City of Clifton
City Council
Regular Meeting Agenda
July 1, 2025
6:30 PM

WORK SESSION

I. PRESENTATION / HEARING / CONFERENCE APPEARANCE(S)

II. ACTION ITEMS

A-	1	Authorization to Approve the Purchase of Two (2) 40 Cubic Yard Enclosed Roll off Containers for Polystyrene Recycling Collection for the Department of Public Works from Rudco Products, Inc. (R336-25)
A-	2	Authorization to Approve the Purchase a new 2025 Harley Davidson FLTRXP Motorcycle for Traffic Division of Police Department from Hannum's Mt Holly Sales dba Liberty Harley Davidson (R337-25)
A-	3	Authorization to Award the Request for Proposals for the Revaluation of Commercial, Residential, and Real Properties to Appraisal Systems
A-	4	Authorization to Appoint Outside Legal Counsel (R339-25 - R345-25)
A-	5	Authorization to Re-Appoint Two Members to the Advisory Committee for Individuals with Disabilities (R346-25)
A-	6	Authorization to Appoint Two Alternate Members to the Advisory Committee for Individuals with Disabilities (R347-25)
A-	7	Authorization to Re-Appoint Three Members to the Rent Leveling Board (R348-25)
A-	8	Authorization to Approve an Amendment for the Community Development Block Grant Program Budget B-18-MC-34-0103 Transfer of Funds from Unspent - Uncommitted Yr. 44 funds to Yr. 44 Single Family Rehabilitation Program 7-1-2025 (Public Hearing & R349-25)
A-	9	Authorization to Approve the Tax Collector to Participate in Electronic Tax Sale Process and Award Contract for Online Tax Sale Hosting to Real Auction.com (R350-25)
A-	10	Authorization to Approve the Tax Collector to Lien Properties and Bill Property Owners and Collect for Reimbursement of Expenditures Made by City of Clifton for Emergency Order Clean-ups (R351-25)
A-	11	Authorization to Approve Entertainment License Renewal Applications (R352-25 - R354-25)
A-	12	Authorization to Approve Third River Clean-up Funding (CD)

A-	13	Authorization to Approve to Poll Council - CFO (AL)
A-	14	Authorization to Approve a Flag Raising Ceremony on Sunday, July 13, 2025 by NJ Peruvians, Inc.

III. DISCUSSION ITEMS/NEW BUSINESS

D-	1	Fee Estimate for General Professional Engineering Services, City of Clifton, Passaic County, NJ - Our Proposal No. 2025-087
D-	2	Clifton City Hall Fueling Station Improvements Bid Results for Discussion
D-	3	Landscape Permits/Dumping Fees
D-	4	Agreement Between the Clifton Board of Education and the City of Clifton - Sewer Rate Study and School Resource Officers
D-	5	Clifton Homeowner Rehab Program Strategy Using HOME and Affordable Housing Trust Funding
D-	6	2025 Housing Element & Fair Share Plan
D-	7	Entertainment License Ordinance Proposed Amendment
D-	8	Uncut Grass Ordinance

IV. COUNCIL MAIL

CM- 1	Budget Status Reports for the Temporary 2025 Municipal Budget and the Temporary 2025 Sewer Utility Budget
CM- 2	2025 Trust Account Activity Reports
CM- 3	Non-Residential Development Fees
CM- 4	Appointment of Full Time Municipal Attorney

V. CONFIDENTIAL ITEMS / CLOSED SESSION

CON-1	FMBA Contract Negotiations
CON-2	Redevelopment Plan and Redeveloper Escrow
CON-3	Developer Agreement 1607-1617 Main Ave., LLC (1607-1617 Main Ave., Blk 9.09, Lots 9 & 11)
CON-4	Developer Agreement Botany Village Property, LLC (254 Dayton Ave., Blk 4.18, Lot 21)
CON-5	2025 Housing Element & Fair Share Plan
CON-6	Civil Service Classifications
CON-7	Inappropriate Dissemination of Confidential Agenda Items
CON-8	DV v. City of Clifton, et al. Docket No. PAS-L-1827-25
CON-9	Contract Negotiations - Police Chief
CON-10	SS v. City of Clifton, et al. Docket No. PAS-L-3035-17
CON-11	S&S Shell, Inc. d/b/a Anthony's Towing v. Mayor and Council of City of Clifton, Docket No.: PAS-L-1206-25

REGULAR MEETING

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

Invocation - City Clerk

II. PUBLIC HEARING

Public Hearing - Community Development Amendment B-18-MC-34-0103 Transfer of Yr. 44 funds to Yr. 44 Single Family Rehabilitation Program

III. PRESENTATION

Proclamation for Disability Pride Month ~ July 1- July 31, 2025

IV. APPROVAL OF MINUTES

Approval of Workshop Meeting Minutes of June 17, 2025

Approval of Regular Meeting Minutes of June 17, 2025

Approval of Executive Meeting Minutes of June 17, 2025

V. COMMUNICATIONS FROM THE CITY MANAGER

C-	1	Michael Christides, Public Works, Title Advancement to Truck Driver Heavy, at $47,500.00 annually, effective June 1, 2025.
C-	2	Zachary Moore, Public Works, Title Advancement to Truck Driver Heavy, at $43,000.00 annually, effective May 1, 2025.
C-	3	James Buckalew, Public Works, Title Advancement to Truck Driver Heavy, at $43,000.00 annually, effective June 1, 2025.
C-	4	Keith Kuchta, Public Works, Title Advancement to Truck Driver Heavy, at $43,000.00 annually, effective April 16, 2025.
C-	5	John Ingwersen, Manager, hired as Clerk 1, at $17.00 hourly, effective June 16, 2025.

VI. COMMUNICATIONS - MEETING MINUTES

C-	6	Meeting Minutes of Clifton Senior Advisory Committe on April 24, 2025
C-	7	Meeting Minutes of Clifton Arts Center Advisory Board on May 19, 2025
C-	8	Meeting Minutes of the Clifton Advisory Committee for Individuals with Disabilities on June 16, 2025
C-	9	Meeting Minutes of Clifton Cable Advisory Committee on June 25, 2025
C-	10	Meeting Minutes of the ABC Board on May 14, 2025

VII. ORDINANCE - SECOND READING

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

VIII. ORDINANCE - FIRST READING

O-	8005-25	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 Underwood Place)
O-	8006-25	An Ordinance to Amend 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 South Side of Crooks Avenue)st of Main Avenue Extending 93 Feet East Thereof)

O- 8007-25 An Ordinance Authorizing a Special Emergency Appropriation N.J.S.A.40:4-53 Funding for the Engagement of Special Consultants for a City-Wide Revaluation

O- 8008-25 An Ordinance to Amend, Revise and Supplement Chapter 99 of he Code of the City of Clifton, Entitled "Salaries and Compensation", More Particularly Article VI Thereof, Entitled "Confidential Officials and Employees," Section 99-34, Entitled "Minimum and Maximum Salaries Fixed" (Amends Compensation for Full Time Municipal Attorney Position)

O- 8009-25 An Ordinance to Amend, Revise, and Supplement Chapter 99 of the Code of the City of Clifton Entitled "Salaries and Compensation" at Article VI "Confidential Officials and Employees" at Section 99-44 "Minimum Working Hours" (Creates Full Time Position for the Municipal Attorney)

IX. FLOOR TO MEMBERS OF THE PUBLIC

X. CITY MANAGER PRIVILEGE/Respond to Public Questions

XI. COMMITTEE REPORTS

XII. COUNCIL PRIVILEGE

XIII. RESOLUTIONS

R 331-25 Resolution: Approve Claims List Resolution for the July 1, 2025, City Council Meeting

R 332-25 Resolution Determining the Form and Other Details of $19,340.00 General Improvement Bonds, Series 2025, of the City of Clifton, in the County of Passaic, New Jersey, and Providing for their Sale

R 333-25 Resolution Providing for the Combination of Certain Issues of General Improvement Bonds, Series 2025, of the City of Clifton, in the County of Passaic, New jersey, into a Single Issue of Bonds Aggregating $19,340.00 in Principal Amount

R 334-25 Authorizing a Special Emergency Appropropration N.J.S.A.40A:4-53 Funding for the Engagement of Special Consultants for a City-Wide Revaluation

R 335-25 Reclassification of Payments

R 336-25 Resolution Awarding Contract for Purchase of Two (2) 40 Cubic Yard Enclosed Roll Off Containers for Polystyrene Recycling Collection for Department of Public Works for the City of Clifton

R 337-25 Resolution Awarding Contract for Purchase of One (1) 2025 Harley Davidson FLTRXP Police Motorcycle for the City of Clifton for Traffic Division of Police Department

R 338-25 Resolution Approving Developer Agreement Between the City of Clifton and Botany Village Property, LLC

R 339-25 Resolution Awarding Contract to ( ) to Handle Independent Investigation

R 340-25 Resolution Authorizing Contracts to ( ) for Special Tax Appeal Counsel Services

R	341-25	Resolution Awarding Contract to ( ) for Special Counsel Services in Connection with Affordable Housing Litigation
R	342-25	Resolution Awarding Contract to ( ) for Employment Litigation Claims
R	343-25	Resolution Awarding Contract to ( ) for General Environmental Counsel Services
R	344-25	Resolution Awarding Contract to ( ) for Prosecution of Disciplinary Matters Against Employees of the City of Clifton
R	345-25	Resolution Awarding Contract to ( ) for Legal Services in Connection with Redevelopment of Various Properties
R	346-25	Resolution for Re-Appointment of Members of the Advisory Comittee for Individuals with Disabilities
R	347-25	Resolution to Appoint Two Alternate Members to the Advisory Committee for Individuals with Disabilities
R	348-25	Resolution to Re-Appointment of Members of the Rent Leveling Board
R	349-25	Resolution Approving Amendment to Community Development Block Grant Program Budget Amendment No. B-18-MC-34-0103 Transfer of Funds from Yr. 44 Code Enforcement, Outreach, Administation and CDBG Yr. 44 Uncommitted Funds to Yr. 44 Single Family Rehab.
R	350-25	Resolution Authorizing Tax Collector to Participate in Electronic Tax Sale Process and Award Contract for Online Tax Sale Hosting to Real Auction.com
R	351-25	Resolution Authorizing Tax Collector to Lien Properties and Bill Property Owners and Collect for Reimbursement of Expenditures Made by City of Clifton for Emergency Order Clean-ups
R	352-25	Resolution Authorizing Entertainment License Renewal - Agave Cantina
R	353-25	Resolution Authorizing Entertainment License Renewal - Athenia Veterans Post
R	354-25	Resolution Authorizing Entertainment License Renewal - Rutt's Hut
R	355-25	Resolution Authorizing Executive Session

XIV. LICENSES

L-	1	Amsterdam 2 Convenience & Smoke Shop
L-	2	Gash's Catering
L-	3	Mi Barrunto NJ Peruvian Antojitos
L-	4	Mennella's Marketplace
L-	5	Van Houten Pharmacy
L-	6	J. Alexander's
L-	7	Dera Pastry House

ITEM NUMBER: A- 1

ITEM NAME: Authorization to Approve the Purchase of Two (2) 40 Cubic Yard Enclosed Roll off Containers for Polystyrene Recycling Collection for the Department of Public Works from Rudco Products, Inc. (R336-25)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Memo from DPW Director	6/25/2025	Cover Memo
🗋	Proposal - Rudco	6/25/2025	Cover Memo
🗋	Proposal- Conshocken	6/25/2025	Cover Memo

City of Clifton
Department of Public Works

INTEROFFICE MEMORANDUM

To: Gary DeMarzo, City Manager

CC: Amisha Jariwala, Purchasing Agent

CC: Joseph Kunz, Chief Financial Officer

From: Jason Vanwinkle, Director of Public Works

Date: June 23, 2025

Re: Authorization to Purchase Enclosed Roll off Containers for Polystyrene Recycling Collection

Please accept this memo as my request for Council to Approve the Purchase of (2) Two 40 Yard Roofed Roll Off containers with Rear Barn Door and Man door for the Purpose Polystyrene Foam Collection. This purchase exceeds the City Manager authorization of $17,500.00. These items are not available on any Co-op's or local contracts.

We Currently have 2 containers in use right now that we purchased when we started the program in 2023. However, the program has really taken off and we have a need for more dry storage until we can process the material on a weekly basis.

I have solicited (2) Two Quotations from Conshohocken Steel Products and Rudco Products INC.

The quotes are as follows.

- Conshohocken Steel Products: Total for 2 Containers with Delivery is $20,380.00
- Rudco Products INC: Total for 2 Containers with Delivery is $17,690.00

I am requesting we Purchase These (2) Containers from Rudco Products INC, Located at 114 East Oak Road P.O. Box705, Vineland, NJ, 08360.

Funding for this Request is Available in the Recycling Tonnage Grant Account 02-213-40-706-002.

Accordingly, I Kindly ask the Purchasing Agent Amisha Jariwala to prepare the applicable Resolution.

<< QUOTE >>

Rudco Products, Inc.
114 East Oak Road
P.O. Box 705
Vineland, NJ 08360
(856)-691-0800

PAGE 1

QUOTE DATE 6/12/2025
QUOTE NO 90461-TGQ1

SOLD TO
C29320
CITY OF CLIFTON-P/W
307 E. 7TH STREET
CLIFTON, NJ 07011

SHIP TO
CITY OF CLIFTON-P/W
307 E. 7TH STREET
CLIFTON, NJ 07011

Contact JASON VAN WINKLE
Office 973 470 2237
Cell
Email JVANWINKLE@CLIFTONNJ.ORG

6-8 WEEK LEAD TIME ONCE SIGNED PROPOSAL AND/OR PURCHASE ORDER ARE RECEIVED -- NET 30 PAYMENT TERMS --- FREIGHT AT $1,300 FOR 1 LOAD --- PRICE INCLUDES ANY STANDARD RUDCO COLOR

SLS1	SLS2	DUE DATE	DISC DUE DATE	ORDER NO	ORDER DATE	SHIP NO	TAX PCT
TG				00090461			0

TERMS DESCRIPTION	CUSTOMER PO NO	SHIP VIA	SHIP DATE
N/30			

ITEM ID	TX CL	UNITS	ORDERED	SHIPPED	UNIT PRICE	EXTENSION
A-4256	1	EA	2.0000	0.0000	6,680.0000	13,360.00
40YD ROLL OFF CONTAINER 22' DECK 84" SIDES WITH MAN DOOR ON 1 SIDE						
A-4488-22	1	EA	2.0000	0.0000	1,515.0000	3,030.00
PITCH (4") ROOF 11GA.						

COLOR TO BE DETERMINED

Credit card payments are subject to a 3% fee

TAXABLE	NONTAXABLE	FREIGHT	SALES TAX	MISC	TOTAL
0.00	16,390.00	1,300.00	0.00	0.00	17,690.00

TOTAL DUE 17,690.00

All material is guaranteed to be as specified. All work to be completed in workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

AUTHORIZED SIGNATURE: RUDCO Products, Inc.

Note: This proposal may be withdrawn by us if not accepted within 7 days. All orders are subject to the approval of the V.P. of Sales. The freight rate quoted is subject to change due to the volatile conditions in the fuel commodity market.

Acceptance of Proposal

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

Accepted Signature: _____ Date: _____

Print Name:_____

Quote

Conshohocken Steel Products

301 Randolph Avenue, Ambler, PA 19002

Jason VanWinkle City of Clifton Public Works 307 East 7th Street Clifton NJ 07011	Phone: 973.470.2237 Email: jvanwinkle@cliftonnj.org	Date: 6/16/2025

Qty	Description	Unit Price	Extended Price
2	40 yd Roofed Roll Off Containers with Split/Barn Gate and Man Door on Curb Side (Passenger Side) Set for Cable – 62" Hook Combo	$ 9,850	$ 19,700

Painted: Black or any Standard Color Terms: Net 30 with Purchase Order Delivery: 4 to 5 weeks after receipt of Order Pricing good for 5 days	Sub Total Delivery Total	$ 19,700 $ 680 $ 20,380

Notes: Customer to provide equipment to offload Containers from our Trailer

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted.
You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____ Date: _____

Thank you for the opportunity

Shelly Brown Phone: 856.305.8999 Email: shelly@consho.net

ITEM NUMBER: A- 2

ITEM NAME: Authorization to Approve the Purchase a new 2025 Harley Davidson FLTRXP Motorcycle for Traffic Division of Police Department from Hannum's Mt Holly Sales dba Liberty Harley Davidson (R337-25)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Memo from Police Department	6/26/2025	Cover Memo
🗋	Memo from Purchasing	6/26/2025	Cover Memo
🗋	Quote from Bergen County Harley Davidson	6/26/2025	Cover Memo
🗋	Quote from Liberty Harley Davidson	6/26/2025	Cover Memo

Clifton Police Department

TRAFFIC DIVISION

900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

Thomas Rinaldi
Chief of Police

Office: 973-470-5906

Dear Chief Thomas Rinaldi,

The Traffic Division is requesting to purchase a new 2025 Harley Davidson FLTRXP Motorcycle. The model we would like to purchase is a Harley Davidson FLTRXP Road Glide. This is the new motorcycle model established by Harley Davidson for 2025 in the Police Line of motorcycles.

