMP	05	2641		1
HEATERS				
Hot Water Heater, 70K BTU - Floor Mounted	05	99		2
MISCELLANEOUS				
Heater Booster Pump - does not include electric valves	05	8677		1
Insulate Heater Hoses	05	20091		1
ELECTRICAL				
Door Ajar Warning on Wheelchair Door - Buzzer and Light in Driver Area	05	22082		1
Door Ajar Warning on Rear Door - Buzzer and Light	05	22083		1
Window Ajar Alarm Buzzer on all Egress Windows & Light in Driver Area	05	22085		1
ADA Compliant Stop Request Dual Display Sign,Dual Chime Tone,Pull Cord-Requires Touch Tape	05	22095		1
Touch Tape for ADA Stop Request -Each - Requires ADA Stop Request System	05	22096		2
EXTERIOR LIGHTS				
4" Round Flush Mount LED Entry Door Exterior Light	06	20130		1
Light at Driver Stepwell	05	20131		1
Armoured Marker Lights	05	20132		1
LED Rear Center Mount Brake Light, **Rectangular**	05	20136		1
LED Mid-Ship Turn / Marker Lights REQUIRED 30' AND LONGER	05	20138		1
Independent **RED** Brake & **AMBER** Turn Signal Lights (per NJ specs)	05	20139		1
INTERIOR LIGHTS				
Additional Interior Lights (LED If Option Selected) Each	05	8041		6
Door Activated Interior Lights	05	8810		1
AUDIO / VISUAL				
FORD F550 OEM AM/FM RADIO W/AUX INPUT AND CLOCK (F550 RADIO CAN'T BE REMOVED) - ORDERED ON CHASSIS		**NOTE**		1
4 Speakers with Wire to Chassis OEM Radio (If Supplied)	05	20159		1
DOORS / HATCH / WINDOWS				
Required: please select one passenger door option.				
Passenger Door Electric (Standard)	05	STD		1
Passenger Door 36" (Standard)	05	2063		1
Exterior Passenger Entrance Door Key	05	8133		1
Rear Door, (1) Window - Standard Left Hand Hinge	05	8016		1
Additional Window for Rear Door	05	8682		1
ROOF HATCH SAFE FLEET - ADVANTAGE H1976-004-001 W/ EXTERIOR HANDLE	05	1052		1
ADD BUZZER TO ROOF HATCH ORDERED	05	8767		1
Warning light for roof hatch in drivers area	ST	99		1
INTERIOR				
Interior Handles on Wheelchair Door & Rear Door-Red	05	20190		1
LUGGAGE RACK / STORAGE				
Driver Storage in Cab Overhead	05	20191		1

PARATRANSIT OPTIONS				
Double W.C. Doors w/ Windows, LED Interior Lights, Leaf Spring, LED Exterior Lighting	05	20206		1
4" Grommet Mount LED is STD. Use Special Builds for Optional Choices				1
IS THE LIFT IN THE FRONT OR REAR OF THE UNIT? REAR				1
BRAUN LIFTS				
Braun Century NCL 1000 3454HB-2 1000# Lift (34"x54")	05	20230		1
Seat Belt on Braun Lift - Installed	05	8801		1
LIFT INTERLOCK				
Fast Idle w/Interlock - Intermotive GTWY508-F FORD F550 / F650 GAS	05	99		1
Q Straint W.C. Securement Kits, Accessories				
Q-8301-L Max Retrctr Tie Down,Q8-6326-A1 Comb Lap/Shldr,L Trk	05	8689		2
Q5-7580-4 18" Blue Webbing Loops	05	20250		8
Q Straint Belt Storage Pouch	05	8102		2
Q-Straint Belt Cutter (ship loose)	05	8179		2
Miscellaneous Accessories				
L Track for Wheelchair Tiedown (per foot)	05	20254		14
Priority Seating Sign **Required for ADA Compliance**	05	8104		1
Wheelchair Decal (International Symbol of Accessibility) Each	05	8105		1
SAFETY OPTIONS				
5 Lb Fire Extinguisher	05	8089		1
25 Unit First Aid Kit	05	20263		1
Emergency Triangle Kit	05	8091		1
Back-Up Alarm SAE Type C 97 db(A)	05	20267		1
STANDARD ROSCO STSK4750 BACK-UP CAMERA SYSTEM W/ 7" REARVIEW MONITOR / MIRROR COMBO	**05**	**STD**		**1**
Rosco Backup Warning System BSSK-1001 Flush Mount in Steel Bumper	05	20274		1
Wide Angle Lens 11"x14", Fresnel	05	20278		1
"NO SMOKING" Sign	05	20282		1
"NO EATING" Sign	05	20283		1
White "Standee" Line	05	8154		1
Decal "Please Watch Your Step"	05	20288		1
Decal - Vehicle Height	05	20289		1
Door Handle Operation Arrow Decal - Red, Interior **Installed on Rear Door**	05	20294		1
Rosco Dual Camera DV6	ST	99		1
Side view blind spot cameras	ST	99		2
GRAB RAIL / STANCHION / PANELS				
Ceiling Grab Rail - Install on **Both Sides**	05	99		1
Left Hand Entry Vertical Grab Rail - 1 1/4"		**STD**		1
1 1/4" Grab Rail Parallel to Entrance Steps (both sides)	05	8130		1
Stanchion and Modesty Panel at Entry Door		**STD**		1
Stanchion and Modesty Panel Behind Driver	05	20301		1
Add Tinted Plexiglass Upper Panel **LOCATION:** driver	05	8146		1
SEATING - DRIVER				
FORD F-550 DRIVER SEATING				
Ford F-550 OEM Driver's Seat - Order On Chassis		**NOTE**		1
SEATING - PASSENGER				
STD RIGID SEATS				
Mid High Double Seat	05	8067		10
PASSENGER SEAT FABRICS				
EUROPEAN OR AMERICAN WOOL QUOTED AT TIME OF ORDER!!!!				
Seat Cover - Level 4 Ice Pinstripe; Mor-Care; Leathermate	05	2074		20
SEAT OPTIONS				
Anti-Vandal Grab Handle, Black Ea **on:** **Aisle**	05	2311		10
Black US Armrest - Each - **on:** **aisle**	05	2077		10
SEAT BELTS				
Seat Belt, Freedman USR Retractable (Per Person)	05	2282		20

HGAC ZGA ALLSTAR XL 20+2



NOTE: SHOWN WITH MID HI FREEDMAN SEATS
ALLSTAR XL F-550 19,500 GVWR
THIS FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY.
A WEIGHT ANALYSIS HAS NOT YET BEEN PERFORMED.
FINAL APPROVAL WITH A WEIGHT ANALYSIS IS REQUIRED UPON RECEIPT OF A COMPLETED ORDER WITH ALL OPTIONS SHOWN.
OPTIONAL EQUIPTMENT MAY BE SHOWN.
THE SALES ORDER PLACED DICTATES ACTUAL OPTION CONTENT.

DEALER APPROVAL

☐ APPROVED

CUSTOMER SIGNATURE

SCALE IN INCHES 0 12 24 36 48

THIS DRAWING AND THE INFORMATION THEREON ARE THE EXCLUSIVE PROPERTY OF STARCRAFT BUS, A DIVISION OF FOREST RIVER. IT SHALL NOT BE COPIED OR DUPLICATED IN ANY MANNER, NOR SHALL IT BE SUBMITTED TO OUTSIDE PARTIES FOR EXAMINATION WITHOUT OUR WRITTEN CONCENT. IT IS LOANED FOR USE WITH REFERENCE TO WORK UNDER CONTRACT WITH, OR PROPOSALS SUBMITTED TO STARCRAFT BUS, A DIVISION OF FOREST RIVER.

REV. LET.	DESCRIPTION OF CHANGE	BY	CHK	DATE	ECN No.

TOLERANCE UNLESS OTHERWISE SPECIFIED

WOOD	OTHER
± 1/8"	± 1/16"
± 1°	± 1/2°

STARCRAFT BUS
a division of Forest River, Inc.

DATE: 08/09/17
NAME: JPC
TITLE: 20 2 W/C 213" WB 226 BDY 30' ALLSTAR XL
DWG. No. 20 PASS 2 WC 1 DBL FOLD 213 WB 226 BDY-2 USA

H.A. DeHart Son, Inc.

311 Crown Point Road, Thorofare, NJ 08086
Phone: 800-222-0271 - Fax: 856-845-2461

BUS PROPOSAL / ORDER CONFIRMATION

Date:	5/16/2025	*Year:*	2026
Customer:	City of Clifton - Health Department	*Make:*	HIGH LEVEL
Address:	900 Clifton Ave	*Model:*	HLE-29
City/State/Zip:	Clifton, NJ 07013	*Pass. Capacity:*	20 + 2 WC
Contact Name:	Lauren Scarfo	*Quantity:*	1
Phone:	973-470-5758	*Availability:*	120-150 days ARO
Cell:	973-986-3883	*FOB Location:*	
Finance Source:		*Quote Number:*	051625-01BL

Chassis Make:	FORD	*Engine:*	7.3 GAS
Chassis Model:	F550	*Brakes:*	Hydraulic
Chassis Year:		*Wheelbase:*	222

Additional Body Equipment:	**Additional Chassis Equipment:**
SEE ATTACHED LISTING OF ADDITIONAL	FREEDMAN SEATING LEVEL 1. COLOR TBD.
EQUIPMENT AS PER HCESC AWARD FOR	
HCESC-VEH-22-11	

This proposal includes a supplemental listing of additional equipment.

Selling Price:	$	78,070.23
NJMVC Fees:	$	350.00
Subtotal:	$	78,420.23
Optional Equipment:	$	103,664.60
Unit Total:	$	182,084.83
Multiple Order Total:	$	182,084.83

Deposit Required? *(If yes, amount below)* PO Required

Prepared By: Brandon Lewis

Date: _____

Acceptance Authorization: _____ *Date:* _____

DeHart Approval/Acceptance: _____ *Date:* _____

If, after the date of this Quote, any new or increased tariffs, duties, or other government-imposed costs on materials or chassis become effective, the Sales Price of the goods shall be adjusted to reflect the actual increased cost to H.A. DeHart & Son. To the greatest extent possible, H.A. DeHart & Son will promptly notify the Customer of any such cost impact, although the rapidly changing tariff environment may affect total disclosure before the fulfillment of any order. New or increased tariffs may also result in material shortages which could delay the fulfillment of orders. H.A. DeHart & Son will notify the Customer of any such delays and will work diligently to limit the impact on timely delivery of goods.

Price firm for order received within (30) days from proposal date.

SUPPLEMENTAL LISTING				
ITEM	DESCRIPTION	QTY	LIST PRICE	DISC. PRICE
	FORD F550 CHASSIS AND MY UPGRADE			$ 30,685.00
	HLE 29 FOOT BODY LENGTH INCREASE			$ 25,298.00
	FRONT MUD FLAPS	1	$ 51.00	$ 40.80
	FORD HEATED REMOTE MIRRORS	1	$ 2,712.00	$ 2,169.60
	SPARE WHEEL AND TIRE	1	$ 1,200.00	$ 960.00
	STAINLESS STEEL WHEEL INSERTS	1	$ 1,272.00	$ 1,017.60
	ELECTRIC ENTRY DOOR W/EXTRA KEY	1	$ 425.00	$ 340.00
	FIBERGLASS SKIRTS/RAILS (F SERIES)	1	$ 1,840.00	$ 1,472.00
	REAR DOOR (2) WINDOWS	1	$ 912.00	$ 729.60
	REAR BODY PANEL WINDOWS (2)	1	$ 320.00	$ 256.00
	ROOF ESCAPE HATCH	1	$ 528.00	$ 422.40
	T SLIDE WINDOWS	10	$ 425.00	$ 340.00
	RAISED FLOOR	1	$ 1,037.00	$ 829.60
	DOOR ACTIVATED LIGHTS	1	$ 68.00	$ 54.40
	AC SYSTEM WITH 80K BTU REAR EVAP	1	$ 13,634.00	$ 10,907.20
	80K BTU REAR HEATER	1	$ 977.50	$ 782.00
	CEILING GRAB HANDLE STREET SIDE	1	$ 221.00	$ 176.80
	GRAB HANDLE-VERTICAL L&R DOOR (36")	1	$ 425.00	$ 340.00
	DRIVER MODESTY PANEL W/STANCHION	1	$ 544.00	$ 435.20
	MID BACK SEAT - OXEN VINYL	10	$ 11,152.00	$ 8,921.60
	AISLE SIDE ARM REST	10	$ 952.00	$ 761.60
	USR SEAT BELTS	20	$ 218.00	$ 174.40
	BRAUN NCL1000-2 WC LIFT, FULL PKG.	1	$ 16,458.00	$ 13,166.40
	WHEELCHAIR RESTRAINT KITS, QRTMAX	2	$ 3,400.00	$ 2,720.00
	INTERIOR MIRROR	1	$ 110.50	$ 88.40
	LCD RVM MIRROR COMBO KIT	1	$ -	$ -
	ADD CAMS (2) BLIND SPOT FOR ABOVE	1	$ 640.00	$ 512.00
	DOT SAFETY EQUIPMENT PKG.	1	$ -	$ -
	DECAL PKG. INCLUDES WATCH STEP, HEIGHT, STANDEES, FMVSS REQ, NO EATING, NO SMOKING, EMER EXITS, ETC.	1	$ 80.00	$ 64.00
	MSRP OPTION TOT. AFTER 20% DISC			**$ 103,664.60**

ITEM NUMBER: A- 3

ITEM NAME: Authorization to Approve Award of Contract to Route 23 Automall via Sourcewell National Cooperative Contract for Ford Automotive Parts and Supplies (R299-25)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Compliance Memo	6/6/2025	Cover Memo
🗋	Cost memo	6/12/2025	Cover Memo

To: Gary DeMarzo, City Manager

From: Amisha J. Jariwala, Purchasing Agent

Re: Sourcewell National Cooperative Award

Date: June 06, 2025

1. I have reviewed the proposed purchase from the Sourcewell National Cooperative in conjunction with Local Finance Notice 2012-10 and find that the proposed purchase complies with the requirements of said Local Finance Notice in all respects. Specifically, I have reviewed DPW Director's memorandum attached and am satisfied that the proposed contract will result in cost savings as set forth in Appendix B, Purchasing Agent's Guide to Using National Cooperative Contracts No. 1.

2. I further certify that the proposed contract meets New Jersey standards of the Appendix B, Purchasing Agent's Guide to Using National Cooperative Contracts No. 2, and that the proposed purchase will comply in all other respects with Local Finance Notice 2012-10 including, but not limited to, membership requirements, payment requirements, duration of vendor's award and duration of City's membership.

3. Should the governing body wish to proceed with the proposed purchase, a Resolution Authorizing the Publishing of a Notice of Intent to Award Contract Under a National Cooperative Purchasing Agreement has been prepared and was advertised.

4. Should the award ultimately be made, I will comply with the additional requirements set forth in Appendix B, Purchasing Agent's Guide to Using National Cooperative Contracts and otherwise, insure compliance with Local Finance Notice 2012-10.

Thank you for your consideration in this matter.

Finance Department
Inter-office Memorandum

TO: **Joseph Kunz, Chief Financial Officer**

FROM: **Amisha Jariwala, Purchasing Agent**
Jason Vanwinkle, Director of Public Works

DATE: **June 9, 2025**

RE: **Award of contract to Sourcewell contract #080124-FMC for Ford Automotive Parts, Service and Supplies expires on November 14,2028- Route 23 Auto mall.**

The Director of Public Works and I have considered the guidance and criteria set forth in Local Finance Notice 2012-10 regarding National Cooperative Contracts as outlined below.

i. *Comparing current State contract pricing, available to other government entities, to that of the proposed National Cooperative.*

We obtained 2 quotes. One from Malouf Ford and one from Route 23 Auto mall. Malouf Ford was 14% higher on pricing.

ii. *Comparing pricing for comparable goods or services under the contract unit's current contracts or contract's available (i.e. New Jersey based cooperative purchasing programs) to that of the proposed National Cooperative.*

We obtained 2 quotes. One from Malouf Ford and one from Route 23 Auto mall. Malouf Ford was 14% higher on pricing.

iii. *Comparing recently procured comparable contracts entered by other public entities to those of the proposed National Cooperative.*

We compared pricing from other vendors on local cooperatives and the National cooperative still proved to be more advantageous in pricing.

iv. *The ability to avoid the cost and time of a separate procurement.*

National cooperative purchasing programs typically obtain broader discounts than what might be afforded a single public entity, should the public entity issue a single bid request, especially as the system considered is the state of the art choice for municipalities such as New York City.

v. *Additional costs which have been factored in before contact award, such as:*

a. Administrative cost factors required to participate in the cooperative agreement.
b. Shipping costs, if any.
c. Vendor rebates.
d. Other cost factors.

a. There is no membership fee to join the Sourcewell National Cooperative and there is no requirement to purchase.
b. Shipping costs are not a consideration of this contract.
c. There are no vendor rebates available.

After thorough research and consideration, and for the reasons stated above, the Director of Public Works and I recommend the utilization of Sourcewell contract #080124-FMC for Ford Automotive Parts, Service and Supplies expires on November 14,2028- Route 23 Auto mall.

ITEM NUMBER: A- 4

ITEM NAME: Authorization to Approve the Award of the Contract for Marketing of Recyclables to Atlantic Coast Fibers for the City of Clifton (R301-25)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Memo from DPW Director	6/10/2025	Cover Memo
🗋	Atlantic Coast Recycling LLC	6/10/2025	Cover Memo
🗋	Recycle City	6/10/2025	Cover Memo

City of Clifton
Department of Public Works

INTEROFFICE MEMORANDUM

To: Gary DeMarzo, City Manager

From: Jason Vanwinkle, Director of Public Works

Cc: Amisha, Jariwala, Purchasing Agent

Date: June 2, 2025

Re: Authorization to Award the Request for Proposals for the Marketing of Recyclables

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Sir,

I have had the opportunity to review the Request for Proposals opened By Purchasing Agent Amisha Jariwala Wednesday March 6, 2025, at 11:00am.

Atlantic Coast Recycling and Ricova DBA Recycle City were the only respondents to the RFP. I was hopeful that the concessions would be more favorable for the city. However, because this was an RFP the city can negotiate the proposals in hopes of obtaining better results.

We reached back out to both vendors and asked if they would be able to come back with some more attractive proposals.

Fluctuations in market rates **directly affect the city's revenue** from recycling. If prices drop, rebates shrink—or even turn into fees. That's why:

- Fixed processing fees (like Ricova's $34.50/ton) for commingle material help with **predictability**.
- Variable fees (like ACR's $90/ton minus market-linked adjustments) for commingle material expose the city to **market risk** but may also **maximize returns** in strong markets.

The results are as follows:

Material Type	Recycle City (Ricova)	Atlantic Coast Recycling (ACR)
Curbside (Unsorted News / Mixed Paper / Cardboard)	$0 Processing Fee Market: $35.00 + $17.50 = **$52.50** **Rebate**	$0 Processing Fee Market: $40.00 + $12.50 = **$52.50** **Rebate**
Drop-Off (OCC, Newspaper, Mixed Paper)	$0 Processing Fee Market: $35.00 + $30.00 = **$65.00** **Rebate**	$0 Processing Fee Market: $75.00 × 85% = **$63.75** **Rebate**
Commingled Material	$34.50 per ton Processing Fee Fixed Rate: **$34.50/ton (cost to the city)**	$90 per ton processing fee Not Fixed: **$31.09/ton** (cost to city) *Formula attached*
Market Index Used	PPI Domestic Mixed Paper (same for Mixed & OCC)	PPI Mixed Paper & OCC (separately)
Publication Date Used	May 5, 2025	May 5, 2025
Service History & Responsiveness	Not noted	Long-standing, positive relationship with the City
Total Revenue City will generate	$52.50+ $65.00 -$34.50=$83.00	$52.50+$63.75-$31.09=$85.16

Based on the submittals I am recommending we award the proposal to Atlantic Coast Recycling for the following reasons:

- The current proposal reflects that the rebate to the city from Atlantic Coast Recycling would be $85.16 and the rebate from Ricova would be $83.00. A difference of $2.16. All the figures are based on one (1) ton of material per commodity.

- Ricova uses PPI (Pulp & Paper Index) domestic mixed paper pricing for both mixed paper and OCC where Atlantic Coast Recycling uses the PPI Index for Mixed paper and OCC (Cardboard). In my opinion this will provide more accurate pricing based on the market trends.

- The nominal costs for the handling of comingled materials as demonstrated in the proposal is easily compensated for by the current market prices for paper and cardboard, providing the city with services at no cost under the current market conditions.

- Atlantic Coast Recycling has a long-standing history of good service to the city, and with their proposal they continue to demonstrate that they have Clifton's best interest in mind.

Please keep in mind that based on market volatility no matter who the vendor is, the city may have to pay towards the market of recycling rather than always collecting a concession.

Accordingly, Purchasing Agent Amisha Jariwala will Kindly prepare the applicable Resolution.

PROPOSAL & SIGNATURE PAGE

The undersigned has reviewed and understood the requirements and scope of work, and the proposal submitted is in compliant response to the Request for Proposals (RFP) issued by the City of Clifton in connection with the need for the following:

MARKETING OF RECYCLABLES

We affirm that the contents of the proposal (which proposal is incorporated herein by reference) is accurate, factual, and complete to the best of our knowledge and belief and that the proposal is submitted in good faith upon express understanding that any false statements may result in the disqualification of our proposal.

The undersigned hereby agrees to furnish all labor, materials, supplies, supervision, equipment, and other means as necessary to perform all the work and furnish all the materials in accordance with the Specifications herein, for a period of two (2) years, and further understands the City reserves the option to extend the contract for one additional year, at the following prices:

Proposal under the above Specifications:

BASE PROPOSAL - all per ton delivered to Contractor's site — MAY 2025

	Processing Fee	Market Value	% debit/credit	Final Cost
PAPER FIBER				
1. Unsorted news/ mixed paper/cardboard (Curbside collection)	$0.00	PULP+PAPER DOMESTIC HIGH + 12.50 40.00 + 12.50 = $52.50		REBATE
2. Corrugated cardboard, newspaper, Junk mail, and mixed paper (Drop off center)	$0.00	PULP+PAPER DOMESTIC HIGH 75.00	85%	63.75 REBATE
COMMINGLED MATERIALS				
3. Commingled (collected curbside)	$90.00 PER TON	69.30	85%	(31.09) CHARGE

Firm/Company Name: ATLANTIC COAST RECYCLING LLC

Signature: _____ Date: 5/30/25

Print Name: Rogen Shapiro Title: District Sales Manager

Address: 101 7TH STREET PASSAIC, N.J. 07055

Phone: 973-614-9600 Fax: 973-614-1663

Email Address: fred.petrone@atlanticoastrecycling.com.

Clifton Mixed Paper Pricing Formula Delivered to Passaic May 2025

Commodity	% of Mix	Net Weight		Current Value**		Total Revenue
		-	lbs			
Mixed Paper	100.00%	2,000.00	lbs	40.00	per ton	40.00
		-	lbs			
		-	lbs			
		-	lbs			
		-	lbs			
		-	lbs			
		-	lbs			
Combined Value	100.0%	2,000.00	lbs			40.00

Revenue Share				100%		$40.00
						$12.50 per ton
Rebate						$52.50

****Current Commodity Blended values based on the High Published Price(Domestic NY Area) prices Posted in Pulp & Paper for May 2025**

If the rebate goes to a negative number 100% of the cost will be paid by the Municipality

Clifton OCC Pricing Formula Delivered to Passaic

Commodity	% of Mix	Net Weight		Current Value**		Total Revenue
		-	lbs			
OCC	100.00%	2,000.00	lbs	75.00	per ton	75.00
	0.00%	-	lbs			
		-	lbs			
		-	lbs			
		-	lbs			
		-	lbs			
		-	lbs			
Combined Value	100.0%	2,000.00	lbs			75.00

Revenue Share				85%		$63.75	
Less Processing ***							per ton
Rebate						$63.75	

****Current Commodity Blended values based on the High Published Price(Domestic NY Area) prices Posted in Pulp& Paper for May 2025**

If the rebate goes to a negative number 100% of the cost will be paid by the Municipality

Clifton Commingle Purchase Pricing Formula

Commodity	% of Mix	Net Weight	Current Value**	Total Revenue
Glass *	59.00%	1,180.00 lbs	($41.00) per ton *	$ (24.19)
Plastics (PET)	6.50%	130.00 lbs	$347.60 per ton	$ 22.59
HDPE (Colored)	3.50%	70.00 lbs	$110.00 per ton	$ 3.85
HDPE (Natural)	2.50%	50.00 lbs	$1,990.00 per ton	$ 49.75
PP #5	2.50%	50.00 lbs	$310.00 per ton	$ 7.75
Steel Cans (Loose)	6.00%	120.00 lbs	$2.50 per ton	$ 0.15
Aluminum (Loose))	2.00%	40.00 lbs	$1,350.00 per ton	$ 27.00
Cartons	2.00%	40.00 lbs	$0.00 per ton	$ -
Residue	7.50%	150.00 lbs	($110.00) per ton	$ (8.25)
3-4-6-7 Plastic***	8.50%	170.00 lbs	($110.00) per ton *	$ (9.35)
Combined Blended Value**	100.0%	2,000.00 lbs		$ 69.30
Revenue Share	85%			$ 58.91
Less Processing****				$90.00 per ton
Rebate/Charge				$ (31.09)

*Glass and Trash values include Disposal and Trucking.

**Current Commodity values based on Secondary MaterialsPricing.com May 2025 Average current price for N.Y. area as published by Recycling Markets.net

*** Glass , Trash, 3-4-6-7 plastic disposal fees are as of May 2025 and are subject to market reviews

If the rebate goes to a negative number 100% of the cost will be paid by the municipality

**** Processing fee is subject to change with CPI index (New York, Newark) on an annual basis.

PRICE WATCH: Recovered Paper - Domestic

May 5, 2025

US$ per short ton for open market purchases by mills, FOB seller's dock, for delivery this month (Further specifications below)

Incorporating Official Board Markets

	Northeast						LA-SF		
	New England	New York	Buffalo	Midwest (Chicago)[3]	Southeast[3]	Southwest[3]	LA	SF	Pacific NW[3]
MIXED PAPER									
Mixed Paper (54)	30-35 (-5)	30-35 (-5)	30-35 (-5)	45-50 (-10)	35-40 (-5)	25-30 (-10)	30-35 (-5)	45-50 (-5)	20-25 (-5)
BROWN GRADES									
Boxboard (4) - OBM[4]	50-55 (-5)	50-55 (-5)	45-50 (-5)	45-50 (-5)	45-50 (-5)	40-45 (-10)	30-35 (-10)	15-20 (-10)	30-35 (+0)
OCC (11) - OBM[4]	70-75 (-5)	70-75 (-5)	70-75 (-5)	70-75 (-5)	70-75 (-5)	60-65 (-10)	45-50 (-10)	25-30 (-10)	45-50 (+0)
DLK (13) - OBM[4]		90-100 (-5)		90-100 (-5)	95-105 (-5)	85-90 (-10)	55-60 (-10)	35-40 (-10)	65-70 (+0)
GROUNDWOOD									
Sorted Residential Papers & News (56)[1]	55-60 (-5)	55-60 (-5)	55-60 (-5)	55-60 (-10)	55-60 (-5)	50-55 (-10)	40-45 (-5)	30-35 (-5)	25-30 (-5)
		Northeast					LA-SF[3]		
ONP (70)		100-110 (+0)		90-100 (+0)	90-100 (+0)	90-100 (+0)	110-120 (+0)		70-75 (+0)
OGS (44)		100-110 (+0)		90-100 (+0)	90-100 (+0)	90-100 (+0)	95-105 (+0)		65-70 (+0)
SCN (58)		160-170 (-5)		170-180 (-5)	180-190 (-5)	200-210 (-5)	155-165 (-5)		100-110 (-5)
WBN (24)		280-290 (+0)		270-280 (+0)	270-280 (+0)	295-305 (+0)	250-260 (+0)		195-205 (+0)
HIGH GRADES									
SOP (57)		130-140 (+0)		130-140 (+0)	130-140 (+0)	135-145 (-0)	160-170 (-5)		95-105 (+0)
CGS (45)		130-140 (+0)		130-140 (+0)	130-140 (+0)	135-145 (+0)	150-160 (-5)		95-105 (+0)
SBS heavy print (45)		155-165 (+0)		150-160 (+0)	135-145 (+0)		185-195 (-5)		
SWL (40)		180-190 (+0)		175-185 (+0)	175-185 (+0)	215-225 (+0)	235-245 (+0)		170-180 (+0)
MWL (41)[1]		185-195 (+0)		180-190 (+0)	175-185 (+0)	215-225 (+0)	230-240 (+0)		185-195 (+0)
SBS light print (45)		190-200 (+0)		165-175 (+0)	170-180 (+0)	205-215 (+0)	235-245 (+0)		
PULP SUBS									
SBS unprinted (47)		200-210 (+0)		205-215 (+0)	230-240 (+0)	235-245 (+0)	240-250 (+0)		
HWS (50)		220-230 (+0)		220-230 (+0)	250-260 (+0)	250-270 (+0)	255-265 (+0)		
HWEC (51)		250-260 (+0)		255-265 (+0)	270-280 (+0)	280-290 (+0)	310-320 (+0)		250-260 (+0)

*** OBM PRICES**

*Prices for grades designated "OBM" are a continuation of the prices originally published in Official Board Markets ("OBM", "The Yellow Sheet") and are reported on the same basis as published historically in OBM. See www.risi.com/RCP/methodology for a complete discussion of what has and has not changed about OBM prices. (Price not marked * are consistent with prices published historically in PEPW.)*

SPECIFICATIONS

Prices represent open market board and paper mill purchases agreed to for delivery in the indicated month. Contractually indexed transactions are excluded. Specifications listed, full-truckload quantities, exclusive of delivery charges, premium or distress lots, and of all subsequent charges for packing, handling, destination considerations, or other special charges. Grades and preparation requirements are as defined in the current ISRI Scrap Specifications Circular.

NOTES

1 Preconsumer

2 The price on the low end of the range is for the Bay Area and the price at the top end of the range is for the Los Angeles area.

3 As of Oct 2013, the six region names were changed from a city to a region (e.g. "Chicago" to "Midwest"). This is a change in title, not in methodology. All references to the new names (e.g. "Midwest") or they apply to each price series shown are consistent with the legacy names (e.g. "Chicago").

4 OMP #8 can be replaced with SRP #58 in formulas used to derive OMP#8 price.

5 Change reflects the difference between the high of the current month and the high of the previous month.

DISCLAIMER

While the information contained in this report has been obtained from sources believed to be reliable, Fastmarkets RISI does not warrant or guarantee the accuracy and completeness of the information. All prices are best estimates of prices, and are composite prices as opposed to median or average prices.

Welcome, Atlantic Coast Fibers LLC (Logout - optional)

ANNOUNCED RECOVERED MATERIALS PRICES
NEW YORK (NE USA/MARITIMES) REGION
MAY 6, 2025

Domestic prices in US currency

Current Price Range by Grade

Select Grade

Plastics *(Click on Grade description for Specifications)*

Grade	Description	Historical Data	Current Price	Current Average	Previou Price
Plastics	PET - Premium (Refers to Deposit / Bottle Bill, Special Sort Baled Grades, ¢/lb, picked up)	View	--	--	--
Plastics	PET (Baled, ¢/lb, picked up)	View	17-17.75	17.38	17-18
Plastics	PET - Thermoform (Curbside, Post Consumer, Baled, ¢/lb, picked up) Southwest & Pacific	View	--	0.00	--
Plastics	PET - Curbside Grade B in CA (Baled, ¢/lb, picked up) VIEW for Historical prior to FEB 2020	View	--	0.00	--
Plastics	Natural HDPE (Baled, ¢/lb, picked up)	View	**99-100**	**99.50**	**104-10**
Plastics	Colored HDPE (Baled, ¢/lb, picked up)	View	5-6	5.50	8-12
Plastics	Commingled (#1-7, Baled, ¢/lb, picked up)	View	-3-1	-1.00	-3-1
Plastics	Commingled (#3-7, Baled, ¢/lb, picked up)	View	1-2.5	1.75	1-2.5
Plastics	HDPE Rigid (Baled, ¢/lb, picked up)	View	0-1	0.50	0-1
Plastics	Mixed Bulky Rigid (Baled, ¢/lb, picked up)	View	0-1	0.50	0-1
Plastics	FILM - Grade A (Sorted, 800+lb Bales, ¢/lb, picked up)	View	19-20	19.50	18-19
Plastics	FILM - Grade B (Sorted, 800+lb Bales, ¢/lb, picked up)	View	7-9	8.00	7-8
Plastics	FILM - Grade C (Sorted, 800+lb Bales, ¢/lb, picked up)	View	0-1	0.50	0-1
Plastics	LLDPE-Stretch Film - prior to FEB/2016 (Refer to FILM grades A, B, C)	View	--	--	--
Plastics	PP Post Consumer (Baled, ¢/lb, picked up)	View	**15-16**	**15.50**	**20-21.**
Plastics	Polystyrene EPS (Baled, ¢/lb, picked up)	View	2-4	3.00	2-4

Metals

Grade	Description	Historical Data	Current Price	Current Average	Previou Price
Metals	Aluminum Cans (Sorted, Baled, ¢lb, picked up)	View	90-100	95.00	85-95
Metals	Aluminum Cans (Loose, ¢/lb, dropped off at RC)	View	65-70	67.50	63-67
Metals	Steel Cans (Sorted, Baled, $/ton, picked up)	View	195-205	200.00	185-19
Metals	Steel Cans (Sorted, Densified, $/ton, dropped off at RC)	View	20-40	30.00	5-15
Metals	Steel Cans (Sorted, Loose, $/ton, dropped off at RC)	View	0-5	2.50	0-5
Metals	White Goods (Loose, $/ton, picked up)	View	40-45	42.50	40-45

Glass

Grade	Description	Historical Data	Current Price	Current Average	Previou Price
Glass	Flint ($/ton Delivered)	View	55-60	57.50	55-60
Glass	Amber ($/ton Delivered)	View	35-40	37.50	35-40
Glass	Green ($/ton Delivered)	View	5-15	10.00	5-15
Glass	3 Mix ($/ton Del. as Recyclable/Disposable - Incl. Environmental Fees/Battery Surcharge, etc.)	View	-20- -10	-15.00	-20- -1

Paper

Grade	Description	Historical Data	Current Price	Current Average	Previou Price
PS 54	Mixed Paper (Baled, $/ton, f.o.b. RC, View PS 1 for Historical Prior to 2018)	View	35-40	37.50	40-45
PS 56	Sorted Residential Papers (Baled, $/ton, f.o.b. RC, View PS 8 for Historical Prior to 2018)	View	60-65	62.50	65-70
PS 11	Corrugated Containers (Baled, $/ton, f.o.b. RC)	View	75-85	80.00	75-80
PS 37	Sorted Office Paper (Baled, $/ton, f.o.b. RC)	View	130-140	135.00	120-13
PS 40	Sorted White Ledger (Baled, $/ton, f.o.b. RC)	View	180-195	187.50	165-17
PS 52	Aseptic & Gable Top Cartons (Baled, $/ton, f.o.b. RC)	View	N/A	0.00	N/A

CLICK HERE to view all Secondary Fiber Pricing paper grades

* Prices in bold have changed during the past 5 days.

Notes:

- Prices are F.O.B. seller's dock in trailer-load / container quantities and do not reflect variances such as: premiums, spot loads, freight allowances, regular quantity shipments, contract
  etc.
- Historical data summarizes the low, median and high prices, including National averages.
- Price ranges are the result of objective, confidential information provided weekly by the industry, and do not reflect the opinions of the publisher.
- This index is for reference purposes only and does not infer the commitment to buy or sell at the reported prices.

PROPOSAL & SIGNATURE PAGE

The undersigned has reviewed and understood the requirements and scope of work, and the proposal submitted is in compliant response to the Request for Proposals (RFP) issued by the City of Clifton in connection with the need for the following:

MARKETING OF RECYCLABLES

We affirm that the contents of the proposal (which proposal is incorporated herein by reference) is accurate, factual, and complete to the best of our knowledge and belief and that the proposal is submitted in good faith upon express understanding that any false statements may result in the disqualification of our proposal.

The undersigned hereby agrees to furnish all labor, materials, supplies, supervision, equipment, and other means as necessary to perform all the work and furnish all the materials in accordance with the Specifications herein, for a period of two (2) years, and further understands the City reserves the option to extend the contract for one additional year, at the following prices:

Proposal under the above Specifications:

BASE PROPOSAL - all per ton delivered to Contractor's site

PAPER FIBER	**Processing Fee**	**Market Value**	**% debit/credit**	**Final Cost**	
1. Unsorted news/ mixed paper/cardboard (Curbside collection)	0	52.50	100%	52.50 rebate	PPI Domestic Mixed Paper price high plus 17.50
2. Corrugated cardboard, newspaper, Junk mail, and mixed paper (Drop off center)	0	65.00	100%	65.00 rebate	PPI Domestic Mixed Paper price high plus 38.00
COMMINGLED MATERIALS 3. Commingled (collected curbside)	34.50 charge	0	100%	34.50 charge for length of contract	

Firm/Company Name: Ricoma DBA Recycle City

Signature: _____ Date: 5/29/2025

Print Name: Peter Fanara Title: Sales Manager

Address: 41 Broad Street
Clifton NJ. 07013

Phone: 973 732-9009 Fax: 973-732-9012

Email Address: Peter.Fanara@Ricoma.com

We used the Mid. Dealer Price. High for Northeast Mfg.

PPI Pulp & Paper Week **Yellow Sheet**

Fastmarkets

PRICE WATCH: Recovered Paper - Domestic

US$ per short ton for open market purchases by mills, FCB seller's dock, for delivery this month (Further specifications below)

May 5, 2025
Incorporating Official Board Markets

	Northeast						LA-SF		
	New England	New York	Buffalo	Midwest (Chicago)[3]	Southeast[3]	Southwest[3]	LA	SF	Pacific NW[3]
MIXED PAPER									
Mixed Paper (54)	30-35 (-5)	30-35 (-5)	30-35 (-5)	45-50 (-10)	35-40 (-5)	25-30 (-10)	30-35 (-5)	25-30 (-5)	20-25 (-5)
BROWN GRADES									
Boob cut: (4) - OBM*	50-55 (-5)	50-55 (-5)	45-50 (-5)	45-50 (-5)	45-50 (-5)	40-45 (-10)	30-35 (-10)	15-20 (-10)	30-35 (+0)
OCC (11) - OBM*	70-75 (-5)	70-75 (-5)	70-75 (-5)	70-75 (-5)	70-75 (-5)	60-65 (-10)	45-50 (-10)	25-30 (-10)	45-50 (+0)
DLK (13) - OBM*		90-100 (-5)		90-100 (-5)	95-105 (-5)	85-90 (-10)	55-60 (-10)	35-40 (-10)	65-70 (+0)
GROUNDWOOD									
Sorted Residential Papers & News (56) *	55-60 (-5)	55-60 (-5)	55-60 (-5)	55-60 (-10)	55-60 (-5)	50-55 (-10)	40-45 (-5)	30-35 (-5)	25-30 (-5)
		Northeast					LA-SF[3]		
OMG (50)		100-110 (+0)		90-100 (+0)	90-100 (+0)	90-100 (+0)	110-120 (+0)		70-75 (+0)
OGS (44)		100-110 (+0)		90-100 (+0)	90-100 (+0)	90-100 (+0)	95-105 (+0)		65-70 (+0)
SCN (58)		160-170 (-5)		170-180 (-5)	180-190 (-5)	200-210 (-5)	155-165 (-5)		100-110 (-5)
WBN (24)		280-290 (+0)		270-280 (+0)	270-280 (+0)	295-305 (+0)	250-260 (+0)		195-205 (+0)
HIGH GRADES									
SOP (37)		130-140 (+0)		130-140 (+0)	130-140 (+0)	135-145 (+0)	160-170 (-5)		95-105 (+0)
CBS (45)		130-140 (+0)		130-140 (+0)	130-140 (+0)	135-145 (+0)	150-160 (-5)		95-105 (+0)
SBS heavy print (46)		155-165 (+0)		140-150 (+0)	135-145 (+0)		185-195 (-5)		
SWL (40)		180-190 (+0)		175-185 (+0)	175-185 (+0)	215-225 (+0)	235-245 (+0)		170-180 (+0)
MWL (41)		185-195 (+0)		180-190 (+0)	175-185 (+0)	215-225 (+0)	230-240 (+0)		185-195 (+0)
SBS light print (45)		190-200 (+0)		165-175 (+0)	170-180 (+0)	205-215 (+0)	235-245 (+0)		
PULP SUBS									
SBS unprinted (47)		200-210 (+0)		205-215 (+0)	230-240 (+0)	235-245 (+0)	240-250 (+0)		
HWS (50)		220-230 (+0)		220-230 (+0)	250-260 (+0)	260-270 (+0)	255-265 (+0)		
HWEC (31)		250-260 (+0)		255-265 (+0)	270-280 (+0)	280-290 (+0)	310-320 (+0)		250-260 (+0)

*** OBM PRICES**

*Prices for grades designated "OBM" are a continuation of the prices originally published in Official Board Markets ("OBM", "The Yellow Sheet") and are reported on the same basis as published historically in OBM. See www.risi.com/RCPmethodology for a complete description of what has and has not changed about OBM prices. (Price not marked * are consistent with prices published historically in PEPW)*

SPECIFICATIONS

Prices represent open market board and paper mill purchases agreed to for delivery in the indicated month. Contractually indexed transactions are excluded. Specifications: baled, full-truckload quantities; exclusive of delivery charges, premium or distress lots, and of all subsequent charges for packing, handling, destination considerations, or other special charges. Grades and preparation requirements are as defined in the current ISRI Scrap Specifications Circular.

NOTES

1. Preconsumer.

2. The price on the low end of the range is for the Bay Area and the price at the top end of the range is for the Los Angeles area.

3. As of Oct 2012, these region names were changed from a city to a region (e.g. "Chicago" to "Midwest"). This is a change in title, not in methodology. All references to the new names (e.g. "Midwest") as they apply to each price series above are consistent with the legacy names (e.g. "Chicago").

4. ONP #8 can be replaced with SRP #58 in formulas used to derive ONP#0 price.

5. Change reflects the difference between the high of the current month and the high of the previous month.

DISCLAIMER

While the information contained in this report has been obtained from sources believed to be reliable, Fastmarkets RISI does not warrant or guarantee the accuracy and completeness of the information. All prices are best estimates of prices, and are composite prices as opposed to median or average prices.

Fastmarkets

PRICE WATCH: Recovered Paper - Export

May 5, 2025

Open market transactions for delivery this month, US$. (Further specifications noted at right.)

	Destination	New York[1]	Changed	LA[2]		SF/Oakland	
FAS port of origin (per ton)							
Mixed Paper (54)	Asia	82 - 85	(-5)	77 - 80	(-5)	72 - 75	(-5)
OCC (11)	Asia	137 - 140	(-10)	135 - 138	(-10)	130 - 133	(-10)
Double Sorted OCC (12)	Asia	147 - 150	(-10)	145 - 148	(-10)	140 - 143	(-10)
DLK (13)	Asia	162 - 165	(-10)	157 - 160	(-10)	152 - 155	(-10)
Sorted Residential Papers & News (56)	Asia	92 - 95	(-5)	85 - 88	(-5)	75 - 78	(-5)
CGS/OMG (44,10)	Asia	157 - 160	(+0)	142 - 145	(+0)		
SOP (37)	Asia	227 - 230	(+0)	217 - 220	(-5)	207 - 210	(-5)
SWL (40)[3]	Asia	302 - 305	(+0)	282 - 285	(+0)	272 - 275	(+0)
CFR to destination port (per tonne)							
OCC (11)	India	197 - 200	(-15)				
Double-sorted OCC (12)	India	207 - 210	(-15)				

SPECIFICATIONS

Prices represent open market purchases agreed to for delivery within 30 days. Contractually indexed transactions (i.e. transactions whose price is determined in whole or in part by a formula in a long-term contract) are excluded. Specifications: baled; full-truckload quantities; exclusive of premium or distress lots. Grades and preparation requirements are as defined in the current ISRI Scrap Specifications Circular (now PS-13).

NOTES

1 "New York" includes ports in Northern New Jersey

2 "LA" includes Long Beach and LA ports

3 SWL prices are for ports in South Korea, Indonesia, and Thailand

4. Change reflects the difference between the high of the current month and the high of the previous month.

5. As of April 2019, assessments of OCC (11) bound for China, SCN (56) bound for non-China asia and all grades FAS Chicago were discontinued.

6. As of January 2021, assessments of DLK (13) CFR China, were discontinued. The destination of all FAS assessments for grades bound for China was changed to Asia

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The next issue of *PPI Pulp & Paper Week Monthly Recovered Paper Prices* will be available on Thursday, June 5th.
View the full year's recovered paper prices schedule here.

ITEM NUMBER: A- 5

ITEM NAME: Authorization to Approve Award of Contract to Fire & Safety Services off of Sourcewell National Cooperative for Parts and Supplies for Pierce Fire Apparatus for Fire Department of the City of Clifton

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Memo from DPW Director	6/6/2025	Cover Memo
🗋	Memo from Purchasing	6/12/2025	Cover Memo
🗋	Compliance Memo	6/6/2025	Cover Memo
🗋	Cost Memo	6/12/2025	Cover Memo

City of Clifton
Department of Public Works

INTEROFFICE MEMORANDUM

To: Gary DeMarzo, Interim City Manager

CC: Amisha Jariwala, Purchasing Agent

CC: Joseph Kunz, Chief Financial Officer

From: Jason Vanwinkle, Director of Public Works

Date: April 23, 2025

Re: Memo of Intent – Fire & Safety Services

Sir,

I would like to present this memorandum of intent, signifying the Department of Public Works, Fleet Division's interest in purchasing from fire apparatus parts from Fire & Safety Services using Sourcewell Contract #113021-OKC.

Fire & Safety Services is the local dealer for Pierce Fire Apparatus parts and supplies. Although we currently have a service and maintenance contract with Fire Fighter One inc. In our experience, Fire & Safety service has more attractive pricing and better turnaround time on parts.

Funding for this work is available in Current Account Listed as Vehicle Maintenance 01-201-26-315-202.

Accordingly, I request the Purchasing Agent, Amisha Jariwala to please prepare the applicable Resolution not to exceed $30,000.00.

City of Clifton
Finance Department

INTEROFFICE MEMORANDUM

To: Gary DeMarzo, City Manager
Cc: Mayor and City Council

From: Amisha J. Jariwala, QPA

Date: June 12,2025

Re: Resolution Awarding a Contract to Fire & Safety Services, LTD., off the Sourcewell National Cooperative Contract for Pierce Products (Factory Motor OEM Parts)

Pursuant to R234-25 of May 6,2025, an advertisement was placed in the Herald News on June 8,2025, to announce the City's interest in utilizing the Sourcewell national cooperative for Pierce Products and Services (Factory Motor OEM Parts), via Sourcewell contract number ##113021-OKC-1, which was awarded to Pierce Manufacturing Inc., to be furnished and delivered by the above manufacturer's authorized dealer, Fire & Safety Services, LTD. The comment period ended on July 17,2025 with no comments submitted.

Please seek by resolution an award to Fire & Safety Services LTD., located at 200 Ryan Street, South Plainfield NJ 07080, off Sourcewell contract number #113021-OKC-1 for Firefighting Apparatus Parts from Pierce, for the procurement of Pierce Products (Factory Motor OEM Parts), for a total not to exceed amount of $30,000.00.

The pricing was obtained from two different vendors Firefighter One and Fire and Safety Equipment and Fire Fighter One was higher in pricing.

The DPW Director's request is attached, and a resolution appears on the agenda.

Respectfully Submitted,

Amisha J. Jariwala, QPA
Qualified Purchasing Agent

To: Gary DeMarzo, City Manager

From: Amisha J. Jariwala, Purchasing Agent

Re: Sourcewell National Cooperative Award

Date: June 06, 2025

1. I have reviewed the proposed purchase from the Sourcewell National Cooperative in conjunction with Local Finance Notice 2012-10 and find that the proposed purchase complies with the requirements of said Local Finance Notice in all respects. Specifically, I have reviewed DPW Director's memorandum attached and am satisfied that the proposed contract will result in cost savings as set forth in Appendix B, Purchasing Agent's Guide to Using National Cooperative Contracts No. 1.

2. I further certify that the proposed contract meets New Jersey standards of the Appendix B, Purchasing Agent's Guide to Using National Cooperative Contracts No. 2, and that the proposed purchase will comply in all other respects with Local Finance Notice 2012-10 including, but not limited to, membership requirements, payment requirements, duration of vendor's award and duration of City's membership.

3. Should the governing body wish to proceed with the proposed purchase, a Resolution Authorizing the Publishing of a Notice of Intent to Award Contract Under a National Cooperative Purchasing Agreement has been prepared and was advertised.

4. Should the award ultimately be made, I will comply with the additional requirements set forth in Appendix B, Purchasing Agent's Guide to Using National Cooperative Contracts and otherwise, ensure compliance with Local Finance Notice 2012-10.

Thank you for your consideration in this matter.

Finance Department

Inter-office Memorandum

TO: **Joseph Kunz, Chief Financial Officer**

FROM: **Amisha Jariwala, Purchasing Agent**
Jason Vanwinkle, Director of Public Works

DATE: **June 9, 2025**

RE: Award of contract to Sourcewell contract #113021-OKC-1, for Firefighting Apparatus and Fire Service Vehicles which expires on February 10,2026- (Factory Motor OEM Parts) Fire & safety Services

The Director of Public Works and I have considered the guidance and criteria set forth in Local Finance Notice 2012-10 regarding National Cooperative Contracts as outlined below.

i. *Comparing current State contract pricing, available to other government entities, to that of the proposed National Cooperative.*

We obtained 2 quotes. One from Fire Fighter One and one from Fire and Safety equipment. Fire Fighter One was 41% higher on pricing.

ii. *Comparing pricing for comparable goods or services under the contract unit's current contracts or contract's available (i.e. New Jersey based cooperative purchasing programs) to that of the proposed National Cooperative.*

We obtained 2 quotes. One from Fire Fighter One and one from Fire and Safety equipment. Fire Fighter One was 41% higher on pricing.

iii. *Comparing recently procured comparable contracts entered by other public entities to those of the proposed National Cooperative.*

We compared pricing from other vendors on local cooperatives and the National cooperative still proved to be more advantageous in pricing.

iv. *The ability to avoid the cost and time of a separate procurement.*

National cooperative purchasing programs typically obtain broader discounts than what might be afforded a single public entity, should the public entity issue a single bid request, especially as the system considered is the state of the art choice for municipalities such as New York City.

v. *Additional costs which have been factored in before contact award, such as:*
    a. *Administrative cost factors required to participate in the cooperative agreement.*
    b. *Shipping costs, if any.*
    c. *Vendor rebates.*
    d. *Other cost factors.*

a. There is no membership fee to join the Sourcewell National Cooperative and there is no requirement to purchase.
b. Shipping costs are not a consideration of this contract.
c. There are no vendor rebates available.

After thorough research and consideration, and for the reasons stated above, the Director of Public Works and I recommend the utilization of Sourcewell contract #101520-FMP, for Firefighting Apparatus and Fire Service Vehicles which expires on February 10,2026- (Factory Motor OEM Parts) Fire & safety Services

ITEM NUMBER: A- 6

ITEM NAME: Authorization to Approve Professional Service Contract to Triad Advisory Services Inc (Triad Associates) as City's Administrative Agent in Connection with Affordable Housing Plan for term of One Year (R302-25)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	memo QPA	6/13/2025	Cover Memo
🗋	Proposal From Traid Associates	6/13/2025	Cover Memo

City of Clifton
Finance Department

INTEROFFICE MEMORANDUM

To: Gary DeMarzo, City Manager

From: Amisha J. Jariwala, QPA

Date: June 13, 2025

Re: **Professional Service Contract to Triad Advisory Services Inc. (Triad Advisory Services) to Serve as City's Administrative Agent in connection with the implementation of its Affordable Housing Plan**

The attached resolution seeks authorization to award a non-fair and open professional services contract to Triad Advisory Services Inc. (Triad Associates) to serve as the City's Administrative Agent in connection with the implementation of its Affordable Housing Plan for the period July 1, 2025, through June 30, 2026.
Triad Associates will perform duties required under N.J.A.C. 5:93-1 et seq. and Uniform Housing Affordability Controls (UHAC), including but not limited to:

Income certification of applicants.
Monitoring of affordability controls.
Compliance reporting to the state and relevant agencies.
Ongoing administrative oversight of the City's affordable housing program.

The total value of the contract shall not exceed $10,000.00, and funding has been certified under account 18-286-56-850-800 – Reserve for COAH.

This contract is being awarded under the non-fair and open provisions of the New Jersey Pay-to-Play Law (N.J.S.A. 19:44A-20.4 et seq.). Required disclosures, including the Business Entity Disclosure Certification and Political Contribution Disclosure Form, have been submitted and are on file with the Office of the City Clerk.

Thank you for your attention to this matter.

Respectfully submitted,

Amisha J Jariwala,
Qualified Purchasing Agent

June 12, 2025

Mr. Gary DeMarzo
Administrator
City of Clifton
900 Clifton Avenue
Clifton, NJ 07013

Re: Administrative Agent/Technical Assistance Services for the City of Clifton's Affordable Housing Trust Fund

Dear Mr. DeMarzo:

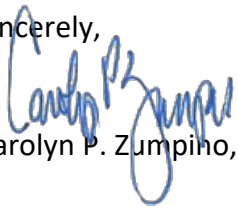
Triad Associates is pleased to represent the City of Clifton as **Administrative Agent** and in the provision of **Technical Services for the City of Clifton's Affordable Housing Trust Fund** as a continuation of our prior agreement with the City dated November, 2022 and extended through 2023/2024. Said services as described in Exhibit A - Scope of Service attached are representative of the types of Administrative Agent services typically called for. All services provided are to be in accordance with the provisions of the Fair Housing Act and the Uniform Housing Affordability Control (UHAC) regulations (N.J.A.C. 5:80-26.1 et seq.).

For budgetary purposes, it is requested that the City of Clifton reserve $10,000 for Administrative Agent/Technical Services. Services will be provided as authorized by the City of Clifton to the extent that funds are available in the budget per this service agreement unless otherwise amended. Services will be provided on an hourly basis at the rates currently in place at the time of this engagement.

Monthly invoices will be submitted for services performed by the Consultant for the provision of all Administrative Agent/Technical Assistance Services described in the Scope of Services. The City of Clifton shall process all invoices for payment upon receipt. All payments must be remitted to Triad Associates, 1301 W. Forest Grove Road, Ste. 3A, Vineland, NJ 08360

If in your review of this proposal you have any questions, please feel free to contact me at (856) 690-9590 or via email at czumpino@triadincorporated.com.

Sincerely,



Carolyn P. Zumpino, President

Enclosure
Cc: Katherine Packowski, Senior Associate

Agreed to this ____ day of _____, 2025

CITY OF CLIFTON

By: _____ _____

Raymond Grabowski, Mayor Witness

EXHIBIT A
PROJECT DESCRIPTION AND SCOPE OF SERVICES

Attached to and made a part of the Agreement dated June 12, 2025, between **TRIAD ASSOCIATES** ("Consultant"), and **CITY OF CLIFTON** ("Principal").

For the following project, Principal agrees to retain Consultant to provide these services as requested:

PROJECT DESCRIPTION / SUMMARY OF SERVICES:

I. Administrative Agent Services: Sale Units
II. Administrative Agent Services: Rental Units
III. Affordability Assistance Program Design and Operating Manuals
IV. Affordability Assistance Program Implementation (Established Program)
V. Technical Assistance on Affordable Housing Requirements
VI. Municipality's Responsibilities

SCOPE OF SERVICES:

I. ADMINISTRATIVE AGENT SERVICES: SALE UNITS

The Consultant, upon the request of the Principal and in compliance with the Court Judgment of Repose and Compliance Order (if applicable), shall assist the Principal to perform the duties and responsibilities of an administrative agent as are governed by the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301, et seq., (the Act) and Section 5:80-26.1 et seq. of the regulations promulgated there under (the Rules) for the administration of units approved through the Fair Share Housing Center Settlement Agreement and the Housing Element and Fair Share Plan, which include:

A. Operating Manual

1. Creating, reviewing and/or updating written operating manual, for approval by the Court, setting forth procedures for administering affordability controls;

B. Affirmative Marketing

1. Assisting the Municipality with the preparation of an updated Affirmative Marketing Plan consistent with the provisions of N.J.A.C. 5:80-26.15;
2. Conducting an outreach process to ensure affirmative marketing of affordable housing units in accordance with the Affirmative Marketing Plan of the Municipality and the provisions of N.J.A.C. 5:80-26.15;
3. Ensure that new development/waiting lists are posted on the New Jersey Housing Resource Center website (www.njhrc.gov) at least 60 days prior to holding a lottery, pursuant to P.L.2020, c.51 (C.52:27D-321.3 et seq.).;
4. Market units in accordance with the Fair Chance in Housing Act (enacted 1/1/2022);
5. Attending continuing education opportunities on affordability controls, compliance monitoring, and affirmative marketing as required; and
6. Providing information for counseling services to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law.

C. General Administrative/Waitlist Management

1. Maintain an applicant pool and waiting list for sale/resale units;
2. Waiting lists may be closed when there are sufficient number of applicants to fill approximately two years' worth of vacant units. Wait lists will be re-opened when the applicant pool is not sufficient to fill vacant units. Additional marketing may be required;
3. Sending annual mailings to all owners of affordable dwelling units, reminding them of the notices and requirements outlined in N.J.A.C. 5:80-26.18(d)4; and

D. Household Certification

1. Conducting interviews and obtaining sufficient documentation of gross income and assets upon which to base a determination of income eligibility for a very-low, low- or moderate-income unit;
2. Providing written notification to each applicant as to the determination of eligibility or non-eligibility;
3. Requiring that all certified applicants for restricted units execute a certificate substantially in the form, as applicable, of the ownership certificate set forth in Appendix J of N.J.A.C. 5:80-26.1, et. seq.; and
4. Employing a random selection process as provided in the Affirmative Marketing Plan of the Municipality when referring households for certification to affordable units.

E. Affordability Controls

1. Furnishing to attorneys or closing agents' forms of deed restrictions, mortgage, mortgage note and Certificate for Applicants Certified to Ownership Unit (required by section 5:80-26.1(c)(2) for recording at the time of conveyance of title of each restricted unit;
2. Creating and maintaining a file on each restricted unit for its control period, including the recorded deed with restrictions, recorded mortgage and note, as appropriate;
3. Ensuring that the removal of the deed restrictions and cancellation of the mortgage note are effectuated and properly filed with the appropriate county's register of deeds or county clerk's office after the termination of the affordability controls for each restricted unit;
4. Communicating with lenders regarding foreclosures; and

F. Resales

1. Instituting and maintaining an effective means of communicating information between owners and the Administrative Agent regarding the resale of restricted units;
2. Instituting and maintaining an effective means of communicating information to very-low, low- and moderate-income households regarding the availability of restricted units for resale or rental; and
3. Ensuring ongoing compliance with N.J.A.C. 5:80-26.7(a) and those set forth in 5:80-26.18 et seq.

G. Processing Requests from Unit Owners

1. Reviewing and approving requests from owners of restricted units who wish to take out home equity loans or refinance during the term of their ownership;
2. Reviewing and approving requests to increase sales prices from owners of restricted units who wish to make capital improvements to the units that would affect the selling price, such authorizations to be limited to those improvements resulting in additional bedrooms or bathrooms and the cost of central air conditioning systems;
3. Notifying the Municipality of an owner's intent to sell a restricted unit; and

4. Processing requests and making determinations on requests by owners of restricted units for hardship waivers.

H. Enforcement

1. Securing annually from municipalities lists of all affordable housing units for which tax bills are mailed to absentee owners, and notifying all such owners that they must either move back to their unit or sell it;
2. Securing from all developers and sponsors of restricted units, at the earliest point of contact in the processing of the project or development, written acknowledgement of the requirement that no restricted unit can be offered, or in any other way committed, to any person, other than a household duly certified to the unit by the Administrative Agent;
3. Providing reports to Principal and/or DCA, as requested.

I. Public Records: Records received, retained, retrieved, or transmitted under the terms of this contract may constitute public records of the municipality as defined by N.J.S.A. 47:3-16, and are legal property of the municipality. The Administrative Agent named in this contract must agree to administer and dispose of such records in compliance with the State's public records laws and associated administrative rules.

J. The Administrative Agent shall have authority to take all actions necessary and appropriate to carry out its responsibilities hereunder

II. ADMINISTRATIVE AGENT SERVICES: RENTAL UNITS

The Consultant, upon the request of the Principal and in compliance with the Court Judgment of Repose and Compliance Order (if applicable), shall assist the Principal to perform the duties and responsibilities of an administrative agent as are set forth, including but not limited to the Municipality's Fair Share Plan, New Jersey Fair Housing Act (N.J.S.A. 52:27D-301, et seq., (the Act) Fair Housing Act rules and regulations, and UHAC regulations, including those set forth in N.J.A.C. 5:80-26.14, 16 and 18 thereof, which includes:

A. Operating Manuals

1. Creating/reviewing and publishing written operating manual(s), as approved by the Court, setting forth procedures for administering affordability controls;

B. Affirmative Marketing (as needed)

1. Assisting the Municipality with the preparation of an updated Affirmative Marketing Plan consistent with the provisions of N.J.A.C. 5:80-26.15;
2. Conducting an outreach process to ensure affirmative marketing of affordable housing units in accordance with the Affirmative Marketing Plan of the Municipality and the provisions of N.J.A.C. 5:80-26.15;
3. Ensure that new development/waiting lists are posted on the New Jersey Housing Resource Center website (www.njhrc.gov) at least 60 days prior to holding a lottery, pursuant to P.L.2020, c.51 (C.52:27D-321.3 et seq.).;
4. Market units in accordance with the Fair Chance in Housing Act (enacted 1/1/2022);
5. Attending continuing education opportunities on affordability controls, compliance monitoring, and affirmative marketing as needed; and
6. Providing information for counseling services to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law.

C. General Administrative/Waitlist Management

1. Maintain an applicant pool and waiting list for rental units with at least two years' worth of applicants for anticipated units available;
2. Sending annual letters to all tenants of affordable dwelling units, providing them with the maximum allowable rents and the contact information for Triad Associates where complaints of excess rents can be reported pursuant to N.J.A.C. 5:80-26.18(d)4; and
3. Notification of annual allowable rent increases sent to landlords upon the release of the annual Affordable Housing Regional Income Limits by Household Size.

D. Household Certification

1. Soliciting, scheduling, conducting and following up on interviews with interested households;
2. Conducting interviews and obtaining sufficient documentation of gross income and assets upon which to base a determination of income eligibility for a very-low, low- or moderate-income unit;
3. Requiring that all certified applicants for restricted units execute a certificate substantially in the form, as applicable, of the rental certificate set forth in Appendix K of N.J.A.C. 5:80-26.1, et. seq.;
4. Employing a random selection process as provided in the Affirmative Marketing Plan of the Municipality when referring households for certification to affordable units.
5. Ensuring ongoing compliance with N.J.A.C. 5:80-26.7(a) and those set forth in 5:80-26.18 et seq.

E. Enforcement: The posting annually in all rental properties, of a notice as to the maximum permitted rent together with the telephone number of the Administrative Agent where complaints of excess rent can be made;

F. Public Records: Records received, retained, retrieved, or transmitted under the terms of this contract may constitute public records of the municipality as defined by N.J.S.A. 47:3-16, and are legal property of the municipality. The Administrative Agent named in this contract must agree to administer and dispose of such records in compliance with the State's public records laws and associated administrative rules.

G. The Administrative Agent shall have authority to take all actions necessary and appropriate to carry out its responsibilities hereunder.

III. AFFORDABILITY ASSISTANCE PROGRAM DEVELOPMENT AND OPERATING MANUAL

The Consultant shall, upon the request of the Principal, in accordance with the provisions of the Fair Housing Act and the Uniform Housing Affordability Control (UHAC) regulations (N.J.A.C. 5:80-26.1 et seq.), work with municipal staff to identify eligible services and level of financing for the Affordability Assistance Program. Once determined, Consultant will create or update an Affordability Assistance Operating Manual for sales and rental units, to include:

1. Overview
2. Eligible Services
3. Eligible Participants
4. Eligible Properties
5. Level of Financing
6. Program Financing
7. Administration
8. Forms for Program Implementation

Technical Assistance Services: Upon Principal's request, Consultant will provide technical assistance as needed to address in-house staff questions, follow up discussions with government officials and/or staff, follow up with other issues associated with the Affordability Assistance Program. Technical Assistance services to be pre-approved by Principal.

IV. AFFORDABILITY ASSISTANCE PROGRAM IMPLEMENTATION SERVICES

Upon request, process applications and provide recommendations to the Principal for the following programs that are identified in the Operating Manual:

A. Down Payment Assistance - The Down Payment Assistance Program is designed to help low- and moderate-income households achieve the goal of homeownership. Funds provided to title company and secured by mortgage and mortgage note.

B. Emergency And Health/Safety Repairs For Owner Occupied Affordable Units– Affordability Assistance funding is available to assist income qualified owners of low-and moderate-units to make emergency and/or health and safety related repairs that they do not have the financial resources to make otherwise. Funds provided to the construction contractor upon completion of service and secured by mortgage and mortgage note. Additional Case Management Services provided by Triad include:

- Coordinate inspections by the municipal building inspector to document emergency
- Assist Homeowner to obtain quotes from contractors
- Review required documentation from contractors to verify they are qualified
- Present quotes for review and approval/denial by municipality
- Prepare construction contract
- Coordinate final inspection by the municipal building inspector
- Prepare close out documentation for homeowner
- Process payment request from contractor to municipality
- Prepare mortgage and mortgage note for recording by municipality

C. Energy Efficiency Program (EEP) For Owner Occupied Affordable Units - This program makes available funding to income-qualified owners of deed restricted affordable homes in the municipalities. The eligible Energy Efficiency upgrades/replacements are listed in the Operating Manual. Funds provided to the construction contractor upon completion of service and secured by mortgage and mortgage note. Additional Case Management Services provided by Triad include:

- Assist Homeowner to obtain quotes from contractors
- Review required documentation from contractors to verify they are qualified
- Present quotes for review and approval/denial by municipality
- Prepare construction contract
- Coordinate final inspection by the municipal building inspector
- Prepare close out documentation for homeowner
- Process payment request from contractor to municipality
- Prepare mortgage and mortgage note for recording by municipality

D. Homeownership Assistance Program - The Program is designed to help income qualified low- and moderate-income homeowners retain stable finances. This program will provide funding to homeowners of deed restricted affordable properties within the municipality who are in arrears with mortgage payments, taxes, utility payments, special assessments, or homeowners' fees, as outlined in the Operating Manual. Payments will be made to the applicable entity and secured with mortgage and mortgage note. Additional analysis of applicants ongoing ability to maintain

expenses of unit will be made prior to approving any funds being dispersed. Additional case management services will include:

- Obtaining bills/invoices with outstanding balances and account numbers
- Preparing and presenting recommendations of assistance and amounts to the municipality
- Preparing requests for payments to each entity and submitting to municipality
- Prepare mortgage and mortgage note for recording by municipality

E. **Rental Assistance** - This program makes available grants to income-qualified tenants of deed restricted affordable apartments in the municipality in an amount equal to the amount of rent that the landlord charges for the first month of occupancy or security deposit. Funds will be sent to Landlord and secured by a landlord agreement. Triad will prepare all documents for the municipality.

F. **Create Additional Very Low-Income Units** – Affordability assistance may be utilized to create additional very low-income units by converting a moderate or low-income unit into a very low-income unit in new developments. The affordability assistance will result in additional very low-income units beyond what is required by state affordable housing rules. Triad is available to provide technical assistance.

G. Income-qualify applicants if not completed as part of the purchasing or renting certifications.

H. **Other Administrative Agent Notification** – If applicable, Consultant will contact other Administrative Agents overseeing affordable units in the municipality to inform them of the program and how to assist low- and moderate-households access these funds.

I. **Homeowner Notification** - Notify current homeowners of availability of Affordability Assistance Program through creation of flyer that will be mailed/emailed.

J. **Small Development Affordability Assistance**. Offer developers of projects proposing 1 – 4 total housing units a subsidy to construct one (1) or two (2) affordable units as part of the total proposed rental units.

K. Revisions/Updates to Operating Manual, as needed.

L. **Technical Assistance Services:** Upon Principal's request, Consultant will provide technical assistance as needed to address in-house staff questions, follow up discussions with government officials and/or staff, follow up with other issues associated with the Affordability Assistance Program. Technical Assistance services to be pre-approved by Principal.

V. **MUNICIPAL ADMINISTRATIVE AGENT–TECHNICAL ASSISTANCE ON AFFORDABLE HOUSING REQUIREMENTS**: Upon request, Consultant will provide the following services:

A. Meet with Municipality's designated staff to establish project implementation goals for contract year;

B. Meet with Municipality's designated staff to review general oversight responsibilities of the Municipality, the Administrative Agent and the those of each project developer;

C. Prepare and/or update Trust Fund Spending Plan, Illustrative Rents/Sales Prices and/or Affirmative Marketing Plan for the For-Sale and Rental Program, as needed;

D. Preparation of Mid-Point Reviews and Annual Reports as required by the Court Judgment of Repose and Compliance Order;

E. Complete Annual Monitoring of all affordable units as follows and to obtain needed information:

1. Report any non-compliance identified to Municipality's Solicitor and ensure all follow up notices and actions are taken;

2. Contact all Administrative Agents to obtain updated information on waiting lists, affirmative marketing efforts and lists of units sold or rented to date and current allowable rents from landlords; and
3. Contact all Group Home managers to obtain documentation on continued use and current licenses;

F. Provide technical assistance with affordable unit documentation required for affordable housing plan compliance and attend case management/compliance hearings, as needed.

VI. MUNICIPALITY'S RESPONSIBILITIES: The Municipality shall:

1. Provide the name, title and telephone number and email address of the municipal official designated as the Municipal Housing Liaison and primary contact person for all matters related to this Scope of Work to the Administrative Agent;
2. Provide an inventory list of all deed restricted affordable housing units (owner-occupied and rentals) to the Administrative Agent;
3. Review applicable local ordinances to ensure they are not in conflict with, and will enable efficient implementation of, the Scope of Work;
4. Monitor the status of all restricted units in the Municipality's Fair Share Plan based on the information supplied and reports submitted by the Administrative Agent;
5. Review and verify monthly/annual reports, manuals, Affirmative Marketing Plans and other documents supplied by the Administrative Agent, and submit, if required, to the Court or FSHC;
6. Attend meetings with affordable housing providers as arranged by the Administrative Agents, as applicable;
7. Monitor that all restricted affordable units are identified as affordable within the tax assessor's office and any Municipal Utility Authority (MUA) database. The Municipality and MUA shall promptly notify the Administrative Agent of a change in billing address, payment delinquency of two billing cycles, transfer of title, or institution of a writ of foreclosure on all affordable units;
8. Provide all reasonable and necessary assistance to the Administrative Agent in support of efforts to enforce provisions of the Municipality Fair Share Plan, the Fair Housing Act Rules and regulations, as amended, deed covenants, mortgages, court decisions or other authorities governing the affordability control services to be provided under this Scope of Work and subsequent Agreements.

INFORMATION TO BE FURNISHED TO CONSULTANT: The Principal shall provide the Consultant information and documentation, which the Consultant may require to properly render the services provided for in this Agreement.

AGENCY ENFORCEMENT AND DELEGATION. Under this Agreement, the Principal delegates to the Consultant, and the Consultant accepts, the primary responsibility for enforcing the substantive provisions of the Act and the Rules. However, if the Consultant fails to Act, the Principal shall retain ultimate responsibility for ensuring effective compliance with the Rules and the Consultant will come under the supervision of the Principal.

ASSIGNMENT OF AFFORDABLE HOUSING UNITS. This Agreement shall govern the provision of affordability control services for the following affordable housing units located within the municipality that fall under the jurisdiction of the Act: Units to be specified upon receipt of Substantive Certification for the municipality's Affordable Housing Obligation.

ITEM NUMBER: A- 7

ITEM NAME: Authorization to Approve the Increase in Maximum Amount of Clifton Home Improvement Program (CHIP) Loans (R303-25)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	memo	5/28/2025	Cover Memo

Oddo, Andrew

From: Sidoti, Donna
Sent: Friday, May 23, 2025 12:50 PM
To: Oddo, Andrew
Cc: Rodgers, Brian; jillhartpp@aol.com
Subject: Increase In CHIP Grant
Attachments: CHIP PROCEDURE MANUAL $20,000.docx; 2025 Uncapped Income Limit Resolution.docx

Andrew:

Our CHIP (Clifton Home Improvement Program) currently offers a grant of up to $10,000 to repair violations of the City's Ordinance. We would like to increase the grant to $20,000. This is a federal grant given by the Department of Housing and Urban Development through our Community Development Block Grant.

The homeowner applying for the grant must agree to bring the home into compliance upon receiving the grant. Most improvements cost well above the current allowable $10,000 grant, therefore, causing the homeowner the need to find additional funding in order to be compliant. Being that homeowners who qualify for the CHIP grant are low or low/moderate income households, we find that they are having a difficult time securing the additional funds for compliance.

Can you please prepare a resolution increasing the CHIP grant to $20,000?

I have attached a copy of the Program Manual and the most recent Resolution showing the 2025 Uncapped Income Limits that we use to qualify the applicants.

If you have any questions, please feel free to contact me.

Thank you.

Donna
.org

This e-mail (including all attachments) is intended for the exclusive use of the individual to whom it is addressed. This e-mail may be proprietary,confidential, privileged and exempt from disclosure under applicable law. If the reader of this e-mail is not the intended recipient or agent responsible for delivering the message to the intended recipient, the reader is hereby put on notice that any use, dissemination, distribution or copying of this communication or any of its contents is strictly prohibited. If you have received this communication in error, please immediately notify the sender by telephone or e-mail and delete the original e-mail and all copies of it from your computer system.

ITEM NUMBER: A- 8

ITEM NAME: Authorization to Approve Supplemental Funds for Professional Services to Adams, Lattiboudere, Croot & Herman for Prosecution of Disciplinary Matters Against Employees of the City of Clifton (R329-25)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	memo	6/11/2025	Cover Memo

City of Clifton

LAW DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

(973) 470-5817
FAX: (973) 470-5254

June 11, 2025

Mayor Raymond Grabowski & Members of
the Clifton Municipal Council
City Hall - 900 Clifton Avenue
Clifton, New Jersey 07013

Re: **Prosecutor for Disciplinary Matters Request for Increase**

Dear Mayor Grabowski and Members of the Municipal Council:

The City's Special Prosecutor for Disciplinary Matters, Perry Lattiboudere from Adams, Lattiboudere, Croot & Herman was initially appointed with a not to exceed cap of $5,000 and additional funds approved with a total not to exceed cap of $35,000. There is currently an outstanding balance of $25,464.30 and all funds have been exhausted. Consistent with the invoice for outstanding balances, a resolution appears on the agenda increasing the not to exceed cap to $61,000. The invoices are paid out of the Personnel Legal Fees account, number 01-201-20-105-263.

Very truly yours,

/s/ *Andrew P. Oddo*

ANDREW P. ODDO
First Assistant Municipal Attorney

APO/kmk

ITEM NUMBER: A- 9

ITEM NAME: Authorization to Approve Redevelopment Counsel Request for Increase Authorization (R305-25)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	memo	6/11/2025	Cover Memo

City of Clifton
LAW DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

(973) 470-5817
FAX: (973) 470-5254

June 11, 2025

Mayor Raymond Grabowski & Members of
the Clifton Municipal Council
City Hall - 900 Clifton Avenue
Clifton, New Jersey 07013

Re: **Redevelopment Counsel Request for Increase Authorization**

Dear Mayor Grabowski and Members of the Municipal Council:

The City's Redevelopment Counsel, Joeseph Baumann, Esq., of McManimon, Scotland & Baumann was initially appointed with a not to exceed cap of $5,000, with an additional $5,000 authorized September 17, 2024. Mr. Baumann estimates that his invoices through the end of his current term will be $30,000. It is important to note that Mr. Baumann's fees are paid out of an escrow account that is funded by the project developer, account numbers 15-286-57-014-007 (Redevelopment of Hoffman La Roche) and 15-286-57-014-009 (Black Prince Distillery site). However, such payment cannot be made without increasing the not to exceed cap. Consistent with Mr. Baumann's estimate, a resolution appears on the agenda increasing the not to exceed cap to $40,000.

Very truly yours,

/s/ *Andrew P. Oddo*

ANDREW P. ODDO
First Assistant Municipal Attorney

APO/kmk

ITEM NUMBER: A- 10

ITEM NAME: Authorization to Approve Phase IV of the Hoffman LaRoche Redevelopment Plan

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	letter	6/12/2025	Cover Memo

City of Clifton

LAW DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

(973) 470-5817
FAX: (973) 470-5254

June 12, 2025

Mayor Raymond Grabowski & Members of
the Clifton Municipal Council
City Hall - 900 Clifton Avenue
Clifton, New Jersey 07013

Re: **Phase IV of the Hoffman LaRoche Redevelopment Plan**

Dear Mayor Grabowski and Members of the Municipal Council:

As Joe Baumann, Esq. discussed with the Mayor and Council at the last meeting, an ordinance appears on the agenda for introduction adopting Phase IV of the Hoffman LaRoche Redevelopment Plan.

Very truly yours,

/s/ *Andrew P. Oddo*

ANDREW P. ODDO
First Assistant Municipal Attorney

APO/kmk

ITEM NUMBER: A- 11

ITEM NAME: Authorization to Approve Appointing Special Counsel to Represent the City of Clifton - Dominick Villano v. City of Clifton, et al. (R328-25)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	memo	6/12/2025	Cover Memo

A-

City of Clifton

LAW DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

(973) 470-5817
FAX: (973) 470-5254

June 12, 2025

Mayor Raymond Grabowski & Members of
the Clifton Municipal Council
City Hall - 900 Clifton Avenue
Clifton, New Jersey 07013

Re: **Dominick Villano v. City of Clifton, et al.**

Dear Mayor Grabowski and Members of the Municipal Council:

As discussed at the last Council meeting, the City's excess insurance carrier approved the appointment of Mark Tabakin, Esq. of Weiner Law Group LLP to represent the City in the matter of Villano v. City of Clifton, et al. These invoices will come out of the Personnel - Legal Fees account, account number 01-201-20-105-320. A resolution appears on the agenda memorializing the appointment.

Very truly yours,

/s/ *Andrew P. Oddo*

ANDREW P. ODDO
First Assistant Municipal Attorney

APO/kmk

ITEM NUMBER: A- 12

ITEM NAME: Authorization to Approve RFPs for Outside Counsel (R307-25, 308-25, 309-25, 310-25, 311-25, 312-25)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	memo	6/13/2025	Cover Memo

City of Clifton
OFFICE OF THE CITY MANAGER
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

GARY S. DEMARZO
CITY MANAGER

973-470-5854 (office)
201-303-8749 (cell 24/7)
gdemarzo@cliftonnj.org

June 11, 2025

Mayor Raymond Grabowski & Members of
the Clifton Municipal Council
City Hall - 900 Clifton Avenue
Clifton, New Jersey 07013

Re: **RFP's for Outside Counsel**

Dear Mayor Grabowski and Members of the Municipal Council:

Attached you shall find the bid tabulation sheets for the many proposals received for Outside Legal Counsel positions. Each sheet also lists the incumbent law firm in that position. The last time the Council made these appointments, not to exceed limits were set at $5,000 for each position. I recommend that the Council set realistic not to exceed amounts to avoid the constant need to request additional funds. I make the following recommendations:

Special Prosecutor for Disciplinary Matters & Special Counsel for Employment Litigation Claims

Currently these positions are held by two different firms. I suggest combining these positions and awarding them to Richard Flaum, Esq. of DiFrancesco, Bateman, Coley, Yospin, Kunzman, Davis, Lehrer & Flaum, P.C., who is our current Labor Counsel. The contract for Labor Counsel expires in August. Combining these three positions would streamline outside counsel by having one point of contact rather than three. Also, Mr. Flaum has proposed a competitive rate of $175 per hour. I suggest a not to exceed amount of $50,000 for each position.

However, I recommend allowing the incumbent firms to complete their active cases in order to avoid paying for Mr. Flaum to review these pre existing matters. Also, Mark Tabakin of the Weiner Law Group who is currently Special Counsel for Employment Litigation Claims has been approved by our insurance carrier to represent the City in the Villano litigation. It would be more efficient to allow Mr. Tabakin to remain as counsel of record in that matter.

Affordable Housing Litigation

I recommend retaining our current counsel, Eric Bernstein, Esq. at his current rate of $160 per hour with a not to exceed amount of $20,000. The City is in the middle of its Fourth Round affordable housing certification. Mr. Bernstein's proposed rate is $65 less than the next lowest proposal and shifting counsel now will be inefficient as a new firm would have to get up to speed on a matter which is near completion.

Redevelopment Counsel

I recommend retaining our current counsel, Joe Baumann, Esq. of McManimon Scotland & Baumann, LLC at $225 per hour with a not to exceed amount of $50,000. Keep in mind that Mr. Baumann's fees are paid out of the redevelopment project professional escrow accounts.

General Environmental Legal Services

I recommend retaining our current counsel, Decotiis, Fitzpatrick, Cole & Giblin, LLP at a rate of $200 which is $50 less than the next lowest proposal, with a not to exceed amount of $5,000. We rarely use their services but it is important to have a firm on retainer for these services.

Tax Appeal Counsel

I recommend retaining our two current counsel, Bill Betesh, Esq. of Boggia, Boggia and Betesh and Douglas Standriff, Esq., each at $150 per hour at a not to exceed amount of $5,000 each. We rarely use their services but it is useful to have them on retainer in the event that their services are needed due to a conflict or a matter where specialized expertise is required.

Very truly yours,

GARY DEMARZO
City Manager

GD/kmk
Attachments

	25-096 Special Prosecutor for Disciplinary Matters 5-15-2025 at 11:00 AM- Unofficial RFP Results			
#	COMPANY NAME	BID AMOUNT		RANK
		Hourly Rate for Partners	Hourly Rate for Associates	
1	DiFrancesco ,Bateman, Kunzman,Davis,Lehrer & Flaum P.C15 Mountain Boulevard Warren NJ 07059	$175.00	$175.00	TWO
2	Montanari Law Group LLC, One Lower Notch Road,Little Falls	$175.00	NA	TWO
3	Ruderman & Roth LLC,150 Morris Avenue, Suite 206/2nd FL,Springfield, NJ 07081	$165.00	$165.00	ONE
4	Adams Lattiboudere Croot & Herman LLC, 555 Route 1 South Suite 240 ,Iselin NJ 08830	$185.00	$185.00	THREE
5	Appruzze,McDermot,Mastro & Murphy 25 Independence Blvd,Liberty Corner NJ 07938	$220.00	$220.00	FOUR

On June 5, 2024 Resolution R283-24 was awarded to Adams, Lattibourdere, Croot & Herman LLC at $185.00 per hour from June 5, 2024 to June 4, 2025

25-100 Special Counsel for Employment Litigation Claims 5-15-2025 at 11:00 AM- Unofficial RFP Results

#	COMPANY NAME	BID AMOUNT		RANK
		Hourly Rate for Partners	Hourly Rate for Associates	
1	DiFrancesco Bateman Kunzman Davis Lehrer & Falum ,15 Mountain Boulevard,Warren NJ 07059	$175.00	$175.00	TWO
2	Riker Danzig LLP, Headquarters Plaza, One Speedwell Ave, PO Box 1981,Morristown, NJ 07962-1981,Cedar Knolls NJ 07927	$250.00	$225.00	EIGHT
3	Hatfield Schwartz Law Group LLC,240 Cedar Knolls Road, Suite 303	$195.00	$165.00	FOUR
4	Appruzze,McDermot,Mastro & Murphy, 25 Independence Blvd, Warren, NJ 07059	$220.00	$220.00	SIX
5	Adams Lattibourde Croot & Herman LLC, 555 Route 1 South, Suite 240 Iselin NJ 08830	$185.00	$185.00	THREE
6	Florio Kenny Raval LLP,125 Chubb Ave 310-N,Lyndhurst NJ 7071	$200.00	$175.00	FIVE
7	Eric M. Bernstein & Associates LLC,34 Mountain Blvd., Building A. PO Box 4922,Warren, NJ 07059-4922	$160.00	$160.00	ONE
9	Hoagland Longo Moran Dunst & Doukas LLP,40 Paterson Strreet, PO Box 480,New Brunswick NJ 08903	$250.00	$200.00	SEVEN

On June 5,2024 Resolution R287-24 was awarded to Weiner Law Group at $175.00 per hour from June 5, 2024 to June 4, 2025

25-102 Affordable Housing Litigation Special Counsel Services 5-15-2025 at 11:00 AM- Unofficial RFP Results

#	COMPANY NAME	BID AMOUNT		RANK
		Hourly Rate for Partners	Hourly Rate for Associates	
1	DiFrancesco, Bateman, Kunzman ,15 Mountain Boulevard Warren NJ 07059	$225.00	$225.00	TWO
2	McManimon, Scotland, Baumann LLC,75 Livingston Avenue,Roseland, NJ 07068	$250.00	$250.00	THREE
3	Eric M. Berstein & Associates LLC,34 Mountain Blvd, Building A. PO Box 4922, Warren NJ 07059	$160.00	$160.00	ONE
	On June 5,2024 Resolution R298-24 was adopted and awarded the contract to Eric Bernstein and Associates at $160.00 per hour.			

25-101 Redevelopment Counsel Services 5-15-2025 at 11:00 AM- Unofficial RFP Results

#	COMPANY NAME	BID AMOUNT		RANK
		Hourly Rate for Partners	Hourly Rate for Associates	
1	DiFrancesco, Bateman, Kunzman ,15 Mountain Boulevard Warren NJ 07059	$225.00	$225.00	ONE
2	McManimon, Scotland, Baumann LLC,75 Livingston Avenue,Roseland, NJ 07068	$225.00	$225.00	ONE

On June 5th,2024 Resolution R288-44 was awarded to McManimon Scotland and Baumann at $215.00/ hour from June5th 2024 to June 4,2025

25-098 General Environmental Legal Services 5-15-2025 at 11:00 AM- Unofficial RFP Results

#	COMPANY NAME	BID AMOUNT		RANK
		Hourly Rate for Partners	Hourly Rate for Associates	
1	Riker Danzig LLP,61 Headquarters Plaza, One Speedwell Ave, PO Box 1981,Morristown, NJ 07962-1981	$250.00	$225.00	TWO
2	McManimon, Scotland, Baumann LLC,75 Livingston Avenue,Roseland, NJ 07068	$250.00	$250.00	THREE
3	Decotis, Fitzpatrick, Cole & Giblin LLP,61 South Paramus Road,Paramus, NJ 07652	$200.00	$175.00	ONE

On April 1,2024 Resolution R315-24 was awarded to Decotis,Fitzpatrick, Cole & Giblin LLP at $175.00 per hour from April 1, 2024 to June 4, 2024

25-097 Tax Appeal Counsel Services 5-15-2025 at 11:00 AM- Unofficial RFP Results

#	COMPANY NAME	BID AMOUNT		RANK
		Hourly Rate for Partners	Hourly Rate for Associates	
1	Eric M. Bernstein & Associates LLC,34 Mountain Blvd., Building A. PO Box 4922,Warren, NJ 07059-4922	$160.00	$160.00	THREE
2	McManimon, Scotland, Baumann LLC,75 Livingston Avenue,Roseland, NJ 07068	$225.00	$225.00	SIX
3	Florio Kenny Raval LLP,125 Chubb Ave,Lyndhurst NJ 07071	$200.00	$175.00	FIVE
4	Boggia, Boggia and Betesh,71 Mt. Vernon Street,Ridgefield Park, NJ 07660	$150.00	$150.00	TWO
5	DiFrancesco, Bateman, Kuzman, Davis, Lehrer & Flaum P.C.15 Mountain Blvd.Warren, NJ 07059	$200.00	$175.00	FIVE
6	Douglas M.Standriff 25E Spring Valley Avenue,Suite 330 Maywood NJ 07607	$150.00	$135.00	ONE
7	Cleary Giacobbe Alfieri Jacobs LLC,169 Ramapo Valley Road Upper Level Suite 105 Oakland NJ 07436	$185.00	$185.00	FOUR

On June 5th,2024 Resolution R284-24 was awarded to Douglas M. Standriff and Boggia,Boggia and Betesh and at $150.00 per hour from June 5th 2024 to June 4,2025

ITEM NUMBER: A- 13

ITEM NAME: Authorization to Approve "Peruvian Parade, Inc." to Join the "NJ Peruvians, Inc." as one Combined Parade on July 27, 2025

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Application and paperwork	6/10/2025	Cover Memo

Ferrigno, Nancy

From: Mariela Seclen <msc0929@yahoo.com>
Sent: Thursday, January 02, 2025 12:52 AM
To: Ferrigno, Nancy
Subject: Peruvian Parade, Inc. Permits Requests

CAUTION: This email originated outside the City of Clifton's email system.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Ferrigno,

I hope this email finds you well. I am reaching out to you in my capacity as the newly elected President of the Trustees of the Peruvian Parade, Inc. I have had the privilege of serving the organization in various roles over the years, and I am pleased to reconnect with you now, as I resume my responsibilities with the Peruvian Parade after a six-year hiatus.

As we plan for this year's events, we are hoping to secure the necessary permits for two important dates for our community:

1. **Flag Raising Ceremony**:

   We would like to request permission for a flag-raising ceremony to take place on **Sunday, July 20, 2025, at 2:00 PM**.

2. **Peruvian Parade**:
   The parade is scheduled for **Sunday, July 27, 2025**. The parade route will begin on Main Avenue near the boundary with Passaic, NJ, proceeding through the intersection of Main Avenue and Crooks Avenue (direction of the parade route is subject to change).

I kindly ask for your assistance in initiating the necessary permit processes for both of these events. The Peruvian Parade has been an important cultural celebration for our community for over **38** years, and we look forward to continuing this tradition with your support.