In 2024 we purchased a new Harley Davidson FLTRXP Motorcycle in order to upgrade our fleet and to see if the motorcycle exceeded the current models we presently own. The FLTRXP purchased has proven to exceed our expectations.

We are requesting this purchase to improve the overall safety of our fleet and rider comfort in inclement weather. The motors are used in all types of weather and road conditions. Funeral escorts are conducted in the rain and even days when it is flurrying. The different types of road conditions are also a concern. This new model of Harley Davidson has heated grips, anti - lock brakes and traction control, which will make the bike safer to ride and also more comfortable in any weather condition.

The purchase of this new Harley Davidson will come at **no cost** to the tax payers of the City of Clifton. The motorcycle will be purchased using the funds of the **Byrne Memorial Justice Assistance Grant**, which is federally earmarked for the purchase of motorcycles and motorcycle equipment.

As we continue to increase the manpower of the Traffic Bureau, we also need to increase the fleet size. This is a good opportunity to do both, as we must spend a portion of the grant (BMJAG) by September 30, 2025 or we will lose $5487.02 from the 2022 allotment. Note: Motorcycles are currently **not** on a State Contract or Cooperative.

Based on recent quotes provided by two local dealerships, the cost of a new Harley Davidson FLTRXP with needed emergency equipment will be $22,585.99 (Liberty Harley Davidson) or $22,652.00 (Bergen County Harley Davidson). It is my recommendation that we use the less expensive quote provided by Liberty Harley Davidson. We have used this dealership in the past and the service and delivery was effortless. Further the lower price will leave additional funding in the grant for further purchases.

Respectfully,

D/Sgt. Derek Fogg #99251

Reviewed and approved using
account #02-213-40-705-002
Byrne Memorial Justice Assistance Grant

Captain David Niland 06/26/2025

City of Clifton
Finance Department

INTEROFFICE MEMORANDUM

To: Gary DeMarzo, City Manager

From: Amisha J. Jariwala, QPA

Date: June 26,2025

Re: Awarding Contract to Cross County Cycle for procurement of one (1) 2025 Harley Davidson FLTRXP Police Motorcycle for the Clifton Police Department

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I request to place this item on the July 1,2025 Council agenda to seek Council authorization by resolution to award a contract to Hannum's Mt Holy Sales DBA Liberty Harley Davidson, 12 West Milton Ave, Rahway NJ 07065, in a not to exceed amount of $22,585.99.

The Clifton Police Department received two quotes Hannum's Mt Holy Sales DBA Liberty Harley Davidson, 12 West Milton Ave, Rahway NJ 07065, for not to exceed $22,585.99 and other quote from Bergen County Harley Davidson for not to exceed $22,652.00 for same motorcycle. I am requesting the council to approve the quote from Hannum's Mt Holy Sales DBA Liberty Harley Davidson as they are most cost effective than Bergen County Harley Davidson.

The Funding is available through Edward Byrne Memorial Justice Assistance Grant (JAG program) and the account Bryne Memorial Justice Assisance Grant – 02-213-40-705-002.

The memo from the Police Department is attached.

A Resolution appears on the Agenda.

Respectfully Submitted,

Amisha J. Jariwala, QPA
Qualified Purchasing Agent

124 Essex St
Rochelle Park, NJ 07662
Tel: (201)843-6930
Fax: (201)368-0317
www.bergenharley.com
phil@bergenharley.com

June 5, 2025

Thank you for the opportunity to serve you and your department.

2025 FLTRXP Road Glide Police: Birch White	$18,999.00
Requested Add On's:	$ 3,653.00

- Emergency Response Kit (siren)
- Coolflow Fan Kit
- Windshield Array (uninstalled)
- Saddlebag Guard Rails

Total:	$ 22,652.00

Respectfully Submitted,
Phil DiGennaro
Vehicle Sales Manager

HANNUM'S MT. HOLLY SALES DBA
LIBERTY HARLEY-DAVIDSON
12 WEST MILTON AVE.
RAHWAY, NJ 07065
Tel: (732) 381-2400
Fax: (401) 781-3327

MOTORCYCLE BILL OF SALE

BUYER INFORMATION			
Buyer:	CITY OF CLIFTON		
Address:	900 CLIFTON AVE ATTN: CLIFTON PD - DEREK CLIFTON, NJ 07013		
Phone: (973) 851-6142		Lic #:	
CoBuyer:			
Deal #:	30245	Purchase Date:	06/11/2025
Salesperson:	EDDIE CALDWELL		

DESCRIPTION OF PURCHASE			
New	Year: 0000	Make: HD	Model: FLTRXD
VIN:		Ref Number:	
Color: Birch White		Mileage	0
Lienholder: NONE(NONE1)			
, ??			

DOCUMENTARY FEES:	
Documentary Fees Total	

OTHER CHARGES AND FEES:	
Other Charges and Fees Total	

SETTLEMENT	
SELLING PRICE	18,025.00
FREIGHT	875.00
DEAL ADD-ONS	3,685.99
Subtotal	**22,585.99**
Total Selling Price	**22,585.99**
Balance Due	22,585.99

TRADE VIN	MAKE	MODEL	YEAR	COLOR	MILEAGE	PAYOFF
					-	-
					-	-
					-	-

Buyer Signature: _____ Dealer Signature: Eddie Caldwell

CoBuyer Signature: _____

6/4/2025
3:14PM

FLTRXP

12 WEST MILTON AVE.
RAHWAY, NJ 07065
Phone:(732) 381-2400
Fax:

QUOTE

Quote Number: 610,010

Console No: 013 Sold By: JTT
State Tax Package 60

Customer Number: 61790
CITY OF CLIFTON
900 CLIFTON AVE, ATTN: CLIFTON PD - DEREK FOGG
CLIFTON, NJ, 07013

Phone: 9734705754
Work: 9738516142 Ext: DERRIC
Fax: 9734709456
P.O. No:
Tax Exempt Yes Tax No: MUNICLE

Item Number	Description	Delivered Quantity	Special Order Quantity	Retail Price	Bin 1 Location	Bin 2 Location	Extended Amount
26800120	KIT,FAN,FAIRING	1	0.00	329.95	WALL 15		329.95
68000439	KIT,LTG,LIGHT ARRAY	0	1.00	957.99			957.99
69200173	SWITCH,DASHPANEL,BASE(PO)	1	0.00	68.89	SMALL 4 D		68.89
69202193	KIT,HARN/WRG,12 PIN CONN,	0	1.00	33.99	SMALL 4 E		33.99
69202610	KIT,HARN/WRG,PWR INP,POCE	0	1.00	24.99	RACK 15 D		24.99
71400031	SWITCH BUTTON,SHRT SKRT,N	2	0.00	5.57	SMALL 4 E		11.14
76001420	KIT,INFOT,POLICE AUD,W/SV	0	1.00	1,278.42			1,278.42
90201903	KIT,S-BAG,GUARD RAIL,CHRM	1	0.00	339.95	RACK 17 A		339.95
INST LABOR	LABOR HOURS - 8	1	0.00	1,112.00			1,112.00

3685.99

****

!!!THIS IS A QUOTE--NOT A RECEIPT!!!

PRICES MAY BE SUBJECT TO CHANGE.

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Item Total:	4157.32
Other Tax & Fees Total:	0.00
Sales Tax Total:	0.00
Total Amount Due:	4157.32

3685.99

ITEM NUMBER: A- 3

ITEM NAME: Authorization to Award the Request for Proposals for the Revaluation of Commercial, Residential, and Real Properties to Appraisal Systems

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	memo	6/27/2025	Cover Memo

City of Clifton
Finance Department
Purchasing Agent

INTEROFFICE MEMORANDUM

To: Gary DeMarzo, City Manager

From: Amisha Jariwala, QPA

Date: June 27, 2025

Re: Authorization to Award the Contract for the **Revaluation of Commercial, Residential, and Real Properties** to Appraisal Systems Inc.

In accordance with *N.J.S.A. 40A:11-6*, and pursuant to the competitive contracting provisions under the New Jersey Local Public Contracts Law, the City of Clifton advertised a **Request for Proposals (RFP)** on **May 6, 2025** for the **Revaluation of Commercial, Residential, and Real Properties** within the City.

At the close of the RFP period, **Appraisal Systems, Inc.** was the **sole respondent** to the solicitation. The proposal was reviewed and found to be responsive and responsible. The total not-to-exceed cost proposed is **$3.2 million**.

This citywide revaluation is an essential and long-overdue project that the City has attempted to initiate on multiple occasions. The need for an updated and equitable assessment of all taxable properties within the City remains urgent and legally required. Given this, and the receipt of a qualified proposal through proper legal channels, I recommend that the City **award the contract to Appraisal Systems, Inc.** under the **competitive contracting process** in an amount not to exceed **$3,200,000.00**.

It is important to clarify that although Appraisal Systems, Inc. has expressed interest in receiving this award under a **professional services contract**, such a route is **not feasible**. Under the Local Public Contracts Law, professional services contracts are **limited to a duration of twelve (12) months**. Given the scope and complexity of this revaluation, it is clear that the project will **exceed twelve months**. Therefore, awarding this contract as a **professional service** would not comply with the statutory time limitations.

To proceed lawfully and ensure contract stability for the full duration of the project, the contract **must be awarded via the competitive contracting process**, which allows for the necessary timeline and public transparency.

Additionally, the City's Chief Financial Officer is preparing an special **emergency appropriation resolution** to secure adequate funding for the project, should sufficient appropriations not currently exist. This financial action is required to lawfully proceed with the award.

Respectfully Submitted,

Amisha J. Jariwala, QPA
Qualified Purchasing Agent

ITEM NUMBER: A- 4

ITEM NAME: Authorization to Appoint Outside Legal Counsel (R339-25 - R345-25)
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	memo	6/25/2025	Cover Memo
🗋	Backup	6/25/2025	Cover Memo

A-

City of Clifton

LAW DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

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

June 25, 2025

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

Re: **Appointment of Outside Legal Counsel**

Dear Mayor Grabowski and Members of the Municipal Council:

As directed by the Mayor and Council, the Purchasing Agent offered each firm who responded to the City's several outside legal counsel positions the opportunity to submit a revised compensation proposal. Some firms proposed reduced rates and some did not. Attached you shall find tabulation sheets for each position, an additional tabulation sheet showing rates for a combined position for employment litigation claims, prosecution of disciplinary charges and labor counsel and the City Manager's evaluation letter that appeared on the prior agenda. Blank resolutions appear on the agenda.

Very truly yours,

/s/ *Andrew P. Oddo*

ANDREW P. ODDO
First Assistant Municipal Attorney

APO/kmk
Attachments

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

	25-097 Tax Appeal Counsel Services 5-15-2025 at 11:00 AM- Unofficial RFP Results + Revised Rates due 6-25-25					
#	COMPANY NAME	BID AMOUNT				RANK
		Hourly Rate for Partners	Hourly Rate for Associates	Revised Hourly Rate for Partners	Revised 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	$140.00	$140.00	Rank 1
2	McManimon, Scotland, Baumann LLC,75 Livingston Avenue,Roseland, NJ 07068	$225.00	$225.00			
3	Florio Kenny Raval LLP,125 Chubb Ave,Lyndhurst NJ 07071	$200.00	$175.00			
4	Boggia, Boggia and Betesh,71 Mt. Vernon Street,Ridgefield Park, NJ 07660	$150.00	$150.00	$150.00	$135.00	Rank 3
5	DiFrancesco, Bateman, Kuzman, Davis, Lehrer & Flaum P.C.15 Mountain Blvd.Warren, NJ 07059	$200.00	$175.00			
6	Douglas M.Standriff 25E Spring Valley Avenue,Suite 330 Maywood NJ 07607	$150.00	$135.00	$145.00	$130.00	Rank 2
7	Cleary Giacobbe Alfieri Jacobs LLC,169 Ramapo Valley Road Upper Level Suite 105 Oakland NJ 07436	$185.00	$185.00			

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

25-098 General Environmental Legal Services 5-15-2025 at 11:00 AM- Unofficial RFP Results - No Revised Rates Submitted

#	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

No revised proposals received.

25-099 Outside Independent Legal Services 5-15-2025 at 11:00 AM- Unofficial RFP Results And Revised Rates as on 6-25-25

#	COMPANY NAME	BID AMOUNT				RANK
		Hourly Rate for Partners	Hourly Rate for Associates	Revised Hourly Rate for Partners	Revised Hourly Rate for Associates	
1	Ruderman & Roth LLC,150 Morris Avenue, Suite 206/2nd FL,Springfield, NJ 07081	$165.00	$165.00			
2	Riker Danzig LLP, Headquarters Plaza, One Speedwell Ave, PO Box 1981,Morristown, NJ 07962-1981,Cedar Knolls NJ 07927	$250.00	$225.00			
3	Hatfield Schwartz Law Group LLC,240 Cedar Knolls Road, Suite 303	$195.00	$165.00	$185.00	$150.00	Rank 1
4	Appruzze,McDermot,Mastro & Murphy, 25 Independence Blvd, Warren, NJ 07059	$220.00	$220.00			
5	Adams Lattibourde Croot & Herman LLC, 555 Route 1 South, Suite 240 Iselin NJ 08830	$185.00	$185.00			
6	Laddey Clark & Ryan LLP ,60 Blue Heron Rd Suite 300 Sparta NJ 07871	$200.00	$150.00			

On January 21,2025 Resolution R038-25 was awarded to Laddey, Clark & Ryan LLP at $200.00 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 and Revised Rates as of 6-25-25

#	COMPANY NAME	BID AMOUNT				RANK
		Hourly Rate for Partners	Hourly Rate for Associates	Revised Hourly Rate for Partners	Revised Hourly Rate for Associates	
1	DiFrancesco Bateman Kunzman Davis Lehrer & Falum ,15 Mountain Boulevard,Warren NJ 07059	$175.00	$175.00			
2	Riker Danzig LLP, Headquarters Plaza, One Speedwell Ave, PO Box 1981,Morristown, NJ 07962-1981,Cedar Knolls NJ 07927	$250.00	$225.00			
3	Hatfield Schwartz Law Group LLC,240 Cedar Knolls Road, Suite 303	$195.00	$165.00			
4	Appruzze,McDermot,Mastro & Murphy, 25 Independence Blvd, Warren, NJ 07059	$220.00	$220.00			
5	Adams Lattibourde Croot & Herman LLC, 555 Route 1 South, Suite 240 Iselin NJ 08830	$185.00	$185.00			
6	Florio Kenny Raval LLP,125 Chubb Ave 310-N,Lyndhurst NJ 7071	$200.00	$175.00	$150.00	$150 - Proposing an annual fee of not to exceed $25,000.00 per term of the contract	Rank 2
7	Eric M. Bernstein & Associates LLC,34 Mountain Blvd., Building A. PO Box 4922,Warren, NJ 07059-4922	$160.00	$160.00	$150.00	$150.00	Rank 2
8	Hoagland Longo Moran Dunst & Doukas LLP,40 Paterson Strreet, PO Box 480,New Brunswick NJ 08903	$250.00	$200.00			
9	Weiner Law Group 629 Parsipanny Road Parsipanny NJ 07054			$150.00	$130.00	Rank 1

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

25-101 Redevelopment Counsel Services 5-15-2025 at 11:00 AM- Unofficial RFP Results - NO REVISED RATES

#	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

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

#	COMPANY NAME	BID AMOUNT				RANK
		Hourly Rate for Partners	Hourly Rate for Associates	Revised Hourly Rate for Partners	Revised Hourly Rate for Associates	
1	DiFrancesco, Bateman, Kunzman ,15 Mountain Boulevard Warren NJ 07059	$225.00	$225.00	$175.00	$175.00	TWO
2	McManimon, Scotland, Baumann LLC,75 Livingston Avenue,Roseland, NJ 07068	$250.00	$250.00			
3	Eric M. Berstein & Associates LLC,34 Mountain Blvd, Building A. PO Box 4922, Warren NJ 07059	$160.00	$160.00	$150.00	$150.00	ONE
	On June 5,2024 Resolution R298-24 was adopted and awarded the contract to Eric Bernstein and Associates at $160.00 per hour.					

25-129 Consolidated - Labor Counsel - Unofficial RFP Results

#	COMPANY NAME	BID AMOUNT		BID AMOUNT		BID AMOUNT		BID AMOUNT		RANK
		25-096 Special Prosecutor for Disciplinary Matters		25-099 Outside/Independent Investigation Legal Counsel Services		25-100 Special Counsel for Employment Litigation Claims		Labor Counsel		
		Consolidated Hourly Rate for Partners	Consolidated Hourly Rate for Associates	Consolidated Hourly Rate for Partners	Consolidated Hourly Rate for Associates	Consolidated Hourly Rate for Partners	Consolidated Hourly Rate for Associates	Consolidated Hourly Rate for Partners	Consolidated Hourly Rate for Associates	
1	Eric M. Bernstein & Associates LLC, 34 Mountain Blvd. Bldg. A, PO Box 4922, Warren, NJ 07059-4922	$150.00	$150.00			$150.00	$150.00	$150.00	$150.00	
2	Florio,Keny and Raval, 125 Chubb Avenue, Suite 310-N., Lyndhurst, NJ 07071	$150.00	$150.00			$150.00	$150.00	$150.00	$150.00	
3	Ruderman & Roth, 150 Morris Avenue, Suite 206, Springfield, NJ 07081	$160.00	$160.00			$160.00	$160.00	$160.00	$160.00	
5	Adams, Lattibourde, Croot & Herman, 555 Route 1 South, Suite 240, Iselin, NJ 08830	$175.00	$175.00	$175.00	$175.00	$175.00	$175.00			
6	Appruzze,McDermot,Mastro & Murphy 25 Independence Blvd,Liberty Corner NJ 07938	$175.00	$175.00	$175.00	$175.00	$175.00	$175.00	$175.00	$175.00	

25-096 Special Prosecutor for Disciplinary Matters 5-15-2025 at 11:00 AM- Unofficial RFP Results with No Revised Rates

#	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

ITEM NUMBER: A- 5

ITEM NAME: Authorization to Re-Appoint Two Members to the Advisory Committee for Individuals with Disabilities (R346-25)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Chart	6/23/2025	Cover Memo

ADVISORY COMMITTEE FOR INDIVIDUALS WITH DISABILITIES

Title	Name	Term		Appointment		Attendance Record/Number of Meetings			Recommendation	
		From	To	Yes	No	Held	Absent	Present	Yes	No
Member	Saul Jaffe	1/1/2021	12/31/2024	x		31	5	26	x	
Member	Colleen Murray	1/1/2021	12/31/2024	x		31	7	24	x	

ITEM NUMBER: A- 6

ITEM NAME: Authorization to Appoint Two Alternate Members to the Advisory Committee for Individuals with Disabilities (R347-25)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	applications	6/23/2025	Cover Memo

Mayor & Municipal Council
City of Clifton
900 Clifton Avenue
Clifton, NJ 07013

THE CITY OF CLIFTON
APPLICATION TO SERVE ON A BOARD OR COMMISSION

Name: Kelly Castillo Date: 6/18/2025

Address: 116 Rock Hill Rd.

Telephone: 973 356 2451

Cell: Same

Business:

E-mail: kellyc364964@gmail.com

Board Applying For: Clifton Advisory Committee for Individuals w/ Disabilities

Reason for Applying for this Board: I care about inclusion

List Work Experience:

I currently work w/ IDD + DD in a group Home. Im a Direct Support Profs.

List Educational Background:

CNA, HHA, DSP.

List Previous Boards Served On

President of PTA. Board member of Clifton Eastern Star

Mayor & Municipal Council
City of Clifton
900 Clifton Avenue
Clifton, NJ 07013

THE CITY OF CLIFTON
APPLICATION TO SERVE ON A BOARD OR COMMISSION

Name: Felipe "Flip" Castillo Date: 6/18/2025

Address: 116 Rock Hill RD.

Telephone: 973-356-2482

Cell: Same.

Business: _____

E-mail: fely36KLA@gmail.com.

Board Applying For: Clifton Advisory Committee for Individuals w/disabilities

Reason for Applying for this Board: To improve inclusion & quality of life.

List Work Experience:

Volunteer work in Wallington with Children

List Educational Background:

List Previous Boards Served On

Vice President PTA. Shop Steward Union. Steward Jr. Mason Clifton.

ITEM NUMBER: A- 7

ITEM NAME: Authorization to Re-Appoint Three Members to the Rent Leveling Board (R348-25)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	memo	6/23/2025	Cover Memo
🗋	Chart Approval	6/23/2025	Cover Memo

City of Clifton

RENT LEVELING BOARD
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

BOARD SECRETARY: 973-470-5770
FAX: 973-470-5768
www.cliftonnj.org

June 23, 2025

TO: Kathleen Tolosi, City Clerk

FROM: Victoria A. Kaufman, Rent Leveling Secretary

RE: Rent Leveling Board opening

Zalman Gurkov, public member representative of the Rent Leveling Board, has informed me that he does not wish to be re-appointed for another term.

Michael Molner, public member representative of the Rent Leveling Board has informed me that he does not wish to be re-appointed for another term.

I would like to request that the Mayor and Council fill the two (2) public member positions that are now open due the above individuals not wishing to be re-appointed for another term.

I would also like to request that the Mayor and Council fill the Tenant Alt. position that is currently vacant.

RENT LEVELING BOARD

Title	Name	Term		Appointee's Re-Appointment Preference		Attendance Record/Number of Meetings			Re-Appointment/ Recommendation	
		From	To	Yes	No	Held	Absent	Present	Yes	No
Tenant Member	Saul Jaffe	7/1/2022	6/30/2025	x		3		3	x	
Landlord Member	Thomas Siso	4/5/2022	6/30/2025	x		3		3	x	
Public Member	Zalman Gurkov	7/1/2022	6/30/2025		x	3	3	0		x
Public Member	Norberto H. Yucono, Esq.	7/1/2022	6/30/2025	x		3	2	1	x	
Public Member	Michael Molner	7/1/2022	6/30/2025		x	3	1	2		x

ITEM NUMBER: A- 8

ITEM NAME: Authorization to Approve an Amendment for the Community Development Block Grant Program Budget B-18-MC-34-0103 Transfer of Funds from Unspent - Uncommitted Yr. 44 funds to Yr. 44 Single Family Rehabilitation Program 7-1-2025 (Public Hearing & R349-25)

RECOMMENDATION:

SUMMARY:

An amendment has been prepared for the Yr. 44 CDBG budget to transfer funds from the Unspent-Uncommitted funds to Yr. 44 Single Family Rehabilitation Program 7-1-2025. A memo is attached explaining the transfer.

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Memo - July 1, 2025 transfer of funds from Yr. 44 CDBG unspent-uncommitted funds to Yr. 44 Single Family Rehabilitation	6/17/2025	Cover Memo
🗋	Amendment - CDBG 7-1-2025 Yr. 44 uncommitted funds	6/17/2025	Cover Memo

Clifton Community Development

Memo

To: Gary DeMarzo, Interim City Manager; Mayor and Municipal Council

From: Jill Hartmann

cc: Kathleen Tolosi, City Clerk

Date: June 16, 2025

Re: Amendment/Public Hearing/Resolution – Clifton Community Development Program – July 1, 2025

The Community Development Office has prepared an amendment to the CDBG budget which will appear on the July 1, 2025 Council meeting.

This amendment consolidates unspent funds as well as uncommitted funds which are the effect of receiving program income. The program income was received for repayments of Clifton Home Improvement Loans.

If a property owner sells their property after receiving a home improvement grant within 6 years, the grant must be repaid to the home improvement program. We, therefore, are reallocating the funds back to the home improvement line for availability to our low-moderate income property owners.

The original budgets did not account for unforeseen program income. We have no way of knowing when or if someone will sell their property that received a grant and have to repay the funds.

Our guidelines require our drawdown of funds to utilize program income first and then draw from the line item being affected by the committed purchase. This in turn leaves funds in individual line items which must be redirected or increased because of the inclusion of program income.

Public Hearing

Community Development

Amendment B-18-MC-34-0103

The Mayor and Municipal Council will conduct a public hearing on the amendments to the Community Development Block Grant Program herein on July 1, 2025 at 8:00 p.m. in the Municipal Council Chambers, Clifton City Hall, 900 Clifton Avenue, Clifton, NJ 07013.

The Council meeting will also be streamed live on Clifton's website - www.Cliftonnj.org.

Please visit Clifton's webite for updates to the Mayor and Municipal Council meeting.

Any comments or concerns to this amendment can be sent to: Jhartmann@Cliftonnj.org;

Clifton Community Development, 900 Clifton Avenue, Clifton, NJ 07013

IDIS #	Account	Project Name	Transfer Current Balance				New Balance		
	1) Transfer from: Yr. 44 2018								
654	17-201-20-111-002	Yr. 44 Code Enforcement	10,985.63						
655	17-201-20-111-003	Yr. 44 Outreach	7009.44						
658	17-201-20-111-007	Yr. 44 Administration	9490.28						
	HUD Appropriation	Yr. 44 HUD Uncommitted funds	72427.53						
			99,912.88						
	Transfer To: Yr. 44 Single Family Rehab. 2018								
653	17-201-20-111-001	Yr. 44 Single Family Rehabilitation	**99,912.88**				***99,912.88***		

Gujarati:જો તમને આ દસ્તાવેજના ભાષાંતરની જરૂર હોય, તો કૃપા કરીને ઇમેઇલ દ્વારા CDBG ઑફિસનો સંપર્ક કરો: JHartmann@Cliftonnj.org

Spanish:

Si necesita la traducción de este documento, póngase en contacto con la oficina de CDBG por correo electrónico: JHartmann@Cliftonnj.org

Polish:

Jeśli potrzebujesz tłumaczenia tego dokumentu, skontaktuj się z biurem CDBG przez e-mail: JHartmann@Cliftonnj.org

****

Please advertise one time in Herald and News on: June 10, 2025

Please furnish one affidavit.

Bill:

Clifton Community Development Attn: Jill Hartmann

City of Clifton, 900 Clifton Avenue, Clifton, NJ 07013

Please call Jill at 973-470-5255 if you have any questions

or Donna 973-747-4423

saved as: Amendment - CDBG 7-1-2025 Yr. 44 uncommitted funds

ITEM NUMBER: A- 9

ITEM NAME: Authorization to Approve the Tax Collector to Participate in Electronic Tax Sale Process and Award Contract for Online Tax Sale Hosting to Real Auction.com (R350-25)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	memo	6/25/2025	Cover Memo

City of Clifton
Office of the Tax Collector
900 Clifton Avenue, Clifton, NJ 07013
Telephone 973-470-5837 Fax 973-471-9336
taxcollector@cliftonnj.org

Interoffice Memorandum

Date: June 27, 2025

To: Mayor and Council

CC: Gary DeMarzo, City Manager
Joseph Kunz, CFO

From: Sanjana S. Parab, Tax Collector

Subject: Electronic Tax Sale

The City of Clifton has conducted the annual Tax Sale electronically through RealAuction.com for many years. Real Auction is the only company in New Jersey serving New Jersey municipalities with an excellent reputation statewide. Tax Sale information is provided online on the City's website four weeks prior to tax sale. The number of accounts four weeks prior to tax sale will be at a cost of $ 15.00 per parcel to Real Auction. The price is unchanged from previous years. The Tax Sale date is scheduled for Thursday, October 16,2025.

ITEM NUMBER: A- 10

ITEM NAME: Authorization to Approve the Tax Collector to Lien Properties and Bill Property Owners and Collect for Reimbursement of Expenditures Made by City of Clifton for Emergency Order Clean-ups (R351-25)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	memo	6/25/2025	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 27, 2025**

To: **Mayor and Council**

Cc: **Gary DeMarzo, City Manager**

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

Subject: **Emergency orders for various properties**

The emergency orders documentation and memorandum from Zoning department received for 2 properties are included for review. $100.00 administrative fee added to each property.

ITEM NUMBER: A- 11

ITEM NAME: Authorization to Approve Entertainment License Renewal Applications (R352-25 - R354-25)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	memo	6/27/2025	Cover Memo

City of Clifton

LAW DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

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

June 27, 2025

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

Re: Entertainment License Renewal Application

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. Pini, Inc. t/a Rutt's Hutt
2. Athenia Veterans Post, Inc.
3. Agave 421, LLC t/a Agave Cantina Tapas Mexicanas

This establishment is not seeking any changes in the times, days or forms of entertainment that is authorized by its most current entertainment licenses. In addition, this establishment does not have any significant CAD activity and the Police Department has recommended the approval of its 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. A Resolution authorizing the renewal of the above establishment's entertainment license appears on the agenda for your consideration.

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
Municipal Attorney

TME/ssj

ITEM NUMBER: A- 12

ITEM NAME: Authorization to Approve Third River Clean-up Funding (CD)
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: A- 13

ITEM NAME: Authorization to Approve to Poll Council - CFO (AL)
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: A- 14

ITEM NAME: Authorization to Approve a Flag Raising Ceremony on Sunday, July 13, 2025 by NJ Peruvians, Inc.

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	email	6/30/2025	Cover Memo

Tolosi, Kathleen

From: Tolosi, Kathleen
Sent: Thursday, June 19, 2025 12:13 PM
To: njperuviansinc@gmail.com; njperuvianincgala@gmail.com
Cc: DeMarzo, Gary; Grasso, Liana; Egan, Thomas
Subject: peruvian flag raising

NJ Peruvians, Inc.

As we discussed today, you have requested to have a flag raising on ~~Saturday~~ Sunday, July 13, 2025 which is the weekend before the other Peruvian group which will raise the same flag on Saturday, July 19, 2025.

This request will have to go on the meeting agenda for July 1st and go before the Mayor and Council to approve or deny the request. I will let you know what happens after the meeting.

Thank you ~

Kathleen Tolosi
City Clerk/Registrar
City of Clifton
900 Clifton Avenue
Clifton, NJ 07013
Office: (973) 470-5828
Fax: (973) 470-5264
Email: ktolosi@cliftonnj.org
Website: www.cliftonnj.org

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ITEM NUMBER: D- 1

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
🗋	memo	6/18/2025	Cover Memo

JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALESI, PE, PP, CME

BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME
KEITH CHIARAVALLO, PE, CME

CME ASSOCIATES

May 30, 2025

Sent via Electronic Mail
City of Clifton
900 Clifton Avenue
Clifton, NJ 07013

Attn: Gary S. DeMarzo, MPA – City Manager

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

Dear Mr. DeMarzo:

CME Associates ("CME") is pleased to provide this fee estimate for General Professional Engineering Services to be performed as needed on a month-to-month basis for the remainder of 2025. The scope of work will include the following:

- Attend office hours for twelve (12) hours per week at City Hall, as well as maintain staff within our office(s) to serve the City;
- Assist the City in identifying future capital projects and developing preliminary engineering budgets for same;
- Assist the City with grant identification, application, implementation and management. Our office will prioritize seeking grant funding opportunities for open space, recreation and roadway projects;
- Prepare monthly engineering status reports;
- Provide consultation to the City Engineering Department, as needed;
- Meet with City staff as necessary to facilitate on-going engineering projects;
- Be available to the City Manager, Mayor and Council as a resource for general engineering inquiries.

The above services will be invoiced monthly at a **Not to Exceed Fee of $10,000.00.**

CONSULTING AND MUNICIPAL ENGINEERS
NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28359000
849 W. BAY AVENUE, SUITE 16 • BARNEGAT, NEW JERSEY 08005 • (732) 410-2650 • FAX: (609) 698-1680

Exceptions

1. Any work not specifically listed in the above phases shall be considered as additional services and will be invoiced at the time said work is authorized by the City.

2. Separate fee estimates will be provided for capital projects at the direction of the City of Clifton.

Should this fee estimate meet your approval, please provide our office with a professional services agreement or resolution as an indication of the work to proceed.

In the meantime, should you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

CME Associates

Ryan MacNeill, PE
For the Firm

ITEM NUMBER: D- 2

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**

Environmental Resolutions, Inc.
815 East Gate Drive
Suite 103
Mount Laurel, New Jersey 08054
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- 3

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

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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- 4

ITEM NAME: Agreement Between the Clifton Board of Education and the City of Clifton - Sewer Rate Study and School Resource Officers

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	memo	6/27/2025	Cover Memo
🗋	Sewer Rate Study	6/27/2025	Cover Memo
🗋	School Resource Officer	6/27/2025	Cover Memo

City of Clifton

LAW DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

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

June 26, 2025

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

Re: Agreement Between Clifton Board of Education and The City of Clifton - Sewer Rate Study and School Resource Officers

Dear Mayor Grabowski and Members of the Municipal Council:

Pursuant to Council's request, enclosed please find a copy of the Sewer Rate Study as well as information on the three school resource officers. Pursuant to Chief Rinaldi, approximately 83% of each resource officer's time is dedicated to their respective schools.

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

Very truly yours,

THOMAS M. EGAN
Municipal Attorney

TME/ssj
Enc.