Should you require any additional information or documents, please do not hesitate to contact me at your convenience. I greatly appreciate your attention to this matter and look forward to your guidance as we move forward with our preparations.

Thank you for your continued support, and I look forward to hearing from you soon.

Sincerely,
Mariela Seclen
President of the Trustees
Peruvian Parade, Inc.

#30

Parade & Procession Application

(Please circle the event you are requesting)

PLEASE NOTE APPLICATION FILING DEADLINES

- Parades or processions requiring street closures shall be filed not less than 72 hours before the proposed parade or procession date.
- Parades or procession not requiring street closures shall be filed not less than 48 hours before the proposed parade or procession date.
- The proposed parade or procession date is: July 27th 2025

TO: CITY MANAGER/DIRECTOR OF PUBLIC SAFETY, CLIFTON, N.J.

I hereby make application for a Parade or Procession Permit issued in the name of:
(please print clearly):

_____

Applicant is (Check one):

1.) For Individual Applicant: _____
2.) For Partnership Applicants: _____
3.) For Corporation or Other Applicants: ✓

4.) Chairperson Responsible for Proposed Event:

CHAIRPERSON'S NAME: Mariela Seclen SS/FID# _____
BUSINESS NAME: Peruvian Parade, Inc.
BUSINESS ADDRESS: 270 Union Avenue
Paterson, NJ 07502
TELEPHONE NO.: (973) 618-6565

5.) The proposed date and time of event:
DAY: Sunday
DATE: 7/27/2025
TIME PARADE WILL START: 8:00 am
TIME PARADE WILL END: 2:00 pm

6.) Route to be traveled:
a. LOCATION OF EVENT STARTING POINT: Main Avenue and Demott Ave.
b. ROUTE OF TRAVEL (Enclose a Marked Map)

c. LOCATION OF EVENT TERMINATION POINT: Main Avenue and Crooks Avenue

7.) The Event will be constituted by:
   a. Approximate Number of People: 500 - 1000
   b. Animals (Specify): Possible horses but it has not been confirmed
   c. Vehicles (Specify): We expect about 20 floats

8.) Streets
   a. Will Street Closures be Required? _____ NO ✓ YES, Closures including the following streets: Entire Main Avenue in Clifton
   b. Indicate the Portion of the Widths of the Streets which will be occupied by the Parade: _____25% _____ 50% ✓ 75% _____100%

9.) Assembly Prior to Event
   a. Indicate the Location by Streets of the Assembly Areas for the Event.
      i. Getty Avenue
      ii. _____
      iii. _____
   b. Indicate the times when the units will begin to assemble at the assembly areas for the Event.
      i. 8:00 am - 12:00 pm
      ii. _____
      iii. _____

10.) Event Spacing Intervals:
   a. The Space between Units of the event shall be approximately 50 feet.

11.) Is the event designed to be held by, and on behalf of or for any person other than the Applicant: ✓ (NO) _____YES
   a. If the answer to 12.) is yes, the applicant must file with this application for the Chief of Police, a written communication from the person proposing to hold the event, authorizing the applicant to apply for the permit on his behalf. Is such a communication filed with this application? _____NO _____YES

12.) Parade Permit Fee
Enclose with this application is Permit Fee of ($30) thirty dollars.
✓ YES _____NO (Explain): _____

Representation

I hereby represent, declare and affirm that the statements in this application are true, that I am familiar with the regulations (per attached) controlling subject license within the City of Clifton and that I agree to abide by said regulations.

Mariela Seclen, Chairwoman — (973) 618-6565
Name (Print Clearly) Title — Phone Number

Peruvian Parade, Inc.
Organization

270 Union Avenue — Paterson, — NJ — 07502
Address — City — State — Zip

Mariela Seclen — 1/4/2025
Applicant's Signature — Date

Subscribed and Sworn to before me

this 4th day of January 2025.

NOTARY PUBLIC OF NEW JERSEY

Eva Guerra
NOTARY PUBLIC
State of New Jersey
ID # 2090435
My Commission Expires July 19, 2028

Tolosi, Kathleen

From: DeMarzo, Gary
Sent: Friday, May 16, 2025 2:37 PM
To: msc0929@yahoo.com; Peruvian Parade Inc.
Cc: Egan, Thomas; Oddo, Andrew; Tolosi, Kathleen; Grasso, Liana
Subject: Peruvian Parade BACK TO BACK

NJ PERUVIANS, Inc. Rosalinda Warner (973) 452-9860

PERUVIAN PARADE, Inc. Mariela Seelen (973) 618-6565

Ladies, it's always a pleasure to speak to you both.

You both sound like one in the same, that only wants what is best for the City of Clifton.

What is best is that you both bring your groups together.

As a former Mayor of a City, that ran large parades all summer long, perhaps you can float (no pun intended) this idea between your groups.

Perhaps we have both parades back-to-back with a small gap between.

In my former life as Mayor, we had, Shriners and Fireman to Elks and Moose all different chapters and departments.

Everyone had their own space, but all supported the over all cause.

I placed you both on an email and provided both of you with each other's phone numbers.

Let me know if we can be the ones that bring you together.

Respectfully Submitted

Tolosi, Kathleen

From: DeMarzo, Gary
Sent: Wednesday, June 04, 2025 8:28 PM
To: Rinaldi, Thomas
Cc: Tolosi, Kathleen; Egan, Thomas; Grasso, Liana; Oddo, Andrew
Subject: FW: Peruvian Parade BACK TO BACK/ A & B

Chief and All

My idea is bellow and the Peruvian (B) team has agreed to, just to add on to the existing parade with following Peruvian (A) Team.

I am attempting to obtain the true number of floats ect ect, but Peruvian (B) has estimated ten.

Let all know if this will not work..

~g

Gary S. DeMarzo, MPA
City Manager

From: Peruvian Parade Inc. <peruvianparadeinc1986@gmail.com>
Sent: Tuesday, June 03, 2025 1:18 PM
To: DeMarzo, Gary <gdemarzo@Cliftonnj.org>
Subject: Fwd: Peruvian Parade BACK TO BACK

CAUTION: This email originated outside the City of Clifton's email system.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. DeMarzo,

Thank you for your time and for the opportunity to express our intention to unify the Peruvian community.

As discussed during our conversation, Mayor Hector Lora of Passaic has requested a letter from you granting us permission to march through the City of Clifton. We would also appreciate it if the letter could state that, in the event Mayor Andre Sayegh of Paterson does not approve the proposal for a back-to-back parade, we may still proceed with the march through Clifton, concluding the parade within your city limits.

We kindly ask that this letter be provided as soon as possible, as Mayor Lora needs it to make his final decision.

Thank you in advance for your prompt attention to this matter.

Respectfully,
Mariela Seclen

Board of Directors, President

(973)618-6565

---------- Forwarded message ---------
From: **DeMarzo, Gary** <gdemarzo@cliftonnj.org>
Date: Fri, May 16, 2025 at 2:37 PM
Subject: Peruvian Parade BACK TO BACK
To: msc0929@yahoo.com <msc0929@yahoo.com>, Peruvian Parade Inc. <PERUVIANPARADEInc1986@gmail.com>
Cc: Egan, Thomas <tegan@cliftonnj.org>, Oddo, Andrew <aoddo@cliftonnj.org>, Tolosi, Kathleen <ktolosi@cliftonnj.org>, Grasso, Liana <lgrasso@cliftonnj.org>

NJ PERUVIANS, Inc. Rosalinda Warner (973) 452-9860

PERUVIAN PARADE, Inc. Mariela Seelen (973) 618-6565

Ladies, it's always a pleasure to speak to you both.

You both sound like one in the same, that only wants what is best for the City of Clifton.

What is best is that you both bring your groups together.

ITEM NUMBER: A- 14

ITEM NAME: Authorization to Approve Peruvian Parade, Inc. to hold a Festival at Main Memorial Park on July 27, 2025

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	application	6/12/2025	Cover Memo

Recvd 6/11/25

FESTIVAL APPLICATION

For Individual:

Name_____
Address_____
Phone Number_____
Email Address_____
SSN or Tax ID No._____

For Partnership:

Name of Partnership_____
Names of Partners_____
Address of Partners_____
Phone Number_____
Email Address_____
Tax ID No._____
Chairperson or Person Responsible for Event_____
Address of Chairperson_____

For Corporation or Limited Liability Company

Name of Corporation or Limited Liability Company Peruvian Parade Inc.
Names of Officers/Stockholders/Members_____
Address of Officers/Stockholders/Members 270 Union Avenue, Paterson, NJ 07502
Registered Agent Name Mariela Seclen
Address of Agent 10 Tomahawk Drive, Wayne, NJ 07470
Tax ID No. 22-3222108
Chairperson or Person Responsible for Event Mariela Seclen
Address of Chairperson 10 Tomahawk Drive, Wayne NJ 07470

For any other Type of Organization or Association

Name of Organization or Association_____
Address of Organization or Association_____
Chairperson or Person Responsible for Event_____
Address of Chairperson_____

Is the applicant a registered charitable or religious organization: X Yes _____ No

Has applicant ever been arrested or convicted of a crime: _____ Yes X No
If yes, please provide full details:_____

Has applicant, any partners/officers/stockholders or members ever been arrested or convicted of a crime: _____ Yes X No
If yes, please provide full details:_____

Location of Event: [redacted] Park Main Memorial

Date(s) and Time(s) of Event: 7/27/2025

Approximate number of people expected to attend: 500

Number of booths: 10 - 15

Arrangements made by Applicant for off-street parking: ____ Yes X No
If yes, provide details: ____

Security measures: We hire private security

Have you received any event permits within the last 12 months: ____ Yes X No
If yes, set forth the date and description of each event ____

Does applicant require any restrictions on the use of public streets or public parking during the event: ____ Yes X No
If yes, provide a detailed description of the restrictions being sought: ____

Submit Check/Surety Bond in the amount of $2,500 (under 5000 people in attendance) due after Governing Body approves event and at least five (5) days prior to the opening of the event.

Submit Check/Surety Bond in the amount of $5,000 (over 5000 people in attendance) due after Governing Body approves event and at least five (5) days prior to the opening of the event.

Submit Certificate of Liability Insurance in the amount of $250,000 per person and $500,000 per occurrence. The City of Clifton shall be named as an additional insured.

For events that will include amusement rides, the applicant shall file with the City Clerk at least five (5) days prior to the opening of the event, a Certificate of Liability Insurance from the vendor or company furnishing the amusement rides, in the amount of $1,000,000 per person and $2,000,000 per occurrence and the City of Clifton shall be named as the additional insured on such policy. In addition, the vendor or company furnishing the amusement rides, shall provide, at least five (5) days to the opening of the event, a Hold Harmless Agreement in the form attached to this application.

THE EVENT WILL NOT BE PERMITTED TO PROCEED UNLESS AND UNTIL ALL BONDING AND INSURANCE REQUIREMENTS ARE SATISFIED.

Location of Event: [redacted] Main Memorial

Date(s) and Time(s) of Event: 7/27/2025

Approximate number of people expected to attend: 500

Number of booths: 10 - 15

Arrangements made by Applicant for off-street parking: ____ Yes X No
If yes, provide details: ____

Security measures: We hire private security

Have you received any event permits within the last 12 months: ____ Yes X No
If yes, set forth the date and description of each event ____

Does applicant require any restrictions on the use of public streets or public parking during the event: ____ Yes X No
If yes, provide a detailed description of the restrictions being sought: ____

Submit Check/Surety Bond in the amount of $2,500 (under 5000 people in attendance) due after Governing Body approves event and at least five (5) days prior to the opening of the event.

Submit Check/Surety Bond in the amount of $5,000 (over 5000 people in attendance) due after Governing Body approves event and at least five (5) days prior to the opening of the event.

Submit Certificate of Liability Insurance in the amount of $250,000 per person and $500,000 per occurrence. The City of Clifton shall be named as an additional insured.

For events that will include amusement rides, the applicant shall file with the City Clerk at least five (5) days prior to the opening of the event, a Certificate of Liability Insurance from the vendor or company furnishing the amusement rides, in the amount of $1,000,000 per person and $2,000,000 per occurrence and the City of Clifton shall be named as the additional insured on such policy. In addition, the vendor or company furnishing the amusement rides, shall provide, at least five (5) days to the opening of the event, a Hold Harmless Agreement in the form attached to this application.

THE EVENT WILL NOT BE PERMITTED TO PROCEED UNLESS AND UNTIL ALL BONDING AND INSURANCE REQUIREMENTS ARE SATISFIED.

LAYOUT OF THE PROPOSED FACILITY

The applicant must attach a diagram setting forth the size of the location, a proposed layout of the facilities, stands, and booths.

Date: 6/10/2025

Print Name: Mariela Seclen

Signature: Mariela Seclen

Main Memorial Park, Ma
D
Dana's Dayc
Main Memorial Park
Playground
Clifton Memorial Library
3D
100 m

ITEM NUMBER: A- 15

ITEM NAME: Authorization to Approve Request by Power of One for Family Fun Day Event at Randolph Park on August 24, 2025

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	memo	6/6/2025	Cover Memo

Tolosi, Kathleen

From: Kimberly Castellano <Kim@powerofoneccom.org>
Sent: Friday, June 06, 2025 10:05 AM
To: Oliver, Debbie
Cc: Grabowski, Raymond; Grasso, Liana; Tolosi, Kathleen
Subject: IMPORTANT- Park Permit Request: New Date & Park Location for Power of One Family Fun Day
Attachments: Park Permit Family Fun Day Randolf Park.pdf; Certificate_of_Insurance-City_of_Clifton_53011009.pdf; City of Clifton Liability CERT 2025-2026.pdf

CAUTION: This email originated outside the City of Clifton's email system.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,
After a long discussion about rescheduling Family Fun Day due to the Nash Park construction. Debbie, you had asked us to find another location.

Yesterday, I spoke with a few community members and Botany Sid folks. They also recommended Randolph Park as an alternative to using Nash Park. It would also bring the community together here. So, We've decided to relocate our event to Randolph Park for the end of summer time August 24.

As for parking: We will be asking Sacred Heart Church to use their parking lot as needed for cars. Most families live in the community and walk to attend. "It will not be a carnival"

Please see the attached Park Permit and Insurance Certs to process this request and for Council's approval. Mayor, please be our champion on this.

Can it please be placed on the next Council meeting June 17? so we can plan accordingly.

EVENT DETAILS
Family Fun Day - End of Summer
Sunday, August 24, 2025 - 11am-5pm
For: Clifton families we serve in School 12 and 17 and the Clifton community.

The event will be the same as years past with a DJ, a few tents for weather protection, free fun and games for families, and Free handouts from community partners.

The request of the Clifton Fire Truck, Community Policing, and the Clifton Health Dept. and Sheriff's Dept dogs and horses if they say yes again.

No fees to enter the park - open to everyone.

Rev 1/16/2019

CLIFTON RECREATION DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY
PHONE: (973) 470-5956
FAX: (973) 815-0599
EMAIL: CLIFTONREC@CLIFTONNJ.ORG

PARK PERMIT REQUEST

(You **must** complete a separate application for each site requested.)

Park/Facility: Randolf Park Specific Location/Field #: 327 Parker Ave.

Seasons Applied For: ☐ Winter ☐ Spring ☑ Summer ☐ Fall

Date(s) Requesting: August 24,2025 Alternate Date: August 31, 2025

Day(s) of Week: Sunday Time: 11am-5pm
(Must reflect time from warm up to completion of play, or set up to break down.)

Intended Use: Family Fun Day App. # People: 100 Ages: 1-60

Requestor (Group/League/Company): Power of One

League Playing In:

Contact Person: Kim Castellano

Address: 59 Mahar Ave

City: Clifton State: NJ Zip: 07011

Cell Phone #: (201) 328-2326 Home Phone #:

Work Phone #: Email: kim@powerofoneccom.org

The requestor/organization listed above certifies that he/she has received and read the accompanying Facility Use Rules and Regulations of the City of Clifton/Recreation Department and agrees to comply with **all** the rules governing the facilities. The requestor/organization agrees to accept full responsibility for any damage or loss of property incurred during use and will ensure that the park/field is left in a clean, safe and orderly condition. Should the City of Clifton have to clean up, repair or restore the park/field or surrounding area, fees will be charged to the requestor/organization to whom the permit has been issued for the remediation and clean up. The requestor/organization is responsible for the conduct of all participants and spectators. The City of Clifton will not assume responsibility for any personal property that is brought into the park and is lost, stolen or damaged. **REQUESTOR'S INITIALS** KC

The requestor/organization agrees to indemnify and hold harmless the City of Clifton and its officers, agents, employees, volunteer or other representatives from any and all liability, claims, costs, professional fees or other expenses or liabilities arising out of the use of the property referred to above including but not limited to the buildings, structures, parking lots and grounds owned by the City of Clifton or the Clifton Board of Education. **REQUESTOR'S INITIALS** KC

I understand that this Hold Harmless Agreement also requires that the City of Clifton is indemnified from any losses or damages resulting from the acts or omissions from any guest, participant, visitor or other person attending the event herein referred to.

Applicant's Signature: Kimberly Castellano Date: 6/6/25

Office Use Only

Received: Permit #: ☐ Revd Schedule ☐ Revd Payment ☐ Mrkd on Calendar ☐ Revd Cert. of Ins. ☐ Revd Add. Apprvls ☐ Permit Printed

Approved: Disapproved: Date:
Signature Signature

Reason for Disapproval:

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/03/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Marmo, Robert	
A. C. Marmo & Sons, Inc Power Of One Christian Coaching And Outreach Ministries, Inc Dba 350 Pass Fairfield NJ 070042025	PHONE (A/C, No, Ext):	FAX (A/C, No):
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Ohio Security Insurance Company	24082
INSURED Power Of One Christian Coaching And Outreach Ministries, Inc 59 Mahar Ave Clifton NJ 07011	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 0267798997 **REVISION NUMBER:** 2016-03

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR [X] Businessowners GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [X] PRO-JECT [X] LOC [ ] OTHER:	X		BZS58616839	02/16/2025	02/16/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG [ ]	$ 1,000,000 $ 1,000,000 $ 15,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
A	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY [ ]			BZS58616839	02/16/2025	02/16/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) [ ]	$ 1,000,000 $ $ $ $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE [ ]	$ $ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate Holder is Additional Insured if required by written contract or written agreement, subject to Businessowners Liability Extension, Blanket Additional Insured Provision.

CERTIFICATE HOLDER

City of Clifton

900 Clifton Ave

Clifton NJ 07012

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Curtis Luken

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CERTIFICATE OF LIABILITY INSURANCE

Acct#: 1368112

DATE (MM/DD/YYYY)
04/21/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER	CONTACT NAME: Lockton Affinity, LLC	
Lockton Affinity, LLC P. O. Box 879610 Kansas City, MO 64187-9610	PHONE (A/C.NO Ext): 800-253-5486	FAX (A/C, No): 913-652-7599
	E-MAIL ADDRESS:	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Beazley Insurance Company Inc.	37540
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Power of One Christian Coaching & Outrea
ch Ministries Inc
59 Mahar Ave
Clifton, NJ 07011

COVERAGES **CERTIFICATE NUMBER** **REVISION NUMBER**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY	X		V14KXQ25AM03	01-MAY-2025	01-MAY-2026	EACH OCCURRENCE	$ N/A
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ N/A
	X Claims Made ☐ Occur						MED EXP (Any one person)	$ 2,000
	X Professional Liability							$ 50,000 aggregate
							PERSONAL & ADV INJURY	$ Included
							GENERAL AGGREGATE	$ 3,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG	$ Excluded
	X POLICY ☐ PROJEC ☐ LOC						Each Claim	$ 1,000,000
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-						AGGREGATE	$
	☐ D ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					☐ PER STATUTE ☐ OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Fire Legal Liability			V14KXQ25AM03	01-MAY-2025	01-MAY-2026	ANY ONE FIRE OR WATER DAMAGE (SUBJECT TO GENERAL AGGREGATE)	$ 100,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Master Policy Holder: National Professional Purchasing Group Association, Inc. The Insured listed above is a member of the National Professional Purchasing Group Association, Inc. The insurance afforded by the certificate issued to the member named above is subject to all the terms, exclusions, and conditions of the master policy to which it refers. Limits may have been reduced by paid claims and expenses.

CERTIFICATE HOLDER

1368112

City of Clifton

900 Clifton Ave
Clifton, NJ 07012

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Patti D. Ofanuel

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ITEM NUMBER: A- 16

ITEM NAME: Authorization to Approve Request by Turkish American Day Festival at Clifton Memorial Park to Postponed Date of September 6, 2025

RECOMMENDATION:

SUMMARY:

All departments have approved the change of date.

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: A- 17

ITEM NAME: Authorization to Approve Entertainment License Renewal Applications R314 - R322)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Memo	6/13/2025	Cover Memo

City of Clifton

LAW DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

(973) 470-5817
FAX: (973) 470-5254

June 13, 2025

Mayor Raymond Grabowski and Members
of the Clifton Municipal Council
900 Clifton Avenue
Clifton, NJ 07013

Re: Entertainment License Renewal Applications

Dear Mayor Grabowski and Council Members:

Please be advised that the following establishments have submitted entertainment license renewal applications for the period covering July 1, 2025 through June 30, 2026:

1. Sputino of Clifton, LLC t/a The Sputino Wine Bar & Italian Tapas;
2. Octavio Perez t/a Palenque Bar & Grill;
3. Jhonny Ospina/Colosa, LLC t/a Noches De Columbia;
4. The Fortaleza Cocina & Folklore, LLC t/a La Fortaleza;
5. Ghost Hawk Brewing Company, LLC t/a Ghost Hawk Brewing Company;
6. Doherty Food Service of Clifton, Inc. T/a The Shannon Rose Irish Pub;
7. F&Z Foods, Inc. t/a El Dorado Restaurant;
8. Madin S. Bawwab, MRM Lebanese Cuisine, Inc. D/B/A Beirut Lebanese Cuisine; and
9. Wiski, LLC t/a Dingo's Den

These establishments are not seeking any changes in the times, days or forms of entertainment that is authorized by their most current entertainment licenses. In addition, these establishments do not have any significant CAD activity and the Police Department has recommended the approval of each establishment's renewal application. For purposes of this letter, no significant CAD activity means any establishment having five (5) or fewer noise/disturbance-type complaints on nights that entertainment is offered between July 1, 2024 through May 31, 2025. Resolutions authorizing the renewal of the above establishments' entertainment licenses appear on the agenda for your consideration.

Please note that at the April 15, 2025 Council meeting the Council directed that an action item be put on future meeting agenda to change the current ordinance to require all applicants for an entertainment license, even those seeking renewals, to personally appear before the Council. Subsequent to the April 15th Council meeting, I was informed by the City Clerk's office that the renewal applications had already been sent out so that it would be too late to change the

ordinance, reissue the application and schedule all applicants to personally appear before the Council. However, we have prepared a drafted of the change to the Ordinance requiring all applicants to personally appear before the Council which will be placed on the agenda in July for Council to consider.

Should you have any questions or need additional information, please do not hesitate to contact me. Thank you your attention and consideration in this matter.

Very truly yours,

THOMAS M. EGAN
First Assistant Municipal Attorney

TME/ssj
Enc.

ITEM NUMBER: A- 18

ITEM NAME: Authorization to Approve Request by Universal Peace Federation to Use City Hall for "National Parents' Day Celebration" on July 26, 2025

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	letter	6/5/2025	Cover Memo

June 2, 2025, 2025

To: Kathleen Tolosi
Clifton City Clerk

Fm: Barry Geller
Joymaker04@gmail.com
973 703-1288
National Parents' Day Representative, NJ
A project of the Universal Peace Federation. (www.us.upf.org)

Proposal regarding National Parents' Day Celebration
To be held in Clifton City Hall
Date Options: Official Date of Parent's Day, 2025: Saturday, July 26
Alternate Dates: Saturday, July 19, Saturday, August 2.

About Parents' Day:

Parents' Day Joint Resolution in Congress

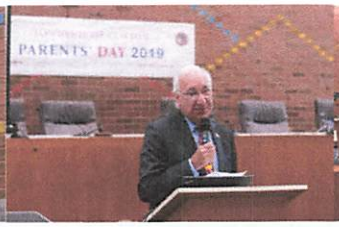
In 1994, Congress unanimously passed "The Parents' Day Resolution," establishing the fourth Sunday of July as a perennial day of commemoration.

Bipartisan legislation to establish Parents' Day was filed in the House in August 1994 by Rep. Dan Burton, Indiana Republican, and Rep. Floyd H. Flake, New York Democrat, and 16 other original cosponsors.

The measure, which eventually had 223 cosponsors, passed the House on Sept. 30 and passed the Senate on Oct. 4. President Bill Clinton signed the measure — now Public Law No:103-362 — on Oct. 14, 1994.

We have celebrated Parent's Day every year since 1994 in churches, mosques and town halls in New Jersey.
In 2024 we held a Parents' Day Event in Clifton City Hall, July 27, 2024.

In 2019 we celebrated in the Clifton City Hall. Then Mayor, James Anzaldi participated in the ceremony.



Mayor presenting Award recipients Leaders

Award recipient.

How we celebrate:
We identify outstanding parents in Clifton, recognize them with the Parents of the Year Certificate. We select from among the parents 1 or 2 that are interested in being considered for our national recognition held in Washington, D.C.
We recognize both couples and single parents for this award. These events are held throughout the nation in many states.
We welcome Mayor Grabowski s recommendations for Outstanding Parents as well as the City Council recommendations. We are planning to recognize up to 8 Award recipients.
Duration of the event: 2.5 hours.
Time: 10 am to 12:30 pm
Time is flexible. We can adjust to the City Hall schedule. We will need 2.5 hours.

Requirements:
Electricity, the municipal hall on the 1st floor
Our staff will prepare the room and clean up, leaving it the way we find it.
We will need a table in the lobby for registration (2' x 4 or 6')
We will use tape to hang the banner.

ITEM NUMBER: A- 19

ITEM NAME: Authorization to Approve Tax Exempt Veteran - 56 Van Riper Avenue (R323-25)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	memo	6/10/2025	Cover Memo
🗋	tax Exempt Veteran	6/10/2025	Cover Memo

OFFICE OF THE TAX COLLECTOR

900 Clifton Avenue, Clifton, NJ – 07013

Telephone: 973-470-5837 Fax 973-471-9336

Email: taxcollector@cliftonnj.org

Interoffice Memorandum

Date: **June 13, 2025**

To: **Mayor and Council**

Cc: **Gary DeMarzo, City Manager**

From: **Sanjana S. Parab, Tax Collector**

Subject: **Tax Exempt Veteran**

Jose Rosario owner of 56 Van Riper Ave. has been classified by the Department of Veteran Affairs as 100% disabled veteran; documentation and memorandum from the Tax Assessor are included for review. The retroactive refunds revert to February 3,2025 for a total refund of $ 3,042.83.

Veteran Exempt Calculation

ROSARIO	Address 56 VAN RIPER AVE	Date of Eligibilty	Per Diem	Block	Lot	Qualifier		
				3.03	28			Refund
		2/3/2025						Exempt Portion
2025 1st Q				Amount Paid	Taxable Portion		Exempt Portion	Refund
$ 1,850.38			1850.38/90 = 20.5597	$ 1,850.38	$ 657.92		$ 1,192.46	$ 1,192.46
					32 days		58 days	
2025 2ndQ				Amount Paid	Taxable Portion			Refund
$ 1,850.37				$ 1,850.37	0		$ 1,850.37	$ 1,850.37
Billed				*Paid*	*Taxable*		*Exempt*	*Refund Due*
$ 3,700.75				$ 3,700.75	$ 657.92		$ 3,042.83	$ 3,042.83

INTEROFFICE MEMO
CITY OF CLIFTON
TAX ASSESSOR'S OFFICE

To: Sanjana Parab, Tax Collector

Date: June 6, 2025

From: Matthew Rinaldi, Tax Assessor

Re: 100% Disabled Veteran Exemption

Claimant Name: Rosario, Jose

Property Location: 56 Van Riper Ave
Block: 3.03 Lot: 28

Date Application Received:	June 6, 2025
Date of Dept. of VA Letter:	June 4, 2025
Effective Date VA Determined 100% Permanent & Total Disability:	February 3, 2025
Date of Ownership:	June 8, 2010

Based on my review, the above referenced claimant has met the requirements for property tax exemption on the dwelling of a 100% disabled veteran. Effective today, I approved the exemption and changed the property class to exempt classification 15F. Enclosed is his approved application as well as his VA letter dated June 4, 2025.

In reference to any retroactive refund, pursuant to N.J.S.A.54:4-3.32, it states that the governing body of each municipality, at its discretion, may return all taxes collected on property which would have been exempt had proper claim in writing been made at the time of the exemption.

Please let me know if you have any questions or require further information.

Enclosures

CLAIM FOR PROPERTY TAX EXEMPTION ON DWELLING OF DISABLED VETERAN OR SURVIVING SPOUSE/CIVIL UNION OR DOMESTIC PARTNER OF DISABLED VETERAN OR SERVICEPERSON

(N.J.S.A. 54:4-3.30 et seq. as amended by.P.L.2019, c.413; N.J.A.C. 18:28-1.1 et seq.)

IMPORTANT: File this completed claim with your municipal tax assessor. (See General Guidelines)

1. **CLAIMANT NAME** JOSE ROSARIO EDUARDA PICHARDO

Name(s) of veteran claimant owner (& spouse, as tenants by entirety, or civil union or domestic partner) or of surviving spouse/civil union or domestic partner permanently residing in dwelling.

2. **DWELLING LOCATION**

56 VAN RIPER AVE	862 290 5209	JROSARIO2009@GMAIL.COM
Street Address of claimant owner's principal residence	Phone #	Email

PASSAIC	CLIFTON
County	Municipality

3.03	28	CLASS 2
Block	Lot	Qualifier

3. **DISABLED VETERAN/SURVIVING SPOUSE/CIVIL UNION OR DOMESTIC PARTNER OF DISABLED VETERAN OR SERVICEPERSON** (Check A, B, or C)

A. ☒ Honorably discharged 100% permanently and totally disabled veteran with active duty service in United States Armed Forces. ATTACH copy DD214.

B. ☐ Surviving spouse/civil union or domestic partner of honorably discharged 100% permanently and totally disabled veteran with active duty service in United States Armed Forces; **and** I have not remarried/formed a new registered civil union or domestic partnership. ATTACH copy DD214.

C. ☐ Surviving spouse/civil union or domestic partner of serviceperson who died on active duty in the United States Armed Forces; **and** I have not remarried/formed a new registered civil union or domestic partnership. ATTACH copy Military Notification of Death.

IMPORTANT CHANGE**November 3, 2020, an amendment to the State Constitution was approved by ballot vote. This amendment implemented Public Law 2019, chapter. 413 which provides that N.J. resident honorably discharged disabled veterans, or their surviving spouses no longer need to serve during a specific war period or other emergency to receive the property tax exemption. This Act amends P.L. 1948, c. 259, and supplements chapter 4 of Title 54 of the Revised Statutes.

RECEIVED
JUN 06 2025
CITY OF CLIFTON
TAX ASSESSOR

4. **DISABILITY (Complete A and check B or C)**

A. ☐ Date V.A. determined veteran 100% permanently and totally disabled Feb 03 2025.

B. ☑ Service-connected disability declared to be a total or 100% permanent disability, and not so evaluated solely because of hospitalization or surgery and recuperation, sustained through enemy action, or accident, or resulting from disease contracted while in such service.

C. ☐ Service-connected disability rated unemployable with payment of 100% and stated to be totally and permanently disabling.

5. **OWNERSHIP & OCCUPANCY (Complete A, B, or D as applicable and C)**

A. ☑ I (my spouse/civil union partner & I, as tenants by entirety), solely own or hold legal title to the above dwelling house.

B. ☐ Partial owners: I (as joint tenant/tenant in common) own _____%. Grantee (buyer) _____ name per deed. Deed Date _____.

C. ☐ The dwelling house is One-Family and I occupy all of it as my principal residence. **OR** The dwelling house is Multi-Unit and I occupy 100 % as my principal residence.

D. ☐ The claimed property is a ☐ Co-operative ☐ or Mutual Housing Corporation in which I am a Tenant Shareholder:

_____
Corporation Name of Co-operative or Mutual Housing Corporation

_____
Co-Op/M.H. Corp. Street Address Municipality

_____ _____ ☐ Co-op ☐ MHC
Number of Shares for Unit *Total Number of Shares for Co-Op/MHC

*The total number of shares for the corporation can be obtained from the Co-Op/MHC manager.

6. **CITIZEN & RESIDENT (Complete A or B)**

A. ☐ As of Oct 21 1977 (insert date - month/day/year), I, the above named veteran claimant was a legal or domiciliary resident of New Jersey.

B. ☐ As of _____(insert date - month/day/year), I, the above named surviving spouse/civil union or domestic partner claimant was a legal or domiciliary resident of New Jersey; **and** My deceased veteran or serviceperson spouse/civil union or domestic partner was a resident of New Jersey at death.

I certify the above declarations are true to the best of my knowledge and belief and understand they will be considered as if made under oath and subject to penalties for perjury if falsified.

Joel Rosario
Signature of claimant

June 6 2025
Date

USE ONLY – Block 3.03 Lot 28 Qualifier _____ Approved Disallowed

Assessor _____ Date 6/6/2025

DEPARTMENT OF VETERANS AFFAIRS

June 04, 2025

Jose Rosario
56 Van Riper Ave
Clifton, NJ 07011

In Reply Refer to:
xxx-xx-1257
27/eBenefits

Dear Mr. Rosario:

This letter is a summary of benefits you currently receive from the Department of Veterans Affairs (VA). We are providing this letter to disabled Veterans to use in applying for benefits such as state or local property or vehicle tax relief, civil service preference, to obtain housing entitlements, free or reduced state park annual memberships, or any other program or entitlement in which verification of VA benefits is required. Please safeguard this important document. This letter is considered an official record of your VA entitlement.

Our records contain the following information:

Personal Claim Information

Your VA claim number is: xxx-xx-1257

You are the Veteran.

Military Information

Your most recent, verified periods of service (up to three) include:

Branch of Service	Character of Service	Entered Active Duty	Released/Discharged
Marine Corps	Honorable	October 14, 1998	October 13, 2002
Marine Corps	Honorable	March 08, 2003	November 01, 2003

(There may be additional periods of service not listed above.)

VA Benefit Information

You have one or more service-connected disabilities:	Yes
Your combined service-connected evaluation is:	100%
You are considered to be totally and permanently disabled due solely to your service-connected disabilities:	Yes
The effective date of when you became totally and permanently disabled due to your service-connected disabilities:	February 03, 2025

You should contact your state or local office of Veterans' affairs for information on any tax, license, or fee-related benefits for which you may be eligible. State offices of Veterans' affairs are available at http://www.va.gov/statedva.htm.

How You Can Contact Us

- If you need general information about benefits and eligibility, please visit us at https://www.ebenefits.va.gov or http://www.va.gov.
- Call us at 1-800-827-1000. If you use a Telecommunications Device for the Deaf (TDD), the number is 1-800-829-4833.
- Ask a question on the Internet at https://www.va.gov/contact-us.

Sincerely Yours,

Regional Office Director

ITEM NUMBER: A- 20

ITEM NAME: Authorization to Approve the City of Clifton to Accept Green Acres Grants to Fund the Nash Park Improvements from the State of NJ Department of Environmental Protection

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	memo	6/12/2025	Cover Memo

Debbie J. Oliver
RECREATION SUPERVISOR

City of Clifton

RECREATION DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

Follow Us To Fun!

Web: www.cliftonrec.com
Phone: (973) 470-5956
Fax: (973) 815-0599
Email: cliftonrec@cliftonnj.org

To: Tom Egan, City Attorney

Cc: Gary DeMarzo, City Manager
John Biegel, Director of Human Services
Kathleen Tolisi, City Clerk

From: Debbie J. Oliver, Recreation Supervisor

Date: May 30, 2025

Re: Nash Park Improvements – Green Acres Grant 1602-23-017 and Urban Parks Grant 1602-23-UPG

On March 5, 2024, resolution # 104-24 temporary budget amendment #2. amending the City's temporary budget for the additional revenue for the Green Acres and Urban Park grants for Nash Park Improvements was adopted (attached).

The Green Acres grant 1602-23-017 and Urban Parks grant 1602-23-UPG for Nash Park Improvements includes upgrades to the playground, splashpad, basketball courts, walk paths, rose garden, dog park and landscaping.

Green Acres requires that the City submits a new enabling resolution using their template (attached). Please make sure that it is adopted at the next council meeting, June 3, 2025.

RICA-24

CITY OF CLIFTON
2024 TEMPORARY BUDGET
AMENDMENT NUMBER 2

WHEREAS, N.J.S.A. 40A:4-19 authorizes temporary appropriations to provide for the period between the beginning of the budget year and the adoption of the budget, where contracts, commitments or payments are to be made prior to the adoption of the budget for any fiscal year; and,

WHEREAS, contracts, commitments or payments are to be made by the City of Clifton for the purpose and amounts requested in the manner and time therein provided; and,

WHEREAS, the initial adoption of the 2024 Temporary Municipal Budget, R004-24, was on January 2, 2024; and,

WHEREAS, the City has received several Grants that need to be added to the Temporary 2024 Municipal Budget,

NOW, THEREFORE, BE IT RESOLVED, that the Temporary Appropriations Amendments are hereby authorized to provide for Grants named below, spending as approved by the City Council and the County of Passaic prior to the adoption of the 2024 Municipal Budget as follows:

Department	Department Code	Amount
Engineering Department	Morris Canal Grant	$ 444,995.00
Engineering Department	Morris Canal City Match	$ 444,995.00
Health Department	Project Finishline Grant	$ 7,500.00
Recreation Department	Nash Park GSPT Grant	$1,400,000.00
Recreation Department	Nash Park Urban Park Grant	$ 500,000.00
Police Department	Station House Adj. Program	$ 45,000.00
Senior Citizens	Office of Aging Grant	$ 105,203.00
Total Temporary Budget and Debt Service:		$2,947,693.00

Adopted: March 5, 2024

Nancy Fenigno

Nancy Fenigno, City Clerk

R125-23

CITY OF CLIFTON

STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
GREEN ACRES PARK DEVELOPMENT ENABLING RESOLUTION

WHEREAS, the New Jersey Department of Environmental Protection, Green Acres Program ("State"), provides loans and/or grants to municipal and county governments and grants to nonprofit organizations for assistance in the acquisition, development, and stewardship of lands for outdoor recreation and conservation purposes; and

WHEREAS, the City of Clifton desires to further the public interest by obtaining funding in the amount of $2,249,500, in the form of a $2,249,500 grant from the State to fund the following project: Nash Park Improvement Project, at a total project cost of $2,249,500;

WHEREAS, the State shall determine if the application is complete and in conformance with the scope and intent of the Green Acres Program, and notify the applicant of the amount of the funding award; and

WHEREAS, the applicant is willing to use the State's funds in accordance with such rules, regulations and applicable statutes, and is willing to enter into an agreement with the State for the above-named project;

NOW, THEREFORE, the Mayor and Council of the City Clifton resolves that:

1. Dominick Villano or the successor to the office of City Manager is hereby authorized to:
   (a) make application for such a grant,
   (b) provide additional application information and furnish such documents as may be required, and
   (c) act as the authorized correspondent of the above-named applicant;
2. The applicant agrees to provide its matching share to the Green Acres funding request, if a match is required;
3. In the event the State's funds are less than the total project cost specified above, the applicant has, or will have, the balance of funding necessary to complete the project;
4. The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and
5. This resolution shall take effect immediately.

Adopted: February 21, 2023

ATTEST:

Nancy Ferrigno, City Clerk

R126-23

CITY OF CLIFTON
STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
URBAN PARKS INITIATIVE ENABLING RESOLUTION

WHEREAS, the New Jersey Department of Environmental Protection, Green Acres Program ("State"), is providing grants through the Urban Parks initiative; and

WHEREAS, the City of Clifton desires to further the public interest by obtaining grant funding in the amount of $500,000 from the State to fund the following project: Nash Park Improvement Project, at a total project cost of $2,249,500.00;

WHEREAS, the State shall determine if the application is complete and in conformance with the scope and intent of the Urban Parks initiative, and notify the applicant of the amount of the funding award; and

WHEREAS, the applicant is willing to use the State's funds in accordance with applicable policies and laws, and is willing to enter into an agreement with the State for the above-named project;

NOW, THEREFORE, the Mayor and Council of the City Clifton resolves that:

1. Dominick Villano or the successor to the office of City Manager is hereby authorized to:
   (a) make application for such a grant,
   (b) provide additional application information and furnish such documents as may be required, and
   (c) act as the authorized correspondent of the above-named applicant;
2. In the event the State's funds are less than the total project cost specified above, the applicant has the balance of funding necessary to complete the project;
3. The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and
4. This resolution shall take effect immediately.

Adopted: February 21, 2023

ATTEST:

Nancy Ferrigno

Nancy Ferrigno, City Clerk

ITEM NUMBER: A- 21

ITEM NAME: Authorization to Approve the City of Clifton to Accept Green Acres Grants to Fund the Main Memorial Park Improvements from the State of NJ Department of Environmental Protection

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	memo	6/12/2025	Cover Memo

A-

Debbie J. Oliver
RECREATION SUPERVISOR

City of Clifton

RECREATION DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

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Web: www.cliflonrec.com
Phone: (973) 470-5956
Fax: (973) 815-0599
Email: cliftonrec@cliftonnj.org

To: Tom Egan, City Attorney

Cc: Gary DeMarzo, City Manager

John Biegel, Director of Human Services

Kathleen Tolisi, City Clerk

From: Debbie J. Oliver, Recreation Supervisor

Date: May 30, 2025

Re: Main Memorial Park Improvements – Green Acres Grant 1602-24-029

On August 7, 2024, resolution # 375-24 amending the City budget for the additional revenue for the Green Acres grant for Main Memorial Park Improvements was adopted (attached).

The Green Acres grant project 1602-24-029 for Main Memorial Park Improvements includes upgrades to the playground (including a musical playground) , ADA improvements to Paul Bianco field house, baseball & t-ball fields, story walk, walk paths, picnic shelter, cosmetic upgrades to public restrooms, re-painting of tennis courts, and improvements to Mustang Drive.

Green Acres requires that the City submits a new enabling resolution using their template (attached). Please make sure that it is adopted at the next council meeting, June 3, 2025.

R375-24

CITY OF CLIFTON
CHAPTER 159 RESOLUTION
AMENDING THE 2024 CITY BUDGET FOR
ADDITIONAL REVENUE AND APPROPRIATION

WHEREAS, N.J.S. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such items shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount, and

WHEREAS, the City of Clifton has received $2,150,000.00 from the State of New Jersey Department of Environmental Protection and Garden State Preservation Trust (GSPT) for a Green Acres Grant of $1,400,000.00 and an Urban Parks Grant of $750,000.00 for Main Memorial Park Improvements and wishes to amend the 2024 Municipal Budget to include these amounts as revenue,

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Clifton, County of Passaic, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2024 in the sum of $2,150,00.00, which is now available as a revenue from:

Miscellaneous Revenues:
Special Items of General Revenue Anticipated
With Prior Written Consent of the Director of the
Division of Local Government Services:
State and Federal Revenues Off-set with
Appropriations:

NJDEP and GSPT Green Acres Main Memorial Grant - $1,400,000.00
NJDEP Urban Parks Main Memorial Grant - $750,000.00

BE IT FURTHER RESOLVED, that the like sum of $2,150,000.00 be and the same is hereby appropriated under the caption of:

General Appropriations:
(a) Operations Excluded from CAPS
State and Federal Programs Off-set by
Revenues:

NJDEP and GSPT Green Acres Main Memorial Grant - $1,400,000.00
NJDEP Urban Parks Main Memorial Grant - $750,000.00

BE IT FURTHER RESOLVED, that the City forward copies of this resolution to the Director of Local Government Services for approval.

Adopted: August 7, 2024

Nancy Ferrigno

Nancy Ferrigno, City Clerk

R084-24

RESOLUTION AUTHORIZING THE CITY OF CLIFTON TO SUBMIT AN URBAN PARKS APPLICATION TO, AND ACQUIRE FUNDING FROM, NJDEP GREEN ACRES PROGRAM

WHEREAS, the New Jersey Department of Environmental Protection, Green Acres Program ("State"), is providing grants through the Urban Parks initiative; and

WHEREAS, the City of Clifton desires to further the public interest by obtaining grant funding in the amount of $500,000 from the State to fund the following project: Main Memorial Park Improvements at a cost of $2,442,000;

WHEREAS, the State shall determine if the application is complete and in conformance with the scope and intent of the Urban Parks initiative, and notify the applicant of the amount of the funding award; and

WHEREAS, the applicant is willing to use the State's funds in accordance with applicable policies and laws, and is willing to enter into an agreement with the State for the above-named project;

NOW, THEREFORE, BE IT RESOLVED, that:

1. Dominick Villano, or the successor to the office of City Manager, Dominick Villano, is hereby authorized to: a) make application for such a loan and/or such a grant; b) provide additional application information and furnish such documents as may be required; and c) act as the authorized correspondent of the above-named applicant;

2. In the event the State's funds are less than the total project cost specified above, the applicant has the balance of funding necessary to complete the project;

3. The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and

4. This resolution shall take effect immediately.

CERTIFICATION

I, Nancy Ferrigno, do hereby certify that the foregoing is a true copy of a resolution adopted by the Mayor and Council of the City of Clifton at a meeting held on the 6th day of February 2024.

IN WITNESS WHEREOF, I have hereunder set my hand and the official seal of this body on Tuesday, February 6, 2024.

Adopted: February 6, 2024

Nancy Ferrigno

Nancy Ferrigno, City Clerk

R083-24

RESOLUTION AUTHORIZING THE CITY OF CLIFTON TO SUBMIT A PARK DEVELOPMENT APPLICATION TO, AND ACQUIRE FUNDING FROM, NJDEP GREEN ACRES PROGRAM

WHEREAS, the New Jersey Department of Environmental Protection, Green Acres Program ("State"), provides grants and/or loans to municipal and county governments and grants to nonprofit organizations for assistance in the acquisition, development, and stewardship of lands for outdoor recreation and conservation purposes; and

WHEREAS, the City of Clifton desires to further the public interest by obtaining funding in the amount of $1,400,000, in the form of a $0 matching grant from the State to fund the following project: Main Memorial Park Improvements at a cost of $2,442,000;

WHEREAS, the State shall determine if the application is complete and in conformance with the scope and intent of the Green Acres Program, and notify the applicant of the amount of the funding award; and

WHEREAS, the applicant is willing to use the State's funds in accordance with such rules, regulations, and applicable statutes, and is willing to enter into an agreement with the State for the above-named project;

NOW, THEREFORE, BE IT RESOLVED, that Dominick Villano or the successor to the office of City Manager is hereby authorized to:

a) make application for such a loan and/or such a grant;

b) provide additional application information and furnish such documents as may be required;

c) act as the authorized correspondent of the above-named applicant.

The applicant agrees to provide its matching share to the Green Acres funding request, if a match is required, in the amount of $0; in the event the State's funds are less than the total project cost specified above, the applicant has the balance of funding necessary to complete the project; the applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and this resolution shall take effect immediately.

CERTIFICATION

I, Nancy Ferrigno, do hereby certify that the foregoing is a true copy of a resolution adopted by the Mayor and Council at a meeting held on the 6th day of February 2024.

IN WITNESS WHEREOF, I have hereunder set my hand and the official seal of this body on Tuesday, February 6, 2024.

Adopted: February 6, 2024

Nancy Ferrigno

Nancy Ferrigno, City Clerk

ITEM NUMBER: A- 22

ITEM NAME: Authorization Appointing Acting City Manager (R326-25)
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	memo	6/12/2025	Cover Memo

City of Clifton

OFFICE OF THE CITY MANAGER
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

GARY S. DEMARZO
CITY MANAGER

973-470-5854 (office)
201-303-8749 (cell 24/7)
gdemarzo@cliftonnj.org

TO: Mayor and Municipal Council

FROM: Gary S. DeMarzo, City Manager

CC: Kathleen Tolosi, City Clerk
Thomas Egan, First Assistant Municipal Attorney

DATE: June 12, 2025

SUBJECT: **APPOINTING ACTING CITY MANAGER**

Please be advised that I will be out of communication from June 20, 2025, through June 29, 2025, for a planned trip. To help ensure smooth continuity of daily operations, I recommend that the Mayor and Council formally appoint Tom Egan, by resolution, to serve as Acting City Manager during this period and any future extended absences.

ITEM NUMBER: D- 1

ITEM NAME: Notice of Late Introduction of Municipal Budget -Order to Introduce
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	letter	6/10/2025	Cover Memo

State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
101 SOUTH BROAD STREET
PO BOX 803
TRENTON, NJ 08625-0803

PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lieutenant Governor

JACQUELYN A. SUÁREZ
Commissioner

June 6, 2025

The Honorable Raymond Grabowski, Mayor
and Members of the Governing Body
City of Clifton
900 Clifton Avenue
Clifton, NJ 07013

Re: Notice of Late Introduction of Municipal Budget
Order to Introduce

Dear Mayor and Members of the Governing Body:

As of the date of this letter, the Division has not received your municipality's introduced 2025 budget. The submission is now two months overdue, despite the Local Finance Board having granted an extension to March 31, 2025 or your next regularly scheduled meeting thereafter.

The annual budget is a critical planning and financial document that guides municipal expenditures throughout the year. Timely submission is essential, as budget review and certification ensure that projected revenues and expenditures are legally compliant and that appropriations are adequate to meet the municipality's financial obligations.

While some delay may be understandable, the failure to introduce a budget within the authorized time frame compromises the municipality's fiscal integrity. Accordingly, you are directed to introduce your budget no later than **June 30, 2025**. All supporting financial documents required for budget review and approval must also be submitted by this date.

Please be advised that failure to comply with the Local Budget Law or the requirements set forth in this letter may result in penalties under **N.J.S.A. 40A:4-84**. Specifically, a personal penalty of **$25 per day** will be assessed for each day the budget remains unintroduced after June 30, 2025.

If you wish to appeal this directive, you must submit a written request for a hearing to the Local Finance Board within **ten days** of the date of this letter. Your request must include a detailed explanation for the continued delay beyond June 30, 2025. If your budget is introduced by the June 30 deadline, no penalties will be imposed, and no appeal is necessary.

If you have any questions, please contact the Bureau of Financial Regulation and Assistance at (609) 930-1994.

Sincerely,

Michael F. Rogers

Michael F. Rogers, Director
Division of Local Government Services

C: Municipal Clerk (e-mail copy only)

ITEM NUMBER: D- 2

ITEM NAME: Elimination of the Council's Donation Process
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	memo	6/13/2025	Cover Memo

D-2

City of Clifton

OFFICE OF THE CITY MANAGER
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

TO: Gary S. DeMarzo, City Manager

FROM: Liana Grasso, Confidential Secretary to the City Manager

CC: Kathleen Tolosi, City Clerk

DATE: June 13, 2025

SUBJECT: **D-2 ELIMINATION OF THE COUNCIL'S DONATION PROCESS**

In preparation for the Governing Body's upcoming discussion regarding the City's role in processing ad journal donation process, I'm providing the following summary for your review and potential inclusion to the agenda.

Currently, donation requests from outside organizations are submitted through either the City Manager's or City Clerk's Office. These requests are subsequently placed on a Council agenda for review and, if approved, are processed from the Ad Journal Trust Account, which is funded solely by personal contributions made by individual Councilmembers. Once approved, the City Manager's secretary has historically assumed responsibility for creating and submitting ads and donations, tracking individual Councilmembers' contributions, and maintaining a record of monies donated to the trust account.

When I started my role as Confidential Secretary to the City Manager in 2022, all financial tracking was completed manually on paper. To reduce the potential for error, I developed and have maintained an internal spreadsheet to monitor contributions and drawdowns. As of today, the trust account holds approximately $1,500, with four Councilmembers current with contributions. In several instances, former members contributed beyond what was requested and are no longer serving; those funds remain in the trust account.

Given that this process involves personal funds, it may be appropriate for the Council to evaluate whether administrative oversight by the City Manager's Office should continue. I hope this summary provides helpful context. Please let me know if any supplemental information is needed to support the discussion.

Respectfully Submitted,

Liana Grasso
Confidential Secretary

ITEM NUMBER: D- 3

ITEM NAME: Public Notice of Special Meeting Relating to the Allwood Road Safety Project on June 24, 2025 at 7:00pm

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	public notice	6/11/2025	Cover Memo

CITY OF CLIFTON
SPECIAL MEETING NOTICE

A Special Meeting with County of Passaic and the Municipal Council of the City of Clifton will be held on Tuesday, June 24, 2025 at 7:00 p.m. in the Court Room located at 900 Clifton Avenue, Clifton, NJ to discuss the Allwood Road Safety Project.

Formal Action may or may not be taken on matters to come before the Municipal Council.

Kathleen Tolosi
City Clerk

ITEM NUMBER: D- 4

ITEM NAME: Appointment of Thomas Egan as Municipal Attorney
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	memo	6/13/2025	Cover Memo

D-

City of Clifton

OFFICE OF THE CITY MANAGER
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

GARY S. DEMARZO
CITY MANAGER

973-470-5854 (office)
201-303-8749 (cell 24/7)
gdemarzo@cliftonnj.org

TO: Mayor and Municipal Council

FROM: Gary S. DeMarzo, City Manager

CC: Thomas Egan, Esquire,
Andrew Oddo, Kathleen Tolosi

DATE: June 13, 2025

SUBJECT: APPOINTMENT OF THOMAS EGAN AS MUNICIPAL ATTORNEY

It's with great pleasure and support that I recommend Mr. Thomas Egan, Esquire, for the position of Municipal Attorney.

I have come to know Mr. Egan on a very professional level over the past 60 days. His openness, fairness and equity has given me the ability to manage a City of great diversity and complexity. Mr. Egan's guidance provides confidence on a solid legal ground.

There isn't a day that goes by that I don't seek the guidance or experience that he holds relative to the knowledge of the history of the City of Clifton.

Any history that may be part of a conversation not to support the appointment has been disproved. I found that he moved quickly past some attitudes that were antiquated perhaps of personal animosity and vindictiveness; to a style that is facilitative and compassionate.

Mr. Egan is a reasonable man with reasonable expectations based on looking for solutions instead of lines in the sand. Together with Mr. Oddo and the staff of the Legal Department, Mr. Egan will be able to lead any restructuring and growth for years to come.

It is my recommendation to allow Mr. Egan to sit in the seat of Municipal Attorney and he can continue to prove his value and commitment to the law and to the community he serves.

Respectfully submitted

Gary DeMarzo, MPA
City Manager

ITEM NUMBER: D- 5

ITEM NAME: Power of One - Request to Use a Barn on City Property
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	letter	6/9/2025	Cover Memo

City of Clifton

LAW DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

(973) 470-5817
FAX: (973) 470-5254

June 9, 2025

Mayor Raymond Grabowski & Members of
the Clifton Municipal Council
City Hall - 900 Clifton Avenue
Clifton, New Jersey 07013

Re: **Power of One - Request to Use a Barn on City Property**

Dear Mayor Grabowski and Members of the Municipal Council:

Power of One, a Clifton non profit organization, was utilizing space in the Clifton Senior Center until recently. Power of One has requested that the City provide the organization with space in an existing barn on the City's campus for them to operate. The barn in question, C-1, is in disrepair. A rough cost estimate of the work that would be needed to get the barn to a habitable state is $250,000. This would entail repairing the roof and exterior of the building and providing sufficient electric and sewer service. If the City does this, Power of One would be responsible for the interior renovations. We are looking for direction as to whether or not the Mayor and Council would like the administration to pursue more detailed cost estimates for this project.

Very truly yours,

/s/ *Andrew P. Oddo*

ANDREW P. ODDO
First Assistant Municipal Attorney

APO/kmk

ITEM NUMBER: D- 6

ITEM NAME: Agreement Between the Clifton Board of Education and the City of Clifton

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	agreement	6/11/2025	Cover Memo

AGREEMENT BETWEEN THE CLIFTON BOARD OF EDUCATION AND THE CITY OF CLIFTON

This Agreement ("Agreement") is entered into as of the Effective Date defined herein, by and between the Clifton Board of Education (the "Board") and the City of Clifton (the "City"), collectively referred to as the "Parties."

WHEREAS, the City has historically covered the sewage costs associated with Passaic Valley Water on behalf of the Board; and

WHEREAS, the Parties seek to formalize this understanding and establish provisions for termination of this arrangement; and

WHEREAS, the effectiveness of this Agreement is not contingent upon the City amending or repealing the ordinance codified as § 375-3.4 Sanitary Sewer User Charge [Added 2-4-2008 by Ord. No. 6714-08; amended 8-6-2008 by Ord. No. 6755-08; 3-3-2009 by Ord. No. 6800-09] (the "Ordinance"), which currently requires the Board to bear these costs;

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, the Parties agree as follows:

1. Obligation of the City the City agrees to cover the costs associated with Passaic Valley Water on behalf of the Board, as has been the historical practice.
2. Contingency for Effectiveness; The Council has instructed the City Manager to act as an agent on behalf of the Council with the Assistant Superintendent of Business, for the Board, to effectuate this deal. Both the City Manager and the Assistant Superintendent of Business have full authority to execute this deal. This deal is binding and supersedes Ordinance § 375-3.4 Sanitary Sewer User Charge [Added 2-4-2008 by Ord. No. 6714-08; amended 8-6-2008 by Ord. No. 6755-08; 3-3-2009 by Ord. No. 6800-09].
3. Board Facility Rental Practices the Board will continue to implement the same practices when renting facilities to the City. A charge will be incurred if there is something additional requested that the Board does not typically offer.
4. Termination Either Party may terminate this Agreement by providing written notice to the other Party at least one hundred twenty (120) days in advance of the desired termination date.
5. Entire Agreement This Agreement constitutes the entire understanding between the Parties with respect to the subject matter herein and supersedes all prior negotiations, discussions, and agreements, whether written or oral.
6. Amendments This Agreement may be amended only by a written instrument signed by both Parties.

7. Governing Law This Agreement shall be governed by and construed in accordance with the laws of the State of New Jersey.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

CLIFTON BOARD OF EDUCATION

By: _____ Name: _____

Title: _____ Date: _____

CITY OF CLIFTON

By: _____ Name: _____

Title: _____ Date: _____

Effective Date: _____

ITEM NUMBER: D- 7

ITEM NAME: Unauthorized Festival at Mosque on June 6, 2025
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: D- 8

ITEM NAME: Proposed Amazon Warehouse Building (275 Kingsland Street, Nutley, NJ)
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	memo	6/13/2025	Cover Memo

D-

City of Clifton

LAW DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

(973) 470-5817
FAX: (973) 470-5254

June 13, 2025

Mayor Raymond Grabowski and Members
of the Clifton Municipal Council
900 Clifton Avenue
Clifton, NJ 07013

Re: Proposed Amazon Warehouse Building
275 Kingsland Street
Nutley, New Jersey

Dear Mayor Grabowski and Council Members:

Pursuant to Council's instructions, I attended the Nutley Planning Board meeting that was held on June 4, 2025 regarding the proposed Amazon warehouse building project at the above address. At the start of the meeting the attorneys for the developer and Board announced that the matter was being adjourned until June 18, 2025 due to the fact that the parties were negotiating a proposed new redevelopment plan for the site. Although the meeting was adjourned, the Board permitted the large number of residents who attended the meeting to address the Board. On behalf of the Mayor and Council, I voiced the City of Clifton's objection to the proposed Amazon warehouse project and joined with the residents who similarly voiced an objection to the project.

The Board did answer some of the questions of the residents but stated that they could not yet provide specifics on new proposed plan for the site that is being negotiated. However, the Board did state that the new plan that is being negotiated will involve a significantly less impact on traffic and would not involve truck traffic. The Board expressed optimism that the negotiations for the new site plan development will be successful and that stated that further details on the plan would be released prior to the June 18, 2025 meeting. As of the date of this letter, no additional information regarding the proposed new redevelopment plan has been posted on the Board's site. If any new information becomes available prior to our meeting on June 17th, I will provide a further update Council with a further update at that time.

Please do not hesitate to contact me should you have any questions. Thank you for your attention in this matter.

Very truly yours,

THOMAS M. EGAN
First Assistant Municipal Attorney

TME/ssj

ITEM NUMBER: D- 9

ITEM NAME: Clifton Homeowner Rehab Program Strategy Using HOME and Affordable Housing Trust Funding

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	letter	6/12/2025	Cover Memo
🗋	email to Jill Hartmann	6/12/2025	Cover Memo
🗋	email	6/12/2025	Cover Memo

D-

CITY OF CLIFTON
CLIFTON, NEW JERSEY

Raymond Grabowski
MAYOR

900 Clifton Avenue
Clifton, NJ 07013
(973) 470-5757
cell (201) 390-1308
rgrabowski@cliftonnj.org

May 14, 2025

Jacob A. DeLemos III, Program Manager
U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Newark Field Office - Region II
One Newark Center
1085 Raymond Boulevard, 13th Floor
Newark, NJ 07102

Re: City of Clifton – HOME/CDBG Funds Allocation

Dear Mr. Delemos:

The City of Clifton has received your 5-14-2025 email and also allocation information regarding the 2025-2026 CDBG and Home Funds. The City of Clifton was notified of receiving HOME funds last year and declined the funding due to the regulations and requirements for compliance with the HOME Program.

After careful consideration, the City has determined that the HOME Program does not meet the needs of the City nor is a Program consistent with the City's affordable housing activities.

The City of Clifton respectfully declines the $386,387.14 HOME fund allocation, however, accepts the $1,261,206.00 CDBG fund allocation.

Yours truly,

Raymond Grabowski, Mayor
City of Clifton

JH

PRINTED ON RECYCLED PAPER

Tolosi, Kathleen

From: DeMarzo, Gary
Sent: Wednesday, June 11, 2025 5:02 PM
To: Jill Hartmann
Cc: Sidoti, Donna; Grasso, Liana; Oddo, Andrew; Egan, Thomas; Tolosi, Kathleen; Butler, Michele; Krusznis, Megan; Nicholas Graviano; Kunz, Joseph
Subject: CDBG HOME Funds/ Discussion Item
Attachments: Clifton CDBG - Home Funds Rejection - signed by Mayor 5-15-2025.pdf

Mrs. Hartmann,

Thank you for your welcome and introduction.

This was very helpful as I work to become better acquainted with the various City programs and activities which are supplemental to and complement City activities such as the CDBG Program.

In this regard, in reading your email and the attached letter from Mayor Grabowski to HUD, the Mayor states that the HOME Program does not meet the needs of the City nor is a program consistent with the City's affordable housing activities.

Further in your email to me you state that the City has never participated in the HOME Program.

I'd appreciate if you could advise as to the reason for declining $386,387 in HOME funds as indicated in the Mayor's letter.

It is my understanding that HOME funds can be used for homeowner rehab among other related uses.

I ask in the context of the recent update to the City's 2025 Housing Element & Fair Share Plan (which I participated in) which identifies a "Present Need (rehabilitation of housing units) of 884".

In addition, the Fair Share Plan states the City's 2025 Trust Fund Balance is $2,765,880.

Recognizing the HOME Program has certain requirements such as a non-federal share, could not Trust Funds address that requirement and in so doing enable the City to expand it housing rehab activities and divert CDBG CHIP funds for other needed activities?

I look forward to meeting with you and reviewing CDBG and HOME program strategies in greater detail.

However, in the interim, I'd like to have your thoughts regarding HOME in the event the City might want to reconsider and request a reversal before HUD reallocates Clifton's HOME funds.

Respectfully Submitted,

~g

Gary S. DeMarzo, MPA
City Manager

City of Clifton
900 Clifton Avenue
Clifton, NJ 07013
E: gdemarzo@cliftonnj.org
O: 973.470.5854
C: 201.303.8749 (24/7)

g

From: Jill Hartmann <jillhartpp@aol.com>
Sent: Monday, May 19, 2025 9:36 AM
To: DeMarzo, Gary <gdemarzo@Cliftonnj.org>
Cc: Sidoti, Donna <dsidoti@cliftonnj.org>
Subject: CDBG HOME Funds

CAUTION: This email originated outside the City of Clifton's email system.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Marzo:

Welcome to the City of Clifton. I'd like to introduce myself to you. I am the Program Monitor for the CDBG Program. Along with Donna Sidoti, we run the Program. Our Program year begins on August 1, 2025 and ends on July 31, 2026. Typically we receive in excess of $1,000,000/year. Presently, we are in the process of putting together the CDBG grant budget which will be on a future Agenda of the Council.

This year, as last year, our entitlement grant letter includes funds for the HOME Program. We have never participated in this program. The requirements for matching funds and other contributions do not align with the City's needs or desires. As with last year, we have formally sent a letter to HUD declining the funds. A copy of the letter is attached to this email.

If you have any questions or wish to discuss anything regarding CDBG, please do not hesitate to contacht me.

Jill Hartmann

Jill A. Hartmann, PP, AICP

21 Sparrowbush Road
Mahwah, New Jersey 07430
Tele. 201.818.9090

D-

Tolosi, Kathleen

From: DeMarzo, Gary
Sent: Wednesday, June 11, 2025 5:12 PM
To: Tolosi, Kathleen; Oddo, Andrew; Egan, Thomas; Nicholas Graviano; Grasso, Liana
Cc: Butler, Michele; Krusznis, Megan
Subject: Clifton Homeowner Rehab Program Strategy Using HOME and Affordable Housing Trust Funding/ Discussion Item

Mayor and Members of Council, please do not reply all to his email.

Mayor and Members

A review of the HUD CDBG Annual Action Plan & HOME Budgets and the recently revised COAH Housing Element & Fair Share Plan is an affirmation that the City has a housing rehab need of 884 units. Further that the City's CDBG budget includes $150,000 for the CHIP housing rehab program to assist 10 low/mod eligible homeowners.

I also noted that the City has not accepted HUD HOME funding annually. The 2025 HOME allocation was $386,387. Furthermore. The City's 2025 Affordable Housing Trust Fund balance is $2,765,880.

Reflecting on the considerable number of existing housing units which are in need of rehabilitation (884), and the modest CDBG housing rehab budget of $150,000 (10 units), I suggested that the City might consider the following housing strategy(s) for use of HOME funds and Housing Trust funds for the required 25% non-federal matching share.

- Assuming the City can regain access to the HOME funding, expand the housing rehab program annual goal from 10 units to conservatively 20 or more rehab cases. For example, $386,387 plus Trust Fund 25 match of $128,796 = $515,183. Assume an average rehab cost to address HOME requirement that all code violations are covered of $25 to $30,000/case the City could double its case load and address those most in need.
- In addition to the above noted HOME/Trust Fund strategy , the City could implement a Trust Fund Housing Program which provides funding to address at least one "major system" in need of repair/replacement plus other repairs. The City could conceivably allocate Trust Funds totaling $200,000 annually and assuming an average $15,000//case, the City could repair an additional 13 homes. The actual number of units processed would depend on the city's ability to process cases. It would also depend on the actual number of rehab cases on the waitlist at any given time.

In addition to a homeowner rehab program (above), the City could allocate Trust Funds for rehab of rental units which are occupied by low to moderate income households and the City enters in to an affordability agreement whereby the oner agrees to maintain affordability of a prescribed term per COAH guidelines.

In my experience, some municipalities use Trust Funds to acquire, and rehab distressed residential properties for resale for affordable homeownership. Trust Funds are used to fully rehab the unit and discount the resale

price for purchase by income qualified/creditworthy applicants. Downpayment Assistance, Security Deposits, Housing Counselling can also be available to ensure sustainability of new homebuyers.

These are some of the ways HOME and Affordable Housing Trust Funding can be used to address the typical housing challenges.

Virtually all programs are to assist low to moderate income homeowners. For Clifton, below are the following low-mod income limits apply by family size:

Some cautionary notes; housing rehab is a complex program in that it involves confirming homeowner eligibility by income, current with utility bills, etc.

In addition, the units must be inspected, detailed plans and spec for rehab prepared, bidding requirements as I assume are listed in the CHIP Housing manual.

Increasing the units rehabbed may require additional staff but the programs provide for "project delivery" and project administration.

I wanted to put these opportunities for consideration given the available Trust funding and potential to access HOME funds.

I hope this is helpful

~g

Gary S. DeMarzo, MPA
City Manager

FY 2025 Income Limits Summary

FY 2025 Income Limit Area	Median Family Income Click for More Detail	FY 2025 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Bergen-Passaic, NJ HUD Metro FMR Area	$137,100	Very Low (50%) Income Limits ($) Click for More Detail	48,000	54,850	61,700	**68,550**	74,050	79,550	85,050	90,500
		Extremely Low Income Limits ($)* Click for More Detail	28,850	32,950	37,050	**41,150**	44,450	47,750	51,050	54,350
		Low (80%) Income Limits ($) Click for More Detail	72,950	83,400	93,800	**104,200**	112,550	120,900	129,250	137,550

ITEM NUMBER: D- 10

ITEM NAME: Fee Estimate for General Professional Engineering Services, City of Clifton, Passaic County, NJ - Our Proposal No. 2025-087

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: D- 11

ITEM NAME: Clifton City Hall Fueling Station Improvements Bid Results for Discussion

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	letter	6/12/2025	Cover Memo
🗋	Fueling Station backup	6/12/2025	Cover Memo

D-

MEMORANDUM
OFFICE OF THE CITY ENGINEER

TO: Gary DeMarzo, City Manager

FROM: Michael J. Lardner, P.E., C.M.E.

CC: Joseph Kunz, CFO
Amisha Jariwala, Purchasing Agent
Andrew Oddo, Esq., Legal

DATE: June 11, 2025

SUBJECT: Clifton City Hall Fueling Station Improvements
Bid Results for Discussion

On Thursday, May 29, 2025, we received and opened seven (7) bids for the Clifton City Hall Fueling Station Improvements project.

The qualifying low bidder is Aurora Environmental Inc. of Union Beach, New Jersey in the amount of $736,780.00, per the attached bid tabulation sheet. This bid exceeds the preliminary cost estimates prepared by Environmental Resolutions, Inc. (ERI) in April 2023 and April 2025. The bid also exceeds the funds requested based on the 2023 estimate and approved under the 2024 Bond Ordinance, account no. 04-215-55-878-406, entitled "City Hall Fueling Tanks, "with an available balance of $400,000.00.

Attached is a letter dated June 2, 2025, from Martin Dragan, PE of ERI, attributing the discrepancy to a shift in market conditions that has created uncertainty in the pricing and procurement of foreign sourced materials necessary to complete the project. Mr. Dragan proposes two options: move forward with the project as designed with additional funding or reject and rebid the project with a reduced scope and proceed with the project in phases as additional funding becomes available.

However the Council should decide to proceed, supplemental funding may be available from the City Hall Water Main Extension project, which was awarded well below budget. Justification for the project is contained in the project summary below and correspondence that may be available pursuant to the ability to continue to insure, register and receive fuel deliveries.

Kindly add this to the agenda of the next meeting of the City Council for discussion.

PROJECT SUMMARY

The 10,000 gallon underground fuel storage tank behind the Police Department at City Hall was installed in 1982 and has been out of warranty since 2012. Although the fueling system is regularly inspected, insured and registered with NJDEP, the age of the system dictates that replacement is overdue with industry standards. The risk of not moving forward with replacement range from the inability to insure and register the fueling system to potential mechanical failure, environmental hazards and contamination.

The Project scope includes: closure of a 10,000 gallon fuel tank in place under the direction of a Licensed Site Remediation Professional, the demolition of the existing fueling station equipment, canopy fascia, concrete slabs and pavement; the installation of a new 10,000-gallon underground fuel storage tank for unleaded gasoline, a fueling system, fuel dispenser, a concrete island, canopy fascia, electrical work, connection to and upgrade of existing fuel management system, asphalt pavement, concrete slabs, drainage inlets and piping, signage and pavement markings; as well as miscellaneous site excavation, grading, and incidental landscaping.

Christopher J. Noll, PE, CME, PP
President & CEO
William H. Kirchner, PE, CME, N-2
Vice President
Rakesh R. Darji, PE, PP, CME, CFM
Vice President/Treasurer
Benjamin R. Weller, PE, CME, CPWM, S-3, C-3
Secretary

ENVIRONMENTAL RESOLUTIONS, INC.
Engineers • Planners • Scientists • Surveyors

Joseph P. Orsino, Jr. CET, *Vice President*
Harry R. Fox, NICET III
G. Jeffrey Hanson, PE, CME
Joseph R. Hirsh, PE, CME, CPWM
C. Jeremy Noll, PE, CME, CPWM
Marc H. Selover, LSRP, PG

June 2, 2025

Via Email

Mr. Michael Lardner PE, CME
City Engineer, City of Clifton
900 Clifton Avenue
Clifton, New Jersey 07011

Re: Fuel Station Replacement
Clifton Municipal Building
900 Clifton Avenue
Clifton, Passaic County, New Jersey
NJDEP PI # 001107

Dear Mr. Lardner:

Environmental Resolutions Inc. (ERI) has reviewed the bid tabulation for the Municipal Building Fuel Station replacement project for bids taken on May 29, 2025 and offer the following explanation regarding bid prices that exceed our estimate. The City of Clifton received bids from six (6) contractors for the project.

The bid was divided into 15 bid items. The bidders were required to provide a lump sum for each bid item, to generate the total cost for the project. In review of the bid tabulation, ERI assessed the bids against our estimate for each item. Following is our synopsis:

- Our bid item estimates were below in five (5) of the 15 bid items;
  - Bid Item #2 (Site Clearing and Demo)
  - Bid Item #4 (Fuel Station and Equipment)
  - Bid Item #9 (Trench Drain Type "A")
  - Bid Item #10 (Site Electrical)
  - Bid Item #11 (Site Restoration)

- Our bid estimates were within the unit bids for nine (9) of the 15 bid items:
  - Item #1 (Soil Erosion and Sediment)
  - Item #3 (Furnish and Install Underground Storage Tank)
  - Item #5 (Traffic Striping and Markings)
  - Item #6 (Hot Mix Asphalt- Surface Course)
  - Item #7 (Hot Mix Asphalt – Base Course)
  - Item #8 (Dense Graded Aggregate Base Course)
  - Item #12 (Entry and Clean out of Underground Storage Tank)
  - Item #14 (Sampling)
  - Item #15 (Abandonment of Underground Storage Tank)

- Our bid estimates were higher than unit bids for one (1) of the 15 bid items:
  - Item #13 (Removal and Disposal of Residual Fuel and Sludge)

ERI does note that one bidder, C-3 Technologies of North Brunswick, NJ failed to adequately calculate their bids and as such, the range of pricing for the bid items is skewed higher.

815 East Gate Drive • Suite 103 • Mount Laurel • New Jersey • 08054
Phone (856) 235-7170 • Fax (856) 273-9239 • www.erinj.com

Upon closer inspection of the bids vs. our estimates, we have determined the reason for the significant difference in our engineering estimate vs. the bids submitted.

The items that are the bulk of the project costs, include Item #3 (Furnish and Install Underground Storage Tank), Item #4 (Fuel Station and Equipment) and Item #10 (Site Electrical) rely heavily on parts and equipment that are made overseas and are imported into the United States.

Given the current nature of unprecedently large tariffs that are and may be imposed on items and equipment that are manufactured overseas and imported into the United States, it is ERI's position that bidders generally projected their purchase costs to be significantly higher than what was assumed in December 2024, when ERI prepared our engineering estimate and reconfirmed in April. Added to these costs would be state taxes as a percentage of the higher purchase prices, and each contractor's built-in overhead, also as a percentage of the total price, including state taxes.

ERI also notes, as of the date of this correspondence, a potentially large increase in tariffs in steel and aluminum, items which are part of the necessary equipment and materials to complete the Fuel Station Replacement.

The City has an option for addressing these items, given the current economic climate and high tariff uncertainty:

- **Option 1:** Move forward with the entire project at this time and bond for the additional required amount, as needed.
- **Option 2:** Throw out all the bids, revise the bid specifications and re-bid the project in the following manner:
  - Include only item #10 (Site Electrical)
  - All other items regarding the installation of the new underground storage tank, abandonment of the existing tank and all other associated work, can be deferred until such time as the economic situation regarding the procurement of goods and material has stabilized.
  - ERI recognizes that item #10 does require items that are impacted by the current economic situation, however, from a financial perspective it is a relatively smaller portion of the overall costs of the Fuel Station Replacement project. Additionally, this item can be completed independent of the other items in the bid, all of which are interconnected by their scope and within the overall timeline of the project.

Because of the uncertainty when tariff and other trade issues might be resolved at the national level or in what manner they might resolve, we recommend the second option of changing the scope of the project and rebidding.

We thank you for the opportunity to provide this service to the City of Clifton.

Sincerely,
Environmental Resolutions, Inc.

Martin Dragan, PE
Senior Project Manager
Structural Division

c: Rohan Tadas, CHMM, LSRP, ERI

Tolosi, Kathleen

From: Justin Gallo <jgallo@POLARISGALAXY.com>
Sent: Thursday, April 10, 2025 9:10 AM
To: Vanwinkle, Jason
Subject: FW: TANK Renewal App
Attachments: 2025 app.pdf; USTTankSummary.pdf; City+of+Clifton+2024+Binder.pdf

CAUTION: This email originated outside the City of Clifton's email system.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jason,

We, along with the insurance carriers have concerns with the UST at 900 Clifton Avenue. Due to the age of the tank and it being in since 1982 there are serious wear and tear concerns. Due to the age of this tank we are looking at higher premiums, higher deductibles, and getting to the point where we are running out of markets to insure that tank specifically if there were to be a claim. The tank has been there since 1982 and usually carriers start to omit coverage after 30 years. We have been lucky since this is over 40 years old.

Many of our other municipality clients have gone ahead and started removing the UST's they have on site once they are 30 years old and replacing them with above ground storage tanks which are automatically covered under the pollution liability policy that we already have in place for the city. They are easier to manage and insight. They also do not result in an additional premium, therefore if all the UST's were removed we would eventually be able to do away with this policy and have all the above ground storage tanks covered under the pollution policy.

Justin Gallo, CPIA
Manager
Public Entity Account Executive
D: 551 345-9062
M: 201 914-2092
JGallo@polarisgalaxy.com

*Please note that I will be Out of Office from 4/28 through 5/6 with limited access to phone and email. Contact instructions will be posted in my e-mail during that time.

From: Justin Gallo
Sent: Wednesday, April 9, 2025 4:49 PM
To: Vanwinkle, Jason <jvanwinkle@cliftonnj.org>
Subject: FW: TANK Renewal App

Jason,

Also attached is the policy. The schedule of tanks is on page four of the attached.

Justin Gallo, CPIA
Manager
Public Entity Account Executive

D: 551 345-9062
M: 201 914-2092
JGallo@polarisgalaxy.com

***Please note that I will be Out of Office from 4/28 through 5/6 with limited access to phone and email. Contact instructions will be posted in my e-mail during that time.**

From: Justin Gallo
Sent: Wednesday, April 9, 2025 2:03 PM
To: Vanwinkle, Jason <jvanwinkle@cliftonnj.org>
Subject: TANK Renewal App

Jason,

The renewal for the tank policy is August 7th. We want to get ahead of this one and get quotes. Please complete and return the attached app as soon as possible. Thank you!

Justin Gallo, CPIA
Manager
Public Entity Account Executive

777 Terrace Avenue, Suite 309
Hasbrouck Heights, NJ 07604
Email: JGallo@polarisgalaxy.com
Direct: 551-345-9062
Mobile: 201-914-2092

***Please note that I will be Out of Office from 4/28 through 5/6 with limited access to phone and email. Contact instructions will be posted in my e-mail during that time.**

Polaris Galaxy Group
Public Entity Insurance & Risk Management

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Environmental Resolutions, Inc.
815 East Gate Drive
Suite 103
Mount Laurel, New Jersey 08054
Telephone (856) 235-7170

CITY HALL FUELING STATION
PRELIMINARY CONSTRUCTION COST ESTIMATE
CITY OF CLIFTON, PASSIAC COUNTY
JOB # 31565 04 - 23
14-Apr-23

ITEM	DESCRIPTION	QUANTITY		UNIT PRICE	AMOUNT
1	Demolition, Replacement of 10,000 gallon UST & Misc	1	LS	$ 230,000.00	$ 230,000.00
2	Dual Fuel Dispenser, hardware & sump	1	LS	$ 15,000.00	$ 15,000.00
3	Submersible Pump	1	LS	$ 4,000.00	$ 4,000.00
4	Tank Guage and Leak Detection System	1	LS	$ 8,000.00	$ 8,000.00
5	Concrete Pads - either side of fueling island	2	UN	$ 7,500.00	$ 15,000.00
6	Fuel Island & Bollards	1	LS	$5,000.00	$ 5,000.00
7	Fuel Management System	1	LS	$15,000.00	$ 15,000.00
8	Canopy 24'L X 22'W reuse existing footings	528	SF	$62.00	$ 32,736.00
9	Pavement Striping & Markings	1	LS	$2,000.00	$ 2,000.00

SUBTOTAL	**$**	**326,736.00**
10% CONTINGENCY:	**$**	**32,673.60**
TOTAL CONSTRUCTION COST:	**$**	**359,409.60**

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815 East Gate Drive
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Telephone (856) 235-7170

DEPARTMENT OF PUBLIC WORKS FUELING STATION
PRELIMINARY CONSTRUCTION COST ESTIMATE
CITY OF CLIFTON, PASSIAC COUNTY
JOB # 31565 02 - 23
14-Apr-23

ITEM	DESCRIPTION	QUANTITY		UNIT PRICE	AMOUNT
1	Dual Fuel Dispenser, hardware & sump	2	LS	$ 15,000.00	$ 30,000.00
2	Replace Piping from island to tank sump	1	LS	$ 20,000.00	$ 20,000.00
3	Reuse existing tank gage, new sump sensors	1	LS	$ 12,000.00	$ 12,000.00
4	Concrete Pads - either side of fueling island	2	UN	$ 7,500.00	$ 15,000.00
5	Fuel Island 4x20 & U-Pipe Guards	1	LS	$5,000.00	$ 5,000.00
6	Fuel Management System	1	LS	$15,000.00	$ 15,000.00
7	Canopy 24'L X 22'W reuse existing footings (Opt)	528	SF	$62.00	$ 32,736.00
8	Diesel Emission Fluid Heated Dispenser (Opt)	1	LS	$12,000.00	$ 12,000.00
9	Diesel Tank Filtration System (Opt)	1	LS	$35,000.00	$ 35,000.00
10	Pavement Striping & Markings	1	LS	$2,000.00	$ 2,000.00

(Opt) denotes Optional, but Recommended

SUBTOTAL	**$**	**178,736.00**
10% CONTINGENCY:	**$**	**17,873.60**
TOTAL CONSTRUCTION COST:	**$**	**196,609.60**
Total Construction Cost without Optional	$	108,900.00

Environmental Resolutions, Inc.
815 East Gate Drive
Suite 103
Mount Laurel, New Jersey 08054
Telephone (856) 235-7170

FIRE STATION #4 FUELING STATION
PRELIMINARY CONSTRUCTION COST ESTIMATE
CITY OF CLIFTON, PASSIAC COUNTY
JOB # 3156X XX
14-Apr-23

ITEM	DESCRIPTION	QUANTITY		UNIT PRICE	AMOUNT
1	Remove Existing 2000 gallon UST	1	LS	$ 30,000.00	$ 30,000.00
2	Install 2000 gallon AST w/ stairs	1	LS	$ 30,000.00	$ 30,000.00
3	Tank gage & Leak Detection System	1	LS	$ 12,000.00	$ 12,000.00
4	Tank Mounted Pump & Ground Pedestal	1	LS	$ 8,000.00	$ 8,000.00
5	Concrete Tank Pad 14'x10'	1	UN	$ 7,000.00	$ 7,000.00
6	Concrete Vehicle Pad	1	LS	$8,000.00	$ 8,000.00
7	Fuel Management System	1	LS	$15,000.00	$ 15,000.00
8	Canopy 20'L X 12'W (Opt)	240	SF	$62.00	$ 14,880.00
9	Canopy Footings (Opt)	1	LS	$16,000.00	$ 16,000.00
10	Diesel Emission Fluid Heated Dispenser (Opt)	1	LS	$12,000.00	$ 12,000.00
11	Diesel Tank Filtration System (Opt)	1	LS	$28,000.00	$ 28,000.00

(Opt) denotes Optional, but Recommended

SUBTOTAL	**$**	**180,880.00**
10% CONTINGENCY:	**$**	**18,088.00**
TOTAL CONSTRUCTION COST:	**$**	**198,968.00**
Total Construction Cost without Optional	$	121,000.00

Environmental Resolutions, Inc.
815 East Gate Drive
Suite 103
Mount Laurel, New Jersey 08054
Telephone (856) 235-7170

CITY HALL FUELING STATION
FINAL CONSTRUCTION COST ESTIMATE
CITY OF CLIFTON, PASSIAC COUNTY
JOB # 31565 04 - 23
23-Apr-25

ITEM	DESCRIPTION	QUANTITY		UNIT PRICE	AMOUNT
1	Soil Erosion and Sediment Control	1	LS	$ 5,720.00	$ 5,720.00
2	Site Clearing and Demolition	1	LS	$ 22,880.00	$ 22,880.00
3	Furnish and Install Underground Storage Tank	1	LS	$ 251,680.00	$ 251,680.00
4	Fuel Station and Equipment	1	LS	$ 94,997.76	$ 94,997.76
5	Traffic Striping and Markings	1	LS	$ 2,574.00	$ 2,574.00
6	Hot Mix Asphalt 12.5 M 64 Surface Course	43	TONS	$286.00	$ 12,298.00
7	Hot Mix Asphalt 19 M 64 Base Course	64	TONS	$228.80	$ 14,643.20
8	Dense Grade Aggregate Base Course, 6" Thick	171	SY	$40.04	$ 6,846.84
9	Trench Drain, Type "A"	1	LS	$ 5,720.00	$ 5,720.00
10	Site Electrical	1	LS	$11,440.00	$ 11,440.00
11	Site Restoration	1	LS	$5,720.00	$ 5,720.00
12	Entry and Clean out of Underground Storage Tank	1	LS	$ 5,720.00	$ 5,720.00
13	Removal and Disposal of Residual Fuel and Sludge	500	GALLON	$9.15	$ 4,576.00
14	Sampling	1	LS	$3,432.00	$ 3,432.00
15	Abandonment of Underground Storage Tank	100	TONS	$194.48	$ 19,448.00
16					
17					
18					
19					
20					

TOTAL CONSTRUCTION COST: $ 467,695.80

CLIFTON CITY HALL FUELING STATION REPLACEMENT		UNOFFICIAL BID RESULTS					
BID DATE: MAY 29, 2025 @11 AM BID #25-086							
PROJECT 23-04							
		Item #1	Item #2	Item #3	Item #4	Item #5	Item #6
		Soil Erosion and	Site Cleaning and	Furnish and Install	Fuel Station and	Traffic Striping	Hot Mix Asphalt
		Sediment Control	Demolition	Underground Storage Tank	Equipment	and Markings	12.5M64 Surface Course
	TOTAL BASE BID	1	1	1	1	1	43
CONTRACTOR	ITEMS 1 - 15	Lump Sum	Lump Sum	Lump Sum	Lump Sum	Lump Sum	$/Ton/Subtotal
Aurora Environmental Inc		$ 5,000.00	$ 35,000.00	$ 400,000.00	$ 150,000.00	$ 4,000.00	$ 230.00
Union Beach, NJ	$ 736,780.00	$ 5,000.00	$ 35,000.00	$ 400,000.00	$ 150,000.00	$ 4,000.00	$ 9,890.00
Herbert Lutz & Co.		$ 1,000.00	$ 90,000.00	$ 300,000.00	$ 305,500.00	$ 2,000.00	$ 113.36
Linden, NJ	$ 894,000.00	$ 1,000.00	$ 90,000.00	$ 300,000.00	$ 305,500.00	$ 2,000.00	$ 4,874.48
T.R. Weniger, Inc		$ 1,000.00	$ 30,000.00	$ 125,000.00	$ 608,000.00	$ 1,000.00	$ 200.00
Piscataway, NJ	$ 898,820.00	$ 1,000.00	$ 30,000.00	$ 125,000.00	$ 608,000.00	$ 1,000.00	$ 8,600.00
T. Slack Environmental Services		$ 8,065.00	$ 43,710.00	$ 562,845.00	$ 174,720.00	$ 3,500.00	$ 310.00
Kenilworth, NJ	$ 919,190.00	$ 8,065.00	$ 43,710.00	$ 562,845.00	$ 174,720.00	$ 3,500.00	$ 13,330.00
C-3 Technologies LLC*		$ 81,534.88	$ 97,976.32	$ 228,135.40	$ 293,454.91	$ 5,600.00	$ 17,397.80
North Brunswick, NJ	$ 7,317,077.13	$ 81,534.88	$ 97,976.32	$ 228,135.40	$ 293,454.91	$ 5,600.00	$ 748,105.40
Gemstar Construction		$ 2,000.00	$ 125,000.00	$ 536,605.00	$ 267,260.00	$ 2,500.00	$ 175.00
Staten Island, NY	$ 1,096,765.00	$ 2,000.00	$ 125,000.00	$ 536,605.00	$ 267,260.00	$ 2,500.00	$ 7,525.00

*C-3 Technologies, LLC used lump sum as opposed to quantities (items 6, 7, 8 and 13)

Item #7	Item #8	Item #9	Item #10	Item #11	Item #12	Item #13	Item #14	Item #15
Hot Mix Asphalt	Dense Graded Aggregate	Trench Drain	Site	Site	Entry and Clean Out of	Removal and Disposal of	Sampling	Abandonment of
19M64 Base Course	Base Course, 6" Thick	Type "A"	Electrical	Restoration	Underground Storage Tank	Residual Fuel and Sludge		Underground Storage Tank
64	171	1	1	1	1	500	1	1
$/Ton/Subtotal	$/SY/Subtotal	Lump Sum	Lump Sum	Lump Sum	Lump Sum	$/Gal/Subtotal	Lump Sum	Lump Sum
$ 215.00	$ 35.00	$ 15,000.00	$ 35,000.00	$ 40,000.00	$ 3,000.00	$ 3.00	$ 4,000.00	$ 14,645.00
$ 13,760.00	$ 5,985.00	$ 15,000.00	$ 35,000.00	$ 40,000.00	$ 3,000.00	$ 1,500.00	$ 4,000.00	$ 14,645.00
$ 111.93	$ 9.36	$ 15,000.00	$ 90,000.00	$ 53,486.44	$ 10,000.00	$ 1.75	$ 2,500.00	$ 10,000.00
$ 7,163.52	$ 1,600.56	$ 15,000.00	$ 90,000.00	$ 53,486.44	$ 10,000.00	$ 875.00	$ 2,500.00	$ 10,000.00
$ 200.00	$ 20.00	$ 10,000.00	$ 45,000.00	$ 15,000.00	$ 10,000.00	$ 2.00	$ 3,000.00	$ 25,000.00
$ 12,800.00	$ 3,420.00	$ 10,000.00	$ 45,000.00	$ 15,000.00	$ 10,000.00	$ 1,000.00	$ 3,000.00	$ 25,000.00
$ 310.00	$ 20.50	$ 6,334.50	$ 41,950.00	$ 16,615.00	$ 10,800.00	$ 6.45	$ 3,500.00	$ 7,250.00
$ 19,840.00	$ 3,505.50	$ 6,334.50	$ 41,950.00	$ 16,615.00	$ 10,800.00	$ 3,225.00	$ 3,500.00	$ 7,250.00
$ 25,894.40	$ 11,210.44	$ 59,445.86	$ 70,160.54	$ 49,441.60	$ 4,241.76	$ 4,175.84	$ 3,045.44	$ 13,788.18
$ 1,657,241.60	$ 1,916,985.24	$ 59,445.86	$ 70,160.54	$ 49,441.60	$ 4,241.76	$ 2,087,920.00	$ 3,045.44	$ 13,788.18
$ 275.00	$ 25.00	$ 10,000.00	$ 73,000.00	$ 25,000.00	$ 3,500.00	$ 2.00	$ 1,500.00	$ 20,000.00
$ 17,600.00	$ 4,275.00	$ 10,000.00	$ 73,000.00	$ 25,000.00	$ 3,500.00	$ 1,000.00	$ 1,500.00	$ 20,000.00

ITEM NUMBER: D- 12

ITEM NAME: Landscape Permits/Dumping Fees
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	memo	6/12/2025	Cover Memo

D-

City of Clifton

LAW DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

(973) 470-5817
FAX: (973) 470-5254

June 6, 2025

Mayor Raymond Grabowski and Members of
the Clifton Municipal Council
900 Clifton Avenue
Clifton, New Jersey 07013

Re: Landscape Permits/Dumping Fees

Dear Mayor Grabowski & Council Members:

Attached please find a memo and detailed analysis from Jason Vanwinkle, the Director of Public Works regarding the landscaper permits and dumping fees that is appearing on the agenda as a discussion item.