DRAFT

CITY OF CLIFTON

SEWER RATE STUDY AND THREE-YEAR PROJECTED SEWER FUND BALANCE

FOR THE YEARS ENDING
DECEMBER 31, 2024 TO DECEMBER 31, 2026

CITY OF CLIFTON

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March 7, 2025

Honorable Mayor and
Members of the City Council
City of Clifton
Clifton, New Jersey

We have compiled the accompanying Sewer Rate Study and Projected Sewer Operating Fund Balance of the City of Clifton (the "City") for the three-year periods ending December 31, 2024 to December 31, 2026, in accordance with attestation standards established by the American Institute of Certified Public Accountants. The accompanying projections were prepared to illustrate what the effect of the proposed sewer rate increases would have on the City's sewer fund balance under different scenarios and the assumptions and hypothetical conditions described.

A compilation is limited to presenting in the form of projected information that is the representation of management and does not include evaluation of the support for the assumptions underlying such information. We have not examined the projected information and, accordingly, do not express an opinion or any other form of assurance on the accompanying schedules or assumptions. Furthermore, there will usually be differences between the projected and actual results because events and circumstances frequently do not occur as expected, and those differences may be material. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

The accompanying forecasted information and this report are intended solely for the information and use of the Mayor, Councilmembers, and management of the City of Clifton.

Very truly yours,

Wielkotz & Company, LLC
Certified Public Accountants

CITY OF CLIFTON

EXHIBIT A

PROJECTED SEWER REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

EXISTING RATES

	2021 Actual	2022 Actual	2023 Actual	2024 Projected	2025 Projected	2026 Projected
Revenues:						
Fund Balance	$ 100,000	$ 175,000	$ 615,900	$ 520,798	$ 1,060,000	$ -
Sewer User Fees	$ 10,842,266	$ 12,309,713	$ 11,848,128	$ 11,693,552	$ 11,605,820	$ 11,750,000
Sewer User Fees - Direct	$ 305,534	$ 234,538	$ 237,724	$ 266,034	$ 250,000	$ 250,000
Interest and Cost on User Fees	$ 163,563	$ 161,458	$ 613,739	$ 447,687	$ 410,000	$ 400,000
Sewer Capital Fund Balance	$ -	$ 386,278	$ -	$ -	$ -	$ -
Miscellaneous Revenue Not Anticipated	$ 52,162	$ 191,043	$ 31,383	$ 40,352	$ 25,000	$ 25,000
Unexpended Balance of Approp. Reserve Lapsed	$ 234,355	$ 134,200	$ 241,550	$ 296,140	$ 75,000	$ 75,000
Other	$ 545,178	$ -	$ 404,233	$ 9,100	$ -	$ -
Realized from General Budget for Anticipated Deficit	$ -	$ -	$ -	$ -	$ 215,727	$ 530,371
	$ 12,243,058	$ 13,592,230	$ 13,992,657	$ 13,273,663	$ 13,641,547	$ 13,030,371
Expenditures:						
Sewer Operating Expenses:						
Salaries and Wages	$ 803,400	$ 925,000	$ 883,600	$ 930,708	$ 958,629	$ 987,388
Fringe Benefits	$ 435,900	$ 454,700	$ 379,000	$ 575,035	$ 571,299	$ 599,864
Other Expenses	$ 345,600	$ 362,100	$ 707,371	$ 395,570	$ 445,648	$ 467,930
PVSC Sewer Charges	$ 7,287,800	$ 7,300,000	$ 7,408,800	$ 7,636,476	$ 8,670,985	$ 8,844,405
Joint Sewer Fees	$ 54,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000
Capital Improvements:						
Capital Improvement Fund	$ 50,000	$ 175,000	$ 100,000	$ 200,000	$ -	$ -
Capital Outlay	$ 120,000	$ 25,000	$ 125,000	$ 200,000	$ 125,000	$ 125,000
Debt Service:						
Payment of Bond Principal	$ 1,900,000	$ 1,550,000	$ 1,545,894	$ 1,600,000	$ 1,650,000	$ 1,700,000
Interest on Bonds	$ 626,000	$ 700,000	$ 633,892	$ 575,698	$ 575,000	$ 575,000
Interest on Notes	$ 58,000	$ 1,278	$ -	$ 34,000	$ 150,000	$ 150,000
Wastewater Loan - Principal & Interest	$ 60,000	$ 60,000	$ 56,323	$ 60,000	$ 65,000	$ 65,000
Deferred Charges and Statutory:						
Contributions to PERS	$ 124,000	$ 127,200	$ 130,500	$ 137,025	$ 137,025	$ 143,876
Contributions to Social Security	$ 69,200	$ 71,000	$ 72,800	$ 74,984	$ 77,234	$ 79,551
Emergency Authorizations	$ -	$ -	$ -	$ 150,000	$ -	$ -
Deficit in PY Operations	$ 330,105	$ -	$ -	$ -	$ -	$ -
Surplus (General Budget)	$ -	$ -	$ 1,000,000	$ 450,000	$ -	$ -
	$ 12,264,005	$ 11,851,278	$ 13,143,180	$ 13,119,496	$ 13,525,820	$ 13,838,014
Excess (Deficit)	$ (20,947)	$ 1,740,952	$ 849,477	$ 154,167	$ 115,727	$ (807,643)
Fund Balance, Beginning	$ 439,965	$ 319,018	$ 1,884,970	$ 2,118,547	$ 1,751,916	$ 807,643
Amount Appropriated in Budget	$ (100,000)	$ (175,000)	$ (615,900)	$ (520,798)	$ (1,060,000)	$ -
Fund Balance, Ending	$ 319,018	$ 1,884,970	$ 2,118,547	$ 1,751,916	$ 807,643	$ -

CITY OF CLIFTON

EXHIBIT B

PROJECTED SEWER REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

ASSUMING RATE INCREASES OF 5% (Mid-2025) AND 4.5% (2026)

	2021 Actual	2022 Actual	2023 Actual	2024 Projected	2025 Projected 5% Increase	2026 Projected 4.5% Increase
Revenues:						
Fund Balance	$ 100,000	$ 175,000	$ 615,900	$ 520,798	$ 1,060,000	$ -
Sewer User Fees	$ 10,842,266	$ 12,309,713	$ 11,848,128	$ 11,693,552	$ 11,985,891	$ 13,441,738
Sewer User Fees - Direct	$ 305,534	$ 234,538	$ 237,724	$ 266,034	$ 250,000	$ 250,000
Interest and Cost on User Fees	$ 163,563	$ 161,458	$ 613,739	$ 447,687	$ 410,000	$ 400,000
Sewer Capital Fund Balance	$ -	$ 386,278	$ -	$ -	$ -	$ -
Miscellaneous Revenue Not Anticipated	$ 52,162	$ 191,043	$ 31,383	$ 40,352	$ 25,000	$ 25,000
Unexpended Balance of Approp. Reserve Lapsed	$ 234,355	$ 134,200	$ 241,550	$ 296,140	$ 75,000	$ 75,000
Other	$ 545,178	$ -	$ 404,233	$ 9,100	$ -	$ -
Realized from General Budget for Anticipated Deficit	$ -	$ -	$ -	$ -	$ 215,727	$ -
	$ 12,243,058	$ 13,592,230	$ 13,992,657	$ 13,273,663	$ 14,021,618	$ 14,191,738
Expenditures:						
Sewer Operating Expenses:						
Salaries and Wages	$ 803,400	$ 925,000	$ 883,600	$ 930,708	$ 958,629	$ 987,388
Fringe Benefits	$ 435,900	$ 454,700	$ 379,000	$ 575,035	$ 571,299	$ 599,864
Other Expenses	$ 345,600	$ 362,100	$ 707,371	$ 395,570	$ 445,648	$ 467,930
PVSC Sewer Charges	$ 7,287,800	$ 7,300,000	$ 7,408,800	$ 7,636,476	$ 8,670,985	$ 8,844,405
Joint Sewer Fees	$ 54,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000
Capital Improvements:						
Capital Improvement Fund	$ 50,000	$ 175,000	$ 100,000	$ 200,000	$ -	$ 150,000
Capital Outlay	$ 120,000	$ 25,000	$ 125,000	$ 200,000	$ 125,000	$ 125,000
Debt Service:						
Payment of Bond Principal	$ 1,900,000	$ 1,550,000	$ 1,545,894	$ 1,600,000	$ 1,650,000	$ 1,700,000
Interest on Bonds	$ 626,000	$ 700,000	$ 633,892	$ 575,698	$ 575,000	$ 575,000
Interest on Notes	$ 58,000	$ 1,278	$ -	$ 34,000	$ 150,000	$ 150,000
Wastewater Loan - Principal & Interest	$ 60,000	$ 60,000	$ 56,323	$ 60,000	$ 65,000	$ 65,000
Deferred Charges and Statutory:						
Contributions to PERS	$ 124,000	$ 127,200	$ 130,500	$ 137,025	$ 137,025	$ 143,876
Contributions to Social Security	$ 69,200	$ 71,000	$ 72,800	$ 74,984	$ 77,234	$ 79,551
Emergency Authorizations	$ -	$ -	$ -	$ 150,000	$ -	$ -
Deficit in PY Operations	$ 330,105	$ -	$ -	$ -	$ -	$ -
Surplus (General Budget)	$ -	$ -	$ 1,000,000	$ 450,000	$ -	$ -
	$ 12,264,005	$ 11,851,278	$ 13,143,180	$ 13,119,496	$ 13,525,820	$ 13,988,014
Excess (Deficit)	$ (20,947)	$ 1,740,952	$ 849,477	$ 154,167	$ 495,798	$ 203,724
Fund Balance, Beginning	$ 439,965	$ 319,018	$ 1,884,970	$ 2,118,547	$ 1,751,916	$ 1,187,714
Amount Appropriated in Budget	$ (100,000)	$ (175,000)	$ (615,900)	$ (520,798)	$ (1,060,000)	$ -
Fund Balance, Ending	$ 319,018	$ 1,884,970	$ 2,118,547	$ 1,751,916	$ 1,187,714	$ 1,391,438

CITY OF CLIFTON **EXHIBIT C**

PROJECTED SEWER FEE SCHEDULE
WITH AVERAGE COST PER 12 CCF/MONTH HOUSEHOLD

ASSUMING RATE INCREASES OF 5% (Mid-2025) AND 4.5% (2026)

				5.0% and 4.5% Rate Increases	
	2022	2023	2024	2025	2026
Minimum Discharge Fee:					
Non Tier II Users - Annual Flat Fee					
up to 20 ccf's of usage annually	$ 150.00	$ 154.00	$ 154.00	**$ 162.00**	**$ 169.00**
up to 40 ccf's of usage annually	$ 183.00	$ 188.00	$ 188.00	**$ 197.00**	**$ 206.00**
Tier II Users - Annual Flat Fee					
up to 20 ccf's of usage annually	$ 115.00	$ 118.00	$ 118.00	**$ 124.00**	**$ 130.00**
up to 40 ccf's of usage annually	$ 140.00	$ 144.00	$ 144.00	**$ 151.00**	**$ 158.00**
Excess Discharge Fee:					
Non Tier II Users - Usage Rates per ccf:					
Level 1 (between 41 ccf's and 144 ccf's)	$ 3.19	$ 3.27	$ 3.27	**$ 3.43**	**$ 3.59**
Level 2 (between 145 ccf's and 440 ccf's)	$ 3.55	$ 3.64	$ 3.64	**$ 3.82**	**$ 3.99**
Level 3 (greater than 440 ccf's)	$ 3.84	$ 3.93	$ 3.93	**$ 4.13**	**$ 4.31**
Tier II Users - Usage Rates per ccf:					
Level 1 (between 41 ccf's and 144 ccf's)	$ 2.46	$ 2.52	$ 2.52	**$ 2.65**	**$ 2.77**
Level 2 (between 145 ccf's and 440 ccf's)	$ 2.74	$ 2.81	$ 2.81	**$ 2.95**	**$ 3.08**
Level 3 (greater than 440 ccf's)	$ 2.96	$ 3.03	$ 3.03	**$ 3.18**	**$ 3.32**
Average Bill for Household (Non-Tier II Users - 91 ccf's per	$ 345.69	$ 354.77	$ 354.77	**$ 371.93**	**$ 388.67**
Increase from Previous Year		$ 9.08	$ -	$ 17.16	$ 16.74

CITY OF CLIFTON

SUMMARY OF SIGNIFICANT PROJECTION ASSUMPTIONS AND ACCOUNTING POLICIES

NOTE 1. NATURE OF PROJECTIONS

These financial projections are based on the figures and assumptions described in Notes 2 through 5 and present, to the best of management's knowledge and belief, the City of Clifton (the "City") expected budgeted expenditures, anticipated revenues, and sewer rates for the projection periods if the assumptions are attained. Accordingly, these projections reflect its judgment as of March 7, 2025, the date of these projections, of the expected conditions and its expected course of action are attained. The presentations are for the purpose of reviewing what impact the proposed sewer rate increases would have on the City's sewer operating fund balance and should not be considered to be a presentation of expected future results. Accordingly, these projections may not be useful for other purposes. The assumptions disclosed herein are those that management believes are significant to the projections. Furthermore, even if these assumptions are attained, there will usually be differences between the projected and actual results because events and circumstances frequently do not occur as expected, and those differences may be material.

NOTE 2. REVENUES

Sewer User Fees

Sewer revenues presented in this projection are the City's estimated revenues based on prior collection and account estimates. For the purpose of this projection, sewer user fee revenues have been projected on Exhibit A to show the effects of no change in the sewer rates for 2024 through 2026. Sewer user fee revenues have been adjusted on Exhibit B to show the effects of a 5 percent flat rate increase in mid-2025 followed by a 4.5 percent flat rate increase annually for the following year. Exhibit C illustrates the impact of a 5 percent flat rate increase in 2025 followed by a 4.5 percent flat rate increase in sewer rates in 2026 on a household (non-tier II) with usage of 91 ccf/annually.

Interest and Cost on User Fees, Miscellaneous Revenue Not Anticipated

Interest on delinquent accounts and miscellaneous revenues not anticipated have been estimated at the budgeted amount of $40,352 and $25.000, respectively, for the years ending December 31, 2024 to December 31, 2026. These figures were prepared under the assumption that there will be no material change in the number of billable sewer accounts and consumption over a three-year period.

NOTE 3. BUDGETARY EXPENDITURES

Sewer Operating Expenses

Sewer operating expenses are comprised of salaries and wages, fringe benefits, other expenses, which include professional fees, fuel, electricity, liability insurance, vehicle maintenance and parts, and PVSC Sewer Charges and Joint Sewer Fees. For the purpose of this projection, the City has projected a 3 percent annual increase each year for all salary and wages expenses, a 5 percent annual increase for fringe benefits and other expenses, and a 2 percent annual increase for PVSC charges for the year 2026. PVWC's projected amounts for 2024 and 2025 reflect the actual PVWC annual charges of $7,636,476 and $8,670,985, respectively.

Capital Improvements

The City funds several of its sewer capital projects through a capital improvement fund, which is funded through the sewer operating fund. For the purpose of this projection, the City has projected the following appropriations for the capital improvement fund and capital outlay:

	Capital Improvement Fund	Capital Outlay	Total
2023	$ 100,000	$ 125,000	$ 225,000
2024	$ 200,000	$ 200,000	$ 400,000
2025	$ -	$ 125,000	$ 125,000
2026	$ 150,000	$ 125,000	$ 275,000
Total	$ 450,000	$ 575,000	$ 1,025,000

Debt Service

For the purpose of this projection, debt service expenses for the sewer operating funds have been separated into two groups – existing debt and new debt. The figures presented in the following existing debt schedule represent amounts due on issued debt:

Calander	Existing Debt		New Debt		
Year	Principal	Interest	Principal	Interest	Total
2023	$ 1,602,217	$ 633,892	$ -	$ -	$ 2,236,109
2024	$ 1,637,607	$ 598,091		$ -	$ 2,235,698
2025	$ 1,647,607	$ 537,393	$ -	$ 100,000	$ 2,285,000
2026	$ 1,706,643	$ 478,357	$ -	$ 150,000	$ 2,335,000
2027-2031	$ 7,450,033	$ 1,719,763	$ 865,000	$ 1,032,500	$ 11,067,296
2032-2036	$ 5,880,000	$ 814,281	$ 1,082,750	$ 814,750	$ 8,591,781
2037-2041	$ 3,085,000	$ 184,031	$ 1,355,500	$ 542,000	$ 5,166,531
2042-2046	$ -	$ -	$ 1,696,750	$ 200,750	$ 1,897,500
	$ 23,009,107	$ 4,965,808	$ 5,000,000	$ 2,840,000	$ 35,814,915

NOTE 3. BUDGETARY EXPENDITURES, (continued)

Debt Service (continued)

Existing Debt

At December 31, 2023, the City had the following sewer utility bonds due: 2013 Bonds due in annual installments of $317,000 to $320,000 through October 2031, interest at 3.00% to 4.00%; 214 Refunding Bonds due in annual installments of $106,095 to $108,988 through August 2026, interest at 3.00% to 4.00%; 2016 Refunding Bonds due in annual installments of $54,977 to $60,763 through April 2026, interest at 1.96%; 2016 Bonds due in annual installments of $425,000 to $450,000 through September 2036, interest at 2.00% to 4.00%; 2018 Bonds due in annual installments of $130,000 to $255,000 through August 2038, interest at 3.00% to 5.00%; 2021 Bonds due in annual installments of $265,000 to $530,000 through August 2041, interest at 2.00% to 4.00%; and 2021 Refunding Bonds due in annual installments of $100,000 to $90,000 through August 2041, interest at 2.00% to 4.00%.

The City has also budgeted $65,000 annually for the payment of a wastewater loan through the New Jersey Infrastructure Bank.

New Debt

At December 31, 2023, the City had bonds and notes authorized but not issued of $10,302,118. For the purpose of this projection, the City has anticipated the issuance of $5,000,000 in sewer utility bonds for the purpose of financing a portion of these sewer projects. The following bonds were calculated at a rate of 4.50% over a twenty-year period.

Deferred Charges and Statutory Expenses

Deferred charges and statutory expenses are comprised of contributions to PERS and contributions to social security. For the purpose of this projection, the City has projected a 5 percent annual increase to contributions to PERS and a 3 percent increase to contributions to social security for the year 2026. The figures used for 2024 and 2025 are based on the City's adopted 2024 budget and management's estimates.

SUMMARY OF SIGNIFICANT PROJECTION ASSUMPTIONS AND ACCOUNTING POLICIES (CONTINUED)

NOTE 4. PLANNED CAPITAL PROJECTS

The City has planned the following capital project requests for the years ending December 31, 2025 and 2026 as follows:

	2025	2026
Sewer Replacement Program	$ 2,500,000	$ 2,500,000
Storm Water Replacement Program	$ 2,000,000	$ 2,000,000
Emergency Repairs	$ 500,000	$ 500,000
Total	$ 5,000,000	$ 5,000,000

The City has not reflected the summary of these capital projects in this rate analysis.

NOTE 5. PROJECTED SEWER OPERATING FUND BALANCE

Based on the assumptions used in this projection and the calculations illustrated in Exhibits A and B, the City will deplete its sewer operating utility fund balance in four years if they continue to use their existing sewer rates through 2026. The City should have sufficient revenues to maintain the sewer utility operating fund on a self-liquidating basis through December 31, 2026 if sewer user rates are increased 5 percent in mid-2025 and 4.5 percent in 2026. The following illustrates projected fund balance under both scenarios:

Dec. 31,	Projected Fund Balance Assuming No Change to Existing Rates		Projected Fund Balance Assuming Rate Changes mid-2025 and 2026
2023	$ 2,118,547		$ 2,118,547
2024	$ 1,751,916		$ 1,751,916
2025	$ 807,643		$ 1,187,714
2026	$ -	*	$ 1,391,438

* Assumes $530,371 funded from General Budget

First	Last	Date of Hire	Step	Base Salary	Extra Comp	Total Salary	SOD	College	Total	Longevity %	Longevity $	New Gross	Hourly	City Medical Cost	Opt Out
Nicholas	Hriczov	1/4/2007	Top	$137,938.00	$900.00	$138,838.00	$7,000.00	$500.00	$146,338.00	7.5%	$10,975.35	$157,313.35	$77.4180		$5,000.00
Wilfredo	Ramirez	2/3/2005	Top	$137,938.00	$900.00	$138,838.00	$7,000.00		$145,838.00	10.0%	$14,583.80	$160,421.80	$78.9477	$21,386.12	
Adam	Courtney	1/14/2015	11	$127,384.00	$900.00	$128,284.00		$1,500.00	$129,784.00			$129,784.00	$63.8701		$5,000.00

ITEM NUMBER: D- 5

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

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Clifton, NJ 07013
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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- 6

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:

Nicholas A. Graviano, PP, AICP, JD
New Jersey Professional Planner License # 33LI00577100

The original copy of this document was signed and sealed
in accordance with N.J.S.A. 45:14 A-1 et seq.

Graviano & Gillis Architects & Planners, LLC
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Long Branch, NJ 07740
Tel: (732) 816-4151

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II. Acknowledgements

Planning Board Members

Chairwoman Susan Kolodziej
Vice-Chairman John Withers
Mayor Raymond Grabowski
Councilman Chris D'Amato
Commissioner Phil Binaso
Commissioner Frank Fragapane
Commissioner Zalman Gurkov
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William Gibson, Councilman
Joseph Kolodziej, Councilman
Antonio Latona, Councilman
Rosemary Pino, Councilwoman
Mary Sadrakula, Councilwoman

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: D- 7

ITEM NAME: Entertainment License Ordinance Proposed Amendment
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	memo	6/26/2025	Cover Memo

City of Clifton

LAW DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

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

June 26, 2025

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

Re: Entertainment License Ordinance Proposed Amendment

Dear Mayor Grabowski and Council Members:

Please be advised that at the April 15, 2025 meeting, Councilwoman Pino requested that a proposed amendment be made to the current entertainment ordinance to require all applicants for an entertainment license, even those seeking renewals, to provide notice to all residents within 200 feet of the business establishment and to also personally appear before the Municipal Council. As I explained at the last council meeting, the City Clerk's office advised that this year's renewal applications had already been sent out so that it would be too late to change the ordinance, reissue the applications and schedule all applicants to personally appear before the Council at this juncture. However, we have prepared a draft ordinance which incorporates the proposed amendments, which is attached to this correspondence and is placed on the agenda as a discussion item. We are also recommending that the ordinance be amended to increase the fine for a violation from an amount not to exceed $500 to an amount not to exceed $2,000.

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
Municipal Attorney

TME/sd
Enc.

AN ORDINANCE TO AMEND, REVISE, AND SUPPLEMENT CHAPTER 215 OF THE CODE OF THE CITY OF CLIFTON ENTITLED "ENTERTAINMENT" AT §215-7 ENTITLED "APPLICATION FOR LICENSE" AND §215-11 ENTITLED "VIOLATIONS AND PENALTIES" (ADDS REQUIRMENT THAT RENEWAL APPLICATIONS MUST PROVIDE NOTICE TO PROPERTY OWNERS WITHIN 200 FEET OF ESTABLISHMENT AND APPEAR IN PERSON BEFORE THE MUNICIPAL COUNCIL AND INCREASES POTENTIAL PENALITY FOR A VIOLATION OF THIS CHAPTER)

BE IT ORDAINED, by the Municipal Council of the City of Clifton, that:

1. Chapter 215 of the Code of the City of Clifton, entitled "Entertainment," more particularly at §215-7, entitled "Application for license," and §215-11, entitled, "Violations and penalties" is hereby amended, revised and supplemented to read as follows:

2. Additions are marked with an underline and deletions are marked with ~~strikethrough~~.

§ 215-1. License required. [Amended 6-8-2016 by Ord. No. 7298-16]

It shall be unlawful for any public assembly hall, cabaret, theater, movie house, social club, restaurant and/or any person, partnership or corporation holding a plenary retail consumption license occupying any buildings or parts of buildings to furnish in or on those premises occupied by the aforesaid establishments entertainment of any kind or nature, whether or not an admission charge, cover fee or minimum is charged, without first obtaining a license therefor from the governing body.

§ 215-2. Lewd entertainment prohibited.

No licensee shall engage in or shall allow, permit or suffer any person employed to perform dancing or other entertainment in or upon the licensed premises or to carry on any part of such dancing or other entertainment in a lewd, licentious or lascivious manner.

§ 215-3. Topless or bottomless dancing prohibited.

No licensee shall engage in or shall allow, permit or suffer any person to appear on the premises of any establishment licensed for entertainment in any act, scene, sketch or other form of entertainment, including dancing for the benefit of patrons, with either or both breasts or the lower part of the torso uncovered or so thinly covered or draped so as to appear uncovered, such as in the manner of topless or bottomless dancing.

§ 215-4. Indecent exposure by other employees.

No licensee shall employ, allow, permit or suffer any waitress, waiter, bartender, barmaid or any other person employed by the licensee for a purpose other than providing entertainment, which other person comes in contact with or is likely to come in contact with the patrons of said licensed establishment, to appear in the presence of such patrons with either or both breasts or the lower part of the torso uncovered or so thinly covered or draped so as to appear uncovered.

§ 215-5. Entertainers under eighteen prohibited.

No licensee shall engage, employ, allow, permit or use entertainers under the age of 18 years.

§ 215-6. Indecent movements by entertainers prohibited.

No licensee shall employ, allow, permit or suffer in and upon the licensed premises any person to perform for hire or for the entertainment of patrons any dances, ballet, acrobatics or public performances of any kind, in which body movement constitutes the principal or integral part of such performance, which body movement shall be representative of indecent acts or activity that would arouse the sexual desire of others. No licensee shall provide any entertainment which entertainment shall cause the aforesaid premises to be conducted in such a manner as to become a nuisance.

§ 215-7. Application for license.

A. Any person desiring a license under this chapter shall file with the City Clerk an original and four copies of an application, under oath, in writing, on a form furnished by the City Clerk.

B. The application shall set forth the following information:

(1) The applicant's name, business name and business address.

(2) Whether the applicant is an individual, a partnership, a corporation or another 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 and place 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 [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.]; in the case of another entity, the full names, residence addresses, dates and places 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.

(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 presidents, secretary and treasurer of a corporate applicant.

(7) The number of plenary retail consumption licenses held by the applicant.

(8) The applicant shall provide in the application a specific description of the nature and type of entertainment to be provided on the licensed premises. In the event of a substantial change in the format of the operation of the licensee's business or a change in the type of entertainment to be provided on the licensed premises, the licensee shall file an amended application with the City Clerk prior to instituting such change in the format of operation or the type of entertainment to be provided. **[Amended 12-4-1990 by Ord. No. 5463-90]**

(9) All applicants for entertainment licenses including but not limited to new applications, renewal applications, and applications for a special event ~~No entertainment license shall be granted to any establishment that did not have an entertainment license prior to May 15, 2014, or to any establishment seeking any type of expansion of its previously approved entertainment license, or to any establishment seeking approval for a special event unless the applicant for such license~~ shall first give notice, in writing, at least 10 days prior to the meeting at which the application will be heard and considered, of its intention to apply for such license to owners of all real property, as shown on the current tax duplicates, located within 200 feet in all directions of the property where such entertainment license is sought. The applicant shall file with the City Clerk

an affidavit of proof of service of such notice 24 hours prior to the scheduled hearing before the Municipal Council, which the applicant must attend. Notice may be served upon the property owner either personally or by registered or certified mail, addressed to the last known address. The notice shall include a copy of the application for entertainment and the date, time and place for the hearing set in connection with the application for the entertainment license. **[Added 6-17-2014 by Ord. No. 7167-14]**

(10) If an application requires a use variance, the applicant shall first be required to obtain the variance from the appropriate land use board. **[Added 6-17-2014 by Ord. No. 7167-14]**

C. Upon receipt of such application or amended application, the City Clerk shall submit the same to the Police Department, Fire Department, Building Department and Health Department for reports with reference to the compliance or noncompliance of the licensed premises with municipal and state rules, regulations, statutes and ordinances and the truth of the matters contained in the application. **[Amended 4-6-1971 by Ord. No. 4037-71; 12-4-1990 by Ord. No. 5463-90]**

D. Upon receipt of such application or amended application and reports, the City Clerk shall submit same to the Municipal Council for its consent and approval. **[Amended 12-4-1990 by Ord. No. 5463-90]**

E. The Municipal Council shall consent to and approve the issuance of such permit unless it reasonably finds that the applicant's character and business responsibility are not satisfactory; that a violation of municipal or state rules, regulations, statutes and ordinances exist; that untrue matters are contained in the application for such permit; that the issuance of such permit will tend to create a nuisance; or that the issuance of such permit will adversely affect the good government, order and protection of persons and property and the preservation of the public health, safety and welfare of the City of Clifton and its inhabitants. The Municipal Council shall determine that the applicant's character and business responsibility are satisfactory unless the application, the reports of the various departments or other evidence presented shall tangibly disclose any of the following:

(1) Conviction for a crime involving moral turpitude.

(2) Prior violations of statutes, ordinances or regulations relevant to the furnishing of entertainment.

(3) Conviction for a crime or disorderly persons offense involving gambling.

(4) Concrete evidence of bad character.

(5) Grounds similar to those listed above which would reasonably cause the Municipal Council to determine that the character and business responsibility of the applicant or any partner, officer or stockholder thereof are not satisfactory.

F. Upon the consent and approval of the Municipal Council to the issuance of such permit, the City Clerk shall issue the same; subject, however, to such appropriate conditions and safeguards, if any, consistent with the intent and purpose of and reasonably necessary to accomplish the objectives of this chapter and the statutory authority for the same as may be imposed by the Municipal Council, to include the following: **[Amended 3-1-1988 by Ord. No. 5250-88; 7-3-2001 by Ord. No. 6209-01]**

(1) All new licenses shall be issued for a period of 90 days. At the end of said ninety-day period, the City Clerk shall have the authority to issue a license for a period of one year, provided that there have been no complaints received by the City of Clifton during said ninety-day period resulting from the entertainment license issued.

(2) The number of standard nights and optional nights hours that entertainment is permitted.

(3) The standard hours and optional hours that the entertainment is permitted.

(4) The type of entertainment that is permitted.

(5) The necessity for security to be provided by the applicant.

(6) The prohibition of loud or offensive music; go-go or exotic dancers; dancing and other entertainment of a lewd, licentious or lascivious manner; topless, bottomless or indecently exposed entertainers or service employees; entertainers under 18 years of age.

§ 215-8. Suspension or revocation of permit. [Amended 8-20-1991 by Ord. No. 5529-91]

Any permit issued under this chapter may be suspended or revoked by the Municipal Council. If the Municipal Council shall determine that there are grounds upon which to suspend or revoke any such permit, such grounds being the same grounds upon which the Council may refuse to consent to and approve the issuance of such permit as set forth in § 215-7E above, it shall cause a notice to be served, in writing, upon the permittee or other person in charge of the premises for which such permit has been issued, citing the permittee to appear before the Municipal Council at the time and place designated in the notice, to show cause why such license should not be suspended or revoked. Notice may be served upon the permittee by personal service or by registered or certified mail addressed to the permittee's last known address. The permittee shall be afforded a hearing before the Municipal Council prior to the suspension or revocation of such permit. In addition to either a suspension or revocation of the permit, the Municipal Council may impose such conditions and safeguards for the continuation of said permit as it may deem necessary to provide for the public health, safety and welfare.

§ 215-9. Permit fees; expiration. [Amended 5-20-1991 by Ord. No. 5498-91]

A. The permit fee for an entertainment license shall be as follows: **[Amended 4-1-1997 by Ord. No. 5883-97; 12-16-2003 by Ord. No. 6387-03; 2-20-2007 by Ord. No. 6646-07; 1-5-2009 by Ord. No. 6788-09]**

(1) Occupancy up to 100: $125.

(2) Occupancy of 101 to 150: $235.

(3) Occupancy of 151 to 200: $400.

(4) Occupancy of over 200: $750.

B. The occupancy capacity for each licensee shall be the exact number on file for said premises in the Building Department of the City of Clifton.

C. All permits shall accompany the application for the permit. All permits shall run from July 1 and expire on June 30 of the next succeeding year of its issuance.

§ 215-10. Seating requirement.

No entertainment permit shall be granted unless the licensed premises shall have provisions for seating 25 or more persons.

§ 215-11. Violations and penalties.

Any person, partnership or corporation who violates any provision of this chapter shall, upon conviction thereof, be punished by a fine not exceeding ~~$500~~ $2,000 or imprisonment for a term not exceeding 90 days, or both.

§ 215-12. Additional days to constitute separate violations.

Except as otherwise provided, each and every day in which a violation of any provision of this chapter exists shall constitute a separate violation.

§ 215-13. Severability. [Added 3-1-1988 by Ord. No. 5250-88]

The invalidity of any section, paragraph, subparagraph, subdivision or provision of this chapter shall not

invalidate any other section, paragraph, subparagraph, subdivision or provision of this chapter.

3. All ordinances or parts of ordinances inconsistent herewith are hereby repealed as to such inconsistency only.

4. This ordinance shall take effect July 1, 2026.

PASSED: _____

_____
Raymond Grabowski, Mayor

ATTEST:

_____
Kathleen Tolosi, City Clerk

ITEM NUMBER: D- 8

ITEM NAME: Uncut Grass Ordinance
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	memo	6/26/2025	Cover Memo

City of Clifton

LAW DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

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

June 25, 2025

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

Re: Uncut Grass Ordinance

Dear Mayor Grabowski and Members of the Municipal Council:

As per the request of Council, the relevant sections of Chapter 175 Brush, Weeds, Uncut Grass and Debris are set forth below. This item has been put on the agenda as a discussion item.