Thank you for your attention in this matter. Please contact me should you have any questions.

Very truly yours,

THOMAS M. EGAN
First Assistant Municipal Attorney

TME/ssj
Attachment

Egan, Thomas

From: Vanwinkle, Jason
Sent: Thursday, June 5, 2025 10:35 AM
To: DeMarzo, Gary; Egan, Thomas
Cc: Oddo, Andrew; Lapczynski, Janet
Subject: Analysis of landscaper dumping at DPW and Ordinance change
Attachments: Analysis of Surrounding Municipalities.xlsx; Landscaper Ordinance.docx; Memo to City Manager.docx; RER Resolutions R059-23 and amendment R281-25.pdf; Vendor Backup.pdf; 2025 Permit-ApplicationForm.doc

Gary/Tom,

Please see attached memo and supporting documentation for the landscaper dumping of vegetative waste and leaves at DPW. Currently the City of Clifton is absorbing the additional cost of landscapers registered to dump with the city. The landscapers are paying us less than the cost under contact for us to dispose of vegetative waste and leaves. This also does not cover any additional operational costs. Further more we took a poll from some surrounding towns and we are the only one that allow landscapers to dump at our Public Works yard. Most landscaper dump at a private facility.

We have attached a memo for council discussion and a recommended ordinance change. We have also supplied private vendor backup and a polling sheet with comment from other towns.

The recommendation is to either raise the fees to be sustainable or do away with the program all together and have the landscapers dump at private facilities. Keep in mind we will have to continually monitor rates as our yearly contracts change to be competitive.

Janet and I are open for discussion if would like to have a meeting about this.

Thank you,

JASON VAN WINKLE CPWM, CRP
DIRECTOR OF PUBLIC WORKS
CITY OF CLIFTON PUBLIC WORKS
307 EAST 7TH STREET
CLIFTON NJ 07011

PHONE 973 470 2237
EMAIL JVANWINKLE@CLIFTONNJ.ORG
FAX 973 340 7049

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City of Clifton
Department of Public Works

INTEROFFICE MEMORANDUM

To: Gary DeMarzo – Interim City Manager

CC: Tom Eagan – City Attorney

From: Jason Vanwinkle, Director of Public Works

Date: June 5, 2025

Re: Landscape Permit/Dumping Fees

The Department of Public Works, after a thorough review of our operating costs, have found that our current dumping fees have not covered the associated expenses in the past several years. After careful financial review, it has come to our attention that the existing fees are no longer sustainable and are resulting in a consistent operational loss.

Currently, the dumping fees for landscapers are:

- 0-5 yards are $ 60.00 which equals $12.00 a yard
- 6-10 yards are $120 which equals $12.00 a yard
- 11-15 yards are $180 which equals $12.00 a yard

As per the current contract with RER Supply, LLC the City of Clifton's pays $15.07 per cubic yard from March to October and $8.02 per cubic yard for leaves during November and December.
One may think that the City makes revenue during the months of November and December during leaf season, however, as per the current ordinance a landscaper receives one (1) free dump for every two (2) dumps they purchase from March to October that they can utilize to dump from November and December.

The total cubic yards dumped by landscapers at the Public Works facility from March to October was 3,680 cubic yards. At the current price of $12.00 the landscaper revenue for the city was $44,160.00. During leaf season (November and December) the amount dumped by landscapers

was 1,655 cubic yards. All the free dump tickets the landscapers received were utilized for those dumps. As a result, there was no revenue for the City of Clifton for leaf season.

RER Supply costs for vegetative landscaper dumps for 3,680 cubic yards at $15.07 per cubic yard was $55,457.60. The leaves dumped by landscapers were 1,655 cubic yards and the cost to the City of Clifton was $13,273.10.

In the calculations below you will also note that there is a small profit in the row labeled ***landscaper permits***. A landscaper who landscapes in the City of Clifton must obtain a permit at Public Works to work in Clifton. The landscapers who have obtained a State License through the State are exempt from any of Clifton's required permit fees unless they choose to dump at the Public Works facility. The fee for a permit and one truck is currently $50.00 and any additional truck is $25.00 per truck. If a landscaper seeks to dispose of grass or other vegetative waste at our facility the permit/dump decal is $100.00 per year for Clifton based landscapers and $400.00 for non-Clifton based landscapers with a $25.00 fee for any additional trucks.

	CUBIC YARDS DUMPED (March to October)	CUBIC YARDS - LEAVES (November/December)	
City of Clifton	3,680	1,655	
PRICE PER CUBIC YARD (March to October)	$12.00	$0.00	
	$44,160	0	
City of Clifton Total Revenue			**$44,160**

	CUBIC YARDS DUMPED (March to October)	CUBIC YARDS - LEAVES (November/December)	
RER Supply, LLC	3,680	1,655	
PRICE PER CUBIC YARD (March to October)	-$15.07	-$8.02	
	(55,457.60)	(13,273.10)	
Total Paid to RER			**($68,730.70)**

Landscaper Permits	$4,030.00
Clifton Revenue	$44,160.00
RER Payment	($68,730.70)
Total Loss	**-$20,540.70**

As you can see the City of Clifton has been absorbing the cost for the landscaper's dumping and disposal program at the Public Works facility.

We went further into our research and made inquiries with local facilities where vegetation is dumped for a fee. We have included three (3) local vendors where landscapers dump their customers' vegetation/leaf waste with their current prices they charge said landscapers. We compared the fees to Clifton's fees vs. the fees of the vendor's below and what the vendor would profit if the landscapers brought the 2024 cubic yard amount to said vendor:

Mixed Yard Waste Revenue Comparison				
	City of Clifton	Environmental Renewal (Woodland Park)	Nature's Choice	RER Supply
Landscaper pays per yard	$12.00	$29.00	$32.00	$32.00
Total yards dumped @ DPW (2024)	3,680	3,680	3,680	3,680
Total =	**$44,160**	**$106,720**	**$117,760**	**$117,760**

Leaves Waste Revenue Comparison				
	City of Clifton	Environmental Renewal (Woodland Park)	Nature's Choice	RER Supply
Landscaper pays per yard	$8.02	$14.00	$18.00	$12.85
Total yards dumped @ DPW (2024)	1,655	1,655	1,655	1,655
Total =	**($13,273.10)**	**$23,170.00**	**$29,790.00**	**$21,266.75**

In addition, the Public Work's office staff and the loader operator that manages the dumped vegetative debris give a portion of their day to the landscaper program. Every February the office staff mails the landscaper license application to all previously registered landscapers. Once the landscapers fill out their applications and have all the required insurance information they come in and the office staff check the said application. The staff confirms the yardage of each truck; writes receipt for the payment the landscaper is responsible for and gives them the correct decal(s). When the Public Work's facility opens to dumping the landscaper comes upstairs to sign in the Landscaper sign in book. The office staff then sends out a text message to our loader operator to let him know so-and-so is dumping. This helps avoid anyone coming into the yard and dumping at taxpayers' expense. At the end of every month the office staff tallies up the cost for each landscaper's dumps based on the sizes of each truck and forwards them a total that is owed to the City of Clifton.

We took the office staff and loader's salaries into consideration for this program as well. Below please find the total Department of Public Works Net Cost/Loss:

Landscapers' Program: Department of Public Works Net Costs

Landscapers' Dumping Fees:	($20,540.70)
Landscapers' Permit/Registration Fees:	$ 4,030.00
DPW Office Resources:	
Employee #1 - 5% of $68,000.00	($3,400.00)
Employee #2 - 10% of $60,260.72	($6,026.00)
Employee #3 - 15% of $60,000.00	($9,000.00)
DPW Loader Fees (removal of debris):	($10,682.00)

DPW Total Net Loss:	($45,618.70)

If we had changed the dumping fee to $27.00 a cubic yard and the leaf dumping fee to $12.00 a cubic yard in 2023 to 2025 the following would have been the revenue to the City of Clifton based on the cubic yard numbers from 2024 dumped at Public Works.

	CUBIC YARDS DUMPED (March to October)	CUBIC YARDS - LEAVES (November/December)
City of Clifton	3,680	1,655
PRICE PER CUBIC YARD (March to October)	$27.00	$12.00
	$99,360	$19,860
City of Clifton Total Revenue		**$119,220**

	CUBIC YARDS DUMPED (March to October)	CUBIC YARDS - LEAVES (November/December)
RER Supply, LLC	3,680	1,655
PRICE PER CUBIC YARD (March to October)	-$15.07	-$8.02
	($55,457.60)	($13,273.10)
Total Paid to RER		**($68,730.70)**

Landscaper Permits	$4,030.00
Clifton Revenue	$119,220.00
Employee %	($29,108.00)
RER Payment	($68,730.70)
Revenue for the City of Clifton	**$25,411.30**

In 2026 the contract with RER Supply changes to $16.52 per cubic yard from March to October and $8.76 per cubic yard for leaves during November and December. We suggest raising the amount every year by $1.00 to every cubic yard of vegetative waste and $1.00 for leaves. For example, the following would be the revenue to the City of Clifton based off the cubic yard numbers from 2024 dumped at the Public Works.

	CUBIC YARDS DUMPED (March to October)	CUBIC YARDS - LEAVES (November/December)
City of Clifton	3,680	1,655
PRICE PER CUBIC YARD (March to October)	$28.00	$13.00
	$103,040	$21,515
City of Clifton Total Revenue		**$124,555**

	CUBIC YARDS DUMPED (March to October)	CUBIC YARDS - LEAVES (November/December)
RER Supply, LLC	3,680	1,655
PRICE PER CUBIC YARD (March to October)	-$16.52	-$8.72
	($60,793.60)	($14,431.60)
Total Paid to RER		**($75,225.20)**

Landscaper Permits	$4,030.00
Clifton Revenue	$124,555.00

Employee %	($29,108.00)
RER Payment	($75,225.20)
Revenue for the City of Clifton	**$24,251.80**

To not burden the taxpayers with further loss the landscapers' dumping fees need to be increased to fair market value and request change to the current ordinance governing the landscaper dumping fees.

We respectfully request that the Mayor and Council consider placing this ordinance amendment on the agenda for discussion and approval at an upcoming meeting. We have prepared all necessary supporting documentation, including cost breakdowns and proposed fee structures, to assist in your review.

MUNICIPALITY	NOTES:
Montclair	No Dumps for vegetative waste at their facility by any residents or landscapers. The town has a contractor and they haul the vegetative waste to a facility. All Landscapers are required to haul away all debris at locations they work at and are not permitted to leave at the location they worked at.
Passaic	No Dumps for vegetative waste at their Passaic Public Works facility by any residents or landscapers. The town has a contractor and they haul the vegetative waste to Passaic Public Works and then a contractor comes and picks it up. All Landscapers are required to haul away all debris at locations they work at and are not permitted to leave at the location they worked at.
Little Falls	Little Falls Public Works staff picks up the vegetative waste (No Contractor). Residents are permitted to drop off vegetative waste. Landscapers are not permitted to drop off any debris at their facility. All Landscapers are required to haul away all debris at locations they work at and are mot permitted to leave at the location they worked at.
Garfield	Garfield Public Works staff picks up the vegetative waste (No Contractor). Residents are permitted to drop off vegetative waste. Landscapers are not permitted to drop off any debris at their facility. All Landscapers are required to haul away all debris at locations they work at and are mot permitted to leave at the location they worked at.
Wayne	No Dumps for vegetative waste at their facility by any residents or landscapers. The town has a contractor and they haul the vegetative waste to a facility. All Landscapers are required to haul away all debris at locations they work at and are not permitted to leave at the location they worked at.

§ 296-1**Definitions.**

As used in this chapter, the following terms shall have the meanings indicated:

ADOPT-A-SPOT PROGRAM

A voluntary program in the City in which landscapers agree to maintain designated locations approved by the ***City Manager*** at the landscapers' expense in accordance with standards established by the City.

ANNUAL LICENSE

A license issued by the Director of the Department of Public Works of the City of Clifton for the purposes stated.

CUSTOMER

Anyone who employs the services of a landscaper to perform the services of maintaining, cutting, cleaning or raking property within the City of Clifton.

LANDSCAPE CONTRACTOR

The same as a landscaper.

LANDSCAPER

A person or persons doing business with five or more residential and/or commercial customers for the purpose of maintaining, cutting, cleaning, raking or performing similar activities on property within the City of Clifton.

LANDSCAPER DISPOSAL FEE

A fee charged by and payable to the City of Clifton to dispose any cuttings, clippings and/or waste material at a location directed by the Director of the Department of Public Works of the City of Clifton.

LICENSE FEE

The fee charged by and payable to the City of Clifton to obtain a license as a landscaper.

VEHICLE

Any commercial vehicle required to be registered with the New Jersey Department of Motor Vehicles for use on local roads and highways and used by a landscaper in the performance of his work in the City of Clifton.

§ 296-2**License required; decal.**

A.

All landscapers performing landscaping services within the City of Clifton shall be required to obtain a license in order to offer their services in the City of Clifton. A license shall be required for each vehicle the landscaper owns or operates within the City of Clifton. Said license shall be obtained from the Director of the Department of Public Works prior to ***January 1***

each calendar year. Landscapers who have obtained a State License must submit their state license certificate to the Department of Public Works. State license holders are exempt from all Clifton permit fees unless they chose to dump at the Public Works facility.

B.

Proof of licensure will be demonstrated by the issuance of and the display of a decal, which shall be issued to each licensee and displayed on the front driver's side bumper of each vehicle that the landscaper owns or operates in the City of Clifton. All expired decals issued by the City of Clifton must be removed from all vehicles within five days of the expiration of the decal. Landscapers who hold a State License must have a current copy of state license in every vehicle that the landscaper operates in the City of Clifton.

§ 296-3**Application for license.**

A.

Applications for licensing as required by this chapter shall be made to the Director of the Department of Public Works of the City of Clifton, located at 307 East 7th Street, under oath, on a form furnished by him.

B.

The application shall set forth the following information:

(1)

The applicant's name, business name, business address and telephone number.

(2)

Whether the applicant is an individual, a partnership, a corporation or any other entity and, if another entity, a full explanation and description thereof.

(3)

If the applicant is an individual, the applicant's residence address and date of birth.

(4)

If the applicant is a partnership, the full names, residence addresses, dates and places of birth of each partner.

(5)

If the applicant is a corporation or other entity, in the case of a corporation, the full names, residence addresses, dates and places of birth of each major officer and each stockholder, the name and address of the registered

agent and the address of the principal office; in the case of another entity, the full name, residence address, date and place of birth of each person owning or having any interest, either legal or equitable, aggregating in value 10% or more of the total capital of said entity, the name and address of the registered agent, if any, and the address of the principal office. The term "stockholder," as used herein, means and includes any person owning or having an interest, either legal or equitable, in 10% or more of the stock issued and outstanding of the applicant corporation.

(6)

Whether the applicant or any partners, officers or stockholders thereof have ever been arrested or convicted of a crime and, if so, the name of the person arrested or convicted, the date of arrest, the crime or charge involved and the disposition thereof. The term "officers," as used herein, means and includes the president, vice president, secretary and treasurer of a corporate applicant.

(7)

The number of years the applicant has been in business at its present business address or at any prior location, including the addresses of such prior locations, if any.

(8)

The make, year and commercial license plate of each vehicle to be licensed.

(9)

The applicant must submit proof of general liability insurance coverage in the amount of at least $500,000, motor vehicle liability insurance in the minimum amount generally required by applicable state statutes and workers' compensation insurance in the form of a current, original certificate of insurance or policy declaration page showing that the applicant has obtained and possess each such form of insurance from a duly licensed commercial insurance company.

C.

Landscapers who fail to apply for a license on or before April 1 will not be issued a dumping permit for that calendar year.

[Amended 4-3-2012 by Ord. No. 7009-12]

§ 296-4**Compliance required.**

Every landscaper operating within the City of Clifton shall be required to comply with the following:

A.
The name of the landscaping company shall be clearly indicated on both sides of any vehicle used in the operation, shall be no less than three inches in height and shall include the name, address and telephone number.

B.
If a landscaper wants to dispose of any cuttings, clippings and/or waste material at a location directed by the Director of the Department of Public Works of the City of Clifton, the landscaper shall be required to provide the City of Clifton with a list of its customers in the City of Clifton. The landscaper shall only dispose of said materials from properties located within the City of Clifton.

§ 296-5**License fees; terms; dumping fees.**

A.
Upon filing such application, the applicant shall pay to the Department of Public Works a fee of $50 for the first truck and $25 for each additional truck, made payable to the City of Clifton. Any fraction of a year will be considered a full year for the purposes of this section.

B.
The term of such license shall expire on December 31 of the calendar year in which such license is issued.

C.
Such license shall be renewed by the Director of the Department of Public Works upon payment by the applicant to the Director of the Department of Public Works of an annual renewal fee of $50 for the first truck and $25 for each additional truck, made payable to the City of Clifton. Such renewal shall be for the calendar year in which such renewal occurs.

D.
In the event that a landscaper seeks to dispose of other vegetative waste at a location designated by the Director of the Department of Public Works in accordance with § **296-4B** hereof, there shall be a landscaper disposal fee of $100 per year for any landscaper having its principal place of business in the City of Clifton, and $400 per year for non-Clifton-based landscapers.
[Amended 5-5-2015 by Ord. No. 7212-15]

E.
Dumping fees.

[Amended 4-3-2012 by Ord. No. 7009-12; 5-5-2015 by Ord. No. 7212-15; 5-7-2019 by Ord. No. 7510-19]

(1)

Any landscaper wishing to dump vegetative waste, including leaves, at the Department of Public Works yard shall pay the following fees, in addition to the annual disposal fee:

Truck Capacity (cubic yards)	Fee Per Load
0 to 5	~~$60~~ $140
6 to 10	~~$120~~ $280
11 to 15	~~$180~~ $420

(2)

~~For each two loads of vegetative waste dumped at the Department of Public Works facility between March 20 and October 31, a landscaper shall be given a voucher for one equivalent free load of leaves to be dumped between November 1 and December 31.~~

(3)

~~Landscapers not paying to dump vegetative waste from March 20 thru October 31 will not receive any vouchers and will be required to pay the full price to dump leaves after November 1, in accordance with the fees shown in Subsection E(1) above.~~

(4)

If a landscaper participates in the Adopt-A-Spot program, that landscaper shall receive an additional credit of $200 toward dumping fees for each Adopt-A-Spot location he or she maintains. Landscapers who participate in the Adopt-A-Spot program must maintain each Adopt-A-Spot location at least once every two weeks. Grass, hedges and bushes shall be kept trimmed and shall not be permitted to become overgrown and unsightly. Each location shall be in compliance with the standards of the property maintenance and other applicable ordinances of the City of Clifton.

§ 296-6**Revocation of license.**

If any person licensed in accordance with the provisions of this chapter shall be convicted of violating any statute, ordinance or regulation in the execution of any work for which a permit is required by the applicable ordinances of the City of Clifton relevant to landscaping, the Director of the Department of Public Works shall revoke the license immediately. The Director of the Department of Public Works shall not restore such license

during such time as the violation for which such conviction was obtained, exists or remains.

§ 296-7**Relicensing after revocation.**

Any person whose license has been revoked under the provisions above may be relicensed by the Director of the Department of Public Works when the grounds upon which such license was revoked are removed or corrected and upon payment of the fee prescribed herein.

§ 296-8**Violations and penalties.**

A.

Any person who violates any provision of this chapter, other than disposal requirements, shall, upon conviction thereof, be punished by a fine not exceeding $500 or by imprisonment for a term not exceeding 90 days, or both. A separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

B.

Any person who violates the disposal requirements of this chapter shall, upon conviction thereof, be punished by a fine not exceeding $1,000, or by imprisonment for a term not exceeding 90 days, or both. A separate offense shall be deemed committed for each violation of this provision.

By using *eCode360* you agree to be legally

R059-23

Contract # 22-133.

RESOLUTION AWARDING BID CONTRACT FOR VEGETATIVE WASTE DISPOSAL TO RER SUPPLY LLC

WHEREAS, pursuant to resolution R403-22, adopted on September 6, 2022, Council authorized advertising for Vegetative Waste Disposal Services; and

WHEREAS, On October 12, 2022 the City received two bids which substantially exceeded appropriations, and Council rejected the same, and authorized readvertising for bids pursuant to R502-22, adopted November 1, 2022; and

WHEREAS, on Thursday December 8, 2022, the Purchasing Agent received and opened two sealed bids One from R.E.R Supply and other from Nature's choice in accordance with N.J.S.A. 40A:11-1 et seq., and RER Supply LLC was found to be the lowest responsive and responsible bidder; and

WHEREAS, the Public Works Director recommends an award of three (3) years to RER supply LLC located at 4 South Corporate Drive Riverdale, NJ 07547, with the following options:
Below is the list of bidders along with their respective bids for Option 1: Delivered by Scavengers or City Vehicles

Description/Item Number	R.E.R Supply (1/1/2023-12/31/2025)
Item# 4 Brush Waste Disposal - 18000 cubic yards	$7.24/Cubic Yard
	Total: $130,320.00
Item# 10	$10.77//Cubic Yard
Tree Stumps & Logs Transported 6000 cubic yards	Total: $64,620.00
Total Contract Price A:	**$194,940.00**

	Option Year One		Option Year Two
Item Number/Description	1/1/2026- 12/31/2026	Item Number/Description	1/1/2027-12/31/2027
Item #5 - Disposal of Brush approximately 6000 cubic yards @ $7.98 per cubic yard	$47,880.00.00	Item #6 - Provide Disposal of Brush approximately 6000 cubic yards @ $8.38 per cubic yard	$50,280.00
Item#11 Disposal of Logs & Stumps 2000 cubic yards @ $11.49 per cubic yard	$22,980.00	Item#12 Disposal of Logs & Stumps 2000 cubic yards @ $11.98 per cubic yard	$23,960.00
Total Contract Price	**$70,860.00**		**$74,240.00**

Below is a list of bidders along with their respective bids for Option 2 : Transported by Contractor

Description/Item Number	R.E.R Supply (1/1/2023-12/31/2025)
Item# 13 Disposal of Vegetative Waste -45000 cubic yards	$15.07/Cubic Yard
	Total: $678,150.00
Item#19	$8.02/Cubic Yard
Leaves Collected from DPW Yard 30,000 cubic yards	Total: $240,600.00
Total Contract Price: B	**$918,750.00**

Item Number/Description	Option Year One 1/1/2026- 12/31/2026	Item Number/Description	Option Year Two 1/1/2027-12/31/2027
Item #14 - Veg Waste Disposal-15000 cubic yards @$16.52 c/y	$247,800.00	Item #15 - Veg Waste Disposal 15,000 cubic yards @ $12.94 c/y	$259,650.00
Item #20 – Leaves-10,000 cubic yards @ $8.76 c/y	$87,600.00	Item #21 – Leaves -10,000 cubic yards @ $9.16 c/y	$91,600.00
Total Contract Price:	**$335,400.00**		**$351,250.00**

Hence the total amount of the contract for three years will be A+B = $1,113,690.00 for the term of three years (1/1/2023 to 12/31/2025)

R281-25

AUTHORIZING AMENDMENT OF RESOLUTION R059-23, ADOPTED JANUARY 17,2023, FOR VEGATATIVE WASTE DISPOSAL TO LOW BIDDER

WHEREAS, pursuant to Resolution 059-23, the City of Clifton authorized a contract for Disposal of Vegetative Waste on January 17,2023 to RER Supply, LLC; and,

WHEREAS, the contract award to RER Supply, LLC, was for a period of three-years, for a total contract amount of $918,750.00, based on estimated annual amounts; and,

WHEREAS, a scrivener's error was identified in the per cubic yard price for Option Year 2 (January 1, 2027 through December 31, 2027) under Item #15 – Vegetative Waste Disposal, which was incorrectly stated as $12.94 per cubic yard; and

WHEREAS, the correct per cubic yard price for Option Year 2 should be $17.31 for 15,000 cubic yards of vegetative waste; and

WHEREAS, with this for year 2027, the not to exceed total contract award amount would remain the same; and,

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Municipal Council of the City of Clifton hereby approve and authorize an amendment to Resolution R059-23 to correct the per cubic yard price for Item #15 – Vegetative Waste Disposal for Option Year 2 to reflect $17.31 per cubic yard, and acknowledge that the total contract amount remains unchanged.

NOW, THEREFORE, BE IF RESOLVED, that the Mayor and Municipal Council do hereby approve and authorize the amendment to the above.

Joseph D. Kunz, CFO Date: 5/30/2025

Adopted: June 3, 2025

Kathleen Tolosi, City Clerk

RER Supply

Serving New Jersey Since 1996

RER SUPPLY, LLC

PHONE 973.616.6654 FAX 973.616.6470

Wholesale 2025

DISPOSAL FEES

BRUSH	$18.00
LOGS	$30.00
STUMPS	$52.00
GRASS OR SOD	$28.25
LEAVES	$12.85
CO-MINGLED/YARD WASTE	$32.00
CLEAN WOOD CHIPS	CALL

BULK MATERIALS

TOPSOIL-CONTRACTORS 3/4"	CALL
TOPSOIL-PREMIUM 3/8"	$33.00
DOUBLE GROUND MULCH	$16.50
PLAYGROUND MULCH	$20.00
CERTIFIED PLAYGROUND	call
CEDAR MULCH	$55.00
HEMLOCK MULCH	$55.00
RED DYED MULCH	$36.00
BLACK DYED MULCH	$29.00
BROWN DYED MULCH	$29.00
COMPOST UNSCREENED	$22.00
SCREENED COMPOST	$30.00
WOOD CHIPS	$10.50

Premium Topsoil picked up In Wantage by Customer only
$28.00

VOLUME DISCOUNTS AVAILABLE

ALL SALES ARE C.O.D.

YARD LOCATIONS

4 SOUTH CORPORATE DR
RIVERDALE, NJ 07457
MONDAY-FRIDAY 7AM-4:00PM
SATURDAY 9AM-3PM

1 CLARK RD
WANTAGE, NJ 07461
MONDAY-FRIDAY 7AM-4:00PM
SATURDAY 7AM-1PM

DUMPSTERS & DELIVERIES AVAILABLE

MAILING ADDRESS: 4 South Corporate Dr. Riverdale, NJ 07457

3/10/2025

5% FUEL SURCHARGE WILL BE ASSESSED IF DIESEL FUEL GOES OVER $3.90 PER GALLON

Environmental Renewal 973-890-8300

Mixed Yard Waste	- 29.00
Grass	- 29.00
Brush	- 16.00 (3 inches in diameter and under)
Leaves	- 14.00 (fall goes up)
Sod?	- Do Not Take
Wood Chips, Tree Parts	- 15.00 wood chips
+ Logs	- 25.00 Logs
Stumps	- 35.00 Stumps

Nature's Choice 201-998-3019

Mixed Yard Waste	- 32.00
Grass	- 32.00
Brush	- 28.00
Leaves	- 18.00
Sod?	- Do Not Take
Wood Chips, Tree Parts	- 13.00 (only wood chips)
+ Logs	$35 for tree part
Stumps	Logs + Stumps

PERMIT NUMBERS: _____ **PAID FOR DUMPING AT DPW: YES NO**

DUMPING PERMIT #'S.: _____

_____ _____

2025
LANDSCAPER LICENSE APPLICATION

I, hereby declare that, the statements in this application are true, that I am familiar with the ordinance and regulations controlling landscapers within the City of Clifton and I agree to abide by said ordinance and regulations. I herewith enclose license fee of Fifty Dollars ($50.00) for 1St Vehicle and Twenty-Five Dollars ($25.00) for each additional Vehicle.

_____ _____

Print Company's Name **Telephone Number**

_____

Street Address

_____

City **State** **Zip Code**

_____

Name and Title

_____ _____

Signature **Date**

_____

E-Mail Address:

A. Vehicle Requirements:
The name of the landscaping company shall be clearly indicated on both sides of any vehicle used in said operation; shall be no less than three (3) inches in height and shall include the name, address, and telephone number. Proof of licensure will be demonstrated by the issuance of and the display of a decal, which will be issued to each licensee and displayed on each commercial vehicle the landscaper, owns or operates in the City of Clifton.

License Fee / Renewal:
Upon filing this application, the applicant shall pay to the City of Clifton a fee of Fifty Dollars ($50.00) 1ST Vehicle and Twenty-Five Dollars ($25.00) for each additional Vehicle. A fraction of a year is considered a full year. Applications must be renewed each year with updated information.

State License/Registration/Certificate:
If you possess a State of New Jersey Home Improvement Contractors license, you are exempt from the license requirement and license fee. Please bring or mail a copy of your certificate and ID card to 307 East 7th Street, Clifton, NJ 07011. Please note that, you **MUST** keep a copy of your certificate in all vehicles that will be actively operating within the City of Clifton.

Term:
Landscaper licenses expire on December 31st in the calendar year in which, such license was issued.

A. The approximate number of my Clifton customers is: _____

B. My estimated annual cubic yards of grass clippings disposed of at the City Public Works location is: _____

C. My estimated annual cubic yards of leaves disposed of at the City Public Works location is: _____

D. My vehicle(s) are as follows:

Sticker #:	Vehicle Make/Description	Year:	License Plate #:	Cubic Yards Per Truck *

*** Note: Truck Cubic Yards capacity must be approved by the official designee for the City of Clifton and landscapers CANNOT add additional wall storage to truck capacity.**

2025

APPLICATION FOR LANDSCAPER
D.P.W. DISPOSAL AUTHORIZATION
CHAPTER 296 (1-8)

Company's Name: _____

Business Address: _____

Business Phone#: _____

A. DISPOSAL IS FOR CLIFTON CUSTOMERS ONLY: (If needed provide additional sheet(s) with data)

NAME:	ADDRESS:	PHONE #:

B. Disposal Fee:

Upon filing this application, the applicant shall pay to the City of Clifton a yearly dumping fee of ONE HUNDRED **($100.00)** DOLLARS for Clifton based Landscapers and FOUR HUNDRED **($400.00)** DOLLARS for non-Clifton based Landscapers. **Also, all landscapers will be required to sign in with the office staff at time of arrival to the dumping yard.** Failure to sign in could result in loss of dumping privileges and an illegal dumping violation.

- **Dump tickets must be purchased in EVEN number increments/Example: 2, 4, 6, etc.**

Fees Per Load:

Landscapers shall purchase tickets at the Public Works and pay the following fees per truck load.

Truck Capacity	Fee Per Load
0 to 5 c/yd	$ 60.00
6 to 10 c/yd	$ 120.00
11 to 15 c/yd	$ 180.00

Term:

Landscaper licenses expire on December 31st of the calendar year in which, such license was issued.

Note:

For each two (2) loads of vegetative waste dumped at the Department of Public Works facility between April 1st and October 31st, a landscaper shall be given a voucher for one (1) equivalent free load of leaves to be dumped between November 1st and December 31, 2025.

ADOPT – A – SPOT Program – As an Incentive Landscapers will receive an additional discount of TWO HUNDRED ($200.00) DOLLARS credit towards Dumping Fees for each Adopt-A-Spot location (see 296-5 (2).

ADOPT–A–SPOT _____ **(YES OR NO)**

LOCATIONS OF ADOPT –A-SPOT

1._____ 2._____

3._____ 4._____ 5._____

I, HEREBY DECLARE THAT, THE STATEMENTS IN THIS APPLICATION ARE TRUE THAT, I AM FAMILIAR WITH THE ORDINANCE AND REGULATIONS CONTROLLING LANDSCAPERS WITHIN THE CITY OF CLIFTON AND I, AGREE TO ABIDE BY SAID ORDINANCE AND REGULATIONS AND HEREWITH ENCLOSE DISPOSAL FEE OF ONE HUNDRED ($100.00) DOLLARS FOR CLIFTON BASED LANDSCAPERS AND/OR FOUR HUNDRED ($400.00) DOLLARS FOR NON- CLIFTON BASED LANDSCAPERS.

_____ _____ _____

APPLICANT'S SIGNATURE **TITLE** **DATE**

[ADDITIONAL SHEET TO CUSTOMER LIST]

Company's Name: _____
Business Address: _____
Business Phone#: _____

NAME:	**ADDRESS:**	**PHONE #:**

Provided for informational purposes only. For the official version please contact the City Clerk's office.

CHAPTER 296. LANDSCAPERS

[HISTORY: Adopted by the Municipal Council of the City of Clifton 4-1-1992 by Ord. No. 5577-92, as amended; amended in its entirety 5-5-2009 by Ord. No. 6809-09 also amended April 5, 2011.

§ 296-1. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

ADOPT-A-SPOT PROGRAM – A voluntary program in the City in which landscapers agree to maintain designated locations approved by the City Manager, at the landscapers' expense, in accordance with standards established by the City.

ANNUAL LICENSE – A license issued by the Director of the Department of Public Works of the City of Clifton for the purposes stated.

CUSTOMER – Anyone who employs the services of a landscaper to perform the services of maintaining, cutting, cleaning or raking property within the City of Clifton.

LANDSCAPE CONTRACTOR – The same as a landscaper.

LANDSCAPER – A person or persons doing business with five or more residential or commercial customers for the purpose of maintaining, cutting, cleaning, raking or performing similar activities on property within the City of Clifton.

LANDSCAPER DISPOSAL FEE – A fee charged by and payable to the City of Clifton to dispose of any cuttings, clippings and/or waste material at a location directed by the Director of the Department of Public Works of the City of Clifton.

LICENSE FEE – The fee charged by and payable to the City of Clifton to obtain a license as a landscaper.

VEHICLE – Any commercial vehicles are required to be registered with the New Jersey Department of Motor Vehicles for use on local roads and highways and used by a landscaper in the performance of his work in the City of Clifton.

§ 296-2. License required; decal.

A. All landscapers performing landscaping services within the City of Clifton shall be required to obtain a license in order to offer their services in the City of Clifton. A license shall be required for each vehicle the landscaper owns or operates within the City of Clifton. Said license shall be obtained from the Director of the Department of Public Works after January 1st each calendar year.

B. Proof of licensure will be demonstrated by the issuance of and the display of a decal, which shall be issued to each licensee and displayed on the front driver's side bumper of each vehicle that the landscaper owns or operates in the City of Clifton, all expired decals issued by the City of Clifton must be removed from all vehicles within five (5) days of the expiration of the decal.

§ 296-3. Application for license.

A. Applications for licensing as required by this chapter shall be made to the Director of the Department of Public Works of the City of Clifton, located at 307 East 7th Street, under oath, on a form furnished by him or her.

B. The application shall set forth the following information:
   (1) The applicant's name, business name, business address and telephone number.
   (2) Whether the applicant is an individual, a partnership, a corporation or any other entity and, if another entity, a full explanation and description thereof.
   (3) If the applicant is an individual, the applicant's residence addresses and date of birth.
   (4) If the applicant is a partnership, the full names, residence addressee, dates and places of birth of each partner.
   (5) If the applicant is a corporation or other entity, in the case of a corporation, the full names, residence addresses, dates and places of birth of each major officer and each stockholder, the name and address of the registered agent and the address of the principal office; in the case of another entity, the full name, residence address, date and place of birth of each person owning or having any interest, either legal or equitable, aggregating in value 10% or more of the total capital of said entity, the name and address of the registered agent, if any, and the address of the principal office. The term "stockholder," as used herein, means and includes any person owning or having an interest, either legal or equitable, in 10% or more of the stock, issued and outstanding, of the applicant corporation.
   (6) Whether the applicant or any partners, officers or stockholders thereof have ever been arrested or convicted of a crime and, if so, the name of the person arrested or convicted; the date of arrest, the crime or charge involved and the disposition thereof. The term "officers," as used herein, means and includes the president, vice president, secretary and treasurer of a corporate applicant.
   (7) The number of years the applicant has been in business at its present business address or at any prior location, including the addresses of such prior locations, if any.
   (8) The make, year and license plate number of each vehicle to be licensed.
   (9) The applicant must submit proof of general liability insurance coverage in the amount of at least $500,000, motor vehicle liability insurance in the minimum amount generally required by applicable state statutes and workers' compensation insurance in the form of a current, original certificate of insurance at policy declaration page showing that the applicant has obtained and possess each such form of insurance from a duly licensed commercial insurance company.

C. Landscapers who fail to apply for a license on or before April 1st will not be issued a dumping permit for that calendar year.

§ 296-4. Compliance required.

Every landscaper operating within the City of Clifton shall be required to comply with the following:

A. The name of the landscaping company shall be clearly indicated on both sides of any vehicle used in the operation, shall be no less than three inches in height and shall include the name, address and telephone number.

B. If a landscaper wants to dispose of any cuttings, clippings and/or waste material at a location directed by the Director of the Department of Public Works of the City of Clifton, the landscaper shall be required to provide the City of Clifton with a list of its customers in the City of Clifton. The landscaper shall only dispose of said materials from properties located within the City of Clifton.

§ 296-5. License fees; terms; dumping fees.

Amended by Ordinance 6865-10, Adopted 02/02/10.

A. Upon filing such application, the applicant shall pay to the Department of Public Works a fee of $50 for the first truck and $25 for each additional truck, made payable to the City of Clifton. Any fraction of a year will be considered a full year for the purposes of this section.

B. The term of such license shall expire on December 31 of the calendar year in which such license is issued.

C. Such license shall be renewed by the Director of the Department of Public Works upon payment by the applicant to the Director of the Department of Public Works of an annual renewal fee of $50 for the first truck and $25 for each additional truck, made payable to the City of Clifton. Such renewal shall be for the calendar year in which such renewal occurs.

D. In the event that a landscaper seeks to dispose of grass or other vegetative waste at a location designated by the Director of the Department of Public Works in accordance with § 296-4B hereof, there shall be a landscaper disposal fee of $100 per year for any landscaper having its principal place of business in the City of Clifton, and $ 400 per year for non-Clifton based landscapers.

E. Dumping fees.
   (1) Any landscaper wishing to dump vegetative waste at the Department of Public Works yard shall pay the following fees:

Truck Capacity (cubic yards)	Fee Per Load
0 to 5	$ 60
6 to 10	$120
11 to 15	$180

   (2) For each two (2) loads of vegetative waste dumped at the Department of Public Works facility between April 1st and October 31st, a landscaper shall be given a voucher for one (1) equivalent free load of leaves to be dumped between November 1st and December 31st.

§ 296-6. Revocation of license.

If any person licensed in accordance with the provisions of this chapter shall be convicted of violating any statute, ordinance or regulation in the execution of any work for which a permit is required by the applicable ordinances of the City of Clifton relevant to landscaping, the Director of the Department of Public Works shall revoke the license immediately. The Director of the Department of Public Works shall not restore such license during such time as the violation for which such conviction was obtained, exists or remains.

§ 296-7. Relicensing after revocation.

Any person whose license has been revoked under the provisions above may be relicensed by the Director of the Department of Public Works when the grounds upon which such license was revoked are removed or corrected and upon payment of the fee prescribed herein.

§ 296-8. Violations and penalties.

A. Any person who violates any provision of this chapter, other than disposal requirements, shall, upon conviction thereof, be punished by a fine not exceeding $500 or by imprisonment for a term not exceeding 90 days, or both. A separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

B. Any person who violates the disposal requirements of this chapter shall, upon conviction thereof, be punished by a fine not exceeding $1,000 or by imprisonment for a term not exceeding 90 days, or both. A separate offense shall be deemed committed for each violation of this provision.

ITEM NUMBER: D- 13

ITEM NAME: 2025 Housing Element & Fair Share Plan
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	document	6/12/2025	Cover Memo

City of Clifton, Passaic County, New Jersey
2025 Housing Element & Fair Share Plan

June 12, 2025

Prepared for:

City of Clifton Planning Board
City of Clifton Mayor & City Council

Prepared by:

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The original copy of this document was signed and sealed
in accordance with N.J.S.A. 45:14 A-1 et seq.

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III. Introduction

This Housing Element and Fair Share Plan has been prepared on behalf of the City of Clifton, Passaic County, in accordance with the New Jersey Municipal Land Use Law per N.J.S.A. 40:55D-28b(3) and the Fair Housing Act (N.J.S.A. 52:27D-301, et seq.). This document supersedes and replaces the City's 2016 Housing Element and Fair Share Housing Plan which was adopted on January 5, 2016, hereinafter referred to as the "City's 2016 Housing Plan."

The Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq., requires that a municipal master plan includes Housing Element in order for the municipality to exercise the power to zone and regulate land use. The Housing Element and Fair Share Plan is adopted by the City Planning Board and endorsed by the City Council. It is intended to achieve the goal of meeting the City's obligations to plan and regulate land use to provide for a fair share of the regional need for affordable housing. This Housing Element and Fair Share Plan document outlines how the City will address its affordable housing obligations.

IV. Affordable Housing in Clifton & New Jersey Today

In 1975, the Supreme Court of New Jersey, in South Burlington County N.A.A.C.P. v. Township of Mount Laurel, 67 N.J. 151 (1975), ruled that the developing municipalities in the State of New Jersey exercising their zoning power, in general, had a constitutional obligation to provide a realistic opportunity for the construction of their fair share of the region's low- and moderate-income housing needs. In 1983, the Supreme Court refined that constitutional obligation in South Burlington County N.A.A.C.P. v. Township of Mount Laurel, 92 N.J. 158 (1983), to apply to those municipalities having any portion of their boundaries within the growth area as shown on the State Development Guide Plan.

In 1985, the New Jersey Legislature adopted, and the Governor signed, the Fair Housing Act N.J.S.A. 52:2D-301, et seq. ("FHA"), which transformed the judicial doctrine which became known as the "Mount Laurel doctrine" into a statutory one and provided an alternative administrative process in which municipalities could elect to participate in order to establish a Housing Element and Fair Share Plan ("HEFSP") that would satisfy its constitutional obligation by creating an administrative agency known as the Council on Affordable Housing ("COAH") to develop regulations to define the obligation and implement it. COAH proceeded to adopt regulations for First Round obligations applicable from 1987 to 1993 and Second Round obligations that created a cumulative obligation from 1987 to 1999. COAH first proposed Third Round substantive and procedural rules in 2003, but due to multiple legal challenges, these rules were not adopted until 2008. However, the Third Round rules adopted in 2008 were challenged in an appeal entitled In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 416 N.J. Super. 462 (App. Div. 2010) (the "2010 Case").

In October 2010, the Appellate Division determined, amongst other things, that the methodology used in the rules adopted in 2008 was invalid and that COAH should adopt regulations utilizing methodologies similar to the ones utilized in the First and Second Rounds, i.e. 1987-1999. In 2013, the Supreme Court of New Jersey affirmed the Appellate Division's invalidation of the third

iteration of the Third Round regulations, sustained their determination that the growth share methodology was invalid, and directed COAH to adopt new regulations based upon the methodology utilized in the First and Second Rounds, In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 215 N.J. 578 (2013) (the "2013 Case"). COAH proceeded to propose such regulations in accordance with the schedule established by the New Jersey Supreme Court in the 2013 Case. On October 20, 2014, COAH deadlocked with a 3-3 vote and failed to adopt the revised Third Round regulations.

Due to COAH's failure to adopt the revised regulations and their subsequent inaction, Fair Share Housing Center ("FSHC"), a party in the 2010 Case and the 2013 Case, filed a motion with the New Jersey Supreme Court to enforce litigant's rights. On March 10, 2015 the New Jersey Supreme Court issued its decision on FSHC's motion. The Supreme Court found that the COAH administrative process had become non-functioning and, as a result, returned primary jurisdiction over affordable housing matters to the trial courts. In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. 1 (2015) (the "2015 Case"). In doing so, the Supreme Court declined to adopt a specific methodology or formula to calculate the Third Round affordable housing obligations of the municipalities. The Court did provide some guidance by reiterating its endorsement of the previous methodologies employed in the First and Second Round Rules as the template to establish Third Round affordable housing obligations.

On March 20, 2024, Governor Phil Murphy signed a package of affordable housing bills. One of these overhauled the FHA and eliminated COAH, as well as setting forth the process of determining Fourth Round (2025 to 2035) affordable housing obligations. The New Jersey Department of Community Affairs (DCA) calculated statewide and regional affordable housing needs, including its non-binding determination of each municipality's Fourth Round affordable housing obligations. Municipalities were able to either the accept the DCA determination of their obligation, or to provide their own municipal determination of their Fourth Round obligation.

DCA's Fourth Round (2025-2035) fair share methodology and calculations set forth the low- and moderate-income housing obligations for New Jersey's 564 municipalities. The calculations were prepared by the Offices of Policy and External Affairs and Local Planning Services in the Department of Community Affairs. DCA calculated the Present Need and Prospective Need obligations for the fourth round in line with the formulas and criteria outlined in P.L.2024, c.2 (the Affordable Housing Law).

Under the new law, Present Need is determined by estimating the existing deficient (substandard) housing by municipality occupied by low- and moderate-income households, using data collected, analyzed, and published by the U.S. Census Bureau. Certain qualifying municipalities, designated by DCA for additional state financial assistance and known as "urban aid municipalities," are not allocated a Prior Round obligation or a Prospective Need obligation. Many already have significant income-restricted affordable housing built over the past several decades. They are not, however, exempted from their Present Need responsibilities.

DCA's calculations determined that the City of Clifton has a Present Need (rehabilitation of housing units) of eight hundred eighty-four (884), and a Prospective Need of zero (0).

On January 21, 2025, City Council adopted Resolution 053-25, where the City Council determined that it was in its best interest to accept the DCA calculations of the City's fair share obligations and commits to its fair share of a Present Need (Rehabilitation) Obligation of Eight Hundred Eighty-Four (884) and a Prospective Need (New Construction) Obligation of Zero (0), subject to any vacant land, durational and/or other adjustments that the City may seek as part of its Housing Element and Fair Share Plan ("HEFSP") that it subsequently submits in accordance with the Amended FHA. This Housing Element and Fair Share Plan document outlines how the City will address its affordable housing obligations.

V. Contents of the Plan

Municipal Land Use Law (N.J.S.A. § 52:27D-310) and the Fair Housing Act (P.L. 1985, c.222) require that the Housing Element and Fair Share Plan include the following:

a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate- income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;

b. A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;

c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level, and age;

d. An analysis of the existing and probable future employment characteristics of the municipality;

e. A determination of the municipality's present and prospective fair share for low- and moderate- income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing, as established pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1);

f. A consideration of the lands that are most appropriate for construction of low- and moderate- income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing;

g. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as

expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L. 2021, c. 273 (C.52:27D-329.20);

h. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L. 2004, c. 120 (C.13:20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or one hundred percent (100%) affordable housing, or both, and opportunities for one hundred percent (100%) affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and,

i. An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

VI. Demographic Information

Housing Data

As per the 2020 US Census, there were 33,423 housing units in Clifton, a 4.6% increase from the 2010 Census. Of the occupied units, 58.7% were owner-occupied and 41.3% were renter occupied. See Table 1 below, for the number of housing units from the 1970 Census to present.

Table 1: City of Clifton – Housing Units 1970 to 2020 – US Census Bureau

Year	Housing Units	% Change from Previous Decade
1970	27,987	—
1980	29,983	7.10%
1990	30,244	0.90%
2000	31,060	2.70%
2010	31,946	2.90%
2020	33,423	4.60%

Data from the 2023 American Community Survey (ACS) estimate provides that the majority of dwelling units in the City are single-family detached (15,417 dwellings or 45.3%), two (2)-family dwellings (7,167 or 21%) and twenty (20) or more units (2,737 or 8%).

Table 2: City of Clifton – Units in Structure - 2023 American Community Survey Estimate

Total housing units	34,064	Percent %
1-unit, detached	15,417	45.3
1-unit, attached	2,335	6.9
2 units	7,167	21
3 or 4 units	3,072	9
5 to 9 units	1,892	5.6
10 to 19 units	1,345	3.9
20 or more units	2,737	8
Mobile home	99	0.3
Boat, RV, van, etc.	0	0

Table 3 below, breaks down the age of the City of Clifton's housing stock. As would be expected for an older, mostly built-out municipality like Clifton, the majority of the housing stock was built before 1960. Almost 30% of dwellings were built 1939 or earlier, followed by 23.8% built between 1950-1959, and 16.5% built between 1940-1949.

Table 3: Clifton – Year Structure Built - 2023 American Community Survey Estimate

Total housing units	34,064	Percent %
Built 2020 or later	161	0.5
Built 2010 to 2019	789	2.3
Built 2000 to 2009	1,888	5.5
Built 1990 to 1999	773	2.3
Built 1980 to 1989	1,478	4.3
Built 1970 to 1979	2,149	6.3
Built 1960 to 1969	2,936	8.6
Built 1950 to 1959	8,105	23.8
Built 1940 to 1949	5,623	16.5
Built 1939 or earlier	10,162	29.8

The majority of the housing units in the City of Clifton are four (4) to six (6) rooms. Housing units with six (6) rooms are the most prevalent (20.4%), followed by five (5) rooms (18.6%) and four (4) rooms (16.3%) A full breakdown can be found in Table 4 below.

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Table 4: City of Clifton – Rooms in Structure - 2023 American Community Survey Estimate

Total housing units	34064	Percent %
1 room	1,164	3.4
2 rooms	792	2.3
3 rooms	3,426	10.1
4 rooms	5,568	16.3
5 rooms	6,335	18.6
6 rooms	6,947	20.4
7 rooms	4,321	12.7
8 rooms	2,547	7.5
9 rooms or more	2,964	8.7

Table 5 below, provides the estimated number of bedrooms per housing unit. Three (3) bedroom dwellings are the most common housing type within the City, accounting for 33.1% of all dwellings. Two (2) bedroom dwellings are a close second at 32.8%. One (1) bedroom and four (4) bedroom dwellings total 13.9% and 13.2% respectively.

Table 5: City of Clifton – Bedrooms in Structure - 2023 American Community Survey Estimate

Total housing units	34,064	Percent %
No bedroom	1,230	3.6
1 bedroom	4,740	13.9
2 bedrooms	11,163	32.8
3 bedrooms	11,286	33.1
4 bedrooms	4,491	13.2
5 or more bedrooms	1,154	3.4

The 2023 American Community Survey estimates have owner-occupied housing units as the prevalent housing tenure in the City, with 19.302 dwellings or 58.7% of the occupied housing units. Renter occupied housing units account for 41.3%. Owner-occupied housing units have an average of 2.91 people per welling while renter-occupied units average 2.38 people per dwelling. See Table 6 below.

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Table 6: City of Clifton – Housing by Tenure - 2023 American Community Survey Estimate

Occupied housing units	32,897	Percent %
Owner-occupied	19,302	58.7
Renter-occupied	13,595	41.3
Average household size of owner-occupied unit	2.91	NA
Average household size of renter-occupied unit	2.38	NA

Owner-occupied housing units are estimated at 11,713 dwellings. Approximately 34.5% of homeowners with a mortgage spend less than twenty percent (20%) of their income housing expenses. Approximately 28.4% of homeowners with a mortgage spend over thirty five (35%) of income on housing costs. Homeowners without a mortgage spend less than ten percent (10%) of their income on housing expenses (29.5%). While 20.6% of homeowners without a mortgage spend ten percent (10%) to fifteen (15%). Approximately 16.9% of homeowners without a mortgage spend over thirty five percent (35%) of their income on housing expenses. See Table 7 below for additional details.

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Table 7: City of Clifton – Housing Cost by % Monthly of Income- 2023 ACS Estimate

Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	Housing Units	Percent%
Less than 20.0 percent	4,037	34.5
20.0 to 24.9 percent	2,011	17.2
25.0 to 29.9 percent	1,433	12.2
30.0 to 34.9 percent	901	7.7
35.0 percent or more	3,331	28.4
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	7,486	Percent %
Less than 10.0 percent	2,209	29.5
10.0 to 14.9 percent	1,543	20.6
15.0 to 19.9 percent	1,107	14.8
20.0 to 24.9 percent	502	6.7
25.0 to 29.9 percent	500	6.7
30.0 to 34.9 percent	361	4.8
35.0 percent or more	1,264	16.9

Table 8 below, reveals that over forty one percent (41%) of the City's renters pay over thirty five percent (35%) of their income on rent. The next highest cohort, pays less than 15%, with 2,155 housing units or 19.2%. Approximately 14.8% of renters pay 15% to 19.9% of income on rent.

Table 8: City of Clifton – Renter Housing Cost by % of Income - 2023 ACS Estimate

Occupied units paying rent (excluding units where GRAPI cannot be computed)	11,236	Percent %
Less than 15.0 percent	2,155	19.2
15.0 to 19.9 percent	1,576	14
20.0 to 24.9 percent	976	8.7
25.0 to 29.9 percent	792	7
30.0 to 34.9 percent	1,101	9.8
35.0 percent or more	4,636	41.3
Not computed	703	

As per 2023 American Community Survey estimates, 43.3% of the City's owner-occupied housing stock is valued at $300,000 to $499,000. The next largest cohort, dwellings valued at $500,000 to

$999,999, total an estimated 32.2% of the owner-occupied dwellings. See Table 9 for additional details.

Table 9: City of Clifton – Value of Owner-Occupied Units - 2023 ACS Estimate

Value	Units	Percent%
Less than $50,000	461	2.3
$50,000 to $99,999	885	4.4
$100,000 to $149,999	188	0.9
$150,000 to $199,999	252	1.3
$200,000 to $299,999	2,448	12.2
$300,000 to $499,999	8,680	43.3
$500,000 to $999,999	6,453	32.2
$1,000,000 or more	662	3.3
Median (dollars)	$445,100	

Population Data

Table 10 below, shows that the City of Clifton experienced a population growth of 6,160 people between the 2010 and 2020 US Census. The 2020 population was counted at 90,296 people. US Census estimates of the current population do not deviate greatly from the 2020 Census, with a current estimate of 90,332 people. The City has the eleventh (11th) largest population of any municipality in the State of New Jersey.

Table 10: City of Clifton – Total Population – 2024 US Census Bureau

Year	**Population**	**Change from Previous Census**	**% Percent Change**
1970	82,437	—	—
1980	74,388	-8,049	-9.70%
1990	71,742	-2,646	3.56%
2000	78,672	6,930	9.70%
2010	84,136	5,464	6.90%
2020	90,296	6,160	7.30%
2024 (estimate)	90,322	NA	NA

The City of Clifton is 50.8% male and 49.2% percent female as per 2023 American Community Survey estimates. The largest age cohort are the 35 to 44 year bracket with 15.2% of the population. The second largest age group is the 25 to 34 year bracket with 14.7%. Approximately 11.1% of the population is aged 65 to 74 years. See Table 11 below, for additional details.

Table 11: City of Clifton – Total Population by Age & Sex – 2023 ACS Estimates

Total population		Percent%
Male	44,953	50.8
Female	43,525	49.2
Under 5 years	5,903	6.7
5 to 9 years	5,535	6.3
10 to 14 years	4,558	5.2
15 to 19 years	3,885	4.4
20 to 24 years	3,711	4.2
25 to 34 years	13,006	14.7
35 to 44 years	13,454	15.2
45 to 54 years	8,784	9.9
55 to 59 years	4,660	5.3
60 to 64 years	8,706	9.8
65 to 74 years	9,828	11.1
75 to 84 years	5,099	5.8
85 years and over	1,349	1.5

The City of Clifton has a diverse mix of residents as is evident on 2023 American Community Service estimates (Table 12 below). 48.5% of residents are classified as white. Latinos of any race account for 44.4% percent of the population. People of two (2) or more races are estimated at 22.2% of the population.

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Table 12: City of Clifton – Population by Race – 2023 American Community Survey Estimates

	Number	Percent %
One race	68,813	77.8
Two or More Races	19,665	22.2
One race	68,813	77.8
White	42,884	48.5
Black or African American	3,655	4.1
American Indian and Alaska Native	738	0.8
Asian	8,308	9.4
Native Hawaiian and Other Pacific Islander	176	0.2
Some Other Race	13,052	14.8
Two or More Races	19,665	22.2
HISPANIC OR LATINO AND RACE		
Total population	88,478	
Hispanic or Latino (of any race)	39,261	44.4
Not Hispanic or Latino	49,217	55.6

Table 13 below, provides the breakdown of household income. The most predominant household income group is $100,000 to $149,999, at 21.3%. Households earning over $200,000 or more are 17% of households. The $75,000 to $99,999 income bracket is third at 11.9%. Approximately 27.7% of all City households make under $49,999.00 per year.

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Table 13: City of Clifton – Household Income – 2023 American Community Survey Estimates

Income	Percent %
Less than $10,000	5.3
$10,000 to $14,999	3.1
$15,000 to $24,999	6.7
$25,000 to $34,999	5.2
$35,000 to $49,999	7.4
$50,000 to $74,999	10.9
$75,000 to $99,999	11.9
$100,000 to $149,999	21.3
$150,000 to $199,999	11.1
$200,000 or more	17
Median income (dollars)	$98,598
Mean income (dollars)	$121,127

Table 14 below, provides the 2023 American Community Survey estimates for labor force participation by age. Approximately 92.1% of people ages 35 to 44 years are in the labor force. People aged 45 to 54 years are employed at a 87.5% rate. The third-highest employment group is the 55 to 59 year demographic with a labor force participation at 85.2%.

Table 14: City of Clifton – Labor Force Rate – 2023 American Community Survey Estimates

AGE	Total Pop.	% of Pop. In Workforce
16 to 19 years	3,248	47.1
20 to 24 years	3,711	75.2
25 to 29 years	5,324	87
30 to 34 years	7,682	84.2
35 to 44 years	13,454	92.1
45 to 54 years	8,784	87.5
55 to 59 years	4,660	85.2
60 to 64 years	8,706	66.3
65 to 74 years	9,828	30.2
75 years and over	6,448	6.5

Approximately 66.4% of employed Clifton workers drove alone to work. Users of public transportation accounted for 9.2% as a means of commute. Carpoolers are estimated to be at 7.7% Approximately 25% of people work from home. See Table 15, below. Work from home estimates may be influenced by impacts from the COVID pandemic.

Table 15: City of Clifton – Means of Transportation to Work – 2023 ACS Estimates

MEANS OF TRANSPORTATION TO WORK	Percent %
Car, truck, or van	74.1
Drove alone	66.4
Carpooled	7.7
In 2-person carpool	4.4
In 3-person carpool	1.5
In 4-or-more person carpool	1.9
Workers per car, truck, or van	1.07
Public transportation (excluding taxicab)	9.2
Walked	2.3
Bicycle	0.1
Taxicab, motorcycle, or other means	1.4
Worked from home	12.9
PLACE OF WORK	
Worked in state of residence	87.2
Worked in county of residence	48
Worked outside county of residence	39.2
Worked outside state of residence	12.8
Living in a place	100
Worked in place of residence	25.2
Worked outside place of residence	74.8

Table 16 below, breaks down the City's estimated population below the poverty line. According to 2023 American Community Survey estimates, 11.3% of people aged 60 years and over are below the poverty line. People in the 18 to 34 years age group have a population of 8.8% below the poverty line. People aged 5 to 17 years have a rate of 6.2% below the poverty line.

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Table 16: City of Clifton – Population Below Poverty Line – 2023 ACS Estimates

Population for whom poverty status is determined	Total	Number Below Poverty	Percent % Below Poverty
AGE			
Under 18 years	17,947	742	4.1
Under 5 years	5,901	0	0
5 to 17 years	12,046	742	6.2
Related children of householder under 18 years	17,894	689	3.9
18 to 64 years	53,820	4,507	8.4
18 to 34 years	18,255	1,613	8.8
35 to 64 years	35,565	2,894	8.1
60 years and over	24,791	2,807	11.3
65 years and over	16,124	1,766	11

Employment Data

The City of Clifton has an estimated 73,379 people over of the age of 16. Of which, 50,121 people, or 68.3% are in the civilian labor force. Approximately 23,258 people, or 31.7% are not in the labor force. The City has an employment rate of 93% and an unemployment rate of 7%. See Table 17 below.

Table 17: City of Clifton – Employment Status – 2023 American Community Survey Estimates

EMPLOYMENT STATUS		Percent %
Population 16 years and over	73,379	100.0
In labor force	50,121	68.3
Civilian labor force	50,121	
Employed	46,616	93.0
Unemployed	3,505	7.0
Armed Forces	0	0.0
Not in labor force	23,258	31.7

City residents have a wide-range of employment by industry. Table 18 below, shows the distribution of jobs by industry. An estimated 22.6% of employed residents work in the educational services, health care and social assistance sector. Approximately 12.8% of employed residents work in the manufacturing sector. Retail jobs account for 11.1%.

Table 18: City of Clifton – Employment by Industry – 2019-2023 ACS Estimates

INDUSTRY		
Civilian employed population 16 years and over	46,616	Percent %
Agriculture, forestry, fishing and hunting, and mining	91	0.2
Construction	2,759	5.9
Manufacturing	5,967	12.8
Wholesale trade	1,712	3.7
Retail trade	5,187	11.1
Transportation and warehousing, and utilities	3,177	6.8
Information	814	1.7
Finance and insurance, and real estate and rental and leasing	3,070	6.6
Professional, scientific, and management, and administrative and waste management services	6,044	13
Educational services, and health care and social assistance	10,542	22.6
Arts, entertainment, and recreation, and accommodation and food services	3,126	6.7
Other services, except public administration	2,480	5.3
Public administration	1,647	3.5

Projection of Housing Stock

The City of Clifton tax records indicate that there are 23,730 tax parcels within the City. Of which, 216 (0.9%) or are classified as vacant. Of those vacant parcels, thirty-six (36) parcels are owned by public utilities or railroads. A large portion of the remaining vacant parcels are part of existing developments or approved developments. There is a minimal amount of vacant land available for new housing construction.

As per the DCA, from 2013 to 2023, the City had five hundred one (501) certified housing units. Of those five hundred one (501) units, ninety two (92) were attributed to the Clifton Mews affordable housing building. As per the Building Department, the majority of new single-family dwellings were tear-downs of older single-family dwellings. See Table 19 below.

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Table 19: City of Clifton –Certified Housing Units – NJ Dept. of Community Affairs (DCA)

Year	1 & 2 Family	Multi-Family	Mixed-Use	Totals
2023	9	0	0	9
2022	20	0	0	20
2021	14	5	0	19
2020	3	93	0	96
2019	10	0	0	10
2018	7	11	0	18
2017	13	66	0	79
2016	3	15	0	18
2015	5	36	0	41
2014	18	76	0	94
2013	11	86	0	97
	113	388	0	501

Based on the lack of vacant land and analysis of housing unit data, it is estimated that the City will add approximately twenty (20) to thirty (30) new dwelling units per year between 2025-2035.

VII. Goals of the Housing Element and Fair Share Plan

This Fair Share Plan describes the specific ways in which Clifton will meet its Fourth Round affordable housing obligations, and is compliant with the Fair Housing Act (FHA), Fourth Round regulations ("Amended FHA"). The goals of the fair share plan are as follows:

1. The overall goal of this Fair Share Plan is to provide a framework for the City of Clifton to provide for its fair share of the Present Need of the rehabilitation of eight hundred eighty-four (884) dwelling units for low- and moderate-income housing for the period of 2025 through 2035.

2. To improve the condition of housing units within the City's existing and future affordable housing inventory.

VIII. Relationship to Multigenerational Family Housing Continuity

The 2024 FHA requires an analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c. 273 (C.52:27D-329.20). The Commission has the primary goal of enabling senior citizens to reside at the homes of their extended families, thereby preserving and enhancing multigenerational family continuity. A review of the City's zoning ordinance indicate that there are no ordinances that

would specifically exclude anyone from meeting the Commission's goal of enabling senior citizens to reside at the homes of their extended families.

Furthermore, the City has a housing stock that is twenty one percent (21%) two (2) family dwellings. Two (2) family dwellings are permitted in the RB-1, RB-2 and RB-3 zoning districts.

IX. Relationship to Other Plans

Municipal Master Plan

The Township's last comprehensive Master Plan was prepared in 2003 and re-examined in 2008, and 2023. Other components of the Master Plan that have been adopted over the years include a Housing Element and Fair Share Plan (2016). As affirmed in the 2023 Reexamination of the Master Plan, the following goals and objectives of the Land Use Plan highlight the consistency of this Housing Element and Fair Share Plan:

The 2023 Master Plan Reexamination provides the following;

- Goal 2**:** To promote the continued maintenance and rehabilitation of the City's housing stock.

- Goal 3: To affirmatively address the community's low and moderate income housing obligation in the manner established by the City of Clifton Housing Plan.

- Goal 13: To enhance community appearance and the visual environment by encouraging good design for new and rehabilitated buildings.

- Goal 17: To support the overall philosophy of the State Development and Redevelopment Plan (SDRP) as a means of providing growth management on a state-wide basis while retaining the principles of home-rule.

This plan helps advance the aforementioned goal and is consistent with the City Master Plan.

State Development & Redevelopment Plan (SDRP)

The State Plan Map indicates that the City of Clifton is located within the Metropolitan Planning Area (PA1). For the Metropolitan Planning Area, the State Plan has four (4) major aims, as follows:

(1) to provide for much of the state's future redevelopment;
(2) to revitalize cities and towns and promote growth in compact forms;
(3) to stabilize older suburbs and redesign areas of sprawl; and,

(4) to protect the character of existing stable communities.

The land use policy objectives of the Metropolitan Planning Area are to:

1. Promote redevelopment and development in cores and neighborhoods through cooperative regional planning efforts;

2. Promote diversification of land uses, including housing where appropriate, in single-use developments and enhance their linkages to the rest of the community; and,

3. Ensure efficient and beneficial utilization of scarce land resources throughout the Planning Area to strengthen its existing diversified and compact nature.

The City of Clifton Master Plan recognizes the need to rehabilitate older housing stock. This Housing Plan and Fair Share Plan supports both the goals of the municipal Master Plan and the SDRP. This Housing Plan and Fair Share Plan is consistent with the SDRP.

X. Fair Share Plan

DCA's calculations determined that the City of Clifton has a Present Need (rehabilitation of housing units) of eight hundred eighty-four (884), and a Prospective Need of zero (0). Present need, also known as the rehabilitation obligation, is defined as the number of substandard existing deficient housing units in the municipality currently occupied by low- and moderate-income (LMI) households.

The City of Clifton proposes the rehabilitation of units via the following avenues:

Clifton Home Improvement Program (CHIP)

The City of Clifton administers the Clifton Home Improvement Program (CHIP) to support the rehabilitation of units occupied by low and moderate income households. CHIP is funded through a Community Development Block Grant (CDBG) Program, which is administered by the U.S. Department of Housing and Urban Development (HUD). Only low and moderate income households are eligible to participate.

The Community Development Department developed an outreach effort to maximize input from a large cross-section of stakeholders. This outreach effort included public meetings, published meeting notices, and stakeholder interviews. The City holds two (2) public hearings concerning CDBG. Residents that inquire about the program are given information and encouraged to meet with our staff at any time to discuss potential future programs and/or projects.

It is anticipated to provide funding for approximately twenty (20) units per year via the CHIP program.

Clifton Affordable Housing Trust Fund

As of June 2, 2025, the City of Clifton has $ 2,765,880.04 in the City of Clifton Affordable Housing Trust Fund. These funds are obtained via development fees for development projects meeting the qualifying criteria. From January 1, 2020 to June 2, 2025, the City collected $2,046,450.63 from development fees and interest. See Table 20 below.

Table 20: City of Clifton – Affordable Housing Trust Fund Revenue – Clifton Finance Dept.

Year	Amount Collected(1)
2025 (to June)	$146,204.51
2024	$320,997.25
2023	$126,303.03
2022	$371,540.73
2021	$747,259.34
2020	$334,145.77
2020 to 2025 Total	$2,046,450.63

(1) From COAH Fees & Interest

The City also intends to use the affordable housing funds for the rehabilitation of existing low and moderate income units on record, and/or for the rehabilitation of any existing unit where the owner is willing to rehabilitate with affordability controls.

Between the CHIP program and the affordable housing trust fund, the City anticipates it will rehabilitate eight hundred eighty-four (884) dwelling units by 2035.

XI. Clifton Development Fee Ordinance

The City has an adopted and approved a development fee ordinance, as provided by COAH's rules at N.J.A.C. 5:97-8.3, permitting the City to impose such fees on new development. The funds generated by the collection of development fees are applied directly toward implementation of the City's Fair Share Plan.

The Development Fee Ordinance requires, for residential development, a fee of one percent (1.0%) of the equalized assessed value to be collected as detailed in the existing Development Fee Ordinance. The City is considering an increase to one and one-half percent (1.5%).

A non-residential development fee of two and one-half percent (2.5%) of the equalized assessed value is collected on non-residential development. If an increase in floor area ratio is approved pursuant to N.J.S.A. 40:55D-70d(4), then the additional floor area realized (above what is permitted by right under the existing zoning) will incur a bonus development fee of six percent (6%) of the equalized assessed value for non-residential development. However, if the zoning on a site has changed during the two (2) year period preceding the filing of such a variance application,

the base floor area for the purposes of calculating the bonus development fee shall be the highest floor area permitted by right during the two (2) year period preceding the filing of the variance application.

The City will update the affordable housing and development fee ordinances to reference and reflect current regulations.

XII. Draft Spending Plan

Introduction

The City of Clifton, County of Passaic has prepared a Housing Element and Fair Share plan that addresses its regional fair share of the affordable housing need in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (N.J.S.A. 52:27D-301) and the regulations of the Council on Affordable Housing (COAH) (N.J.A.C. 5:97-1 et seq. and N.J.A.C. 5:96-1 et seq.). Substantive Certification and Judgement of Compliance awarded March 8, 2017; and Housing Element and Fair Share Plan dated June 5, 2016. A development fee ordinance creating a dedicated revenue source for the City's affordable housing was approved by COAH on April 22, 1999 and adopted by the City on June 15, 1999. COAH approved an amendment to the City's development fee ordinance on August 17, 2006, which Clifton adopted on September 6, 2006. The ordinance establishes the City of Clifton affordable housing trust fund for which this spending plan is prepared.

As of June 2, 2025, Clifton has a balance of $2,765,880.04 . All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees are deposited in a separate interest-bearing affordable housing trust fund in PNC Bank for the purposes of affordable housing. These funds shall be spent in accordance with N.J.A.C. 5:97-8.7-8.9, as described in the sections that follow.

Revenues for the 2025 to 2035 Period

To calculate a projection of revenue anticipated during the period of Third Round substantive certification, Clifton considered the following:

(a) Development fees:

1. Residential and nonresidential projects which have had development fees imposed upon them at the time of preliminary or final development approvals;
2. All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and,
3. Future development that is likely to occur based on historical rates of development.

(b) Payment in lieu (PIL):

Actual and committed payments in lieu (PIL) of construction from developers.

(c) Other funding sources:

Funds from other sources, including, but not limited to, the sale of units with extinguished controls, repayment of affordable housing program loans, rental income, proceeds from the sale of affordable units and. No other funds have been or are anticipated to be collected.

(d) Projected interest:

Interest on the projected revenue in the municipal affordable housing trust fund at the current average interest rate.

Projected Revenue Affordable Housing Trust Fund 2026 to 2035

Source of Funds	2026	2027	2028	2029	2030	
(a) Development fees:	$225,000.00	$225,000.00	$225,000.00	$225,000.00	$225,000.00	
(b) Payments in Lieu of Construction	$0.00	$0.00	$0.00	$0.00	$0.00	
(c) Other Funds (Specify source)	$0.00	$0.00	$0.00	$0.00	$0.00	
(d) Interest	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	
Source of Funds	2031	2032	2033	2034	2035	**Totals**
(a) Development fees:	$225,000.00	$225,000.00	$225,000.00	$225,000.00	$225,000.00	**$2,250,000.00**
(b) Payments in Lieu of Construction	$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
(c) Other Funds (Specify source)	$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
(d) Interest	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	**$10,000.00**
						$2,260,000.00

As of June 9, 2025, the City of Clifton projects a total of $2,260,000.00 in revenue to be collected between January 1, 2026 and December 31, 2035. All interest earned on the account shall accrue to the account to be used only for the purposes of affordable housing. This projected amount, when added to the City of Clifton's trust fund balance as of June 2, 2025, results in anticipated total revenues of $5,025.880.04 available to fund and administer its affordable housing plan during the 2025-2035 period.

Administrative Mechanism to Collect and Distribute Funds

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by Clifton:

(a) Collection of development fee revenues:

Collection of development fee revenues shall be consistent with Clifton's development fee ordinance for both residential and non-residential developments.

(b) Distribution of development fee revenues:

Distribution of development fee revenues shall be determined by the Affordable Housing Committee made up of the City Planner, Housing/CDBG Monitor, MHL, member of the Planning Board, member of the City Council and the City Attorney in accordance with the Housing Element and Fair Share Plan Element Spending Plan as approved by DCA.

Description of the Anticipated Use of Affordable Housing Funds

The City proposes to use the monies in its Affordable Housing Trust Fund for the following purposes:

(a) Rehabilitation Projects (N.J.A.C. 5:97-6.2): the City will dedicate the following funds to Rehabilitation projects in order to meet its fair share affordable unit obligation: Township Rehabilitation Program: At least $5,000.00 per unit for a total of eight hundred eighty four (884) units for a budget of $4,500,000.00.

(b) Administrative Expenses (N.J.A.C. 5:97-8.9) the City will dedicate no more than twenty percent (20%) of revenue from the affordable housing trust fund to be used for administrative purposes. The current budget for administrative expenses is $500,000.00, with any additional funds subject to the twenty percent (20%) cap are as follows:

- Administration of affordable housing programs;
- Legal fees associated with affordable housing administration;
- Planning fees for any necessary updates and/ or revision to the Housing Element and Fair Share Plan; and,
- Other expenses associated with the development and implementation of the Housing and Fait Share Plan and the monitoring of current and future affordable housing programs within the City of Clifton.

Expenditure Schedule

Clifton intends to use affordable housing trust fund revenues for the rehabilitation of housing units. Where applicable, the rehabilitation funding schedule below parallels the implementation schedule set forth in the Housing Element and Fair Share Plan and is summarized as follows.

Projected Revenue Affordable Housing Trust Fund 2026 to 2035

Expediture	2026	2027	2028	2029	2030	
(a) Present Need Rehabilitation Projects to be Determined	$450,000.00	$450,000.00	$450,000.00	$450,000.00	$450,000.00	
(b) Administration	$50.000.00	$50.000.00	$50.000.00	$50.000.00	$50.000.00	
Expenditure	2031	2032	2033	2034	2035	**Totals**
(a) Present Need Rehabilitation Projects to be Determined	$450,000.00	$450,000.00	$450,000.00	$450,000.00	$450,000.00	**$4,500,000.00**
(b) Administration	$50.000.00	$50.000.00	$50.000.00	$50.000.00	$50.000.00	**$500,000.00**
						$5,000,000.00

Summary

Clifton intends to spend affordable housing trust fund revenues pursuant to N.J.A.C. 5:97-8.7 through 8.9 and consistent with the housing programs outlined in the Housing Element and Fair Share Plan, dated June 9, 2025.

Clifton has a balance of $2,765,880.04 as of June 2, 2025 and anticipates an additional $2,260,00.00 in revenues by December 31, 2035. Presently, the City anticipates spending $500,000.00 on future administrative costs.

XIII. Appendix

R053-25

CITY OF CLIFTON
RESOLUTION REGARDING THE CITY OF CLIFTON'S PRESENT AND PROSPECTIVE FAIR SHARE AFFORDABLE HOUSING OBLIGATIONS FOR THE FOURTH (4TH) ROUND

WHEREAS, on March 20, 2024, an Amendment to the Fair Housing Act, N.J.S.A. 52:27D-301 *et seq*. was signed into law ("Amended FHA"); and,

WHEREAS, the Amended FHA requires the New Jersey Department of Community Affairs ("DCA") to determine non-binding estimates of fair share obligations on or before October 20, 2024; and,

WHEREAS, on October 18, 2024, the DCA issued a report entitled "Affordable Housing Obligations for 2025-2035 (Fourth (4th) Round) Methodology and Background" ("DCA Report"), wherein the DCA reported its estimate of the obligations for all municipalities based upon its interpretation of the standards set forth in the Amended FHA; and,

WHEREAS, the DCA Report calculates the City of Clifton's ("City") Fourth (4th) Round (2025-2035) obligations as follows: a Present Need (Rehabilitation) Obligation of Eight Hundred Eighty Four (884) and a Prospective Need (New Construction) Obligation of Zero (0); and,

WHEREAS, the Amended FHA provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended FHA would support revised calculations of Fourth (4th) Round affordable housing obligations; and,

WHEREAS, pursuant to the Amended FHA, the City may either accept the determination of its Present and Prospective Need Obligations as calculated by the DCA or make its own determination as to same; and,

WHEREAS, the Amended FHA further provides that "[a]ll parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by COAH unless those regulations are contradicted by statute, including P.L. 2024, c.2, or binding court decisions". See N.J.S.A. 52:27D-311(m); and,

WHEREAS, said COAH regulations authorize municipalities to secure vacant land adjustments, durational adjustments and other adjustments; and,

WHEREAS, based on the foregoing, and after careful consideration in conjunction with the advice and input from its various professionals, the City has determined that it is in its best interest to accept the DCA calculations of the City's fair share obligations and commits to its fair share of a Present Need (Rehabilitation) Obligation of Eight Hundred Eighty Four (884) and a Prospective Need (New Construction) Obligation of Zero (0), subject to any vacant land, durational and/or other adjustments that the City may seek as part of its Housing Element and Fair Share Plan ("HEFSP") that it subsequently submits in accordance with the Amended FHA; and,

WHEREAS, the City reserves the right to comply with any additional amendments to the FHA that the Legislature may enact; and,

WHEREAS, in the event that a third (3rd) party challenges the calculations provided for in this Resolution, the City reserves the right to take such position as it deems appropriate in response thereto, including that its Fourth (4th) Round Present or Prospective Need Obligations should be lower than as described herein.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Clifton, County of Passaic, State of New Jersey that the City hereby commits to its fair share of a Present Need (Rehabilitation) Obligation of Eight Hundred Eighty Four (884) and a Prospective Need (New Construction) Obligation of Zero (0) as determined by the DCA for the Fourth Round of affordable housing obligations, subject to any vacant land, durational and/or other adjustments that the City may seek as part of its Housing Element and Fair Share Plan ("HEFSP") that it subsequently submits in accordance with the Amended FHA; and,

BE IT FURTHER RESOLVED that the City's Affordable Housing Counsel is hereby directed and authorized to file a declaratory judgment action with the Superior Court of New Jersey, Passaic County no later than forty-eight (48) hours following adoption of this Resolution seeking a compliance certification regarding its fair share affordable housing obligation for the Fourth (4th) Round and that a copy of this Resolution shall be made part of such Court filing; and,

BE IT FURTHER RESOLVED, that the City Clerk is further authorized to immediately post a copy of this Resolution on the City's website.

CERTIFICATION

I, Nancy Ferrigno, City Clerk of the City of Clifton, hereby certifies that this is a true copy of a Resolution approved by the Mayor and Municipal Council, in the County of Passaic, State of New Jersey at a regular meeting held on the 21st day of January, 2025.

Nancy Ferrigno
City Clerk, City of Clifton

Adopted: January 21, 2025

Nancy Ferrigno, City Clerk

Chapter 7

AFFORDABLE HOUSING

ARTICLE I
Affordable Housing Agency

§ 7-1. Creation.
§ 7-2. Membership; terms; vacancies.
§ 7-3. Organization; Chairman; meetings.
§ 7-4. Powers and duties.
§ 7-5. Repealer.

ARTICLE II
Affordable Housing Administration

§ 7-6. Purpose.
§ 7-7. Definitions.
§ 7-8. Municipal Housing Liaison; compensation; powers and duties.

[HISTORY: Adopted by the Municipal Council of the City of Clifton as indicated in article histories. Amendments noted where applicable.]

GENERAL REFERENCES

Apartment rental businesses — See Ch. 145.

Heating of buildings — See Ch. 269.

Housing standards — See Ch. 273.

Illegal occupancies and conversions — See Ch. 283.

Rent control — See Ch. 363.

Protected tenancies — See Ch. 417.

Affordable housing regulations — See Ch. 461, § 461-24.2.

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ARTICLE I
Affordable Housing Agency
[Adopted 11-6-1989 by Ord. No. 5377-89[1]]

§ 7-1. Creation.

Pursuant to the provisions of the New Jersey Administrative Code, N.J.A.C. 5:92-12.1 et seq., and all other applicable rules and regulations of the Council on Affordable Housing and pursuant to the provisions of § 461-24.2 of Chapter 461 of the Code of the City of Clifton, entitled "Zoning," there is hereby created in and for the City of Clifton a Clifton Affordable Housing Agency, the members of which shall serve without compensation in matters touching on or concerning the requirements of all applicable rules and regulations of the Council on Affordable Housing and of § 461-24.2 of Chapter 461 of the Code of the City of Clifton, entitled "Zoning."

§ 7-2. Membership; terms; vacancies.

A. The Clifton Affordable Housing Agency shall consist of three members to be appointed by the Clifton Municipal Council, one of whom shall be a member of the Municipal Council, one of whom shall be a professional experienced in planning and one of whom shall be a member of the Clifton Housing Department.

B. The term of each member shall be three years, except that the term of the members first appointed shall be for terms as follows:

   (1) Clifton Municipal Council: one year.

   (2) Professional: two years.

   (3) Clifton Housing Department: three years.

C. In the event of a vacancy, the same shall be filled by the Municipal Council for the unexpired balance of the term.

§ 7-3. Organization; Chairman; meetings.

A. The Clifton Affordable Housing Agency shall organize as soon as reasonably possible following appointment of its members, and annually thereafter, by the election of a Chairman from among its members.

B. The Agency may hold regular and special meetings and, subject to the provisions of this article, may make and amend rules and regulations concerning the conduct thereof.

§ 7-4. Powers and duties.

The Clifton Affordable Housing Agency shall:

A. Be responsible for assuring that low- and moderate-income housing units remain affordable to low- and moderate-income households, as required by § 461-24.2 of Chapter 461 of the Code of the City of Clifton and as required by the regulations of the Council on Affordable Housing as set forth in N.J.A.C. 5:92-12.1 et seq., and as required by any other statutes, rules or regulations made applicable

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1. Editor's Note: This ordinance also superseded former Ch. 7, Affordable Housing Agency, adopted 10-3-1989 by resolution. See § 7-5.

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to the function and operation of said Agency.

B. Make recommendations to the Municipal Council concerning any subject matter within its jurisdiction.

C. Make a written report, at least annually, to the Municipal Council concerning the Agency's activities.

D. Not incur any debt or obligation or make any expenditures of funds except as specifically authorized by the Municipal Council and as provided in the City budget.

§ 7-5. Repealer.

All ordinances or parts of ordinances inconsistent herewith are hereby repealed as to such inconsistency only. This article shall supersede a resolution creating the Clifton Affordable Housing Agency, adopted October 3, 1989; provided, however, that all acts or actions taken by said Agency pursuant to said resolution are hereby authorized, ratified and confirmed.

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ARTICLE II
Affordable Housing Administration
[Adopted 8-6-2008 by Ord. No. 6753-08]

§ 7-6. Purpose.

The purpose of this article is to create the administrative mechanisms needed for the execution of the City of Clifton's responsibility to assist in the provision of affordable housing pursuant to the Fair Housing Act of 1985.

§ 7-7. Definitions.

As used in this article, the following terms shall have the meanings indicated:

ADMINISTRATIVE AGENT — The entity responsible for administering the affordability controls of some or all units in the affordable housing program for the City of Clifton to ensure that the restricted units under administration are affirmatively marketed and sold or rented, as applicable, only to low- and moderate-income households.

MUNICIPAL HOUSING LIAISON — The employee charged by the governing body with the responsibility for oversight and administration of the affordable housing program for the City of Clifton.

§ 7-8. Municipal Housing Liaison; compensation; powers and duties.

A. There is hereby established the position of Municipal Housing Liaison for the City of Clifton.

B. Subject to the approval of the Council on Affordable Housing (COAH), the Municipal Housing Liaison shall be appointed by the Municipal Council and may be a full- or part-time municipal employee.

C. The Municipal Housing Liaison shall be responsible for oversight and administration of the affordable housing program for the City of Clifton, including the following responsibilities, which may not be contracted out, exclusive of Subsection C(6), which may be contracted out:

   (1) Serving as the City of Clifton's primary point of contact for all inquiries from the state, affordable housing providers, administrative agents and interested households.

   (2) Monitoring the status of all restricted units in the City of Clifton's Fair Share Plan.

   (3) Compiling, verifying and submitting annual reports as required by COAH.

   (4) Coordinating meetings with affordable housing providers and administrative agents, as applicable.

   (5) Attending continuing education opportunities on affordability controls, compliance monitoring, and affirmative marketing as offered or approved by COAH.

   (6) If applicable, serving as the administrative agent for some or all of the restricted units in the City of Clifton as described in Subsection F below.

D. Subject to approval by COAH, the City of Clifton may contract with or authorize a consultant, authority, government or any agency charged by the governing body, which entity shall have the responsibility of administering the affordable housing program of the City of Clifton, except for those responsibilities which may not be contracted out pursuant to Subsection C above. If the City of

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Clifton contracts with another entity to administer all or any part of the affordable housing program, including the affordability controls and Affirmative Marketing Plan, the Municipal Housing Liaison shall supervise the contracting administrative agent.

E. Compensation shall be fixed by the governing body at the time of the appointment of the Municipal Housing Liaison.

F. Administrative powers and duties assigned to the Municipal Housing Liaison. The Municipal Housing Liaison shall be responsible for:

(1) Affirmative marketing:

(a) Conducting an outreach process to ensure affirmative marketing of affordable housing units in accordance with the Affirmative Marketing Plan of the City of Clifton and the provisions of N.J.A.C. 5:80-26.15; and

(b) Providing counseling or contract to provide counseling services to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements and landlord/tenant law.

(2) Household certification:

(a) Soliciting, scheduling, conducting and following up on interviews with interested households;

(b) Conducting interviews and obtaining sufficient documentation of gross income and assets upon which to base a determination of income eligibility for a low- or moderate-income unit;

(c) Providing written notification to each applicant as to the determination of eligibility or noneligibility;

(d) Requiring that all certified applicants for restricted units execute a certificate substantially in the form, as applicable, of either the ownership or rental certificates set forth in Appendixes J and K of N.J.A.C. 5:80-26.1 et seq.;

(e) Creating and maintaining a referral list of eligible applicant households living in the housing region and eligible applicant households with members working in the housing region where the units are located; and

(f) Employing the random selection process as provided in the Affirmative Marketing Plan of the City of Clifton when referring households for certification to affordable units.

(3) Affordability controls:

(a) Furnishing to attorneys or closing agents forms of deed restrictions and mortgages for recording at the time of conveyance of title of each restricted unit;

(b) Creating and maintaining a file on each restricted unit for its control period, including the recorded deed with restrictions, recorded mortgage and note, as appropriate;

(c) Ensuring that the removal of the deed restrictions and cancellation of the mortgage note are effectuated and properly filed with the appropriate county's register of deeds or county clerk's office after the termination of the affordability controls for each restricted unit;

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(d) Communicating with lenders regarding foreclosures; and

(e) Ensuring the issuance of continuing certificates of occupany or certifications pursuant to N.J.A.C. 5:80-26.10.

(4) Resale and rental:

(a) Instituting and maintaining an effective means of communicating information between owners and the administrative agent regarding the availability of restricted units for resale or rental; and

(b) Instituting and maintaining an effective means of communicating information to low- and moderate-income households regarding the availability of restricted units for resale or rerental.

(5) Processing requests from unit owners:

(a) Reviewing and approving requests from owners of restricted units who wish to take out home equity loans or refinance during the term of their ownership;

(b) Reviewing and approving requests to increase sales prices from owners of restricted units who wish to make capital improvements to the units that would affect the selling price, such authorizations to be limited to those improvements resulting in additional bedrooms or bathrooms and the cost of central air-conditioning systems; and

(c) Processing requests and making determinations on requests by owners of restricted units for hardship waivers.