Section 175-4, Notice to Remove, states: "Wherever brush, weeds, **uncut grass and/or obnoxious growths exceed six inches in height**, or dead and dying trees, stumps, roots, obnoxious growths, filth, garbage, trash and debris are not removed, the City Engineer **shall cause 10 days' notice to be given to the owner and to the tenant of such land** by registered or certified mail to their last known addresses, to cut and/or remove the same at or before the expiration of the ten-day period. "Weeds" shall be defined as all grass, annual plants and vegetation other than trees or shrubs; provided, however, that this term shall not apply to cultivated flowers and gardens."

Section 175-5, Failure to Comply, states: "**In cases where the owner or tenant shall have neglected or refused to remove** the brush, weeds, **uncut grass**, dead or dying trees, stumps, roots, obnoxious growths, filth, garbage, trash and debris in the manner and within the time provided in the City Engineer's notice referred to in § 175-4 hereof, **the City Engineer shall remove or, under his direction, cause to be removed, the same. The City Engineer shall certify the costs thereof to the Council**. Upon receipt of the certificate, **the Council** shall examine the same and, if found correct, shall cause the costs as shown thereon to be charged against said lands. **The amount so charged shall forthwith become a lien upon such lands and shall be added to and become and form part of the taxes next to be assessed and levied upon such lands**. Such amount shall bear interest at the same rate as taxes and shall be collected and enforced by the same officers and in the same manner as taxes."

Violators are subject to a fine of $100 to $1,250 and up to 90 days in jail. The entire ordinance is also attached for your reference.

Thank you for your consideration in this matter.

Very truly yours,

THOMAS M. EGAN
Municipal Attorney

TME/sd
Enc.

City of Clifton, NJ
Wednesday, June 25, 2025

Chapter 175. Brush, Weeds, Uncut Grass and Debris

§ 175-1. Legislative declaration.

[Amended 7-21-1998 by Ord. No. 5982-98]
It has become necessary and expedient for the preservation of the health, safety and general welfare of the inhabitants of the City that all brush, weeds, uncut grass, dead and dying trees, stumps, roots, obnoxious growths, filth, garbage, trash and debris be cut and/or removed from all lands lying within the limits of the City.

§ 175-2. Responsibility of owner and tenant(s) in possession thereof.

[Amended 7-21-1998 by Ord. No. 5982-98]
All brush, weeds, uncut grass, dead and dying trees, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall be cut and/or removed from all lands lying within the limits of the City by the owner thereof or by the tenant or tenants in possession thereof.

§ 175-3. Construction sites.

[Added 11-1-1988 by Ord. No. 5307-88]
It shall be unlawful for any owner, agent or contractor in charge of a construction or demolition site to permit the accumulation of litter before, during or after completion of any construction or demolition project. It shall be the duty of the owner, agent or contractor in charge of a construction site to furnish containers adequate to accommodate flyable or nonflyable debris or trash at areas convenient to construction areas and to maintain and empty the receptacles in such a manner and with such a frequency as to prevent spillage of refuse.

§ 175-4. Notice to remove.

[Amended 7-21-1998 by Ord. No. 5982-98]
Wherever brush, weeds, uncut grass and/or obnoxious growths exceed six inches in height, or dead and dying trees, stumps, roots, obnoxious growths, filth, garbage, trash and debris are not removed, the City Engineer shall cause 10 days' notice to be given to the owner and to the tenant of such land by registered or certified mail to their last known addresses, to cut and/or remove the same at or before the expiration of the ten-day period. "Weeds" shall be defined as all grass, annual plants and vegetation other than trees or shrubs; provided, however, that this term shall not apply to cultivated flowers and gardens.

§ 175-5. Failure to comply.

[Amended 7-21-1998 by Ord. No. 5982-98]

In cases where the owner or tenant shall have neglected or refused to remove the brush, weeds, uncut grass, dead or dying trees, stumps, roots, obnoxious growths, filth, garbage, trash and debris in the manner and within the time provided in the City Engineer's notice referred to in § **175-4** hereof, the City Engineer shall remove or, under his direction, cause to be removed, the same. The City Engineer shall certify the costs thereof to the Council. Upon receipt of the certificate, the Council shall examine the same and, if found correct, shall cause the costs as shown thereon to be charged against said lands. The amount so charged shall forthwith become a lien upon such lands and shall be added to and become and form part of the taxes next to be assessed and levied upon such lands. Such amount shall bear interest at the same rate as taxes and shall be collected and enforced by the same officers and in the same manner as taxes.

§ 175-6. Violations and penalties.

[Amended 5-9-1969 by Ord. No. 3912; 3-17-1970 by Ord. No. 3969; 6-21-1988 by Ord. No. 5270-88; 7-16-2013 by Ord. No. 7109-13]

A. Any person, partnership, firm or corporation who or which violates any provision of this chapter shall, upon conviction thereof, be punished by one or more of the following:

   (1) A fine not exceeding $1,250;

   (2) Confinement in the municipal jail or in the county jail for a period not exceeding 90 days.

B. The minimum penalty or fine for the violation of any provision of this chapter shall be $100.

C. Each violation of any of the provisions of this chapter and each day same is violated shall be deemed and taken to be a separate and distinct offense.

ITEM NUMBER: CM- 1

ITEM NAME: Budget Status Reports for the Temporary 2025 Municipal Budget and the Temporary 2025 Sewer Utility Budget

RECOMMENDATION:

SUMMARY:

Attached, please find Budget Status Reports for the Temporary 2025 Municipal Budget and the Temporary 2025 Sewer Utility Budget. These reports were requested by the City Council.
Respectfully, Joseph Kunz

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Municipal Budget	6/26/2025	Cover Memo
🗋	Sewer Utility Budget	6/26/2025	Cover Memo

Revenue Budget

CURRENT FUND

Activity to 07/01/2025

** ACTIVITY = Budget - (Balance + Encumbered) (You can include the break out by journal from the report options)*

Account Number	Description	Budget	Activity	Encumbered	Balance
01-190-07-500-000	**AMOUNT TO BE RAISES BY TAXATION**	**-**	**-**	**-**	**-**
01-190-07-500-001	AMT TO BE RAISED BY TAXATION	87,028,360.60	(60,253,120.52)	-	147,281,481.12
		87,028,360.60	**(60,253,120.52)**	**-**	**147,281,481.12**
01-192-08-103-000	**ABC LICENSES**	**-**	**-**	**-**	**-**
01-192-08-103-001	CLERK - ABC LICENSES	-	78,564.00	-	(78,564.00)
		-	**78,564.00**	**-**	**(78,564.00)**
01-192-08-104-000	**OTHER LICENSES**	**-**	**-**	**-**	**-**
01-192-08-104-001	CLERK - OTHER LICENSES	-	25,140.00	-	(25,140.00)
01-192-08-104-002	VITAL STATISTICS	-	21,276.00	-	(21,276.00)
01-192-08-104-003	HEALTH LICENSES	-	114,180.00	-	(114,180.00)
		-	**160,596.00**	**-**	**(160,596.00)**
01-192-08-105-000	**FEES AND PERMITS**	**-**	**-**	**-**	**-**
01-192-08-105-001	TAX COLLECTOR	-	6,267.50	-	(6,267.50)
01-192-08-105-002	CLERK - FEES & PERMITS	-	166,135.14	-	(166,135.14)
01-192-08-105-003	FIRE PREVENTION	-	203,352.00	-	(203,352.00)
01-192-08-105-004	POLICE	-	147,582.39	-	(147,582.39)
01-192-08-105-006	PLANNING/ZONING FEES	-	49,590.91	-	(49,590.91)
01-192-08-105-007	RECREATION	-	61,937.38	-	(61,937.38)
01-192-08-105-008	ENGINEERING FEES	-	22,048.71	-	(22,048.71)
01-192-08-105-009	DEPT. PUBLIC WORKS	-	17,928.77	-	(17,928.77)
01-192-08-105-012	FINANCE	-	1,693.53	-	(1,693.53)
01-192-08-105-013	HEALTH FEES & PERMITS	-	10,450.00	-	(10,450.00)
01-192-08-105-102	CLERK - REFUND	-	(50.00)	-	50.00
01-192-08-105-111	POLICE DEPT - REFUND	-	(600.00)	-	600.00
		-	**686,336.33**	**-**	**(686,336.33)**
01-192-08-106-000	**UNIFORM FIRE SAFETY**	**-**	**-**	**-**	**-**
01-192-08-106-001	UNIFORM FIRE SAFETY ACT	-	238,246.83	-	(238,246.83)
		-	**238,246.83**	**-**	**(238,246.83)**
01-192-08-110-000	**MUNICIPAL COURT**	**-**	**-**	**-**	**-**
01-192-08-110-001	MUNICIPAL COURT REVENUE	-	1,447,762.41	-	(1,447,762.41)
		-	**1,447,762.41**	**-**	**(1,447,762.41)**
01-192-08-112-000	**INTEREST & COSTS ON TAXES**	**-**	**-**	**-**	**-**
01-192-08-112-001	INTEREST & COSTS ON TAXES	-	249,214.11	-	(249,214.11)
		-	**249,214.11**	**-**	**(249,214.11)**
01-192-08-113-000	**INVESTMENT INCOME**	**-**	**-**	**-**	**-**
01-192-08-113-001	INVESTMENT INTEREST	-	1,128,236.33	-	(1,128,236.33)
		-	**1,128,236.33**	**-**	**(1,128,236.33)**
01-192-08-114-000	**AMBULANCE BILLING FEES**	**-**	**-**	**-**	**-**
01-192-08-114-001	AMBULANCE FEES	-	1,044,441.54	-	(1,044,441.54)
		-	**1,044,441.54**	**-**	**(1,044,441.54)**

Revenue Budget

CURRENT FUND

Activity to 07/01/2025

** ACTIVITY = Budget - (Balance + Encumbered) (You can include the break out by journal from the report options)*

Account Number	Description	Budget	Activity	Encumbered	Balance
01-192-08-116-000	**FRANCHISE FEES**	**-**	**-**	**-**	**-**
01-192-08-116-001	CABLEVISION	-	444,722.00	-	(444,722.00)
01-192-08-116-002	FIOS	-	256,438.00	-	(256,438.00)
		-	**701,160.00**	**-**	**(701,160.00)**
01-192-08-118-000	**RENTS**	**-**	**-**	**-**	**-**
01-192-08-118-001	RENTS	-	60,197.37	-	(60,197.37)
		-	**60,197.37**	**-**	**(60,197.37)**
01-192-08-119-001	**PAYMENT IN LIEU OF TAXES**	**-**	**-**	**-**	**-**
01-192-08-119-100	IN LIEU OF TAXES	-	1,009,599.24	-	(1,009,599.24)
		-	**1,009,599.24**	**-**	**(1,009,599.24)**
01-192-08-120-001	**POLICE EXTRA DUTY - ADMIN FEES**	**-**	**-**	**-**	**-**
01-192-08-120-002	EXTRA DUTY - ADMIN FEES	-	41,421.00	-	(41,421.00)
01-192-08-120-003	EXTRA DUTY - VEHICLE FEES	-	49,721.25	-	(49,721.25)
		-	**91,142.25**	**-**	**(91,142.25)**
01-192-08-121-000	**C.D.B.G. REIMBURSEMENT**	**-**	**-**	**-**	**-**
01-192-08-121-001	CDBG REIMBURSEMENT	-	27,000.00	-	(27,000.00)
		-	**27,000.00**	**-**	**(27,000.00)**
01-192-08-123-000	**SALE OF RECYCLE MATERIALS**	**-**	**-**	**-**	**-**
01-192-08-123-001	SALE OF RECYCLABLE MATERIALS	-	24,045.81	-	(24,045.81)
		-	**24,045.81**	**-**	**(24,045.81)**
01-192-08-126-000	**HOTEL OCCUPANCY REVENUE**	**-**	**-**	**-**	**-**
01-192-08-126-001	HOTEL OCCUPANCY TAX	-	130,963.89	-	(130,963.89)
		-	**130,963.89**	**-**	**(130,963.89)**
01-192-08-128-000	**REIMBURSEMENTS**	**-**	**-**	**-**	**-**
01-192-08-128-001	FUEL	-	182,307.52	-	(182,307.52)
		-	**182,307.52**	**-**	**(182,307.52)**
01-192-08-160-001	**CONSTRUCTION CODE OFFICIAL**	**-**	**-**	**-**	**-**
01-192-08-160-002	CONSTRUCTION CODE - PENALTIES	-	76,750.00	-	(76,750.00)
01-192-08-160-003	CONSTRUCTION CODE - MISC FEES	-	31,160.00	-	(31,160.00)
01-192-08-160-004	CONSTRUCTION CODE - PERMIT FEES	-	710,374.00	-	(710,374.00)
01-192-08-160-104	CONSTRUCTION CODE - REFUNDS	-	(312.00)	156.00	156.00
		-	**817,972.00**	**156.00**	**(818,128.00)**
01-192-10-700-000	**GRANTS**	**-**	**-**	**-**	**-**
01-192-10-703-001	DRUNK DRIVING ENFORCE FUND	32,216.84	32,216.84	-	-
01-192-10-710-001	OFFICE OF AGING PROGRAM GRANT	24,960.00	-	-	24,960.00
01-192-10-711-001	OFFICE OF AGING PROGRAM - TITLE III B	111,615.00	32,000.00	-	79,615.00
01-192-10-716-001	NJ BODY ARMOR REPLACEMENT FUND	11,977.83	11,977.83	-	-
01-192-10-720-001	RECYCLING TONNAGE GRANT	219,920.13	219,920.13	-	-
01-192-10-721-001	CLEAN COMMUNITIES PROGRAM	178,821.78	-	-	178,821.78
01-192-10-733-001	PASSAIC COUNTY OPEN SPACE	225,000.00	225,000.00	-	-

Revenue Budget

CURRENT FUND

Activity to 07/01/2025

** ACTIVITY = Budget - (Balance + Encumbered) (You can include the break out by journal from the report options)*

Account Number	Description	Budget	Activity	Encumbered	Balance
01-192-10-740-001	NJ DEPARTMENT OF TRANSPORTATION	-	-	-	-
01-192-10-744-001	Health Department Grant	216,500.00	16,500.00	-	200,000.00
01-192-10-760-001	Passaic County Grants - Misc.	-	50,000.00	-	(50,000.00)
		1,021,011.58	**587,614.80**	**-**	**433,396.78**
01-192-12-700-000	**REVENUES OFFSET WITH APPROPRIATIONS**	**-**	**-**	**-**	**-**
01-192-12-700-001	HYDRANT INSPECTION FEES - PVWC	-	83,350.00	-	(83,350.00)
01-192-12-700-002	HAZ MAT FEES	-	9,171.43	-	(9,171.43)
		-	**92,521.43**	**-**	**(92,521.43)**
01-193-15-499-000	**RECEIPTS - DELINQUENT TAXES**	**-**	**-**	**-**	**-**
01-193-15-499-001	RECEIPTS FROM DEL TAXES	-	1,432,957.55	-	(1,432,957.55)
		-	**1,432,957.55**	**-**	**(1,432,957.55)**
01-194-08-160-000	**MISC. REV. NOT ANTICIPATED**	**-**	**-**	**-**	**-**
01-194-08-160-006	CONVINIENCE FEE - ONLINE PAYMENTS	-	3,885.00	-	(3,885.00)
01-194-08-160-007	MISCELLANEOUS	-	51,333.22	-	(51,333.22)
01-194-08-160-010	RESTITUTION	-	143.76	-	(143.76)
01-194-08-160-011	BAIL FORFEITURES	-	111.00	-	(111.00)
01-194-08-160-015	EASEMENTS - RIGHT OF WAY	-	2,687.50	-	(2,687.50)
01-194-08-160-019	SALE OF MUNICIPAL ASSETS- AUCTION	-	29,422.00	-	(29,422.00)
01-194-08-160-026	PERSONNEL FEES	-	25.00	-	(25.00)
		-	**87,607.48**	**-**	**(87,607.48)**
01-194-16-650-000	**REFUNDS TO APPROPRIATIONS**	**-**	**-**	**-**	**-**
01-194-16-650-001	Fringe Benefits - CDBG	-	42,876.80	-	(42,876.80)
01-194-16-650-002	Fringe Benefits - Section 8	-	30,102.66	-	(30,102.66)
01-194-16-650-010	Misc Refunds to Appropriations	-	3,220.64	-	(3,220.64)
		-	**76,200.10**	**-**	**(76,200.10)**
TOTALS		**88,049,372.18**	**(49,898,433.53)**	**156.00**	**137,947,649.71**

Expenditure Budget

CURRENT FUND

Activity to 07/01/2025

** ACTIVITY = Budget - (Balance + Encumbered) (You can include the break out by journal from the report options)*

Account Number	Description	Budget	Activity	Encumbered	Balance
01-201-20-100-100	**City Manager - Salaries**	**-**	**-**	**-**	**-**
01-201-20-100-101	Full Time Salaries	250,000.00	185,117.15	-	64,882.85
01-201-20-100-112	Terminal Leave Pay	-	32,971.00	-	(32,971.00)
		250,000.00	**218,088.15**	**-**	**31,911.85**
01-201-20-100-200	**City Manager - Expenses**	**-**	**-**	**-**	**-**
01-201-20-100-226	Office Supplies	-	325.35	-	(325.35)

Expenditure Budget

CURRENT FUND

Activity to 07/01/2025

** ACTIVITY = Budget - (Balance + Encumbered) (You can include the break out by journal from the report options)*

Account Number	Description	Budget	Activity	Encumbered	Balance
01-201-20-100-301	Public Relations	-	1,500.00	-	(1,500.00)
01-201-20-100-316	Subscriptions & Memberships	-	119.00	3,582.82	(3,701.82)
01-201-20-100-320	Consultant Services	57,500.00	16,666.64	8,333.32	32,500.04
01-201-20-100-325	Education, Training, Seminars	-	1,044.00	-	(1,044.00)
		57,500.00	**19,654.99**	**11,916.14**	**25,928.87**
01-201-20-105-100	**Personnel - Salaries**	**-**	**-**	**-**	**-**
01-201-20-105-101	Full Time Salaries	235,000.00	156,213.11	-	78,786.89
01-201-20-105-102	Part Time Employees	-	10,752.16	-	(10,752.16)
01-201-20-105-107	Temporary and Seasonal Employees	-	1,910.40	-	(1,910.40)
01-201-20-105-108	Excess Accumulated Time	-	95.36	-	(95.36)
01-201-20-105-109	Overtime	-	3,599.89	-	(3,599.89)
01-201-20-105-110	Sick Time Buy Out	-	2,918.57	-	(2,918.57)
01-201-20-105-112	Terminal Leave Pay	-	1,785.81	-	(1,785.81)
		235,000.00	**177,275.30**	**-**	**57,724.70**
01-201-20-105-200	**Personnel - Expenses**	**-**	**-**	**-**	**-**
01-201-20-105-225	Computer Equipment & Supplies	-	840.00	-	(840.00)
01-201-20-105-226	Office Supplies	-	1,268.63	476.00	(1,744.63)
01-201-20-105-248	Advertising	-	1,000.00	900.00	(1,900.00)
01-201-20-105-263	Legal Fees	250,000.00	23,427.96	28,884.30	197,687.74
01-201-20-105-306	Medical & Psych Exams	-	6,933.25	608.00	(7,541.25)
01-201-20-105-320	Consultant Services	-	40,283.75	28,065.00	(68,348.75)
01-201-20-105-325	Education, Training, Seminars	-	6,058.21	-	(6,058.21)
		250,000.00	**79,811.80**	**58,933.30**	**111,254.90**
01-201-20-106-200	**Advertising and Postage - Expenses**	**-**	**-**	**-**	**-**
01-201-20-106-312	Postage	30,000.00	15,664.61	-	14,335.39
		30,000.00	**15,664.61**	**-**	**14,335.39**
01-201-20-110-100	**Municipal Council - Salaries**	**-**	**-**	**-**	**-**
01-201-20-110-102	Part Time Employees	17,000.00	13,062.24	-	3,937.76
		17,000.00	**13,062.24**	**-**	**3,937.76**
01-201-20-110-200	**Municipal Council - Expenses**	**-**	**-**	**-**	**-**
01-201-20-110-325	Education, Training, Seminars	-	100.00	-	(100.00)
01-201-20-110-503	Contractual Services	2,500.00	-	-	2,500.00
		2,500.00	**100.00**	**-**	**2,400.00**
01-201-20-120-100	**City Clerk - Salaries**	**-**	**-**	**-**	**-**
01-201-20-120-101	Full Time Salaries	260,000.00	152,334.07	-	107,665.93
01-201-20-120-102	Part Time Employees	-	24,073.72	-	(24,073.72)
01-201-20-120-110	Sick Time Buy Out	-	2,070.71	-	(2,070.71)
01-201-20-120-112	Terminal Leave Pay	-	19,116.23	-	(19,116.23)
		260,000.00	**197,594.73**	**-**	**62,405.27**
01-201-20-120-200	**City Clerk - Expenses**	**-**	**-**	**-**	**-**
01-201-20-120-210	Election Expenses	-	3,515.28	-	(3,515.28)
01-201-20-120-224	Printing	-	2,473.00	516.00	(2,989.00)

Expenditure Budget

CURRENT FUND

Activity to 07/01/2025

** ACTIVITY = Budget - (Balance + Encumbered) (You can include the break out by journal from the report options)*

Account Number	Description	Budget	Activity	Encumbered	Balance
01-201-20-120-226	Office Supplies	-	2,050.18	84.91	(2,135.09)
01-201-20-120-248	Advertising	60,000.00	4,068.33	998.19	54,933.48
01-201-20-120-316	Subscriptions & Memberships	-	625.56	-	(625.56)
01-201-20-120-320	Consultant Services	-	6,420.00	-	(6,420.00)
01-201-20-120-325	Education, Training, Seminars	-	920.00	-	(920.00)
01-201-20-120-503	Contractual Services	-	500.00	-	(500.00)
		60,000.00	**20,572.35**	**1,599.10**	**37,828.55**
01-201-20-130-100	**Financial Administration - Salaries**	**-**	**-**	**-**	**-**
01-201-20-130-101	Full Time Salaries	370,000.00	317,024.36	-	52,975.64
01-201-20-130-109	Overtime	-	803.63	-	(803.63)
		370,000.00	**317,827.99**	**-**	**52,172.01**
01-201-20-130-200	**Financial Administration - Expense**	**-**	**-**	**-**	**-**
01-201-20-130-224	Printing	-	260.00	-	(260.00)
01-201-20-130-226	Office Supplies	-	1,074.81	-	(1,074.81)
01-201-20-130-316	Subscriptions & Memberships	-	60.00	-	(60.00)
01-201-20-130-320	Consultant Services	260,000.00	23,823.20	71,536.80	164,640.00
01-201-20-130-325	Education, Training, Seminars	-	3,217.16	612.50	(3,829.66)
01-201-20-130-334	Accounting and Auditing	-	15,100.00	3,250.00	(18,350.00)
01-201-20-130-503	Contractual Services	-	125,282.47	13,797.53	(139,080.00)
		260,000.00	**168,817.64**	**89,196.83**	**1,985.53**
01-201-20-135-200	**Auditing Expense**	**-**	**-**	**-**	**-**
01-201-20-135-320	Consultant Services	-	44,890.00	41,215.00	(86,105.00)
01-201-20-135-334	Accounting and Auditing	95,000.00	-	-	95,000.00
		95,000.00	**44,890.00**	**41,215.00**	**8,895.00**
01-201-20-140-100	**Management Info Systems - Salaries**	**-**	**-**	**-**	**-**
01-201-20-140-101	Full Time Salaries	125,000.00	76,083.70	-	48,916.30
01-201-20-140-107	Temporary and Seasonal Employees	-	6,267.75	-	(6,267.75)
01-201-20-140-109	Overtime	-	29.99	-	(29.99)
		125,000.00	**82,381.44**	**-**	**42,618.56**
01-201-20-140-200	**Management Info Systems - Expenses**	**-**	**-**	**-**	**-**
01-201-20-140-316	Subscriptions & Memberships	-	125.00	-	(125.00)
01-201-20-140-320	Consultant Services	130,000.00	5,332.22	55,718.00	68,949.78
		130,000.00	**5,457.22**	**55,718.00**	**68,824.78**
01-201-20-141-100	**Cable Television - Salaries**	**-**	**-**	**-**	**-**
01-201-20-141-101	Full Time	-	23,570.80	-	(23,570.80)
01-201-20-141-102	Part Time Employees	50,000.00	3,990.00	-	46,010.00
01-201-20-141-109	Overtime	-	9,134.01	-	(9,134.01)
		50,000.00	**36,694.81**	**-**	**13,305.19**
01-201-20-141-200	**Cable Television - Expenses**	**-**	**-**	**-**	**-**
01-201-20-141-225	Computer Equipment & Supplies	-	350.00	-	(350.00)
01-201-20-141-242	Other Equipment	5,000.00	1,051.62	152.00	3,796.38
		5,000.00	**1,401.62**	**152.00**	**3,446.38**

Expenditure Budget

CURRENT FUND

Activity to 07/01/2025

** ACTIVITY = Budget - (Balance + Encumbered) (You can include the break out by journal from the report options)*

Account Number	Description	Budget	Activity	Encumbered	Balance
01-201-20-145-100	**Tax Assessor - Salaries**	**-**	**-**	**-**	**-**
01-201-20-145-101	Full Time Salaries	295,000.00	227,680.86	-	67,319.14
01-201-20-145-110	Sick Time Buy Out	-	3,271.62	-	(3,271.62)
		295,000.00	**230,952.48**	**-**	**64,047.52**
01-201-20-145-200	**Tax Assessor - Expenses**	**-**	**-**	**-**	**-**
01-201-20-145-225	Computer Equipment & Supplies	50,000.00	-	-	50,000.00
01-201-20-145-263	Legal Fees	-	2,750.00	-	(2,750.00)
01-201-20-145-316	Subscriptions & Memberships	-	-	1,791.41	(1,791.41)
01-201-20-145-325	Education, Training, Seminars	-	125.00	250.00	(375.00)
01-201-20-145-503	Contractual Services	-	13,300.00	-	(13,300.00)
		50,000.00	**16,175.00**	**2,041.41**	**31,783.59**
01-201-20-150-100	**Tax Collector - Salaries**	**-**	**-**	**-**	**-**
01-201-20-150-101	Full Time Salaries	150,000.00	121,506.37	-	28,493.63
01-201-20-150-109	Overtime	-	77.70	-	(77.70)
		150,000.00	**121,584.07**	**-**	**28,415.93**
01-201-20-150-200	**Tax Collector - Expenses**	**-**	**-**	**-**	**-**
01-201-20-150-224	Printing	25,000.00	166.00	18,460.00	6,374.00
01-201-20-150-226	Office Supplies	-	713.85	180.00	(893.85)
01-201-20-150-325	Education, Training, Seminars	-	1,090.00	-	(1,090.00)
01-201-20-150-503	Contractual Services	-	-	3,950.00	(3,950.00)
		25,000.00	**1,969.85**	**22,590.00**	**440.15**
01-201-20-155-100	**Legal Service - Salaries**	**-**	**-**	**-**	**-**
01-201-20-155-101	Full Time Salaries	400,000.00	51,406.85	-	348,593.15
01-201-20-155-102	Part Time Employees	-	256,429.13	-	(256,429.13)
		400,000.00	**307,835.98**	**-**	**92,164.02**
01-201-20-155-200	**Legal Service - Expenses**	**-**	**-**	**-**	**-**
01-201-20-155-204	Books, Magazines, Periodicals	-	7,832.32	15,531.64	(23,363.96)
01-201-20-155-226	Office Supplies	-	648.01	-	(648.01)
01-201-20-155-263	Legal Fees	150,000.00	700.00	-	149,300.00
01-201-20-155-316	Subscriptions & Memberships	-	315.00	-	(315.00)
01-201-20-155-325	Education, Training, Seminars	-	440.00	-	(440.00)
01-201-20-155-351	Court Appearances	-	21.00	-	(21.00)
		150,000.00	**9,956.33**	**15,531.64**	**124,512.03**
01-201-20-165-100	**Engineering Services - Salaries**	**-**	**-**	**-**	**-**
01-201-20-165-101	Full Time Salaries	205,000.00	174,242.27	-	30,757.73
01-201-20-165-109	Overtime	-	75.17	-	(75.17)
		205,000.00	**174,317.44**	**-**	**30,682.56**
01-201-20-165-200	**Engineering Services - Expenses**	**-**	**-**	**-**	**-**
01-201-20-165-225	Computer Equipment & Supplies	-	-	5,760.00	(5,760.00)
01-201-20-165-226	Office Supplies	-	254.03	-	(254.03)
01-201-20-165-242	Other Equipment	-	1,572.00	-	(1,572.00)
01-201-20-165-320	Consultant Services	150,000.00	44,538.11	10,087.55	95,374.34

Expenditure Budget

CURRENT FUND

Activity to 07/01/2025

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Account Number	Description	Budget	Activity	Encumbered	Balance
01-201-20-165-328	Permits	-	16,525.00	-	(16,525.00)
01-201-20-165-405	Maintenance & Repairs	-	200.00	-	(200.00)
		150,000.00	**63,089.14**	**15,847.55**	**71,063.31**
01-201-20-170-100	**Economic Development - Salaries**	**-**	**-**	**-**	**-**
01-201-20-170-102	Part Time Employees	10,000.00	-	-	10,000.00
		10,000.00	**-**	**-**	**10,000.00**
01-201-20-170-200	**Economic Development - Expenses**	**-**	**-**	**-**	**-**
01-201-20-170-320	Consultant Services	15,000.00	-	-	15,000.00
		15,000.00	**-**	**-**	**15,000.00**
01-201-21-180-100	**Zoning and Planning - Salaries**	**-**	**-**	**-**	**-**
01-201-21-180-101	Full Time Salaries	115,000.00	46,214.19	-	68,785.81
01-201-21-180-102	Part Time Employees	-	38,923.03	-	(38,923.03)
01-201-21-180-109	Overtime	-	2,014.90	-	(2,014.90)
		115,000.00	**87,152.12**	**-**	**27,847.88**
01-201-21-180-200	**Zoning and Planning - Expenses**	**-**	**-**	**-**	**-**
01-201-21-180-224	Printing	-	120.00	-	(120.00)
01-201-21-180-225	Computer Equipment & Supplies	-	-	23,288.20	(23,288.20)
01-201-21-180-226	Office Supplies	-	916.01	111.58	(1,027.59)
01-201-21-180-248	Advertising	-	450.60	-	(450.60)
01-201-21-180-263	Legal Fees	-	40,047.43	29,603.96	(69,651.39)
01-201-21-180-316	Subscriptions & Memberships	-	600.00	-	(600.00)
01-201-21-180-320	Consultant Services	125,000.00	4,125.00	5,225.00	115,650.00
01-201-21-180-325	Education, Training, Seminars	-	160.00	-	(160.00)
		125,000.00	**46,419.04**	**58,228.74**	**20,352.22**
01-201-21-190-100	**Housing Director - Salaries**	**-**	**-**	**-**	**-**
01-201-21-190-101	Full Time Salaries	230,000.00	149,094.29	-	80,905.71
01-201-21-190-106	Inspectors	-	20,488.53	-	(20,488.53)
01-201-21-190-109	Overtime	-	659.50	-	(659.50)
01-201-21-190-120	Disability	-	4,540.20	-	(4,540.20)
		230,000.00	**174,782.52**	**-**	**55,217.48**
01-201-21-190-200	**Housing Director - Expenses**	**-**	**-**	**-**	**-**
01-201-21-190-224	Printing	-	-	117.00	(117.00)
01-201-21-190-225	Computer Equipment & Supplies	15,000.00	-	-	15,000.00
01-201-21-190-226	Office Supplies	-	1,072.00	-	(1,072.00)
		15,000.00	**1,072.00**	**117.00**	**13,811.00**
01-201-22-195-100	**Construction Code - Salaries**	**-**	**-**	**-**	**-**
01-201-22-195-101	Full Time Salaries	550,000.00	280,456.14	-	269,543.86
01-201-22-195-102	Part Time Employees	-	66,570.60	-	(66,570.60)
01-201-22-195-107	Temporary and Seasonal Employees	-	59,839.70	-	(59,839.70)
01-201-22-195-109	Overtime	-	6,605.91	-	(6,605.91)
		550,000.00	**413,472.35**	**-**	**136,527.65**