(6) Enforcement:

(a) Securing, annually, lists of all affordable housing units for which tax bills are mailed to absentee owners and notifying all such owners that they must either move back to their unit or sell it;

(b) Securing from all developers and sponsors of restricted units, at the earliest point of contact in the processing of the project or development, written acknowledgment of the requirement that no restricted unit can be offered or in any other way committed to any person other than a household duly certified to the unit by the administrative agent;

(c) The posting annually in all rental properties, including two-family homes, of a notice as to the maximum permitted rent, together with the telephone number of the administrative agent where complaints of excess rent can be made;

(d) Sending annual mailings to all owners of affordable dwelling units reminding them of the notices and requirements outlined in N.J.A.C. 5:80-26.18(d)4;

(e) Establishing a program for diverting unlawful rent payments to the municipality's Affordable Housing Trust Fund or other appropriate municipal fund approved by the DCA;

(f) Creating and publishing a written operating manual, as approved by COAH, setting forth procedures for administering such affordability controls; and

(g) Providing annual reports to COAH as required.

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(7) The administrative agent shall have authority to take all actions necessary and appropriate to carry out its responsibilities hereunder.

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§ 461-24.2. Affordable housing.[1] [Added 8-16-1988 by Ord. No. 5287-88[2]; amended 2-15-1994 by Ord. No. 5674-94; 6-15-1999 by Ord. No. 6056-99; 5-16-2000 by Ord. No. 6135-00]

A. Short title. This section of the City of Clifton Zoning Ordinance shall be known as the "Affordable Housing Ordinance of the City of Clifton."

B. Purpose. The purpose of this section is to comply with the "Substantive Rules" of the New Jersey Council on Affordable Housing regarding the City of Clifton.

C. Definitions.

(1) The definitions in this section of the Zoning Ordinance of the City of Clifton are intended to supplement other definitions within the ordinance and the definitions contained within the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.). Moreover, any definition pertaining to affordable housing not contained in this section is intended to have the meaning as defined in the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), or the Procedural Rules of the New Jersey Council on Affordable Housing (N.J.A.C. 5:91) or the Substantive Rules of the New Jersey Council on Affordable Housing (N.J.A.C. 5:92 or N.J.A.C. 5:93, as appropriate).

(2) As used in this section, the following terms shall have the meanings indicated:

ACT — The Fair Housing Act of 1985, c. 222 (N.J.S.A. 52:27D-301 et seq.).

AFFIRMATIVE MARKETING PLAN — A regional marketing strategy prepared by a developer of affordable units in accordance with the requirements of this section which is designed to attract buyers and/or renters of all majority and minority groups, regardless of sex, age or number of children, to housing units which are being marketed by the developer or sponsor of the affordable housing. It is a continuing program and covers the period of deed restriction.

AFFORDABLE — A sales price or rent within the means of a low- or moderate-income household as defined in N.J.A.C. 5:93-7.4.

AFFORDABLE HOUSING AGENCY — The entity designated by the City of Clifton to monitor the construction and/or rehabilitation of low- and moderate-income housing units. The Affordable Housing Agency may be the Mayor and Council itself, a group of people appointed by the Mayor and Council, a member or members of the City staff, an independent consultant or other entity under contract to the City of Clifton or any combination of the preceding.

AFFORDABLE HOUSING DOCUMENT — A legal instrument which sets forth the terms, restrictions and provisions of the Affordable Housing Ordinance which are applicable to the subject affordable unit(s) and which constitute the restrictive covenants running with the land with respect to the subject affordable units.

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1. **Editor's Note: See also Ch. 7, Affordable Housing Agency.**
2. **Editor's Note: This ordinance, as amended 10-4-1988 by Ord. No. 5298-88, also provided as follows: "Any ordinance or parts of ordinances inconsistent herewith are repealed as to such inconsistencies, only except, however, for Ordinance No. 5220-88, passed February 16, 1988, which is hereby excluded from the provisions of this ordinance." See § 461-13M, Planned Commercial and Residential District.**

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AFFORDABLE UNIT — A housing unit in the City, the sale or rental of which is established in accordance with this section and which shall be sold or rented to a low- or moderate-income household in accordance with this section.

AGENCY — The New Jersey Housing and Mortgage Finance Agency established by P.L. 1983, c. 530 (N.J.S.A. 55:14K-1 et seq.).

ALTERNATIVE LIVING ARRANGEMENT — A structure in which households live in distinct bedrooms, yet share kitchen and plumbing facilities, central heat and common areas.

ASSESSMENTS — Levies, charges or assessments, both public and private, including those imposed by a homeowners' association upon the unit which is part of the homeowners' association.

CERTIFIED HOUSEHOLD — A household determined to be eligible for low- or moderate income housing by the Affordable Housing Agency after the Affordable Housing Agency has verified the applicant's gross household income. Moreover, once certified, any increase or decrease in the gross household income of the household shall not affect the rights and obligations of the household as specified in this section. However, any household which submits false information in support of an application for certification as a qualified household and which subsequently receives such certification and either a title to an affordable unit as owner or possession of an affordable unit as tenant shall be deemed to have committed a substantial breach of provisions of this section, and the applicable affordable housing document and any rights of ownership or occupancy of such unit shall be subject to forfeiture pursuant to the provisions of this section.

CONVERSION — The conversion of existing commercial, industrial or residential structures for low- and moderate-income housing purposes.

COUNCIL — The New Jersey Council on Affordable Housing established under the Act and which has primary jurisdiction for the administration of housing obligations in accordance with sound regional planning considerations in the state.

DEVELOPMENT FEES — Money paid by an individual, person, partnership, association, company or corporation for the improvement of property as permitted in N.J.A.C. 5:93-8 and in accordance with the applicable provisions of this section.

EXEMPT SALES — The transfer of ownership between husband and wife; the transfer of ownership between former spouses ordered as a result of a judicial decree of divorce or judicial separation, but not including sales to third parties; the transfer of ownership between family members as a result of inheritance; the transfer of ownership through an executor's deed to a Class A beneficiary; and the transfer of ownership by court order.

FAIR MARKET VALUE — The unrestricted price of a low- or moderate-income housing unit if sold at a current real estate market rate.

FIRST MORTGAGE — The most senior mortgage securing a loan for the purchase or refinancing of a unit.

FIRST MORTGAGEE — The most senior mortgage holder who has loaned funds for the purchase or refinancing of a unit or the assigns of such most senior mortgage holder.

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Such mortgagee must be an institutional lender or investor, licensed or regulated by a state or federal government, or an agency thereof.

FORECLOSURE — A termination of all rights of the mortgagor or the mortgagor's assigns or grantees in a unit covered by a recorded mortgage through legal processes, or through a deed in lieu of foreclosure which has been executed prior to a judicially regulated sale.

GROSS HOUSEHOLD INCOME — The total annual income for every household member 18 years of age or over who will live in the affordable unit and receives income, including income received by adults on behalf of minor children for their benefit, and subject to the following:

(a) Generally, sources of annual income shall be based on regular income reported to the Internal Revenue Service (IRS) and which can be utilized for mortgage approval. Household annual gross income shall be calculated by projecting current gross income over a twelve-month period.

(b) Income includes, but is not limited to, wages, salaries, tips, commissions, alimony, regular scheduled overtime, pensions, social security, unemployment compensation, AFDC, verified child support, disability, net income from business or real estate and income from assets such as savings, certificates of deposit (CD's), money market mutual funds, stocks and bonds and imputed income from non-income-producing assets such as equity in real estate.

(c) Income from assets that have delayed earnings, such as individual retirement accounts (IRA's) or annuity programs, shall not be included in current income until such payments have been received. However, these assets must be reported and verified.

(d) Net rent from real estate is considered income after the monthly mortgage payment, including real estate taxes and insurance, is deducted. Other expenses are not deductible. In addition, the equity in the rental real estate is considered an asset and will have the imputed interest income on the calculated value of equity added to income.

(e) Income does not include payments, rebates or credits received under federal or state low-income home energy assistance programs. Food stamps, payments received for care of foster children, relocation assistance benefits, income of live-in attendants, scholarships, student loans, personal property such as automobiles, lump-sum additions to family assets such as inheritance, one-time lottery winnings and insurance settlements, except for additional income earned from these additions, and casual, sporadic or irregular gifts and bonuses.

HOUSING REGION — The northeastern region as designed by the New Jersey Council on Affordable Housing, including the counties of Bergen, Hudson, Passaic and Sussex in the State of New Jersey.

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IMPROVEMENTS — Additions within a unit, including materials, supplies, appliances or fixtures, which become a permanent part of the unit or are affixed to the unit.

INCLUSIONARY DEVELOPMENT — A development containing low- and moderate-income units.

INDIGENOUS NEED — Substandard (deficient) housing units within the City of Clifton which are occupied by low- and moderate-income households.

LOW-INCOME HOUSEHOLD — A household whose gross household income is no greater than 50% of the median regional income for households of the same size within the housing region.

LOW-INCOME PURCHASER — A low-income household purchasing an affordable unit.

LOW-INCOME RENTER — A low-income household renting an affordable unit.

LOW-INCOME UNIT — A housing unit which is affordable to a low-income household in accordance with the requirements of this section and the Substantive Rules and Regulations of the New Jersey Council on Affordable Housing.

MARKET RATE UNIT — A housing unit, within an inclusionary development, not restricted to low- and moderate-income households, that may sell at any price determined by a willing seller and a willing buyer.

MASTER DEED — The master deed and the declaration of restrictive and protective covenants for a housing development, including any by-laws and rules and regulations, and any amendments thereto, which are to be recorded in the Office of the Register of Passaic County.

MEDIAN REGIONAL INCOME — The most recent "uncapped" schedule of United States Department of Housing and Urban Development Section 8 income limits for Passaic County, with adjustments for household size, as published by the New Jersey Council on Affordable Housing.

MODERATE-INCOME HOUSEHOLD — A household whose gross household income is in excess of 50%, but less than 80%, of the median regional income for households of the same size within the housing region.

MODERATE-INCOME PURCHASER — A moderate-income household purchasing an affordable unit.

MODERATE-INCOME RENTER — A moderate-income household renting an affordable unit.

OWNER — The current titleholder of record of a dwelling unit as indicated on the most recently dated and recorded deed for the unit. For purposes of the initial sale of a unit, the owner may be the developer. Ownership of a unit shall be deemed to be acceptable upon ratification of all the provisions of any affordable housing plans for the development in which the unit is located.

REHABILITATED UNIT — A previously substandard housing unit which has undergone significant renovation to meet the housing code standards of the City of

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Clifton and the applicable provisions of this section.

REHABILITATION MARKETING PLAN — The marketing plan prepared in accordance with the requirements of this section by the Affordable Housing Agency for the purpose of advertising the City of Clifton Rehabilitation Program.

REPAYMENT CLAUSE — The obligation of a seller exercising a repayment option to pay 95% of the price differential to the City of Clifton at closing for one unit of affordable housing in the municipal housing plan.

REPAYMENT OPTION — The option of a seller of a low- or moderate-income unit to sell a unit at fair market value, subject to compliance with the terms of the repayment clause and other applicable provisions of this section.

SENIOR CITIZEN HOUSEHOLD — A household in which the primary wage earner is over 62 years of age, or a household in which there is no primary wage earner and in which at least one member of the principal household unit is over 62 years of age.

SET ASIDE — The percentage of housing units devoted to low- and moderate-income households within an inclusionary development.

STATEMENT OF EXEMPTION — A certification by the Affordable Housing Agency declaring that, in accordance with the applicable provisions of this section, the resale of an affordable unit is exempt from the requirement that the resale of the unit must be to a certified low- or moderate-income household.

SUBSTANDARD HOUSING UNIT — A housing unit with health and safety code violations that requires the repair or replacement of a major system. A major system includes a roof, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems) and/or a load-bearing structural system.

TOTAL MONTHLY HOUSING COST — The total of the following monthly payments associated with the cost of the housing: mortgage payment (principal, interest, private mortgage insurance); applicable assessments by a homeowners' association; real estate taxes; and fire, theft and liability insurance. For rental units, total monthly housing costs also shall include utility costs consistent with the utility allowance approved by the Department of Housing and Urban Development (HUD) for New Jersey.

D. Clifton Affordable Housing Agency.

(1) Establishment of the Affordable Housing Agency.

(a) The Mayor and Council of the City of Clifton shall designate an Affordable Housing Agency (also referred to as the Agency) to administer the provisions of this Affordable Housing Ordinance and monitor the rehabilitation, occupancy, sale, resale, rental and rerental restrictions of low- and moderate-income units.

(b) The Affordable Housing Agency may be the Mayor and Council itself, a group of people appointed by the Mayor and Council, a member or members of the City staff, an independent consultant or other entity under contract to the City or any combination of the preceding.

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(2) Powers and duties of the Affordable Housing Agency.

(a) To establish selection procedures and criteria for determining a certified household.

(b) To qualify prospective owners and renters of affordable units as certified households in accordance with the provisions of § 461-24.2E of this section, income limits and housing eligibility.

(c) To determine the maximum sale, resale, rental and rerental charges for low- and moderate-income units in accordance with the provisions specified in § 461-24.2F of this section, Maximum sales price and rental charges, and to update the maximum charges annually to reflect changes to the median regional income and in consideration of other factors specified in § 461-24.2F.

(d) To maintain a waiting list of certified households in accordance with Subsection M(1) of this section, entitled Affordable unit occupancy preference, and to make the list available to developers, sponsors and owners of affordable units within the City of Clifton.

(e) To determine, in accordance with Subsection F(3) of this section, entitled Maximum resale prices for all affordable units, whether or not the cost or value of improvements to an affordable unit should he approved for inclusion in the resale price of the unit. Additionally, the Affordable Housing Agency shall establish regulations and procedures whereby an owner of an affordable unit may apply for such approval prior to undertaking the improvements.

(f) To issue statements of exemption in accordance with Subsection I of this section.

(g) To review and approve or disapprove the affordable housing document for each affordable unit required by § 461-24.2G of this section, and, once approved, to enforce the provisions of the affordable housing document.

(h) To verify that the affordable housing document has been recorded with the Office of the Register, Passaic County, New Jersey, and that the deed of each affordable unit references the appropriate affordable housing document.

(i) To assist the developer, prospective owner or prospective renter of an affordable unit to apply to the New Jersey Housing and Mortgage Finance Agency or other public agency for financing subsidy funds in order to facilitate the purchase or rental of an affordable unit by a certified household.

(j) To assist an owner of a substandard housing unit occupied by a low- or moderate-income household to apply for a grant or loan from the Affordable Housing Agency for the purpose of rehabilitating the unit in accordance with Subsection N this section, entitled "The Housing Rehabilitation Program."

(k) To assure that the master deeds of any inclusionary development prescribe that the homeowners' association fees for an affordable unit not be less than 1/2 of the fee charge for a market rate unit of the same number of bedrooms.

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(l) To review and approve or disapprove the affirmative marketing plan in accordance with the provisions in Subsection M of this section, and, once approved, to assure that the affirmative marketing plan has been advertised and publicized as indicated in § 461-24.2M.

(m) To develop the necessary application and financial statement forms as approved by COAH to be used by a low- or moderate-income household applying to purchase or rent an affordable unit.

(n) To administer the Housing Rehabilitation Program in accordance with the provisions of Subsection N of this section.

(o) To prepare the rehabilitation marketing plan and advertise the City of Clifton Housing Rehabilitation Program in accordance with the applicable provisions of Subsection N of this section.

(p) To develop the necessary application and financial statement forms as approved by COAH to be used by an owner of a substandard housing unit applying for a grant or loan from the Affordable Housing Agency for the purpose of rehabilitating the unit.

(q) To maintain a file on each applicant of the City of Clifton Housing Rehabilitation Program, including the following information:

[1] The name of the applicant.

[2] If the applicant is not approved, the reasons for disapproval.

[3] If the applicant is approved, the following shall be noted:

[a] Proof of income eligibility (federal tax return).

[b] The initial inspection report of the City Construction Official.

[c] The bids submitted by interested contractors.

[d] The final contracts(s) to do the required work.

[e] Periodic reports as to the progress of the required work.

[f] A copy of the final inspection report of the City Construction Official.

[g] A copy of the affordable housing document (lien) on the subject property.

(r) To develop a rehabilitation manual that complies with the rules of COAH and summarizes the administration of the City of Clifton Housing Rehabilitation Program, pursuant to Subsection N of this section. The rehabilitation manual shall include a copy of the affordable housing document (lien) to be used and shall describe the following:

[1] The Housing Rehabilitation Program's staff and their responsibilities.

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[2] The procedures for the marketing of the Housing Rehabilitation Program.

[3] Eligible repairs and improvements.

[4] The amount of money available for rehabilitation.

[5] Financing terms.

[6] Income qualification criteria.

[7] The procedures for filing applications.

[8] The procedures for review and approval of the rehabilitation work, including interim inspections.

[9] The length of the affordability controls on the affordable unit.

(s) To submit annual monitoring reports to COAH no later than February 15 of each calendar year on the monitoring forms provided by COAH.

(t) To receive, advance and pay monetary sums as authorized by the Mayor and Council, which monetary sums are necessary to protect, preserve and retain an affordable unit as an affordable unit in accordance with the provisions in Subsection J of this section, entitled Recapture of affordable sales units, and with other applicable provisions of this section.

(u) To report bimonthly to the Mayor and Council on the status of affordable units in the City of Clifton, including, but not limited to, the following regarding inclusionary developments, the housing rehabilitation program and development fees:

[1] Regarding inclusionary developments:

[a] Any statement of exemptions which have been issued by the Affordable Housing Agency.

[b] Any foreclosure upon an affordable unit which has occurred.

[c] Any proposed development which is subject to this section and for which an application has been filed with the Planning Board, including the following information:

[i] Site location.

[ii] The number of affordable units.

[iii] number of market rate units.

[iv] The calculations of the maximum sale and rental charges in accordance with the applicable provisions of this section.

[v] The distribution of the affordable units by bedroom number.

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[vi] The phasing schedule for construction of the affordable units in relation to the construction of the market rate units.

[vii] name of the developer.

[viii] date(s) that Planning Board actions(s) was/were taken or are expected to be taken.

[d] A summary comparison of the affordable units constructed and occupied versus the total number of affordable units required to be constructed and occupied.

[2] Regarding the Housing Rehabilitation Program:

[a] The number of applications filed for participation in the Rehabilitation Program.

[b] The number of units found to be substandard housing units which are occupied by low- or moderate-income households.

[c] A financial statement for each rehabilitated unit and each unit to he rehabilitated, including the amount of money expended or to be expended for actual rehabilitation activities versus administrative costs.

[d] A summary comparison of the status of the substandard housing rehabilitated units which are included in the rehabilitation program.

[3] Regarding development fees:

[a] The amount of development fees collected and their sources.

[b] A breakdown as to how the development fees collected have been expended.

E. Income limits and housing eligibility.

(1) Gross household income. The gross household income of any household shall be the total annual income from every household member 18 years of age or over who lives in the affordable unit and receives income, including income received by adults on behalf of minor children, and subject to the additional criteria included in the definition of the gross household income within Subsection C of this section.

(2) Income ceilings for low- and moderate-income households. The income ceiling for low- and moderate-income households of four members shall be 50% and 80%, respectively, of the median regional income, with adjustments for household size in accordance with the guidelines of COAH.

(3) Relationship between household size and unit size. The income of the following household sizes shall be used to determine the maximum sales price and rental charges for each of the corresponding unit sizes. No alteration of an affordable unit to increase the number bedrooms shall be undertaken after initial occupancy unless the alteration was previously approved by the Affordable Housing Committee.

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(a) All efficiency units shall be affordable to one-person households, and only one-person households may occupy an efficiency.

(b) One-bedroom units shall be affordable to one-and-five-tenths-person households.

(c) Two-bedroom units shall be affordable to three-person households.

(d) Three-bedroom units shall be affordable to four-and-five-tenths-person households.

(4) Household certification by Affordable Housing Agency.

(a) A prospective purchaser or renter of an affordable unit must be determined to be a certified household by the Affordable Housing Agency prior to the purchase or rental of the subject unit, and the Affordable Housing Agency shall issue a signed form indicating that the household has been certified.

(b) A certified household that rejects an opportunity for an affordable unit may be replaced on the waiting list upon request and may be reinterviewed for recertification when their name next appears for a subsequent affordable unit.

(c) A certification of a household by the Affordable Housing Agency shall be valid for 120 days and shall thereafter expire unless a valid sales contract or lease has been executed, provided that the following are met:

[1] If a valid sales contract or lease has been executed within the one-hundred-twenty-day time period, the certification shall be valid unless the sales contract or lease is ruled invalid and no occupancy of the affordable unit has occurred.

[2] Upon the written request of a certified household, the certification may be renewed in writing by the Affordable Housing Agency, at its discretion, for no more than an additional 120 days.

(d) Households that are denied certification by the Affordable Housing Agency may make a written request to the Affordable Housing Agency for redetermination, in accordance with the following:

[1] The household shall be required to produce additional information to support its request, and the Affordable Housing Agency shall make a redetermination and notify the household of its decision.

[2] A household which is denied certification a second time may request a hearing by forwarding a written request to the Affordable Housing Agency within 30 days following the household's receipt of the second denial notification, in accordance with the following:

[a] If a written request is not received within the thirty-day time period, the determination by the Affordable Housing Agency that the household is ineligible shall be considered a final decision.

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[b] If a written request is receive within the thirty-day time period, a hearing shall be scheduled by the Affordable Housing Agency, and its decision resulting from the hearing shall be its final decision regarding the subject household.

(5) Reference of certified households to affordable units.

(a) Certified households whose gross household income is measured at 50% or below 50% of the established regional median income shall be referred to affordable units designated for low-income households.

(b) Certified households whose gross household income is measured above 50% but below 80% of the established regional median income shall be referred to affordable units designated for moderate-income households.

(c) Certified households shall be referred to affordable units where the predetermined total monthly costs correspond to the household's calculated ability to pay, using 28% of gross monthly income as the standard for home ownership and 30% of gross monthly income as a standard for rental units.

(d) Certified households shall be referred to available affordable units using the following occupancy standards, except that households may be referred to other units, provided that no more than one additional bedroom may be contained in the unit compared to the following schedule:

[1] A maximum of two persons per bedroom;

[2] Children of the same sex in the same bedroom;

[3] Unrelated adults or persons of the opposite sex (other than husband and wife) in separate bedrooms; and

[4] Children not in the same bedroom as their parents.

F. Maximum sales prices and rental charges. Prior to the sale, resale, rental or rerental of a low- or moderate-income unit, the Affordable Housing Agency shall determine the maximum sales price or rental charge that may be charged for that size unit in each income category in accordance with the following:

(1) Estimated maximum initial sales prices for inclusionary units.

(a) As part of the final site plan application submitted to the Planning Board by a developer for an inclusionary development containing affordable units, the developer shall also submit to the Affordable Housing Agency information demonstrating the mortgage financing generally available to low- and moderate-income home buyers and the developer's calculations of the estimated maximum initial sales price in accordance with § 461-24.2F(2) hereinbelow.

(b) The Affordable Housing Agency shall review the developer's calculations and shall approve or recommend modifications to the estimated maximum initial sales prices for applicable sized units in each income category and shall notify the Planning

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Board and the developer of its action within 30 days of its receipt of the developer's calculations as part of its action on the final site plan submitted for approval. Any delay of the Affordable Housing Agency in reviewing and approving the estimated maximum initial sales prices shall not postpone or delay the Planning Board's action on the proposed development pursuant to the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.).

(2) Actual maximum initial sales prices for all affordable units.

(a) A base sales price shall be calculated such that, after a down payment of 5% the sum of the monthly payments for principal, interest, taxes, fire, theft and liability insurance, and homeowners' association fees, if any, shall not exceed 28% of the low- or moderate-income ceilings determined in accordance with Subsection E(2) of this section. Any homeowners' association fees for affordable units shall not be less than 1/2 the fee charged for market rate units of the same number of bedrooms.

(b) The Affordable Housing Agency shall use the information to determine the maximum initial sales price for the different sized units in each income category. The Affordable Housing Agency shall certify the actual maximum initial sales price to the Mayor and Council, the Building and the Construction Official in charge of issuing certificates of occupancy, within 60 days of its receipt of the pricing information described hereinabove.

[1] No certificate of occupancy for the affordable units shall be issued until the maximum initial sales prices have been certified by the Affordable Housing Agency the expiration of the aforesaid sixty-day time period, whichever is earlier.

[2] The certified sales prices shall remain in effect for a period of one year. However, the builder may request a modification of maximum sales prices at any time by applying to the Affordable Housing Agency for recalculation of the base prices on changes in any of the factors used to calculate the prices, provided that in the case of an inclusionary development, the affordable range in Subsection F(2)(c) hereinbelow is maintained.

(c) In order to assure that low- and moderate-income units within inclusionary developments are affordable by households whose income is less than the low- and moderate-income ceilings, a range of sales prices shall be offered for each such unit based on a range of income. The overall range of sales prices for all low- and moderate-income units combined shall be affordable to household with an average income of 57.5% of the median regional income.

[1] Establishing a range of affordability, units shall be offered, as best as practical, in accordance with the following distribution of prices for every six low- and moderate-income units:

[a] One at 43.0% of median.

[b] Two at 48.0% of median.

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[c] One at 59.5% of median.

[d] One at 71.50% of median.

[e] One at 75.0 % of median.

[2] At least a minimum of 60 days prior to the developer's anticipated need of certificates of occupancy for the affordable units, the developer shall provide the Affordable Housing Agency with information demonstrating the financing and insurance rates generally available locally to low- an moderate-income home buyers and the developer's calculations of the maximum sales prices. The interest rate used by the developer in calculating the maximum initial sales prices shall be the rate that the Affordable Housing Agency determines to be generally available locally for a thirty-year fixed-rate mortgage with a down payment of 5% of the purchase price, in accordance with the following:

[a] In the event that the developer obtains for the low- and moderate-income purchaser a commitment for a thirty-year fixed-rate mortgage, or in the event that the developer obtains a commitment for thirty-year fixed-rate mortgages in sufficient quantity to provide mortgage financing for all the affordable units included within the project remaining to be sold, the payment rate of the committed thirty-year fixed-rate mortgage(s) shall be used for calculating the maximum sales price.

[b] In the event that the developer or another entity shall provide other thirty-year fixed-rate mortgage financing for the affordable units, such as in a mortgage buy-down program or for an adjustable rate mortgage (ARM), the sales price of affordable units is calculated using the fixed-rate mortgage.

(3) Maximum resale prices for all affordable units.

(a) Prior to the resale of any low- or moderate-income units, the Affordable Housing Agency shall determine the maximum resale price for the unit in accordance with regulations adopted by the Affordable Housing Agency, which take into account:

[1] The changes in the median regional income; and

[2] The cost or value of improvements to the property made by the owner, as determined in accordance with the rules and regulations established by the Affordable Housing Agency pursuant to Subsection F(3)(c) hereinbelow.

(b) The base resale price, before adding the costs of improvements, shall be the previous purchase price adjusted by the percentage increase in median regional income between the year of the previous title closing and the current year, provided that in no event shall the maximum resale price established by the Affordable Housing Agency be lower than the last recorded purchase price.

(c) Improvement costs may be included in the resale price only if the owner has obtained prior approval from the Affordable Housing Agency. Allowable

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improvements for which costs may be approved shall be limited to permanent structural improvements which shall increase the occupancy potential of a unit under Subsection E(3) of this section and central air conditioning installed subsequent to the initial sale of the unit, subject to the following:

[1] No portion of the cost or value of the improvement not specifically approved by the Affordable Housing Agency shall be included for purposes of the price calculation.

[2] At resale, all items of property which are permanently affixed to the units and/or were included when the unit was initially restricted (e.g., refrigerator, range, washer, dryer, dishwasher, wall-to-wall carpeting) shall be included in the maximum allowable resale price.

[3] The purchase of central air conditioning installed subsequent to the initial sale of the unit and not included in the base price may be made a condition of the unit resale, provided that the price has been approved by the Affordable Housing Agency. Unless otherwise permitted by COAH, the purchase of any property other than air conditioning shall not be made a condition of resale.

[4] Other items of property may be sold by the owner to the purchaser at a reasonable price that has been agreed upon between the parties and has been approved by the Affordable Housing Agency at the time of the signing of the agreement and purchase.

[5] If the owner receives approval from the Affordable Housing Agency for an improvement, a portion of the cost or value of which is to be included within the resale price of affordable unit, and such owner is in need of a second mortgage in order to pay for such improvement, then the Affordable Housing Agency shall execute and deliver to the owner, for recording by the owner, a document by which the Affordable Housing Agency's rights, claims and liens under this Affordable Housing Ordinance and the affordable housing document are subordinated to such second mortgage. The Affordable Housing Agency's rights, claims and liens shall not subordinated to any second mortgage unless the Affordable Housing Agency has executed and delivered such instrument to an owner in connection with an improvement approved by the Affordable Housing Agency.

[6] The owner and the purchaser must personally certify at the time of closing that no unapproved transfer of funds for the purpose of selling and receiving property has taken place at resale.

(d) The owner (seller) shall not include in the resale price either closing costs, real estate commissions or other costs associated with the selling of the unit.

(4) Maximum rental charges for all affordable units.

(a) A base rent shall be calculated such that the sum of the monthly rental payment, including utilities, does not exceed 30% of the low- or moderate-income ceilings determined in accordance with Subsection E(2) of this section.

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(b) If the cost of utilities is not included in the monthly rental charge, the Affordable Housing Agency shall calculate for each unit size an estimated average monthly charge for those utilities not included in the rent, including the estimated cost for the operation of air-conditioning equipment and clothes-washing and -drying equipment, whether or not such equipment is provided by the developer or the owner. These charges shall be estimated utilizing the personal benefit allowance for utilities as defined by the Department of Housing and Urban Development and shall be subtracted from the maximum gross rent to determine the maximum rental charge that may be charged for each low- and moderate-income unit.

(c) The owner shall calculate the maximum rental charge for each size unit in the low- and moderate-income category and shall submit said calculations to the Affordable Housing Agency for review. The Affordable Housing Agency shall determine, based upon its review, the maximum rental charges.

[1] These rental charges shall remain in effect for a period of at least one year, or until the median regional income levels are revised. Upon a revision to the median regional income levels, the owner may request a modification of the rental charges by applying to the Affordable Housing Agency for a recalculation of the rental charges based upon the income level changes.

[2] To the extent feasible, these criteria and procedures should ensure that the rental charges are consistent with the affordability standards as set forth in this section. In all cases, the Affordable Housing Agency shall reserve the right to require the owner to seek a modification to the permitted rental charges.

(d) In order to assure that low- and moderate-income units within the inclusionary developments are affordable by households whose income is less than the low- and moderate-income ceilings, a range of rents shall be offered for each such unit based on a range of income. The maximum average rent and price of low- and moderate-income units within each inclusionary development shall be affordable to households earning 57.5% of the median regional income. In averaging 57.5%, developers and/or municipal sponsors of rental units may establish one rent for a low-income unit and one rent for a moderate-income unit for each bedroom distribution.

(5) Maximum rerental charges for all affordable units. Except for rental housing contracted pursuant to low-income tax credit regulations, the Affordable Housing Agency shall establish appropriate criteria and procedures for allowing annual rental charge increases, taking into account:

(a) The increase in the median regional income;

(b) The increase in the housing Consumer Price Index for the United States, provided that no rent increase shall exceed 9% in any one year; and

(c) The costs to the owner of any capital improvements deemed necessary by the City Construction official.

G. Affordable Housing documents for all affordable housing units.

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(1) Required preparation of an affordable housing document. Each owner of a low- or moderate-income unit shall prepare an affordable housing document which shall be a legal instrument setting forth the terms, restrictions and provisions applicable to the subject affordable unit(s), and which shall constitute the restrictive covenants running with the land with respect to the subject affordable unit(s).

(a) The affordable housing document shall be an instrument to be recorded with the Office of the Register, Passaic County, New Jersey.

(b) The affordable housing document shall be in the form adopted by COAH, which is delineated in Appendix E of the Substantive Rules of COAH (N.J.A.C. 5:93), unless amendments have been specifically approved by COAH.

(c) The affordable housing document shall be executed by the Affordable Housing Agency prior to the recording of the instrument, and the Affordable Housing Agency shall certify that the affordable housing document is consistent with the then-current Affordable Housing Ordinance.

(d) The affordable housing document also shall be executed by the developer and/or the then-current titleholder of record of the property upon which the affordable unit(s) is/are constructed.

(e) The affordable housing document shall have priority over all mortgages on the subject property except for a first mortgage placed on the property by the mortgagee prior to the expiration of the affordable housing document.

(f) The affordable housing document shall be a condition of any applicable approval of a site plan and/or subdivision plat by the Planning Board or the Zoning Board of Adjustment, as the case may be.

(2) Contents of an affordable housing document.

(a) The affordable housing document shall set forth terms, restrictions and provisions applicable to the affordable units(s) and shall be consistent with this Affordable Housing Ordinance, including but not limited to, those provisions of this section covering income limits, housing eligibility and the determination of certified households, maximum sales prices and rental charges, the duration of restrictions, procedures for the sale and rental of an affordable unit when no eligible household is found, exempt sales, the provisions for the recapture of affordable units, the obligations of owners and renters, violations and penalties, foreclosures, the legal description of the specific affordable unit(s) governed by the document and the creation of the terms, restrictions and provisions applicable to the affordable units; all as such provisions of this section exist at the time that the document is executed by the Affordable Housing Agency.

(b) The affordable housing document specifically shall bind all purchasers, owners and renters of an affordable unit, their heirs, assigns and all persons claiming by, through or under their heirs, assigns and administrators, and shall stipulate that the ownership or rental of an affordable unit shall be deemed to be an acceptance and ratification of all the applicable provisions of the affordable housing document.

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(c) If a single affordable housing document is used to govern more than one affordable unit, then the document must contain the legal description of each affordable unit governed by the document. The deed of each and every individual affordable unit so governed must contain the recording information of the document applicable to such affordable unit.

(d) Changes, amendments or revisions to the Affordable Housing Ordinance shall not affect, amend or alter the affordable housing document and such affordable housing document shall continue to be interpreted and applied in accordance with the Affordable Housing Ordinance as it existed on the date of the execution of the particular affordable housing document by the Affordable Housing Agency.

(3) Certificates of occupancy for sale units.

(a) No certificate of occupancy shall be issued for the initial occupancy of any low- or moderate-income sales unit unless there is a written determination by the Affordable Housing Agency that the affordable unit is to be controlled by an affordable housing document in the form approved by COAH.

[1] The Affordable Housing Agency shall make its determination within 10 days of its receipt of a proposed affordable housing document.

[2] No initial occupancy of a low- or moderate income-sales unit shall be permitted prior to the issuance of the certificate of occupancy.

[3] A request for an amendment to the affordable housing document may be made by the developer or owner, the Affordable Housing Agency or the Mayor and Council.

(b) A new certificate of occupancy shall be required for the reoccupancy of any low- or moderate-income unit resulting from the resale of the unit, and the same procedures shall be followed as indicated in Subsection G(3)(a) hereinabove for the issuance of the initial certificate of occupancy.

(4) Expiration of the affordable housing document. The terms, restrictions and covenants of an affordable housing document shall expire and terminate in accordance with the following schedule of years from the date of the first purchase or rental of the affordable unit by either a low-income household or by a moderate-income household and in accordance with the recapture provisions specified in Subsection J of this section.

(a) Newly constructed low- and moderate-income sales units shall remain affordable to low- and moderate-income households for not less than 30 years.

(b) Newly constructed low- and moderate-income rental units shall remain affordable to low- and moderate-income households for not less than 30 years.

(c) Rehabilitated owner-occupied single-family housing units that are improved to code standard shall be subject to affordability controls for at least six years.

(d) Rehabilitated renter-occupied housing units that are improved to code standards shall be subject to affordability controls for at least 10 years.

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(e) Accessory apartments shall be subject to affordability controls for at least 10 years.

(f) Alternative living arrangements shall be controlled in a manner, suitable to COAH, that provides assurances that such a facility will house low- and moderate-income households for at least 15 years.

(5) Deeds conveyance and leases.

(a) The deed of conveyance from the owner to the purchaser of an affordable unit, as well as the lease from the owner to the renter of an affordable unit, shall include the following clause:

> "The owner's/tenant's right, title and interest in this unit and the use, sale, resale, rental or rerental of this property are subject to the terms, conditions, restrictions, limitations and provisions as set forth in the "Affordable Housing Document" which was filed in the office of the Register of Passaic county in Misc. Book _____ at Page ___ on _____ and is on file with the City of Clifton Municipal Clerk.

(b) The above clause shall be in addition to any clause stating that the unit is subject to the master deed, which clause also shall appear in the deeds or leases of all units in an inclusionary development.

H. Provisions applicable to inclusionary developments only.

(1) Disclosure statement by developers.

(a) The developer, of inclusionary affordable units shall provide a disclosure statement to all initial purchasers and renters of affordable units prior to the execution of any contract for sale or lease, and such disclosure statement shall be included in the public offering statement, a sample copy of which is attached as an addendum to this section.[3]

(b) All owners or renters of affordable units shall provide copies of the disclosure statement to subsequent buyers or renters prior to the execution of contracts of sale or leases with such buyers or renters.

(2) Phasing of market rate versus affordable units. In order to ensure that construction of affordable units takes place simultaneously with the construction of market rate units in any inclusionary development with affordable units, such development shall be subject to the following phasing schedule:

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3. Editor's Note: A copy of the sample disclosure statement is on file in the City Clerk's office.

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Market Rate Housing Percentage Receiving Certificate of Occupancy (Maximum)	Low- and Moderate-Income Housing Percentage Receiving Certificate of Occupancy (Maximum)
Up to 25%	0% (none required)
25% + 1 unit	At least 10%
Up to 50%	At least 50%
Up to 75%	At least 75%
Up to 90%	100%

(3) Unit sizes and bedroom distribution.

(a) Each apartment or townhouse low- and moderate-income dwelling unit shall have the following minimum net habitable floor area:

Apartments

Number of Bedrooms	Floor Area (square feet)
Efficiency	500
1	600
2	725
3	875

Townhouses

Number of Bedrooms	Floor Area (square feet)
1	700
2	850
3	1,000

(b) The bedroom mix of non-senior, low- and moderate-income units shall contain the following distribution of unit types:

[1] Efficiencies and 1-bedroom: 10% minimum and 20% maximum.

[2] Two-bedroom: 30% minimum.

[3] Three-bedroom: 20% minimum.

(c) The number of bedrooms restricted to senior citizens shall, at a minimum, equal the number of senior citizen low- and moderate-income units within the inclusionary development. This standard can be met by creating all one-bedroom units or by creating a two-bedroom unit for each efficiency unit.

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[1] Efficiencies: 25% maximum.

[2] One-bedroom: 75% maximum.

[3] Two-bedroom: 25% minimum.

(4) Distribution of affordable units within inclusionary developments. With the exception of inclusionary developments constructed pursuant to low-income tax credit regulations, the following distribution of low- and moderate-income units shall occur within any inclusionary development:

(a) At least 1/2 of all affordable units within each inclusionary development shall be affordable to low-income households.

(b) As many as 1/2 of all affordable units within each inclusionary development shall be affordable to moderate-income households.

(c) At least 1/3 of all units in each bedroom distribution category pursuant to N.J.A.C. 5:93-7.3 and Subsection H(3)(b) and (3)(c) hereinabove shall be affordable to low-income households.

I. Procedures for the sale and rental of an affordable unit when no certified household is found; exempt sales.

(1) Initial sales of affordable units.

(a) Low- and moderate-income sales units shall not be offered to non-income-eligible households at initial sales without approval from COAH.

(b) Parties may petition COAH for such approval in accordance with the procedures outlined in N.J.A.C. 5:93-12 and shall document efforts to sell the unit(s) to income-eligible households.

(2) Resale of affordable units.

(a) Persons wishing to sell an affordable unit shall notify the Affordable Housing Agency of their intent to sell.

[1] If no eligible buyer enters into a contract of sale for the affordable unit within 90 days of the notice to the Affordable Housing Agency, the Affordable Housing Agency shall have the option to purchase the subject unit for a negotiated price that shall not exceed the maximum price permitted in accordance with Subsection F(3) of this section.

[2] The Affordable Housing Agency shall consider the specific reasons for any delay in selling the affordable unit and the hardship to the seller in continuing to offer the affordable unit to an income-eligible applicant.

[3] The inability to sell the unit for the maximum permitted resale price shall, not unto itself, be considered an appropriate reason for allowing the subject affordable unit to be sold to a non-income-eligible household.

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[4] If the application is approved, the Affordable Housing Agency shall issue a statement of exemption indicating that the subject affordable unit is exempt from the requirement that the sale of the unit must be to a low- or moderate-income household, as the case may be.

(b) If a statement of exemption is issued by the Affordable Housing Agency, the seller may offer a low-income unit to a moderate-income household at the maximum resale price in accordance with Subsection F(3) of this section, and a moderate-income unit may be offered to a household earning in excess of 80% of the median regional income, in accordance with the following:

[1] The statement of exemption shall apply only to the specific resale transaction for which the seller has applied; permission for the exemption of any other transaction shall require application to, and approval by, the Affordable Housing Agency as in the original instance.

[2] Any sale pursuant to the issuance of a statement of exemption shall not eliminate the resale controls on the subject affordable unit or permit any subsequent seller to convey the affordable unit except in full compliance with the restrictions and other applicable provisions of this section.

[3] Notwithstanding the issuance of a statement of exemption for a particular transaction, all other terms, provisions and restrictions of this Affordable Housing Ordinance shall remain in full force and effect. Therefore, a purchaser of an affordable unit which is subject to a statement of exemption shall take title to the affordable unit subject to the terms, restrictions, conditions and provisions of this section applicable to the affordable unit, including but not limited to those addressing use, occupancy and resale, just as though the purchaser was in fact a certified household.

(3) Rentals of affordable units.

(a) Owners of low- and moderate-income rental units shall not offer rental units to non-income-eligible households without prior approval from COAH.

(b) Parties may petition COAH for such approval in accordance with the procedures outlined in N.J.A.C. 5:93-12 and shall document all efforts to rent the unit(s) to income-eligible households and shall demonstrate to the satisfaction of COAH that alternatives, such as a reduction of the rent, are not feasible.

(4) Exempt sales.

(a) The following transfers of ownership shall deemed to be "non-sales" for purposes of this section, and the Affordable Housing Agency shall issue a statement of exemption to the owner receiving title by virtue of the following transactions:

[1] Transfer of ownership between husband and wife.

[2] Transfer of ownership between former spouses ordered as a result of a judicial decree of divorce or separation, but not including sales to third parties.

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[3] Transfer of ownership between family members as a result of inheritance.

[4] Transfer of ownership through an executor's deed to third parties.

[5] Transfer of ownership through a court order.

(b) Such transfers of ownership shall neither extinguish the restrictions and applicability of this section to the subject affordable unit nor terminate any liens incurred under this section. Liens must be satisfied in full prior to the subsequent resale of the affordable unit, and all such subsequent resales are fully subject to the terms and provisions of this section.

J. Recapture of affordable sales units.

(1) Options to buy sales units.

(a) The terms, restrictions and covenants of an affordable housing document shall include an option permitting options for the purchase of an affordable unit at the maximum allowable restricted sales price at the time of the first nonexempt sale after the controls on affordability have been in effect on the unit for the applicable time period specified in Subsection G(4) of this section.

(b) The options to buy shall be available to the City of Clifton, the New Jersey Department of Community Affairs (NJDCA), the New Jersey Housing and Mortgage Finance Agency (NJHMFA) or a qualified nonprofit as determined by COAH.

(c) The terms, restrictions and covenants of an affordable housing document shall require the owner to notify the Affordable Housing Agency in writing by certified mail of any intent to sell the unit at least 90 days prior to entering into an agreement for the first nonexempt sale after controls have been in effect for the applicable time period specified in Subsection G(4) of this section.

(d) Within five days of receipt of such notice, the Affordable Housing Agency shall notify the City, the NJDCA, the NJHMPA and COAH that the unit is for sale at the maximum allowable resale price. Any option to buy the housing unit shall be exercised in writing to the owner by certified mail and shall be deemed exercised upon mailing. A copy of the written notification to the owner shall be mailed to the Affordable Housing Agency.

(e) If the City of Clifton exercises its option to purchase the unit, it may enter into a contract to purchase the unit, subject to the following:

[1] The contract shall require the owner to convey good and marketable title, insurable by a title company doing business in the State of New Jersey, at regular rates and free and clear of any and all liens.

[2] The deed from the owner shall be a bargain and sale deed with covenants against grantor's acts.

[3] The contract shall call for a closing date within 60 days of the exercise of the

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option, unless the owner and the Affordable Housing Agency agree to an extension thereof.

(f) If the City of Clifton fails to exercise its option to purchase the unit within 90 days its receipt of the owner's notice of an intent to sell the unit, the first of the other entities giving notice to the owner of its intent to purchase the unit during the ninety-day period shall be entitled to purchase the unit.

(g) If the option to purchase that unit at the maximum allowable resale price is not exercised by written intent to purchase by either the City of Clifton the NJDCA, NJHMFA or a qualified nonprofit entity, the owner may proceed to sell the housing unit to another party in accordance with Subsection J(5) of this section hereinbelow. However, if the owner has not conveyed title to the unit within one year of the date of delivery of the initial notice of intent to sell, the option to buy the unit shall be restored and the owner shall be required to submit a new notice of intent to sell the unit at least 90 days prior to any future proposed date of sale, as in the first instance.

(h) As referred to in this section, the term "principal differential" shall mean the difference between the controlled unit sale price and the fair market value as determined at the date of the proposed contract of sale after reasonable real estate broker fees have been paid as well as the payment of the following additional costs as be applicable and approved by COAH:

[1] Outstanding taxes and governmental assessments.

[2] The first purchase money mortgage.

[3] The attorney's fees and costs of sale of the first money mortgagee.

[4] Outstanding assessments.

[5] The attorney's fees and costs of sale of the Affordable Housing Agency.

[6] Subordinate lien holders.

[7] The attorney's fees and costs of sale of any subordinate lien holders.

(2) City of Clifton option to buy. If the City of Clifton elects to purchase a low- or moderate-income unit, it may:

(a) Sell or rent the unit to a low- or moderate-income purchaser or tenant at a price or rent not to exceed the applicable maximum allowable restricted resale price or rerental charge in accordance with Subsection F(3), F(4) and F(5) of this section for the applicable time period specified in Subsection G(4) of this section, provided that the unit is controlled by an affordable housing document in accordance with the applicable provisions of Subsection G of this section.

(b) Sell the unit at fair market value subject to the following:

[1] Notice to COAH of the proposed sale and the proposed sales price at least 90

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days before closing.

[2] Notice to COAH of the price differential.

[3] Deposit of the price differential in a trust account devoted solely to the creation, rehabilitation or maintenance of low- and moderate-income housing, provided that the money shall not be expended until the City of Clifton submits, and COAH approves, a spending plan which is in accordance with N.J.A.C. 5:93-5.1(c) and which is subject to the restrictions, monitoring requirements and penalties outlined in N.J.A.C. 5:93-8.15 through 5:93-8.17.

(3) State of New Jersey option to buy. When the New Jersey Department of Community Affairs or the New Jersey Housing and Mortgage Finance Agency elects to purchase a low- or moderate-income unit, it may:

(a) Sell or rent the housing unit to a low- or moderate-income purchaser or tenant at a price of rent not to exceed the maximum allowable restricted resale price or rerental charge in accordance with Subsection F(3), F(4) and F(5) of this section.

(b) Sell the unit at fair market value and utilize the price differential to subsidize the construction, rehabilitation or maintenance of low- and moderate-income housing within the housing region.

(4) Qualified nonprofit option to buy. Nonprofit agencies that have been designated by COAH shall be eligible to purchase low- and moderate-income units for the sole purpose of selling or renting the housing units to a low- or moderate-income purchaser or tenant, subject to the following:

(a) The sale price or rent shall not exceed the maximum allowable restricted resale price or rerental charge in accordance with Subsection F(3) and F(5) of this section for the applicable time period specified in Subsection G(4) of this section.

(b) Low-income units shall be made available to low-income purchasers or low-income renters.

(c) The unit shall be controlled by an affordable housing document in accordance with the applicable provisions of Subsection G of this section.

(5) Owner options to sell. An eligible seller of a low- or moderate-income unit which has been controlled for the applicable time period specified in Subsection G(4) of this section, and who has provided notice of an intent to sell in accordance with this section, may proceed with the sale of the affordable unit in accordance with either of the following two options if neither the City of Clifton, the NJDCA, NJHMFA or a qualified nonprofit entity has exercised its option to purchase the unit within 90 days of the seller's notice:

(a) Option #1 is for the seller to sell to a qualified low- or moderate-income household at the controlled unit sales price, in accordance with the following:

[1] The sales price shall not exceed the maximum allowable restricted resale price in accordance with Subsection F(3) of this section.

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[2] The Affordable Housing Agency shall certify the income qualifications of the purchaser.

[3] The Affordable Housing Agency has ensured that the subject affordable unit is controlled by an affordable housing document in accordance with the applicable provisions of Subsection G.

(b) Option #2 is for the seller to exercise a repayment option and sell the unit to any purchaser at fair market value, provided that the following are met and subject to the rejection of the repayment option by the City of Clifton in accordance with Subsection J(6) of this section hereinbelow:

[1] Ninety-five percent of the price differential shall be paid to the Affordable Housing Agency, as an instrument of the City of Clifton, at the date of closing and transfer of title.

[2] The Affordable Housing Agency shall examine the contract of sale containing the repayment option to determine if the proposed sales price bears a reasonable relationship to the housing unit's fair market value.

[a] In making this determination, the Affordable Housing Agency may rely on comparable sales data or an appraisal.

[b] The affordable housing agency shall not approve any contract of sale where there is a determination that the sales price does not bear a reasonable relationship to fair market value.

[c] The Affordable Housing Agency shall make a determination within 20 days of receipt of the contract of sale and shall calculate the repayment option payment.

[3] The Affordable Housing Agency also shall adopt an appeal procedure by which a seller may submit written documentation requesting the Affordable Housing Agency to do the following, provided that the determination made by the Affordable Housing Agency as a result of an owner's appeal shall be a final administrative determination by the Affordable Housing Agency:

[a] Recompute the repayment obligation if the seller believes an error has been made; or

[b] Reconsider a determination that a sales price does not bear a reasonable relationship to fair market value.

[4] The repayment proceeds to the Affordable Housing Agency shall be deposited in a trust account devoted solely to the creation, rehabilitation or maintenance of low- and moderate-income housing, provided that money may not be expended until the City of Clifton submits, and COAH approves, a spending plan which is in accordance with N.J.A.C. 5:93-5.1(c) and which is subject to the restrictions, monitoring requirements and penalties outlined in N.J.A.C. 5:93-8.15a through 5:93-8.17.

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[5] The proceeds to the owner shall, except in the event of foreclosure, be forwarded to the owner, in accordance with the following:

[a] If the former affordable unit owner cannot be located or is unavailable for purposes of payment of the owner's proceeds of the sale of the affordable unit, the Affordable Housing Agency shall deposit and hold such proceeds for a period of two years in an account in the name of the former affordable unit owner, and shall issue written notice by mail to the last known address or forwarding address provided by the former affordable unit owner. The notice shall inform the owner of the following:

[i] The amount of proceeds to which the former owner is entitled.

[ii] The circumstances under which the Affordable Housing Agency holds the proceeds in trust for the benefit the former owner.

[iii] the Affordable Housing Agency will continue to hold the proceeds until it receives a clam from the former owner in writing indicating an address to which payment shall be made, or for a period of two successive years, whichever occurs first.

[b] If the period of two successive years should elapse during which the proceeds remain unclaimed and the whereabouts of the former affordable unit owner remains unknown to the Affordable Housing Agency, such funds shall be deemed irrevocably contributed to the Affordable Housing Agency by that former affordable unit owner.

(6) City of Clifton right to reject repayment option. The City of Clifton shall have the right to determine that the most desirable means of promoting an adequate supply of low- and moderate-income housing is to prohibit the exercise of the repayment option referred to in Subsection J(5)(b) of this section and maintain the controls on affordable units beyond the expiration dates of the affordable housing documents controlling the units:

(a) Such a determination by the City of Clifton shall be made by resolution of the Mayor and Council, and the resolution shall specify the time period for which the recapture option shall not be applicable.

(b) During such time period specified by the Mayor and Council, no seller of an affordable unit in the City of Clifton may utilize the repayment option referred to in Subsection J(b) of this section, provided that the City of Clifton:

[1] Provides public notice in an official newspaper of the City;

[2] Notifies the Affordable Housing Agency; and

[3] Directs the Affordable Housing Agency to ensure that the deed restriction on all affected affordable units reflects the appropriately extended time period on the affordability controls.

K. Obligations of occupants and notices of violations.

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(1) Obligation of owners and renters.

(a) In all cases, a certified household shall be the only occupant of a low- or moderate-income unit, and in no case shall an affordable unit be sold, rented or otherwise occupied without the prior approval of the Affordable Housing Agency.

(b) The owner of an affordable unit shall pay any and all assessments by a homeowners' association, if applicable, and all taxes and public assessments levied upon or against the unit, and shall pay the assessments and taxes at the time they are due and before penalties occur.

(c) The owner and renter, if applicable, of an affordable unit shall fully comply with all of the terms, restrictions and provisions of any master deed, this Affordable Housing Ordinance, the affordable housing document and the rules and regulations of the Affordable Housing Agency.

(d) The proprietary interest of any owner of an affordable unit shall be subject to forfeiture in the event of substantial violation of any of the terms, restrictions and provisions of the master deed, this Affordable Housing Ordinance, the affordable housing document and the rules and regulations of the Affordable Housing Agency.

(e) Regarding any renter of an affordable unit, the terms, restrictions and provisions of the master deed, this Affordable Housing Ordinance, the affordable housing document and/or the rules and regulations of the Affordable Housing Agency shall be considered a material element of the renter's lease and the landlord's rules, and any violation of such terms, restrictions and provisions shall be cause for eviction pursuant to N.J.S.A. 2A:18-61.1d and/or 2A:18-16.1e.

(f) The owner and renter, if applicable, of an affordable unit shall keep the unit in good repair, and the City Construction Official, at the request and on behalf of the Affordable Housing Agency, shall enter and inspect an affordable unit in order to assess its condition relative to the applicable laws of the City of Clifton, and shall report his/her findings to the Affordable Housing Agency in writing.

(2) Notice of violations.

(a) The Affordable Housing Agency shall issue a notice of violation to an owner or renter of an affordable unit when an evident violation has occurred regarding any of the terms, restrictions and/or provisions of any master deed, this affordable housing ordinance, the affordable housing document or the rules and regulations of the Affordable Housing Agency.

(b) The notice of violation shall be in writing and shall be sent to the owner or renter, as the case may be, by certified mail and shall be deemed to have been received three days after mailing. The notice of violation shall indicate:

[1] The term(s), restriction(s), provision(s), rule(s) and/or regulation(s) violated by the owner or renter;

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[2] The particular manner in which the owner or renter violated the term(s), restriction(s), provision(s), rule(s) and/or regulation(s); and

[3] The step(s) considered necessary by the Affordable Housing Agency for the owner or renter to cure the violation(s).

(c) An owner or renter shall have 45 days from the date of receipt of the notice of violation in which to correct the violation(s) in accordance with the steps set forth by the Affordable Housing Agency in the notice of violation, in accordance with the following:

[1] If the violation(s) represents an imminent threat to the health, safety or welfare of the residents or the environment, the Affordable Housing Agency shall establish a reasonable time period to cure the violation(s), which may be a time period other than 45 days, and shall indicate the time period within the notice of violation.

[2] The Affordable Housing Agency shall have complete discretion to grant or deny a request for an extension of the specified time period to cure the violation(s), and shall not unreasonably deny such a request.

[3] Upon expiration of the time period to cure the violation(s), the Affordable Housing Agency shall decide whether or not an owner or renter has adequately corrected the violation(s), and the decision of the Affordable Housing Agency shall be final.

(d) Failure by the owner or renter of an affordable unit to cure the violation(s) within the established time period to cure the violation(s) shall be considered a notice of intent to sell the affordable unit, and the recapture provisions specified in Subsection J of this section may be declared operative. In addition to or as an alternative to declaring the recapture provisions specified in Subsection J of this section operative, the Affordable Housing Agency shall have the right to pursue any other legal and equitable remedies to which it may be entitled upon failure by an owner or renter of an affordable unit to cure the violation(s).

(e) Failure of the Affordable Housing Agency to issue a notice of violation to an owner or renter of an affordable unit for any violation(s) shall not constitute a waiver or forfeiture by the Affordable Housing Agency of its rights to enforce the terms, restrictions and/or provisions of any master deed, this Affordable Housing Ordinance, the affordable housing document or the rules and regulations of the Affordable Housing Agency with respect to the subject affordable unit or to any other affordable unit.

L. Foreclosure.

(1) Effect of foreclosure. An affordable unit which is acquired by the first mortgagee by a judgment of foreclosure, or by a deed in lieu of foreclosure or by any purchaser (other than the defaulting mortgagor) of the affordable unit at a foreclosure sale conducted by the holder of the first mortgage shall be permanently released from the terms, restrictions and provisions of any master deed, this Affordable Housing Ordinance, the

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affordable housing document and the rules and regulations of the Affordable Housing Agency, in accordance with the following:

(a) While the aforementioned terms, restrictions and provisions shall cease to be effective upon the first mortgagee and all subsequent purchasers and mortgagees of the particular unit, said, terms, restrictions and provisions shall continue upon the owner of the subject affordable unit at the time of the default.

(b) The foreclosure upon the affordable unit by another class of creditor other than the first mortgagee shall not result in the cessation of said terms, restrictions and provisions.

(2) Notice of foreclosure.

(a) The first mortgagee and/or the mortgage holder shall serve written notice upon the Affordable Housing Agency within 10 days after the first mortgage is three months in arrears, and within 10 calendar days of the filing of the complaint seeking foreclosure of the first mortgage held on the affordable unit.

(b) Failure of the first mortgagee or mortgage holder to provide notice of a foreclosure action to the Affordable Housing Agency shall not impair any of the financial institution's rights to recoup loan proceeds, shall neither negate the extinguishment of the controls on the subject affordable unit nor the validity of the foreclosure and shall not create a cause of action against the financial institution.

(3) Continuance of the affordable unit.

(a) If an affordable unit owner defaults under the terms of a first mortgage, and if a foreclosure action is brought by the first mortgagee to foreclose its lien against the affordable unit owner, the recapture provisions of Subsection J of this section shall be operative and the City of Clifton, the State of New Jersey or a qualified nonprofit agency may purchase the subject affordable unit.

(b) In addition to the possibilities of the affordable unit being purchased by the City of Clifton, the State of New Jersey or by a qualified nonprofit agency in accordance with the recapture provisions of Subsection J of this section, the City of Clifton may advance and pay sums necessary to continue the subject unit as an affordable unit under the terms of this section, subject to the following:

[1] The sum paid by the City of Clifton shall be approved by COAH and may include, but not be limited to, payment for insurance premiums, taxes, public or private assessments, second mortgages authorized by the Affordable Housing Agency and/or liens which may be or become prior and senior to any first mortgage lien on the subject affordable unit.

[2] All sums paid by the City of Clifton shall become a lien against the subject affordable unit and shall have a higher priority than any lien except the first mortgage lien and other liens by duly authorized governmental agencies.

(4) Surplus funds. In the event of a foreclosure sale by the first mortgagee, the owner of the

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affordable unit at the time of the default shall be personally obligated to pay to the Affordable Housing Agency any surplus funds resulting from the foreclosure sale, but only to the extent that such surplus exceeds the difference between the maximum resale price permitted at the time of the foreclosure in accordance with Subsection F(3) of this section and the amount necessary to redeem the first mortgage, including the costs of foreclosure, and subject to the following:

(a) The term "surplus funds" is the total dollar amount paid to the sheriff in excess of the amount required to pay and satisfy the first mortgage, including the costs of foreclosure, even if junior creditors actually receive payment from said surplus funds to the exclusion of the owner.

(b) The Affordable Housing Agency shall have a first priority lien to the full amount of the surplus funds, second only to the first mortgage of the subject unit and to any taxes or public assessments owed to a duly authorized governmental body, provided that the following:

[1] The obligation of the owner to pay any moneys owed to the Affordable Housing Agency is considered to be a personal contractual obligation of the owner of the affordable unit at the time of the foreclosure sale, and the Affordable Housing Agency is hereby empowered to enforce the obligation of the owner in any appropriate court of law or equity.

[2] Neither the first mortgagee nor the purchaser of the foreclosure sale shall be responsible or liable to the Affordable Housing Agency for any portion of the surplus funds.

(c) The distribution and payment of moneys resulting from a foreclosure sale shall be subject to any and all applicable laws of the State of New Jersey.

M. Affirmative marketing plans for new affordable units.

(1) Affordable unit occupancy preference.

(a) All affordable units shall be available to appropriately sized low- and moderate-income certified households, irrespective of sex, age, race, color, religion, national origin or number of children.

(b) The screening and interview process by the Affordable Housing Agency for income-eligible households that apply for low- and moderate-income units within Clifton shall be conducted in accordance with the procedures outlined in N.J.A.C. 5:93-11.4 of the Substantive Rules of COAH.

(c) The following priority categories for certified households for all affordable units shall prevail in the City of Clifton and, within each priority category during each round of application selection, a random selection of the eligible certified households shall prevail:

[1] First priority shall be given to certified households now living in substandard housing units in the City of Clifton.

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[2] Second priority shall be residents of Bergen, Hudson, Passaic and Sussex Counties.

[3] Third priority shall be residents of the State of New Jersey.

[4] Fourth priority shall be to anyone else.

(2) Contents of the affirmative marketing plan. The affirmative marketing plan shall be a regional marketing strategy designed to attract buyers and/or renters of the affordable units being marketed by a developer or sponsor of the units, and the affirmative marketing plan shall continue during the period of time that any of the affordable units is controlled by an affordable housing document.

(a) The affirmative marketing plan for new affordable units shall provide the following information:

[1] The name and address of the housing project.

[2] The total number of units and the total number of affordable units, including the number of sales and rental affordable units.

[3] The price of the sales affordable units and/or rents of the rental affordable units.

[4] A documentation of the potential realistic availability of mortgages for prospective low-income purchasers and moderate-income purchasers at or below the mortgage rate used to determine the sales prices of the affordable units.

[5] A documentation of the availability of private mortgage insurance in conjunction with low down payment mortgages.

[6] A statement of the projected closing costs for each unit type and price level, and the efforts to be made prior to sale to reduce the closing costs to the extent feasible.

[7] The name, address and telephone number of the sales agent and/or rental agent.

[8] A description of the random selection method that will be used to select certified households for the affordable units.

[9] A marketing program in accordance with Subsection M hereinbelow.

(b) The marketing program portion of the affirmative marketing plan shall be designed to advertise and publicize to all segments of the income-eligible population throughout the housing region that the affordable units are available, and shall include the following:

[1] The names of the specific newspapers with circulation throughout the housing region that will be used, including the frequency of the advertisements and the general text of advertisements.

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[2] The names of the specific radio and television stations broadcasting in the housing region that will be used, including the frequency of the advertisements and the general text of the advertisements.

[3] The names of other specific publications circulating within the housing region that will be used and are likely to be read by income-eligible low- and moderate-income households, such as neighborhood-oriented weekly newspapers, religious publications and organizational newsletters.

[4] The names of the specific employers throughout the housing region that will be contacted to post advertisements and distribute flyers regarding the available affordable units.

[5] The names of the specific community and regional organizations that will be used to aid in soliciting income-eligible low- and moderate-income households to apply for the available affordable units including nonprofit, religious, governmental, fraternal, civic and other organizations.

(3) Compliance with state and federal law. All advertisements shall conform with applicable affirmative action, equal opportunity and nondiscrimination laws of the State of New Jersey and federal government.

(4) Commencement of the affirmative marketing plan.

(a) The affirmative marketing plan shall begin at least four months prior to the expected occupancy of the subject affordable units, and there shall be at least one paid advertisement including at least the following information published in a newspaper of general circulation within the housing region during the first week of the marketing program:

[1] The location of the affordable units.

[2] Directions to the affordable units.

[3] The range of sales prices and/or rents for the affordable units.

[4] The number of bedrooms in the affordable units.

[5] The maximum income permitted in order to qualify for the affordable units.

[6] The location of the application forms for the affordable units.

[7] The business hours when interested households may obtain an application for an affordable unit.

(b) The application forms for affordable units shall be made available at several locations, including, at the very least, the City of Clifton Municipal Building, the City libraries and the offices of the developer or sponsor of the affordable units; moreover, the application forms shall be mailed to prospective applicants upon request.

(5) Review and approval of the affirmative marketing plan. The developer or sponsor of

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affordable units shall prepare and submit to the Affordable Housing Agency, for its review and approval, an affirmative marketing plan, prepared in accordance with the requirements hereinabove in Subsection M(1) through (3) of this section.

(a) In its review of any site plan and/or subdivision submission which will contain any affordable units, the Planning Board or Zoning Board of Adjustment, as the case may be, shall condition any site plan and/or subdivision approval upon the approval by the Affordable Housing Agency of an affirmative marketing plan.

(b) The Planning Board or Zoning Board of Adjustment, as the case may be, also shall condition the approval of any site plan and/or subdivision submission which will contain any affordable units upon the requirement that the cost of the marketing program to advertise the affordable units is to be the responsibility of the developer or sponsor.

(6) Monitoring of the affirmative marketing plan(s). The Affordable Housing Agency, on behalf of the City of Clifton, shall evaluate the results of the affirmative marketing plan(s) operative within the City of Clifton and shall file an annual report with COAH by February of each calendar year, including the following information:

(a) The monitoring forms provided by COAH.

(b) An evaluation of the income and demographic characteristics of each applicant for an affordable unit, as well as the income and demographic characteristics of each occupant of the unit.

(c) An evaluation of any necessary adjustments in the affirmative marketing plan(s) and, if deemed not effective, the affirmative marketing plan(s) shall be required to be amended.

N. Housing Rehabilitation Program.

(1) Owner eligibility. Owners of houses within the City of Clifton are eligible for the technical and financial assistance made available through the Housing Rehabilitation Program, provided that the following are met:

(a) The owner must be a certified household or must agree to rent the house to be rehabilitated to either a low-income household or a moderate-income household.

(b) The unit proposed to be rehabilitated must be a substandard housing unit as determined in writing by the City Construction Code Official upon inspection of the unit relative to the prevailing standards of the BOCA National Existing Structures Code.

(c) The proposed rehabilitation activity shall be limited to the repair or replacement of a plumbing (including wells), heating, electricity, sanitary roof, plumbing (including septic systems) and/or a load-bearing structural system; the rehabilitation activity shall not include luxury improvements, the purchase of appliances or improvements that are strictly cosmetic.

(d) The proposed rehabilitation activity shall be deemed by the City Construction

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Code Official, in writing, to be sufficient to remove the applicable existing health and safety code violation(s) and bring the unit up to the standards of the BOCA National Existing Structures Code.

(e) The owner must agree, in writing, to comply with all of the applicable requirements of this Affordable Housing Ordinance.

(2) Affordable housing document.

(a) Each owner who receives financial assistance under the provisions of the City of Clifton Housing Rehabilitation Program shall prepare and be bound by an affordable housing document in accordance with Subsection G of this section.

(b) The affordable housing document shall be the legal instrument setting forth the terms, restrictions and provisions applicable to the subject affordable unit and which shall constitute the restrictive covenants running with the land with respect to the subject affordable unit.

(c) The affordable housing document (lien) shall take effect as soon as the Affordable Housing Agency has approved the application and money has been made available for the rehabilitation activity. The affordable housing document shall remain in effect for six years in the case of an owner-occupied unit and 10 years in the case of a rental unit; and any sale of the unit shall not affect the lien.

(d) Each owner who rents a unit to a low- or moderate-income household shall agree to be bound by the provisions governing the maximum rental charges for all affordable units specified in Subsection F(4) of this section, and by the provisions governing the maximum rerental charges for all affordable units specified in Subsection F(5) of this section, as applicable.

(3) Funding and funding phasing.

(a) The City of Clifton shall provide $10,000 per unit to be rehabilitated during the course of the Rehabilitation Program. No more than $2,000 may be expended per unit for administrative expenses, and an average of $8,000 shall be expended for the actual rehabilitation activity.

(b) The City of Clifton shall provide sufficient dollars to fund 1/3 of its rehabilitation component of affordable units within one year of the date it received substantive certification from COAH.

(c) During each subsequent year, for a period of four additional years, the City of Clifton shall provide sufficient dollars to fund 1/6 of its rehabilitation component of affordable units, provided that:

[1] No more than the dollars sufficient to fund 1/6 of the rehabilitation component need be in the rehabilitation funding during each year subsequent to the first year's funding; and

[2] Any unused moneys from a prior year remaining in the rehabilitation fund may be carried forth and credited towards the following year's funding

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requirement.

(4) Application procedures.

(a) Interested owners will be able to secure information and application packets from the Affordable Housing Agency via the City Clerk by visiting the Clifton Municipal Building during the City Clerk's regularly scheduled office hours.

(b) Interested owners shall submit a completed application to the Affordable Housing Agency via the City Clerk.

(c) The Affordable Housing Agency shall review the application for completeness and, once an application is complete, determine whether the owner is eligible in accordance with the criteria set forth in Subsection N(1)(a) of this section.

(d) Upon determination by the Affordable Housing Agency that the owner is eligible, the City Construction Code official shall inspect the subject unit to determine whether it meets the definition of a substandard housing unit under the provisions of this section, and whether or not the proposed description and cost of the work needed to improve the unit will meet the parameters of the Housing Rehabilitation Program. The Construction Code Official's determination shall be submitted in writing to the Affordable Housing Agency.

(e) If the City Construction Code Official determines that the unit meets the definition of a substandard housing unit but recommends an amended description and cost estimate of the work necessary to rehabilitate the unit, the applicant will be asked to revise the application to satisfactorily address the comments the Construction Code Official.

(f) If the City Construction Code Official determines that the unit meets the definition of a substandard housing unit and that the agreed-upon work plan to rehabilitate the unit is satisfactory, the Construction Code Official shall notify the Affordable Housing Agency in writing.

(g) Once the Construction Code Official has notified the Affordable Housing Agency in writing that the agreed-upon work plan to rehabilitate the unit is satisfactory, the Affordable Housing Agency shall arrange for a low-interest loan in accordance with Subsection N(5) of this section hereinbelow. The rehabilitation work may begin as soon as the applicant and the appropriate representative of the Affordable Housing Agency have signed all necessary agreements.

(h) During the course of the completion of the rehabilitation construction, the City Construction Code Official periodically shall inspect the unit to make certain that the construction is proceeding satisfactorily in accordance with the approved work plan.

(i) After completion of the rehabilitation construction, the City Construction Code Official shall inspect the unit and, if the rehabilitation construction has been completed satisfactorily, shall certify in writing to the Affordable Housing Agency that the rehabilitation work has been completed in accordance with the approved

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work plan.

(j) Should the City Construction Code Official find upon inspection that the rehabilitation work has not been completed in accordance with the approved work plan, the Construction Code Official shall so notify the Affordable Housing Agency, which will determine a suitable remedy.

(5) Low-interest loans. An eligible owner who has executed an affordable housing document for the subject substandard housing unit shall receive a low-interest loan from the Affordable Housing Agency. The Affordable Housing Agency shall work with the applicant to establish a realistic loan repayment schedule. If the applicant does not meet the established loan repayment schedule, the Affordable Housing Agency shall collect the uncollected funds as well as the accumulated interest at the time of the sale of the unit, and the Affordable Housing Agency shall retain the right to increase the interest rates on delinquent loans.

(a) Rental rehabilitation. The following terms shall apply to loans made for the rehabilitation of a unit that is owned by a household who does not qualify as a low- or moderate-income household, but who has agreed to rent the unit to a low- or moderate-income household:

[1] The Affordable Housing Agency will make a loan to the applicant for the total amount of the cost of rehabilitation. Although the loan will be made to the applicant, the proceeds of the loan will be paid to the individual(s) or business(es) who sell the material and/or labor for the project. Owners who contribute sweat equity will not receive financial remuneration for their efforts.

[2] The interest rate will be fixed at an annual rate of two points below prime, or one point above the City of Clifton interest rate on bonds sold for such purpose, whichever is less, at the time the loan originates. The interest rate on bonds will be established and made public at the time of the sale, and all prospective borrowers will be notified in writing of the respective rates.

[3] Payments on loan principal will be deferred for a ten-year period. Payments on interest will be made in equal monthly payments during the ten-year period, or until the loan is paid before the end of the ten-year period.

[4] Repayment of the loan principal and any interest due will become payable in full at the end of 10 years, unless the owner elects to continue the affordability controls on the affordable unit for an appropriate period of time. No interest will be charged after the 10th year if the owner chooses to defer repayment of the loan principal in exchange for extending controls on the affordable unit.

[5] Sixty days prior to the end of the loan's ten-year life, the Affordable Housing Agency shall submit a letter to the owner indicating the date on which the loan principal and any interest due will become payable, the specific date when the Affordable Housing Agency expects payment and the circumstances under which the repayment of the loan principal may continue to be deferred.

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[6] Repayment of the loan may be extended beyond the ten-year period, interest free, if and only if the owner agrees to continue renting to a low- or moderate-income household, as the case may be, and extends the affordable housing document controlling the subject affordable unit. If the owner wants to take this option, he or she shall notify the Affordable Housing Agency in writing of his or her intentions within 30 days of receipt of the notification from the Affordable Housing Agency that the loan principal will become due.

[7] If an owner plans to continue affordability controls on the subject unit, he or she must sign an agreement with the Affordable Housing Agency that the affordable housing document controlling the subject affordable unit will be renewable annually, and that the owner must demonstrate to the Affordable Housing Agency at the time that the unit continues to be occupied by a low-income household or a moderate-income household, as the case may be.

(b) Owner-occupied rehabilitation. The following terms shall apply to loans made for the rehabilitation of a unit that is owner-occupied by either a low-income household or a moderate-income household:

[1] The Affordable Housing Agency will make a loan to the applicant for the total amount of the cost of rehabilitation. Although the loan will be made to the applicant, the proceeds of the loan will be paid to the individual(s) or business(es) who sell the material and/or labor for the project. Owners who contribute sweat equity will not receive financial remuneration for their efforts.

[2] The interest rate will be fixed at an annual rate of two points below prime, or one point above the City of Clifton's interest rate on bonds sold for such purpose, whichever is less, at the time the loan originates. The interest rate on bonds will be established and made public at the time of the sale, and all prospective borrowers will be notified in writing of the respective rates. The interest on the loan shall be charged for a period of 10 years, unless the loan is repaid sooner.

[3] Repayment of the loan will not be required until the sale of the property at fair market value. At the time of the sale, the unpaid principal plus the accrued interest shall be paid to the Affordable Housing Agency, except that no interest shall be charged beyond the 10th year of the loan.

(c) Priority for financial assistance. In the event that sufficient funds are not available to provide low-interest loans to every eligible owner, at least 50% of the available assistance shall be awarded to applications that will result in low-income units in preference to those that will result in moderate-income units.

(6) Rehabilitation marketing plan. The Affordable Housing Agency shall be responsible to prepare and execute a rehabilitation marketing plan, which shall consist of the following:

(a) At least one well-publicized public meeting to be held in the City of Clifton

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Municipal Building to discuss and explain the Housing Rehabilitation Program.

(b) A large poster highlighting the main features of the Housing Rehabilitation Program, to be prepared and hung in the City of Clifton Municipal Building at all times.

(c) The issuance of periodic press releases to the official newspapers of the City of Clifton regarding the Housing Rehabilitation Program in order to promote interest in the Housing Rehabilitation Program.

(d) A Rehabilitation Manual summarizing the administration of the Housing Rehabilitation Program, which shall be mailed to all residents of the City of Clifton prior to March 31 of each calendar year included in the substantive certification of the City of Clifton by COAH. The Rehabilitation Manual shall comply with the rules of COAH, shall contain a sample copy of an affordable housing document (lien) and shall describe:

[1] The Affordable Housing Agency and its responsibilities regarding the Housing Rehabilitation Program;

[2] The eligible repairs and improvements to a substandard housing unit;

[3] The amount of money available for the repairs and improvements;

[4] The financing terms;

[5] The criteria for owner eligibility;

[6] The application procedures;

[7] The procedures for review and approval of the repairs and improvements by the City of Clifton Construction Code Official, including periodic inspections of the work in progress; and

[8] The duration of the affordability controls to be contained within the affordable housing document.

O. Development fees. **[Amended 12-20-2005 by Ord. No. 6538-05]**

(1) Purpose. In Holmdel Builder's Association v. Holmdel Township, 121 N.J. 550 (1990), the New Jersey Supreme Court determined that mandatory development fees are authorized by the Fair Housing Act of 1985, N.J.S.A. 52:27d-301 et seq., and the State Constitution, subject to the Council on Affordable Housing's (COAH's) adoption of rules. This subsection establishes standards for the collection, maintenance and expenditure of development fees pursuant to COAH's rules. Fees collected pursuant to this subsection shall be used for the sole purpose of providing low- and moderate-income housing. This subsection shall be interpreted within the framework of COAH's rules on development fees.

(2) Basic requirements. The City of Clifton shall not spend development fees until COAH has approved a plan for spending such fees and the City of Clifton has received third-

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round substantive certification from COAH or a judgment of compliance.

(3) Definitions. The following terms, as used in this subsection, shall have the following meanings:

AFFORDABLE HOUSING DEVELOPMENT — A development included in the Housing Element and Fair Share Plan, and includes, but is not limited to, an inclusionary development, a municipal construction project or a one-hundred-percent affordable development.

COAH — The New Jersey Council on Affordable Housing.

DEVELOPMENT FEE — Funds paid by an individual, person, partnership, association, company or corporation for the improvement of property as permitted in COAH's rules.

EQUALIZED ASSESSED VALUE — The value of a property determined by the Municipal Tax Assessor through a process designed to ensure that all property in the municipality is assessed at the same assessment ratio or ratios required by law. Estimates at the time of issuance of a building permit may be obtained utilizing estimates for construction cost. Final equalized value will be determined at project completion by the Municipal Tax Assessor.

(4) Residential development fees.

(a) Within all districts, including: R-A1Residential, One-Family, 9,375 square feet; R-A2 Residential, One-Family, 6,600 square feet; R-A3 Residential, One-Family, 5,000 square feet; R-B1 Residential, One- and Two-Family; R-B2 Residential, One- and Two-Family and Garden Apartments; R-B3 Residential, One- and Two-Family and Multifamily Apartments; R-TH Residential, Townhouses; R-HR Residential, High-Rise Suburban Apartments; B-A Business and Professional Offices; B-A1 Business and Professional Offices and Existing Residential; B-B Neighborhood Retail Business; B-C General Business; B-D Intensive Business; PCD Planned Commercial Development; PCRD Planned Commercial and Residential District; M-1 Restricted Industrial and Research Laboratories; M-2 General Industrial; M-3 Special Industrial; PD-1 Planned Development No. 1; PD-2 Planned Development No. 2; PD-3 Planned Development No. 3; PDO-1 Planned Development Option No. 1; PDO-2 Planned Development Option No. 2; P-MU Planned Mixed Use Zone; PRC Planned Residential Community Cemeteries; PD-1(A) Planned Development No. 1(A); and PSRC Planned Senior Housing and Municipal Recreation Complex, together with such new districts as may be created from time to time, which do not have a set affordable housing obligation, residential developers shall pay a fee of 1% of the equalized assessed value for residential development, provided no increased density is permitted.

(b) When an increase in residential density pursuant to N.J.S.A. 40:55D-70d(5) (known as a "d" variance) has been permitted, developers may be required to pay a development fee of 6% of the equalized assessed value for each additional unit that may be realized.

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Example: If an approval allows four units to be constructed on a site that was zoned for two units, the fees could equal 1% of the equalized assessed value on the first two units, and 6% of the equalized assessed value for the two additional units. However, if the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application.

(5) Nonresidential development fees.

(a) Within all districts, including: R-A1 Residential, One-Family, 9,375 square feet; R-A2 Residential, One-Family, 6,600 square feet; R-A3 Residential, One-Family, 5,000 square feet; R-B1 Residential, One- and Two-Family; R-B2 Residential, One- and Two-Family and Garden Apartments; R-B3 Residential, One- and Two-Family and Multifamily Apartments; R-TH Residential, Townhouses; R-HR Residential, High-Rise Suburban Apartments; B-A Business and Professional Offices; B-A1 Business and Professional Offices and Existing Residential; B-B Neighborhood Retail Business; B-C General Business; B-D Intensive Business; PCD Planned Commercial Development; PCRD Planned Commercial and Residential District; M-1 Restricted Industrial and Research Laboratories; M-2 General Industrial; M-3 Special Industrial; PD-1 Planned Development No. 1; PD-2 Planned Development No. 2; PD-3 Planned Development No. 3; PDO-1 Planned Development Option No. 1; PDO-2 Planned Development Option No. 2; P-MU Planned Mixed Use Zone; PRC Planned Residential Community Cemeteries; PD-1(A) Planned Development No. 1(A); and PSRC Planned Senior Housing and Municipal Recreation Complex, together with such new districts as may be created from time to time, which do not have a set affordable housing obligation, nonresidential developers shall pay a fee of 2% of the equalized assessed value for nonresidential development.

(b) If an increase in floor area ratio is approved pursuant to N.J.S.A. 40:55D-70d(4), then the additional floor area realized (above what is permitted by right under the existing zoning) will incur a bonus development fee of 6% of the equalized assessed value for nonresidential development. However, if the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base floor area for the purposes of calculating the bonus development fee shall be the highest floor area permitted by right during the two-year period preceding the filing of the variance application. **[Amended 9-05-2006 by Ord. No. 6613-06]**

(6) Eligible exactions, ineligible exactions and exemptions.

(a) Affordable housing developments shall be exempt from development fees. All other forms of new construction shall be subject to development fees unless exempted below.

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(b) Developments that have received preliminary or final approval prior to the imposition of a municipal development fee shall be exempt from development fees unless the developer seeks a substantial change in the approval.

(c) Development fees shall be imposed and collected when an existing structure is expanded or undergoes a change to a more intense use. The development fee shall be calculated on the increase in the equalized assessed value of the improved structure.

(7) Collection of fees. Fifty percent of the development fee will be collected at the time of issuance of the building permit. The remaining portion will be collected at the issuance of the certificate of occupancy. The developer shall be responsible for paying the difference between the fee calculated at building permit and that determined at issuance of certificate of occupancy. **[Amended 9-05-2006 by Ord. No. 6613-06]**

(8) Contested fees. Imposed and collected development fees that are challenged shall be placed in an interest-bearing escrow account by the City of Clifton. If all or a portion of the contested fees are returned to the developer, the accrued interest on the returned amount shall also be returned.

(9) Affordable Housing Trust Fund.

(a) There is hereby created a separate, interest-bearing Housing Trust Fund in Valley National Bank for the purpose of depositing development fees collected from residential and nonresidential developers and proceeds from the sale of units with extinguished controls. All development fees paid by developers pursuant to this subsection shall be deposited into this fund.

(b) Within seven days from the opening of the trust fund account, the City of Clifton shall provide COAH with written authorization, in the form of a three-party escrow agreement between the municipality, Valley National Bank and COAH, to permit COAH to direct the disbursement of the funds as provided for in N.J.A.C. 5:94-6.16(b).

(c) No funds shall be expended from the affordable Housing Trust Fund unless the expenditure conforms to a spending plan approved by COAH. All interest accrued in the Housing Trust Fund shall only be used on eligible affordable housing activities approved by COAH.

(10) Use of funds.

(a) Funds deposited in the Housing Trust Fund may be used for any activity approved by COAH to address the municipal fair share. Such activities include, but are not limited to, rehabilitation, new construction, RCAs subject to the provisions of N.J.A.C. 5:94-4.4(d), ECHO housing, purchase of land for affordable housing, improvement of land to be used for affordable housing, purchase of housing, extensions or improvements of roads and infrastructure to affordable housing sites, financial assistance designed to increase affordability, or administration necessary for implementation of the Housing Element and Fair Share Plan. The expenditure of all funds shall conform to a spending plan approved by COAH.

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(b) Funds shall not be expended to reimburse the City of Clifton for past housing activities.

(c) After subtracting development fees collected to finance an RCA, a rehabilitation program or a new construction project that are necessary to address the City of Clifton's affordable housing obligation, at least 30% of the balance remaining shall be used to provide affordability assistance to low- and moderate-income households in affordable units included in the municipal Fair Share Plan. One-third of the affordability assistance portion of development fees collected shall be used to provide affordability assistance to those households earning 30% or less of median income by region.

[1] Affordability assistance programs may include down payment assistance, security deposit assistance, low-interest loans and rental assistance.

[2] Affordability assistance to households earning 30% or less of median income may include buying down the cost of low- or moderate-income units in the third-round municipal Fair Share Plan to make them affordable to households earning 30% or less of median income. The use of development fees in this matter shall entitle the City of Clifton to bonus credits pursuant to N.J.A.C. 5:94-4.22.

[3] Payments in lieu of constructing affordable units on site and funds from the sale of units with extinguished controls shall be exempt from the affordability assistance requirement.

(d) The City of Clifton may contract with a private or public entity to administer any part of its Housing Element and Fair Share Plan, including the requirement for affordability assistance, in accordance with N.J.A.C. 5:94-7. **[Amended 9-05-2006 by Ord. No. 6613-06]**

(e) No more than 20% of the revenues collected from development fees each year, exclusive of the fees used to fund an RCA, shall be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultant fees necessary to develop or implement a new construction program, a Housing Element and Fair Share Plan and/or an affirmative marketing program. In the case of a rehabilitation program, no more than 20% of the revenues collected from development fees shall be expended for such administrative expenses. Administrative funds may be used for income qualification of households, monitoring the turnover of sale and rental units and compliance with COAH's monitoring requirements. Development fee administrative costs are calculated and may be expended at the end of each year or upon receipt of the fees.

(11) Monitoring. The City of Clifton shall complete and return to COAH all monitoring forms included in the annual monitoring report related to the collection of development fees from residential and nonresidential developers, payments in lieu of constructing affordable units on site and funds from the sale of units with extinguished controls and the expenditure of revenues and implementation of the plan certified by COAH. All monitoring reports shall be completed on forms designed by COAH.

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(12) Ongoing collection of fees. The ability of the City of Clifton to impose, collect and expend development fees shall expire with its substantive certification on April 5, 2006, unless the City of Clifton has filed an adopted Housing Element and Fair Share Plan with COAH, has petitioned for substantive certification and has received COAH's approval of its Development Fee Ordinance. If the City of Clifton fails to renew its ability to impose and collect development fees prior to April 5, 2006, it may resume the imposition and collection of development fees only by complying with the requirements of N.J.A.C. 5:94-6. The City of Clifton shall not impose a development fee on a development that receives preliminary or final approval after the expiration of its substantive certification on April 5, 2006, nor will the City of Clifton retroactively impose a development fee on such a development. The City of Clifton will not expend development fees after the expiration of its substantive certification on April 5, 2006.

P. Power of attorney.

(1) Grant of power. Each owner of an affordable unit, by the initial purchase of an affordable unit and in consideration of the intent and purpose of this Affordable Housing Ordinance, shall grant to the Affordable Housing Agency an irrevocable power of attorney which shall name, appoint, constitute and affirm the Affordable Housing Agency as the attorney-in-fact for such owner for the purpose of executing a deed and other instruments required to purchase or resell the affordable unit, which right of purchase shall include, but not be limited to, the right to purchase an affordable unit where the owner is in default of the terms, covenants or conditions of any mortgage or obligation which it secures upon the affordable unit.

(2) Execution of form. The owner of an affordable unit shall execute a power of attorney form in favor of the Affordable Housing Agency as part of the documentation necessary to complete a resale of an affordable unit.

(a) Said power of attorney shall be coupled with an interest in the subject matter thereof and shall run with an interest in the affordable unit and be binding upon the heirs, executors, personal representatives, administrators, successors and assigns of the owner of the affordable unit.

(b) Said power of attorney is intended to deliver all the rights, title and interest of the owner of the affordable unit in and to said power; provided, however, that such power of attorney may only be exercised in accordance with the terms and intent of this Affordable Housing Ordinance and the rules and regulations of the Affordable Housing Agency, if any, provided that such rules and regulations also are consistent with the terms and intent of this section.

Q. Penalties. Any person who violates this Affordable Housing Ordinance or fails to comply with any of its requirements shall be penalized no more than $1,000 and shall make restitution of any or all funds paid by the City of Clifton under the provisions of this section. Nothing herein contained shall prevent the City of Clifton from taking such other lawful action as necessary to prevent or remedy any violation.

R. Service upon Affordable Housing Agency. Wherever, within this Affordable Housing Ordinance or within an affordable housing document, the City of Clifton or the Affordable

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Housing Agency is authorized to receive letters, contracts or other documents, the City Clerk of the City of Clifton shall be the person to whom same are delivered.

S. Right to waive. The Affordable Housing Agency shall have the right to waive any of the restrictions or provisions of this Affordable Housing Ordinance in order to provide and preserve the affordable units governed by this section. Any such waiver of any restriction or provision of this section or the rules and regulations of the Affordable Housing Agency shall not operate as a waiver of any other restriction or provision of this section or the rules or regulations of the Affordable Housing Agency. Moreover, failure by the Affordable Housing Agency to enforce any restriction or provision of this section or its rules and regulations shall not operate as a waiver of such restriction, provision, rule or regulation of the Affordable Housing Agency, except as expressly acknowledged in writing by the Affordable Housing Agency.

T. Severability. If any portion of this Affordable Housing Ordinance shall be held to be invalid, the holding shall not affect the validity of the remaining portions of this section. Moreover, it is not the City of Clifton's intent herein that there be a violation of the rule against perpetuities, or any related rule. If any such violation should occur, this section shall be construed and, if necessary, may be reformed by the Superior Court of New Jersey in such a way as to approximate most closely the intent of the City within the time limits permissible under such rule or related rule.

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ITEM NUMBER: CM- 1

ITEM NAME: Chief Financial Officer Answers City Council's Question Regarding Two Trust Fund Balances

RECOMMENDATION:

SUMMARY:

To: Gary DeMarzo, City Manager
CC: Mayor and City Council
At the City Council Meeting of June 3, 2025, the City Council requested the balance of two Trust Accounts. As of June 4, 2025, 10:38, the balances are:
1. Outreach Trust Account - $70,936.33
2. Affordable Housing (COAH) Trust Account - $2,775,253.47

I trust this answers the City Council's concern.
Respectfully submitted,
Joseph D Kunz, Chief Financial Officer

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: CM- 2

ITEM NAME: Chief Financial Officer Will Be Out Of Town
RECOMMENDATION:

SUMMARY:

To: Gary DeMarzo, City Manager
CC: Mayor and City Council
Earlier in the year, the City Council required that I attend every Workshop Meeting of the City Council.
To inform the City Council, I will be attending the GFOA Convention from June 27th to July 3rd, so I will not be in attendance at the July 1, 2025 City Council Meeting.
I will also be on a Family Vacation in August, so I will miss both August 2025 City Council Meetings.
Respectfully submitted,
Joseph Kunz, Chief Financial Officer

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: CM- 3

ITEM NAME: Letter of Resignation from the Civil Rights Advisory Committee
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: CM- 4

ITEM NAME: Invitation to the Hackensack Meridian Health & Wellness Center Grand Opening at 1 Metro Blvd.on June 26, 2025

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	invitation	6/6/2025	Cover Memo

CAUTION: This email originated outside the City of Clifton's email system.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Join us for the Hackensack Meridian Health & Wellness Center at Clifton Grand Opening Celebration on June 26, 2025. Get ready to experience health Care reimagined- where convenience, collaboration and compassion meet. Our brand-new center brings together a full spectrum of services under one roof.

Event: Hackensack Meridian Health & Wellness Center at Clifton Grand Opening Celebration

Time: 11:00 AM to 1:00 PM

Date: June 26, 2025

Location: Hackensack Meridian Health & Wellness Center at Clifton

Address: 1 Metro Blvd., Clifton, New Jersey, 07014, USA

This event is set to take place under a tent, rain or shine. Please dress for the elements. Photos, tours and lunch will be available following the program.

To RSVP to this event, please respond to this email by June 24th.

Adam Beder
Vice President, Government Affairs
Hackensack Meridian *Health*
343 Thornall Street, 8th Floor, Edison, NJ 08837
T: 732-744-5822 | **C:** 732-570-4356
W: adam.beder@hmhn.org

This e-mail (including all attachments) is intended for the exclusive use of the individual to whom it is addressed. This e-mail may be proprietary,confidential, privileged and exempt from disclosure under applicable law. If the reader of this e-mail is not the intended recipient or agent responsible for delivering the message to the intended recipient, the reader is hereby put on notice that any use, dissemination, distribution or copying of this communication or any of its contents is strictly prohibited. If you have received this communication in error, please immediately notify the sender by telephone or e-mail and delete the original e-mail and all copies of it from your computer system.

YOU'RE INVITED TO DISCOVER THE FUTURE OF HEALTH CARE... ALL IN ONE PLACE!

Hackensack Meridian Health & Wellness Center at Clifton

THURSDAY, JUNE 26, 2025 | 11 a.m.

1 Metro Blvd., Clifton, NJ

Rain or Shine | Dress for the elements

To R.S.V.P., please visit https://events.hackensackmeridianhealth.org/healthandwellnessclifton

Get ready to experience health care reimagined—where convenience, collaboration and compassion meet. Our brand-new center brings together a full spectrum of services under one roof.

Hackensack Meridian Health & Wellness Center

ITEM NUMBER: CM- 5

ITEM NAME: Recreation Department Family Campout on August 15-16, 2025 at Albion Park

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	flyer	6/10/2025	Cover Memo

CLIFTON RECREATION DEPARTMENT

FAMILY CAMPOUT

DATE: AUGUST 15TH-16TH
(RAIN DATE: AUGUST 22ND-23RD)

DAY & TIME: FRIDAY EVENING BEGINNING 4:00 P.M. UNTIL SATURDAY, AROUND 1:00 P.M.

LOCATION: ALBION PARK-201 MAPLEWOOD AVE.
FEE: CLIFTON RESIDENTS: $4 PER PERSON
NON-RESIDENTS: $8 PER PERSON

CAMPSITE: 1 TENT ALLOWED WITH UP TO 5 PEOPLE

***TENT CAMPING*CAMPFIRE*DINNER**
***S'MORES*GAMES*ENTERTAINMENT**
***BREAKFAST*CRAFTS*COOKING**
***FAMILY FUN!**

PRE-REGISTRATION IS REQUIRED ONLINE AT WWW.CLIFTONREC.COM OR AT THE RECREATION DEPARTMENT IN CITY HALL, 900 CLIFTON AVE. 2ND FLOOR. ONLINE REGISTRATION ENDS ON 8/13/25. ALL PARTICIPANTS NEED TO CHECK-IN AT THE REGISTRATION TABLE UPON ARRIVAL AT THE EVENT.

- PARTICIPANTS ARE REQUIRED TO SET-UP TENTS ON THEIR OWN.
- IF YOU WANT A CAMPSITE NEXT TO ANOTHER SPECIFIC FAMILY, ALL PARTIES MUST CHECK-IN AT THE SAME TIME.

GCADA Leading the Way for Healthy and Safe Communities.

CLIFTON RECREATION Follow Us To Fun!

Clifton Against Substance Abuse C.A.S.A.

ITEM NUMBER: CM- 6

ITEM NAME: Recreation Department in Conjunction with CASA Presents Drive-in Movie Night on 8/5/25 at Main Memorial Park

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	flyer	6/17/2025	Cover Memo

Clifton Recreation Department in Cooperation with Clifton Against Substance Abuse & the Governor's Council Against Alcohol & Drug Abuse & the Clifton Community Police Presents:

DRIVE-IN movie night

FREE ENTRY

FEATURED MOVIE

"MOANA 2"

Bring your blankets/lawn chairs & enjoy the show under the twilight. Join us at 7:00 pm for a few games, and crafts prior to the movie. Food will be available for purchase.

TUESDAY AUGUST 5TH	MAIN MEMORIAL PARK 1395 MAIN AVENUE CLIFTON, NJ	APPROXIMATE START 8:45 PM AS SOON AS IT IS DARK ENOUGH TO VIEW.

FOR MORE INFO VISIT: WWW.CLIFTONREC.COM OR CALL 973-470-5956

GCADA Leading the Way for Healthy and Safe Communities.

CLIFTON RECREATION Follow Us To Fun!

Clifton Against Substance Abuse C.A.S.A.

2025 National Night Out Police • Community Partnerships

Food will be available for purchase.
No alcoholic drinks or smoking is permitted on the premises.
Children should not be left unattended.
A port-a-john will be available on-site.

ITEM NUMBER: CM- 7

ITEM NAME: PILOT Agreements
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	memo	6/13/2025	Cover Memo
🗋	attachment	6/13/2025	Cover Memo

City of Clifton

LAW DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

(973) 470-5817
FAX: (973) 470-5254

June 12, 2025

Mayor Raymond Grabowski & Members of
the Clifton Municipal Council
City Hall - 900 Clifton Avenue
Clifton, New Jersey 07013

Re: **PILOT Agreements**

Dear Mayor Grabowski and Members of the Municipal Council:

Attached please find a report showing the fourteen properties which the City has Payment in lieu of Taxes ("PILOT") agreements and the amount collected from each in 2021 through 2024.

Very truly yours,

/s/ *Andrew P. Oddo*

ANDREW P. ODDO
First Assistant Municipal Attorney

APO/kmk
Attachment

PILOT BILLING

BLOCK	LOT	QUAL	BILL	CODE	NAME	ADDRESS	2024	DATE BEGAN	MATURITY
4.07	20		JAN	H	Community Options	12 Arthur St	$ 2,520.00	2018	NJMFA mortgage paid in full max 50 yrs
8.04	12 14		JAN/ OCT	A	Clifton Main Mews LLC	998 Main Ave 1010 Main Ave	$ 28,588.00	2018	NJMFA mortgage paid in full max 50 yrs
8.04	13			A	Clifton Main Mews II LLC	1000 Main Ave	$ 57,154.00	2022	NJMFA mortgage paid in full max 50 yrs
8.22	15 25		OCT	J	Jersey City Two, LLC	148 Lake Ave	$ 4,222.35	2020	NJMFA mortgage paid in full max 50 yrs
24.07	10		JULY	E	Sr. Housing of Hazel Street	127 Hazel St	$ 84,000.00	2017	5% increase every five years, next 2027
29.02	20.01		JAN/ OCT	A	Senior Housing Regan	714 Clifton Ave	$ 52,446.00	2006	NJMFA mortgage paid in full max 50 yrs
32.01	37		JAN	H	Jin-A Child Care Center	77 Jay Street	$ 4,000.00	1994	None, bill from collector going forward
37.01	1	C0001	JAN	B	Horizon II, LLC	100 Scale Ave	$36,396.62	2009	NJMFA mortgage paid in full max 50 yrs
37.01	1	C0002	JAN	B	Horizon III, LLC	101 Scale Ave	$36,394.29	2009	NJMFA mortgage paid in full max 50 yrs
37.01	2		JULY	C	Clifton Sr Citizen Housing	50 Sade St.	$ 160,918.76	1986	Extended to 2042
57.01	7		JULY	D	Serv Properties Mgmt Inc.	777 Bloomfield Ave	$ 30,075.60	2006	None maintain rules by N.J.S.A.54:4-3.6
79.04	21	BLDG		E	Isabella Street Urban Renewal	1153 Bloomfield	$ 641,253.43	2021	Fixed until 2029 unless sublet
80.02	4.01	BLDG	JAN	F	Kingland St Urban Renewal	Kingsland Street	$ 801,653.70	2017	Fixed until 12/31/26
80.02	4.03	BLDG	JAN	F	Kingland St Urban Renewal	Kingsland Street	$ 122,351.90	2021	Fixed until 12/31/26
						Total	$ 2,061,974.65		

		JAN/JUNE		A	Bill Preliminary in January Update w/final AFS
			JAN	B	Bill Full Year in January with 3% Annual Increase
			JAN	H	Bill January with fixed payment per agreements
		JAN/JULY		F	Bill Prelim in January & Final in July, 5% Increase every 5 yrs, next 2027
7	JAN		OCT	J	Bill in 4th Quarter Upon Receipt of AFS in Oct (Fiscal Yr)
3	JULY		JULY	E	Bill July based upon individual agreements.
2	JAN/OCT		JULY	C	Bill Final/Preliminary in August each year upon receipt of Statement from Cres
1	OCT		JULY	D	Bill municipal rate only after rate is certified by County in July

PILOT BILLING

BLOCK	LOT	QUAL	BILL	CODE	NAME	ADDRESS	2023	DATE BEGAN	MATURITY
4.07	20		JAN	H	Community Options	12 Arthur St	$ 2,520.00	2018	NJMFA mortgage paid in full max 50 yrs
8.04	12 14		JAN/ OCT	A	Clifton Main Mews LLC	998 Main Ave 1010 Main Ave	$ 28,044.00	2018	NJMFA mortgage paid in full max 50 yrs
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37.01	1	C0002	JAN	B	Horizon III, LLC	101 Scale Ave	$ 35,334.26	2009	NJMFA mortgage paid in full max 50 yrs
37.01	2		JULY	C	Clifton Sr Citizen Housing	50 Sade Ave	$ 148,371.25	1986	Extended to 2042
57.01	7		JULY	D	Serv Properties Mgmt Inc.	777 Bloomfield Ave	$ 28,968.00	2006	None maintain rules by N.J.S.A.54:4-3.6
79.04	21	BLDG		E	Isabella Street Urban Renewal	1153 Bloomfield	$ 646,083.40	2021	Fixed until 2029 unless sublet
80.02	4.01	BLDG	JAN	F	Kingland St Urban Renewal	Kingsland Street	$ 802,503.01	2017	Fixed until 12/31/26
80.02	4.03	BLDG	JAN	F	Kingland St Urban Renewal	Kingsland Street	$ 122,351.90	2021	Fixed until 12/31/26
						Total	$ 2,050,070.34		

		JAN/JUNE		A	Bill Preliminary in January Update w/final AFS
			JAN	B	Bill Full Year in January with 3% Annual Increase
			JAN	H	Bill January with fixed payment per agreements
		JAN/JULY		F	Bill Prelim in January & Final in July, 5% Increase every 5 yrs, next 2027
7	JAN		OCT	J	Bill in 4th Quarter Upon Receipt of AFS in Oct (Fiscal Yr)
3	JULY		JULY	E	Bill July based upon individual agreements.
2	JAN/OCT		JULY	C	Bill Final/Preliminary in August each year upon receipt of Statement from Cres
1	OCT		JULY	D	Bill municipal rate only after rate is certified by County in July

ITEM NUMBER: CM- 8

ITEM NAME: City of Clifton Affordable Housing Trust Fund Reports
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	letter	6/12/2025	Cover Memo
🗋	report	6/12/2025	Cover Memo

City of Clifton

LAW DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

(973) 470-5817
FAX: (973) 470-5254

June 12, 2025

Mayor Raymond Grabowski & Members of
the Clifton Municipal Council
City Hall - 900 Clifton Avenue
Clifton, New Jersey 07013

Re: **City of Clifton Affordable Housing Trust Fund Reports**

Dear Mayor Grabowski and Members of the Municipal Council:

Attached please find a general report of the City of Clifton's affordable housing trust fund from 2017 through 2024 together with more detailed reports concerning contributions to the fund from particular properties from 2023 to date.

Very truly yours,

/s/ *Andrew P. Oddo*

ANDREW P. ODDO
First Assistant Municipal Attorney

APO/kmk
Attachments

	2017	2018	2019	2020	2021	2022	2023	2024	Total
BEGINNING BALANCE	**$ 1,038,293.56**	**$ 1,030,568.56**	**$ 1,104,103.11**	**$ 728,861.11**	**$ 1,063,006.88**	**$ 1,807,109.53**	**$ 1,677,525.26**	**$ 1,803,678.28**	$1,038,293.56
REVENUE SUMMARY									
Barrier Free Escrow	$ -	$ -							$0.00
Development Fees	$ 54,126.00	$ 76,884.50	$ 338,281.00	$ 333,387.00	$ 747,054.61	$ 371,370.00	$ 90,667.00	$ 219,847.06	$2,231,617.17
Interest Earned	$ 861.50	$ 2,531.38	$ 1,704.50	$ 758.77	$ 204.73	$ 170.73	$ 35,636.02	$ 101,150.19	$143,017.82
Other Income		$ -						$ 500,000.00	$500,000.00
Payments-in-Lieu of Construction	$ -	$ -							$0.00
TOTAL Revenues	**$ 54,987.50**	**$ 79,415.88**	**$ 339,985.50**	**$ 334,145.77**	**$ 747,259.34**	**$ 371,540.73**	**$ 126,303.02**	**$ 820,997.25**	**$2,874,634.99**

EXPENDITURE SUMMARY									
Administrative Cost	$ 12,712.50	$ 5,881.33	$ 227.50		$ 3,156.69	$ 1,125.00	$ 150.00		$23,253.02
Affordability Assistance***			$ -						$0.00
Very Low-Income Affordability Assistance									$0.00
Barrier Free Conversions									$0.00
Housing Activity	$ 50,000.00	$ -	$ 715,000.00			$ 500,000.00			$1,265,000.00
TOTAL Expenditure	**$ 62,712.50**	**$ 5,881.33**	**$ 715,227.50**	**$ -**	**$ 3,156.69**	**$ 501,125.00**	**$ 150.00**	**$ -**	**$1,288,253.02**
ENDING BALANCE	**$ 1,030,568.56**	**$ 1,104,103.11**	**$ 728,861.11**	**$ 1,063,006.88**	**$ 1,807,109.53**	**$ 1,677,525.26**	**$ 1,803,678.28**	**$ 2,624,675.53**	**$2,624,675.53**
	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	

AFFORDABLE HOUSING

Trust Fund Summary by Date

Municipality: PASSAIC - CLIFTON CITY (1602)
Plan Version: 4.0 PENDING - MONITORING

EDITH MAYTON | LOGOUT

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Municipality	PASSAIC - CLIFTON CITY		
From Date	01/01/2025	**To Date**	05/31/2025

TRUST FUND SUMMARY

Total Income	$155,577.94
Total Expenditures	$4,127.76
Balance in Account	$151,450.18

Income	Amount
BARRIER FREE ESCROW	$0.00
DEVELOPMENT FEES	$110,877.09
INTEREST EARNED	$44,700.85
OTHER INCOME	$0.00
PAYMENTS IN LIEU OF CONSTRUCTION	$0.00

Expenditures	Amount
ADMINISTRATIVE COSTS	$4,127.76
AFFORDABILITY ASSISTANCE	$0.00
BARRIER FREE CONVERSIONS	$0.00
HOUSING ACTIVITY	$0.00

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AFFORDABLE HOUSING

Trust Fund Summary by Date

Municipality: PASSAIC - CLIFTON CITY (1602)
Plan Version: 4.0 PENDING - MONITORING

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Municipality PASSAIC - CLIFTON CITY

From Date 01/01/2024 **To Date** 12/31/2024

TRUST FUND SUMMARY

Total Income $820,997.25

Total Expenditures $0.00

Balance in Account $0.00

Income	Amount
BARRIER FREE ESCROW	$0.00
DEVELOPMENT FEES	$219,847.06
INTEREST EARNED	$101,150.19
OTHER INCOME	$500,000.00
PAYMENTS IN LIEU OF CONSTRUCTION	$0.00

Expenditures	Amount
ADMINISTRATIVE COSTS	$0.00
AFFORDABILITY ASSISTANCE	$0.00
BARRIER FREE CONVERSIONS	$0.00
HOUSING ACTIVITY	$0.00

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AFFORDABLE HOUSING

Trust Fund Summary by Date

Municipality: PASSAIC - CLIFTON CITY (1602)
Plan Version: 4.0 PENDING - MONITORING

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Municipality PASSAIC - CLIFTON CITY

From Date 01/01/2023 **To Date** 12/31/2023

TRUST FUND SUMMARY

Total Income $126,303.02

Total Expenditures $150.00

Balance in Account $126,153.02

Income	Amount
BARRIER FREE ESCROW	$0.00
DEVELOPMENT FEES	$90,667.00
INTEREST EARNED	$35,636.02
OTHER INCOME	$0.00
PAYMENTS IN LIEU OF CONSTRUCTION	$0.00

Expenditures	Amount
ADMINISTRATIVE COSTS	$150.00
AFFORDABILITY ASSISTANCE	$0.00
BARRIER FREE CONVERSIONS	$0.00
HOUSING ACTIVITY	$0.00

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County	Municipality	Trans Date	Category (Check all that apply)	Block	Lot	Address	Type	Trans Amount	General Info	Posted By	Posted Date
PASSAIC	CLIFTON CITY	01/22/2025	DEVELOPMENT FEES			135 LA SALLE AVENUE	RESIDENTIAL	$3,213.00		MAYTON, EDITH	02/21/2025 09:36
PASSAIC	CLIFTON CITY	01/22/2025	ADMINISTRATIVE COSTS				CONSULTING FEES	$1,792.00	Oct & Dec 24 Affordable Housing Litigation	MAYTON, EDITH	02/21/2025 09:55
PASSAIC	CLIFTON CITY	01/28/2025	DEVELOPMENT FEES			10 MATRO BOULEVARD	NON RESIDENTIAL	$38,327.50		MAYTON, EDITH	02/21/2025 09:47
PASSAIC	CLIFTON CITY	01/31/2025	INTEREST EARNED				N/A N/A INTEREST	$8,934.87	Valley National Bank	MAYTON, EDITH	02/21/2025 09:41
PASSAIC	CLIFTON CITY	02/07/2025	DEVELOPMENT FEES			453 LEXINGTON AVENUE	RESIDENTIAL	$7,539.50		MAYTON, EDITH	03/24/2025 12:22
PASSAIC	CLIFTON CITY	02/07/2025	DEVELOPMENT FEES			453 LEXINGTON AVENUE	NON RESIDENTIAL	$7,185.00		MAYTON, EDITH	03/24/2025 12:23
PASSAIC	CLIFTON CITY	02/07/2025	DEVELOPMENT FEES			43 GARFIELD AVENUE	RESIDENTIAL	$3,715.50		MAYTON, EDITH	03/24/2025 12:23
PASSAIC	CLIFTON CITY	02/25/2025	DEVELOPMENT FEES			126 POLCH ROAD	RESIDENTIAL	$2,416.59		MAYTON, EDITH	03/24/2025 12:23
PASSAIC	CLIFTON CITY	02/28/2025	INTEREST EARNED				N/A N/A INTEREST	$8,248.69	Valley National Bank	MAYTON, EDITH	03/24/2025 12:27
PASSAIC	CLIFTON CITY	03/04/2025	ADMINISTRATIVE COSTS				LEGAL FEES	$2,335.76	R298-24 - Affordable Housing Litigation	MAYTON, EDITH	04/15/2025 13:06
PASSAIC	CLIFTON CITY	03/25/2025	DEVELOPMENT FEES			VALLEY ROAD	RESIDENTIAL	$15,532.00		MAYTON, EDITH	04/15/2025 13:01
PASSAIC	CLIFTON CITY	03/31/2025	INTEREST EARNED				N/A N/A INTEREST	$9,185.47	Valley National Bank	MAYTON, EDITH	04/15/2025 13:07
PASSAIC	CLIFTON CITY	04/30/2025	INTEREST EARNED				N/A N/A INTEREST	$8,958.39	Valley Bank	MAYTON, EDITH	05/13/2025 09:17
PASSAIC	CLIFTON CITY	05/06/2025	DEVELOPMENT FEES			6 HENOCH AVE	RESIDENTIAL	$2,077.00		MAYTON, EDITH	06/11/2025 15:24
PASSAIC	CLIFTON CITY	05/06/2025	DEVELOPMENT FEES			245-247 PARKER AVENUE	NON RESIDENTIAL	$24,063.00		MAYTON, EDITH	06/11/2025 15:29
PASSAIC	CLIFTON CITY	05/14/2025	DEVELOPMENT FEES			26 HENOCH AVENUE	RESIDENTIAL	$3,307.00		MAYTON, EDITH	06/11/2025 15:30
PASSAIC	CLIFTON CITY	05/19/2025	DEVELOPMENT FEES			361 SOUTH PARKWAY	RESIDENTIAL	$3,501.00		MAYTON, EDITH	06/11/2025 15:33
PASSAIC	CLIFTON CITY	05/31/2025	INTEREST EARNED				N/A N/A INTEREST	$9,373.43	Valley National Bank	MAYTON, EDITH	06/11/2025 15:35
								$159,705.70			
							Expenditures	$4,127.76			
							Balance	$155,577.94			

Trust Fund Transaction Search Result

Municipality: PASSAIC - CLIFTON CITY Trust Fund Category: DEVELOPMENT FEES From Transaction Date: 01/01/2024 To Transaction Date: 12/31/2024

County	Municipality	Trans Date	Category (Check all that apply)	Block	Lot	Address	Type	Trans Amount	General Info	Posted By	Posted Date
PASSAIC	CLIFTON CITY	01/26/2024	DEVELOPMENT FEES	58.10	48	35 PENNINGTON AVE	RESIDENTIAL	$66.00		USER, SUPER	09/06/2024 02:07
PASSAIC	CLIFTON CITY	02/06/2024	DEVELOPMENT FEES	36.01	11.01	66 MT. PROSPECT AVE	RESIDENTIAL	$21,322.50		USER, SUPER	09/06/2024 02:07
PASSAIC	CLIFTON CITY	02/15/2024	DEVELOPMENT FEES	58.10	48	35 PENNINGTON AVE	RESIDENTIAL	$66.00		USER, SUPER	09/06/2024 02:07
PASSAIC	CLIFTON CITY	02/22/2024	DEVELOPMENT FEES	27.09	12	64 RUTGERS PLACE	RESIDENTIAL	$3,789.00		USER, SUPER	09/06/2024 02:07
PASSAIC	CLIFTON CITY	04/08/2024	DEVELOPMENT FEES	49.11	68	20 SOMERSET PL.	NON RESIDENTIAL	$22,595.00		USER, SUPER	09/06/2024 02:07
PASSAIC	CLIFTON CITY	06/26/2024	DEVELOPMENT FEES	60.14	6	ENTIN RD	NON RESIDENTIAL	$53,097.00		USER, SUPER	09/06/2024 02:07
PASSAIC	CLIFTON CITY	07/22/2024	DEVELOPMENT FEES	26.11	24	PLOCH ROAD	RESIDENTIAL	$1,859.56		USER, SUPER	09/06/2024 02:07
PASSAIC	CLIFTON CITY	08/09/2024	DEVELOPMENT FEES	49.02	19.01	HURON AVENUE	RESIDENTIAL	$3,906.50		MAYTON, EDITH	09/17/2024 12:28
PASSAIC	CLIFTON CITY	08/21/2024	DEVELOPMENT FEES	13.13	47	610 GREGORY AVENUE	RESIDENTIAL	$2,263.50		MAYTON, EDITH	09/17/2024 13:02
PASSAIC	CLIFTON CITY	09/03/2024	DEVELOPMENT FEES	32.08	34.01	24 HENOCH AVENUE	RESIDENTIAL	$1,551.00		MAYTON, EDITH	10/25/2024 09:29
PASSAIC	CLIFTON CITY	09/05/2024	DEVELOPMENT FEES	32.08	34.01	24 HENOCH AVENUE	RESIDENTIAL	$1,352.00		MAYTON, EDITH	10/25/2024 09:31
PASSAIC	CLIFTON CITY	09/09/2024	DEVELOPMENT FEES	63.09	11	48 HOLSTER ROAD	RESIDENTIAL	$2,797.50		MAYTON, EDITH	10/25/2024 09:36
PASSAIC	CLIFTON CITY	09/10/2024	DEVELOPMENT FEES	50.11	17	66 VIRGINIA AVENUE	RESIDENTIAL	$4,789.50		MAYTON, EDITH	10/25/2024 09:38
PASSAIC	CLIFTON CITY	09/16/2024	DEVELOPMENT FEES	57.05	14	64 RAVONA AVENUE	RESIDENTIAL	$6,394.00		MAYTON, EDITH	10/25/2024 09:40
PASSAIC	CLIFTON CITY	09/23/2024	DEVELOPMENT FEES	37.06	1	29 LADWIK LANE	RESIDENTIAL	$3,504.00		MAYTON, EDITH	10/25/2024 09:42
PASSAIC	CLIFTON CITY	09/25/2024	DEVELOPMENT FEES	32.09	2.02	24 MT. WASHINGTON DRIVE	RESIDENTIAL	$2,828.50		MAYTON, EDITH	10/25/2024 09:45
PASSAIC	CLIFTON CITY	09/25/2024	DEVELOPMENT FEES	32.09	2.01	22 MT. WASHINGTON DRIVE	RESIDENTIAL	$1,572.50		MAYTON, EDITH	10/25/2024 09:48

County	Municipality	Trans Date	Category (Check all that apply)	Block	Lot	Address	Type	Trans Amount	General Info	Posted By	Posted Date
PASSAIC	CLIFTON CITY	10/10/2024	DEVELOPMENT FEES	56.07	11.02	13 SOMERSET PLACE	NON RESIDENTIAL	$12,857.50		MAYTON, EDITH	11/20/2024 13:17
PASSAIC	CLIFTON CITY	10/16/2024	DEVELOPMENT FEES	16.01	50	300 KULLER ROAD	NON RESIDENTIAL	$48,850.00		MAYTON, EDITH	11/20/2024 13:19
PASSAIC	CLIFTON CITY	11/27/2024	DEVELOPMENT FEES			62 LAKE AVE	RESIDENTIAL	$1,316.00		MAYTON, EDITH	12/20/2024 09:12
PASSAIC	CLIFTON CITY	12/30/2024	DEVELOPMENT FEES			164 GETTY AVE	RESIDENTIAL	$23,069.50		MAYTON, EDITH	01/21/2025 12:25

Trust Fund Transaction Search Result

Municipality: PASSAIC - CLIFTON CITY From Transaction Date: 01/01/2023 To Transaction Date: 12/31/2023

County	Municipality	Trans Date	Category (Check all that apply)	Block	Lot	Address	Type	Trans Amount	General Info	Posted By	Posted Date
PASSAIC	CLIFTON CITY	01/31/2023	INTEREST EARNED				N/A N/A INTEREST	$14.71	PNC Bank	USER, SUPER	09/06/2024 02:07
PASSAIC	CLIFTON CITY	02/28/2023	INTEREST EARNED				N/A N/A INTEREST	$12.87	PNC Bank	USER, SUPER	09/06/2024 02:07
PASSAIC	CLIFTON CITY	03/14/2023	DEVELOPMENT FEES	70.01	7	55 CRESTTHILL AVENUE	RESIDENTIAL	$5,860.50		USER, SUPER	09/06/2024 02:07
PASSAIC	CLIFTON CITY	03/20/2023	DEVELOPMENT FEES	58.10	48	35 PENNINGTON AVE	RESIDENTIAL	$1,727.00		USER, SUPER	09/06/2024 02:07
PASSAIC	CLIFTON CITY	03/22/2023	DEVELOPMENT FEES	73.04	9	26 WHEELER STREET	RESIDENTIAL	$3,802.50		USER, SUPER	09/06/2024 02:07
PASSAIC	CLIFTON CITY	03/31/2023	INTEREST EARNED				N/A N/A INTEREST	$14.28	PNC Bank	USER, SUPER	09/06/2024 02:07
PASSAIC	CLIFTON CITY	04/20/2023	DEVELOPMENT FEES	7.15	11	453 LEXINGTON AVE	RESIDENTIAL	$6,489.50		USER, SUPER	09/06/2024 02:07
PASSAIC	CLIFTON CITY	04/28/2023	INTEREST EARNED				N/A N/A INTEREST	$12.97	PNC Bank	USER, SUPER	09/06/2024 02:07
PASSAIC	CLIFTON CITY	05/31/2023	INTEREST EARNED				N/A N/A INTEREST	$1,408.12	PNC Bank	USER, SUPER	09/06/2024 02:07
PASSAIC	CLIFTON CITY	06/30/2023	INTEREST EARNED				N/A N/A INTEREST	$2,627.59	PNC Bank	USER, SUPER	09/06/2024 02:07
PASSAIC	CLIFTON CITY	07/31/2023	INTEREST EARNED				N/A N/A INTEREST	$2,719.37	PNC Bank	USER, SUPER	09/06/2024 02:07
PASSAIC	CLIFTON CITY	08/02/2023	DEVELOPMENT FEES	58.10	48	35 PENNINGTON AVE	RESIDENTIAL	$1,727.00		USER, SUPER	09/06/2024 02:07
PASSAIC	CLIFTON CITY	08/07/2023	DEVELOPMENT FEES	22.20	19	26 MT SIDE TERR	RESIDENTIAL	$2,988.50		USER, SUPER	09/06/2024 02:07
PASSAIC	CLIFTON CITY	08/16/2023	ADMINISTRATIVE COSTS				CONSULTING FEES	$150.00	TRIAD ADVISORY SERVICE INC - Technical Assistance Service	USER, SUPER	09/06/2024 02:07

County	Municipality	Trans Date	Category (Check all that apply)	Block	Lot	Address	Type	Trans Amount	General Info	Posted By	Posted Date
PASSAIC	CLIFTON CITY	08/31/2023	INTEREST EARNED				N/A N/A INTEREST	$2,730.03	PNC Bank	USER, SUPER	09/06/2024 02:07
PASSAIC	CLIFTON CITY	09/13/2023	DEVELOPMENT FEES	70.01	72	487 DWAS LINE RD	RESIDENTIAL	$2,563.50		USER, SUPER	09/06/2024 02:07
PASSAIC	CLIFTON CITY	09/18/2023	DEVELOPMENT FEES	39.04	15	352 GROVE ST	RESIDENTIAL	$6,256.50		USER, SUPER	09/06/2024 02:07
PASSAIC	CLIFTON CITY	09/28/2023	DEVELOPMENT FEES	11.03	56	152 GETTY AVE	RESIDENTIAL	$12,418.50		USER, SUPER	09/06/2024 02:07
PASSAIC	CLIFTON CITY	09/30/2023	INTEREST EARNED				N/A N/A INTEREST	$1,789.13	PNC Bank	USER, SUPER	09/06/2024 02:07
PASSAIC	CLIFTON CITY	10/04/2023	INTEREST EARNED				N/A N/A INTEREST	$1,690.22	Valley Bank	USER, SUPER	09/06/2024 02:07
PASSAIC	CLIFTON CITY	10/06/2023	INTEREST EARNED				N/A N/A INTEREST	$1,653.94	Valley Bank	USER, SUPER	09/06/2024 02:07
PASSAIC	CLIFTON CITY	10/10/2023	DEVELOPMENT FEES	15.04	6.7	61 KULLER ROAD	NON RESIDENTIAL	$19,160.00		USER, SUPER	09/06/2024 02:07
PASSAIC	CLIFTON CITY	10/13/2023	DEVELOPMENT FEES	82.06	15	6 MAIN AVE	NON RESIDENTIAL	$13,630.00		USER, SUPER	09/06/2024 02:07
PASSAIC	CLIFTON CITY	10/31/2023	DEVELOPMENT FEES	32.08	34.03	1600 VAN HOUTEN AVE	RESIDENTIAL	$3,311.50		USER, SUPER	09/06/2024 02:07
PASSAIC	CLIFTON CITY	10/31/2023	INTEREST EARNED				N/A N/A INTEREST	$5,766.49	Valley Bank	USER, SUPER	09/06/2024 02:07
PASSAIC	CLIFTON CITY	10/31/2023	INTEREST EARNED				N/A N/A INTEREST	$14.82	PNC Bank	USER, SUPER	09/06/2024 02:07
PASSAIC	CLIFTON CITY	11/09/2023	DEVELOPMENT FEES	53.06	36	29 FIELD ROAD	RESIDENTIAL	$3,462.00		USER, SUPER	09/06/2024 02:07
PASSAIC	CLIFTON CITY	11/15/2023	DEVELOPMENT FEES	53.06	36	29 FIELD ROAD	RESIDENTIAL	$3,462.00		USER, SUPER	09/06/2024 02:07
PASSAIC	CLIFTON CITY	11/30/2023	INTEREST EARNED				N/A N/A INTEREST	$7,322.93	Valley Bank	USER, SUPER	09/06/2024 02:07
PASSAIC	CLIFTON CITY	12/11/2023	DEVELOPMENT FEES	70.02	15	41 LENOX AVE	RESIDENTIAL	$3,808.00		USER, SUPER	09/06/2024 02:07
PASSAIC	CLIFTON CITY	12/20/2023	INTEREST EARNED				N/A N/A INTEREST	$235.72	Valley Bank	USER, SUPER	09/06/2024 02:07

County	Municipality	Trans Date	Category (Check all that apply)	Block	Lot	Address	Type	Trans Amount	General Info	Posted By	Posted Date
PASSAIC	CLIFTON CITY	12/20/2023	INTEREST EARNED				N/A N/A INTEREST	$0.96	Valley Bank	USER, SUPER	09/06/2024 02:07
PASSAIC	CLIFTON CITY	12/31/2023	INTEREST EARNED				N/A N/A INTEREST	$7,621.87	Valley Bank	USER, SUPER	09/06/2024 02:07

18-101-01-000-002 Cash - COAH - Valley

From 01/01/2025 to 05/31/2025

Account	Date	Source	PO#	Contract#	Check #	Vendor #	Vendor/Description	Budget	Debit	Credit	PO Encumber	PO Payment	Balance (DR)
18-101-01-000-002							ACTIVITY/BALANCE (YEAR START)	-					**2,624,675.53**
18-101-01-000-002	01/22/2025	RJ 286					SP Construction 135 La Salle Avanue Block 42.11, Lot 1		3,213.00				2,627,888.53
18-101-01-000-002	01/22/2025	DJ 266			250031	991	CLIFTON, CITY OF - TREASURER'S Bill List 1/21/2025			1,792.00			2,626,096.53
18-101-01-000-002	01/28/2025	RJ 364					PB Nutcliff Coffee, LLC 10 Metro Boulevard Block 8.02, Lot 4.13		38,327.50				2,664,424.03
18-101-01-000-002	01/31/2025	RJ 513					January Interest		8,934.87				2,673,358.90
18-101-01-000-002	02/07/2025	RJ 604					Tsungas Petroleum, Inc. 453 Lexington Ave Block 7.15, Lot 11		14,724.50				2,688,083.40
18-101-01-000-002	02/07/2025	RJ 628					Building By David 43 Garfield Ave Block 50.12, Lot 12		3,715.50				2,691,798.90
18-101-01-000-002	02/25/2025	RJ 884					Hamdan, Abdul 126 Ploch Road Block 26.11, Lot 24		2,416.59				2,694,215.49
18-101-01-000-002	02/28/2025	RJ 986					February Interest		8,248.69				2,702,464.18
18-101-01-000-002	03/04/2025	DJ 1233			250147	991	CLIFTON, CITY OF - TREASURER'S Bill List 3/04/2025			2,335.76			2,700,128.42
18-101-01-000-002	03/25/2025	RJ 1394					522 Valley Estates LLC, 522 Valley Road Block 32.01, Lot 12		15,532.00				2,715,660.42
18-101-01-000-002	03/31/2025	RJ 1526					March Interest		9,185.47				2,724,845.89
18-101-01-000-002	04/30/2025	RJ 2048					April Interest		8,958.39				2,733,804.28
18-101-01-000-002	05/06/2025	RJ 2075					Angel Herrera 6 Henoch Ave B. 32.08 Lot 18		2,077.00				2,735,881.28
18-101-01-000-002	05/06/2025	RJ 2076					American Analytical Association 245-247 Parker Avenue B.4.16		24,063.00				2,759,944.28
18-101-01-000-002	05/14/2025	RJ 2328					PLJ Properties LLC 26 Henoch Ave Block 32.08, Lot 34.02		3,307.00				2,763,251.28
18-101-01-000-002	05/19/2025	RJ 2398					Buildigs By David LLC 361 South Parkway Block 21.04, lot 67		3,501.00				2,766,752.28
18-101-01-000-002	05/31/2025	RJ 2617					May Interest		9,373.43				2,776,125.71
RANGE								**-**	**155,577.94**	**4,127.76**	**-**	**-**	**2,776,125.71**
								-	**155,577.94**	**4,127.76**	**-**	**-**	**2,776,125.71**

18-101-01-000-002 Cash - COAH - Valley

From 01/01/2024 to 12/31/2024 (YEAR 2024)

Account	Date	Source	PO#	Contract#	Check #	Vendor #	Vendor/Description	Budget	Debit	Credit	PO Encumber	PO Payment	Balance (DR)
18-101-01-000-002							ACTIVITY/BALANCE (YEAR START)	-					**1,803,678.28**
18-101-01-000-002	01/26/2024	RJ 315					Leah B. Damski Block 58.10, Lot 48 35 Pennington Ave ck#1978		66.00				1,803,744.28
18-101-01-000-002	01/31/2024	RJ 444					January Interest		7,638.55				1,811,382.83
18-101-01-000-002	02/06/2024	RJ 546					66 Mt. Prospect Avenue Block 36.01, Lot 11.01		21,322.50				1,832,705.33
18-101-01-000-002	02/15/2024	RJ 658					Leah B. Damski Block 58.10, Lot 48 35 Pennington Ave		66.00				1,832,771.33
18-101-01-000-002	02/22/2024	RJ 778					Jaroslaw Lemanski - Developer Block 27.09 Lot 12 64 Rutgers Place		3,789.00				1,836,560.33
18-101-01-000-002	02/29/2024	RJ 1029					February Interest		7,246.99				1,843,807.32
18-101-01-000-002	03/31/2024	RJ 1558					March Interest		7,808.47				1,851,615.79
18-101-01-000-002	04/08/2024	RJ 1619					20 Somerset Peace zLLC Block 49.11 Lot 68 ck# 6994		22,595.00				1,874,210.79
18-101-01-000-002	04/30/2024	RJ 2083					April Interest		7,656.50				1,881,867.29
18-101-01-000-002	05/31/2024	RJ 2737					May Interest		7,969.66				1,889,836.95
18-101-01-000-002	06/28/2024	RJ 3227					Carlton-Behr Capital llc BRG 140 Entin Rd B.60.14 Lot 6 Full Fee		53,097.00				1,942,933.95
18-101-01-000-002	06/30/2024	RJ 3308					June Interest		7,781.50				1,950,715.45
18-101-01-000-002	07/22/2024	RJ 3636					Abdul Hamdan 126 PLoch RD B. 26.11 Lot 24		1,859.56				1,952,575.01
18-101-01-000-002	07/31/2024	RJ 3966					July Interest		8,263.76				1,960,838.77
18-101-01-000-002	08/09/2024	RJ 4123					J&E Investment Group Block 49.02 Lot 19.01 153 Huron Ave		3,906.50				1,964,745.27
18-101-01-000-002	08/20/2024	RJ 4291					Clear Interfund		500,000.00				2,464,745.27
18-101-01-000-002	08/21/2024	RJ 4319					Otalavaro Gloria B. 13.13 L. 47 610 Gregory Ave ck# 2022		2,263.50				2,467,008.77
18-101-01-000-002	08/31/2024	RJ 4565					August Interest		9,139.45				2,476,148.22
18-101-01-000-002	09/03/2024	RJ 4519					24 Henoch Avenue Block 32.08 Lot 34.01 ck# 1372		1,551.00				2,477,699.22
18-101-01-000-002	09/05/2024	RJ 4594					24 Henoch Avenue Block 32.08 Lot 34.01 ck# 1394		1,352.00				2,479,051.22
18-101-01-000-002	09/09/2024	RJ 4685					Victory Builders LLC 48 Holster Road Block 63.09 Lost 11 ck# 1052		2,797.50				2,481,848.72
18-101-01-000-002	09/10/2024	RJ 4681					Elie & WF Zolty Block 50.11 & Lot 17 66 Virginia Ave ck# 4508		4,789.50				2,486,638.22
18-101-01-000-002	09/16/2024	RJ 4825					Baruch Halberstam Block 57.05 Lot 14 64 Ravana St. ck# 5098		6,394.00				2,493,032.22
18-101-01-000-002	09/23/2024	RJ 4912					Bergen Essex Contractors Inc. -29 Ladwik Lane Bl 37.06 Lot 1 ck# 11312		3,504.00				2,496,536.22

18-101-01-000-002 Cash - COAH - Valley

From 01/01/2024 to 12/31/2024 (YEAR 2024)

Account	Date	Source	PO#	Contract#	Check #	Vendor #	Vendor/Description	Budget	Debit	Credit	PO Encumber	PO Payment	Balance (DR)
18-101-01-000-002	09/25/2024	RJ 5031					24 Mt Washington Drive Bl. 32.09 Lot 2.02		2,828.50				2,499,364.72
18-101-01-000-002	09/25/2024	RJ 5032					22 Mt Washington Drive Bl. 32.09 Lot 2.01		1,572.50				2,500,937.22
18-101-01-000-002	09/30/2024	RJ 5193					September Interest		9,754.07				2,510,691.29
18-101-01-000-002	10/10/2024	RJ 5390					13 Somerset Place Block 56.07, Lot 11.02 ck#7329		12,857.50				2,523,548.79
18-101-01-000-002	10/16/2024	RJ 5493					300 Kuller Road Block 16.01 & Lot 50 ck# 20258		48,850.00				2,572,398.79
18-101-01-000-002	10/31/2024	RJ 5826					October Interest		9,700.32				2,582,099.11
18-101-01-000-002	11/27/2024	RJ 6234					62 Lake Avenue Block 4.16, Lot 42 - Urim Zhary		1,316.00				2,583,415.11
18-101-01-000-002	11/30/2024	RJ 6305					November Interest		9,101.45				2,592,516.56
18-101-01-000-002	12/30/2024	RJ 6782					62-66 Mt. Prospect Avenue Block 36.01, Lot 11.01		23,069.50				2,615,586.06
18-101-01-000-002	12/31/2024	RJ 6835					December Interest		9,089.47				2,624,675.53
RANGE								**-**	**820,997.25**	**-**	**-**	**-**	**2,624,675.53**
								-	**820,997.25**	**-**	**-**	**-**	**2,624,675.53**

18-101-01-000-002 Cash - COAH - Valley

From 01/01/2023 to 12/31/2023 (YEAR 2023)

Account	Date	Source	PO#	Contract#	Check #	Vendor #	Vendor/Description	Budget	Debit	Credit	PO Encumber	PO Payment	Balance (DR)
18-101-01-000-002	09/08/2023	RJ 4873					Initital Deposit		0.01				0.01
18-101-01-000-002	09/20/2023	RJ 4554					Transfer Accts ck # 1071		500,000.00				500,000.01
18-101-01-000-002	09/20/2023	RJ 4554					Transfer Accts ck# 1072		500,000.00				1,000,000.01
18-101-01-000-002	09/22/2023	RJ 4555					Transfer Accts ck # 1073		500,000.00				1,500,000.01
18-101-01-000-002	09/22/2023	RJ 4555					Transfer Accts ck# 1074		205,000.00				1,705,000.01
18-101-01-000-002	09/28/2023	RJ 4662					164 Getty Avenue Corporation - Block 11.03 Lot 56		12,418.50				1,717,418.51
18-101-01-000-002	10/04/2023	RJ 5228					September Interest Adjustment		1,690.22				1,719,108.73
18-101-01-000-002	10/06/2023	RJ 5229					October Interest		1,653.94				1,720,762.67
18-101-01-000-002	10/10/2023	RJ 4905					Innovative Cosmetic Concepts LLC - B. 15.04 L. 6&7 (2nd & final half)		19,160.00				1,739,922.67
18-101-01-000-002	10/13/2023	RJ 4977					Center Line Properties LLC- B. 82.06 L. 15 FInal Pmt		13,630.00				1,753,552.67
18-101-01-000-002	10/16/2023	RJ 4991					To Close PNC Account		15,119.33				1,768,672.00
18-101-01-000-002	10/31/2023	RJ 5277					PLJ Properties LLC - B. 32.08 L. 34.03 - First Half COAH Payment		3,311.50				1,771,983.50
18-101-01-000-002	10/31/2023	RJ 5340					October Interest		5,766.49				1,777,749.99
18-101-01-000-002	11/09/2023	RJ 5523					29 Field Rd - Kunal Shah B. 53.06 L.36		3,462.00				1,781,211.99
18-101-01-000-002	11/15/2023	RJ 5577					29 Field Rd - Kunal Shah B. 53.06 L.36		3,462.00				1,784,673.99
18-101-01-000-002	11/15/2023	RJ 5585					To Close PNC Account - October Interest		14.82				1,784,688.81
18-101-01-000-002	11/21/2023	DJ 7098			112123	1	CLIFTON, CITY OF - CURRENT ACC Cash - COAH - Valley			0.01			1,784,688.80
18-101-01-000-002	11/30/2023	RJ 6095					November Interest		7,322.93				1,792,011.73
18-101-01-000-002	12/11/2023	RJ 6026					Fireman, Eliezer S. Block 70.02, Lot 15 41 Lenox Ave		3,808.00				1,795,819.73
18-101-01-000-002	12/20/2023	RJ 6337					October Backdated Adj Int		235.72				1,796,055.45
18-101-01-000-002	12/20/2023	RJ 6338					November Backdated Adj Int		0.96				1,796,056.41
18-101-01-000-002	12/31/2023	RJ 6552					December Interest		7,621.87				1,803,678.28
								-	1,803,678.29	0.01	-	-	1,803,678.28

18-101-01-000-001 Cash - COAH - PNC

From 01/01/2023 to 11/15/2023 (YEAR 2023)

Account	Date	Source	PO#	Contract#	Check #	Vendor #	Vendor/Description	Budget	Debit	Credit	PO Encumber	PO Payment	Balance (DR)
18-101-01-000-001							ACTIVITY/BALANCE (YEAR START)	-					**1,677,525.26**
18-101-01-000-001	01/31/2023	RJ 446					January Interest		14.71				1,677,539.97
18-101-01-000-001	02/28/2023	RJ 1277					February Interest		12.87				1,677,552.84
18-101-01-000-001	03/14/2023	RJ 1133					Herzog - 55 Cresthill Ave Bl 70.01 Lot 7		5,860.50				1,683,413.34
18-101-01-000-001	03/20/2023	RJ 1222					Leah B. Damski - 35 Pennington Avenue Bl 58.10 Lot 48		1,727.00				1,685,140.34
18-101-01-000-001	03/22/2023	RJ 1329					Josmar Enterprises LLC - 26 Wheeler St Bl 73.04 Lot 9		3,802.50				1,688,942.84
18-101-01-000-001	03/31/2023	RJ 1603					March Interest		14.28				1,688,957.12
18-101-01-000-001	04/20/2023	RJ 1740					Tsungas Petroleum Inc. -453 Lexington Ave B 7.15 L 11		6,489.50				1,695,446.62
18-101-01-000-001	04/28/2023	RJ 2018					April Interest		12.97				1,695,459.59
18-101-01-000-001	05/31/2023	RJ 2593					May Interest		1,408.12				1,696,867.71
18-101-01-000-001	06/30/2023	RJ 3179					June Interest		2,627.59				1,699,495.30
18-101-01-000-001	07/31/2023	RJ 3863					July Interest		2,719.37				1,702,214.67
18-101-01-000-001	08/02/2023	RJ 3607					Leah B. Damski - 35 Pennington Avenue Bl 58.10 Lot 48		1,727.00				1,703,941.67
18-101-01-000-001	08/07/2023	RJ 3677					Jebara Properties LLC 1089 Main St, STE 501-BL22.20 Lot 19 - CK#1405		2,988.50				1,706,930.17
18-101-01-000-001	08/16/2023	DJ 4918			1069	991	CLIFTON, CITY OF - TREASURER'S Bill List 08/2/2023			150.00			1,706,780.17
18-101-01-000-001	08/16/2023	DJ 5747			1069	991	CLIFTON, CITY OF - TREASURER'S NEW Check Issued Bill List 08/2/2023			(150.00)			1,706,930.17
18-101-01-000-001	08/16/2023	DJ 5748			1070	991	CLIFTON, CITY OF - TREASURER'S Bill List 08/2/2023			150.00			1,706,780.17
18-101-01-000-001	08/16/2023	DJ 7035			1070	991	CLIFTON, CITY OF - TREASURER'S Wrong Claims Acct			(150.00)			1,706,930.17
18-101-01-000-001	08/16/2023	DJ 7036			1070	991	CLIFTON, CITY OF - TREASURER'S Bill List 08/02/2023			150.00			1,706,780.17
18-101-01-000-001	08/31/2023	RJ 4204					August Interest		2,730.03				1,709,510.20
18-101-01-000-001	09/06/2023	DJ 5704			230621	991	CLIFTON, CITY OF - TREASURER'S Bill List 09/05/2023			1,514.46			1,707,995.74
18-101-01-000-001	09/06/2023	DJ 5715			230621	991	CLIFTON, CITY OF - TREASURER'S Bill List 09/05/2023			(1,514.46)			1,709,510.20
18-101-01-000-001	09/13/2023	RJ 4337					Ana Properties - 487 Dwas Line Rd B. 70.01 L72 (1/2 COAH Fees)		2,563.50				1,712,073.70
18-101-01-000-001	09/18/2023	RJ 4338					George Solimene - 352 Grove St. B. 39.04 L 15 FINAL COAH Fee		6,256.50				1,718,330.20

18-101-01-000-001 Cash - COAH - PNC

From 01/01/2023 to 11/15/2023 (YEAR 2023)

Account	Date	Source	PO#	Contract#	Check #	Vendor #	Vendor/Description	Budget	Debit	Credit	PO Encumber	PO Payment	Balance (DR)
18-101-01-000-001	09/20/2023	RJ 4554					Transfer Accts ck# 1071 & 1072			1,000,000.00			718,330.20
18-101-01-000-001	09/22/2023	RJ 4555					Transfer Accts ck# 1073 & 1074			705,000.00			13,330.20
18-101-01-000-001	09/30/2023	RJ 4981					September Interest		1,789.13				15,119.33
18-101-01-000-001	10/16/2023	RJ 4991					To Close PNC Account			15,119.33			-
18-101-01-000-001	10/31/2023	RJ 5540					October Interest		14.82				14.82
18-101-01-000-001	11/15/2023	RJ 5585					To Close PNC Account - October Interest			14.82			-
RANGE								**-**	**42,758.89**	**1,720,284.15**	**-**	**-**	**-**
								-	**42,758.89**	**1,720,284.15**	**-**	**-**	**-**

ITEM NUMBER: CM- 9

ITEM NAME: FMBA Negotiations Update
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	memo	6/12/2025	Cover Memo

CM -

City of Clifton

LAW DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

(973) 470-5817
FAX: (973) 470-5254

June 12, 2025

Mayor Raymond Grabowski & Members of
the Clifton Municipal Council
City Hall - 900 Clifton Avenue
Clifton, New Jersey 07013

Re: **FMBA Negotiations Update**

Dear Mayor Grabowski and Members of the Municipal Council:

Labor Counsel for the City of Clifton, Richard Flaum, Esq., advised that he will be meeting with the FMBA representative on June 24, 2025 and will provide an update following that meeting. As this is purely informational, I am placing this letter on as "Council Mail." If any member wants to discuss an aspect of the ongoing negotiations, we should move this matter to closed session.

Very truly yours,

/s/ *Andrew P. Oddo*

ANDREW P. ODDO
First Assistant Municipal Attorney

APO/kmk

ITEM NUMBER: CM- 10

ITEM NAME: Thank you from Lombardo Family
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	thank you	6/5/2025	Cover Memo

Thank you
for remembering
my Mother with
the beautiful
floral arrangement.
My mother, Sarah,
loved working for
the City of Clifton and
she loved Clifton.
Elaine

During a time
like this
we realize how much
our friends and relatives really mean
to us . . . . . .
Your expression
of sympathy will always
be remembered
Sarah Lombardo
Family

ITEM NUMBER:

ITEM NAME: Fr. Monteleone - St. Philip's Church
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER:

ITEM NAME: Approval of Workshop Meeting Minutes of June 3, 2025
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	minutes	6/5/2025	Cover Memo

CITY OF CLIFTON
CLIFTON, NE□ □ERSEY
□ OR□SHOP MEETING MINUTES □UNE 3, 2025

The Conference 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 and called to Order by the Mayor.

6:30 P.M. CALL OF ROLL

Mayor Grabowski 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 □ ebsite 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)	On Zoom
Councilman Kolodziej	(JK)	Arrived 6:33 p.m.
Councilman Latona	(AL)	
Councilman D'Amato	(CD)	On Zoom
Councilwoman Pino	(RP)	
Councilwoman Sadrakula	(MS)	
Mayor Grabowski	(RG)	

Also present were City Manager, Gary DeMarzo; Assistant City Attorney, Andrew Oddo; Assistant City Attorney, Thomas Egan; CFO, Joseph Kunz; City Clerk, Kathleen Tolosi and Deputy City Clerk Michele Butler and Deputy City Clerk in training Megan Krusznis.

Presentations:

Action items of the City Manager's Work Session Agenda
Discussion items of the City Manager's Work Session Agenda
Council mail items of the City Manager's Work Session Agenda

Respectfully submitted,

Kathleen Tolosi
City Clerk

June 3, 2025

PRESENTATION □HEARING □CONFERENCE APPEARANCE□S□

ACTION ITEMS

A-1 Chief Financial Officer Recommends Adoption of 2025 Temporary Budget Emergency Increases in Both the Municipal Budget and the Sewer Utility Budget (R273-25) (R274-25)

Approved: BG/CD. Councilwoman Sadrakula objected.

A-2 2023 NJDOT Sidewalk and Curb Improvements - City Engineer Recommends Approval of Change Order □1 □ Final, and Payment □10 □ Final to Close Out Riverview Paving Inc. Contract (R275-25) (R276-25)

Approved: BG/CD.

A-3 2025 Roadway Resurfacing Program - City Engineer Requests Permission to Advertise for Bids (R277-25)

Approved: CD/AL. Councilwoman Sadrakula abstained.

A-4 Interior Alterations to Clifton Police Department - City Engineer Requests Permission to Advertise for Bids (R278-25)

Approved: CD/JK.

A-5 Authorization to Approve Advertisement of Notice of Intent to Procure One (1) 2026 Ford 550 Passenger Bus for Clifton Outreach off the Houston Galveston Area Council National Co-Operative (R279-25)

Approved: CD/JK.

A-6 Authorization to Approve the Advertisement of Notice of Intent for Procurement of Ford OEM Parts and Supplies for City of Clifton via Sourcewell National Cooperative Contract (R280-25)

Approved: AL/CD.

A-7 Authorization to Approve an Amendment of Resolution R059-23, Adopted January 17, 2023, for Vegetative □ aste Disposal to Low Bidder (R281-25)

Approved: CD/AL.

A-8 Authorization to Approve the Crime Risk Insurance Policy Renewal (R282-25)

Approved: JK/CD.

A-9 Authorization to Approve Affordable Housing Counsel (R283-25)

Approved: MS/CD.

A-10 Authorization to Approve Defense of □ orker's Compensation Claims (R284-25)

Approved: BG/CD. Councilwoman Sadrakula abstained.

A-11 Authorization to Approve the Increase in Maximum Amount of Clifton Home Improvement Program (CHIP) Loans (R285-25)

A motion was made by Councilwoman Sadrakula, seconded by Councilman D'Amato, and passed without objections to table item A-11.

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

A-12 Authorization to Approve Underground Storage Tank Insurance Policy Renewal (R286-25)

Approved: CD/AL.

A-13 Authorization to Approve Labor Counsel Request for Increase (R287-25)

A motion was made by Councilman Kolodziej, seconded by Councilman D'Amato and passed on roll call vote.

(5-2-0-0) Councilman D'Amato, Councilman Gibson, Councilman Latona, Councilwoman Pino, and Mayor Grabowski voted Aye. Councilman Kolodziej and Councilwoman Sadrakula voted Nay.

A-14 Authorization to Approve the City of Clifton's Discrimination and Harassment Policy (R288-25)

A motion was made by councilman Kolodziej, seconded by Councilwoman Pino and failed on roll call vote.

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

A-15 Authorization to Approve an Application to Serve as a Member for the Holiday Committee

Approved: AL/JK.

A-16 Authorization to Approve an Application to Serve as a Member on the Clifton Arts Center Sculpture Committee

Approved: AL/CD.

A-17 Authorization to Approve a Procession Permit for SS Cyril and Methodius Church on June 22, 2025

Approved: MS/AL.

A-18 Authorization to Approve a Procession Permit for St. John Kanty R.C. Church on June 22, 2025

Approved: MS/AL.

A-19 Authorization to Approve a Block Party at Lorraine Drive on June 15, 2025

Approved: AL/RP.

A-20 Authorization to Approve a Block Party on Chatham Terrace on June 28, 2025

Approved: AL/RP.

DISCUSSION ITEMS NE BUSINESS

D-1 Search and Recruitment for City Manager

A motion was made by Councilwoman Sadrakula, seconded by Councilman D'Amato to table the discussion item until January 2026. There were no objections.

D-2 Appointment of Municipal Attorney

A motion was made by Councilman D'Amato, seconded by Councilwoman Pino to table this item until the next meeting to reorganize law department and discuss hiring a deputy city manager. There were no objections.

D-3 Legal Opinion on Council Members Rights to Vote on Proposed Elimination of Healthcare Benefits

A short discussion took place regarding eligibility to vote, a motion was made under D-4.

D-4 Employee/Council Member Eligibility for Health Benefits

A motion was made by Councilwoman Sadrakula, seconded by Councilman D'Amato to eliminate health benefits for part time employees and council members. The motion failed.

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

D-5 Viola Avenue Permit Parking
D-6 Clifton Independence Day Celebration on July 6, 2025

Councilwoman Pino stated this event will generate □60K in revenue. The food trucks will open at 12PM, the Carnival will open at 3PM, and the stadium will open at 6:30PM for the fireworks display. The event is being executed through the Health Department.

D-7 through D-12 will be carried to the next council agenda.

D-7 Unofficial RFP Tabulation and Proposals for Employment Litigation Special Legal Counsel Services
D-8 Unofficial RFP Tabulation and Proposals for Outside Legal Counsel for Independent Investigation Services
D-9 Unofficial RFP Tabulation and Proposals for Outside Legal Counsel for Affordable Housing Litigation Services
D-10 Unofficial RFP Tabulation Outside Legal Counsel for General Environmental Services

D-11 Unofficial RFP Tabulation and Proposals for Redevelopment Counsel Services
D-12 Unofficial RFP Tabulation and Proposals for Tax Appeal Counsel Services

COUNCIL MAIL

CM-1 Proposed Amazon □ arehouse Building 275 Kingsland St., Nutley, NJ Change of Date for Planning Board Meeting
CM-2 2025 Sewer Bills Mailed to Residents on 5/23/2025

CONFIDENTIAL ITEMS□CLOSED SESSION

A Motion was made by Councilman Kolodziej, seconded by Councilman Latona, and passed on roll call vote to enter into Executive Session.

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

CITY OF CLIFTON
RESOLUTION AUTHORI□ING E□ECUTI□E SESSION

□ **HEREAS,** 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 Developer Agreement 1607-1617 Main Ave., LLC Block 9.09, Lots 9 □ 11
CON-2 Dominick Villano v. City of Clifton, et. al Litigation Update
CON-3 Redevelopment of Former Hoffman LaRoche Property and Black Prince Site
CON-4 199 Scoles Avenue - Potential Litigation
CON-5 Contract Negotiations - Police Chief
CON-6 Employment Background Check - City Manager
CON-7 FMBA Negotiations Update
CON-8 Confidential Investigation of Harassment Complaint by D.I. against M.S.
CON-9 Litigation Update - Samuel Arnowitz v. City of Clifton, et al. Docket No. PAS-L-3491-20

NO□ , THEREFORE, BE IT RESOL□ED that the public shall be excused and excluded from that portion of the Council's meeting to be held on June 3, 2025, at which time, said subject(s) shall be discussed; and

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

ITEM NUMBER:

ITEM NAME: Approval of Executive Meeting Minutes of June 3, 2025
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER:

ITEM NAME: Approval of Regular Meeting Minutes of June 3, 2025
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Minutes	6/12/2025	Cover Memo

CITY OF CLIFTON
REGULAR MEETING MINUTES
JUNE 3, 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)	On Zoom
Councilman Kolodziej	(JK)	
Councilman Latona	(AL)	
Councilman D'Amato	(CD)	On Zoom
Councilwoman Pino	(RP)	
Councilwoman Sadrakula	(MS)	
Mayor Grabowski	(RG)	

Also present were Assistant City Attorney, Andrew Oddo; Assistant City Attorney, Thomas Egan; City Manager, Gary DeMarzo; City Clerk, Kathleen Tolosi; Deputy City Clerk, Michele Butler; and Deputy City Clerk in training Megan Krusznis.

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

Father Oleksii - Holy Ascension Church

APPROVAL OF MINUTES

A Motion was made by Councilman Kolodziej, seconded by Councilman D'Amato and passed on roll call vote to approve the following Minutes:

Special Meeting minutes of May 14, 2025, Executive Special Meeting minutes of May 14, 2025, Workshop Meeting minutes of May 20, 2025, Regular Meeting minutes of May 20, 2025, and Executive Session minutes of May 20, 2025.

(6-1-0-0) Councilman Gibson, Councilman Kolodziej, Councilman D'Amato, Councilwoman Pino, Councilwoman Sadrakula and Mayor Grabowski voted aye. Councilman Latona voted no.

COMMUNICATIONS FROM THE CITY MANAGER

C-1 Christopher Freid, Public Safety, resigned from his position of Police Officer, effective May 23, 2025.
C-2 Megan Krusznis, Manager, hired as Deputy Municipal Clerk, at $85,000.00 annually, effective June 1, 2025.

COMMUNICATIONS MEETING MINUTES

C-3 Minutes of North Jersey District Water Supply Commission on April 23, 2025
C-4 Minutes of Clifton Arts Center on April 28, 2025

C-5 Minutes of Advisory Committee on Civil Rights on April 28, 2025
C-6 Minutes of Advisory Board of Recreation on April 28, 2025
C-7 Minutes of Clifton Advisory Beautification Committee on May 5, 2025

FIRST READING ORDINANCES

A. Introduction of Ordinance 7997-25

The entitled ordinance was introduced and read by the City Clerk, as first reading, which reading was by title, passed upon a Motion made by Councilman Gibson and seconded by Councilwoman Sadrakula.

An Ordinance to Amend, Revise and Supplement Chapter 439 of the Code of the City of Clifton, Entitled "Traffic and Vehicles," more Particularly Section 439-13 Thereof, Entitled "Parking Prohibited at all Times on Certain Streets" (Prohibits Parking on Both Sides of Urma Avenue at Between Springdale Avenue and Landis Place)

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, June 17, 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.

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

B. Introduction of Ordinance 7998-25

The entitled ordinance was introduced and read by the City Clerk, as first reading, which reading was by title, passed upon a Motion made by Councilman D'Amato and seconded by Councilwoman Sadrakula.

An Ordinance to Amend, Revise and Supplement Chapter 439 of the Code of the City of Clifton, Entitled "Traffic and Vehicles," More Particularly Section 439-13 Thereof, Entitled "Parking Prohibited at all Time on Certain Streets" (Prohibits Parking on the North Side of Bridewell Place Starting 560 Feet East of Main Avenue Extending 93 Feet East Thereof)

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, June 17, 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 D'Amato, Councilman Gibson, Councilman Kolodziej, Councilman Latona, Councilwoman Pino, Councilwoman Sadrakula and Mayor Grabowski voted Aye.

C. Introduction of Ordinance 7999-25

The entitled ordinance was introduced and read by the City Clerk, as first reading, which reading was by title, passed upon a Motion made by Councilman D'Amato and seconded by Councilwoman Sadrakula.

Amending Bond Ordinance #7471-18 of the City of Clifton, in the County of Passaic, New Jersey, Finally Adopted September 4, 2018

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, June 17, 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 D'Amato, Councilman Gibson, Councilman Kolodziej, Councilman Latona, Councilwoman Pino, Councilwoman Sadrakula and Mayor Grabowski voted Aye.

D. Introduction of Ordinance 8000-25

The entitled ordinance was introduced and read by the City Clerk, as first reading, which reading was by title, passed upon a Motion made by Councilman Gibson and seconded by Councilman Latona.

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 8 Restricted Handicapped Spaces)

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, June 17, 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 D'Amato, Councilman Gibson, Councilman Kolodziej, Councilman Latona, Councilwoman Pino, Councilwoman Sadrakula and Mayor Grabowski voted Aye.

E. Introduction of Ordinance 8001-25

The entitled ordinance was introduced and read by the City Clerk, as first reading, which reading was by title, passed upon a Motion made by Councilman D'Amato and seconded by Councilman Gibson.

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)

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, June 17, 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 D'Amato, Councilman Gibson, Councilman Kolodziej, Councilman Latona, Councilwoman Pino, Councilwoman Sadrakula and Mayor Grabowski voted Aye.

F. Introduction of Ordinance 8002-25

The entitled ordinance was introduced and read by the City Clerk, as first reading, which reading was by title, passed upon a Motion made by Councilman D'Amato and seconded by Councilman Gibson.

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 1 Handicapped Space)

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, June 17, 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 D'Amato, Councilman Gibson, Councilman Kolodziej, Councilman Latona, Councilwoman Pino, Councilwoman Sadrakula and Mayor Grabowski voted Aye.

G. Introduction of Ordinance 8003-25

The entitled ordinance was introduced and read by the City Clerk, as first reading, which reading was by title, passed upon a Motion made by Councilman Gibson and seconded by Councilwoman Sadrakula.

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 Street," More Particularly Section 349-2 Thereof, Entitled "Restricted Streets (Viola 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, June 17, 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 D'Amato, Councilman Gibson, Councilman Kolodziej, Councilman Latona, Councilwoman Pino, Councilwoman Sadrakula and Mayor Grabowski voted Aye.

FLOOR TO THE MEMBERS OF THE PUBLIC

Anthony Miragliotta, 31 John Alden Street, expressed concern about the current administration and spoke about changing the form of government.

Gary Perino, 491 Mt. Prospect Ave., spoke to express his disappointment in the Mayor's vote for the parking on the S curve on Pershing Road. He asked the council to give the City Manager a chance. The enforcement of illegal Air BnB needs to be done. The constant fighting between council members needs to end. His final comment was regarding too many road closures.

Joseph Holzli, 75 Mountainside Terrace, spoke about 40 trees that were removed from a property on Valley Road.

Ray Robertello, 66 Woodland Avenue, thanked the Mayor, City Manager, and all who attended, for attending the Flag Raising ceremony for Pride Month. Blue Acres purchased a property on his block and he questioned who was responsible for the property maintenance.

Bart Ciervo, 306 Delawanna Avenue, expressed his disappointment that the city can provide pickleball courts but no dog park. The sidewalks need repair, and he put in several emergency calls to have this done. He expressed his criticism of Councilman Kolodziej and Councilwoman Pino.

Donna Popowich, 57 Dalewood Road, addressed the council, announcing upcoming city-wide garage sales and Little Pantry garage sales. Additionally, she presented a citizen's award to Clifton Education Foundation. She also noted that the City Manager should be given some time to prove himself.

Keith Bassford, 92 Mountainview Drive, asked the council if they did research about the new City Manager. He was in favor of his appointment. He commended the City Attorneys. He would like the council to improve their decorum.

Hannah (inaudible), resident, stated that the businesses in town should be paying taxes, not the residents. The sewer bills are way too high. The city has become a dump. There should be assistance for residents to lower costs of the water bills. She voiced her opposition to permit parking.

With no one else wishing to be heard, a Motion was made by Councilman Latona, seconded by Councilman D'Amato 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.

CITY MANAGER PRIVILEGE/RESPONSE TO RESIDENTS

City Manager, Gary DeMarzo, addressed the public's questions. The sewer rate calculation is based on the prior year's consumption. It increased by 5%. Blue Acres home on Woodland Avenue is 90 days from closing, the city will maintain. There was a dog park study done, it did not come back favorably for that area of Delawanna.

COMMITTEE REPORTS

Councilman Kolodziej

Councilman Kolodziej addressed the upcoming public hearing on the master plan scheduled for June 23rd. He mentioned that the finalized plan will be forwarded to the State for review. Additionally, Parks and Playgrounds will receive the necessary updates and upgrades to improve their facilities

COUNCIL PRIVILEGE

Councilman D'Amato

Councilman D'Amato discussed several community safety and infrastructure concerns. He mentioned that the City Manager should look into Chelsea Road to help curb speeding issues. Additionally, he highlighted the need for a crosswalk at the corner of Colfax Avenue and Van Breeman Street to improve pedestrian safety. The Councilman also brought up the s-curve on Pershing Road, noting that parking on only one side of the street will not work.

Councilman Kolodziej

Councilman Kolodziej reported on a successful Youth Day event. He also noted the 40-day grace period for sewer bill payments before interest begins accruing. He mentioned the Intrepid Museum, apologized to the Mayor for missing the Pride Month flag raising ceremony, and requested information on prior approvals required for a crosswalk installation at Colfax Avenue and Van Breeman Street. Finally, he requested examples of PILOT programs to use in a presentation and announced a special meeting for ON3. There will be a free art event on June 14th.

Councilman Gibson

Councilman Gibson reported that grass will be cut at the Blue Acres property, wished Donna Popowich good luck with her garage sale, and noted that Clifton City Concerns has some good revenue-generating ideas. He also highlighted the need for more funding for grants.

Councilwoman Sadrakula

Councilwoman Sadrakula reported that the County scheduled a meeting regarding Allwood Road, emphasizing the need for it to be a public meeting. She motioned for the City Manager to write a letter canceling the meeting, but the motion failed. She also brought up the removal of trees on Valley Road and the need to address and penalize Airbnb properties.

Councilman Latona

Councilman Latona announced local news and events. He complimented the students for Youth Day, the kids were great touring the City Hall. Volunteers are needed for Avenue of Flags, June 14th. Councilman Latona discussed the Allwood Road meeting, he noted that he has known Mr. DeMarzo for 18 years, he also discussed PILOT agreements, and grant money for Capital Improvements. There was a permit issued by the DPW to remove 40 trees on a Valley Road development.

Councilwoman Pino

Councilwoman Pino complimented the students for Youth Day. She announced that the ECHO Kids Summer Camp will be back this summer. The FMBA food drive is accepting donations. The 4th of July planning is going well. ON3 is much needed revenue for the City, and there should be a special meeting to get moving. She ended with a Happy Father's Day message to all.

Mayor Grabowski

Mayor Grabowski complimented Ray Robertello on how nice the flag raising event was. The comment by Gary Perrino regarding the s-curve vote was brought up, Mayor Grabowksi would have wanted the suggestion to be one side parking first and then if that did not work, would have asked for both sides. He ended with a Happy Father's Day message to all.

RESOLUTIONS VOTED ON SEPERATELY

A Motion was made by Councilman Kolodziej, seconded by Councilwoman Pino and the motion failed on roll call vote for R 288-25.

R288-25 Resolution Authorization Additional Funding to Laddey, Clark & Ryan, LLP to Handel Independent Investigation Services in Connection with Complaints Brought Under the City's Policy Prohibiting Sexual Harassment and Discrimination Involving Employees of the City of Clifton

RESOLUTION AUTHORIZING ADDITIONAL FUNDING TO LADDEY, CLARK & RYAN LLP TO HANDLE INDEPENDENT INVESTIGATION SERVICES IN CONNECTION WITH COMPLAINTS BROUGHT UNDER THE CITY'S POLICY PROHIBITING SEXUAL HARASSMENT AND DISCRIMINATION INVOLVING EMPLOYEES OF THE CITY OF CLIFTON

WHEREAS, the City of Clifton appointed Laddey, Clark & Ryan LLP, of 60 Blue Heron Road, Suite 300, Sparta, New Jersey, through a fair and open process in accordance with *N.J.S.A* 19:44-A-20.5 to provide legal services concerning complaints brought under the City's policy prohibiting sexual harassment and discrimination involving employees of the City of Clifton at the rate of $200.00 per hour for partners and $175.00 per hour for associates, not to exceed $5,000.00 for the term of the contract, one year starting from June 5, 2024; and

WHEREAS, additional funding is required in order to ensure that said complaints are investigated in a timely manner; 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, the estimated value of the contract (in combination with other matters) shall be increased from $35,000.00 to a total of $65,000.00 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 the aforesaid services;

NOW, THEREFORE, BE IT RESOLVED, that:

An amendment to the contract for professional legal services for outside counsel to conduct independent investigations for complaints brought under the City's policy prohibiting sexual harassment and discrimination involving employees of the City of Clifton, in the form as approved by the Clifton Law Department, to Laddey, Clark & Ryan LLP, effective June 5, 2024 through June 4, 2025, the rate to be paid for said services is $200.00 per hour for partners and $175.00 per hour for associates, not to exceed $65,000.00 for the term of the contract without the

express approval of the Municipal Council and adoption of a supplementary resolution is hereby authorized.

The required Certificate of Availability of Funds for the above contract has been obtained from the Chief Financial Officer of the City of Clifton.

The Mayor and City Clerk are authorized and directed to execute an amended contract on behalf of the City of Clifton.

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: Laddey, Clark & Ryan, LLP
Services: Independent Investigations
Project: Claims involving employees under the City's policy prohibiting sexual harassment and discrimination
Amount: $200.00 per hour for partners and $175.00 for associates, not to exceed $65,000.00 for the contract term
Term: June 5, 2024 through June 4, 2025

(3-3-1-0) Councilman Kolodziej, Councilwoman Pino, and Mayor Grabowski voted Aye. Councilman Gibson, Councilman Latona, and Councilwoman Sadrakula voted Nay. Councilman D'Amato abstained.

A Motion was made by Councilwoman Sadrakula, seconded by Councilwoman Pino and passed with no objection to table 285-25.

R285-25 Resolution Approving Increase in Maximum Amount of Clifton Home Improvement Program (CHIP) Loans

RESOLUTION APPROVING INCREASE IN MAXIMUM AMOUNT OF CLIFTON HOME IMPROVEMENT PROGRAM (CHIP) LOANS

WHEREAS, the City of Clifton currently makes available loans of up to $10,000 under the Clifton Home Improvement Program ("CHIP"); and

WHEREAS, the Director of the Clifton Public Housing Agency has recommended the increase of the maximum loan amount to $20,000; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Municipal Council of the City of Clifton, that the Clifton Housing Department, within its Clifton Home Improvement Program, approves the increase in the maximum CHIP loan amount to $20,000; and

BE IT FURTHER RESOLVED, that the CHIP Program Manual shall be amended to reflect this increase in a form to be approved by the Law Department; and

BE IT FURTHER RESOLVED, that a public announcement of these changes be made so that the residents of the City of Clifton are informed of the revised income limits for the CHIP

program.

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

A Motion was made by Councilman Latona, seconded by Councilwoman Sadrakula and passed with no objection to table 290-25.

R290-25 Resolution Approving Developer Agreement Between the City of Clifton and 1607-1617 Main Ave., LLC

RESOLUTION APPROVING DEVELOPER AGREEMENT BETWEEN THE CITY OF CLIFTON AND 1607-1617 MAIN AVE., LLC

BE IT RESOLVED, that a Developer Agreement between the City of Clifton and 1607-1617 Maiv Ave., LLC, the Developer of Block 9.09, Lots 9 & 11, 1607-1617 Main 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.

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

A Motion was made by Councilman Kolodziej, seconded by Councilwoman Pino and the motion passed on roll call vote for R 272-25.

R272-25 Resolution: Approve Claims List Resolution for the June 3, 2025, City Council Meeting

RESOLUTION TO APPROVE

Claims to be paid the meeting of June 3rd, 2025
Meeting of June 3rd, 2025

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

Current Fund	$	790,709.90
Grant Fund	$	25,873.79
General Capital Fund	$	10,294,105.29
Sewer Utility -Operating	$	17,913.22
Sewer Utility-Capital	$	1,812.12
Developers Escrow	$	4,919.50
Dog Trust	$	3,486.22
Revolving Loan Fund		
Police Extra Duty	$	477.00
Trust Other	$	20,668.46
Section 8 Public Housing	$	-
Affordable Housing	$	-
Community Development	$	52,631.69
Payroll Agency	$	-
Tax Title Lien Redemption	$	-
Affordable Housing	$	-

	$	-
Self Insurance	$	1,625,301.50
Fire Dedicated Penalties	$	-
Revolving Loan Fund	$	-
Tax Title Lien Redemption	$	-
Unemployment Trust Fund	$	-
Library	$	23,993.83
General Liability Trust	$	33,508.67
Workers Compensation Trust	$	3,312.00
Trust Escrow	$	-
Reserve for Housing	$	-
Federal DOJ Forfeiture	$	-
TOTAL CLAIMS	**$**	**12,898,713.19**

(5-1-1-0) Councilman D'Amato, Councilman Gibson, Councilman Kolodziej, Councilwoman Pino, and Mayor Grabowski voted Aye. Councilwoman Sadrakula voted Nay. Councilman Latona, abstained.

RESOLUTIONS

A Motion was made by Councilman Latona, seconded by Councilman D'Amato and passed on roll call vote to move the group.

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

R273-25 Resolution - Special Emergency Resolution 8 - 2025 Municipal Budget

SPECIAL EMERGENCY 8
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 $88,049,372.18, 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 $16,219,781.78 as follows:

See Attached Break Out

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.

R274-25 Resolution - Temporary Budget Resolution 2 - 2025 Sewer Utility Budget

2025 TEMPORARY BUDGET 2
CLIFTON SEWER UTILITY

WHEREAS, N.J.S.A. 40A:4-19 authorizes temporary appropriations to provide for the period between the beginning of the budget year and the adoption of the budget, where contracts, commitments or payments are to be made prior to the adoption of the budget for any fiscal year; and,

WHEREAS, contracts, commitments or payments are to be made by the City of Clifton Sewer Utility for the purpose and amounts requested in the manner and time therein provided; and,

WHEREAS, the 2025 Temporary Budget for the Clifton Sewer Utility was adopted with Resolution R004-25 on January 8, 2025; and,

WHEREAS, Temporary Budget Funds are needed to maintain the Sewer Utility prior to the adoption of the 2025 Sewer Utility Budget,

NOW, THEREFORE, BE IT RESOLVED, that the Temporary Appropriations Amendments are hereby authorized to provide for contracts, commitments, and payments prior to the adoption of the 2025 Sewer Utility Budget as follows:

Sewer Department	Department Code	Amount
Sewer / Storm System – S&W	07-201-26-291-101	$ 100,000.00
Sewer / Storm System – OE	07-201-26-291-405	$ 100,000.00
Sewer Utility Allocations – OE	07-201-26-292-200	$ 93,900.00
Statutory Exp – Employer Taxes	07-201-36-472-300	$ 10,000.00
Emergency Repairs	07-201-26-291-601	$ 60,000.00
Total Temporary Budget Amendment:		$ 363,900.00

R275-25 Resolution Authorizing the Issuance of Change Order No. 1 and Final 2023 NJDOT Sidewalk and Curb Improvements

RESOLUTION AUTHORIZING THE ISSUANCE OF CHANGE ORDER NO. 1 AND FINAL 2023 NJDOT SIDEWALK AND CURB IMPROVEMENTS

WHEREAS, on November 8, 2023, the City of Clifton adopted Resolution R510-23 awarding a contract to **RIVERVIEW PAVING INC.** of HACKETTSTOWN, NJ, for the performance of certain public work and the furnishing of material, labor and equipment for **2023 NJDOT SIDEWALK AND CURB IMPROVEMENTS** in the amount of $2,296,902.00; and

WHEREAS, regulations, adopted by the Local Finance Board of the State of New Jersey, and dealing with "Contract Change Order" open-end contracts, etc., became effective on April 15, 1977; and

WHEREAS, the City Engineer has requested that a Change Order be made to the contract awarded to **RIVERVIEW PAVING INC.**, in the amount of $79,967.81 a 3.48% Decrease as authorized by Resolution said being necessary for the proper completion of the project job; and

WHEREAS, the City of Clifton desires to comply with said regulations, and to the end herewith files with the Governing Body a report of the Engineering Department stating the facts involved and indicating that the proposed contract Change Order is necessary and should be approved and allowed; and

WHEREAS, the Chief Financial Officer is not required to certify the availability of sufficient funds for the amendatory change for which authorization is requested in the amount of $79,967.81 a 3.48% DECREASE;

WHEREAS, the total contract amount is now $2,216,934.19.

NOW, THEREFORE, BE IT RESOLVED, by the Municipal Council of the City of Clifton that the said amendatory Change Order be and the same is hereby ratified and payment therefore is hereby approved.

BLANKET PURCHASE ORDER 51780

R276-25 Resolution Authorizing Final Payment 2023 NJDOT Sidewalk and Curb Improvements Riverview Paving, Inc.

RESOLUTION AUTHORIZING FINAL PAYMENT
2023 NJDOT SIDEWALK AND CURB IMPROVEMENTS
RIVERVIEW PAVING INC.

WHEREAS, RIVERVIEW PAVING INC. of **Hackettstown, New Jersey,** did complete **2023 NJDOT SIDEWALK AND CURB IMPROVEMENTS** project in and for the City of Clifton for the total amount

of

.....

$2,216,934.19

And previous payments on account of said total have been paid in the amount of.

.....

$2,172,575.51

Leaving this FINAL PAYMENT
of..... $ 44,358.68

WHEREAS, said work was authorized by contract duly awarded at a regular meeting of the Governing Body of the City of Clifton; and

WHEREAS, the Contractor has posted a Maintenance Bond, for a period of two years, in the amount of **$221,693.42**; and

WHEREAS, the City Engineer has inspected the work done and has determined that said work has been properly done and completed, to the best of his knowledge, in accordance with the terms and provisions of the contract as amended, if amended, and hereby recommends that the said work be accepted;

NOW, THEREFORE, BE IT RESOLVED, that the City of Clifton does hereby formally accept the work as shown as completed in this resolution and contract.

NOW BE IT FURTHER RESOLVED that the Chief Financial Officer be and he is authorized and directed to include the said claim totaling **$44,358.68** on the claim list.

BLANKET PURCHASE ORDER NO. 51780

June 3, 2025

R277-25 Resolution Authorizing Permission to Bid for 2025 Roadway Resurfacing Program

RESOLUTION AUTHORIZING PERMISSION TO BID FOR 2025 ROADWAY RESURFACING PROGRAM

WHEREAS, the City of Clifton shall incur no expense exceeding $17,500, except where either authorized by law or waived by the Municipal Council up to the State of New Jersey bid threshold; and,

WHEREAS, the City of Clifton seeks construction services estimated to cost in excess of $17,500 without waiver; and

WHEREAS, the scope of work includes milling and resurfacing on various streets throughout the City of Clifton; and

WHEREAS, the City Engineer of the City of Clifton has prepared Bid Specifications, Notice to Bidders, Proposals and Specifications for said improvements 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.SA. 40A:11-1 *et seq.*

R278-25 Resolution Authorizing Permission to Bid for Interior Alterations to Clifton Police Department

RESOLUTION AUTHORIZING PERMISSION TO BID FOR INTERIOR ALTERATIONS TO CLIFTON POLICE DEPARTMENT

WHEREAS, the City of Clifton shall incur no expense exceeding $17,500, except where either authorized by law or waived by the Municipal Council up to the State of New Jersey bid threshold; and,

WHEREAS, the City of Clifton seeks construction services estimated to cost in excess of $17,500 without waiver; and

WHEREAS, the scope of work under contract no. 1 includes the demolition of four jail cells, demolition and alterations to the police lobby and violations bureau for conversion to office space for body camera processing; and

WHEREAS, the scope of work under contract no. 2 includes the renovation of six holding cells adjacent to the limits of work under contract no. 1; and

WHEREAS, the City Engineer of the City of Clifton has prepared Bid Specifications, Notice to Bidders, Proposals and Specifications for said improvements 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.SA. 40A:11-1 *et seq.*

R279-25 Resolution Authorizing Advertisement of Notice of Intent for Procurement of One (1) New 2026 Ford 550 Passenger Bus off the HGAC National Cooperative

RESOLUTION AUTHORIZING ADVERTISEMENT OF NOTICE OF INTENT TO PROCURE ONE (1) NEW 2026 FORD 550 PASSENGER BUS OFF THE HGAC NATIONAL COOPERATIVE

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, the City of Clifton is a member of The Houston-Galveston Area Council (H-GAC) is the largest of 24 Councils of Government (COG) in Texas and is a political subdivision of the State of Texas, 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 HGAC national cooperative for Buses - Shuttles, Transits, Trams, & Other Specialty Buses , which was awarded to Model 1 Commercial Vehicles Located at 2 Gowin St, Sayreville NJ 08872; and

WHEREAS, information regarding the contract may be found on HGAC's website at https://www.hgacbuy.org/contracts/documents?contractid=115; and

WHEREAS, the current contract term for H-GAC contract #BT01-21, for Buses - Shuttles, Transits, Trams, & Other Specialty Buses which expires on Dec 31, 2025; and

WHEREAS, barring comments to the contrary, it is the intent of the City of Clifton to award a contract to Model 1 Commercial Vehicles Located at 2 Gowin St, Sayreville NJ 08872, pursuant to the proposal submitted in response to HGAC's Notice to Bidders Titled "Buses - Shuttles, Transits, Trams, & Other Specialty Buses" and Contract Award # #BT01-21 for One New Ford 2026 Ford Passenger Bus; 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 June 17, 2025.

Comment Period ends: June 17, 2025

R280-25 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

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 Sourcewell, 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 Sourcewell 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 Sourcewell's website at

https://www.sourcewell-mn.gov/cooperative-purchasing/080124-FMC) ; and

WHEREAS, the current contract term for Sourcewell contract #080124-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.

Comment Period ends: June 17,2025

R281-25 Authorizing Amendment of Resolution R059-23, Adopted January 17, 2023 for Vegatative Waste Disposal to Low Bidder

AUTHORIZING AMENDMENT OF RESOLUTION R059-23, ADOPTED JANUARY 17,2023, FOR VEGATATIVE WASTE DISPOSAL TO LOW BIDDER

WHEREAS, pursuant to Resolution 059-23, the City of Clifton authorized a contract for Disposal of Vegetative Waste on January 17,2023 to RER Supply, LLC; and,

WHEREAS, the contract award to RER Supply, LLC, was for a period of three-years, for a total contract amount of $918,750.00, based on estimated annual amounts; and,

WHEREAS, a scrivener's error was identified in the per cubic yard price for Option Year 2 (January 1, 2027 through December 31, 2027) under Item #15 – Vegetative Waste Disposal, which was incorrectly stated as $12.94 per cubic yard; and

WHEREAS, the correct per cubic yard price for Option Year 2 should be $17.31 for 15,000 cubic yards of vegetative waste; and

WHEREAS, with this for year 2027, the not to exceed total contract award amount would remain the same; and,

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Municipal Council of the City of Clifton hereby approve and authorize an amendment to Resolution R059-23 to correct the per cubic yard price for Item #15 – Vegetative Waste Disposal for Option Year 2 to reflect $17.31 per cubic yard, and acknowledge that the total contract amount remains unchanged.

NOW, THEREFORE, BE IF RESOLVED, that the Mayor and Municipal Council do hereby approve and authorize the amendment to the above.

R282-25 Resolution Authorizing Renewal of Crime Risk Management Police with American International Group (AIG) for Period 7/1/2025 to 7/1/2026

RESOLUTION AUTHORIZING RENEWAL OF CRIME RISK MANAGEMENT POLICY WITH AMERICAN INTERNATIONAL GROUP (AIG) FOR PERIOD 7/1/2025 - 7/1/2026

WHEREAS, the City of Clifton requires renewal of its crime liability insurance for the period July 1, 2025 to July 1, 2026; and

WHEREAS, the City's broker of record after soliciting proposals has recommended and the Municipal Council wishes to award a renewal contract to American International Group (AIG) for the provision of said insurance, in accordance with its proposal submitted May 18, 2025 which provides the best and most cost effective service for the City; and

WHEREAS, the subject matter is below the bid threshold and may be awarded without public advertising for bids and bidding; and

NOW, THEREFORE, BE IT RESOLVED, that a contract for a Crime Risk Management Policy with American International Group (AIG) for the period July 1, 2025 to July 1, 2026, is hereby awarded in accordance with its proposal submitted May 18, 2024 for a price of $8,538.00; 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.

Certification of Funds:
Funds Are Available in
Account: General Liability Trust
Account #27-201-20-300-200

R283-25 Resolution Authorizing Supplemental Funds for Professional Services to Eric M. Bernstein & Associates, LLC in Connection with Affordable Housing Litigation

RESOLUTION AUTHORIZING SUPPLEMENTAL FUNDS FOR PROFESSIONAL SERVICES TO ERIC M. BERNSTEIN & ASSOCIATES, LLC IN CONNECTION WITH AFFORDABLE HOUSING LITIGATION

WHEREAS, on June 5, 2024, a professional services contract for affordable housing litigation was awarded to Eric M. Bernstein & Associates, LLC, for the one year period from June 5, 2024 through June 4, 2025; and

WHEREAS, the authorized amount under the contract for said services was not to exceed $5,000.00 for the contract term without the adoption of a supplemental resolution; and

WHEREAS, Eric M. Bernstein & Associates, LLC, have provided satisfactory affordable housing litigation services to the City of Clifton and, due to greatly enhanced activity, it is projected that the fee for said services will exceed the original authorized amount of $5,000.00; and

WHEREAS, supplemental funding in the amount of an additional $5,000.00, for a total not to exceed $10,000.00 will be required through the conclusion of the term;

NOW, THEREFORE, BE IT RESOLVED, that supplemental funding in the amount of an additional not to exceed $5,000.00 for a total not to exceed $10,000.00 for affordable housing litigation services through June 4, 2025, by Eric M. Bernstein & Associates, LLC is authorized and approved.

CERTIFICATION OF FUNDS:
FUNDS ARE AVAILABLE IN
ACCOUNT: RESERVE FOR COAH
ACCOUNT #: 18-286-56-850-800

R284-25 Resolution Awarding Professional Legal Services Contract to Buglione, Hutton & DeYoe, LLC for Defense of Workers' Compensation Claims Against the City of Clifton

June 3, 2025

RESOLUTION AWARDING PROFESSIONAL LEGAL SERVICES CONTRACT TO BUGLIONE, HUTTON & DeYOE, LLC FOR DEFENSE OF WORKERS' COMPENSATION CLAIMS AGAINST THE CITY OF CLIFTON

WHEREAS, the City of Clifton is in need of the services of an attorney who possesses expertise in the field of defense of workers' compensation claims; and

WHEREAS, the firm of Buglione, Hutton & DeYoe, LLC of Wayne, NJ, has been providing these services to the City of Clifton in a satisfactory manner for the past several years; and

WHEREAS, the Municipal Council wishes to award a renewal of the said contract, on the same terms and conditions as previously agreed upon; 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 non-fair and open contract in accordance with *N.J.S.A.* 19:44-A-20.5; and

WHEREAS, the estimated value of the contract is expected to be in excess of $17,500.00, and the duration of the contract is for one year; 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 payment for the services;

NOW THEREFORE, BE IT RESOLVED, that a professional legal services renewal contract as aforesaid be and the same is hereby awarded Buglione, Hutton & DeYoe, LLC, 401 Hamburg Turnpike, P.O. Box 2449, Wayne, NJ 07470, for one year, at a cost as follows:

Flat fee, half of which is payable upon receipt of the file, to cover one calendar year:	$497.00
Flat fee, payable for each calendar year thereafter that the file remains open:	$100.00
Hourly rate for all trial work involving the initiation of testimony for any Second Injury Fund Matter:	$90.00
Hourly rate for scheduling of IME's:	$85.00

BE IT FURTHER RESOLVED, that the required Certificate of Availability of Funds for the above contract was obtained from the Chief Financial Officer of the City of Clifton and is endorsed hereon; and

BE IT FURTHER RESOLVED, that the original of this resolution and the contract above referred to be placed on file and made available for public inspection at the Office of the City Clerk of the City of Clifton; 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

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 AWARD

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: Buglione, Hutton & DeYoe, LLC, Wayne, NJ

Services: Professional Legal Services

Cost: $497 flat fee, ½ of which is payable upon receipt of file, to cover 1 calendar year

$100 flat fee, payable for each year thereafter the file remains open

$90 hourly rate for all trial work involving the initiation of testimony for any Second Injury Fund Matter

$85 hourly rate for scheduling IME's

Subject: Defense of workers' compensation claims against the City of Clifton

Term: One Year

Adopted: June 3, 2025
Kathleen Tolosi, City Clerk

Certification of Funds:
Funds Are Available in
Account: Worker's Compensation Trust

R286-25 Resolution Authorizing Renewal of Underground Storage Tank Insurance Policy - 8/7/25 - 8/6/26

RESOLUTION AUTHORIZING RENEWAL OF UNDERGROUND STORAGE TANK INSURANCE POLICY - 8/7/25 - 8/6/26

WHEREAS, the City of Clifton requires renewal of its underground storage tank insurance for the period August 7, 2025 to August 6, 2026; and

WHEREAS, the City's broker of record after soliciting proposals has recommended and the Municipal Council wishes to award a renewal contract to Rivington Partners for the provision of said insurance, in accordance with its proposal submitted May 28, 2025, which provides the best and most cost effective service for the City; and

WHEREAS, the subject matter is below the bid threshold and may be awarded without public advertising for bids and bidding; and

NOW, THEREFORE, BE IT RESOLVED, that a contract for an Underground Storage Tank Policy with Rivington Partners for the period August 7, 2025 to August 6, 2026, is hereby awarded in accordance with its proposal submitted May 28, 2025 for a price of $10,350.00; 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.

Certification of Funds:
Funds Are Available in
Account General Liability Trust
Account #27-201-20-300-100 Group Insurance

R287-25 Resolution Authorizing Supplemental Funds for Professional Services to Difrancesco, Bateman, Coley, Yospin, Kunzman, Davis, Lehrer & Flaum, P.C. in Connection with Labor Counsel Services

RESOLUTION AUTHORIZING SUPPLEMENTAL FUNDS FOR PROFESSIONAL SERVICES TO DIFRANCESCO, BATEMAN, COLEY, YOSPIN, KUNZMAN, DAVIS, LEHRER & FLAUM, P.C. IN CONNECTION WITH LABOR COUNSEL SERVICES

WHEREAS, on August 7, 2024, a professional services contract for Labor Counsel services was awarded to DiFrancesco, Bateman, Coley, Yospin, Kunzman, Davis, Lehrer & Flaum, P.C., from August 8, 2024 through August 7, 2025; and

WHEREAS, the authorized amount under the contract for said services was not to exceed $135,000.00 for the contract term without the adoption of a supplemental resolution; and

WHEREAS, supplemental funds were authorized in April, with a total not to exceed amount of $165,000 for the contract term without the adoption of a supplemental resolution; and

WHEREAS, DiFrancesco, Bateman, Coley, Yospin, Kunzman, Davis, Lehrer & Flaum, P.C. has provided satisfactory labor counsel services to the City of Clifton and, due to greatly enhanced activity, it is projected that the fee for said services will exceed the authorized amount of $165,000.00; and

WHEREAS, supplemental funding in the amount of an additional $25,000 for a total not to exceed $190,000 will be required through the conclusion of the investigation;

NOW, THEREFORE, BE IT RESOLVED, that supplemental funding in the amount of an additional not to exceed $25,000 for a total not to exceed $190,000 for labor counsel services through August 7, 2025, by DiFrancesco, Bateman, Coley, Yospin, Kunzman, Davis, Lehrer & Flaum, P.C., is authorized and approved.

CERTIFICATION OF FUNDS:
FUNDS ARE AVAILABLE IN
Account Personnel Office Legal Fees
Account #01-201-20-105-263

R289-25 Resolution Authorizing Request for Proposals for Outside Labor Counsel for the City of Clifton for the Term August 7, 2025 - August 6, 2026

RESOLUTION AUTHORIZING REQUEST FOR PROPOSALS FOR OUTSIDE LABOR COUNSEL FOR THE CITY OF CLIFTON FOR THE TERM AUGUST 7, 2025 – AUGUST 6, 2026

WHEREAS, in accordance with *N.J.S.A.* 40A:11-4-1, local contracting units may procure outside legal counsel through requests for proposals; and

WHEREAS, the City of Clifton requires outside counsel for Labor Counsel; and

WHEREAS, the Purchasing Agent of the City of Clifton shall prepare Requests for Proposals for said services,

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Municipal Council of the City of Clifton, that authorization is hereby given for the advertisement of requests for proposals for outside labor counsel services for the term of August 7, 2025 – August 6, 2026.

R291-25 Resolution for Appointment to the Holiday Committee

RESOLUTION FOR APPOINTMENT TO THE HOLIDAY COMMITTEE

WHEREAS, the Mayor and Council of the City of Clifton, County of Passaic, State of New Jersey are in receipt of an application from Tarek Alnatur to become a Member of the Holiday 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 Tarek Alnatur is hereby appointed as a Member of the Holiday Committee commencing this day.

R292-25 Resolution for Appointment to Clifton Arts Center & Sculpture Committee

RESOLUTION FOR APPOINTMENT TO ARTS & SCULPTURE COMMITTEE

BE IT RESOLVED, by the Mayor and Municipal Council of the City of Clifton, that Thomas R. Charsky is hereby appointed as representative of Clifton Library Board on the Clifton Arts & Sculpture Committee.

R293-25 Resolution of Congratulations Upon Retirement - Senior Library Assistant Darlene Olenkewich

RESOLUTION OF CONGRATULATIONS UPON RETIREMENT – SENIOR LIBRARY ASSISTANT DARLENE OLENKEWICH

WHEREAS, June 1, 2025, Senior Library Assistant, Darlene Olenkewich, officially retired from her position with the City of Clifton; and

WHEREAS, she was appointed as a Library Assistant on December 2, 1987 and her retirement will conclude a thirty-eight year career in service to the public and the City of Clifton; and

WHEREAS, throughout her career, she has always displayed an attitude of professionalism and dedication to duty; and

WHEREAS, she has been a credit to the City of Clifton during all this time, and this Governing Body wishes to acknowledge her long-time service to the City;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Members of the Municipal Council of the City of Clifton do hereby extend to

SENIOR LIBRARY ASSISTANT DARLENE OLENKEWICH

their sincere congratulations and thanks for a job well done, as well as their best wishes for continued good health, peace and happiness in her retirement; and

BE IT FURTHER RESOLVED, that this resolution be spread upon the minutes of this meeting, and a copy thereof presented to **DARLENE OLENKEWICH**.

R294-25 Resolution Authorizing Executive Session

June 3, 2025

CITY OF CLIFTON
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 Developer Agreement 1607-1617 Main Ave., LLC Block 9.09, Lots 9 & 11

CON-2 Dominick Villano v. City of Clifton, *et al.* Litigation Update

CON-3 Redevelopment of Former Hoffman LaRoche Property and Black Prince Site

CON-4 199 Scoles Avenue - Potential Litigation

CON-5 Contract Negotiations - Police Chief

CON-6 Employment Background Investigation - City Manager

CON-7 FMBA Negotiations Update

CON-8 Confidential Investigation of Harassment Complaint by D.I. against M.S.

CON-9 Litigation Update – Samuel Arnowitz v. City of Clifton, *et al.*
Docket No. PASL-3491-20

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 June 3, 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 Gash's Catering
RESOLUTION FOR PRELIMINARY APPROVAL
FOR **KHALED ALBALOUCH**
T/A **GASH'S CATERING**
ADDRESS **CITY WIDE ZONE**
TYPE OF FOOD ESTABLISHMENT INTENDED **FOOD VENDING VEHICLE - CONTINUED USE**
FORMERLY OR NEW **GASH'S CATERING**
ZONE **NOT REQUIRED**
PERMITTED **YES**
VARIANCE REQUIRED **NO**
FINAL APPROVAL WILL BE ISSUED PENDING APPROVAL OF THIS RESOLUTION.
FURTHER PROCESSING AND APPROVAL OF VARIOUS CITY DEPARTMENTS.

L-2 Tacos Matamoros Restaurant
RESOLUTION FOR PRELIMINARY APPROVAL
FOR **TACOS MATAMOROS RESTAURANT LLC**
T/A **TACOS MATAMOROS RESTAURANT**
ADDRESS **227 DAYTON AVE CLIFTON, NJ 07011**
TYPE OF FOOD ESTABLISHMENT INTENDED **RESTAURANT**
FORMERLY OR NEW **NEW**
ZONE **PD-1**
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 Sadrakula seconded by Councilman D'Amato, the meeting was adjourned at 11:57 p.m.

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

Respectfully Submitted,

_____
Kathleen Tolosi, City Clerk

_____
Raymond Grabowski, Mayor

ITEM NUMBER: C- 1

ITEM NAME: Victoria Petriella, Public Safety, resigned from position of Police Officer, effective May 29, 2025.

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: C- 2

ITEM NAME: Elijah Grullon, Public Safety, resigned from his position of Police Officer, effective May 29, 2025.

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: C- 3

ITEM NAME: Antonino Intili Jr, Human Services, resigned from his position of Senior Registered Environmental Health Specialist Public Health, effective June 1, 2025.

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: C- 4

ITEM NAME: Manuel Ramirez, Public Safety, resigned from his position of Police Officer, effective June 2, 2025.

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: C- 5

ITEM NAME: Meeting Minutes of Clifton Cable Advisory Committee on April 23, 2025
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: C- 6

ITEM NAME: Meeting Minutes of Clifton Advisory Committee for Individuals with Disabilities of May 19, 2025

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: C- 7

ITEM NAME: Meeting Minutes of Passaic Valley Water Commission of May 21, 2025
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: C- 8

ITEM NAME: Meeting Minutes of Clifton Historical Advisory Commission of June 5, 2025

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: C- 9

ITEM NAME: Meeting Minutes of Clifton Planning Board of May 22, 2025
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: C- 10

ITEM NAME: Meeting Minutes of Advisory Beautification Committee of June 2, 2025
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: O- 7997-25

ITEM NAME: An Ordinance to Amend, Revise and Supplement Chapter 439 of the Code of the City of Clifton, Entitled "Traffic and Vehicles," more Particularly Section 439-13 Thereof, Entitled "Parking Prohibited at all Times on Certain Streets" (Prohibits Parking on Both Sides of Urma Avenue at Between Springdale Avenue and Landis Place)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Ordinance	5/28/2025	Cover Memo

O7998-25

AN ORDINANCE TO AMEND, REVISE AND SUPPLEMENT CHAPTER 439 OF THE CODE OF THE CITY OF CLIFTON, ENTITLED "TRAFFIC AND VEHICLES," MORE PARTICULARLY SECTION 439-13 THEREOF, ENTITLED "PARKING PROHIBITED AT ALL TIMES ON CERTAIN STREETS" (PROHIBITS PARKING ON BOTH SIDES OF URMA AVENUE AT BETWEEN SPRINGDALE AVENUE AND LANDIS PLACE)

BE IT ORDAINED, by the Municipal Council of the City of Clifton, that:

1. Chapter 439 of the Code of the City of Clifton, entitled "Vehicles and Traffic", more particularly Section 439-13 thereof, entitled "Parking prohibited at all times on certain streets," is amended, revised and supplemented to **ADD** the following location(s):

Name of Street	Side	Hours/Days	Location
Urma Avenue	Both	All	Between Springdale Avenue and Twenty Five Feet South of Landis Place

2. The Chief of Police is hereby directed to have proper signs calling attention to the provisions of this ordinance erected or placed upon said streets.

3. All ordinances or parts of ordinances inconsistent herewith are hereby repealed as to such inconsistency only.

4. This ordinance shall take effect after final passage and publication as provided by law.

Adopted:

_____

Raymond Grabowski, Mayor

_____

Kathleen Tolosi, City Clerk

ITEM NUMBER: O- 7998-25

ITEM NAME: An Ordinance to Amend, Revise and Suuplement Chapter 439 of the Code of the City of Clifton, Entitled "Traffic and Vehicles," More Particularly Section 439-13 Thereof, Entitled "Parking Prohibited at all Time on Certain Streets" (Prohibits Parking on the North Side of Bridewell Place Starting 560 Feet East of Main Avenue Extending 93 Feet East Thereof)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Ordinance	5/28/2025	Cover Memo

O7998-25

AN ORDINANCE TO AMEND, REVISE AND SUPPLEMENT CHAPTER 439 OF THE CODE OF THE CITY OF CLIFTON, ENTITLED "TRAFFIC AND VEHICLES," MORE PARTICULARLY SECTION 439-13 THEREOF, ENTITLED "PARKING PROHIBITED AT ALL TIMES ON CERTAIN STREETS" (PROHIBITS PARKING ON THE NORTH SIDE OF BRIDEWELL PLACE STARTING 560 FEET EAST OF MAIN AVENUE EXTENDING 93 FEET EAST THEREFROM)

BE IT ORDAINED, by the Municipal Council of the City of Clifton, that:

1. Chapter 439 of the Code of the City of Clifton, entitled "Vehicles and Traffic", more particularly Section 439-13 thereof, entitled "Parking prohibited at all times on certain streets," is amended, revised and supplemented to **ADD** the following location(s):

Name of Street	**Side**	**Hours/Days**	**Location**
Bridewell Place	North	All	560 ft east of Main Avenue extending 93 ft East therefrom

2. The Chief of Police is hereby directed to have proper signs calling attention to the provisions of this ordinance erected or placed upon said streets.

3. All ordinances or parts of ordinances inconsistent herewith are hereby repealed as to such inconsistency only.

4. This ordinance shall take effect after final passage and publication as provided by law.

Adopted:

_____

Raymond Grabowski, Mayor

_____

Kathleen Tolosi, City Clerk

ITEM NUMBER: O- 7999-25

ITEM NAME: Amending Bond Ordinance #7471-18 of the City of Clifton, in the County of Passaic, New Jersey, Finally Adopted September 4, 2018

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	letter	5/28/2025	Cover Memo
🗋	Ordinance	5/29/2025	Cover Memo

MS&B McMANIMON • SCOTLAND • BAUMANN 75 Livingston Avenue, Roseland, NJ 07068 (973) 622-1800

May 21, 2025

Joseph D. Kunz
Chief Financial Officer
City of Clifton
900 Clifton Avenue
Clifton, NJ 07013

Re: Amending Bond Ordinance

Dear Mr. Kunz:

In accordance with your request, I have prepared and enclose herewith a form of bond ordinance amending bond ordinance #7471-18 finally adopted September 4, 2018. The ordinance should be adopted in accordance with the usual procedure set forth below for your convenience.

In order to comply with the capital budget regulations, the bond ordinance contains a provision amending the capital budget to the extent of any inconsistency with the bond ordinance and it should be sent to Trenton and filed along with the resolution of the governing body in the form required by the Local Finance Board showing the details of the amended capital budget. It will not be necessary to publish the resolution.

The ordinance may be introduced and read by title only and adopted by a majority of the members of the governing body present, assuming a quorum. After introduction, the Notice of Pending Bond Ordinance and Summary must be published in the local newspaper, a form of which I have enclosed for your use. Also, the ordinance should be posted on the bulletin board customarily used for notices, together with the Notice of Pending Bond Ordinance and Summary, and copies of the ordinance should be made available to anyone who requests them of the Clerk after introduction.

The bond ordinance can be considered for final adoption not less than ten days after introduction and not less than seven days after the publication of the Notice of Pending Bond Ordinance and Summary. If the ordinance has been posted and copies made available as indicated above, the ordinance can be read at the second hearing by title only. If the ordinance posting procedure has not been followed, the ordinance must be read in full at the second hearing. After the ordinance is read for the second time, the governing body should hold a public hearing and should give all

members of the public a chance to be heard on the ordinance. After the public hearing, the ordinance can be finally adopted by the affirmative vote of not less than two-thirds of the full membership of the governing body. After final adoption, the Bond Ordinance Statement and Summary must be published, a copy of which I have enclosed for your use. Note that if the approval of an officer is required to make the ordinance effective, the ordinance must be approved by that officer, or passed over veto, before it is published after final adoption.

After the ordinance is finally adopted, it will be necessary for us to establish a record of proceedings documenting the proper adoption of the bond ordinance. In order to do this, we will need one completely executed set of the documents enumerated on the attached checklist. By copy of this letter, I am sending the Clerk a copy of the checklist along with a copy of the ordinance. With the exception of the Affidavits of Publication, I am also sending the Clerk the necessary certificates to be completed, executed and returned to us along with the necessary attachments to provide us with this documentation. It should be noted that the Clerk's Certificate must be executed no sooner than 21 days following the final publication in order to attest that there has been no protest within the statutory twenty-day protest period.

If you or the Clerk have any questions about the form of the ordinance, the adoption procedure or the form of the certificates, please call me.

Thank you for this opportunity to have been of assistance.

Very truly yours,

Matthew D. Jessup

Matthew D. Jessup

MDJ/ta

Enclosures

cc: Kathleen Tolosi, Clerk, w/encl.
Debbie J. Oliver, Recreation Supervisor, w/encl.
Matthew T. Priore, Esq., w/encl.
Dieter P. Lerch, R.M.A., w/encl.

O7999-25

AMENDING BOND ORDINANCE #7471-18 OF THE CITY OF CLIFTON, IN THE COUNTY OF PASSAIC, NEW JERSEY, FINALLY ADOPTED SEPTEMBER 4, 2018

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLIFTON, IN THE COUNTY OF PASSAIC, NEW JERSEY (with not less than two-thirds of all members thereof affirmatively concurring), AS FOLLOWS:

Section One. The appropriation, authorization and down payment amounts set forth in Section 3(a)(vii) of bond ordinance #7471-18 of the City of Clifton, in the County of Passaic, New Jersey (the "City"), finally adopted September 4, 2018 (the "Prior Bond Ordinance"), are hereby amended to read as follows:

Purpose	Appropriation	Authorization	Down Payment	Useful Life
vii. Construction of a field house at Anzaldi Park.	$278,605	$264,675	$13,930	30 years

Section Two. Section 3(a) of the Prior Bond Ordinance is hereby amended to include a new Section 3(a)(ix) to read as follows:

Purpose	Appropriation	Authorization	Down Payment	Useful Life
ix. Improvements at Anzaldi Park including, but not limited to, field lighting and other park improvements, including all work and materials necessary therefor and incidental thereto.	$721,395	$685,325	$36,070	15 years

Section Three. Section 7(b) of the Prior Bond Ordinance is hereby amended in its entirety to read as follows:

> "(b) The average period of usefulness, computed on the basis of the respective amounts of obligations authorized for each purpose and the reasonable life thereof within the limitations of the Local Bond Law, is 11.56 years."

Section Four. The City hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the City is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with

the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section Five. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

ADOPTED ON FIRST READING
DATED:

_____
KATHLEEN TOLOSI,
Clerk of the City of Clifton

ADOPTED ON SECOND READING
DATED:

_____
KATHLEEN TOLOSI,
Clerk of the City of Clifton

APPROVAL BY THE MAYOR ON THIS _____ DAY OF _____, 2025

_____
RAYMOND GRABOWSKI, Mayor

ITEM NUMBER: O- 8000-25

ITEM NAME: 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 8 Restricted Handicapped Spaces)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Ordinance	5/29/2025	Cover Memo

O8002-25

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 8 RESTRICTED HANDICAPPED SPACES)

BE IT ORDAINED, by the Municipal Council of the City of Clifton, that:

1. Whenever any words and phrases are used herein, the meanings respectively ascribed to them in Subtitle 1 of Title 39 of the Revised Statutes of New Jersey shall be deemed to apply to such words and phrases.

Section 439-38. **Handicapped parking on streets for private residences:**

In accordance with the provisions of N.J.S.A. 39:4-197.6, the following on-street locations in front of private residences occupied by a handicapped person if a windshield placard or wheelchair symbol license plates have been issued for a vehicle owned by the handicapped person, or by another occupant of the residence who is a member of the immediate family of the handicapped person, by the Division of Motor Vehicles pursuant to the provisions of N.J.S.A. 39:4-204 et seq., provided such parking is not otherwise prohibited and the permitting thereof would not interfere with the normal flow of traffic, are designated as handicapped parking spaces for the exclusive use by the person issued the New Jersey license plate shown below. No other person shall be permitted to park in these spaces.

A. Application shall be made to the Police Department for such restricted handicapped parking space, and the applicant shall pay a one-time administrative fee of $150.00 to cover the costs of processing such application and individualized sign, made payable to the City of Clifton.

Name of Street	Location	Initial Permit Number
63 Christie Avenue	South side, beginning at the eastern property edge extending 22 feet west therefrom	P3001061
69 Christie Avenue	South side, beginning at the western driveway edge, extending 22 feet west therefrom	P2909486
102 Clifton Avenue	North side, beginning at the western driveway edge, extending 22 feet east therefrom	P2898596
22 Harrison Place	South side, beginning at the eastern property line, extending 22 feet west therefrom	P2909639
145 Lake Avenue	South side, beginning at the eastern property line, extending 22 feet west therefrom	P3000706
23 Madeline Avenue	South side, beginning at the eastern property line, extending 22 feet west therefrom	P2909634
166 Mahar Avenue	North side, beginning at the western driveway edge, extending 22 feet east therefrom	P3001176
15C Richland Court	North side, beginning at the western walkway edge, extending 22 feet west therefrom	P2693895

2. The Chief of Police is hereby directed to have the proper signs calling attention to the provisions of this ordinance erected or placed upon said streets at said locations.

3. This ordinance shall take effect after final passage and publication as provided by law.opted:

Adopted: _____

_____
Raymond Grabowski, Mayor

ATTEST:

_____
Kathleen Tolosi, City Clerk

ITEM NUMBER: O- 8001-25

ITEM NAME: 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)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Ordinance	5/29/2025	Cover Memo

O8001-25

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)

BE IT ORDAINED, by the Municipal Council of the City of Clifton, that the following handicapped parking placard numbers have been changed as follows:

Name of Street	Location	Initial Permit Number	New Number
55 Center Street	*No Change*	P2479149	4891HF
240 Demott Avenue	*No Change*	2063608	P3027669
21 Hadley Avenue	*No Change*	2093407	P3035630
86 Harding Avenue	*No Change*	P1621464	P3024424
72 Knapp Avenue	*No Change*	P1969532	P2999643
110 Knapp Avenue	*No Change*	P#2515540	P2976983
12 Sears Place	*No Change*	2031933	P4981HH
120 West 3rd Street	*No Change*	P#2462418	P3008710

1. The Chief of Police is hereby directed to have the proper signs calling attention to the provisions of this ordinance erected or placed upon said streets at said locations.

2. This ordinance shall take effect after final passage and publication as provided by law.

Adopted:_____

_____
Raymond Grabowski, Mayor

_____
Kathleen Tolosi, City Clerk

ITEM NUMBER: O- 8002-25

ITEM NAME: 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 1 Handicapped Space)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Ordinance	5/29/2025	Cover Memo

O8002-25

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 1 HANDICAPPED SPACE)

BE IT ORDAINED, by the Municipal Council of the City of Clifton, that:

1. 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" is amended, revised and supplemented to DELETE the following locations:

26 Sixth Avenue East	Beginning at the northerly driveway line of 26 Sixth Avenue and extending 22 feet northerly therefrom

2. The Chief of Police is hereby directed to remove all signs and markings designating such locations as restricted parking spaces for use by persons who have been issued special permits by the Division of Motor Vehicles.

3. This ordinance shall take effect after final passage and publication as provided by law.

Adopted: _____

_____
Raymond Grabowski, Mayor

ATTEST:

_____
Kathleen Tolosi, City Clerk

ITEM NUMBER: O- 8003-25

ITEM NAME: 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 Street," More Particularly Section 349-2 Thereof, Entitled "Restricted Streets (Viola Avenue)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	ordinance	5/30/2025	Cover Memo

O8003-25

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" (VIOLA AVENUE)

BE IT ORDAINED, by the Municipal Council of the City of Clifton, that:

1. Chapter 349 of the Code of the City of Clifton, entitled "Parking on Residential Streets and Municipal Lots," Article I, entitled "Residential Streets," more particularly Section 349-2 thereof, entitled "Restricted Streets," is hereby amended by **ADDING** thereto the following location:

Name of Street	**Side**	**Hours/Days**	**Location**
Viola Avenue	Both	24 Hours Monday - Saturday	From Paulison Avenue to Hawthorne Avenu

2. The Chief of Police is hereby directed to have proper signs calling attention to the provisions of this ordinance erected or placed upon said street.

3. All ordinances or parts of ordinances inconsistent herewith are hereby repealed as to such inconsistency only.

4. This ordinance shall take effect after final passage and publication as required by law.

Adopted: _____

_____
Raymond Grabowski, Mayor

ATTEST:

_____
Kathleen Tolosi, City Clerk

ITEM NUMBER: O- 8004-25

ITEM NAME: An Ordinance Adopting the Clifton HLR Redevelopment Plan - Phase IV, Pursuant to the Local Redevelopment and Housing Plan

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Ordinance	6/12/2025	Cover Memo
🗋	Exhibit A	6/12/2025	Cover Memo
🗋	Exhibit B	6/12/2025	Cover Memo
🗋	Exhibit C	6/12/2025	Cover Memo

O 8004-25

AN ORDINANCE ADOPTING THE CLIFTON HLR REDEVELOPMENT PLAN – PHASE IV, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW

WHEREAS, the City of Clifton, a public body corporate and politic of the State of New Jersey (the "**City**") is authorized pursuant to the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1 *et seq*. (the "**Redevelopment Law**"), to determine whether certain parcels of land within the City constitute an area in need of redevelopment, as further described therein; 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 (the "**Municipal Council**") directed the Planning Board of the City (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, encompassing approximately 21.468 acres (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 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 February 20, 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; and

WHEREAS, on March 4, 2025, by Resolution 132-25, the Municipal Council referred the Redevelopment Plan to the Planning Board for its review, report and recommendation in accordance with *N.J.S.A.* 40A:12A-7(e); and

WHEREAS, pursuant to *N.J.S.A.* 40A:12A-7(e), the Planning Board must transmit its recommendations to the Municipal Council within forty-five (45) days after referral, and, if transmitted within such forty-five (45) day period, such recommendations must be reviewed and considered by the Municipal Council; and

WHEREAS, the Planning Board reviewed the Redevelopment Plan at a duly noticed and constituted public meeting held on April 24, 2025; and

WHEREAS, after extensive discussions and testimony at its meeting on April 24, 2025, the Planning Board memorialized its recommendations and comments to the Redevelopment Plan (the "**Board Recommendations**"), attached hereto as **Exhibit A**, in a correspondence dated May 14, 2025, which found that the Redevelopment Plan was substantially consistent with the Master Plan of the City; and

WHEREAS, the Municipal Council finds the Planning Board's input to be relevant and meaningful and for these purposes desires to review and respond to the Board Recommendations and to consider whether to approve, disapprove, or change any recommendation; and

WHEREAS, pursuant to *N.J.S.A.* 40A:12A-7(e), the Municipal Council approves certain recommendations of the Planning Board and disapproves certain other recommendations of the Planning Board as set forth in **Exhibit B** attached hereto; and

WHEREAS, after reviewing the Board Recommendations and consulting with City professionals, the Municipal Council has determined to adopt the Redevelopment Plan, as revised following review of the Board Recommendations, attached hereto as **Exhibit C**, and finds the Redevelopment Plan to be either substantially consistent with the Master Plan or designed to effectuate the Master Plan.

NOW, THEREFORE, BE IT ORDAINED BY A MAJORITY OF THE FULL AUTHORIZED MEMBERSHIP OF THE MUNICIPAL COUNCIL OF THE CITY OF CLIFTON, IN THE COUNTY OF PASSAIC, NEW JERSEY, AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The Redevelopment Plan, attached hereto as Exhibit C, is hereby adopted pursuant to the terms of the Redevelopment Law.

Section 3. The zoning district map and the zoning ordinance of the City are hereby amended to incorporate and reflect the Redevelopment Plan, and, to the extent provided in the Redevelopment Plan, are superseded thereby.

Section 4. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

Section 5. A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the City Clerk during regular business hours.

Section 6. This Ordinance shall take effect in accordance with all applicable laws.

Adopted: _____

_____
Raymond Grabowski, Mayor

ATTEST:

_____
Kathleen Tolosi, City Clerk

EXHIBIT A
PLANNING BOARD RECOMMENDATIONS

Attached hereto.

FRIEND & WENZEL, LLC

975 Clifton Avenue
Clifton, New Jersey 07013
973-779-4290 (ph.)
973-779-8424 (fax)
joe@friendwenzel.com

May 14, 2025

Municipal Clerk
City of Clifton
900 Clifton Avenue
Clifton NJ 07013

Re: Planning Board Review of
Clifton HLR Redevelopment Plan - Phase IV

Dear Clerk:

Please accept this correspondence on behalf of the Clifton Planning Board. The Board at its regularly scheduled meeting on April 24, 2025 received the proposed Clifton HLR Redevelopment Plan – Phase IV ("Plan") for the former Hoffman-LaRoche site bordering Route 3 East. Presentation of the Plan was made by Joseph Baumann, Esq, of McManimon, Scotland & Baumann, retained as Redevelopment Counsel for the City of Clifton, and Kristin Russell of Colliers Engineering & Design Inc., retained as Redevelopment Planner for the City of Clifton.

During the meeting, several questions and areas of concern were raised by Board Members. Those areas of concern include the following:

1) Traffic – The new residential component in addition to the business/campus traffic was not anticipated within the initial redevelopment plan and this new residential component adds to the overall potential development increasing traffic in an area already overtaxed, traffic studies should be performed to ascertain impact, and County of Passaic's involvement is necessary as roadways are under their control
    a. Community Benefit requirement in future redeveloper agreement must address these areas as well as emergency response times.

2) School Population – The new residential component in addition to the business/campus traffic was not anticipated within the initial redevelopment plan and this new residential component adds to the overall potential development increasing school aged children in area where local schools are

full and construction of school facility or other structure to assist Clifton Public Schools should be considered at site

a. Community Benefit requirement in future redeveloper agreement must address these areas

3) Public Safety – The new residential component in addition to the business/campus traffic was not anticipated within the initial redevelopment plan and this new residential component adds to the overall potential development hampering police and fire departments from responding to calls and providing fire suppression, firehouse or other public safety facility should be considered at site, and public transit options should be emphasized
   a. Community Benefit requirement in future redeveloper agreement must address these areas

4) Effective mechanisms for enforcement – potential development adhering to zoning and building code when certain standards in the Plan are either not well defined or in conflict with other zoning/building regulations in the City Code, these include:
   a. Density ratio of residential dwellings – higher than other zones
   b. Allowed number of stories – higher than other zones
   c. There are no escrow amount parameters for future applicant
   d. Building setbacks – these can implicate safety and security issues of neighboring properties and are lower than other zones
   e. Building coverage - – higher than other zones
   f. Green roofs are not specific enough
   g. Buffer zone definition should be clarified
   h. Fire lane and roadway dimensions should be included
   i. Parking standards for residential component – lower than other zones
   j. Loading zone spaces are not clear enough as size of vehicles
   k. There is little mention of pedestrian and bicycle friendly policies
   l. Temporary parking provisions are not well defined
   m. Landscaping standards should be in line with City Code
   n. Tree replacement standards do not designate number of trees
   o. Site signage should be in line with City Code
   p. Lighting standards should be in line with City Code
   q. Liquor License locations should be clear as to how many can be allowed in the area and subject to the City's approval for issuance

5) Demonstrate compliance with the Passaic County Comprehensive Economic Development Strategy, (CEDS), specifically how the developer is going to assist with Goal 1 of the plan to "Improve the road network and increase transportation alternatives to provide better access and transportation services to site to accommodate the new development", including the proposed new residential component.

The Board, having reviewed the Plan and having heard from the City's retained experts, determined that the Plan, with the comments expressed above, is appropriate for the Redevelopment Area. Since these comments can be discussed and addressed by the potential developer(s) during subsequent design phases for Phase IV, the Board determined that the Plan, as drafted, is consistent with the Master Plan of the City of Clifton and specifically as to the redevelopment of former industrial sites.

The Board suggests that the Municipal Council take the next appropriate steps with the proposed Plan in consideration of the comments made herein.

Very truly yours,

JOSEPH M. WENZEL

cc: Planning Board
Joseph Baumann, Esq.

EXHIBIT B
MUNICIPAL COUNCIL RESPONSE TO
BOARD RECOMMENDATIONS

1. Traffic. The Planning Board believes that the new residential components may increase traffic within the area. In response, and in an effort to combat any significant increases in traffic, the City may require traffic studies be conducted, which would identify site-specific requirements that developers will be required to adhere to in a redevelopment agreement with the City. The Municipal Council acknowledges this comment as it does not suggest required changes to the Redevelopment Plan.

2. School Population. The Planning Board believes that the new residential components may increase school population within the area. In response, and in an effort to lessen the impact of an increased school population, studies of anticipated school age population and responses addressing same may also be required in a redevelopment agreement. The Municipal Council acknowledges this comment as it does not suggest required changes to the Redevelopment Plan.

3. Public Safety. The Planning Board believes that the new residential components may increase the burden on public safety, hampering police and fire departments from responding to calls and providing fire suppression. The Planning Board suggests firehouse or other public safety facility(ies) at the site, and public transit options should be emphasized. Emergency services studies and responses addressing same may be required and implemented into a redevelopment agreement with the developer. The Municipal Council acknowledges this comment as it does not suggest required changes to the Redevelopment Plan.

4. Effective Mechanisms for Enforcement. The Planning Board believes the following items are either not well defined or in conflict with other zoning/building regulations in the City Code:

a. Density Ratio of Residential Dwellings. The Planning Board believes the density ratio of residential dwellings is higher here than in other zones. However, upon review, the proposed density for Phase IV is 16 units per acre. There are no other mixed-use zones in the City to compare this to. The R-HR high rise apartment zone provides for a density of 60 units per acre, while the R-B3 multifamily apartment zone provides for a density of 20 units per acre – both lower than the density within Phase IV. The Municipal Council does not believe the density ratio of residential dwellings is too high and therefor has not included changes to the Redevelopment Plan with respect to this comment.

b. Number of Stories. The Planning Board believes that the maximum allowable stories and building height is higher than other zones. The Municipal Council agrees, but provides that the proposed building height for Phase IV is 175 feet and 15 stories. The adjacent HLR development, straddling Nutley and Clifton, is just over 202 feet tall at its highest point in Nutley. The Municipal Council does not

believe that the height is too tall and therefor has not included changes to the Redevelopment Plan with respect to this comment.

c. Escrow Amount Parameters. An Escrow Agreement was provided to Clifton by the applicant in the amount of $25,000, which includes obligations to replenish the account when it falls below a certain threshold. The Municipal Council did require an escrow from the redeveloper.

d. Building Setbacks. Setbacks are generally intended to protect one development from the next, and campus-style developments often don't impose internal setback requirements beyond those mandated by building code. The Redevelopment Plan includes the same setback language that was adopted for Phase III. However, a forty-foot landscaped buffer has been added as a requirement, exempting existing roadways and utility improvements.

e. Building Coverage. The Planning Board believes that the building coverage is higher than other zones. The proposed maximum building coverage for Phase IV is 65%. Planned Development, in the PD-1 subdistrict, allows a maximum lot coverage of 85-90%. In more traditional zones (B-C, M-2, and M-3 zones), 60% coverage is allowed. Further, B-B, B-D, PDO-1, and M-1 zones allow up to 50% coverage. The Municipal Council does not believe that the building coverage needs to be reduced and therefor has not included changes to the Redevelopment Plan with respect to this comment.

f. Green Roofs. The Planning Board believes the Redevelopment Plan is not specific enough related to Green Roofs. The Redevelopment Plan however provides that 50% of green roof areas as defined by the New Jersey Stormwater BMP Manual shall be included in the calculation of building coverage. Green roof regulations in the manual, Chapter 9.4, include water volume reduction, performance standards, materials components of a compliant green roof, permitted and preferred vegetation, and safety. This cross-reference should remain to ensure the most current best practices apply. Additionally, there are two types of green roofs (extensive and intensive). The Redevelopment Plan has been revised to clarify that only intensive green roofs are eligible for the coverage calculation, ensuring maximum stormwater reduction benefit.

g. Buffer Zone. The Planning Board believes the buffer zone definition should be clarified. Buffers are regulated in Section 4.6, which requires a five foot landscaped buffer around the redevelopment area perimeter. This language is consistent across all phases of the redevelopment area. However, a forty-foot landscaped buffer has been added as a requirement, exempting existing roadways and utility improvements.

h. Fire Lane/Roadway Dimensions. Roadway design and fire lanes are regulated in the City Code. Nothing in the Redevelopment Plan overrides these regulations.

If any new roads or fire zones not already approved are needed for the project, such compliance will be reviewed by appropriate agencies.

i. Parking Standards. The Planning Board believes that the parking standards are too low. The Redevelopment Plan provides the parking requirements, as follows:

0.5 spaces per studio unit
1.2 spaces per one-bedroom unit
1.8 spaces per two-bedroom unit.

However, Section 461-60.1 of the City Code requires two (2) spaces per unit. This standard is far greater than contemporary standards, including the NJ Residential Site Improvement Standards (RSIS) which sets a maximum permitted number of parking spaces for high rise development as follows:

0.8 per studio
0.8 spaces per one-bedroom unit
1.3 spaces per two-bedroom unit.

Section 4.7, Parking Standards, has been revised to provide for an across-the-board requirement – one space per unit.

j. Loading Zone. The Planning Board believes that the loading regulations are not clear enough as to the size of the vehicles. The Redevelopment Plan has been revised to require a clearance height of 15 feet, as is provided for in the City Code.

k. Pedestrian/Bicycle Policies. The Planning Board believes that pedestrian/bicycle policies were not mentioned in the Redevelopment Plan enough. Section 4.8 of the Redevelopment Plan addresses Pedestrian Connectivity, requiring sidewalks on all interior roads and between parking areas and building entrances. Bicycle parking is required in all parking garages at a rate of 1 bike per 30 parking spaces for short term parking. A common bicycle storage room from long term bike storage is required at a rate of 0.25 spaces per residential unit. For a non-urban area, the Municipal Council believes that these rates are appropriate and prioritizes the use of bicycles and therefor has not included changes to the Redevelopment Plan with respect to this comment.

l. Temporary Parking. The Planning Board expressed concern regarding temporary parking provisions. Section 4.5 of the Redevelopment Plan provides that the term for temporary parking is thirty-six (36) months. Additionally, Section 4.7 (Parking Standards) allows for temporary parking on-street, in surface lots, or in structured parking facilities. Temporary parking is also exempt from paving requirements. However, additional language has been added to the Redevelopment Plan in Section 4.7 to ensure no runoff or other impacts are

caused. Lastly, any additionally requests the City may have regarding temporary parking may be added into a redevelopment agreement with the developer.

m. Landscaping Standards. The Planning Board provided that landscaping standards should align with City Code. While the City Code does not have a dedicated landscaping subsection, parking are standards include a requirement that all setback areas be landscaped, and that all off-street parking areas with 10,000 or more square feet of paved area shall include interior lot landscaping. Section 4.9 has been revised to mirror City Code language.

n. Tree Replacement Standards. The Planning Board provided that tree replacement standards do not designate a number of trees. Section 4.9 of the Redevelopment Plan has been revised to include tree protection and removal mitigation regulations found in the City Code.

o. Site Signage. The Planning Board provided that site signage should be in line with City Code. Signage regulations in Section 4.10 of the Redevelopment Plan are the same as that found in earlier phases of the redevelopment area. The Municipal Council believes it is in the interest of the City to maintain the language as proposed for consistency across the redevelopment area and therefor has not included changes to the Redevelopment Plan with respect to this comment.

p. Lighting. The Planning Board requested that lighting standards align with City Code. Section 4.9 has been revised to provide for lighting standards alongside the landscaping standards already provided therein.

q. Liquor License. The Planning Board expressed concern about the number of liquor licenses that may be allowed in the area, and that they should be subject to the City's approval for issuance. Such requirements may be included in a redevelopment agreement with the developer.

5. Compliance with Passaic County Comprehensive Economic Development Strategy (CEDS). While the Municipal Council agrees with the intent of the Planning Board's comment related to compliance with CEDS (specifically, to improve the road network and increase transportation alternatives to provide better access and transportation services to accommodate the new development), mixed-use projects such as this inherently reduce vehicular traffic and increases pedestrian and bicycle activity, reducing the use of the private automobile. The Municipal Council believes that the mixed-use concept of the project will result in less impact on area roads, and that the Redevelopment Plan does not need to be revised. Section 5 of the Redevelopment Plan, "Consistency to Other Plans," already includes CEDS in Section 5.12.

EXHIBIT C
REDEVELOPMENT PLAN

Clifton HLR Redevelopment Plan – Phase IV

Prepared for the City of Clifton, Passaic County, NJ

Original Draft prepared by BURGIS ASSOCIATES, INC.
Reviewed and Revised by COLLIERS ENGINEERING &DESIGN, INC. for City of Clifton
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REVISIONS 5/21/25

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Section 1: Introduction

1.1: Statutory Basis for the Phase IV Redevelopment Plan

This Clifton Hoffman La-Roche Redevelopment Plan: Phase IV (herein referred to as "Plan" or "Phase IV Redevelopment Plan" or alternatively as the "Mixed Use Center Redevelopment Plan (MUCRP) District") has been prepared for the fourth phase of the redevelopment of the Hoffman La-Roche Redevelopment Area within the City of Clifton in Passaic County. The Hoffman-La Roche Redevelopment Area, also referred to as the "Overall Redevelopment Area", is an approximately 119-acre area which includes property within the City of Clifton in Passaic County and the Township of Nutley in Essex County that formerly served as the U.S. headquarters for Hoffman-La Roche, Inc., a global healthcare company (the "HLR Site"). The property, which is the subject of this plan, encompasses 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" or "Phase IV Project Area or alternatively referred to as the "Mixed Use Center Redevelopment Plan (MUCRP) District"), and encompasses an approximately 21.468 acre portion of the Overall Redevelopment Area.

On March 18, 2014, the Nutley Township Board of Commissioners directed the Planning Board to conduct a preliminary investigation of the Nutley portion of the HLR Site to determine whether it met the statutory criteria for a condemnation Area in Need of Redevelopment under the Local Redevelopment and Housing Law (LRHL). Likewise, the Municipal Council of the City of Clifton (the "Municipal Council"), by Resolution 513-14 adopted November 5, 2014, 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 met the statutory criteria for a non-condemnation Area in Need of Redevelopment.

In 2015, following the completion of an investigation of the overall property prepared by Maser Consulting P.A., both of the host municipalities designated their respective portions of the HLR Site as an Area in Need of Redevelopment pursuant to the LRHL. On March 3, 2015, the Nutley Township Board of Commissioners adopted a resolution finding that the entirety of the approximately 52-acres located within Nutley met the statutory criteria for a condemnation Area in Need of Redevelopment under the LRHL. Similarly, on May 5, 2015, the Municipal Council of the City of Clifton adopted Resolution 251-15, finding that the 67.39-acres of the HLR Site located within its municipal boundaries constituted a non-condemnation Area in Need of Redevelopment under the LRHL. Consequently, by the adoption of Resolution 251-15, the entirety of the HLR Site located within the City of Clifton was designated as an "Area in Need of Redevelopment."

The following phases of redevelopment of the HLR Site have thus far been established:

1. The first phase of redevelopment of the HLR Site focused on an approximately 16.55-acre portion of the Overall Redevelopment Area (hereafter referred to as the "Phase I Project Area"), located in both Nutley Township and the City of Clifton. This included existing Buildings 123 and 123A. The Clifton portion of the Phase I Project Area encompassed 5.57-acres (hereafter referred to as the "Clifton Phase I Project Area"), while the Nutley portion of the phase I Project Area encompassed 10.98-acres (hereafter referred to as the "Nutley Phase I Project Area").
2. The City of Clifton adopted the Clifton HLR Redevelopment Plan – Phase II A for an approximately 12.39-acre portion of the Overall Redevelopment Area located entirely in the City of Clifton.
3. The City of Clifton adopted the Clifton HLR Redevelopment Plan – Phase II B for an approximately 4.57-acre portion of the Overall Redevelopment Area located entirely in the City of Clifton. This plan was subsequently amended on May 21, 2019, wherein the project area was expanded to 11.242 acres.
4. The Township of Nutley adopted the Nutley Phase II A Redevelopment Plan for an approximately 11.88-acre portion of the Overall Redevelopment Area located in the Township of Nutley.
5. The Township of Nutley adopted the Nutley HLR Phase 3 Redevelopment Plan Roadways + Signs Circulation on October 6, 2020. As of the date of the adoption of the Clifton Phase IV Redevelopment Plan, the Nutley HLR Phase 3 Redevelopment Plan is not in effect pursuant to the order of the Superior Court of New Jersey.
6. The City of Clifton adopted the Clifton HLR Redevelopment Plan – Phase III Plan for an approximately 13.0047-acre portion of the Overall Redevelopment Area located in the City of Clifton.

This Clifton Phase IV Redevelopment Plan focuses on a portion of the remaining Redevelopment Area in Clifton of approximately 21.468 acres (hereafter referred to as the "Phase IV Project Area" or "Clifton Phase IV Project Area" or the "Mixed Use Center Redevelopment Plan (MUCRP) District"), which is located solely in the City of Clifton.

1.2: Plan Overview

This Plan represents the final step in the redevelopment process with regard to the Phase IV Project Area. It is designed to affirmatively address the statutory requirements set forth in the LRHL, identify the Plan's relationship to local land use objectives, and enumerate the uses which may be permitted in the area along with the associated regulatory controls governing the proposed intensity and distribution of uses.

Ultimately, the goal of the Clifton Phase IV Redevelopment Plan is to facilitate redevelopment of the Phase IV Project Area with a mix of residential, institutional, commercial, and office uses designed and integrated together as a distinctive walkable center with a sense of place which will: establish an attractive and vibrant focal point for the Overall Redevelopment Area; create an enduring and multi-use integrated campus where a variety of land uses each compliment the other; serve the daily needs of those residing, visiting, and working in the Overall Redevelopment Area as well as the regional clientele traveling along NJ Route 3 corridor; promote a high standard in planning and design; advance the economic objectives of the City of Clifton; assist in lowering traffic impacts while maximizing development opportunities; and assist in the redevelopment and revitalization of the Overall Redevelopment Area while complementing other uses in the Overall Redevelopment Area.

Specifically, this Plan seeks to provide a comprehensive and coordinated plan to guide the redevelopment of the Phase IV Project Area in order to support and maintain the vitality of the employment base in the City, reinforce and support the value of the existing surrounding properties, and promote a balanced land use distribution between both Clifton and Nutley as well as in the Project Area itself.

Section 2: Local Redevelopment and Housing Law (LRHL) Background

The following section provides a brief overview of the background and process of the LRHL.

2.1: Background

In 1992, the New Jersey Legislature enacted a new statute which revised and consolidated the State's various redevelopment statutes. Known as the LRHL, this new statute replaced a number of prior redevelopment statutes – such as the Redevelopment Agencies Law, the Local Housing and Redevelopment Corporation Law, the Blighted Area Act, and the Local Housing Authorities Law – and replaced them with a single comprehensive statute governing local redevelopment activities throughout the State.

Ultimately, the LRHL was designed by the State Legislature to assist municipalities in the process of redevelopment and rehabilitation. This purpose is particularly evident in its preamble, which states that:

> *"There exist, have existed and persist in various communities of this State conditions of deterioration in housing, commercial and industrial installations, public services and facilities and other physical components and supports of community life, and improper, or lack of proper development which result from forces which are amenable to correction and amelioration by concerted effort of responsible public bodies, and without this public effort are not likely to be corrected or ameliorated by private effort."*

Today, the LRHL provides the statutory authority to designate "Areas in Need of Redevelopment," prepare and adopt redevelopment plans for those areas, and implement and undertake the redevelopment process. It further defines the roles and governs the activities of the Governing Body, Planning Board, and the Redevelopment Entity in the redevelopment process. In addition, it establishes the procedural steps and criteria by which an area can be designated in need of redevelopment or in need of rehabilitation, and outlines the authority and powers provided to municipalities that have designated such an area in need of redevelopment/rehabilitation and have adopted a redevelopment plan.

2.2: Redevelopment Process

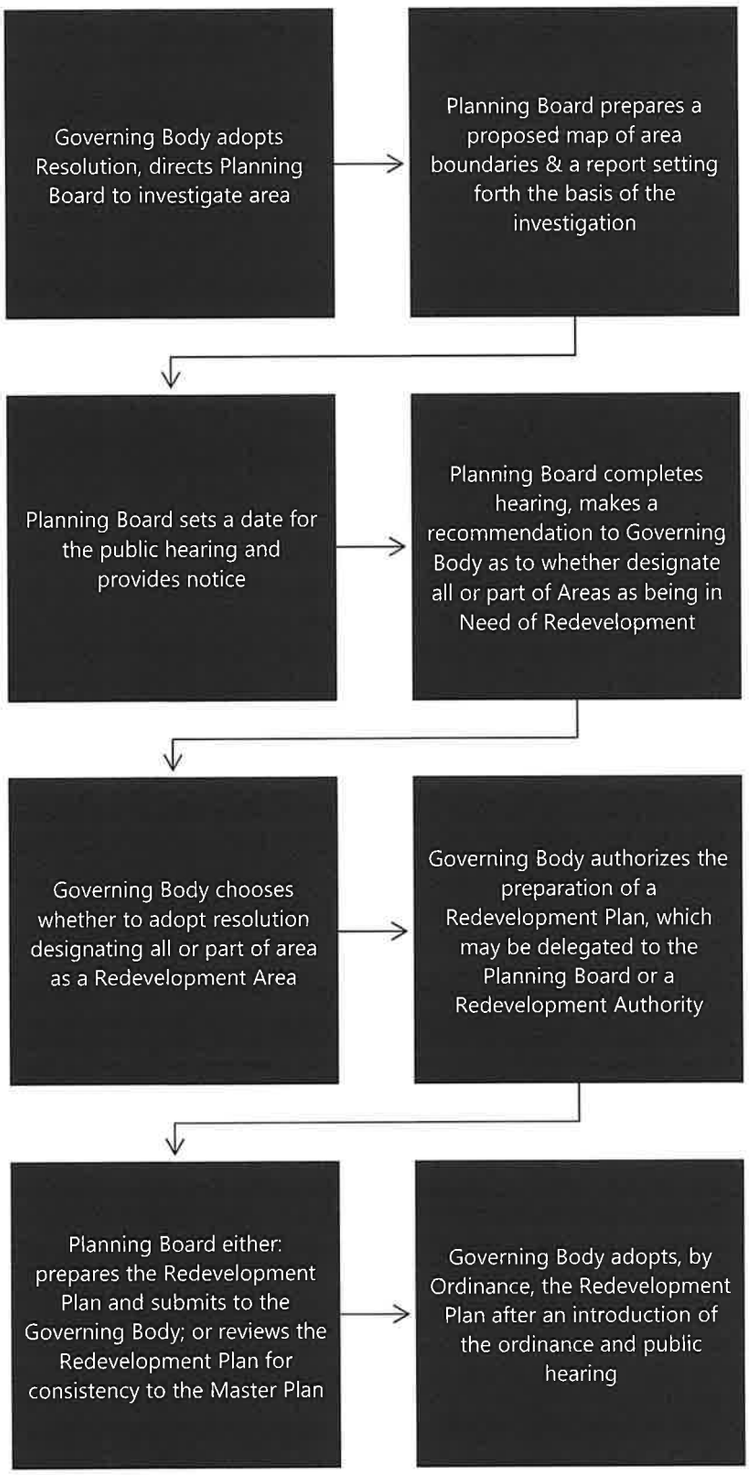
The LRHL grants the Governing Body the power to initiate a preliminary investigation to determine whether or not a specified area is in need of redevelopment. The Governing Body typically authorizes the Planning Board through a resolution to conduct such an investigation. After this investigation, the Planning Board must hold a public hearing on the proposed redevelopment area designation.

In 2013, the LRHL was amended to mandate that at the inception of this process, municipalities must declare whether they intend to use their powers of eminent domain as part of any redevelopment effort. This necessitates an indication at the time of the Governing Body's initial resolution whether the municipality will proceed to study the area within the context of a "condemnation" or "non-condemnation" redevelopment procedure. This amendment was designed to enable property owners and the public to understand at the outset if land acquisition would ever be considered as part of the process.

Based on the Planning Board's recommendation, the Governing Body may designate all or a portion of the area as an Area in Need of Redevelopment. The Governing Body will then prepare a redevelopment plan for the designated area or will direct the Planning Board to prepare such a plan. After it adopts the redevelopment plan, the Governing Body or another public agency/authority designated by the Governing Body as the "redevelopment entity" will oversee the implementation of the redevelopment plan. The redevelopment entity is responsible for selecting a redeveloper to undertake the redevelopment project which implements the plan.

In summary, the LRHL essentially establishes a two-fold process in which a site is designated as an Area of Need of Redevelopment (Step 1), and a plan is prepared based on that designation (Step 2). The accompanying figure provides a summary of this process, beginning with the Governing Body's adoption of their resolution to the preparation and adoption of a redevelopment plan. Through this process, the LRHL grants the municipality the power to, amongst other things: adopt a redevelopment plan, which identifies how an area will be developed; issue bonds for redevelopment; acquire property; lease or convey property without having to go through the public bidding process; collect revenue from a selected developer; and grant tax exemptions and abatements.

Figure: Summary of Redevelopment Process1



2.3: Requirements of a Redevelopment Plan

As established by NJSA 40:12A-7 of the LRHL, a redevelopment plan shall include an outline for the planning, development, redevelopment, or rehabilitation of a project area sufficient to indicate:

1. Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.

2. Proposed land uses and building requirements in the project area.

3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.

4. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.

5. Any significant relationship of the redevelopment to:

    a. The master plans of contiguous municipalities;

    b. The master plan of the county in which the municipality is located; and

    c. The State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L. 1985, c.398 (C.52:18A-196 et al.)

6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.

7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.

8. Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

Section 3: Redevelopment Area

The following section offers a brief description of the subject site, as well as a historic overview of the use of the site.

3.1: Redevelopment Area Overview

The Phase IV Project Area is solely located within the City of Clifton. The Phase IV Project Area comprises a remaining portion of Block 80.02 Lot 4.07 and a remaining portion of Block 80.01 Lot 1.01, as identified on municipal tax records. The site is located in the southerly portion of Clifton, near the City's shared border with the Township of Nutley.

The Project Area occupies a total area of approximately 21.468 acres and is irregular in shape. Its dimensions include approximately 1,000 feet of frontage along Isabella Street west of Metro Boulevard and approximately 650 feet of frontage along Isabella Street east of Metro Boulevard. The Project Area is accessible via Isabella Street (a private internal Campus Road) to the north as well as Prism Way (a private internal Campus Road) to the south. It is bisected in a north-south direction by Metro Boulevard (a private internal Campus Road), which connects Route 3 in Clifton to Kingsland Street in Nutley. The westerly side of the Project Area fronts along a railroad right-of-way for approximately 380 feet, while its easterly side borders the rears of residential dwellings fronting along Princeton Place. Overall, the majority of the Project Area consists of impervious coverage and was previously developed with large commercial structures demolished by Roche prior to and coincident with its departure from the Campus.

The former Hoffmann-La Roche headquarters underwent a substantial remediation, undertaken by Hoffmann-La Roche with the coordination of the New Jersey Department of Environmental Protection (NJDEP) and the United States Environmental Protection Agency (US EPA). Regulatory compliance has been achieved for soils remediation allowing for the "unrestricted" use of the site and a Response Action Outcome for remediated groundwater has been issued as well.

Surrounding land uses consist of: the Clifton Phase III Redevelopment Area to the north; the Clifton Phase I Redevelopment Area to the south and southeast; the ON3 Campus in the Township of Nutley to the south and a rail line to the west. Please see the accompanying aerial and land use maps located at the end of this section.

3.2: Background

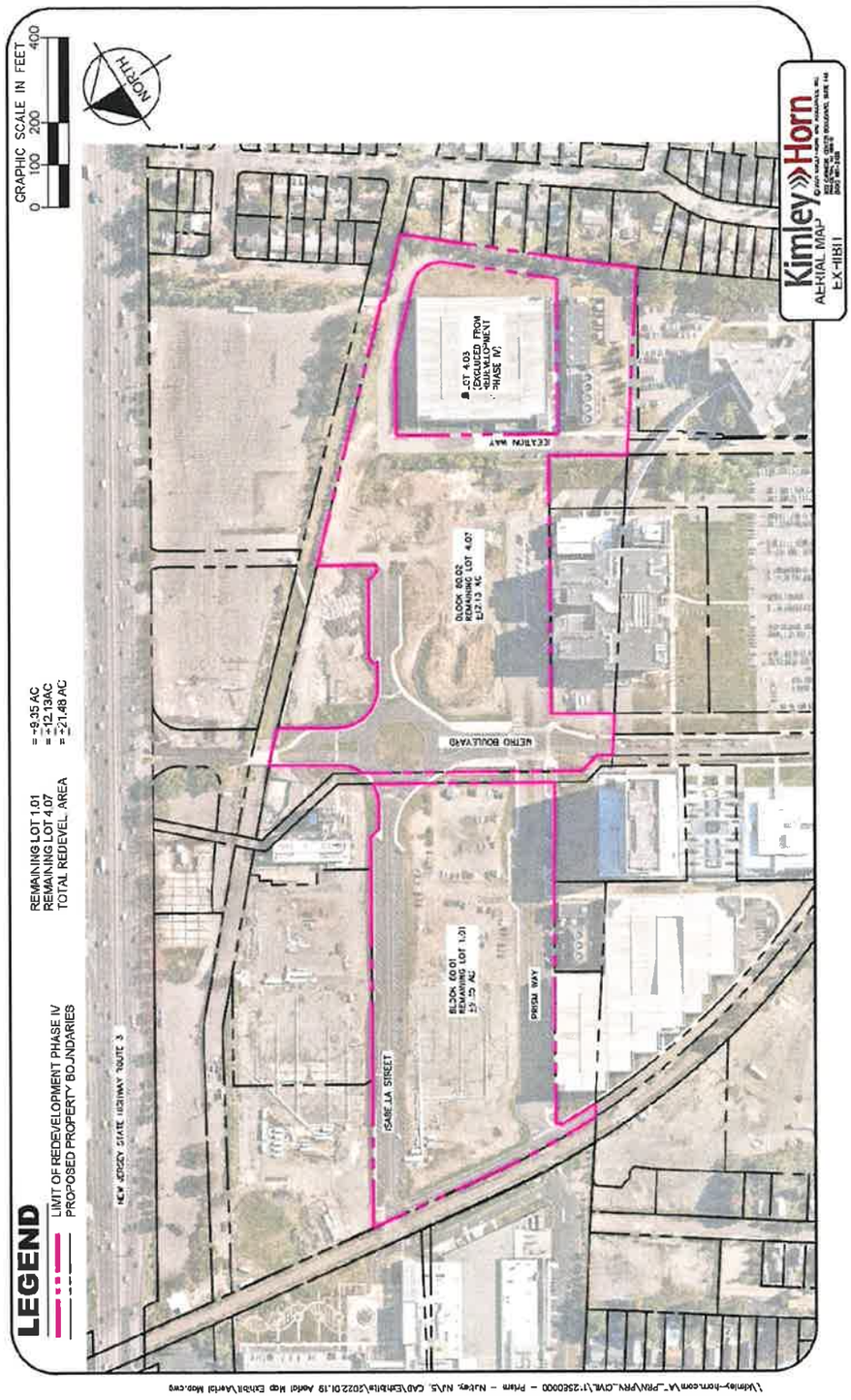
The property is part of the Overall Redevelopment Area, which formerly served as the U.S. headquarters for Hoffmann-La Roche Inc., a global healthcare company from 1929 until 2009. Between 1929 and 1942, the campus was solely in Nutley. In 1942, the Nutley campus was expanded into Clifton. By 1954, a number of substantial buildings had been constructed on the campus, as well as a large parking lot.

The campus continued to expand throughout the 1960s. In 1967, Hoffmann-La Roche opened the Roche Institute of Molecular Biology which was at one point one of the largest post-doctoral training programs funded by an industry. By 1970, two new multi-story buildings had been constructed as well as a number of ancillary structures.

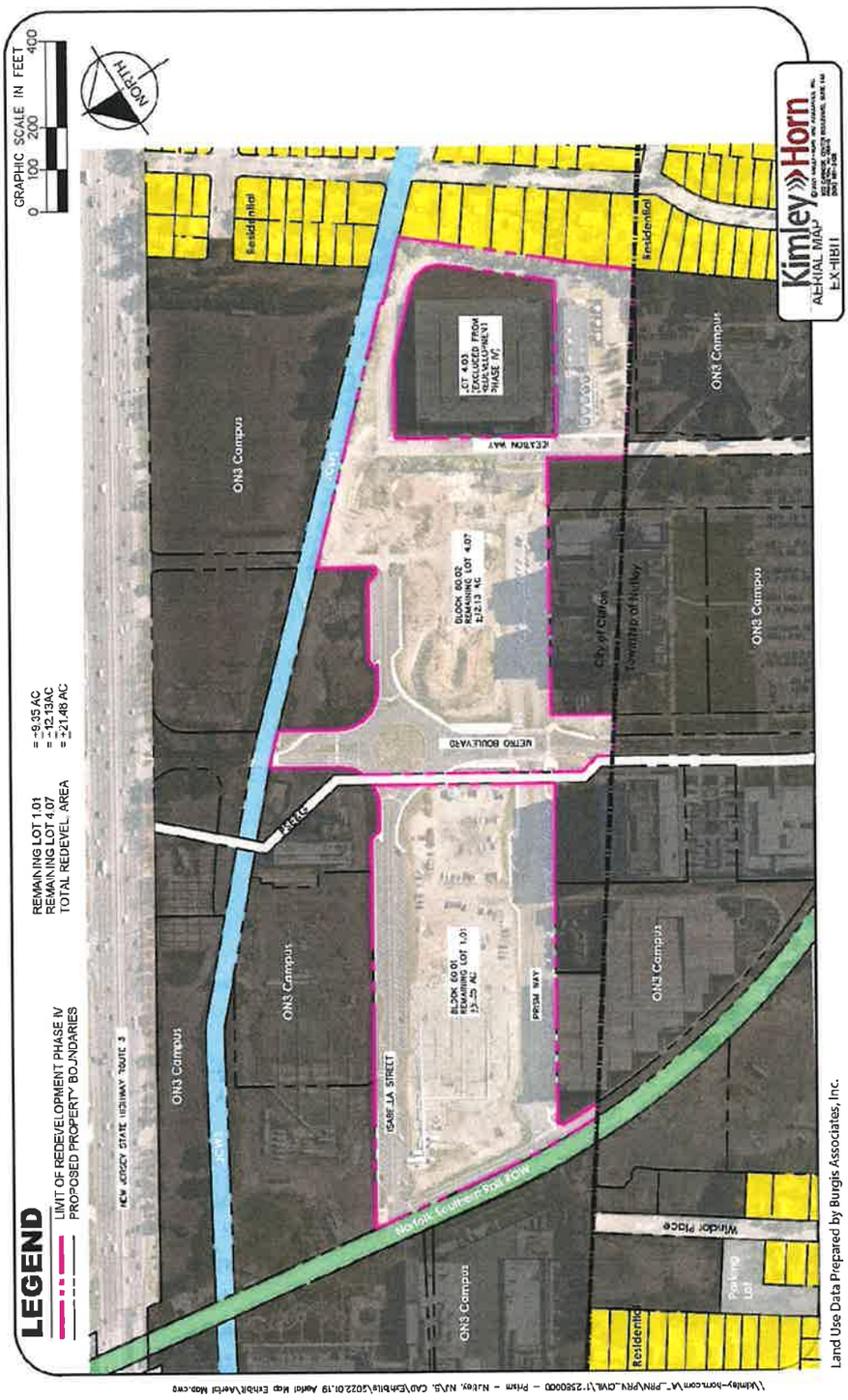
Throughout the latter part of the 2000s, several buildings on the campus underwent demolition. Nevertheless, improvements continued to be made to the campus, including improvements to the main entrance from Kingsland Street; the construction of a visitor's center in 2009; an approximately $10 million interior alteration project in 2009; a window replacement program in 2010, and; the construction of an elevated pedestrian walkway in 2011. At its peak, the HLR Site contained approximately 4.2 million square feet of improvements.

However, after the full acquisition of Genetech in 2009, the Hoffmann-La Roche headquarters were eventually moved to Genetech's headquarters outside of San Francisco. In 2012, Hoffmann-La Roche announced the closure of its operation in Clifton and Nutley. By December 2013, business operations ceased. At the time of the transfer of the property to its current owners, Hoffmann-La Roche had demolished all but 1.2 million square feet of improvements, which demolition and vacant lands underscore the need for a Redevelopment Plan to guide its future redevelopment.

Map: Aerial Map1



Map: Existing Land Use Map2



Section 4: Redevelopment Plan Details

The following section identifies the goals and regulations intended to serve as the basis for the redevelopment of the Phase IV Project Area, which shall be referred to as the "Phase IV Redevelopment Plan" or alternatively as the as the "Mixed Use Center Redevelopment Plan (MUCRP) District").

4.1: Description of the MUCRP

The Phase IV Redevelopment Plan (alternatively referred to as the "Mixed Use Center Redevelopment Plan (MUCRP) District") shall constitute the following lands: a remaining portion of Block 80.02 Lot 4.07 and a remaining portion of Block 80.01 Lot 1.01. See the map entitled "Limit of Redevelopment Plan Phase IV" for an overview of the boundaries of the MUCRP.

4.2: Goal

The goal of this Phase IV Redevelopment Plan is to facilitate the redevelopment of the Project Area with a mix of residential, institutional, commercial, and office uses designed and integrated together as a distinctive walkable center with a sense of place which will: establish an attractive and vibrant focal point for the Overall Redevelopment Area; serve the daily needs of those residing, visiting, and working in the Overall Redevelopment Area as well as the regional clientele traveling along NJ Route 3 corridor; promote a high standard in planning and design; advance the economic objectives of the City of Clifton; and assist in the redevelopment and revitalization of the Overall Redevelopment Area while complementing other uses in the Overall Redevelopment Area.

Specifically, this Plan seeks to provide a comprehensive and coordinated plan to guide the redevelopment of the Phase IV Project Area in order to support and maintain the vitality of the employment base in the City, reinforce and support the value of the existing surrounding properties, and promote a balanced land use distribution between both Clifton and Nutley as well as in the Project Area itself.

4.3: Permitted Principal Uses

The following shall be permitted as principal uses within the Mixed Use Center Redevelopment Plan (MUCRP) District. Buildings and properties with a mix of uses are permitted and encouraged.

1. Multifamily dwellings;
2. Business offices;
3. Medical offices and facilities, including clinical practice, treatment, diagnostic, outpatient, and urgent care facilities;

4. Scientific research and/or development facilities, including clinical laboratories for research, development and testing by application of one or more of the fundamental sciences;
5. Medical education, research, and clinical administration;
6. Bars, restaurants, and other eating and drinking establishments, including retail food-handling establishments (where orders are taken, and food is dispensed to the public either for on-premises or off-premises consumption), establishments with outdoor seating, which may be within or atop a building containing one or more permitted uses to serve the Overall Redevelopment Area and the general public;
7. Retail stores;
8. Service establishments;
9. Places of public assembly;
10. Gyms, health clubs, fitness studios, and fitness centers;
11. Production studios, including movie and sound stages and similar facilities; For the purposes of this section, a "production studio" shall be defined as a studio for the production of content in the performing arts, new media art, film, television, radio, comics, interactive arts, video games, websites, music, video, and podcasts. A production studio is not intended to serve as a theater accommodating live audiences.
12. Banks and other financial institutions;
13. Retail sales;
14. Child and Adult Day Care Centers, within a building containing one or more permitted principal uses to serve the Overall Redevelopment Area. Any outdoor play area shall receive DEP and/or DCA approval or be located on a terrace or roof;
15. Active and passive recreation and open space areas; and
16. Buildings and structures necessary to operate and support utility infrastructure which services on Campus properties;
17. Structured parking;
18. Surface parking;
19. Driveways and public and private roadways and streets.

Multiple principal uses on a single lot and/or in a single building shall be permitted. The final determination as to whether a use is permitted as included in the above shall be made by the Municipal Council acting as the redevelopment entity or as delegated to its redevelopment agency, if any.

4.4: Permitted Accessory Uses

The following shall be permitted as permitted accessory uses in the Mixed Use Center Redevelopment Plan (MUCRP) District. Accessory uses need not be located on the same lot as the principal use, provided that they are located within the Overall Redevelopment Area.

1. Structured parking;
2. Surface parking;
3. Driveways and public and private roadways and streets;
4. Off-street loading;

5. Active and passive recreation, plaza, and open space areas;
6. Cafeteria and catering services;
7. Health clubs/gyms/fitness centers for use by building employees, building residents, and guests within a building containing one or more permitted uses;
8. Rooftop amenities in connection with a permitted use including, but not limited to, decks, bars, dining, and pools;
9. ATMs including those physically separated from a bank or other financial institution,
10. Juice bars, and cafés within a permitted principal use;
11. Electric vehicle charging stations;
12. Security facilities and storage structures for equipment and supplies including storage facilities to be located in structured garages or in residential buildings; and
13. Accessory uses and structures which are customarily incidental and subordinate to a permitted principal use.

4.5: Temporary Uses

The following shall be permitted as permitted temporary uses in the Mixed Use Center Redevelopment Plan (MUCRP) District. Temporary uses may be principal or accessory uses. For the purposes of this document, the term "temporary" hereinafter shall refer to a period not to exceed thirty-six (36) months but may be extended by the City of Clifton.

1. Structured parking;
2. Surface parking;
3. Driveways and public and private roadways and streets;
4. Off-street loading.

4.6: Intensity, Bulk, and Other Regulations

Development within the Mixed Use Center Redevelopment Plan (MUCRP) District shall conform to the area and bulk standards set forth below:

1. Minimum Tract Size: The minimum tract size shall be the entirety of the Phase IV redevelopment area. Individual lots shall be permitted provided they function as a single integrated development.
2. Maximum Density. The maximum density shall be 16 units per acre for the entirety of the Overall Redevelopment Area in the City of Clifton. Permitted density up to the Maximum Density shall be set forth in the Redevelopment Agreement.
3. Building Setbacks. There shall be no setback requirements from any internal lot line within the Overall Redevelopment Area. The placement of buildings shall not interfere with sight triangles.
4. Impervious and Building Coverage.
    a. *Maximum Impervious Coverage*. The maximum impervious coverage shall be eighty-five (85%) for the entire Phase IV Project Area. Fifty percent (50%) of areas with pervious pavers, pervious asphalt, ~~green roofs,~~ and similar

pervious materials shall be included in the calculation of the maximum impervious coverage.

b. *Maximum Building Coverage*. The maximum building coverage shall be sixty-five (65%) for the entire Phase IV Project Area. Fifty percent (50%) of intensive green roof areas as defined by the New Jersey Stormwater BMP Manual shall be included in the calculation of building coverage. Parking garages shall be excluded from the calculation of building coverage.

5. Maximum Building Height. The maximum building height shall be one hundred (175) feet and fifteen (15) stories, whichever is greater.

6. Buffers.

   a. A minimum five (5) foot wide landscaped buffer, including trees and/or fencing, is to be provided around the perimeter of the Overall Redevelopment Area, except where such perimeter adjoins a state highway or a railroad or internal private roadway. Roadways, rights-of-way, or walkways may cross buffer areas, but shall not count toward buffer areas.

   b. The following shall be permitted in a buffer area:

      i. Drainage improvements

      ii. Underground utilities

      iii. Pedestrian and bicycle paths

      iv. Crossing of access roads

      v. Fences and retaining walls, where needed

      vi. Signage and wayfinding

   c. Minimum 40' wide landscaped buffer, including trees and fencing, where adjacent to residential uses. Such buffer may include utility improvements and existing roadways.

7. Driveways and public and private roadways and streets shall not be subject to a minimum lot area or dimensional requirements.

4.7: Parking Standards

The following parking standards shall be applicable to the Mixed Use Center Redevelopment Plan (MUCRP) District. Adopting shared parking opportunities and concepts shall be strongly encouraged.

1. Temporary Parking Locations.

   a. Some or all of the required parking for the Phase IV Project Area or the Overall Redevelopment Area may initially occur in temporary locations.

   b. The required parking, temporary and permanent, for the Phase IV Project Area may be located on-street, in surface lots, or in structured parking facilities, which may be relocated from time to time, in the Phase IV Project Area and/or other locations within the Overall Redevelopment Area.

c. Permeable surface materials (gravel, reinforced grass) may be required to reduce runoff and soil compaction.

d. Sediment barriers and dust suppression measures are required where appropriate.

~~b.~~e. All temporary paved public parking areas shall be striped, all parking spaces and aisles shall comply with access and circulation requirements, and must have clearly marked entrances and exits.

2. Permanent Parking Locations.

   a. Permanent parking for uses within the Phase IV Project Area may be located on-street, in surface lots, or in structured parking facilities anywhere in the Overall Redevelopment Area.

   b. Permanent parking located within the Phase IV Project may be utilized by uses located outside of the Phase IV Area but within the Overall Redevelopment Area.

   c. Permanent parking for individual uses does not have to exist on the same building lot as the principal structure or use.

   d. Shared use parking is encouraged, and development applications are encouraged to provide a shared use analysis to take advantage of overall reduced parking ratios per use.

   e. EV charging stations shall be included in all permanent parking facilities as determine by the Planning Board.

3. Bicycle Parking. Bicycle parking shall be located in parking garages or buildings within the Phase IV Project Area. Bicycle racks for short-term storage shall be provided for all multifamily and nonresidential developments at the ratio of one bicycle space for 30 off-street parking spaces or fraction thereof. Indoor secure bicycle storage in a common bicycle storage room shall be provided at a rate of 0.25 spaces per residential unit. Such storage room may be located in any residential, mixed use, or parking garage structure accessible to building residents.

4. Electric Vehicle (EV) Parking. Parking spaces for EV charging shall be provided and counted as required by the State of New Jersey P.L. 2021, c.171, (N.J.S.A.40:55D-66.20).

5. Minimum Number of Parking Spaces. The minimum parking requirements for the Phase IV Project Area shall be as follows.

Table 1: Parking Standards

Principal Use	Minimum Parking Requirement
Banks and Financial Institutions, excluding ATMs and ATM drive-through facilities	3.3 spaces per 1,000 square feet
Bars, restaurants, and other eating and drinking establishments	0.5 per seat, plus one (1) space per employee per shift.
Cafés	10 spaces per 1,000 square feet
Production studios, including movie and sound stages and similar facilities	2.0 spaces per 1,000 square feet
Gyms, health clubs, fitness studios, and fitness centers	2.0 space per each 1,000 square feet
Medical uses, including clinical practice, treatment, diagnostic, outpatient, and urgent care facilities	4.0 spaces per each 1,000 square feet
Multifamily residential uses	~~0.5 spaces for Studio units, 1.2 spaces per One-Bedroom units, 1.8 spaces per Two-Bedroom units~~1 space per unit
Offices, including business and professional	0.7 spaces per employee or 3.0 spaces per each 1,000 square feet, whichever is less
Places of public assembly	1.0 space per each 1,000 square feet
Research and laboratory facilities	0.25 space per employee or 1.0 space per each 1,000 square feet, whichever is less
Retail stores, service establishments, and retail food-handling establishments	4.0 spaces per 1,000 square feet.

a. Final determination of parking provided in the Phase IV Project Area shall be subject to review by the City of Clifton only to ensure that there is no spillover of project parking into adjacent residential neighborhoods.

b. Accessory uses associated solely with users of the principal use shall not generate parking requirements separate from or in addition to the parking required for the principal use. All other accessory uses shall be subject to the particular parking requirement of that use but shall be permitted to apply the shared parking reduction as identified in Item C. below.

c. Shared parking, where possible, shall be encouraged so as to result in fewer overall parking spaces. The Planning Board may grant reasonable concessions from the above standards where evidence is provided that shared parking will not negatively affect the availability of on-site parking at any given time.

6. Parking Space Dimensions.

a. Parking spaces shall have dimensions of at least 9 feet by 18 feet.

b. Compact spaces, which shall not be less than 8 feet by 16 feet, may be incorporated into a parking layout, limited to 10% of the total number of parking spaces required for the entirety of the Phase IV Project Area.

~~b.~~c. Parking may be located in any front, side, or rear yard area subject to the regulations established in this section

7. Loading Requirements.

   ~~Parking may be located in any front, side, or rear yard area subject to the regulations established in this section~~.

   a. There shall be a minimum of one (1) loading space per building within the Phase IV Project Area. Loading Spaces may be shared by multiple uses.

   b. Loading spaces for tractor trailers shall have dimensions of at least 12 feet by 48 feet, a clearance height of at least 15 feet. Section 461-62(B) shall not apply.

   c. Loading areas shall be located along the side or rear façades of new buildings and shall be shielded from obvious view from any public rights-of-way and viewsheds to the greatest extent feasible.

8. Solid Waste Storage. Any solid waste storage shall be located to the side or rear of a building, or within a parking area, and shall be screened from view from any public rights-of-way and viewsheds to the greatest extent feasible.

4.8: Access and Circulation

The following access and circulation regulations shall apply to the Mixed Use Center Redevelopment Plan (MUCRP) District:

1. Driveways. Two-way driveways shall have a minimum width of twenty-four (24) feet. One-way driveways shall have a minimum width of twelve (12) feet.

2. Parking Service Aisles. All parking areas shall be designed with service aisles to meet the following standards:

Table 2: Parking Service Aisles

Type of Parking (angle)	Width of Aisle
Parallel	12
30°	12
45°	13
60°	18
90°	24

3. Pedestrian Connectivity. Each building shall provide pedestrian connectivity to the remaining Overall Redevelopment Area. Interior roads giving access to buildings shall have a sidewalk on at least one side of such road. All parking areas shall provide a sidewalk connecting the parking area to all building entrances intended to be accessed by said parking lot users. Fencing and landscaping buffers shall be provided and designed to contain pedestrian traffic on-site and away from existing residential neighborhoods.

4. Temporary Parking. Temporary surface parking is not subject to Board approval. Temporary surface parking lots are exempt from paving requirements but must provide adequate lighting for user safety.

5. Access to Areas Outside the Phase IV Project Area. If any access is to be provided to any parcel located within the Phase IV Project Area through driveways and roadways not located within the Phase IV Project Area, evidence of an easement or other appropriate documentation providing such access shall be a condition of approval.

4.9: Landscaping & Lighting

The following landscaping and lighting standards shall be applicable to the Mixed Use Center Redevelopment Plan District:

1. Licensed Landscape Architect. A landscape plan prepared by a licensed landscape architect, licensed by the New Jersey Board of Landscape Architects, or other qualified individual including but not limited to a professional engineer, shall be submitted with any plan for development.

2. Overall Landscaping Plan. An overall Landscaping Plan shall be required for each lot which consists of a substantial variety and quantity of native and indigenous trees and plant materials, including for all parking areas, buffers and foundation plantings.

3. Parking Areas. To the extent the following standards can be achieved and are not rendered unachievable due to the requirements of the Environmental Declaration, the following applies:

    a. All exterior parking areas of twenty (20) or more parking spaces shall be landscaped and incorporate trees within or around the parking areas at a rate of one (1) tree for every forty (40) parking spaces; All setback areas shall be adequately landscaped.

    b. ~~All permanent surface parking lots over twenty thousand (20,000) square feet in area should have at least five percent (5%) of the area within or around the parking lot devoted to landscaping.~~ All permanent off-street parking areas having 10,000 or more square feet of paved area shall, in addition to the landscaping of the setback areas or buffer areas and shade tree requirements, provide landscaping for the interior parking lot areas at a minimum of 20 square feet of interior lot landscaping for each parking space, with a minimum landscape dimension of five feet by five feet.~~in addition to shade tree requirements. In addition, i~~Intervening landscaped islands shall be used to break up large rows of parking. The use of low-maintenance native vegetation, which requires less fertilizer and watering, is encouraged;

    c. Lighting shall be provided by light poles that are between ten (10) feet and twenty (20) feet in height from finished grade and placed at intervals

sufficient to light the entire parking lot with uniformity, provided that the lighting is shielded and directed away from adjacent users;

d. LED lighting shall be permitted, provided it is complementary with existing lighting in other portions of the Overall Redevelopment Area. LED lighting in the 3,000K color temperature range shall be preferred;

e. Temporary surface parking lots may be unpaved but shall conform with all lighting requirements established herein.

f. All surface parking areas shall be so lighted as to provide not less than one footcandle of illumination at all times in all parts of such areas.

4. Landscaping Requirement. All land area not covered with buildings, parking or other pervious and/or impervious surfaces shall be landscaped with suitable materials, such as trees, turf grass, shrubs, ground cover, perennials and annuals or inanimate materials such as rocks, water, sculpture, art, walls, fences, and pervious paving materials. This requirement shall only apply to the extent that environmental conditions or requirements under the Environmental Declaration are not violated by the removal of impervious surfaces and the placement of pervious surface. Drought-resistant native species are encouraged.

5. Integration. Landscaping shall be designed to achieve a thorough integration of the various elements of site design, including building and parking placement and natural features.

6. American Association of Nurserymen. All landscape plants shall be typical in size and weight for their species and shall conform to the standards of the American Association of Nurserymen for quality and installation.

7. Shade Trees. Shade trees shall be provided at regular intervals of thirty-five (35) feet in appropriate locations along internal roadways as well as along any public street, excluding state highways, providing access to the Phase IV Project Area in accordance with a landscape plan, unless the design of such roadway or street has already been previously approved by the Planning Board and/or Zoning Board of Adjustment. Trees shall have a minimum caliper at 4" (four inches). In the event that the placement of the shade trees as required herein would interfere with existing and proposed utilities, said trees shall be planted elsewhere within the Overall Redevelopment Area in the same quantity, as approved by the Planning Board or Board of Adjustment.

8. Tree Replacement. Any trees removed as part of the Phase IV development shall be replaced in accordance with municipal code Chapter 433, Article V Tree Removal and Protection., including §433-37.D. Mitigation for tree removal.

9. Fences. Fences shall not exceed six (6) feet in height unless necessary to protect the public health and safety.

~~8.~~10. Lighting. All exterior lighting shall be shielded and directed away from adjacent parcels.

4.10: Signage

1. Ground Signage Location. Ground signage for the Overall Redevelopment Area and for uses within the Overall Redevelopment Area shall be permitted at all entrance driveways to the Overall Redevelopment Area.

2. Coordinated Signage. In order to ensure a cohesive, consistent and high-quality signage and identification program, coordinated signage shall be permitted throughout the entirety of the Overall Redevelopment Area including the following: tenant identification monuments and wayfinding signs such as, vehicular direction signs, parking identification signs, pedestrian directory signs and building identification signs. The Planning Board shall have the authority to approve such signs pursuant to site plan applications made from time to time.

3. Ground Signage. The maximum sign area of any ground sign within the Phase IV Redevelopment Area shall be one hundred (100) square feet.

4. Wayfinding Signage. Wayfinding signage shall be permitted throughout the Clifton portion of the Overall Redevelopment Area to guide visitors to parking facilities and specific buildings. The maximum area of any individual wayfinding sign shall not exceed 16 square feet.

5. Flat Signage. Flat signage including business signs, identification signs, and tenant or occupant signage shall be permitted on any façade facing a parking area or roadway.

6. Identification Signage Area. The area of each identification sign shall not exceed 5% of the area of the total building façade to which it is affixed, provided that individual signs shall not exceed 250 square feet.

7. Signage and Package Plan. A complete signage and graphics plan shall be included in the site plan application for any project within the Phase IV Project Area and will be subject to the approval of the Planning Board. Signage shall be consistent and harmonious throughout the Redevelopment Area. The Planning Board shall have the ability to approve signage types (i.e., blade signs, banner signs, hanging signs, etc.) not contemplated in this Redevelopment Plan as well as differing signage dimensions not otherwise stipulated herein based upon the submission of a signage and graphics plan.

8. LED Panels. The use of LED panels shall be permitted when serving as identification and/or screening.

9. Illumination. Signage may be internally or externally illuminated.

4.11: Location of Liquor License

The location restrictions set forth in Section 137-2 of the General Code of the City of Clifton ("Code") shall not be applicable to the Mixed Use Center Redevelopment Plan (MUCRP) District. The waiver of such location restrictions shall not run with or attach with any license

issued in the MUCRP District. If, at any time or for any reason, a license shall be subject to transfer outside the MUCRP District, the license shall be subject to the location restrictions set forth in Section 137-2 and Section 137-7 of the Code.

Section 5: Consistency to Other Plans

The following section provides an overview of the relationship between the subject site to a number of planning and zoning documents, including:

1. The City of Clifton 2008 Master Plan Reexamination Report
2. The City of Clifton's Zoning Regulations
3. The 2012 Master Plan for the Township of Nutley
4. The 2015 Redevelopment Study Area Determination of Need for the Hoffmann -La Roche Site
5. The Redevelopment Plan – Nutley HLR/Phase I
6. The Clifton HLR Redevelopment Plan – Phase I
7. The Clifton HLR Redevelopment Plan – Phase II-A (RD Research and Development District)
8. The Clifton HLR Redevelopment Plan – Phase II-B (Clinical Services and Business District)
9. The Clifton HLR Redevelopment Plan – Phase III (Highway Amenity Anchor Redevelopment Plan)
10. The Nutley Phase II-A Redevelopment Plan (RRP-2A District)
11. Nutley HLR Phase 3 Redevelopment Plan Roadways + Signs Circulation (RRP-3 District)
12. The Passaic County Comprehensive Economic Development Strategy
13. The New Jersey State Development and Redevelopment Plan (SDRP)
14. The State Strategic Plan (SSP)

In summary, the comprehensive planning documents all place a significant emphasis on redevelopment and economic revitalization. Specifically, the City of Clifton and the Township of Nutley's planning documents both contain a considerable emphasis on the importance of redeveloping the Hoffmann-La Roche Campus in order to maintain a balance of land uses, retain existing jobs and to produce new jobs. The Township of Nutley further acknowledges the need to potentially expand the list of permitted uses at the Hoffmann -La Roche Campus to provide significant economic development opportunities.

These local planning objectives are reflected by larger county and statewide planning visions. The Passaic County Comprehensive Development Strategy acknowledges the need to improve the existing infrastructure around the Hoffmann -La Roche Campus in order to help spur redevelopment. In addition, the New Jersey State Development and Redevelopment Plan and the Draft State Strategic Plan both acknowledge the importance of economic redevelopment and enhanced opportunities to attract and grow industries through redevelopment efforts.

In consideration of the above, the Redevelopment Plan offered herein is consistent with local, regional, and state planning documents.

5.1: The City of Clifton 2008 Master Plan Reexamination Report

The City of Clifton's 2008 Master Plan reexamination establishes several goals, policy statements, and objectives which are relevant for the subject site. For example, one goal of the Reexamination Report notes the following:

> *Goal: To encourage the re-use, rehabilitation or reconstruction of older non-residential areas and existing commercial and industrial structures which have been vacated for potential re-use as appropriate non-residential uses in order to maintain a balance of land uses, existing jobs and to produce new jobs. Environmentally safe uses should be encouraged in such re-use, rehabilitation or reconstruction should be accomplished.*
>
> *Policy Statement: The City seeks to address the continuing loss of the manufacturing base by encouraging the adaptive reuse of older, obsolete industrial facilities. It is the policy of the city to promote the re-use of these facilities as non-residential uses in order to maintain the vitality of the employment base in the City and a balanced land use distribution; provide a comprehensive and coordinated plan to guide the redevelopment and necessary physical improvements; and plan for the redevelopment of vacant commercial and industrial structures as well as industrial complexes that are available to public and private redevelopment efforts. The City should actively promote the continued revitalization of existing commercial areas, identify potential parcels for redevelopment, and seek State and County funds earmarked for commercial revitalization.*

With this Goal and associated Policy Statement in mind, the Reexamination Report offers a specific change recommended for the City's development regulations:

> *"Incorporate the new Redevelopment Areas (Athenia Steel/Main Avenue A & B/ Hoffmann-La Roche) into the City Zoning Ordinance." (pg. 22)*

The Reexamination Report also addresses the subject site in its section entitled "Recommendations of the Planning Board concerning the Incorporation of Redevelopment Plans adopted to the 'Local Redevelopment and Housing Law' into the Land Use Plan Element of the Municipal Master Plan and Recommended Changes, if any, in the Local Development Regulations necessary to effectuate the Redevelopment Plans of the Municipality." In this section, the Reexamination Report notes that:

> *"To date, a total of five different redevelopment areas have been identified by the Planning Board as Areas in Need of Redevelopment and have been endorsed by the City Council as Areas in Need of Redevelopment. The Planning Board has prepared and adopted the required individual Redevelopment Plans that establish the necessary zoning regulations for the redevelopment of each identified area. The Council has endorsed these plans by adopting the individual Redevelopment Plans."*

The Hoffmann-La Roche site is identified as one such redevelopment area:

> *"These areas include the Hoffmann-La Roche property (Block 79.04, Lots 10 & 21 and Block 80.02, Lots 1 & 4); the Main Avenue Section A (Block 12.12, Lots 1 to 4 and 23 to 25); the Main Avenue Section B (Block 8.04, Lots 12-14); and the former Athenia Steel property (Block 29.02, Lots 1, 10 and 20). The Plan proposes to maintain the M-3 designation and be redeveloped as needed in accordance with the development regulations of this zone."*

This initial redevelopment area designation was made by the Clifton City Council on August 2, 1999, which is demonstrative of the City's longstanding efforts to redevelop and revitalize the subject site. In consideration of the above, the Redevelopment Plan contained herein is consistent with and meets the goals of the City of Clifton's 2008 Master Plan Reexamination Report.

5.2: The City of Clifton's Zoning Regulations

The Project Area is presently located in the M-3 Special Industrial District, which establishes the same permitted and prohibited uses as the M-2 General Industrial District. These uses are established in Section 461-13.N(1) and (2) of the City's zoning regulations, and are summarized as follows:

(1) The following uses are permitted in the M-2 District:

(a) In an M-2 District on lots not contiguous to and not having direct access by any means other than a public street to a divided highway having four or more lanes, no building or premises shall be used nor shall any building or other structure be built, altered or created to be used for any purpose other than:

[1] Any one or more of the following specified uses:

[a] Repair and machine shops without limit as to size.

[b] Buildings designed and built for use as the main post office for the City of Clifton.

[c] Storage of coal, lumber and building materials in fully enclosed buildings.

[2] Any other process of manufacture assembly, alteration, conversion or treatment, except as specifically prohibited.

(b) In an M-2 District on lots contiguous to or having direct access by means other than a public street to a four-or-more-lane divided highway, no building or premises shall be used nor shall any building or other structure be built, altered or erected to be used for any other purpose than:

[1] All uses permitted in an M-2 District.

[2] A cafeteria as an accessory use to a permitted use in an M-2 District located on the same lot as the principal use, provided that its purpose is to serve food and drink to the employees of the principal use to which it is an accessory and guests of the plant management; provided, further, that all signs in connection with the cafeteria shall be limited to necessary directional signs each of which shall not exceed two square feet in area.

[3] Printing shops and newspaper publishing plants.

[4] Animal hospital.

(2) The following uses are specifically prohibited in the M-2 District:

(a) *Any process of manufacture, assembly, alteration, conversion or treatment which constitutes a nuisance by reason of smoke, odor, dust or noise.*

(b) *The manufacture or refining of asphalt, blast furnaces, foundries, forge shops and boilerworks; stockyards and slaughterhouses (exclusive of poultry killing); the generation of heat or power, unless with the use of smokeless fuels or with the use of effective smoke and fly ash elimination equipment; the manufacture or processing of cork, fertilizer, linoleum, oilcloth, glue, gelatine, paint, oil or varnish.*

(c) *Ammonia, chlorine or bleaching powder manufacture; crematory, creosote treatment or manufacture, distillation of wood, coal or bones; fat rendering or fertilizer manufacture; gas manufacture; lamp black manufacture; petroleum refining; storage, curing or tanning of raw hides or skins; soap manufacture or refining of tallow, grease or lard; tar distillation or manufacturing; manufacturing of tar roofing or tar water roofing materials.*

(d) *Any process of assembly, manufacture, alteration, conversion or treatment constituting a hazardous use, including but not limited to the manufacture or bulk storage of fireworks and explosives and the manufacture of illuminating gas and other explosive or poisonous gases, except as may be incidental to a permitted industrial process.*

(e) *The storage of crude oil or any of its volatile products or other highly inflammable liquids in aboveground tanks having a unit capacity of more than 100,000 gallons and; provided, further, that all aboveground tanks having a unit capacity in excess of 10,000 gallons shall not be less than 100 feet from the nearest property line and shall be properly diked with dikes having a capacity equal to 1 1/2 times the capacity of the subject tank or tanks.*

(f) *Junkyards, automobile graveyards or dismantling plants and the storage of secondhand materials.*

(g) *The storage of used cars.*

The following zoning standards apply to the M-3 District:

Table 3: M-3 Special Industrial District

Requirements	M-3 District
Min. Lot Size (ac)	2.5 to 10
Min. Lot Width (ft)	250
Min. Lot Depth (ft)	250
Min. Front Yard (ft) Min. Rear Yard (ft) Min. Side Yard, Each (ft) Min. Side Yard, Both (ft) Min. Side Yard, Street Side (ft)	Where an M-3 Industrial District does not abut a residential district: Front yard: 1/2 height but not less than 20 feet. Rear yard and side yards: 1/2 height but not less than 15 feet. Where an M-3 District abuts a residential district, the minimum front, rear and side yard dimensions shall be: 1. For buildings 40 feet high or less: 40 feet. 2. For buildings higher than 40 feet: 2 feet of setback for each foot of building height
Max. Lot Coverage (%)	See § 461- 13M
Max. Bldg. Stories	--
Max. Building Height	--

As noted above, the regulations for the M-3 District refer to Section 461-13M regarding lot coverage. This section establishes the following:

Table 4: M-3 Special Industrial District Lot Coverage Regulations

Number of Stories	Max. Coverage	Land Area per Square Foot of Ground Floor Building Area
4 or less	60	1.667
5	55	1.818
6	50	2.000
7	45	2.222
8	40	2.500
9	35	2.857
10 or Higher	30	3.333

5.3: The 2012 Master Plan for the Township of Nutley

Similar to the City of Clifton's 2008 Master Plan, the 2012 Master Plan for the Township of Nutley contains a number of goals and objectives which are relevant to the subject site and the greater Hoffmann-La Roche campus. These goals include the following:

1. *Goal. Broaden the tax base through the attraction of commercial uses compatible with a residential community in order to provide for government services needed by residents and taxpayers of the Township.*

2. *Economic and Non-Residential Objective. Undertake a review of zoning districts to ensure that they are responsive to market conditions and allow for the attainment of the Township's overall goals and objectives. Consider new uses compatible with the existing community which allow for economic growth.*

3. *Economic and Non-Residential Objective. Encourage redevelopment in areas that need rehabilitation or improvement.*

The Plan places the Hoffmann-La Roche Campus in the Corporate Campus land use category, which notes the following:

> *Located at the northwestern boundary of Nutley along Kingsland Street is the campus of Hoffmann-La Roche (Roche), an international research health care corporation. For decades, Roche has provided significant tax ratable and jobs to Nutley and the region. In 2009, Roche merged with Genentech to create the seventh largest U.S. pharmaceutical company. In 2009, the Township designated the Roche property as "an Area in Need of Rehabilitation," thus enabling the Township to offer Roche short-term tax incentives on recent renovation work within its campus.*
>
> *In July 2012 Roche announced it would be closing the campus by December 2013. The closing of Roche is expected to result in loss of jobs for those employed at the facility. Until a plan for redevelopment is adopted and implemented, the impact on Nutley cannot be fully known. Given the size and location of the Roche property, Nutley should consider general principles of development that allow for use consistent with Nutley's economic and quality of life needs. In order to achieve those goals, Nutley should work closely with the City of Clifton, whose property, while smaller, is adjacent to Route 3 east. Working together with Clifton, Nutley should seek to avoid any residential development or commercial big-box retail stores for the site. If possible, Nutley should seek the continued use of the Roche campus for Class "A" office and research purposes. Nutley should also consider other uses to be added to the M-O zone (Roche property). The Board recommends that a hotel convention center, restaurant facilities for events, entertainment (theater, movies, music) be added to the uses as being compatible with and complementing present use. Regulations which discourage future subdivision of existing large lots, which provide significant economic development opportunities for the Township should be followed. Every effort should be made to preserve and maintain the Roche site until a full redevelopment plan has been presented and approved.*

The range of principal permitted uses in the Corporate Campus and M-O district should include office, laboratories for research analysis, design and/or experimentation; printing establishments; commercial greenhouses; manufacturing uses; data processing and storage; hotel convention center, restaurant/catering for events, entertainment (theater, movies, music); and similar uses. This plan specifically recommends the elimination of warehouses not associated with a manufacturing facility.

As it can be seen above, the 2012 Master Plan recognizes the significance of Hoffmann-La Roche's departure and the need to work with the City of Clifton to redevelop the property. While the 2012 Master Plan does establish that the Township should continue to use the campus for Class "A" office and research purposes if possible, it does recognize the need to expand the list of permitted uses of the District in order provide significant economic development opportunities for the Township.

As such, the Redevelopment Plan contained herein is consistent with and meets the goals of the 2012 Master Plan of the Township of Nutley.

5.4: The 2015 Redevelopment Study Area Determination of Need for the Hoffmann-La Roche Site

The 2015 Redevelopment Study Area Determination of Need for the Hoffmann-La Roche Site Report was prepared pursuant to the LRHL for the former Hoffmann-La Roche site.

The Study examined each of the above lots and assessed their conditions to the criteria set forth in the LRHL. For the subject site, the Study notes the following:

As there are no longer any buildings or structures on the parcel, the conditions no longer meet Criteria 'a' and/or 'b.' Additionally, because the resultant "vacant" land has only been created, the conditions of Criterion 'c' also do not apply. The deleterious impact on surrounding properties caused by the now vacant status of the parcel is possible, but will likely not manifest itself until the vacant condition persists for some period of time.

However, despite the above, we believe that the extraordinary economic impact that the closing and departure of Hoffmann-La Roche has had on both Nutley and Clifton, that it fits Criterion 'e', as clarified by the Legislature in the 2013 amendment:

> *'Criterion 'e' – A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area of the community in general.'*

The recommendation above is supported by the discovery during the preparation of this report of a redevelopment plan, adopted August 2, 1999, that stated that the City of Clifton had already designated Block 80.02, Lot 1 and 4, and Block 79.04, Lots 10 and 21 as an Area in Need of Redevelopment on August 2, 1999, based on a resolution adopted by the Clifton Planning Board recommending same on July 22, 1999. The reasons given for the designation in 1999 have been exacerbated by further demolitions since 1999 and support our finding of the applicability of Criterion 'e' as follows:

'...the discontinuance of the present manufacturing use in Clifton by Hoffmann-La Roche would result in the potential abandonment of such buildings and the loss of jobs, as well as the cessation of a major productive activity in Clifton.'

'...there has been on-going demolition of buildings and facilities within the proposed redevelopment area by Hoffmann-La Roche which would constitute such abandonment of a major portion of the property if not replaced by the new facility.

'In the case that the manufacturing facilities are relocated outside of Clifton, the result would be a not fully productive condition of the property that has been and continues to be potentially useful and valuable for contributing to and serving the public health, safety and welfare.'"

In addition to the above, the Study also notes the "location of the subject site within a 1.6 mile driving distance of the Delawanna Train Station, the presence of rail access through the site, the access to bus transit from the site, the emphasis of the Clifton Master Plan on the revitalization of the Route 3 corridor and the redevelopment of vacant and underutilized industrial properties," all of which are consistent with Criterion 'h' of the LRHL, which is as follows:

Criterion 'h': The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

The Study notes the following facts which support the designation of Criteria 'h' for the subject site:

1. *Mixed land uses. By designating the Hoffmann-La Roche Study Area as an Area in Need of Redevelopment, it will allow for a Redevelopment Plan to be crafted, which could permit a mixture of land uses consistent with Smart Growth policies.*

2. *Compact, connected and complete community design. By designating the Study Area as an Area in Need of Redevelopment, it will allow for a Redevelopment Plan to be crafted, which could permit compact, connected and complete design standards, such as those in the 2009 LEED-ND Rating System for Neighborhood Development, thereby advancing the goals of the Master Plans of Nutley and Clifton, as summarized in this Report.*

3. *Walkable Neighborhoods. The redevelopment of the Study Area could enable the integration of the Hoffmann-La Roche Study Area into the surrounding neighborhoods and be coordinated with a regional economic development strategy to attract*

educational and/or research uses to maximize the remaining Roche buildings as the nucleus of a mixed use complex.

4. *Economic Recovery. By allowing redevelopment to occur within the Study Area it will have the potential to create an attractive place, create new employment and recapture ratable lost by both Nutley and Clifton.*

5. *Use of existing infrastructure. By developing the Study Area it will use the existing infrastructure – rail and bus transit, water, sewer, electric roads, etc. – that is already in place.*

In consideration of all of the above, the Study ultimately recommends designating the study area as an area in need of redevelopment. The Redevelopment Plan contained herein is the realization of this Study's recommendation.

5.5: Redevelopment Plan – Nutley/HLR Phase I

The Redevelopment Plan – Nutley HLR/Phase 1 was adopted on July 19, 2016 (the "Nutley Phase 1 Redevelopment Plan") to allow for the rehabilitation of Buildings 123 and 123A on the Hoffmann-La Roche Campus. This Nutley Phase I area is located within the southeasterly quadrant of the Campus, to the north of the intersection of Kingsland Street and Bloomfield Avenue.

As established by the Nutley Phase I Redevelopment Plan, the objectives of the Nutley Phase I Project Area is for the:

> *"...rehabilitation of Building 123 and 123 for the development of a new medical school, the relocation of the Seton Hall University College of Nursing and School of Health and Medical Science, creation of an incubator facility for entrepreneurs and state-of-the-art research and laboratory facilities for companies involved in related research and development fields, along with the construction of parking facilities."*

Ultimately, through the establishment of such a premier facility, the Nutley Phase I Redevelopment Plan seeks to generate substantial business activity within the balance of the Nutley Phase I area as well as the Overall Redevelopment Area. The Nutley Phase 1 Redevelopment Plan further seeks to establish the facility as an economic driver in both the region and the State in health care and bio-pharma fields, and to help address the critical physician shortage predicted for New Jersey.

To achieve these goals, the Nutley Phase I Redevelopment Plan establishes the following permitted principal and accessory uses:

Table 5: Nutley/HLR Phase I Redevelopment Plan Permitted and Principal Uses

Principal Uses	Accessory Uses
1. Educational facilities, including medical education, nursing, health sciences and related fields	1. Structured parking
2. Offices for executive or administrative purposes, including business data centers	2. Surface parking
3. Research and laboratory facilities	3. Private roadways
4. Offices, including medical and professional	4. Off-street loading
5. Medical and Healthcare Services, including pharmacies, physical therapy and related services	5. Cafeterias, coffee shops, delicatessens, other food services, book stores other service oriented retail incorporated into a building containing one or more principal uses
6. Restaurants, coffee shops and bookstores	6. Common facilities and amenities for students and employees
7. Structured parking	7. Child Daycare Centers, within a building containing one or more permitted principal uses
8. Surface parking as a transitional use for a temporary period	8. Health Clubs/Gyms as an accessory use for faculty, staff and students within a building containing one or more principal uses
	9. Chapels, Houses of Worship and Other Religious Uses
	10. Other uses customarily incidental to a permitted use

In addition, the following bulk and development regulations were established.

Table 6: Nutley HLR/Phase I Redevelopment Plan Area Bulk Requirements

Requirements	Phase I Area
Min. Lot Size (sf)	43,560
Min. Lot Width (ft)	125
Min. Lot Depth (ft)	150
Min. Setback, Interior Lot (ft)	0
Min. Setback from Private Road (ft)	10
Min. Setback from Kingsland Street (ft)	
if Building Height < 50	20
if Building Height > 50	50
Min. Setback to Surface Parking (ft)	5
Max. Height (st/ft)	8/100
Max. Building Coverage (%)	50
Max. Impervious Coverage (%)	85

5.6: The Clifton HLR Redevelopment Plan – Phase I

In conjunction with the aforementioned Redevelopment Plan – Nutley HLR/Phase I, the Clifton HLR Redevelopment – Phase I was adopted on July 19, 2016 (the "Clifton Phase I Redevelopment Plan") to allow for the rehabilitation of Buildings 123 and 123A on the Hoffmann-La Roche Campus. This Clifton Phase I area is located within the southeasterly quadrant of the Campus, to the north of the intersection of Kingsland Street and Bloomfield Avenue.

As established by the Clifton Phase I Redevelopment Plan, the objectives of the Clifton Phase I Project Area are for the:

> *Rehabilitation of Building 123 and Building 123A for the development of a new medical school, the relocation of the Seton Hall University College of Nursing and School of Health and Medical Science, creation of an incubator facility for entrepreneurs and state-of-the-art research and laboratory facilities for companies involved in related research and development fields, along with the construction of parking facilities.*

Through the establishment of such a premier medical school and research institution, the Clifton Phase I Redevelopment Plan seeks to generate substantial business activity within the balance of the Clifton Phase I area as well as the Overall Redevelopment Area. The Clifton Phase 1 Redevelopment Plan further seeks to establish the facility as an economic driver in both the region and the State in health care and bio-pharma fields, and to help address the critical physician shortage predicted for New Jersey.

To achieve these goals, the Clifton Phase I Redevelopment Plan establishes the following permitted principal and accessory uses:

Table 7: Clifton Phase I Redevelopment Plan Permitted Uses

Principal Uses	Accessory Uses
1. Educational facilities, including medical education, nursing, health sciences and related fields as well as pre-kindergarten education	1. Structured parking (parking within an enclosed building attached or dedicated exclusively to one or more principal building/use)
2. Research and laboratory facilities	2. Surface parking (temporary and/or permanent parking lots dedicated exclusively to one or more principal building/use
3. Hospitals, nursing homes, intermediate and extended care facilities, ambulatory surgical centers, imaging centers, and urgent care facilities	3. Private roadways
4. Offices, including medical and professional	4. Off-street loading
5. Structured parking	5. Cafeterias, coffee shops, delicatessens, other food services, book stores other service oriented retail incorporated into a building containing one or more principal uses
6. Retail or other commercial uses only if integrated into a structured parking facility, provided such retail or other commercial uses are for the purposes of providing ancillary retail/commercial services to users within the Phase I Project Area and limited in square footage to a maximum of 8,000 square feet	6. Common facilities and amenities for students and employees
7. Surface parking as a transitional use for a temporary period to be determined in a redevelopment agreement	7. Chapels, Houses of Worship and Other Religious Uses
	8. Child Daycare Centers (as an accessory use within a building containing one or more permitted principal uses)
	9. Health Clubs/Gyms (as an accessory use for faculty, staff and students within a building containing one or more principal uses), except that they shall not be permitted in a parking garage.
	10. Other uses customarily incidental to a permitted use
	11. The use of facilities or the placement of identification or wayfinding signage within the overall Hoffmann-La Roche Redevelopment Area as an accessory to the uses governed by this redevelopment plan within the Phase I Project Area may be authorized in accordance with provisions incorporated into the redevelopment agreement(s).

In addition, the following bulk and development regulations were established.

Table 8: Clifton Phase I Redevelopment Plan Area Bulk Requirements

Requirements	Phase I Redevelopment Area
Min. Lot Size (ac)	0.5
Min. Lot Frontage (ft)	75
Min. Lot Depth(ft)	125
Max. Height (st)	8
Max. FAR	2.0
Max. Impervious Coverage (%)	85

5.7: The Clifton HLR Redevelopment Plan – Phase II-A (RD Research and Development District)

The Clifton HLR Redevelopment Plan – Phase II A was adopted on June 20, 2017 (the "Clifton Phase II-A Redevelopment Plan" or alternatively the "RD Research and Development District") for the second phase of redevelopment of the Hoffmann-La Roche Redevelopment Area within the City of Clifton. The Clifton Phase II-A Redevelopment Plan focused on an approximately 12.39-acre portion (the "Clifton Phase II-A Project Area") of the remaining Redevelopment Area in the City of Clifton.

As established by the Clifton Phase II-A Redevelopment Plan, the objective of the Clifton Phase II-A Project Area is to:

> *"facilitate the development of the site as a modern research and development facility that attains a high standard in planning while also advancing the City's economic objectives. Specifically, the Plan seeks to provide a comprehensive and coordinated plan to guide the redevelopment of the site in order to maintain the vitality of the employment base in the City while also promoting a balanced land use distribution."*

To achieve these goals, the Clifton Phase II-A Redevelopment Plan establishes the following permitted principal and accessory uses:

Table 9: Clifton Phase II-A Redevelopment Plan Permitted Uses

Principal Uses	Accessory Uses
1. Private streets and roadways; 2. Cafeteria and catering services to serve the Overall Redevelopment Area; 3. Medical uses, including clinical practice, treatment, diagnostic, outpatient and urgent facilities; 4. Medical education, research and clinical administration; 5. Scientific research laboratories, which may include biological or chemical research; 6. Clinical laboratories, including any bacteriological, biochemical, microscopical, serological or parasitological research, development and testing by application of one or more of the fundamental sciences to material whether originating from the human body, by the use of specialized apparatus, equipment and methods, including incidental pilot plants in connection therewith; 7. Fabrication and assembly of products; 8. Processing and warehousing facilities for product and materials related to the medical and/or research conducted within the Overall Redevelopment Area; 9. Offices, including medical and professional, for executive or administrative purposes, including data centers and employee training; 10. Structured parking lots.	1. Structured parking; 2. Surface parking; 3. Private roadways; 4. Off-street loading; 5. Open space, plazas, and recreation areas; 6. Restaurants and food services incorporated into a building containing one or more principal uses to serve the Overall Redevelopment Area; 7. Child and Adult Daycare Centers, within a building containing one or more permitted principal uses to serve the Overall Redevelopment Area. Any outdoor play area shall receive DEP and/or DCA approval or to be located on a terrace or roof; 8. Health Clubs/Gyms for use by building employees within a building containing one or more principal uses; 9. Credit unions and banking windows; 10. Retail sales and services incorporated into a building containing one or more principal uses, and; 11. Other uses customarily incidental to a permitted use.

In addition, the following bulk and development regulations were established.

Table 10: Clifton Phase II-A Redevelopment Plan Area and Bulk Requirements

Requirements	Phase II-A Redevelopment Area
Min. Lot Size (ac)	1
Min. Lot Width (ft)	40/55 average
Min. Lot Depth (ft)	125
Min. Front Yard (ft)	10
Min. Side Yard (ft)	0 - 10 one, 20 combined
Min. Rear Yard (ft)	50
Impervious Coverage (%)	85
Building Coverage (%)	65
Max. Building Height (ft/st)	100/8

5.8: The Clifton HLR Redevelopment Plan – Phase II-B (Clinical Services and Business District)

The Clifton HLR Redevelopment Plan – Phase II B was originally adopted on June 20, 2017, and subsequently amended on May 21, 2019 (the "Clifton Phase II-B Redevelopment Plan" or alternatively the "Clinical Services and Business District)) for the third phase of redevelopment of the Hoffmann-La Roche Redevelopment Area within the City of Clifton. The Clifton Phase II-A Redevelopment Plan focused on a portion (the "Clifton Phase II-A Project Area") of the remaining Redevelopment Area in the City of Clifton.

As established by the Clifton Phase II-B Redevelopment Plan, the objective of the Clifton Phase II-A Project Area is to:

> *"facilitate a multi-specialty medical practice building with an urgent/ambulatory care component, office component, and a dual-branded hotel building that promotes a high standard in planning and design, advances the economic objectives of the City of Clifton, and assists in the redevelopment and revitalization of the Overall Redevelopment Area, while complementing other uses in the Overall Redevelopment Area. Specifically, this Plan seeks to provide a comprehensive and coordinated plan to guide the redevelopment of the Property in order to maintain the vitality of the employment base in the City while also promoting a balanced land use distribution. It is also intended to support the development of a new pedestrian skywalk which will connect the existing sky bridge to the parking garage to be constructed on Block 80.02 Lot 4.03."*

To achieve these goals, the Clifton Phase II-B Redevelopment Plan establishes the following permitted principal and accessory uses:

Table 11: Clifton Phase II-B Permitted and Accessory Uses

Principal Uses	Accessory Uses
1. Private streets and roadways; 2. Cafeteria and catering services; 3. General and administrative offices and such uses supporting other permitted uses; 4. Medical offices, inclusive of ambulatory treatment patients on an out-patient basis including practices which provide testing and studies that require overnight stays by virtue of the nature of the study or test (i.e., sleep study), urgent care serving the general public on a walk-in and appointment basis, and associated uses there to, and; 5. Medical education, research and clinical administration; 6. Scientific research laboratories; 7. Clinical laboratories for research, development and testing by application of one or more of the fundamental sciences;	1. Structured parking; 2. Surface parking; 3. Private roadways and streets; 4. Off-street loading; 5. Open space, plazas, and recreation areas; 6. Bars, restaurants, and other eating and drinking establishments physically located within or atop a building containing one or more permitted uses to serve the Overall Redevelopment Area and the general public, which may be owned by a different entity than the building in which it is located within or atop; 7. Cafeteria and catering services; 8. Child and Adult Daycare Centers, within a building containing one or more permitted principal uses to serve the Overall Redevelopment Area. Any outdoor play area shall receive DEP and/or DCA approval or be located on a terrace or roof;

Principal Uses	Accessory Uses
8. Processing and warehousing facilities for products and materials related to medical and/or research conducted within the Overall Redevelopment Area; 9. Offices, including medical and professional, and for executive and administrative purposes; 10. Hospitality uses; 11. Structured and/or surface parking facilities; 12. Temporary parking, and; 13. A pedestrian skywalk which shall connect the existing sky bridge to the parking garage to be constructed on Block 80.02 Lot 4.03.	9. Health Clubs/Gyms for use by building employees and guests within a building containing one or more permitted uses; 10. Credit unions and banking windows; 11. Retail sale incorporated into a building containing one or more permitted principal uses; 12. Rooftop amenities in connection with hospitality uses including, but not limited to, decks, bars, dining, and pools; 13. Pharmacies limited to 3,500 square feet, in association with a medical office and/or medical educational use; 14. Other uses customarily incidental to a permitted use.

In addition, the following bulk and development regulations were established.

Table 12: Clifton Phase II-B Redevelopment Plan Area and Bulk Requirements

Requirements	Phase II-B Redevelopment Area
Min. Lot Size (ac)	1
Min. Lot Width (ft)	75
Min. Lot Depth (ft)	125
Max. Impervious Coverage (%)	85
Max. Building Coverage (%)	65
Max. Building Height (ft/st)	100/8
Setbacks from Internal Lot Lines	N/A

5.9: The Clifton HLR Redevelopment Plan – Phase III (Highway Amenity Anchor Redevelopment Plan)

The Clifton HLR Redevelopment Plan – Phase III was originally adopted on July 7, 2021 (the "Clifton Phase III Redevelopment Plan" or alternatively the "Highway Amenity Anchor Redevelopment Plan") for the fourth phase of redevelopment of the Hoffmann-La Roche Redevelopment Area within the City of Clifton. The Clifton Phase III Redevelopment Plan focused on a portion (the "Clifton Phase III Project Area") of the remaining Redevelopment Area in the City of Clifton.

As established by the Clifton Phase III Redevelopment Plan, the objective of the Clifton Phase III Project Area is to:

> *"facilitate the redevelopment of the Project Area with retail and service uses which will serve the daily needs of both those visiting and working in the Overall Redevelopment Area as well as the regional clientele traveling along the NJ Route 3 corridor, promote a high standard in planning and design, advance the economic objectives of the City of Clifton, and assist in the redevelopment and revitalization of the Overall Redevelopment Area while complementing other uses in the Overall Redevelopment*

Area. Specifically, this Plan seeks to provide a comprehensive and coordinated plan to guide the redevelopment of the Project Area in order to maintain the vitality of the employment base in the City while also promoting a balanced land use distribution.

To achieve these goals, the Clifton Phase III Redevelopment Plan establishes the following permitted principal and accessory uses:

Table 13: Clifton Phase III Permitted and Accessory Uses

Principal Uses	Accessory Uses
1. Bars, restaurants, and other eating and drinking establishments, including drive-through establishments and establishments with outdoor seating; 2. Retail food-handling establishments; 3. Retail stores; 4. Service establishments; 5. A neighborhood market to primarily serve the needs of the local area, which offers grocery needs as well as household items including but not limited to toiletries and pharmaceuticals, and which may offer freshly prepared food and beverage options for consumption on or off premises, locally sourced products, and online order fulfillment and automated services. 6. Business and professional offices; 7. Banks and other financial institutions, including drive-through facilities; 8. ATMs including drive-through ATMs facilities, physically separated from a bank or other financial institution. 9. Active and passive recreation and open space areas; 10. Buildings and structures necessary to operate and support utility infrastructure which services on Campus properties; 11. Structured parking; 12. Surface parking; 13. Temporary parking, and; 14. Driveways and public and private roadways and streets.	1. Structured parking; 2. Surface parking; 3. Driveways and public and private roadways and streets. 4. Off-street loading; 5. Active and passive recreation and open space areas; 6. Buildings and structures necessary to operate and support utility infrastructure which services on Campus properties; 7. ATMs, juice bars, and cafés within a permitted principal use; 8. Electric vehicle charging stations; 9. Security facilities and storage structures for equipment and supplies; 10. Accessory uses and structures which are customarily incidental and subordinate to a permitted principal use.

In addition, the following bulk and development regulations were established.

Table 14: Clifton Phase III Redevelopment Plan Area and Bulk Requirements

Requirements	Phase III Redevelopment Area
Min. Lot Size (ac)	1 for buildings; 0.5 for no buildings
Min. Lot Width (ft)	50
Min. Lot Depth (ft)	100
Max. Impervious Coverage (%)	85
Max. Building Coverage (%)	65
Max. Building Height (ft/st)	100/8
Setbacks from Internal Lot Lines	N/A

5.10: The Nutley Phase II-A Redevelopment Plan (RRP-2A District)

The Nutley Phase II-A Redevelopment Plan was adopted on August 20, 2018, for the second phase of redevelopment of the Hoffmann-La Roche Redevelopment Area within the Township of Nutley. The Nutley II-A Redevelopment Plan focuses on an approximately 11.88-acre portion (the "Nutley Phase II-A Project Area" or alternatively the "RRP-2A District") of the remaining Redevelopment Area in the Township of Nutley.

As established by the Nutley Phase II-A Redevelopment Plan, the focus of the Nutley Phase II-A Project Area is:

> *"the reoccupation of existing structures on site to support the creation of an innovative hub based in design, research, and development that is physically, economically and socially integrated with the existing residents and businesses within Nutley. It is the Township's desire to see new and compatible uses with this vision that will create skilled jobs, ratables and new opportunities for growth within the municipal boundaries without contributing additional burden to the existing school or infrastructure system, unless mitigated."*

To facilitate this focus, the Nutley Phase II-A Redevelopment Plan establishes the following goals and objectives:

1. *Facilitate the development of modern research and development facilities;*
2. *Attract new office and skilled jobs to Nutley;*
3. *Strengthen and grow the municipality's tax base;*
4. *Reoccupy vacant buildings within the Roche Site;*
5. *Create new economic opportunities that support existing Nutley residents and businesses, particularly those along Franklin Avenue;*
6. *Create jobs;*
7. *Renovate existing structures on the Roche site;*
8. *Improve the design and aesthetic of the existing buildings and landscaping within the Roche site;*
9. *Reconnect the Roche Site to the surrounding neighborhoods and commercial corridors within Nutley;*
10. *Development that supports and encourages multi-modal transportation options;*
11. *Create a model development for suburban reinvestment and redevelopment, and;*
12. *Expand and encourage the use of alternative transportation methods including pedestrianism, bicycling, buses, carsharing, etc.*

The Nutley Phase II-A Redevelopment Plan establishes the following permitted uses, conditional uses, and accessory uses:

Table 15: Nutley Phase II-A Permitted Uses15

Principal Uses	Conditional Uses
1. Offices, including professional offices 2. Clinical Practices 3. Outpatient and Urgent Care Facilities 4. Medical Education, Research and Clinical Administration 5. Scientific Research Facilities 6. Clinical Laboratories, limited to bacteriological, biochemical, microscopical, serological, or parasitological research, development and testing by application of one or more of the fundamental sciences to material whether or not originating from the human body, by the use of specialized apparatus, equipment and methods, including incidental pilot plants in connection therewith; 7. Fabrication and Assembly of products consistent with principle uses in 6 above 8. Broadcast Studios 9. Research and product development laboratory	1. Pop-up retail 2. Parking garages limited to Lot V and subject to the approval of commissioners based on the following conditions: a. Submission of a floor plan and architectural elevations. Developer should propose structures that are architecturally attractive. b. Satisfaction of submission requirements enumerated in Section 7.4. c. Satisfaction of design requirements enumerated in Section 6.3.E.2.i d. All structured parking in Nutley may only services uses in Nutley.
Accessory Uses	
1. Pilot plants associated with the above permitted principal uses 2. Any permanent structure (i.e. solar panels, cell phone towers) with review and approval of such designs by the Board of Commissioners. 3. Showrooms associated with the above permitted principal uses 4. Cafeterias 5. Bus Stops 6. Surface parking lots limited to Lot Y and Lot V.	

5.11: Nutley HLR Phase 3 Redevelopment Plan Roadways + Signs Circulation (RRP-3 District)

The Nutley HLR Phase 3 Redevelopment Plan Roadways + Signs Circulation was adopted on October 6, 2020, which provides standards and other requirements with regard to roadways within the portion of the Hoffmann-La Roche Redevelopment Area within the Township of Nutley. It encompasses Block 201 Lot 1 as well as Block 300 Lot 1. The site, which has an area of approximately 4.55 acres, is located within the northwesterly portion of Nutley adjacent to the City of Clifton.

This plan dealt only with the private roadways within the Nutley portion of the Overall Redevelopment Area. The Plan was invalidated by Order of the Superior Court of New Jersey.

5.12: The Passaic County Comprehensive Economic Development Strategy

The Passaic County Comprehensive Economic Development Strategy (CEDS) was prepared in September 2015 to bring together the public, non-profit and private sectors of Passaic County to establish a comprehensive framework for economic growth and revitalization in the County. The Plan is designed to accelerate public/private investment, create job opportunities, advance regional competitive, and attract and retain skilled workforce participants. In order to achieve as much, the Plan outlines six primary goals which were then translated into actions with specific associated sub-tasks.

The primary goals of the Plan are as follows:

1. *Maintain and Improve Infrastructure to Support Sustainable Development;*
2. *Enhance Passaic County's image as "Open for Business;"*
3. *Prepare the County's Workforce for Present and Future Employment Opportunities*
4. *Support Industry Development through Business Attraction, Retention & Expansion Efforts*
5. *Help Communities and Businesses Prepare For and Prevent Losses From Future Major Disaster Events*

The Plan places an emphasis on supporting the redevelopment and revitalization of the Hoffmann-La Roche Campus in order to meet the County's economic Goals. Specifically, one of the actions and sub-tasks for Goal 1 of the Plan is to:

> *"Improve the road network and increase transportation alternatives (i.e. bus, light rail, etc.) to provide adequate access and transportation services to the Hoffmann-La Roche site (Route 3 East in Clifton) to accommodate new development."*

Similarly, the Plan establishes a municipal-specific goal for Clifton, which is to:

> *"Establish necessary infrastructure to support development of Hoffmann-La Roche site."*

The Plan does acknowledge some progress in the redevelopment of the Hoffmann-La Roche Campus. Specifically, it notes that:

> *"In addition to the courses at the universities and community college, a brand new medical school is planned to be constructed on the former Hoffmann-La Roche Site in Clifton. The School will be a partnership between Hackensack University Health Network and Seton Hall University and will merge specialties such as internal medicine, pediatrics, obstetrics, and gynecology."*

5.13: The State Development and Redevelopment Plan

As established by NJSA 52:18A-200(f), the purpose of the 2001 State Development and Redevelopment Plan (SDRP) is to:

> *Coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination.*

As such, the SDRP establishes a number of goals and strategies related to a number of different topics, including economic redevelopment. One such goal is to revitalize existing urban centers by directing growth and development to those areas. Specifically, the Plan seeks to revitalize the State's cities and towns by protecting, preserving, and developing the valuable human and economic assets in cities, town, and other urban areas.

As indicated by the SDRP's Policy Map, the subject site is located within the PA-1 Metropolitan Planning Area, which is identified as an appropriate location to accommodate much of the State's new growth and redevelopment. Due to its location within an area with an extensive existing infrastructure and a long history of development, the subject site is in fact an appropriate location for growth and redevelopment. This Redevelopment Plan ultimately aims to promote the further development of the subject site and contribute to the overall revitalization of the La Roche Campus. As such, it is consistent with and helps to implement the State's policies.

5.14: The Draft State Strategic Plan

The Draft State Strategic Plan is New Jersey's revised and readopted State Development and Redevelopment Plan, which is designed to meet the statutory chargers of the State Planning Act. The overall goal of the Draft Plan is to guide future growth by balancing development and conservation objectives best suited to meet the needs of New Jersey.

The Plan has four overall goals, which are as follows:

1. *Goal 1: Targeted Economic Growth: Enhance opportunities to attract and grow industries of statewide, regional and international importance.*
2. *Goal 2: Effective Regional Planning: Guide and inform regional planning enabling each region of the State to experience appropriate growth based on its desires and assets.*
3. *Goal 3: Preservation, Protection and Enhancement of Critical State Resources: Ensure that strategies for growth include preservation, protection and enhancement of the State's critical natural, agricultural, scenic, recreation, and historic resources, recognizing their role in economic growth and the quality of life for New Jersey residents.*

4. Goal 4: *Tactical Alignment of Government: Prioritize effective resource allocation, coordination, cooperation and communication among entities that play a role in meeting the mission of this Plan.*

Furthermore, the Plan establishes several "Garden State Values" to help achieve these goals and reflect the appropriate balance of channeling growth toward existing infrastructure to promote development and redevelopment initiatives while protecting critical natural resources and promoting healthy lifestyles. These values are the basis for future discretionary State investment, and are as follows:

1. *Concentrate Development and Mix Uses - Promote mixed-use development in Priority Growth and Alternate Investment Areas that is compact, conserves land, offers shopping and services, and provides culturally enriching experiences within convenient walking distance of home and jobs. Build with suitable designs and densities that support walking, biking and public transportation.*

2. *Prioritize Redevelopment, Infill, and Existing Infrastructure - Strengthen cities, towns and neighborhoods by prioritizing redevelopment, the reuse and remediation of existing sites and structures, and construction on infill sites that are compatible with surrounding uses. Upgrade existing infrastructure where needed, before adding new capacity. Encourage development that incorporates green design and construction principles and opportunities for clean and renewable energy and efficiency measures.*

3. *Increase Job and Business Opportunities - Provide opportunities for investment near housing, infrastructure and transportation. Support economic growth by addressing the land use and infrastructure needs of targeted industries and areas, consistent with these principles.*

4. *Create High-Quality, Livable Places - Work with communities to offer an environmentally healthy place to live, work and recreate. Enhance community character and design, especially in historic areas, by reusing significant buildings, reinforcing architectural styles, incorporating art, and providing pedestrian-friendly streetscapes. Improve community plazas, public performance spaces and parks and connections to waterfront areas.*

5. *Provide Transportation Choice and Efficient Mobility of Goods - Maintain and enhance transportation options that improve access, safety, affordability and air quality for all users: pedestrians, bicyclists, transit-users, ride-shares and drivers. Improve strategic freight and public transportation infrastructure that supports sound economic growth. Encourage options for low emission and alternate fuel vehicles.*

6. *Protect Equity - Consider the impact to equity for property owners. Where the goals, objectives and strategies of this Plan implemented by county and local governments affect the reasonable development potential of private property or is determined to disproportionately affect the equity of other citizens, government agencies at all levels should identify feasible remedies, including, for example, compensation programs, that help mitigate such impacts as appropriate.*

7. *Diversify Housing Opportunities- Support construction and rehabilitation of homes that meet the needs of households of all sizes and income levels, located near jobs, transit and where services are available.*

8. *Provide for Healthy Communities through Environmental Protection and Enhancement - Protect and restore the environment, sensitive lands, ecosystems and natural resources. Ensure healthy places through an increase in the quantity and quality of preserved land. Reduce energy use, carbon emissions, water degradation and other impacts of development.*

9. *Protect, Restore and Enhance Agricultural, Recreational and Heritage Lands – Support agriculture and locally-grown food consumption through protection and preservation of farmland. Protect agricultural lands, and historic sites and landscapes. Provide accessible neighborhood parks and recreational systems.*

10. *Make Decisions within a Regional Framework - Maintain up-to-date, coordinated local, regional and State functional plans that reflect these principles and can provide a regional framework for making decisions about capital investments, programs, regulations and development applications. Gather and consider public input during planning and implementation.*

Section 6: General Provisions

The following section contains the general provisions of the Redevelopment Plan.

6.1: Zoning Map and Ordinance

This Redevelopment Plan shall supersede all use, area and bulk provisions of the Land Use Regulations (Chapter 461) ordinances of the City of Clifton regulating development on this site, a portion of Block 80.02 Lot 4.07 and Block 80.01 Lot 1.01. In all situations where development regulations are not specifically addressed herein, the City of Clifton Zoning Regulations shall remain in effect. Final adoption of this Redevelopment Plan by the City Council shall be considered an amendment of the City of Clifton Zoning Map.

6.2: Site Plan and Subdivision Review

Site plans for the construction of improvements within the Redevelopment Area shall be prepared and submitted to the Planning Board in accordance with the City of Clifton's Site Plan Approval Ordinance (Section 461-38 to 461-45 of the City's Municipal Code). Notwithstanding the foregoing, demolition and interior building construction shall be permitted within the Redevelopment Area prior to site plan approval, with site plan approval being required prior to building occupancy.

6.3: Calculations

When a numerical calculation of zoning standards results in a fractional number, such numbers shall be rounded down to the next whole number for fractions less than 0.5 and rounded up for fractions 0.5 and above.

6.4: Deviation Requests

The Planning Board shall have power to grant subdivision, site plan and bulk/parking/design approval and/or relief from the requirements of this Redevelopment Plan to the same extent as the Planning Board may grant relief or deviations from bulk and dimensional requirements pursuant to the powers granted under N.J.S.A. 40:55D-70(c). Any deviations from the permitted use standards of this Redevelopment Plan that would result in a "d" variance (including N.J.S.A. 40:55D-70(d)1 through d.6) shall be addressed as an amendment to this Redevelopment Plan rather than an application for "d" variance. The Planning Board shall not have authority to allow deviations from the permitted use standards of this Redevelopment Plan that would result in a "d" variance.

6.5: Amendments to the Redevelopment Plan

This Redevelopment Plan may be amended from time to time as provided by the LRHL.

6.6: Severability

Should any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan be adjudged by the Courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.

6.7: Phase IV Project(s) and Related Community Benefit Requirement

All development projects shall be subject to a Community Benefit Requirement. The addition of multifamily residential as a permitted use in the Phase IV Project Area shall have a significant impact on the City of Clifton requiring a careful analysis of the extent and nature of such impact based upon the number, size, and types of residences to be proposed by the Redeveloper for the Phase IV Project Area. The City shall be entitled to make a determination as to the number of residential units up to the amount permitted herein as well as the nature and extent of any impacts of the proposed multifamily development and shall require that the Redeveloper(s) provide community benefits (the "Community Benefits") commensurate with and related to the impact of the scope of development as a condition to the construction of any multifamily residential project(s). Such residential unit count and Community Benefits shall be detailed in a Redevelopment Agreement (as defined herein).

6.8: Redevelopment Entity

The City Council shall serve as the Redevelopment Entity hereunder.

6.9: Appointment of a Redeveloper

The designation of a Redeveloper by the Redevelopment Entity shall be subject to the execution of an appropriate redevelopment agreement ("Redevelopment Agreement") between the Redevelopment Entity and the applicable Redeveloper(s). If a different Redeveloper is designated for different properties within the Phase IV Project Area, then the term "Redeveloper" as used herein shall apply to the Redeveloper designated to its respective property, and the requirements herein imposed on such Redeveloper shall relate to the respective property for which the Redeveloper was so designated. Among other matters, the Redevelopment Agreement shall detail the Community Benefit(s) to be provided by the Redeveloper(s), the number, size, and types of residences in any multifamily residential project, and design standards to be applied to any project constructed within the Phase IV Project Area.

6.10: Development Review

No application for development or redevelopment of any portion of the Phase IV Project Area shall be considered by the Planning Board until such time as the applicant has applied for and received a designation as Redeveloper from the Redevelopment Entity and has executed a Redevelopment Agreement with the Redevelopment Entity providing for the proposed application.

Section 7: Summary of Compliance

In accordance with the LRHL (NJSA 40A:12A-1 et seq.), the following statements are offered regarding compliance with the requirements of a redevelopment Plan.

1. *Requirement: Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.*

   Comment: The Redevelopment Plan contained herein has delineated a definite relationship to local objectives as to appropriate land uses, transportation and utilities, recreational and community facilities, and other public improvements.

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2. *Requirement: Proposed land uses and building requirements in the project area.*

   Comment: The Redevelopment Plan contained herein outlines the proposed land uses and building requirements for the Redevelopment Area.

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3. *Requirement: Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.*

   Comment: No temporary or permanent relocation is proposed or required with this Redevelopment Plan.

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4. *Requirement: An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.*

   Comment: No properties are proposed to be acquired with this Redevelopment Plan.

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5. *Requirement: Any significant relationship of the redevelopment to: the master plans of contiguous municipalities; the master plan of the county in which the municipality is located; and The State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L. 1985, c.398 (C.52:18A-196 et al.)*

   Comment: The Redevelopment Plan is substantially consistent with the City of Clifton Master Plan. The Plan also advances the goals and objectives of the New Jersey State Development and Redevelopment Plan.

6. *Requirement: As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to Section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.*

   Comment: No low- or moderate-income households are proposed to be removed with this Redevelopment Plan.

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7. *Requirement: A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last eighteen (18) months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.*

   Comment: No low- or moderate-income households are proposed to be removed with this Redevelopment Plan.

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8. *Requirement: Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.*

   Comment: The Redevelopment Plan permits electric vehicle charging stations as a permitted accessory use. Furthermore, any future application shall be subject to P.L. 2021, c. 171 which was signed into law by Governor Murphy on July 9, 2021. The quantity of Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready parking spaces shall conform to the requirements of that law and the Model Statewide Municipal Electric Vehicle Ordinance published by DCA on September 1, 2021, and any EVCS ordinance of the City of Clifton, and the locations of same shall be subject to preliminary site plan approval.

Appendix A:
Resolution No. 513-14 authorizing the Planning Board to examine whether the Study Area should be determined to be an "Area in Need of Redevelopment"

R51314

RESOLUTION AUTHORIZING AND DIRECTING THE PLANNING BOARD OF THE CITY OF CLIFTON TO EXAMINE WHETHER BLOCK 79.04, LOTS 10 AND 12; BLOCK 80.02, LOT 1; AND BLOCK 81.13, LOT 12, AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF CLIFTON, ALSO KNOWN AS THE ROCHE SITE, SHOULD BE DETERMINED TO BE AN AREA IN NEED OF REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.

WHEREAS, the Municipal Council of the City of Clifton (the "City") has identified certain properties, known as the Roche Site, located on the South side of Route 3 and West of Passaic Avenue, specifically Lots 10 and 12 in Block 79.04, Lot 1 in Block 80.02, and Lot 12 in Block 81.13, as delineated on the tax map attached hereto and made part of this resolution, to be considered for designation as an area "in need of redevelopment," pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, before an area may be declared in need of redevelopment, it is legally necessary for the adoption of a resolution authorizing the Planning Board of a given municipality to undertake a preliminary study to determine whether the proposed area meets the criteria for designation as a redevelopment area pursuant to N.J.S.A. 40A:12A-6; and

WHEREAS, the City desires that the Planning Board undertake an examination as to whether Lots 10 and 12 in Block 79.04, Lot 1 in Block 80.02, and Lot 12 in Block 81.13, as shown on the official tax map of the City of Clifton may be deemed "an area in need of redevelopment"; and

WHEREAS, the City hereby states that any redevelopment area determination shall authorize the municipality to use all those powers provided by the Local Redevelopment and Housing Law for use in a redevelopment area other than the use of eminent domain (hereinafter referred to as a "Non-Condemnation Redevelopment Area"); and

WHEREAS, the notice of any hearing to be conducted by the Planning Board with regard to this Resolution shall specifically state that a redevelopment area determination shall not authorize the municipality to exercise the power of eminent domain to acquire any property in the delineated area;

NOW, THEREFORE, BE IT RESOLVED, by the Municipal Council of the City of Clifton, being the governing body thereof, that the Planning Board of the City of Clifton is hereby directed and authorized to examine whether the lands comprising Lots 10 and 12 in Block 79.04, Lot 1 in Block 80.02, and Lot 12 in Block 81.13, as shown on the official tax map of the City of Clifton, also known as the Roche Site, should be determined "an area in need of redevelopment" pursuant to N.J.S.A. 40A:12A-6 and 5; and

BE IT FURTHER RESOLVED, that the City hereby states that any redevelopment area determination shall authorize the municipality to use all those powers provided by the Local Redevelopment and Housing Law for use in a redevelopment area other than the use of eminent domain (hereinafter referred to as a "Non-Condemnation Redevelopment Area"); and

BE IT FURTHER RESOLVED, that the notice of any hearing to be conducted by the Planning Board with regard to this Resolution shall specifically state that a redevelopment area determination shall not authorize the municipality to exercise the power of eminent domain to acquire any property in the delineated area; and

APPROVED AS TO FORM
MUNICIPAL ATTORNEY

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.

INTRODUCED

ADOPTED: November 5, 2014

JAMES ANZALDI, MAYOR

ATTEST:

NANCY FERRIGNO, CITY CLERK

CERTIFIED TO BE A TRUE COPY

Nancy Ferrigno, City Clerk

redevelopmentresolutions
11.5.14:ca

Appendix B:
Resolution No. 250-15 correcting a scrivener's error within Resolution 513-14

RESOLUTION NO. 250 -15

RESOLUTION CORRECTING A SCRIVENER'S ERROR WITHIN RESOLUTION 513-14 AUTHORIZING AND DIRECTING THE PLANNING BOARD OF THE CITY OF CLIFTON TO EXAMINE WHETHER CERTAIN PROPERTIES IN THE CITY SHOULD BE DETERMINED TO BE AN AREA IN NEED OF REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

WHEREAS, on November 5, 2014, the Municipal Council (the "Municipal Council") of the City of Clifton (the "City") adopted Resolution R513-14 authorizing and directing the Planning Board of the City (the "Board") to examine certain properties, identified as Lots 10 and 12 in Block 79.04, Lot 1 in Block 80.02 and Lot 12 in Block 81.13, to determine if those properties should be designated to be an area in need of redevelopment pursuant to N.J.S.A 40A:12A-5 and -6; and

WHEREAS, the Municipal Council has determined that a scrivener's error occurred during the conversion of the paper version of Municipal Council Resolution R513-14 and Lot 21 in Block 79.04 was incorrectly identified as Lot 12 in Block 79.04 and Lot 4 in Block 80.02 was incorrectly identified as Lot 12 in Block 81.13; and

WHEREAS, the Board did in fact properly include Lot 21 in Block 79.04 (incorrectly identified as Lot 12 in Block 79.04) and Lot 4 in Block 80.02 (incorrectly identified as Lot 12 in Block 81.13) in its investigation pursuant to Municipal Council Resolution R513-14 and N.J.S.A. 40A:12A-5 and -6; and

WHEREAS, the Board did in fact not include Lot 12 in Block 79.04 and Lot 12 in Block 81.13 in its investigation pursuant to Resolution R513-14 and N.J.S.A. 40A:12A-5 and -6; and

WHEREAS, the Municipal Council now seeks to correct that scrivener's error in Municipal Council Resolution 513-14 as identified above.

NOW, THEREFORE, BE IT RESOLVED by the Municipal Council of the City of Clifton, being the governing body thereof, that the Municipal Council of the City of Clifton hereby corrects Resolution R513-14 by designating Lots 10 and 21 in Block 79.04 and Lots 1 and 4 in Block 80.02 as those properties in the City of Clifton which were to be examined by the Planning Board of the City of Clifton to determine whether those properties should be determined to be an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-1 et seq.

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

ADOPTED: May 5, 2015

ATTEST:

Nancy Ferrigno
NANCY FERRIGNO, City Clerk

James Anzaldi
JAMES ANZALDI, Mayor

CERTIFICATION

I, Nancy Ferrigno, City Clerk of the City of Clifton, County of Passaic, State of New Jersey, hereby certify that the foregoing Resolution is a true, complete and accurate copy of Resolution adopted by the Municipal Council of the City of Clifton at a regular meeting held on May 5, 2015.

CERTIFIED TO BE A TRUE COPY
Nancy Ferrigno
Nancy Ferrigno, City Clerk

Nancy Ferrigno
NANCY FERRIGNO, City Clerk
CITY OF CLIFTON

Appendix C:
Resolution No. 251-15 determining that the Study Area be designated as a non-condemnation redevelopment area

RESOLUTION NO. 251-15

RESOLUTION DETERMINING THAT THE PROPERTIES IDENTIFIED AS BLOCK 80.02, LOTS 1 AND 4 AND BLOCK 79.04, LOTS 10 AND 21 BE DESIGNATED AS A NON-CONDEMNATION REDEVELOPMENT AREA IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("Redevelopment Law"), authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

WHEREAS, on November 5, 2014, the Municipal Council (the "Municipal Council") of the City of Clifton (the "City") adopted Resolution R513-14 authorizing and directing the Planning Board of the City (the "Board") to undertake and conduct a preliminary investigation to examine and determine whether certain properties, identified as Lot 1 in Block 80.02, Lots 10 and 12 in Block 79.04 and lot 12 in Block 81.13, or any portions thereof, qualify and should be considered by the Municipal Council for designation as an area in need of redevelopment and more specifically a "Non-Condemnation Redevelopment Area" as that term is defined by the Redevelopment Law; and

WHEREAS, the Municipal Council determined that a scrivener's error occurred during the conversion of the paper version of Municipal Council Resolution R513-14 and Lot 21 in Block 79.04 was incorrectly identified as Lot 12 in Block 79.04 and Lot 4 in Block 80.02 was incorrectly identified as Lot 12 in Block 81.13; and

WHEREAS, despite that scrivener's error in Municipal Council Resolution R513-14, the Board did in fact properly include Lot 21 in Block 79.04 (incorrectly identified as Lot 12 in Block 79.04) and Lot 4 in Block 80.02 (incorrectly identified as Lot 12 in Block 81.13) in its investigation pursuant to Municipal Council Resolution R513-14 and N.J.S.A. 40A:12A-5 and -6; and

WHEREAS, the Board did in fact not include Lot 12 in Block 79.04 and Lot 12 in Block 81.13 in its investigation pursuant to Resolution R513-14 and N.J.S.A. 40A:12A-5 and -6; and

WHEREAS, the Board conducted a preliminary investigation of Lots 10 and 21 in Block 79.04 and Lots 1 and 4 in Block 80.02 (the "Redevelopment Study Area") to determine whether the Redevelopment Study Area should be designated as a Non-Condemnation Redevelopment Area in accordance with the criteria and procedures set forth in N.J.S.A. 40A:12A-5 and -6; and

WHEREAS, as part of its preliminary investigation, the Board caused Maser Consulting, P.A. to prepare a "Redevelopment Study Area Determination of Need Study" (the "Maser Study") for the Board for its consideration in determining whether the Redevelopment Study Area should be designated a Non-Condemnation Redevelopment Area; and

WHEREAS, a copy of a map showing the boundaries of the Redevelopment Study Area (the "Redevelopment Study Area Map") and a copy of the Maser Study have each been on file in the office of the City Clerk, 900 Clifton Avenue, Clifton, N.J., and each has been available for inspection Monday through Friday 8:30 a.m. to 4:00 p.m. on regular business days as legally required; and

WHEREAS, the Board conducted a public hearing on April 23, 2015 at 6:30 P.M. in the Clifton City Hall located at 900 Clifton Avenue, Clifton, N.J. at which time the Board reviewed and considered the Maser Study and heard the testimony of David Roberts, AICP/PP, LLA of Maser Consulting, P.A. who was involved in conducting the preliminary investigation of the Redevelopment Study Area and authored the Maser Study pursuant to N.J.S.A. 40A:12A-6; and

WHEREAS, the hearing was properly advertised and noticed as required by N.J.S.A. 40A:12A-1 et seq., in two newspapers, and notice was also delivered to the owner of properties in the Redevelopment Study Area, in accordance with said statute; and

WHEREAS, at that public hearing of the Board, members of the general public were given an opportunity to be heard and to address questions to the Board concerning the potential designation of the Redevelopment Study Area as a Non-Condemnation Redevelopment Area; and

WHEREAS, after completing its investigation and public hearing on this matter, the Board concluded that there was sufficient credible evidence to support findings that the Redevelopment Study Area satisfies the criteria set forth in the Redevelopment Law, particularly at N.J.S.A. 40A:12A-5(e) and (h), for designating the Redevelopment Study Area as a Non-Condemnation Redevelopment Area and that said designation is necessary and appropriate for the effective redevelopment of the area comprising the Redevelopment Study Area; and

WHEREAS, as part of the conclusion of the Board that the Redevelopment Study Area should be considered for designation as a Non-Condemnation Redevelopment Area, any designation of the Redevelopment Study Area as a Non-Condemnation Study Area shall not authorize the municipality to exercise the power of eminent domain to acquire any property in the Redevelopment Study Area; and

WHEREAS, in accordance with the Redevelopment Law and as memorialized by Board Resolution dated April 23, 2015, the Board recommended to the Municipal Council that the Redevelopment Study Area be designated as a Non-Condemnation Redevelopment Area; and

WHEREAS, the Municipal Council considered the Board's recommendation at its regularly scheduled public meeting on May 5, 2015; and

WHEREAS, at the Municipal Council's public meeting, members of the general public were given an opportunity to be heard and to address questions concerning the potential designation of the Redevelopment Study Area as a Non-Condemnation Redevelopment Area; and

WHEREAS, the Municipal Council accepted the recommendation of the Board to declare the Redevelopment Study Area as a Non-Condemnation Redevelopment Area; and

WHEREAS, the Municipal Council desires to designate the Redevelopment Study Area as a Non-Condemnation Redevelopment Area.

NOW, THEREFORE, BE IT RESOLVED by the Municipal Council of the City of Clifton, being the governing body thereof, that the Municipal Council accepts the recommendation from the Planning Board of the City of Clifton and finds that Lots 10 and 21 of Block 79.04 and Lots 1 and 4 of Block 80.02 as shown on the official tax map of the City of Clifton satisfy the criteria for being delineated as an area in need of redevelopment as set forth in N.J.S.A. 40A:12A-5(e) and (h) and Lots 10 and 21 of Block 79.04 and Lots 1 and 4 of Block 80.02 shall be and hereby are deemed to be a Non-Condemnation Redevelopment Area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

BE IT FURTHER RESOLVED, that the designation of Lots 10 and 21 of Block 79.04 and Lots 1 and 4 of Block 80.02 as a Non-Condemnation Redevelopment Area shall not authorize the City of Clifton to exercise the power of eminent domain to acquire any property in the Redevelopment Study Area; and

BE IT FURTHER RESOLVED, that the City of Clifton hereby reserves all other authority and powers granted to it under the Redevelopment Law; and

BE IT FURTHER RESOLVED, that the City Clerk of the City of Clifton shall forthwith transmit a copy of the within Resolution to the Commissioner of the Department of Community Affairs for review; and

BE IT FURTHER RESOLVED, that within ten (10) days of the Municipal Council's adoption of the within Resolution, the City Clerk of the City of Clifton shall serve notice of the Municipal Council's determination and the within Resolution upon all record owners of property

within the Non-Condemnation Redevelopment Area, those whose names are listed on the tax assessor's records, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which notice of the determination and Resolution may be sent and upon the Commission of the New Jersey Department of Community Affairs.

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

ADOPTED: May 5, 2015

ATTEST:

Nancy Ferrigno
NANCY FERRIGNO, City Clerk

James Anzaldi
JAMES ANZALDI, Mayor

CERTIFICATION

I, Nancy Ferrigno, City Clerk of the City of Clifton, County of Passaic, State of New Jersey, hereby certify that the foregoing Resolution is a true, complete and accurate copy of Resolution adopted by the Municipal Council of the City of Clifton at a regular meeting held on May 5, 2015.

Nancy Ferrigno
NANCY FERRIGNO, City Clerk
CITY OF CLIFTON

CERTIFIED TO BE A TRUE COPY
Nancy Ferrigno
Nancy Ferrigno, City Clerk

ITEM NUMBER: R 294-25

ITEM NAME: Resolution: Approve Claims List Resolution for the June 17, 2025, City Council Meeting

RECOMMENDATION: Approve

SUMMARY:

To: Greg DeMarzo, City Manager

Please find the Bill List Resolution and supporting documents for your review and approval. I have reviewed all of the payment vouchers and recommend they all be approved by the City Council at the Council Meeting on June 17, 2025.
If you have any questions with the above, feel free to contact me.

Joseph D. Kunz
Chief Financial Officer

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Bills List	6/13/2025	Cover Memo

RESOLUTION
TO APPROVE
Claims to be paid the meeting of June 17th, 2025
Meeting of June 17th, 2025

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

Current Fund	$	16,427,073.53
Grant Fund	$	11,405.53
General Capital Fund	$	426,725.79
Sewer Utility -Operating	$	8,644.10
Sewer Utility-Capital	$	11,704.99
Developers Escrow	$	4,567.50
Dog Trust	$	-
Police Extra Duty	$	-
Trust Other	$	48,027.06
Section 8 Public Housing	$	220,854.17
Affordable Housing	$	3,840.00
Community Development	$	14,761.14
Tax Title Lien Redemption	$	-
Self Insurance	$	1,543,323.44
Fire Dedicated Penalties	$	-
Revolving Loan Fund	$	-
Tax Title Lien Redemption	$	-
Unemployment Trust Fund	$	68,331.23
Library	$	10,749.56
General Liability Trust	$	41,581.75
Workers Compensation Trust	$	20,785.00
Trust Escrow	$	-
Reserve for Housing	$	-
Federal DOJ Forfeiture	$	-
TOTAL CLAIMS	**$**	**18,862,374.79**

ADOPTED _____

ATTEST_____
Kathleen Tolosi, City Clerk

Report Printed *2025-06-13 09:35:37* CITY OF CLIFTON

List of Bills - (All Funds)

Meeting Date: 06/17/2025 For bills from 06/04/2025 to 06/17/2025

	Vendor	Description	Account	PO Payment	Check Total
		CDBG			
	7049 - **GANNETT MEDIA CORP.**	**PO 61160** **Account#1170643**		78.36	
	17-201-20-117-400 Year 50 Planning & Programming	Admin	78.36		**78.36**
	147 - **HARTMANN, JILL, PP, AICP**	**PO 61110** **R451-24 JUNE 2025 PROFESSIONAL SVS CDBG**		7,916.00	
	17-201-20-117-400 Year 50 Planning & Programming	Admin	7,916.00		**7,916.00**
	3814 - **POWER OF ONE CHRISTIAN COACHING & O**	**PO 61062** **R113-25- FOOD DISTRIBUTION SERVICES 5/27**		3,499.78	
	17-201-20-112-000 CDBG Year 45		3,499.78		**3,499.78**
	7410 - **RUSSHIN R. ANA LEYDA RODRIGUEZ**	**PO 60078** **CHIP - 88 7th Ave - third grant payment**		3,267.00	
	17-201-20-114-300 Year 47 Housing & Rehabilitation		3,267.00		**3,267.00**
		CLAIMS FUND			
	6595 - **A TO Z MARKETING GROUP LLC**	**PO 60560** **POLICE DEPT. - 2025 JR POLICE ACADEMY GE**		4,351.25	
	01-201-25-240-200 Police Department - Expenses		4,351.25		**4,351.25**
	213 - **ACRISURE, LLC**	**PO 61105** **R071-24 - June 2025 Workers Comp Adminis**		9,998.00	
	28-201-20-100-000 Workers Comp Costs		9,998.00		
		PO 61107 **R508-24 - June 2025 TPA - Liability**		2,725.00	
	27-201-20-300-000 General Liability Insurance		2,725.00		**12,723.00**
ACH	720 - **ACRISURE, LLC**	**PO 61293** **R286-25 - UST Insurance Renewal**		10,350.00	
	27-201-20-300-000 General Liability Insurance		10,350.00		**10,350.00**
ACH	5873 - **AERIAL RISE LLC**	**PO 59199** **DPW - FLEET ANNUAL A.N.S.I. AND DIELECTR**		1,150.00	
	01-201-26-315-200 Vehicle Maintenance - Expenses		1,150.00		**1,150.00**
	343 - **AGL WELDING SUPPLY CO., INC.**	**PO 60949** **DPW - FLEET CYLINDER RENTAL**		243.75	
	01-201-26-315-200 Vehicle Maintenance - Expenses		243.75		**243.75**
	4294 - **AIRGAS USA, LLC**	**PO 61081** **FIRE: Medical Oxygen Cylinders**		176.50	
	01-201-25-265-200 Fire Department - Expenses		176.50		
		PO 61104 **FIRE: Medical Oxygen Cylinders**		587.95	
	01-201-25-265-200 Fire Department - Expenses		587.95		**764.45**

ACH	107 - **AMERICAN HOSE & HYDRAULIC CO., INC.**	**PO 60859**	**DPW-FLEET REPAIR PARTS FOR RECYCLING TRU**			659.50	
	01-201-26-315-200 Vehicle Maintenance - Expenses			659.50			**659.50**
ACH	4446 - **AMERICAN WEAR UNIFORMS**	**PO 61162**	**R090-25 - 5/22 & 5/29/25 UNIFORM RENTAL**			1,442.26	
	01-201-26-300-200 Public Works Administration - Expenses			1,442.26			**1,442.26**
ACH	6663 - **AT NORTHERN NEW JERSEY LLC**	**PO 60920**	**R123-25-DPW-FLEET REPAIR PARTS - ESCNJ #**			1,939.56	
	01-201-26-315-200 Vehicle Maintenance - Expenses			1,939.56			**1,939.56**
ACH	6859 - **BARBARA SAAD**	**PO 61138**	**Court: Arabic Interpreting Services**			675.00	
	01-201-43-490-200 Municipal Court - Expenses			675.00			**675.00**
ACH	114 - **BENECARD SERVICES, INC.**	**PO 61178**	**R594-23 - 2025 Prescription Drug**			1,102,663.06	
	21-201-20-100-000 Employee Group Health			1,102,663.06			**1,102,663.06**
	1812 - **BLOOMFIELD, TOWNSHIP OF**	**PO 61260**	**Contractual Services**			500.00	
	01-201-20-120-200 City Clerk - Expenses			500.00			**500.00**
ACH	3706 - **BOSWELL ENGINEERING, INC.**	**PO 61084**	**R028-25 Plog Brook Culvert Rehab Constru**			7,926.00	
	08-215-55-959-200 Storm Sewer Projects			7,926.00			**7,926.00**
	308 - **BOYS & GIRLS CLUB OF CLIFTON, INC.**	**PO 61153**	**CITY COUNCIL: 5/6/2025 D-4 AD JOURNAL**			125.00	
				125.00			**125.00**
	319 - **BRUNO AND FERRARO, ESQ.**	**PO 61131**	**May 2025 PROFESSIONAL SERVICES AS COUNSE**			1,891.28	
	01-201-21-180-200 Zoning and Planning - Expenses			1,891.28			**1,891.28**
	401 - **CABLEVISION SYSTEMS CORP**	**PO 61141**	**6/01/25 - 6/30/25 - Cable for NFIRS Repo**			105.94	
	01-201-31-440-200 Telephone			105.94			**105.94**
	401 - **CABLEVISION SYSTEMS CORP**	**PO 61205**	**6/1/25 - 06/30/25 - Clifton Account: 078**			207.24	
	01-201-31-440-200 Telephone			207.24			**207.24**
	401 - **CABLEVISION SYSTEMS CORP**	**PO 61206**	**06/1/25 - 6/30/25 - DPW account: 07870-4**			99.36	
	01-201-31-440-200 Telephone			99.36			**99.36**
	401 - **CABLEVISION SYSTEMS CORP**	**PO 61207**	**6/1/25 - 6/30/25 - CPD account: 07870-48**			178.73	
	01-201-31-440-200 Telephone			178.73			**178.73**
	401 - **CABLEVISION SYSTEMS CORP**	**PO 61230**	**6/1/25 - 6/30/25 - MIS-CPD & Police Rang**			454.95	
	01-201-31-440-200 Telephone			454.95			**454.95**
	7038 - **CAMBRIDGE CROSSING UMBRELLA ASSOC**	**PO 61116**	**2024 Municipal Reimbursement #50**			1,204.87	
	01-203-26-325-200 (2024) Condo Services Act - Expenses			1,204.87			**1,204.87**

	7385 - **CANON U.S.A INC.**	**PO 61249**	**R013-24 - May Invoices Canon Managed Pri**			68.72	
	01-201-22-195-200 Construction Code - Expenses				68.72		**68.72**
	7444 - **CARLOS GOMEZ GALDOS**	**PO 61088**	**FY25 COMMUNITY AWARENESS - AWARENESS POS**			633.35	
	02-213-40-702-000 Health Department Grant Expenditures				633.35		**633.35**
	2153 - **CHEMSEARCH**	**PO 60936**	**DPW-FLEET GREASE FOR FLEET VEHICLES AND**			1,116.80	
	01-201-26-315-200 Vehicle Maintenance - Expenses				1,116.80		**1,116.80**
	2337 - **CITY GREEN, INC.**	**PO 60984**	**RECREATION: Instructor payment for "Pare**			600.00	
	15-286-56-005-000 Recreation Trust Accounts				600.00		**600.00**
	7345 - **Clemente Enterprises, LLC**	**PO 61194**	**Tax Lien Redemption B# 74.06 L# 1**			600.00	
					600.00		
		PO 61194	**Tax Lien Redemption B# 74.06 L# 1**			1,088.86	
					1,088.86		**1,688.86**
	2 - **CLIFTON BOARD OF EDUCATION**	**PO 61243**	**Clerk's Office - General Election - Cust**			1,628.52	
	01-201-20-120-200 City Clerk - Expenses				1,628.52		**1,628.52**
	336 - **CLIFTON CAR WASH**	**PO 60908**	**DPW - FLEET CAR WASHES FOR APRIL 2025**			150.00	
	01-201-26-315-200 Vehicle Maintenance - Expenses				150.00		**150.00**
ACH	1222 - **CLIFTON PUBLIC LIBRARY**	**PO 61172**	**REIMBURSE GENERAL REVENUE**			10,749.56	
	26-201-29-390-200 Public Library Expenses				87.63		
	26-201-29-390-200 Public Library Expenses				100.00		
	26-201-29-390-200 Public Library Expenses				663.57		
	26-201-29-390-200 Public Library Expenses				9,898.36		**10,749.56**
ACH	1026 - **CLIFTON, CITY OF - POLICE**	**PO 61145**	**Traffic Related Duties - Plog Brook Culv**			630.00	
	04-215-55-978-400 Engineering Projects 7947-24				630.00		**630.00**
ACH	1026 - **CLIFTON, CITY OF - POLICE**	**PO 61147**	**Traffic Related Duties - Project 24-06**			10,535.00	
	04-215-55-978-400 Engineering Projects 7947-24				10,535.00		**10,535.00**
	431 - **CLIFTON, CITY OF - SELF INSURANCE**	**PO 61166**	**Health Trust**			2,500,000.00	
	01-201-23-220-200 Insurance - Employee Group Health				2,500,000.00		**2,500,000.00**
	6943 - **CMF Business Supplies Inc.**	**PO 61174**	**SENIOR CENTER: COPY PAPER ORDER**			119.64	
	01-201-27-336-200 Senior Citizens - Expenses				119.64		**119.64**
ACH	6372 - **CORONIS HEALTH RCM LLC**	**PO 61250**	**R200-24 - March & April 2025 Ambulance B**			38,389.80	
	01-201-25-265-200 Fire Department - Expenses				38,389.80		**38,389.80**
ACH	6057 - **COVERALL NORTH AMERICA, INC.**	**PO 61101**	**R089-25 -ARTS CENTER: 2025 COVERALL BLAN**			825.00	
	01-201-28-370-200 Arts Center & Sculpture Park - Expenses				825.00		**825.00**

ACH	6753 - **CRYSTAL RODRIGUEZ**	**PO 61180**	**R295-24-CONSULTANT SERVICES FOR HEALTH D**			2,676.63	
	01-201-27-330-200 Health and Welfare - Expenses				2,676.63		**2,676.63**
	7448 - **CUELLAR LLC**	**PO 60951**	**FIRE: Water for Firefighters**			503.20	
	01-201-25-265-200 Fire Department - Expenses				503.20		**503.20**
ACH	127 - **CUSTOM BANDAG, INC.**	**PO 59551**	**R381-24-DPW-FLEET TIRES AND LABOR FOR DP**			6,952.00	
	01-201-26-315-200 Vehicle Maintenance - Expenses				6,952.00		**6,952.00**
ACH	160 - **D & F AUTOMOTIVE**	**PO 60937**	**DPW-FLEET HUB GREASE TOOL FOR POLARIS/BA**			201.49	
	01-201-26-315-200 Vehicle Maintenance - Expenses				201.49		**201.49**
	6907 - **DARIA KIRICHENKO**	**PO 61098**	**Court: Russian Interpreting Services**			225.00	
	01-201-43-490-200 Municipal Court - Expenses				225.00		**225.00**
	7276 - **DIFRANCESCO, BATEMAN, KUNZMAN, DAVIS, LE**	**PO 61061**	**R387-24 - Labor Counsel April 2025**			4,225.27	
	01-203-20-105-200 (2024) Personnel - Expenses				4,225.27		
		PO 61169	**R287-25 - Labor Counsel April 2025 Invoi**			307.06	
	01-201-20-105-200 Personnel - Expenses				307.06		**4,532.33**
	4144 - **DOVER BRAKE & CLUTCH CO. INC.**	**PO 60915**	**DPW-FLEET AIR BRAKE HOSES FOR FLEET**			275.00	
	01-201-26-315-200 Vehicle Maintenance - Expenses				275.00		**275.00**
ACH	6278 - **EAW Security**	**PO 61114**	**RECREATION: CyberLock Service for Anzald**			1,000.00	
	01-201-27-370-200 Public Playgrounds and Rec - Expenses				1,000.00		**1,000.00**
	3847 - **ELECTRONIC SERVICE SOLUTIONS, INC**	**PO 61117**	**FIRE: Relocate Directional Antenna to Ne**			3,016.00	
	04-215-55-971-300 Fire Dept. Improvements 2021				3,016.00		**3,016.00**
ACH	133 - **EMSL ANALYTICAL, INC.**	**PO 61129**	**R013-25- HEALTH: LEAD DWELLING INSPECTIO**			963.60	
	15-286-56-028-000 Lead-Based Paint Inspections				963.60		**963.60**
ACH	133 - **EMSL ANALYTICAL, INC.**	**PO 61130**	**R013-25- HEALTH: LEAD DWELLING INSPECTIO**			942.60	
	15-286-56-028-000 Lead-Based Paint Inspections				942.60		**942.60**
ACH	5279 - **ENTERPRISE FM TRUST**	**PO 61179**	**R238-23 -2025 Fleet Lease**			120.84	
					120.84		
		PO 61179	**R238-23 -2025 Fleet Lease**			39,081.65	
	01-201-31-458-200 Purchase/Lease Autos				36,241.19		
	01-201-22-195-200 Construction Code - Expenses				2,840.46		**39,202.49**
	4686 - **ENVIRONMENTAL RESOLUTIONS, INC**	**PO 61200**	**R068-25 LSRP Services for Year 2025 - Ci**			12,258.75	
	01-201-20-165-200 Engineering Services - Expenses				12,258.75		**12,258.75**
	7225 - **Eric M. Berstein & Associates LLC**	**PO 61072**	**R298-24 - Affordable Housing Litigation**			872.24	
					872.24		

		PO 61171	R283-25 - Affordable Housing Litigation		2,967.76	2,967.76	
					2,967.76		**3,840.00**
ACH	5033 - **ESO SOLUTIONS, INC**	PO 61181	**FIRE: R406-23 EMS Software**			4,920.14	
	01-201-25-265-200 Fire Department - Expenses				4,920.14		**4,920.14**
	5576 - **ESSEX COUNTY RECOVERY BUREAU**	PO 60950	**DPW-FLEET RECOVERY TOW OF LAWNMOWER**			75.00	
	01-201-26-315-200 Vehicle Maintenance - Expenses				75.00		**75.00**
	455 - **FEDEX**	PO 61123	**FIRE: Shipping Charges for Gas Meter Rep**			17.46	
	01-201-25-265-200 Fire Department - Expenses				17.46		
		PO 61189	**HEALTH: POSTAGE FOR LEAD DWELLING INSPEC**			31.60	
	01-201-27-330-200 Health and Welfare - Expenses				31.60		
		PO 61189	**HEALTH: POSTAGE FOR LEAD DWELLING INSPEC**			76.62	
	02-213-40-702-000 Health Department Grant Expenditures				76.62		**125.68**
ACH	2841 - **FERNANDEZ TRANSLATING SERVICES, LLC**	PO 61139	**R456-23 - Court: Spanish Interpreting S**			3,500.00	
	01-201-43-490-200 Municipal Court - Expenses				3,500.00		**3,500.00**
	6731 - **FIG 20 LLC**	PO 61126	**Tax Lien Redemption**	**B# 15.13 L# 5**		600.00	
					600.00		
		PO 61126	**Tax Lien Redemption**	**B# 15.13 L# 5**		1,124.73	
					1,124.73		
		PO 61127	**Tax Lien Redemption**	**B# 31.03 L# 17**		1,864.96	
					1,864.96		
		PO 61127	**Tax Lien Redemption**	**B# 31.03 L# 17**		800.00	
					800.00		
		PO 61182	**Tax Lien Redemption**	**B# 8.17 L# 9**		2,071.96	
					2,071.96		
		PO 61182	**Tax Lien Redemption**	**B# 8.17 L# 9**		600.00	
					600.00		
		PO 61183	**Tax Lien Redemption**	**B# 7.14 L# 6**		528.33	
					528.33		
		PO 61183	**Tax Lien Redemption**	**B# 7.14 L# 6**		200.00	
					200.00		**7,789.98**
	6731 - **FIG 20 LLC**	PO 61185	**Tax Lien Redemption**	**B# 16.09 L# 17**		1,455.19	
					1,455.19		
		PO 61185	**Tax Lien Redemption**	**B# 16.09 L# 17**		700.00	
					700.00		
		PO 61186	**Tax Lien Redemption**	**B# 20.10 L# 9**		963.84	
					963.84		
		PO 61186	**Tax Lien Redemption**	**B# 20.10 L# 9**		600.00	
					600.00		
		PO 61187	**Tax Lien Redemption**	**B# 31.02 L# 28**		487.21	
					487.21		
		PO 61187	**Tax Lien Redemption**	**B# 31.02 L# 28**		600.00	
					600.00		
		PO 61190	**Tax Lien Redemption**	**B# 16.05 L# 16**		906.43	
					906.43		
		PO 61190	**Tax Lien Redemption**	**B# 16.05 L# 16**		600.00	
					600.00		**6,312.67**

ACH	4995 - **GLOBAL INDUSTRIAL**	**PO 61136**	**DPW - CLEAN COMMUNITIES - FOR TRASH REMO**			1,667.97	
	02-213-40-706-000 Public Works Grant Expenditures				1,667.97		**1,667.97**
	6775 - **GLORIA ZIMMERMANN**	**PO 60983**	**RECREATION: Instructor payment for Line**			300.00	
	15-286-56-005-000 Recreation Trust Accounts				300.00		**300.00**
	6288 - **GRANADA CONSTRUCTION CORP.**	**PO 61201**	**R529-24 2024 NJDOT Sidewalk & Curb Impro**			187,568.57	
	04-215-55-978-400 Engineering Projects 7947-24				187,568.57		**187,568.57**
	6239 - **GSRAN-Z, LLC (Christiana Trust as Custod**	**PO 60977**	**Tax Lien Redemption B# 39.02 L# 23**			37,100.00	
					37,100.00		
		PO 60977	**Tax Lien Redemption B# 39.02 L# 23**			33,581.81	
					33,581.81		**70,681.81**
ACH	6053 - **Hart Halsey LLC**	**PO 61161**	**Traffic Related Duties - Project 24-06 N**			1,032.75	
	04-215-55-978-400 Engineering Projects 7947-24				1,032.75		**1,032.75**
	115 - **HORIZON BLUE CROSS & BLUE SHIELD OF**	**PO 61109**	**R592-24 - April 2025 Group Insurance Adm**			43,341.96	
	21-201-20-100-000 Employee Group Health				43,341.96		**43,341.96**
	6950 - **HUDSON COUNTY MOTORS INC.**	**PO 60574**	**DPW-FLEET REPAIR PARTS FOR F.D. E2**			2,433.90	
	01-201-26-315-200 Vehicle Maintenance - Expenses				2,433.90		**2,433.90**
	1098 - **INSTITUTE FOR PROFESSIONAL DEVELOPM**	**PO 61132**	**CEUS-Understanding Appeals Webinar & The**			50.00	
	01-201-20-150-200 Tax Collector - Expenses				50.00		**50.00**
	610 - **JANIAK, KRZYSZTOF**	**PO 61246**	**Clerk's Office - Primary Election 6-10-2**			200.00	
	01-201-20-120-200 City Clerk - Expenses				200.00		**200.00**
ACH	465 - **JEN ELECTRIC, INC.**	**PO 61175**	**R258-23 - Police Dept - 4/2/25 Motor Veh**			10,244.00	
	01-203-25-240-200 (2024) Police Department - Expenses				10,244.00		**10,244.00**
ACH	465 - **JEN ELECTRIC, INC.**	**PO 61176**	**R258-23 - Police Dept - 3/24/25 Motor Ve**			10,581.50	
	01-203-25-240-200 (2024) Police Department - Expenses				10,581.50		**10,581.50**
	3612 - **JOHN GARCIA CONSTRUCTION CO.**	**PO 61224**	**R124-25-On Call Emergency Sewer Repair a**			5,276.99	
	07-201-26-291-600 Emergency Repairs				5,276.99		
		PO 61241	**R261-25 Final Payment Approval**			1,866.83	
	02-213-40-724-500 Infrastructure				1,866.83		
		PO 61241	**R261-25 Final Payment Approval**			2,822.99	
	08-215-55-949-100 Sanitary Sewer Projects 2017				2,822.99		**9,966.81**
	3203 - **JOHNNY ON THE SPOT LLC**	**PO 61112**	**RECREATION: Port-a-John for Touch a Truc**			112.50	
	15-286-56-005-000 Recreation Trust Accounts				112.50		
		PO 61195	**RECREATION: RELEASE Port-a-John for Year**			262.52	
	15-286-56-005-000 Recreation Trust Accounts				262.52		
		PO 61195	**RECREATION: RELEASE Port-a-John for Year**			65.63	
	01-201-27-370-200 Public Playgrounds and Rec - Expenses				65.63		**440.65**

ACH	5169 - **JPMONZO MUNICIPAL CONSULTING, LLC.**	**PO 61095**	**Webinar - SHBP What's Next**		50.00	
	01-201-20-130-200 Financial Administration - Expense			50.00		**50.00**
ACH	5316 - **KELLIE M. REYES**	**PO 61108**	**Court: DWI Special Session / Acting Pro**		750.00	
	02-213-40-703-000 Municipal Court Grant Expenditures			750.00		**750.00**
	582 - **KIMBALL MIDWEST**	**PO 60635**	**DPW - USED TO MARK OUT SEWER KINES FOR 1**		474.84	
	07-201-26-291-200 Sewer / Storm Systems - Expenses			474.84		**474.84**
	345 - **LANGUAGE LINE SERVICES**	**PO 61155**	**HEALTH: MAY 2025 LANGUAGE LINE SERVICES**		90.10	
	02-213-40-702-000 Health Department Grant Expenditures			90.10		**90.10**
	3398 - **MADISON GARDEN CONDOS C/O DELEV COR**	**PO 61102**	**2024 Municipal Reimbursement #22**		3,428.57	
	01-203-26-325-200 (2024) Condo Services Act - Expenses			3,428.57		**3,428.57**
	1317 - **MALOUF FORD LINCOLN, INC.**	**PO 60997**	**DPW-FLEET REPAIR PARTS**		1,912.15	
	01-201-26-315-200 Vehicle Maintenance - Expenses			1,912.15		**1,912.15**
ACH	7398 - **Maria Siano**	**PO 61089**	**HEALTH DEPARTMENT: ARTS CENTER**		500.00	
				500.00		**500.00**
ACH	7445 - **MARIN CONSULTING ASSOCIATES INC**	**PO 60554**	**POLICE DEPT. - 2025 PERFORMANCE & ACCOUN**		300.00	
	01-201-25-240-200 Police Department - Expenses			300.00		**300.00**
ACH	4018 - **MARRONE PEST MANAGEMENT SERVICES LLC**	**PO 61017**	**HEALTH: MARRONE PEST CONTROL MONTHLY SER**		110.00	
	01-201-27-330-200 Health and Welfare - Expenses			110.00		**110.00**
ACH	4018 - **MARRONE PEST MANAGEMENT SERVICES LLC**	**PO 61064**	**DPW - FACILITIES - PEST CONTROL Jan-May**		2,900.00	
	01-201-26-290-200 Building Department (DPW) - Expenses			2,900.00		**2,900.00**
	5876 - **MAYDA E. LYON**	**PO 61137**	**Court: Turkish Interpreting Services**		320.00	
	01-201-43-490-200 Municipal Court - Expenses			320.00		**320.00**
ACH	7213 - **MCMANIMON, SCOTLAND & BAUMANN LLC**	**PO 61075**	**R267-25 Land Use Litigation Services**		17,006.83	
	01-201-21-180-200 Zoning and Planning - Expenses			17,006.83		**17,006.83**
	272 - **NATIONAL FUEL OIL INC**	**PO 61165**	**R579-24 - DPW - DIESEL FUEL**		27,339.58	
	01-201-31-447-200 Fuel Oil - Diesel and Heating Oil			27,339.58		**27,339.58**
ACH	215 - **NEGLIA ENGINEERING ASSOCIATES**	**PO 61074**	**Developers Escrow Project**		4,567.50	
	12-286-56-851-000 Developer Escrows			1,350.00		
	12-286-56-851-000 Developer Escrows			1,952.50		
	12-286-56-851-000 Developer Escrows			920.00		
	12-286-56-851-000 Developer Escrows			345.00		**4,567.50**

	5477 - **NORTH JERSEY PUMP & CONTROLS, LLC**	**PO 60731**	**DPW - SEWERS - EMERGENCY SERVICE MARTIN**			1,597.00	
	07-201-26-291-200 Sewer / Storm Systems - Expenses				1,597.00		**1,597.00**
ACH	6295 - **NORTH JERSEY TRUCK CENTER, INC.**	**PO 61082**	**DPW-FLEET REPAIR PARTS FOR F.D. E15**			176.39	
	01-201-26-315-200 Vehicle Maintenance - Expenses				176.39		**176.39**
ACH	797 - **ONE CALL CONCEPTS, INC.**	**PO 61228**	**DPW - MAY 2025 STREET MARK OUTS FOR SEWE**			784.70	
	07-201-31-455-200 Sewer Fees				784.70		**784.70**
	4173 - **PARTAC PEAT CORPORATION**	**PO 60709**	**DPW - GROUNDS - FOR ALL BALL FIELDS AND**			112.44	
	01-201-28-375-200 Maintenance of Parks - Expenses				112.44		
		PO 60729	**DPW - GROUNDS - ALL BALL FIELDS MIX**			2,853.40	
	01-201-28-375-200 Maintenance of Parks - Expenses				2,853.40		**2,965.84**
	2725 - **POSITIVE PROMOTIONS**	**PO 60815**	**HEALTH: LEAD GRANT SUPPLIES PURCHASE**			1,071.80	
	02-213-40-702-000 Health Department Grant Expenditures				1,071.80		**1,071.80**
ACH	5715 - **POWER PLACE, INC.**	**PO 60657**	**DPW - GROUNDS - MATERIAL AND EQUIPMENT**			2,191.01	
	01-201-28-375-200 Maintenance of Parks - Expenses				2,191.01		**2,191.01**
ACH	212 - **PRECISION COMPUTER OF FORT LEE, INC**	**PO 60989**	**R532-24-MIS Dept. new equipment**			956.00	
	08-215-55-957-100 Technology Upgrades 7935-24				956.00		**956.00**
ACH	212 - **PRECISION COMPUTER OF FORT LEE, INC**	**PO 61099**	**R532-24-MIS Dept. Building dept Computer**			14,937.00	
	01-201-22-195-200 Construction Code - Expenses				14,937.00		**14,937.00**
ACH	212 - **PRECISION COMPUTER OF FORT LEE, INC**	**PO 61100**	**R532-24-MIS Dept. Configuration network**			900.00	
	01-201-20-140-200 Management Info Systems - Expenses				900.00		**900.00**
ACH	6280 - **PRECISION SAW AND TOOL CORP.**	**PO 60917**	**DPW - GROUNDS - SHARPENING LAWN MOWER BL**			1,539.00	
	01-201-28-375-200 Maintenance of Parks - Expenses				1,539.00		**1,539.00**
	6251 - **PRO CAP 8, LLC**	**PO 61184**	**Tax Lien Redemption**	**B# 12.01**	**L# 15**	1,671.31	
					1,671.31		
		PO 61191	**Tax Lien Redemption**	**B# 37.03**	**L # 34**	1,373.04	
					1,373.04		
		PO 61191	**Tax Lien Redemption**	**B# 37.03**	**L # 34**	500.00	
					500.00		
		PO 61192	**Tax Lien Redemption**	**B# 48.01**	**L# 47**	666.28	
					666.28		
		PO 61192	**Tax Lien Redemption**	**B# 48.01**	**L# 47**	400.00	
					400.00		**4,610.63**
ACH	169 - **RACHLES/MICHELE'S OIL CO., INC.**	**PO 61167**	**R578-24 - UNLEADED GASOLINE**			31,805.35	
	01-201-31-460-200 Gasoline				31,805.35		**31,805.35**
	7340 - **RAM Tax Lien Fund II LP**	**PO 61193**	**Tax Lien Redemption**	**B# 62.05**	**L# 5**	407.07	

		PO 61193	Tax Lien Redemption B# 62.05 L# 5	407.07		100.00	
				100.00			507.07
ACH	4602 - **RED WING BRANDS OF AMERICA, INC.**	PO 61226	DPW - MOBILE TRUCK FOR WORK BOOTS FOR 20			510.57	
	07-201-26-291-200 Sewer / Storm Systems - Expenses			510.57			510.57
	7074 - **Remington And Vernick Engineers II Inc.**	PO 61235	R626-23 -CONSTRUCTION MGMT & INSPECTION			8,211.10	
	04-215-55-959-900 Administrative Cost 7471-18			8,211.10			8,211.10
ACH	3255 - **RENDEX, INC.**	PO 61096	CASA: GRANT ADMINISTRATION SERVICES			4,327.97	
	02-213-40-702-000 Health Department Grant Expenditures			4,327.97			4,327.97
ACH	4450 - **RIVERVIEW PAVING INC**	PO 61121	R510-23 - 2023 NJDOT SIDEWALK AND CURB I			44,358.68	
	04-215-55-965-400 Engineering Projects - 7606-20			44,358.68			44,358.68
ACH	263 - **ROBERTS & SON, INC.**	PO 60946	DPW-FLEET REPAIR PARTS FOR INFIELD GROOM			126.79	
	01-201-26-315-200 Vehicle Maintenance - Expenses			126.79			126.79
	3111 - **SIGNS OF 2000, INC.**	PO 60838	HEALTH: LEAD GRANT SUPPLIES PURCHASE			417.60	
	02-213-40-702-000 Health Department Grant Expenditures			417.60			417.60
ACH	7297 - **Spectrotel Holding Company LLC**	PO 61242	6/1/25 - Phone Lines/Hardware - Account#			5,385.82	
	01-201-31-440-200 Telephone			5,385.82			5,385.82
	294 - **ST. CLARE CHURCH**	PO 61244	Clerk's Office - Hall Rental - Primary E			200.00	
	01-201-20-120-200 City Clerk - Expenses			200.00			200.00
ACH	1056 - **STORR TRACTOR COMPANY**	PO 58720	R581-24 - Purchase of Lawnmover and Grom			153,435.20	
	04-215-55-978-600 Dept Public Works Projects 7947-24			153,435.20			153,435.20
	7447 - **STRONG RESPONDER SOLUTIONS LLC**	PO 60552	POLICE DEPT: DETECTING DECEPTION CLASS P			425.00	
	01-201-25-240-200 Police Department - Expenses			425.00			425.00
ACH	2440 - **SUBURBAN DISPOSAL, INC.**	PO 61198	R060-23 - June 2025 Invoice - Collection			749,500.00	
	01-201-32-465-200 Sanitation - Contractual - Expenses			749,500.00			749,500.00
	6487 - **SUE ZIMA**	PO 61154	Refund for Citywide Garage Sale Permit			25.00	
	01-192-08-105-000 FEES AND PERMITS			25.00			25.00
	639 - **SUPERIOR DISTRIBUTORS CO., INC.**	PO 60452	DPW-FLEET REPAIR PARTS FOR F.D. E2			1,774.06	
	01-201-26-315-200 Vehicle Maintenance - Expenses			1,774.06			1,774.06
ACH	175 - **Symetra Life Insurance Company**	PO 61173	June 2025 Life Insurance Policy			1,814.73	
	21-201-20-100-000 Employee Group Health			1,814.73			1,814.73

	7247 - **Tadeusz Jedlinski MD**	**PO 61150**	**HEALTH: PROFESSIONAL SERVICES RENDERED 6**		300.00	
	01-201-27-330-200 Health and Welfare - Expenses			300.00		**300.00**
ACH	3149 - **THE NELROD COMPANY**	**PO 60858**	**FYB January 2026 Annual Plan - BLANKET P**		1,300.00	
	16-289-56-081-000 Section 8 Spending Reserves			1,300.00		**1,300.00**
	6327 - **THE OFFICIAL FUN GUYS**	**PO 59240**	**RECREATION: Summer Camp Counselor Orient**		425.00	
	01-201-27-370-200 Public Playgrounds and Rec - Expenses			425.00		**425.00**
	1608 - **THE ROYAL CLUB AT WINTHROP COURT**	**PO 61103**	**2024 MUNICIPAL REIMBURSEMENT #49**		51,471.98	
	01-203-26-325-200 (2024) Condo Services Act - Expenses			51,471.98		**51,471.98**
	5643 - **THE SHERWIN WILLIAMS CO. INC.**	**PO 61029**	**DPW - ROADS - LINE PAINTING MACHINE**		337.47	
	01-201-26-292-200 Roads Department - Expenses			337.47		**337.47**
	5582 - **THEODORE CONSTANDELIS, D.D.S.**	**PO 61122**	**RR595-24-HEALTH: 2025 DENTAL CLINIC SERV**		280.00	
	01-201-27-330-200 Health and Welfare - Expenses			280.00		**280.00**
ACH	958 - **THOMAS A. HAWRYLKO, SR**	**PO 61146**	**HEALTH: CLIFTON MERCHANT JUNE 2025 LEAD**		700.00	
	15-286-56-028-000 Lead-Based Paint Inspections			700.00		**700.00**
	5100 - **TIGRIS AQUATIC SERVICES LLC**	**PO 61229**	**DPW - GROUNDS - 6/2/25 POND SERVICES FO**		1,358.33	
	01-201-28-375-200 Maintenance of Parks - Expenses			1,358.33		**1,358.33**
	2050 - **TLO, LLC**	**PO 61060**	**POLICE DEPT - APRIL 2025 DATABASE INVEST**		441.10	
	01-201-25-240-200 Police Department - Expenses			441.10		**441.10**
ACH	7102 - **Tonsa Automotive Inc.**	**PO 60966**	**DPW-FLEET REPAIR PARTS**		1,065.28	
	01-201-26-315-200 Vehicle Maintenance - Expenses			1,065.28		**1,065.28**
	5780 - **TURN OUT FIRE & SAFETY**	**PO 57000**	**FIRE: R457-24 Firefighter Station Wear**		16,644.92	
	04-215-55-976-100 2024 Capital Programs Ord # 7928-24			16,644.92		**16,644.92**
ACH	6509 - **UGI ENERGY SERVICES, LLC**	**PO 61252**	**April 2025 - Utilities**		4,249.29	
	01-201-31-430-200 Electricity			4,249.29		**4,249.29**
	2112 - **VERIZON COMMUNICATIONS INC.**	**PO 61202**	**5/22/25 - 6/21/25 - city of Clifton GB A**		394.93	
	01-201-31-440-200 Telephone			394.93		
		PO 61203	**5/25/25 - 6/24/25 - CPD Account# 151-742**		129.99	
	01-201-31-440-200 Telephone			129.99		
		PO 61204	**5/25/25 - 6/24/25 - Animal Center Accoun**		299.00	
	01-201-31-440-200 Telephone			299.00		
		PO 61208	**5/28/25 - 6/27/25 - Art Center Account#**		317.65	
	01-201-31-440-200 Telephone			317.65		
		PO 61209	**6/2/25 - 7/1/25 - Botany Clinic Account#**		299.00	
	01-201-31-440-200 Telephone			299.00		
		PO 61248	**Fire: 6/4/25 - 7/3/25 Internet for Fire**		39.88	

	01-201-31-440-200	Telephone			39.88		
			PO 61265	4/18/25 - 5/17/25 & 5/18/25 - 6/17/25 -		458.00	
	01-201-31-440-200	Telephone			458.00		
			PO 61268	5/19/25 - 6/18/25 - Fire Station 6 Accou		149.00	
	01-201-31-440-200	Telephone			149.00		2,087.45
	7286 - VERIZON COMMUNICATIONS INC.		PO 61227	DPW - 6/2/25 FLEET GPS TRACKING SYSTEM		1,707.91	
	01-203-26-315-200	(2024) Vehicle Maintenance - Expenses			1,707.91		1,707.91
	2112 - VERIZON COMMUNICATIONS INC.		PO 61269	5/22/25 - 6/21/25 - Rec Center Account#		289.00	
	01-201-31-440-200	Telephone			289.00		
			PO 61277	4/14/25 - 5/13/25 & 5/14/25 - 6/13/25 -		161.17	
	01-201-31-440-200	Telephone			161.17		
			PO 61285	4/16/25 - 5/15/25 & 5/16/25 - 6/15/25 -		578.00	
	01-201-31-440-200	Telephone			578.00		1,028.17
	708 - Verizon New Jersey, Inc.		PO 61231	Bill Date 5/31/25 - MIS: Verizon telepho		9,313.52	
	01-201-31-440-200	Telephone			9,313.52		9,313.52
	179 - VERIZON WIRELESS		PO 61210	4/22/25 - 5/21/25 - Clifton Police accou		5,227.81	
	01-201-31-440-200	Telephone			5,227.81		5,227.81
ACH	387 - W. B. MASON CO, INC.		PO 60922	R206-25-Clerk's Office - Office Supplies		740.34	
	01-201-20-120-200	City Clerk - Expenses			740.34		740.34
ACH	387 - W. B. MASON CO, INC.		PO 60972	R242-24 - Law Dept. - Office Supplies S#		235.89	
	01-201-20-155-200	Legal Service - Expenses			235.89		235.89
ACH	387 - W. B. MASON CO, INC.		PO 61043	R206-25 Finance - Office Supplies #S1531		75.26	
	01-201-20-130-200	Financial Administration - Expense			75.26		75.26
ACH	387 - W. B. MASON CO, INC.		PO 61069	R206-25- Personnel Office Supplies #S153		298.08	
	01-201-20-105-200	Personnel - Expenses			298.08		298.08
ACH	387 - W. B. MASON CO, INC.		PO 61083	R242-24 Health Department (Arts Center)		35.49	
	01-201-28-370-200	Arts Center & Sculpture Park - Expenses			35.49		35.49
ACH	231 - W.E. TIMMERMAN CO., INC.		PO 59902	DPW-FLEET REPAIR PARTS FOR SWEEPER 108		3,424.36	
	01-201-26-315-200	Vehicle Maintenance - Expenses			3,424.36		3,424.36
ACH	231 - W.E. TIMMERMAN CO., INC.		PO 60615	DPW-FLEET REPAIR PARTS FOR SWEEPERS		901.61	
	01-201-26-315-200	Vehicle Maintenance - Expenses			901.61		901.61
ACH	231 - W.E. TIMMERMAN CO., INC.		PO 60963	DPW-FLEET REPAIR PARTS FOR SWEEPER 109		447.04	
	02-213-40-706-000	Public Works Grant Expenditures			447.04		447.04
ACH	394 - WALLINGTON PLUMBING SUPPLY		PO 60265	RECREATION: Supplies for Zelenka Field H		1,293.57	

04-215-55-954-700	Recreation Improvements 7311-16		1,293.57	**1,293.57**
4560 - **WINDSTREAM HOLDINGS, INC.**		**PO 61240 6/4/25 - Phone lines PRI/T1 lines City H**		10,418.73
01-201-31-440-200	Telephone		10,418.73	**10,418.73**
	TOTAL			**5,379,486.55**

Total to be paid from Fund 01 CURRENT FUND	**3,666,924.38**
Total to be paid from Fund 02 STATE & FEDERAL GRANTS	**11,349.28**
Total to be paid from Fund 04 CAPITAL	**426,725.79**
Total to be paid from Fund 07 SEWER UTILITY - OPERATING	**8,644.10**
Total to be paid from Fund 08 SEWER UTILITY - CAPITAL	**11,704.99**
Total to be paid from Fund 12 DEVELOPERS ESCROW	**4,567.50**
Total to be paid from Fund 15 OTHER TRUST	**48,027.06**
Total to be paid from Fund 16 SECTION 8	**1,300.00**
Total to be paid from Fund 17 CDBG	**14,761.14**
Total to be paid from Fund 18 COAH	**3,840.00**
Total to be paid from Fund 21 MEDICAL SELF-INSURANCE	**1,147,819.75**
Total to be paid from Fund 26 LIBRARY	**10,749.56**
Total to be paid from Fund 27 General Liability Trust	**13,075.00**
Total to be paid from Fund 28 Workers Compensation Trust	**9,998.00**
	5,379,486.55

Checks Previously Disbursed

205112	CLIFTON, CITY OF - General Liability	PO# 61234	2025 General Liability Checks	28,506.75	6/17/2025
2025105	NEW JERSEY DEPT. OF LABOR & THE WOR	PO# 57609	UNEMPLOYMENT REIMBURSEMENT CHARGES	68,331.23	6/18/2025
2025106	CLIFTON BOARD OF EDUCATION	PO# 58800	2024 - 2025 School Tax Levy - Janu	12,749,896.00	6/02/2025
2025107	PITNEY BOWES, INC.	PO# 61120	May 2025 Postage	10,000.00	5/30/2025
2025108	HORIZON BLUE CROSS & BLUE SHIELD OF	PO# 61188	GROUP#86613&86614 - HEALTH CARE CL	395,503.69	6/04/2025
2025109	CLIFTON, CITY OF - SELF INSURANCE	PO# 61197	2025 Workers Comp Checks	10,787.00	6/13/2025
2025110	CLIFTON, CITY OF - Reimbursement	PO# 61215	06.15.25 - Out of Pocket Expenses	253.15	6/15/2025
2025111	CLIFTON, CITY OF - Petty Cash	PO# 61216	Petty Cash - 06/15/2025 Payroll -	56.25	6/15/2025
				13,263,334.07	

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 CURRENT FUND	12,760,149.15	3,666,924.38	**16,427,073.53**
Fund 02 STATE & FEDERAL GRANTS	56.25	11,349.28	**11,405.53**
Fund 04 CAPITAL		426,725.79	**426,725.79**
Fund 07 SEWER UTILITY - OPERATING		8,644.10	**8,644.10**
Fund 08 SEWER UTILITY - CAPITAL		11,704.99	**11,704.99**
Fund 12 DEVELOPERS ESCROW		4,567.50	**4,567.50**
Fund 15 OTHER TRUST		48,027.06	**48,027.06**
Fund 16 SECTION 8		1,300.00	**1,300.00**
Fund 17 CDBG		14,761.14	**14,761.14**
Fund 18 COAH		3,840.00	**3,840.00**
Fund 21 MEDICAL SELF-INSURANCE	395,503.69	1,147,819.75	**1,543,323.44**
Fund 25 UNEMPLOYMENT	68,331.23		**68,331.23**
Fund 26 LIBRARY		10,749.56	**10,749.56**
Fund 27 General Liability Trust	28,506.75	13,075.00	**41,581.75**
Fund 28 Workers Compensation Trust	10,787.00	9,998.00	**20,785.00**

BILLS LIST TOTALS	13,263,334.07	5,379,486.55	**18,642,820.62**

ITEM NUMBER: R 295-25

ITEM NAME: Resolution - Third Quarter 2025 Estimated Tax Bill
RECOMMENDATION: Approve

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	resolution	6/10/2025	Cover Memo

CITY OF CLIFTON
RESOLUTION
ESTIMATED THIRD QUARTER 2025

WHEREAS, the Clifton School Budget, Clifton Public Library third of a mil Levy, and the Passaic County Budget have all submitted timely as required by the State of New Jersey to the Passaic County Tax Board; and,

WHEREAS, the Mayor and Council desire to provide a mechanism whereby the City's cash flow will not be adversely affected should the delay in the adoption of any budget, or the certification of any required information required for the issuance of tax bills extend beyond a reasonable time;

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

1. The Estimated August 2025, Third Quarter Tax Bill be issued with an estimated tax rate of $6.16 per $100.00 of assessed valuation.

2. This Estimated Tax Bill includes the Municipal Open Space Tax Levy established by referendum.

3. Pursuant to R.S. 54:4-67, interest free rate period (10-day grace period) or the 25th calendar day after the date the tax bill was mailed or otherwise delivered maybe charged back to August 1st. After which, interest at the rate of 8% per annum on amounts up to $1,500 of delinquency and 18% per annum on amounts over $1,500 of delinquency shall be charged from August 1, 2025.

4. That the reconciled November 2025 Quarterly Taxes are due and payable as originally scheduled on November 1, 2025, with a ten-day grace period, interest to be calculated as of November 1 if not paid prior to the expiration of said grace period.

BE IT FURTHER RESOLVED, that the City Clerk forward one certified copy of this resolution to the Tax Collector for the purpose of preparing, printing, and mailing the Estimated Third Quarter Tax Bill for 2025.

Adopted: June 17, 2025

_____
Kathleen Tolosi, City Clerk

ITEM NUMBER: R 296-25

ITEM NAME: Resolution for Reclassification of Payments
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	resolution	6/6/2025	Cover Memo

RESOLUTION FOR 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	AMOUNT	FROM	TO
906276	04/02/2025	The Artcraft Group Inc	973.80	15-286-56-015-001	02-213-40-702-001

Adopted: June 17, 2025

_____

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 297-25

ITEM NAME: Resolution Authorizing the Submittal of a Grant Application and Execution of a Grant Agreement with the New Jersey Department of Transportation for 2026 NJDOT Municipal Aid Grant Program for the Third Street Pedestrian Safety Improvements Phase III Project

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: R 298-25

ITEM NAME: Resolution to Award Contract to Model 1 Commercial Vehicles, Inc. Under HGAC National Cooperative for One (1) New 2026 Ford 550 Passenger Bus for the Clifton Health Department Outreach Program

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Resolution	6/10/2025	Cover Memo

RESOLUTION TO AWARD CONTRACT TO MODEL 1 COMMERCIAL VEHICLES INC., UNDER HGAC NATIONAL COOPERATIVE FOR ONE (1) NEW 2026 FORD 550 PASSENGER BUS FOR THE CLIFTON HEALTH DEPARTMENT OUTREACH PROGRAM

WHEREAS, the City of Clifton is permitted to join national cooperative purchasing agreements under the authority of N.J.S.A. 52:34-6.2(b)(3); and,

WHEREAS, the City of Clifton is a member of the Houston-Galveston Area Council Cooperative Purchasing Program (HGAC), a national cooperative, since January 1, 2012 thru present, in accordance with N.J.S.A. 52:34-6.2, and LFN 2012-10, which allows local contracting units to utilize national cooperative contracts as a method of procurement; and,

WHEREAS, pursuant to Resolution 279-25 of June 3, 2025, an advertisement was placed in the Herald News on June 8,2025, to announce the City's interest in utilizing the HGAC national cooperative contract for the purpose of procuring a One (1) New 2026 Ford 550 Passenger Bus, as requested by the Heath Officer (subsequently, the required 10-day period has passed with no comments having been submitted); and,

WHEREAS, the term for the HGAC contract BT01-21 for Buses - Shuttle, Transit, Trams & Other Specialty Buses is January 01, 2021, thru December 31, 2025 (Extension 3rd renewal), all pertinent information may be found on the HGAC website at https://www.hgacbuy.org; and,

WHEREAS, the Purchasing Agent is satisfied with the procurement process conducted by HGAC, and the contract which was awarded to Model 1 Commercial Vehicles, Inc., and along with associated documentation submitted by both HGAC and Model 1 Commercial Vehicles, Inc., the Purchasing Agent finds all is in compliance with the guidance in LFN 2012-10; 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,

WHEREAS, there were no alternative approaches and/or rejections made by any New Jersey contractors/vendors by the June 17,2025 comment deadline; and

WHEREAS, this office has reviewed and evaluated the use of HGAC as it relates to charges for services, materials and delivery and has determined that it is in the best interest of the City of Clifton to award said Model 1 Commercial Vehicles, Inc., 9225 Priority Way West Drive, RI Suite 300 Indianapolis IN 46240, pursuant to the proposal submitted in response to the Houston-Galveston Area Council National Cooperative Request for Bids for Buses - Shuttle, Transit, Trams & Other Specialty Buses (Contract #BT01-21); 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 Shuttle, Transit, Trams & Other Specialty Buses pursuant to HGAC contract #BT01-21.
2. The proposal submitted by MODEL 1 COMMERCIAL VEHICLES, INC. for the procurement of One (1) New 2026 Ford 550 Passenger Bus for the City's Health Department Outreach Program, for a total not to exceed amount of $173,408.00 is hereby awarded.
3. Regarding Fund Certification, funds are available under the following account number: ~~04-215-55-959-301~~ State Grant and Outreach Trust

Joseph D. Kunz, CFO Date: 6/6/2025

Adopted: June 17,2025

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 299-25

ITEM NAME: Resolution Authorizing Award of Contract to Route 23 Automall off of a Sourcewell National Cooperative Contract for Ford Automotive Parts and Supplies

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	resolution	6/10/2025	Cover Memo

RESOLUTION AUTHORIZING AWARD OF CONTRACT TO ROUTE 23 AUTOMALL , OFF OF A SOURCEWELL NATIONAL COOPERATIVE CONTRACT FOR FOR FORD AUTOMOTIVE PARTS AND SUPPLIES

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 R280-25 of June 3,2025, an advertisement was placed in the Herald News on June 8,2025, to announce the City's interest in utilizing the Sourcewell national cooperative for Ford Automotive Parts, Service and Supplies, which was awarded Route 23 Automall , located at 1301 Route 23 Butler NJ 07405-1727; and

WHEREAS, the current contract term for Sourcewell contract #080124-FMC for Ford Automotive Parts,Service and Supplies expires on November 14,2028; and

WHEREAS, the Purchasing Agent is satisfied with the procurement process conducted by Sourcewell, and the contract which was awarded to Route 23 Automall., located at 1301 Route 23 Butler NJ 07405-1727, pursuant to the proposal submitted in response to Sourcewell's Notice to Bidders Titled "Ford Automotive Parts, Service and Supplies" and Contract Award # 080124-FMC for Ford Automotive Parts, Service and Supplies; 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 DPW Director 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 June 17,2025 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 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 Ford Automotive Parts, Services and Supplies pursuant to Sourcewell contract number #080124-FMC.
2. The proposal submitted by for the procurement of Ford Automotive Parts, Service and Supplies as described above, for a combined total not to exceed amount of $35,000.00 is hereby awarded.
3. Regarding Fund Certification, funds are available under the following account number: 01-201-26-315-202, Auto Expenses Upon Adoption of 2025 Budget

Joseph D. Kunz, CFO Date: 6/10/2025

Adopted: June 17, 2025

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 300-25

ITEM NAME: Resolution to Award Contract to Fire & Safety Services, off of a Sourcewell National Cooperative Contract for Factory Motor OEM Parts for Firefighting Apparatus

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	resolution	6/13/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION TO AWARD CONTRACT TO FIRE & SAFETY SERVICES, OFF OF A SOURCEWELL NATIONAL COOPERATIVE CONTRACT FOR FACTORY MOTOR OEM PARTS FOR FIREFIGHTING APPARATUS

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 R234-25 of May 6 ,2025, an advertisement was placed in the Herald News on July 8,2022, to announce the City's interest in utilizing the Sourcewell national cooperative for Oshkosh Airport Products and Services Firefighting Apparatus, for a total not to exceed amount of $30,000 via Sourcewell contract number # 113021-OKC-1, which was awarded to Pierce Manufacturing Inc., 2600 American Drive, Appleton, WI 54914, to be furnished and delivered by the above manufacturer's authorized dealer, Fire & Safety Services, LTD., located at 200 Ryan Street, South Plainfield NJ 07080; and

WHEREAS, the current contract term for Sourcewell contract #113021-OKC-1 for Firefighting Apparatus and Fire Service Vehicles expires on February 10, 2026; and

WHEREAS, the Purchasing Agent is satisfied with the procurement process conducted by Sourcewell, and the contract which was awarded to Pierce Manufacturing Inc., 2600 American Drive, Appleton, WI 54914, to be furnished and delivered by the above manufacturer's authorized dealer, Fire & Safety Services, LTD., located at 200 Ryan Street, South Plainfield NJ 07080, and the vendor's New Jersey State required documentation as submitted; 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 and DPW Director 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 June 17, 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 official named: 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 Pierce Products and Services (Factory Motor OEM Parts) pursuant to Sourcewell contract number #113021-OKC-1.
2. The proposal submitted by Fire & Safety Services, LTD. for the procurement of Pierce Products and Services (Factory Motor OEM Parts), for a total not to exceed amount of $30,000 is hereby awarded.
3. Regarding Fund Certification, funds are available under the following account number: 01-201-26-315-202 – Vehicle Maintenance

Pending 2025 budget Adoption

Joseph D. Kunz, CFO Date: 6/13/2025

Adopted: June 17, 2025

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 301-25

ITEM NAME: Resolution to Award Contract for the Marketing of Recyclables to Atlantic Coast Fibers

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	rsolution	6/11/2025	Cover Memo

CITY OF CLIFTON
RESOLUTION TO AWARD CONTRACT FOR
THE MARKETING OF RECYCLABLES

WHEREAS, pursuant to resolution 091-25, adopted February 04,2025, the City approved the resolution to solicit Request for Proposals for the Marketing of Recyclables for a new contract for 2025-2026; and

WHEREAS, in response to the said solicitation, two proposals were received on March 6, 2025, from the following firms: Atlantic Coast Fibers and Recycle City; and; and

WHEREAS, the two responses included one from Atlantic Coast Fibers and another from Recycle City, were determined to be generally comparable in scope and intent; however, it was noted that the proposals were based on different months' market pricing publications, thereby impacting the City's projected revenue due to inherent volatility in recyclable commodity markets; and

WHEREAS, the Director of the Department of Public Works directly negotiated with each vendor and offered each vendor the opportunity to submit a price proposal that was more advantageous to the City based on the same month's market publication; and

WHEREAS, Atlantic Coast Fibers, located at 101 7th Street, Passaic NJ 07055, proposed Marketing of Recyclable services reflective of current market conditions that was deemed most advantageous to the City; and

WHEREAS, a contract for the marketing of recyclables is exempt from public bidding pursuant to N.J.S.A. 40A:11-5(s); and

WHEREAS, the Purchasing Agent and DPW Director concur that it would be most advantageous to the City to award a contract to Atlantic Coast Fibers, located at 101 7th Street, Passaic NJ 07055, for a contract period of June 1, 2025, to May 31, 2027, with an option to extend from June 1, 2027 to May 31, 2028; and

NOW THEREFORE BE IT RESOLVED, by the Mayor and Municipal Council of the City of Clifton, County of Passaic, State of New Jersey, to award a contract to Atlantic Coast Fibers for the contract period as described above in accordance with the terms of their proposal.

CERTIFICATION OF FUNDS: the City does not incur direct costs with this contract, however, if the prices on the market drop ,the rebates shrink and may turn into fees.

Account Name and #: IF Required Sanitation Contractual

Joseph Kunz, CFO Date: 6/11/2025

Adopted: June 17, 2025

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 302-25

ITEM NAME: Resolution Authorizing the Award of a Non-Fair and Open Professional Services Contract to Triad Advisory Services, Inc. (Triad Associates) to Serve as the City's Administrative Agent in Connection with its Affordable House Plan for the Period of July 1, 2025 Through June 30, 2026

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	resolution	6/13/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN PROFESSIONAL SERVICES CONTRACT TO TRIAD ADVISORY SERVICES INC. (TRIAD ASSOCIATES) TO SERVE AS THE CITY'S ADMINISTRATIVE AGENT IN CONNECTION WITH ITS AFFORDABLE HOUSING PLAN FOR THE PERIOD JULY 1, 2025 THROUGH JUNE 30, 2026

WHEREAS, the City requires the services of a Licensed Administrative Agent to perform professional services in connection with the implementation and oversight of its Affordable Housing Plan, pursuant to N.J.A.C. 5:93-1 et seq. and the Uniform Housing Affordability Controls (UHAC) (N.J.A.C. 5:80-26.1 et seq.); and

WHEREAS, the City requires the services of a qualified Administrative Agent to perform such functions on its behalf, including but not limited to income certification, affordability control monitoring, and reporting requirements; and

WHEREAS, Triad Advisory Services Inc. (Triad Associates), located at 1301 W. Forest Grove Road, Suite 3A, Vineland, New Jersey 08360, possesses the necessary licenses, qualifications and experience to provide these services; and

WHEREAS, the City wishes to award a professional services contract to Triad Associates pursuant to the non-fair and open process in accordance with the New Jersey Local Unit Pay-to-Play Law, N.J.S.A. 19:44A-20.4 et seq.; and

WHEREAS, Triad Associates has completed and submitted the required Business Entity Disclosure Certification and Political Contribution Disclosure forms, which certify that Triad Associates has not made any reportable contributions in violation of the law, and such documents are on file in the Office of the City Clerk as required by law; and

WHEREAS, the term of this contract shall be from July 1, 2025 through June 30, 2026, for a total amount not to exceed $10,000.00; and

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

1. The Mayor and City Clerk are hereby authorized to execute a professional services agreement with Triad Advisory Services Inc. (Triad Associates) to serve as the City's Administrative Agent for Affordable Housing compliance for the period of July 1, 2025 through June 30, 2026, in an amount not to exceed $10,000.00.
2. The contract is being awarded pursuant to the non-fair and open procedures of the Pay-to-Play law, and notice of this action shall be published in accordance with N.J.S.A. 40A:11-5(1)(a)(i).
3. A copy of this Resolution, the executed contract, and all related certifications shall be kept on file in the Office of the City Clerk and shall be made available for public inspection.

CERTIFICATION OF FUNDS:
Funds are available in Account
18-286-56-850-800 – Reserve for COAH

Joseph D. Kunz, CFO Date: 6/13/2025

Adopted: July 17, 2025

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 303-25

ITEM NAME: Resolution Approving Increase in Maximum Amount of Clifton Home Improvement Program (CHIP) Loans

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	resolution	6/10/2025	Cover Memo

CITY OF CLIFTON
RESOLUTION APPROVING INCREASE IN MAXIMUM AMOUNT OF CLIFTON HOME IMPROVEMENT PROGRAM (CHIP) LOANS

WHEREAS, the City of Clifton currently makes available loans of up to $10,000 under the Clifton Home Improvement Program ("CHIP"); and

WHEREAS, the Director of the Clifton Public Housing Agency has recommended the increase of the maximum loan amount to $20,000; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Municipal Council of the City of Clifton, that the Clifton Housing Department, within its Clifton Home Improvement Program, approves the increase in the maximum CHIP loan amount to $20,000; and

BE IT FURTHER RESOLVED, that the CHIP Program Manual shall be amended to reflect this increase in a form to be approved by the Law Department; and

BE IT FURTHER RESOLVED, that a public announcement of these changes be made so that the residents of the City of Clifton are informed of the revised income limits for the CHIP program.

Adopted: June 17, 2025

_____
Kathleen Tolosi, City Clerk

ITEM NUMBER: R 304-25

ITEM NAME: Resolution Approving Developer Agreement Between the City of Clifton and 1607-1617 Main Ave., LLC

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	resolution	6/10/2025	Cover Memo

CITY OF CLIFTON
RESOLUTION APPROVING DEVELOPER AGREEMENT BETWEEN THE CITY OF CLIFTON AND 1607-1617 MAIN AVE., LLC

BE IT RESOLVED, that a Developer Agreement between the City of Clifton and 1607-1617 Maiv Ave., LLC, the Developer of Block 9.09, Lots 9 & 11, 1607-1617 Main 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.

Adopted: June 17, 2025

_____
Kathleen Tolosi, City Clerk

ITEM NUMBER: R 305-25

ITEM NAME: Resolution Authorizing Supplemental Funds for Professional Services to McManimon, Scotland & Baumann, LLC in Connection with Redevelopment Counsel Services

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	resolution	6/13/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION AUTHORIZING SUPPLEMENTAL FUNDS FOR PROFESSIONAL SERVICES TO MCMANIMON, SCOTLAND & BAUMANN, LLC IN CONNECTION WITH REDEVELOPMENT COUNSEL SERVICES

WHEREAS, on June 5, 2024, a professional services contract for redevelopment counsel services of the former Hoffman La Roche property was awarded to McManimon, Scotland & Baumann, LLC, for the one year period from June 5, 2024 through June 4, 2025; and

WHEREAS, the authorized amount under the contract for said services was not to exceed $5,000.00 for the contract term without the adoption of a supplemental resolution and an additional $5,000 was authorized September 17, 2024; and

WHEREAS, McManimon, Scotland & Baumann, LLC, have provided satisfactory redevelopment counsel services to the City of Clifton and, due to greatly enhanced activity, it is projected that the fee for said services will exceed the authorized amount of $10,000.00; and

WHEREAS, supplemental funding in the amount of an additional $30,000.00 , for a total not to exceed $40,000.00 will be required through the conclusion of the term;

NOW, THEREFORE, BE IT RESOLVED, that supplemental funding in the amount of an additional not to exceed $30,000.00 for a total not to exceed $40,000.00 for redevelopment counsel services through June 4, 2025, by McManimon, Scotland & Baumann, LLC is authorized and approved.

CERTIFICATION OF FUNDS:

FUNDS ARE AVAILABLE IN ACCOUNT

Redevelopment of Hoffman La Roche Escrow

Black Prince Distillery

ACCOUNT # 15-286-57-014-007

ACCOUNT # 15-286-57-014-009

JOSEPH KUNZ, CFO Date: 6/13/2025

Adopted: June 17, 2025

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 306-25

ITEM NAME: Resolution Appointing Legal Counsel to Handle Independent Investigation Services in Connection with Complaints Brought Under the City's Policy Prohibiting Sexual Harassment and Discrimination Involving Employees of the City of Clifton

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	resolution	6/13/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION APPOINTING LEGAL COUNSEL TO HANDLE INDEPENDENT INVESTIGATION SERVICES IN CONNECTION WITH COMPLAINTS BROUGHT UNDER THE CITY'S POLICY PROHIBITING SEXUAL HARASSMENT AND DISCRIMINATION INVOLVING EMPLOYEES OF THE CITY OF CLIFTON

WHEREAS, the City of Clifton requires the services of outside legal counsel to represent the City of Clifton in complaints brought under the City's policy prohibiting sexual harassment and discrimination involving employees of the City of Clifton; and

WHEREAS, have been appointed for legal services for the City of Clifton as independent investigation counsel for the term June 5, 2025 through June 4, 2026 when such services are required, at the rate of $ per hour, not to exceed $ for the term of the contract; 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 non-fair and open contract in accordance with *N.J.S.A* 19:44-A-20.5; and

WHEREAS, the estimated value of the contract may be in excess of $, for the term and may be continued through the conclusion of each claim being handled; 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 the aforesaid services;

NOW, THEREFORE, BE IT RESOLVED, that:

An agreement for professional legal services for outside counsel to conduct independent investigations for complaints brought under the City's policy prohibiting sexual harassment and discrimination involving employees of the City of Clifton, effective April 1, 2024 through March 31, 2025, the rate to be paid for said services is $ per hour, not to exceed $ for the term of the contract be and hereby is authorized.

The required Certificate of Availability of Funds for the above contract has been obtained from the Chief Financial Officer of the City of Clifton.

The Mayor and City Clerk are authorized and directed to execute a contact on behalf of the City of Clifton.

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 contact and the resolution authorizing it are available for public inspection in the Office of the City Clerk.

Awarded to:

Services: Independent Investigations

Project: Claims involving employees under the City's policy prohibiting sexual harassment and discrimination

Amount: $ per hour; not to exceed $ for term of contract

Term: June 5, 2025 – June 4, 2026

Adopted: June 17, 2025
Kathleen Tolosi, City Clerk

Certification of Funds:
Funds Are Available in
Account Personnel - Legal Fees
Account # 01-201-20-105-320

_____

Joseph Kunz, CFO Date:

Adopted: June 17, 2025

_____

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 307-25

ITEM NAME: Resolution Awarding Contract to DiFrancesco, Bateman, Coley, Yospin, Kunzman, Davis, Lehrer & Flaum, P.C. for Prosecution of Disciplinary Matters Against Employees of the City of Clifton

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	resolution	6/13/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION AWARDING CONTRACT TO DIFRANCESCO, BATEMAN, COLEY, YOSPIN, KUNZMAN, DAVIS, LEHRER & FLAUM, P.C. FOR PROSECUTION OF DISCIPLINARY MATTERS AGAINST EMPLOYEES OF THE CITY OF CLIFTON

WHEREAS, the City of Clifton requires the services of outside legal counsel to assist on an as-needed basis with the prosecution of disciplinary matters against the City of Clifton; and

WHEREAS, DiFrancesco, Bateman, Coley, Yospin, Kunzman, Davis, Lehrer & Flaum, P.C., of 15 Mountain Boulevard, Warren, New Jersey 07059, is agreeable to providing legal services for the City of Clifton for the term at the rate of $175.00 per hour for partners, not to exceed $50,000.00 for the term of the contract, June 5, 2025 through June 4, 2026, 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 this 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 the aforesaid services;

NOW, THEREFORE, BE IT RESOLVED, that:

A contract for professional legal services for outside counsel to assist with the prosecution of disciplinary matters against employees of the City of Clifton, in the form as approved by the Clifton Law Department, is awarded to DiFrancesco, Bateman, Coley, Yospin, Kunzman, David, Lehrer & Flaum, P.C. effective June 5, 2025 through June 4, 2026, the rate to be paid for said services is $175.00 per hour for partners, not to exceed $50,000.00 for the term of the contract without the express approval of the Municipal Council and the adoption of a supplementary resolution.

The required Certificate of Availability of Funds for the above contract has been obtained from the Chief Financial Officer of the City of Clifton.

The Mayor and City Clerk are authorized and directed to execute a contract on behalf of the City of Clifton.

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:	DiFrancesco, Bateman, Coley, Yospin, Kunzman, Davis, Lehrer & Flaum, P.C.
Services:	Prosecution of Disciplinary Matters
Project:	Prosecution of Disciplinary Matters Against Employees of the City of Clifton
Amount:	$175.00 per hour for partners, not to exceed $50,000.00 for the contract term
Term:	June 5, 2025 through June 4, 2026

Adopted: June 17, 2025
Kathleen Tolosi, City Clerk

Certification of Funds:
Funds Are Available in
Account Personnel – Legal Fees
Account # 01-201-20-105-263 Pending Adoption of 2025 Budget

Joseph Kunz, CFO Date: 6/13/2025

Adopted: June 17, 2025

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 308-25

ITEM NAME: Resolution Awarding Contract to DiFrancesco, Bateman, Coley, Yospin, Kunzman, Davis, Lehrer & Flaum, P.C. for Employment Litigation Claims

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	resolution	6/13/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION AWARDING CONTRACT TO DIFRANCESCO, BATEMAN, COLEY, YOSPIN, KUNZMAN, DAVIS, LEHRER & FLAUM, P.C. FOR EMPLOYMENT LITIGATION CLAIMS

WHEREAS, the City of Clifton requires the services of outside legal counsel to represent the City of Clifton in employment litigation claims filed against the City; and

WHEREAS, DiFrancesco, Bateman, Coley, Yospin, Kunzman, Davis, Lehrer & Flaum, P.C., of 15 Mountain Boulevard, Warren, New Jersey is agreeable to providing said legal services for the term at the rate of $ 175.00 per hour, not to exceed $50,000.00 for the term of the contract, June 5, 2025 through June 4, 2026, 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 the aforesaid services;

NOW, THEREFORE, BE IT RESOLVED, that:

A contract for professional legal services for outside counsel to represent the City of Clifton in employment litigations claims filed against the City, in the form as approved by the Clifton Law Department, is awarded to DiFrancesco, Bateman, Coley, Yospin, Kunzman, Davis, Lehrer & Flaum, P.C., effective June 5, 2025 through June 4, 2026, the rate to be paid for said services is $175.00 per hour, not to exceed $50,000.00 for the term of the contract without the express approval of the Municipal Council and adoption of a supplementary resolution.

The required Certificate of Availability of Funds for the above contract has been obtained from the Chief Financial Officer of the City of Clifton.

The Mayor and City Clerk are authorized and directed to execute a contract on behalf of the City of Clifton.

The original 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:	DiFrancesco, Bateman, Coley, Yospin, Kunzman, Davis, Lehrer & Flaum, P.C.
Services:	Legal Counsel
Project:	Employment Litigation Claims
Amount:	$175.00 per hour, not to exceed $50,000.00 for the contract term
Term:	June 5, 2025 through June 4, 2026

Adopted: June 17, 2025
Kathleen Tolosi, City Clerk

Certification of Funds:
Funds Are Available in
Account Personnel - Legal Fees
Account # 01-201-20-105-320 Pending Adoption of 2025 Budget

Joseph Kunz, CFO Date: 6/13/2025

Adopted: June 17, 2025

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 309-25

ITEM NAME: Resolution Awarding Contract to Eric M. Bernstein & Associates, LLC for Special Counsel Services in Connection with Affordable Housing Litigation

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	resolution	6/13/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION AWARDING CONTRACT TO ERIC M. BERNSTEIN & ASSOCIATES, LLC FOR SPECIAL COUNSEL SERVICES IN CONNECTION WITH AFFORDABLE HOUSING LITIGATION

WHEREAS, the City of Clifton requires the services of special counsel to perform certain legal services for the City of Clifton in connection with Affordable Housing; and

WHEREAS, Eric M. Bernstein & Associates, LLC is agreeable to providing said services such as the declaratory judgment action as required by the decision of the New Jersey Supreme Court and also to approve the City's spending plan as well as other services in connection with Affordable Housing for the term at the rate of $160.00 per hour, not to exceed $20,000.00 for the term of the contract, June 5, 2025 through June 4, 2026, 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) is expected to 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 the aforesaid services;

NOW, THEREFORE, BE IT RESOLVED, that:

I. A contract for professional special counsel services in connection with Affordable Housing, in the form as approved by the Clifton Law Department, is awarded to Eric M. Bernstein & Associates, LLC, effective June 5, 2025 through June 4, 2026, the rate to be paid for said services is $160.00 per hour, not to exceed $20,000.00 for the term of the contract without the express approval of the Municipal Council and adoption of a supplementary resolution.

II. The required Certificate of Availability of Funds for the above contract has been obtained from the Chief Financial Officer of the City of Clifton.

III. The Mayor and City Clerk are authorized and directed to execute a contract on behalf of the City of Clifton.

IV. 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.

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

CITY OF CLIFTON
NOTICE OF CONTRACT AWARD

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

Awarded to:	Eric M. Bernstein & Associates, LLC
Services:	Affordable Housing Litigation
Project:	COAH
Amount:	$160.00 per hour, not to exceed $20,000.00 for the contract term

Adopted: June 17, 2025
Kathleen Tolosi, City Clerk

CERTIFICATION OF FUNDS:
Funds are available in
Account COAH Trust Fund
Account # 18-286-56-850-800

Joseph Kunz, CFO Date: 6/13/2025

Adopted: June 17, 2025

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 310-25

ITEM NAME: Resolution Awarding Contract to McManimon, Scotland & Baumann, LLC for Legal Services in Connection with Redevelopment Properties

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	resolution	6/13/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION AWARDING CONTRACT TO MCMANIMON, SCOTLAND & BAUMANN, LLC FOR LEGAL SERVICES IN CONNECTION WITH REDEVELOPMENT PROPERTIES

WHEREAS, the Council previously awarded contracts for the provision of legal services in connection with the redevelopment of properties, and

WHEREAS, McManimon, Scotland & Baumann, LLC, at 75 Livingston Avenue, Second Floor, Roseland, New Jersey, is agreeable to providing said legal services for the term at a rate of $225.00 per hour, not to exceed $50,000.00 for the term of the contract, June 5, 2025 through June 4, 2026, 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 professional redevelopment legal counsel services, in the form as approved by the Clifton Law Department, is awarded to McManimon, Scotland & Baumann, LLC, effective June 5, 2025 through June 4, 2026, the rate to be paid for said services is $225.00 per hour, not to exceed $50,000.00 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.

5. 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:	Redevelopment Counsel Services
Project:	Various Properties
Amount:	$225.00 per hour, not to exceed $50,000.00 for the contract term
Term:	June 5, 2025 through June 4, 2026

Adopted: June 17, 2025
Kathleen Tolosi, City Clerk

CERTIFICATION OF FUNDS:

Funds are Available for Payment
of Redevelopment Counsel Services
Account Redevelopment Trust Accounts
Account # 15-286-57-014-007
Account #15-286-57-014-009

Pending Proper Escrow

Joseph Kunz, CFO Date: 6/13/2025

Adopted: June 17, 2025

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 311-25

ITEM NAME: Resolution Awarding Contract to Decotiis, Fitzpatrick, Cole & Giblin, LLP for General Environmental Counsel Services

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	resolution	6/13/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION AWARDING CONTRACT TO DECOTIIS, FITZPATRICK, COLE & GIBLIN, LLP FOR GENERAL ENVIRONMENTAL COUNSEL SERVICES

WHEREAS, the City of Clifton requires the services of environmental counsel to perform certain legal services for the City of Clifton in connection with various matters to assist the City's Licensed Site Remediation Professional (LSRP); and

WHEREAS, DeCotiis, FitzPatrick, Cole & Giblin, LLP, of 61 South Paramus Road, Suite 250, Paramus, New Jersey, is agreeable to providing said general environmental counsel services for the term at the rate of $200.00 per hour not to exceed $5,000.00 for the term of the contract, June 5, 2025 through June 4, 2026, 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 the aforesaid services;

NOW, THEREFORE, BE IT RESOLVED, that:

A contract for professional general environmental counsel services, in the form as approved by the Clifton Law Department, is awarded to DeCotiis, FitzPatrick, Cole & Giblin, LLP, effective June 5, 2025 through June 4, 2026, the rate to be paid for said services is $200.00 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.

The required Certificate of Availability of Funds for the above contract has been obtained from the Chief Financial Officer of the City of Clifton.

The Mayor and City Clerk are authorized and directed to execute a contract on behalf of the City of Clifton.

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:	DeCotiis, FitzPatrick, Cole & Giblin, LLP
Services:	Environmental Counsel Services
Project:	Various Sites
Amount:	$200.00 per hour, not to exceed $5,000.00 for the contract term
Term:	June 5, 2025 through June 4, 2026

Adopted: June 17, 2025
Kathleen Tolosi, City Clerk

Certification of Funds:
Funds Are Available in
Account Legal Department Legal Fees
Account # 01-201-20-155-263

Pending Adoption of 2025 Budget

Joseph Kunz, CFO Date: 6/13/2025

Adopted: June 17, 2025

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 312-25

ITEM NAME: Resolution Authorizing Contract to the Law Office of Douglas M. Standriff and Boggia, Boggia & Betesh for Special Tax Appeal Counsel Services

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	resolution	6/13/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION AUTHORIZING CONTRACTS TO THE LAW OFFICE OF DOUGLAS M. STANDRIFF AND BOGGIA, BOGGIA, & BETESH FOR SPECIAL TAX APPEAL COUNSEL SERVICES

WHEREAS, the Council previously awarded contracts to have attorneys available to assist on an as-needed basis with the complex tax appeal litigation in the Tax Court of New Jersey; and

WHEREAS, contracts are required for one year, at the fees as set forth below with the contract term June 5, 2025 through June 4, 2026:

Firm	**Fees**
Law Office of Douglas M. Standriff	$150.00 per hour for partners
Boggia, Boggia & Betesh	$150.00 per hour for partners

WHEREAS, it would be in the best interest of the City to have the aforesaid attorneys, Law Office of Douglas M. Standriff of 25 E. Spring Valley Avenue, Suite 330, Maywood, New Jersey, and Boggia, Boggia & Betesh of 71 Mount Vernon Street, Ridgefield Park, New Jersey, available to assist the City as needed according to their differing areas of expertise and the complexity of various pending appeals;

NOW, THEREFORE, BE IT RESOLVED, that a list of the aforesaid professionals be maintained to assist the City with tax appeals according to their respective areas of expertise, on an as-needed basis; and

BE IT FURTHER RESOLVED, that aforesaid fees for services for each of the aforesaid professionals shall not exceed $5,000.00 without the adoption of a supplemental resolution by the Municipal Council; and

BE IT FURTHER RESOLVED, that the Mayor and City Clerk are authorized and directed to execute any contracts on behalf of the City of Clifton; and

BE IT FURTHER RESOLVED, that the original of this resolution and any resulting contracts shall be placed on file and made available for public inspection in the City Clerk's Office of the City of Clifton.

CERTIFICATION OF FUNDS:
Funds are available in
Account Tax Assessor OE Legal Fees
Account # 01-201-20-145-263

Joseph Kunz, CFO Date: 6/13/2025

Adopted: June 17, 2025

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 313-25

ITEM NAME: Resolution of Thanks and Appreciation to Joseph Labriola for his Years of Service on the Clifton Environmental Commission

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	resolution	6/9/2025	Cover Memo

CITY OF CLIFTON
RESOLUTION OF THANKS AND APPRECIATION TO JOSEPH LABRIOLA FOR SERVICE ON THE CLIFTON ENVIRONMENTAL COMMISSION

BE IT RESOLVED, that the Mayor and Members of the Municipal Council of the City of Clifton, New Jersey, on behalf of the City and all its citizens, do hereby formally and officially extend to

JOSEPH LABRIOLA

their sincere thanks and appreciation for his contribution of time and talent to the good and welfare of the City of Clifton through his 35 years of dedicated service from the years of 1990 to 2025 on the **CLIFTON ENVIRONMENTAL COMMISSION**; and

BE IT FURTHER RESOLVED, that this resolution be spread upon the minutes of this meeting, and a copy thereof presented to **JOSEPH LABRIOLA.**

RAYMOND GRABOWSKI, MAYOR
CHRIS D'AMATO, COUNCILMAN
WILLIAM GIBSON, COUNCILMAN
JOSEPH KOLODZIEJ, COUNCILMAN
ANTONIO LATONA, COUNCILWOMAN
ROSEMARY L. PINO, COUNCILWOMAN
MARY SADRAKULA, COUNCILWOMAN

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 314-25

ITEM NAME: Resolution Authorizing Entertainment License for Spuntino of Clifton LLC

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Resolution	6/13/2025	Cover Memo

RESOLUTION AUTHORIZING ENTERTAINMENT LICENSE FOR SPUNTINO OF CLIFTON, LLC T/A THE SPUNTINO WINE BAR & ITALIAN TAPAS AT 70 KINGSLAND ROAD

. . . . . .

BE IT RESOLVED, by the Municipal Council of the City of Clifton, that the application of Spuntino of Clifton, LLC t/a Spuntino Wine Bar & Italian Tapas, 70 Kingsland Road, Clifton, New Jersey (PMU Zone) is approved, and entertainment is authorized for the period from July 1, 2025 through June 30, 2026, on the following terms and conditions:

1. **NIGHTS - STANDARD ENTERTAINMENT NIGHTS/HOURS:**

   Thursday, Friday and Saturday - Hours 4:00 p.m. to 9:00 p.m.

2. **OPTIONAL ENTERTAINMENT NIGHTS:**

   New Year's Eve

3. **OPTIONAL ENTERTAINMENT HOURS:**

   Hours: 4:00 p.m. to 9:00 p.m.

4. **TYPE OF ENTERTAINMENT** (one of the following at permitted times):

   One Piece Acoustic Musician or DJ Music Incidental to the Dining Experience to be Played Through a Laptop Computer

5. **TERM OF AUTHORIZATION FOR ENTERTAINMENT:**

   July 1, 2025 through June 30, 2026

6. **SECURITY/PARKING REQUIREMENTS:**

   Not applicable.

7. **NOISE LEVELS:**

   In accordance with the Code of the City of Clifton.

8. **OUTSIDE DEBRIS CLEANUP:**

   In accordance with the Code of the City of Clifton.

9. **REQUIREMENTS/RESTRICTIONS:**

   A. An entertainment license is not required for private parties. A private party is defined as a gathering or celebration that is by invitation only and is not advertised or open to any members of the general public and in which no admission fee is charged to guests, whether in advance or at the door. Any party or event that is advertised in any media, including but not limited to newspapers, magazines, internet, radio or television shall not be considered a private party. Any party or event in which an admission fee is charged to guests, whether in advance or at the door, shall not be considered a private party.

   B. There will be no loud or offensive music, no go-go or exotic dancers; no dancing or other entertainment of a lewd, licentious or lascivious manner; no topless, bottomless or indecently exposed entertainers or service employees; no entertainers under eighteen (18) years of age.

   C. No establishment that is licensed to serve alcoholic beverages shall advertise, promote or hold a "teen night" for individuals under the age of 18. When holding a private party in which individuals under the age of 21 are invited, no alcoholic beverages may be served to individuals under the age of 21.

ADOPTED: June____, 2025

ATTEST:

_____

KATHLEEN TOLOSI, City Clerk

ITEM NUMBER: R 315-25

ITEM NAME: Resolution Authorizing Entertainment License for Octavio Perez
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Resolution	6/13/2025	Cover Memo

RESOLUTION AUTHORIZING ENTERTAINMENT LICENSE FOR OCTAVIO PEREZ T/A PALENQUE BAR AND GRILL AT 283 PARKER AVE

. . . . . .

BE IT RESOLVED, by the Municipal Council of the City of Clifton, that the application of Octavio Perez/Palenque Bar and Grill of 283 Parker Avenue, Clifton, New Jersey (PD-1 Zone), is approved, and entertainment is authorized for the period from July 1, 2024 through June 30, 2025, on the following terms and conditions:

1. **NIGHTS - STANDARD ENTERTAINMENT NIGHTS/HOURS:**
   Three (3) days per week:
   Friday and Saturday - 8:00 p.m. to 12:00 a.m.
   DJ, Karaoke, or Up to Two (2)-Piece Acoustic Band
   Sunday: 1 p.m. to 8 p.m. - DJ, Karaoke, or Up to Two (2)-Piece Acoustic Band

2. **OPTIONAL ENTERTAINMENT NIGHTS/HOURS:**
   New Year's Eve
   Hours: 8:00 p.m. to 1:00 a.m.

3. **TYPE OF ENTERTAINMENT:**
   DJ, Karaoke, or up to Two-Piece Acoustic Band

4. **TERM OF AUTHORIZATION FOR ENTERTAINMENT:**
   July 1, 2024 through June 30, 2025

5. **SECURITY/PARKING REQUIREMENTS:**
   N/A

6. **NOISE LEVELS:**
   In accordance with the Code of the City of Clifton.

7. **OUTSIDE DEBRIS CLEANUP:**
   In accordance with the Code of the City of Clifton.

8. **REQUIREMENTS/RESTRICTIONS:**

   A. An entertainment license is not required for private parties. A private party is defined as a gathering or celebration that is by invitation only and is not advertised or open to any members of the general public and in which no admission fee is charged to guests, whether in advance or at the door. Any party or event that is advertised in any media, including but not limited to newspapers, magazines, internet, radio or television shall not be considered a private party. Any party or event in which an admission fee is charged to guests, whether in advance or at the door, shall not be considered a private party.

   B. There will be no loud or offensive music, no go-go or exotic dancers; no dancing or other entertainment of a lewd, licentious or lascivious manner; no topless, bottomless or indecently exposed entertainers or service employees; no entertainers under eighteen (18) years of age.

   C. No establishment that is licensed to serve alcoholic beverages shall advertise, promote or hold a "teen night" for individuals under the age of 18. When holding a private party in which individuals under the age of 21 are invited, no alcoholic beverages may be served to individuals under the age of 21.

ADOPTED: June___, 2025

ATTEST:

_____

KATHLEEN TOLOSI, City Clerk

ITEM NUMBER: R 316-25

ITEM NAME: Resolution Authorizing Entertainment License for Noches De Colombia
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Resolution	6/13/2025	Cover Memo

RESOLUTION AUTHORIZING ENTERTAINMENT LICENSE FOR JHONNY OSPINA/COLOSA, LLC T/A NOCHES DE COLOMBIA AT 1 VILLAGE SQUARE EAST

. . . . . .

BE IT RESOLVED, by the Municipal Council of the City of Clifton, that the application of Jhonny Ospina/Colosa, LLC t/a Noches De Colombia, at 1 Village Square East, Clifton, New Jersey (PD-1 Zone), is approved, and entertainment is authorized for the period from July 1, 2025 through June 30, 2026, on the following terms and conditions:

1. **NIGHTS - STANDARD ENTERTAINMENT NIGHTS/HOURS:**

   Three (3) nights per week:
   Thursday, Friday and Saturday, 8:00 p.m. to 12:30 a.m.

2. **OPTIONAL ENTERTAINMENT NIGHTS:**

   New Year's Eve

3. **OPTIONAL ENTERTAINMENT HOURS:**

   8:00 p.m. to12:30 a.m.

4. **TYPE OF ENTERTAINMENT:**

   DJ; band, 2-piece amplified; singer/duo

5. **TERM OF AUTHORIZATION FOR ENTERTAINMENT:**

   July 1, 2025 through June 30, 2026

6. **SECURITY/PARKING REQUIREMENTS:**

   Not applicable

7. **NOISE LEVELS:**

   In accordance with the Code of the City of Clifton.

8. **OUTSIDE DEBRIS CLEANUP:**

   In accordance with the Code of the City of Clifton.

9. **REQUIREMENTS/RESTRICTIONS:**

   A. An entertainment license is not required for private parties. A private party is defined as a gathering or celebration that is by invitation only and is not advertised or open to any members of the general public and in which no admission fee is charged to guests, whether in advance or at the door. Any party or event that is advertised in any media, including but not limited to newspapers, magazines, internet, radio or television shall not be considered a private party. Any party or event in which an admission fee is charged to guests, whether in advance or at the door, shall not be considered a private party.

   B. There will be no loud or offensive music, no go-go or exotic dancers; no dancing or other entertainment of a lewd, licentious or lascivious manner; no topless, bottomless or indecently exposed entertainers or service employees; no entertainers under eighteen (18) years of age.

   C. No establishment that is licensed to serve alcoholic beverages shall advertise, promote or hold a "teen night" for individuals under the age of 18. When holding a private party in which individuals under the age of 21 are invited, no alcoholic beverages may be served to individuals under the age of 21.

ADOPTED: June __, 2025

ATTEST:

_____

KATHLEEN TOLOSI, City Clerk

ITEM NUMBER: R 317-25

ITEM NAME: Resolution Authorizing Entertainment License for La Fortaleza
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Resolution	6/13/2025	Cover Memo

RESOLUTION AUTHORIZING ENTERTAINMENT LICENSE FOR LA FORTALEZA COCINA & FOLKLORE, LLC T/A LA FORTALEZA

BE IT RESOLVED, by the Municipal Council of the City of Clifton, that the application of The Fortaleza Cocina & Folklore, LLC t/a La Fortaleza of 590 Lexington Avenue, Clifton, New Jersey (BC Zone), is approved, and entertainment is authorized for the period from July 1, 2025 through June 30, 2026, on the following terms and conditions:

1. **NIGHTS - STANDARD ENTERTAINMENT NIGHTS/HOURS:**

   Three (3) nights per week: Monday, Thursday and Saturday
   Hours: 8:00 p.m. to 11:00 p.m.

2. **OPTIONAL ENTERTAINMENT NIGHTS/HOURS:**

   New Year's Eve
   Cinco De Mayo
   Tequila Day (July 24th)
   Establishment's Anniversary Day (October 4th)
   Hours: 8:00 p.m. to 1:00 a.m.

3. **TYPE OF ENTERTAINMENT** (one of the following at permitted times)**:**

   Singer - Monday and Friday
   3 Piece Mariachi Band - Thursday

4. **TERM OF AUTHORIZATION FOR ENTERTAINMENT:**

   July 1, 2025 through June 30, 2026

5. **SECURITY/PARKING REQUIREMENTS:**

   In-house security and private security company.

6. **NOISE LEVELS:**

   In accordance with the Code of the City of Clifton.

7. **OUTSIDE DEBRIS CLEANUP:**

   In accordance with the Code of the City of Clifton.

8. **REQUIREMENTS/RESTRICTIONS:**

   A. An entertainment license is not required for private parties. A private party is defined as a gathering or celebration that is by invitation only and is not advertised or open to any members of the general public and in which no admission fee is charged to guests, whether in advance or at the door. Any party or event that is advertised in any media, including but not limited to newspapers, magazines, internet, radio or television shall not be considered a private party. Any party or event in which an admission fee is charged to guests, whether in advance or at the door, shall not be considered a private party.

   B. There will be no loud or offensive music, no go-go or exotic dancers; no dancing or other entertainment of a lewd, licentious or lascivious manner; no topless, bottomless or indecently exposed entertainers or service employees; no entertainers under eighteen (18) years of age.

   C. No establishment that is licensed to serve alcoholic beverages shall advertise, promote or hold a "teen night" for individuals under the age of 18. When holding a private party in which individuals under the age of 21 are invited, no alcoholic beverages may be served to individuals under the age of 21.

ADOPTED: June___, 2025

ATTEST:

_____
KATHLEEN TOLOSI, City Clerk

ITEM NUMBER: R 318-25

ITEM NAME: Resolution Authorizing Entertainment License for Ghost Hawk
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Resolution	6/13/2025	Cover Memo

RESOLUTION AUTHORIZING ENTERTAINMENT LICENSE FOR GHOST HAWK BREWING COMPANY, LLC T/A GHOST HAWK BREWING COMPANY

BE IT RESOLVED, by the Municipal Council of the City of Clifton, that the application of Ghost Hawk Brewing Company, LLC t/a Ghost Hawk Brewing Company of 321 River Road, #6, Clifton, New Jersey (BC Zone), is approved, and entertainment is authorized for the period from July 1, 2025 through June 30, 2026, on the following terms and conditions:

1. **NIGHTS - STANDARD ENTERTAINMENT NIGHTS/HOURS:**

   Two (2) nights per week: Friday and Saturday
   Sunday Hours: 12:00 p.m. to 6:00 p.m.
   Friday and Saturday Hours: 12:00 p.m. to 10:00 p.m.

2. **OPTIONAL ENTERTAINMENT NIGHTS/HOURS:**

   New Year's Eve - Hours: 8:00 p.m. to 1:00 a.m.

3. **TYPE OF ENTERTAINMENT** (one of the following at permitted times):

   DJ, 5-Piece Band, Karaoke or Stand-up Comedian

4. **TERM OF AUTHORIZATION FOR ENTERTAINMENT:**

   July 1, 2025 through June 30, 2026

5. **SECURITY/PARKING REQUIREMENTS:**

   In-house security and private security company.

6. **NOISE LEVELS:**

   In accordance with the Code of the City of Clifton.

7. **OUTSIDE DEBRIS CLEANUP:**

   In accordance with the Code of the City of Clifton.

8. **REQUIREMENTS/RESTRICTIONS:**

   A. An entertainment license is not required for private parties. A private party is defined as a gathering or celebration that is by invitation only and is not advertised or open to any members of the general public and in which no admission fee is charged to guests, whether in advance or at the door. Any party or event that is advertised in any media, including but not limited to newspapers, magazines, internet, radio or television shall not be considered a private party. Any party or event in which an admission fee is charged to guests, whether in advance or at the door, shall not be considered a private party.

   B. There will be no loud or offensive music, no go-go or exotic dancers; no dancing or other entertainment of a lewd, licentious or lascivious manner; no topless, bottomless or indecently exposed entertainers or service employees; no entertainers under eighteen (18) years of age.

   C. No establishment that is licensed to serve alcoholic beverages shall advertise, promote or hold a "teen night" for individuals under the age of 18. When holding a private party in which individuals under the age of 21 are invited, no alcoholic beverages may be served to individuals under the age of 21.

ADOPTED: June___, 2025

ATTEST:

_____
Kathleen Tolosi, City Clerk

ITEM NUMBER: R 319-25

ITEM NAME: Resolution Authorizing Entertainment License for Shannon Rose
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Resolution	6/13/2025	Cover Memo

RESOLUTION AUTHORIZING ENTERTAINMENT LICENSE FOR DOHERTY FOOD SERVICE OF CLIFTON, INC. T/A THE SHANNON ROSE IRISH PUB AT 98 KINGSLAND ROAD

. . . . . .

BE IT RESOLVED, by the Municipal Council of the City of Clifton, that the application of Doherty Food Service of Clifton, Inc. t/a The Shannon Rose Irish Pub, 98 Kingsland Road, Clifton, New Jersey (PMU Zone) is approved, and entertainment is authorized for the period from July 1, 2025 through June 30, 2026, on the following terms and conditions:

1. **NIGHTS - STANDARD ENTERTAINMENT NIGHTS/HOURS**:
   Inside:
   Sunday - Hours 2:00 p.m. to 8:00 p.m.
   Friday - 4:00 p.m. to 7:00 p.m. Acoustic Music - Solo or Duo Only
   Saturday - 1:00 p.m. to 4:00 p.m. Acoustic Music - Solo, Duo or Trio Only
   Four (4) nights per week: Wednesday, Thursday, Friday and Saturday - DJ and/or 3 to 5 piece band
   Hours: 10:00 p.m. to 1:00 a.m.
   Outdoor Patio:
   Tuesday thru Friday - 4:00 pm to 9:00 pm

2. **OPTIONAL ENTERTAINMENT NIGHTS**:

   New Year's Eve and March 17th

3. **OPTIONAL ENTERTAINMENT HOURS:**

   Hours: 9:00 p.m. to 1:00 a.m.

4. **TYPE OF ENTERTAINMENT** (one of the following at permitted times):

   Inside: Local Bands, Irish Bands up to 5 pieces, and DJ music
   Outdoor Patio: Acoustic Guitar Only - No Amplification

5. **TERM OF AUTHORIZATION FOR ENTERTAINMENT:**

   Inside: July 1, 2025 through June 30, 2026
   Outdoor Patio: July 1, 2025 through November 30, 2026

6. **SECURITY/PARKING REQUIREMENTS:**
   A. In-house and private security company.

   B. On nights that entertainment is provided, licensee is to arrange to have present one (1) off-duty law enforcement officer.

   C. On March 17th when entertainment is provided, licensee is to arrange to have present two (2) off-duty law enforcement officers.

   D. The officers mentioned in B. and C. above may be Clifton Police Officers, Clifton Special Police Officers or Passaic County Sheriff's Officers. Such officer(s) must be hired through the Clifton Police Department to patrol, provide security and maintain order of outside area of premises.

7. **NOISE LEVELS:**

   In accordance with the Code of the City of Clifton.

8. **OUTSIDE DEBRIS CLEANUP:**

   In accordance with the Code of the City of Clifton.

9. **REQUIREMENTS/RESTRICTIONS:**

   A. An entertainment license is not required for private parties. A private party is defined as a gathering or celebration that is by invitation only and is not advertised or open to any members of the general public and in which no admission fee is charged to guests, whether in advance or at the door. Any party or event that is advertised in any media, including but not limited to newspapers, magazines, internet, radio or television shall not be considered a private party.

Any party or event in which an admission fee is charged to guests, whether in advance or at the door, shall not be considered a private party.

B. There will be no loud or offensive music, no go-go or exotic dancers; no dancing or other entertainment of a lewd, licentious or lascivious manner; no topless, bottomless or indecently exposed entertainers or service employees; no entertainers under eighteen (18) years of age.

C. No establishment that is licensed to serve alcoholic beverages shall advertise, promote or hold a "teen night" for individuals under the age of 18. When holding a private party in which individuals under the age of 21 are invited, no alcoholic beverages may be served to individuals under the age of 21.

ADOPTED: June ___, 2025

ATTEST:

_____
KATHLEEN TOLOSI, City Clerk

ITEM NUMBER: R 320-25

ITEM NAME: Resolution Authorizing Entertainment License for El Dorado
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Resolution	6/13/2025	Cover Memo

RESOLUTION AUTHORIZING ENTERTAINMENT LICENSE FOR F & Z FOODS, INC. T/A EL DORADO RESTAURANT

. . . . . .

BE IT RESOLVED, by the Municipal Council of the City of Clifton, that the application of F & Z Foods, Inc. t/a El Dorado Restaurant, of 255 Parker Avenue, Clifton, New Jersey (PD-1 Zone), is approved, and entertainment is authorized for the period from July 1, 2024 through June 30, 2025, on the following terms and conditions:

1. **NIGHTS - STANDARD ENTERTAINMENT NIGHTS/HOURS**:

   Four (4) nights per week: Tuesday, Thursday, Friday and Saturday
   Hours: 2:00 p.m. to 1:00 a.m.

2. **OPTIONAL ENTERTAINMENT NIGHTS**:

   New Year's Eve

3. **OPTIONAL ENTERTAINMENT HOURS:**

   Hours: 9:00 p.m. to 1:00 a.m.

4. **TYPE OF ENTERTAINMENT** (one of the following at permitted times):

   Monday, Friday & Saturday - DJ Music or Karaoke
   Tuesday and Thursday - Up to Four- Piece Band

5. **TERM OF AUTHORIZATION FOR ENTERTAINMENT:**

   July 1, 2025 through June 30, 2026

6. **SECURITY/PARKING REQUIREMENTS:**

   Not applicable

7. **NOISE LEVELS:**

   In accordance with the Code of the City of Clifton.

8. **OUTSIDE DEBRIS CLEANUP:**

   In accordance with the Code of the City of Clifton.

9. **REQUIREMENTS/RESTRICTIONS:**

   A. An entertainment license is not required for private parties. A private party is defined as a gathering or celebration that is by invitation only and is not advertised or open to any members of the general public and in which no admission fee is charged to guests, whether in advance or at the door. Any party or event that is advertised in any media, including but not limited to newspapers, magazines, internet, radio or television shall not be considered a private party. Any party or event in which an admission fee is charged to guests, whether in advance or at the door, shall not be considered a private party.

   B. There will be no loud or offensive music, no go-go or exotic dancers; no dancing or other entertainment of a lewd, licentious or lascivious manner; no topless, bottomless or indecently exposed entertainers or service employees; no entertainers under eighteen (18) years of age.

   C. No establishment that is licensed to serve alcoholic beverages shall advertise, promote or hold a "teen night" for individuals under the age of 18. When holding a private party in which individuals under the age of 21 are invited, no alcoholic beverages may be served to individuals under the age of 21.

ADOPTED: June___, 2025

ATTEST:

_____

KATHLEEN TOLOSI, City Clerk

ITEM NUMBER: R 321-25

ITEM NAME: Resolution Authorizing Entertainment License for Beirut Lebanese Cuisine
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Resolution	6/13/2025	Cover Memo

RESOLUTION AUTHORIZING ENTERTAINMENT LICENSE FOR MADIN S. BAWWAB, MRM LEBANESE CUISINE, INC., D/B/A /BEIRUT LEBANESE CUISINE AT 1543 MAIN AVENUE

. . . . . .

BE IT RESOLVED, by the Municipal Council of the City of Clifton, that the application of Madin S. Bawwab, MRM Lebanese Cuisine, Inc., d/b/a /Beirut Lebanese Cuisine, of 1543 Main Avenue, Clifton, New Jersey (B-C Zone), is approved, and entertainment is authorized for the period from July 1, 2025 through June 30, 2026, on the following terms and conditions:

1. **NIGHTS - STANDARD ENTERTAINMENT NIGHTS/HOURS:**

   One (1) night per week:
   Saturday
   Hours: 10:00 p.m. to 1:00 a.m.

2. **OPTIONAL ENTERTAINMENT NIGHTS/HOURS:**

   New Year's Eve

3. **TYPE OF ENTERTAINMENT** (one of the following at permitted times)**:**

   Two-piece band

4. **TERM OF AUTHORIZATION FOR ENTERTAINMENT:**

   July 1, 2025 through June 30, 2026

5. **SECURITY/PARKING REQUIREMENTS:**

   Not applicable.

6. **NOISE LEVELS:**

   In accordance with the Code of the City of Clifton.

7. **OUTSIDE DEBRIS CLEANUP:**

   In accordance with the Code of the City of Clifton.

8. **REQUIREMENTS/RESTRICTIONS:**

   A. An entertainment license is not required for private parties. A private party is defined as a gathering or celebration that is by invitation only and is not advertised or open to any members of the general public and in which no admission fee is charged to guests, whether in advance or at the door. Any party or event that is advertised in any media, including but not limited to newspapers, magazines, internet, radio or television shall not be considered a private party. Any party or event in which an admission fee is charged to guests, whether in advance or at the door, shall not be considered a private party.

   B. There will be no loud or offensive music, no go-go or exotic dancers; no dancing or other entertainment of a lewd, licentious or lascivious manner; no topless, bottomless or indecently exposed entertainers or service employees; no entertainers under eighteen (18) years of age.

   C. No establishment that is licensed to serve alcoholic beverages shall advertise, promote or hold a "teen night" for individuals under the age of 18. When holding a private party in which individuals under the age of 21 are invited, no alcoholic beverages may be served to individuals under the age of 21.

ADOPTED: June__, 2025

ATTEST:

_____

KATHLEEN TOLOSI, City Clerk

ITEM NUMBER: R 322-25

ITEM NAME: Resolution Authorizing Entertainment License for Dingos Den
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Resolution	6/13/2025	Cover Memo

RESOLUTION AUTHORIZING ENTERTAINMENT LICENSE FOR WISKI, LLC T/A DINGO'S DEN

. . . . . .

BE IT RESOLVED, that the application of Wiski, LLC t/a Dingo's Den, of 615 Van Houten Avenue, Clifton, New Jersey (B-C Zone), is approved, and entertainment is authorized for the period from July 1, 2025 through June 30, 2026, on the following terms and conditions:

1. **NIGHTS - STANDARD ENTERTAINMENT NIGHTS/HOURS**:

   Five (5) nights per week: Wednesday, Thursday, Friday, Saturday, Sunday
   Hours: 9:00 p.m. to 1:00 a.m.

2. **OPTIONAL ENTERTAINMENT NIGHTS**:

   New Year's Eve, and, in lieu of standard entertainment nights/hours, but only upon seven (7) days' advance written notice to the City Clerk, licensee may substitute an alternative night. Such alternative nights may not exceed more than five (5) nights per year.

3. **OPTIONAL ENTERTAINMENT HOURS:**

   Hours: 9:00 p.m. to 1:00 a.m.

4. **TYPE OF ENTERTAINMENT** (one of the following at permitted times):

   DJ Music, Comedy, Acoustic

5. **TERM OF AUTHORIZATION FOR ENTERTAINMENT:**

   July 1, 2025 through June 30, 2026

6. **SECURITY/PARKING REQUIREMENTS:**

   On nights when live musical instruments are used an off duty Police Officer is to be hired to patrol/police/maintain order of outside area of premises.

7. **NOISE LEVELS:**

   In accordance with the Code of the City of Clifton.

8. **OUTSIDE DEBRIS CLEANUP:**

   In accordance with the Code of the City of Clifton.

9. **REQUIREMENTS/RESTRICTIONS:**

   A. An entertainment license is not required for private parties. A private party is defined as a gathering or celebration that is by invitation only and is not advertised or open to any members of the general public and in which no admission fee is charged to guests, whether in advance or at the door. Any party or event that is advertised in any media, including but not limited to newspapers, magazines, internet, radio or television shall not be considered a private party. Any party or event in which an admission fee is charged to guests, whether in advance or at the door, shall not be considered a private party.

   B. There will be no loud or offensive music, no go-go or exotic dancers; no dancing or other entertainment of a lewd, licentious or lascivious manner; no topless, bottomless or indecently exposed entertainers or service employees; no entertainers under eighteen (18) years of age.

   C. No establishment that is licensed to serve alcoholic beverages shall advertise, promote or hold a "teen night" for individuals under the age of 18. When holding a private party in which individuals under the age of 21 are invited, no alcoholic beverages may be served to individuals under the age of 21.

ADOPTED: June___, 2025

ATTEST:

_____

KATHLEEN TOLOSI, City Clerk

ITEM NUMBER: R 323-25

ITEM NAME: Resolution Authorizing the Cancellation and Refund of a Portion of the 2025 1st Quarter Taxes and the 2025 2nd Quarter Taxes on Property Known as Block 3.03, Lot 28, 56 Van Riper Ave., Owned by a Disabled Veteran

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	resolution	6/12/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION AUTHORIZING THE CANCELLATION AND REFUND OF A PORTION OF THE 2025 1ST QUARTER TAXES AND THE 2025 2ND QUARTER TAXES ON PROPERTY KNOWN AS BLOCK 3.03 LOT 28, 56 VAN RIPER AVE, OWNED BY A DISABLED VETERAN

WHEREAS, the Tax assessor has confirmed that Jose Rosario is the owner of a single-family residence located at Block 3.03 Lot 28, 56 Van Riper Ave and has been declared 100% disabled as of February 3, 2025 by the United States Department of Veteran Affairs; and

WHEREAS Jose Rosario took up primary residence in the property located at Block 3.03 Lot 28, 56 Van Riper Ave, effective June 8, 2010; and

WHEREAS Jose Rosario has made application to the Tax Assessor of the City of Clifton for a 100% property tax exemption on the subject property in accordance with the law; and

WHEREAS, by virtue of his disabled veteran exemption, Jose Rosario is entitled to the cancellation and refund of a portion of the 2025 first quarter property taxes and the 2025 second quarter property taxes in the amount of $3,042.83 on the subject property; and

WHEREAS, the Municipal Council, having reviewed the facts and circumstances of the application, wishes to grant the application, and hereby approves the 100% tax exemption on the subject property as of June 6, 2025, and hereby authorizes the cancellation of 100% of the taxes and refund of a portion of the 2025 first quarter property taxes and the 2025 second quarter property taxes for a total refund of $3,042.83 on the subject property 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 and refund the pro-rated portion of the 2025 first quarter tax payments in the amount of $1,192.46 and the 2025 second quarter tax payments in the amount of $1,850.37 for a total refund in the amount of $3,042.83; and

2. To cancel the remaining 2025 property taxes on the subject property; and

3. To keep the subject property 100% tax exempt 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.

Adopted: June 17, 2025

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Kathleen Tolosi, City Clerk

ITEM NUMBER: R 324-25

ITEM NAME: Resolution Enabling the City of Clifton to Accept Green Acres Grants to Fund the Nash Park Improvements from the State of NJ Department of Environmental Protection

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	resolution	6/12/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION ENABLING THE CITY OF CLIFTON TO ACCEPT GREEN ACRES GRANTS TO FUND THE NASH PARK IMPROVEMENTS FROM THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION

WHEREAS, the New Jersey Department of Environmental Protection, Green Acres Program ("State"), provides loans and/or grants to municipal and county governments and grants to nonprofit organizations for assistance in the acquisition and development of lands for outdoor recreation and conservation purposes; and

WHEREAS, the City of Clifton desires to further the public interest by obtaining a Green Acres grant of $1,400,000 and an Urban Parks grant of $500,000 from the State to fund the following project(s):

#1602-23-017, 1602-23-UPG Nash Park Improvements

NOW, THEREFORE, BE IT RESOLVED by the City of Clifton that:

1. The City of Clifton is hereby authorized to execute an agreement and any amendment(s) thereto with the State known as Nash Park Improvements, and;

2. The applicant agrees to provide its matching share to the Green Acres funding, if a match is required, in the amount of $349,500 and;

3. The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project, and;

4. This resolution shall take effect immediately.

Approved: June 17, 2025

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Kathleen Tolosi, City Clerk

ITEM NUMBER: R 325-25

ITEM NAME: Resolution Enabling the City of Clifton to Accept Green Acres Grants to Fund the Main Memorial Park Improvements from the State of NJ Department of Environmental Protection

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	resolution	6/12/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION ENABLING THE CITY OF CLIFTON TO ACCEPT GREEN ACRES GRANTS TO FUND THE MAIN MEMORIAL PARK IMPROVEMENTS FROM THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION

WHEREAS, the New Jersey Department of Environmental Protection, Green Acres Program ("State"), provides loans and/or grants to municipal and county governments and grants to nonprofit organizations for assistance in the acquisition and development of lands for outdoor recreation and conservation purposes; and

WHEREAS, the City of Clifton desires to further the public interest by obtaining a Green Acres grant of $1,400,000 and an Urban Parks grant of $750,000 from the State to fund the following project(s):

#1602-24-029/#1602-24-UPG Main Memorial Park Improvements

NOW, THEREFORE, BE IT RESOLVED by the City of Clifton that:

1. The City of Clifton is hereby authorized to execute an agreement and any amendment(s) thereto with the State known as Main Memorial Park Improvements and;

2. The applicant agrees to provide its matching share to the Green Acres funding, if a match is required, in the amount of $292,000, and;

3. The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project, and;

4. This resolution shall take effect immediately.

Approved: June 17, 2025

_____

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 326-25

ITEM NAME: Resolution Appointing Acting City Manager
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	resolution	6/12/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION APPOINTING ACTING CITY MANAGER

BE IT RESOLVED, that Thomas Egan, First Assistant Municipal Attorney, is hereby appointed as Acting City Manager when Gary DeMarzo, City Manager, is absent due to illness, vacation or other absence, commencing immediately.

Adopted: June 17, 2025

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Kathleen Tolosi, City Clerk

ITEM NUMBER: R 327-25

ITEM NAME: Resolution Authorizing Executive Session
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	resolution	6/13/2025	Cover Memo

CITY OF CLIFTON
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	Civil Service Title Appointments
CON-2	Contract Negotiations - Police Chief
CON-3	Employment Background Check - City Manager
CON-4	Developer Agreement 1607-1617 Main Ave., LLC Block 9.09, Lots 9 & 11
CON-5	Complaint of Violation of the City's Harassment Policy
CON-6	Nicholas Hriczov - Police Officer - Workers' Compensation Claim, Date of Loss: 02/24/14
CON-7	Salvatore Saggio - Police Officer Workers' Compensation Claim – Date of Loss: 06/24/2021
CON-8	James Delillo - DPW Workers' Compensation Claim Date of Loss: 07/18/2015
CON-9	Richard Smith - DPW Workers' Compensation Claim Date of Loss: 08/18/2022
CON-10	Samuel Arnowitz v. City of Clifton, et al. Docket No. PAS-L-3491-20
CON-11	SOA Contract Negotiations
CON-12	Municipal Housing Liaison & Community Affairs Director
CON-13	Dominick Villano v. City of Clifton, *et al.* Docket No. PAS-L-1827-25

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 June 17, 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.

Adopted: June 17, 2025

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Kathleen Tolosi, City Clerk

ITEM NUMBER: R 328-25

ITEM NAME: Resolution Appointing Special Counsel to Represent the City of Clifton - Dominick Villano v. City of Clifton, et al.

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	resolution	6/17/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION APPOINTING SPECIAL COUNSEL TO REPRESENT THE CITY OF CLIFTON – DOMINICK VILLANO V. CITY OF CLIFTON, ET AL.

WHEREAS, the City of Clifton requires the services of outside legal counsel to represent the City of Clifton in a lawsuit filed against the City; and

WHEREAS, Mark Tabakin, Esq. of the firm Weiner Law Group LLP of Parsippany, New Jersey, has been approved to represent the City of Clifton by the City's excess insurance carrier; and

WHEREAS, the City requires outside counsel to represent the City in the matter of Villano v. City of Clifton, et al., Docket No. #PAS-L-001827-25; 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 non-fair and open contract in accordance with *N.J.S.A.* 19:44-A-20.5; and

WHEREAS, the estimated value of the contract is expected to be in excess of $17,500.00, and the duration of the contract is continued, retroactive to June 3, 2025, through the conclusion of the lawsuit being handled; 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 the aforesaid services;

NOW, THEREFORE, BE IT RESOLVED, that:

An agreement for professional legal services for outside counsel to represent the City of Clifton as special counsel is awarded to Weiner Law Group LLP, effective June 3, 2025, the rate to be paid for said services is $180.00 per hour for partners.

The Mayor and City Clerk are authorized and directed to execute a contract on behalf of the City of Clifton.

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:	Weiner Law Group LLP, Parsippany, New Jersey
Services:	Special Counsel
Project:	Villano v. City of Clifton, et al., Docket No. # PAS-L-001827-25
Amount:	$180.00 for partners, not to exceed $100,000
Term:	Through conclusion of the lawsuit being handled

Adopted: June 17, 2025
Kathleen Tolosi, City Clerk

Certification of Funds:
Funds Are Available in Account: Personnel – Legal Fees
Account #01-201-20-105-320

Joseph Kunz, CFO Date: 6/17/2025

Adopted: June 17, 2025

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 329-25

ITEM NAME: Resolution Authorizing Supplemental Funds for Professional Services to Adams, Lattiboudere, Croot & Herman for Prosecution of Disciplinary Matters Against Employees of the City of Clifton

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	resolution	6/17/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION AUTHORIZING SUPPLEMENTAL FUNDS FOR PROFESSIONAL SERVICES TO ADAMS, LATTIBOUDERE, CROOT & HERMAN, FOR PROSECUTION OF DISCIPLINARY MATTERS AGAINST EMPLOYEES OF THE CITY OF CLIFTON

WHEREAS, on June 5, 2024, a professional services contract for prosecution of disciplinary matters against employees of the City of Clifton, was awarded to Adams, Lattiboudere, Croot & Herman, for the one-year period from June 5, 2024 through June 4, 2025; and

WHEREAS, the authorized amount under the contract for said services was not to exceed $5,000.00 for the contract term without the adoption of a supplemental resolution; and

WHEREAS, an additional $5,000.00 was awarded to Adams, Lattiboudere, Croot & Herman on September 3, 2024 and an additional $10,000 was awarded on October 1, 2024 with a not to exceed amount of $35,000.00 for the term; and

WHEREAS, Adams, Lattiboudere, Croot & Herman, have provided satisfactory prosecution of disciplinary matter services to the City of Clifton and, due to greatly enhanced activity, it is projected that the fee for said services will exceed the authorized amount of $35,000.00; and

WHEREAS, supplemental funding in the amount of an additional not to exceed $26,000.00 for a total not to exceed $61,000.00 will be required through the conclusion of the contract on June 4, 2025;

NOW, THEREFORE, BE IT RESOLVED, that supplemental funding in the amount of an additional not to exceed $26,000.00 for a total not to exceed $61,000.00 for prosecution of disciplinary matters through June 4, 2025, by Adams, Lattiboudere, Croot & Herman, is authorized and approved.

CERTIFICATION OF FUNDS:

FUNDS ARE AVAILABLE IN

ACCOUNT: Personnel Legal Fees

ACCOUNT #: 01-201-20-105-263

Joseph Kunz, CFO Date: 6/17/2025

Adopted: June 17, 2025

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 330-25

ITEM NAME: Resolution Appointing Legal Counsel to Handle Independent Investigation Services in Connection with Workplace Harassment Claim

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	resolution	6/17/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION APPOINTING LEGAL COUNSEL TO HANDLE INDEPENDENT INVESTIGATION SERVICES IN CONNECTION WITH WORKPLACE HARASSMENT CLAIM

WHEREAS, the City of Clifton requires the services of outside legal counsel to perform an independent investigation of an allegation of workplace harassment; and

WHEREAS, is hereby appointed as independent investigation counsel at the rate of $ per hour, not to exceed $15,000, to perform the investigation and render a report; 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 non-fair and open contract in accordance with *N.J.S.A* 19:44-A-20.5; 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 the aforesaid services;

NOW, THEREFORE, BE IT RESOLVED, that:

An agreement for professional legal services for outside counsel to perform independent investigation services of an allegation of workplace harassment and retaliation, the rate to be paid for said services is $ per hour, not to exceed $15,000.

The required Certificate of Availability of Funds for the above contract has been obtained from the Chief Financial Officer of the City of Clifton.

The Mayor and City Clerk are authorized and directed to execute a contract on behalf of the City of Clifton.

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 contact and the resolution authorizing it are available for public inspection in the Office of the City Clerk.

Awarded to:	
Services:	Independent Investigations
Project:	Workplace harassment and retaliation
Amount:	$ per hour, not to exceed $15,000
Term:	Through the conclusion of the investigation

Adopted: June 17, 2025
Kathleen Tolosi, City Clerk

Certification of Funds:
Funds are Available in Account Personnel - Legal Fees
Account #01-201-20-105-320

_____
Joseph Kunz, CFO Date:

Adopted: June 17, 2025

_____
Kathleen Tolosi, City Clerk

ITEM NUMBER: L- 1

ITEM NAME: Henry's Liquors
RECOMMENDATION:

SUMMARY:
Smeetjyot, LLC
t/a Henry's Liquors
1224 Van Houten Ave., Clifton, NJ 07013
Final Approval
Grocery - continued use

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Henry's Liquors - Final Res	6/2/2025	Cover Memo

RESOLUTION FOR FINAL APPROVAL

BE IT RESOLVED, THAT THE APPLICATION OF **SMEETJYOT, LLC**

T/A HENRY'S LIQUORS

for permission to conduct a: **GROCERY-CONTINUED USE**

for a period ending January 31, 2026 on the premises known as:

1224 VAN HOUTEN 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.

FOR OFFICE USE ONLY:

LICENSE #

ISSUED

ADOPTED_____

ATTEST_____

CITY CLERK