Expenditure Budget

CURRENT FUND

Activity to 07/01/2025

** ACTIVITY = Budget - (Balance + Encumbered) (You can include the break out by journal from the report options)*

Account Number	Description	Budget	Activity	Encumbered	Balance
01-201-22-195-200	**Construction Code - Expenses**	**-**	**-**	**-**	**-**
01-201-22-195-202	Auto Expenses	-	18,438.14	20,888.15	(39,326.29)
01-201-22-195-224	Printing	-	2,167.00	39.00	(2,206.00)
01-201-22-195-225	Computer Equipment & Supplies	-	14,937.00	-	(14,937.00)
01-201-22-195-226	Office Supplies	-	1,159.92	30,795.79	(31,955.71)
01-201-22-195-232	Data Storage	-	1,260.72	1,260.72	(2,521.44)
01-201-22-195-312	Postage	-	2,847.44	-	(2,847.44)
01-201-22-195-316	Subscriptions & Memberships	-	2,695.00	-	(2,695.00)
01-201-22-195-320	Consultant Services	150,000.00	-	-	150,000.00
01-201-22-195-503	Contractual Services	-	2,948.06	7,681.94	(10,630.00)
		150,000.00	**46,453.28**	**60,665.60**	**42,881.12**
01-201-22-196-200	**Rent Leveling Board - Expenses**	**-**	**-**	**-**	**-**
01-201-22-196-263	Legal Fees	250.00	-	-	250.00
		250.00	**-**	**-**	**250.00**
01-201-22-197-100	**ABC Board - Salaries**	**-**	**-**	**-**	**-**
01-201-22-197-102	Part Time Employees	4,500.00	3,437.50	-	1,062.50
		4,500.00	**3,437.50**	**-**	**1,062.50**
01-201-22-197-200	**ABC Board - Expenses**	**-**	**-**	**-**	**-**
01-201-22-197-248	Advertising	200.00	-	-	200.00
		200.00	**-**	**-**	**200.00**
01-201-23-210-200	**Insurance - General Liability**	**-**	**-**	**-**	**-**
01-201-23-210-310	Group Insurance	2,000,000.00	2,000,000.00	-	-
		2,000,000.00	**2,000,000.00**	**-**	**-**
01-201-23-215-200	**Insurance - Worker Comp**	**-**	**-**	**-**	**-**
01-201-23-215-340	Self-Insurance Funds	180,000.00	180,000.00	-	-
		180,000.00	**180,000.00**	**-**	**-**
01-201-23-220-200	**Insurance - Employee Group Health**	**-**	**-**	**-**	**-**
01-201-23-220-310	Group Insurance	13,477,890.60	13,477,890.60	-	-
		13,477,890.60	**13,477,890.60**	**-**	**-**
01-201-23-221-100	**Health Care Waiver**	**-**	**-**	**-**	**-**
01-201-23-221-111	Health Care Buy Out	250,000.00	193,265.02	-	56,734.98
		250,000.00	**193,265.02**	**-**	**56,734.98**
01-201-25-240-100	**Police Department - Salaries**	**-**	**-**	**-**	**-**
01-201-25-240-101	Full Time Salaries	14,200,000.00	9,257,885.80	-	4,942,114.20
01-201-25-240-102	Part Time Employees	-	85,820.76	-	(85,820.76)
01-201-25-240-103	Dispatchers	-	508,584.83	-	(508,584.83)
01-201-25-240-104	School Crossing Guards	-	291,003.41	-	(291,003.41)
01-201-25-240-105	Non-Uniform Salaries	-	371,654.91	-	(371,654.91)
01-201-25-240-106	Special Officers/Court	-	26,191.88	-	(26,191.88)
01-201-25-240-108	Excess Accumulated Time	-	45,046.25	-	(45,046.25)
01-201-25-240-109	Police Overtime	-	206,152.69	-	(206,152.69)

Expenditure Budget

CURRENT FUND

Activity to 07/01/2025

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Account Number	Description	Budget	Activity	Encumbered	Balance
01-201-25-240-110	Sick Time Buy Out	-	21,940.30	-	(21,940.30)
01-201-25-240-111	Special Events Overtime	-	9,309.32	-	(9,309.32)
01-201-25-240-112	Terminal Leave Pay	-	6,304.09	-	(6,304.09)
01-201-25-240-120	Disability	-	132.22	-	(132.22)
		14,200,000.00	**10,830,026.46**	**-**	**3,369,973.54**
01-201-25-240-200	**Police Department - Expenses**	**-**	**-**	**-**	**-**
01-201-25-240-202	Auto Expenses	-	550.00	2,248.86	(2,798.86)
01-201-25-240-204	Books, Magazines, Periodicals	-	200.00	-	(200.00)
01-201-25-240-207	Uniform Allowance	-	16,359.50	805.80	(17,165.30)
01-201-25-240-212	First Aid Supplies	-	2,031.05	156.20	(2,187.25)
01-201-25-240-221	Fuel - Gasoline	-	95.06	249.76	(344.82)
01-201-25-240-224	Printing	-	624.00	2,783.20	(3,407.20)
01-201-25-240-225	Computer Equipment & Supplies	-	-	9,620.45	(9,620.45)
01-201-25-240-226	Office Supplies	-	4,543.62	406.61	(4,950.23)
01-201-25-240-242	Other Equipment	-	31,441.97	960.00	(32,401.97)
01-201-25-240-248	Advertising	-	96.94	-	(96.94)
01-201-25-240-255	Tools & Work Equipment	-	-	786.28	(786.28)
01-201-25-240-306	Medical & Psych Exams	-	13,850.00	-	(13,850.00)
01-201-25-240-308	Interpreters	-	(1,484.91)	-	1,484.91
01-201-25-240-316	Subscriptions & Memberships	-	100.00	-	(100.00)
01-201-25-240-320	Consultant Services	-	-	11,465.95	(11,465.95)
01-201-25-240-325	Education, Training, Seminars	-	10,449.00	7,130.86	(17,579.86)
01-201-25-240-328	Licenses, Training, Permits	-	825.00	229.00	(1,054.00)
01-201-25-240-405	Maintenance & Repairs	-	11,806.56	77,905.44	(89,712.00)
01-201-25-240-416	Signs	-	1,105.19	1,300.80	(2,405.99)
01-201-25-240-503	Contractual Services	475,000.00	135,943.87	45,661.60	293,394.53
		475,000.00	**228,536.85**	**161,710.81**	**84,752.34**
01-201-25-241-200	**Traffic Safety Council - Expenses**	**-**	**-**	**-**	**-**
01-201-25-241-226	Office Supplies	200.00	-	-	200.00
		200.00	**-**	**-**	**200.00**
01-201-25-252-200	**Office Emergency Management - Expens**	**-**	**-**	**-**	**-**
01-201-25-252-242	Other Equipment	5,500.00	-	-	5,500.00
01-201-25-252-325	Education, Training, Seminars	-	1,383.61	-	(1,383.61)
		5,500.00	**1,383.61**	**-**	**4,116.39**
01-201-25-265-100	**Fire Department - Salaries**	**-**	**-**	**-**	**-**
01-201-25-265-101	Full Time Salaries	9,500,000.00	6,632,790.95	-	2,867,209.05
01-201-25-265-102	Part Time Employees	-	24,428.13	-	(24,428.13)
01-201-25-265-105	Non-Uniform Salaries	-	309,875.44	-	(309,875.44)
01-201-25-265-108	Excess Accumulated Time	-	57,938.63	-	(57,938.63)
01-201-25-265-109	Fire Dept. Overtime	-	226,675.42	-	(226,675.42)
01-201-25-265-110	Sick Time Buy Out	-	94,056.18	-	(94,056.18)
01-201-25-265-112	Terminal Leave Pay	-	176,230.94	-	(176,230.94)
		9,500,000.00	**7,521,995.69**	**-**	**1,978,004.31**

Expenditure Budget

CURRENT FUND

Activity to 07/01/2025

** ACTIVITY = Budget - (Balance + Encumbered) (You can include the break out by journal from the report options)*

Account Number	Description	Budget	Activity	Encumbered	Balance
01-201-25-265-200	**Fire Department - Expenses**	**-**	**-**	**-**	**-**
01-201-25-265-212	First Aid Supplies	-	25,976.03	10,750.63	(36,726.66)
01-201-25-265-217	Janitorial Supplies	-	14,502.99	129.93	(14,632.92)
01-201-25-265-225	Computer Equipment & Supplies	-	15,800.86	15,488.11	(31,288.97)
01-201-25-265-226	Office Supplies	-	2,870.82	707.57	(3,578.39)
01-201-25-265-242	Other Equipment	-	1,143.29	2,504.90	(3,648.19)
01-201-25-265-255	Tools & Work Equipment	-	3,242.19	6,131.50	(9,373.69)
01-201-25-265-306	Medical & Psych Exams	-	68.00	-	(68.00)
01-201-25-265-316	Subscriptions & Memberships	-	281.21	-	(281.21)
01-201-25-265-325	Education, Training, Seminars	-	9,429.00	-	(9,429.00)
01-201-25-265-405	Maintenance & Repairs	-	26,187.28	19,596.24	(45,783.52)
01-201-25-265-503	Contractual Services	-	60,431.38	7,531.85	(67,963.23)
01-201-25-265-600	Ambulance Fee Collection	575,000.00	76,566.04	78,325.66	420,108.30
		575,000.00	**236,499.09**	**141,166.39**	**197,334.52**
01-201-26-290-100	**Building Department (DPW) - Salaries**	**-**	**-**	**-**	**-**
01-201-26-290-101	Full Time Salaries	265,000.00	176,921.45	-	88,078.55
01-201-26-290-109	Building Overtime	-	25,297.58	-	(25,297.58)
		265,000.00	**202,219.03**	**-**	**62,780.97**
01-201-26-290-200	**Building Department (DPW) - Expenses**	**-**	**-**	**-**	**-**
01-201-26-290-202	Auto Expenses	-	60.00	-	(60.00)
01-201-26-290-217	Janitorial Supplies	-	5,671.23	2,399.46	(8,070.69)
01-201-26-290-219	Road Salt and Cinders	300,000.00	-	-	300,000.00
01-201-26-290-226	Office Supplies	-	225.00	225.00	(450.00)
01-201-26-290-255	Tools & Work Equipment	-	2,409.10	-	(2,409.10)
01-201-26-290-325	Education, Training, Seminars	-	529.00	-	(529.00)
01-201-26-290-328	Licenses, Training, Permits	-	1,090.00	-	(1,090.00)
01-201-26-290-405	Maintenance & Repairs	-	49,587.78	68,537.21	(118,124.99)
01-201-26-290-503	Contractual Services	-	63,098.09	30,954.00	(94,052.09)
		300,000.00	**122,670.20**	**102,115.67**	**75,214.13**
01-201-26-292-100	**Roads Department - Salaries**	**-**	**-**	**-**	**-**
01-201-26-292-101	Full Time Salaries	490,000.00	280,494.17	-	209,505.83
01-201-26-292-109	Overtime	-	14,403.60	-	(14,403.60)
01-201-26-292-112	Terminal Leave Pay	-	94.75	-	(94.75)
		490,000.00	**294,992.52**	**-**	**195,007.48**
01-201-26-292-200	**Roads Department - Expenses**	**-**	**-**	**-**	**-**
01-201-26-292-219	Salt and Cinders	200,000.00	-	-	200,000.00
01-201-26-292-255	Tools & Work Equipment	-	1,251.69	-	(1,251.69)
01-201-26-292-316	Subscriptions & Memberships	-	-	12,539.80	(12,539.80)
01-201-26-292-325	Education, Training, Seminars	-	-	-	-
01-201-26-292-405	Maintenance & Repairs	-	10,372.54	17,542.23	(27,914.77)
01-201-26-292-416	Signs	-	-	6,420.00	(6,420.00)
		200,000.00	**11,624.23**	**36,502.03**	**151,873.74**
01-201-26-300-100	**Public Works Administration - Salaries**	**-**	**-**	**-**	**-**

Expenditure Budget

CURRENT FUND

Activity to 07/01/2025

** ACTIVITY = Budget - (Balance + Encumbered) (You can include the break out by journal from the report options)*

Account Number	Description	Budget	Activity	Encumbered	Balance
01-201-26-300-101	Full Time Salaries	265,000.00	205,314.54	-	59,685.46
01-201-26-300-109	Overtime	-	6,813.94	-	(6,813.94)
01-201-26-300-110	Sick Time Buy Out	-	2,967.71	-	(2,967.71)
		265,000.00	**215,096.19**	**-**	**49,903.81**
01-201-26-300-200	**Public Works Administration - Expenses**	**-**	**-**	**-**	**-**
01-201-26-300-207	Uniform Allowance	-	27,360.93	10,239.07	(37,600.00)
01-201-26-300-226	Office Supplies	-	-	751.90	(751.90)
01-201-26-300-242	Other Equipment	50,000.00	-	-	50,000.00
01-201-26-300-325	Education, Training, Seminars	-	976.00	-	(976.00)
01-201-26-300-328	Licenses, Training, Permits	-	210.00	-	(210.00)
01-201-26-300-503	Contractual Services	-	980.00	-	(980.00)
		50,000.00	**29,526.93**	**10,990.97**	**9,482.10**
01-201-26-305-100	**Recycling - Salaries**	**-**	**-**	**-**	**-**
01-201-26-305-101	Full Time Salaries	580,000.00	407,171.83	-	172,828.17
01-201-26-305-102	Part Time Employees	-	10,924.95	-	(10,924.95)
01-201-26-305-107	Temporary and Seasonal Employees	-	26,005.32	-	(26,005.32)
01-201-26-305-109	Recycling Overtime	-	9,129.02	-	(9,129.02)
		580,000.00	**453,231.12**	**-**	**126,768.88**
01-201-26-305-200	**Recycling - Expenses**	**-**	**-**	**-**	**-**
01-201-26-305-255	Tools & Work Equipment	-	2,271.21	-	(2,271.21)
01-201-26-305-503	Contractual Services	9,500.00	-	-	9,500.00
		9,500.00	**2,271.21**	**-**	**7,228.79**
01-201-26-315-100	**Vehicle Maintenance - Salaries**	**-**	**-**	**-**	**-**
01-201-26-315-101	Full Time Salaries	430,000.00	300,651.91	-	129,348.09
01-201-26-315-109	Vehicle Maint. Overtime	-	31,339.08	-	(31,339.08)
01-201-26-315-110	Sick Time Buy Out	-	278.35	-	(278.35)
		430,000.00	**332,269.34**	**-**	**97,730.66**
01-201-26-315-200	**Vehicle Maintenance - Expenses**	**-**	**-**	**-**	**-**
01-201-26-315-202	Auto Expenses	300,000.00	179,036.79	64,874.88	56,088.33
01-201-26-315-242	Other Equipment	-	-	32,245.38	(32,245.38)
01-201-26-315-255	Tools & Work Equipment	-	2,179.89	1,500.00	(3,679.89)
01-201-26-315-405	Maintenance & Repairs	-	827.08	628.48	(1,455.56)
		300,000.00	**182,043.76**	**99,248.74**	**18,707.50**
01-201-27-330-100	**Health and Welfare - Salaries**	**-**	**-**	**-**	**-**
01-201-27-330-101	Full Time Salaries	677,000.00	496,484.84	-	180,515.16
01-201-27-330-102	Part Time Employees	-	12,023.00	-	(12,023.00)
01-201-27-330-107	Temporary and Seasonal Employees	-	3,073.00	-	(3,073.00)
01-201-27-330-109	Overtime	-	3,307.18	-	(3,307.18)
01-201-27-330-110	Sick Time Buy Out	-	2,596.74	-	(2,596.74)
01-201-27-330-112	Terminal Leave Pay	-	-	-	-
		677,000.00	**517,484.76**	**-**	**159,515.24**
01-201-27-330-200	**Health and Welfare - Expenses**	**-**	**-**	**-**	**-**

Expenditure Budget

CURRENT FUND

Activity to 07/01/2025

** ACTIVITY = Budget - (Balance + Encumbered) (You can include the break out by journal from the report options)*

Account Number	Description	Budget	Activity	Encumbered	Balance
01-201-27-330-208	Drugs, Medicines,	132,500.00	1,187.49	1,217.17	130,095.34
01-201-27-330-224	Printing	-	1,013.00	240.00	(1,253.00)
01-201-27-330-226	Office Supplies	-	3,295.53	3,507.90	(6,803.43)
01-201-27-330-242	Other Equipment	-	347.72	2,793.60	(3,141.32)
01-201-27-330-250	Rents	-	14,447.90	20,227.06	(34,674.96)
01-201-27-330-269	Telephone	-	(576.30)	-	576.30
01-201-27-330-312	Postage	-	3,478.62	-	(3,478.62)
01-201-27-330-316	Subscriptions & Memberships	-	465.00	12,539.80	(13,004.80)
01-201-27-330-320	Consultant Services	-	6,812.31	-	(6,812.31)
01-201-27-330-325	Education, Training, Seminars	-	4,646.02	120.00	(4,766.02)
01-201-27-330-328	Licenses, Training, Permits	-	1,023.55	-	(1,023.55)
01-201-27-330-503	Contractual Services	-	29,447.98	5,926.23	(35,374.21)
01-201-27-330-522	Program Supplies	-	1,979.95	-	(1,979.95)
		132,500.00	**67,568.77**	**46,571.76**	**18,359.47**
01-201-27-331-100	**Human Services - Salaries**	**-**	**-**	**-**	**-**
01-201-27-331-101	Full Time Salaries	145,000.00	44,464.93	-	100,535.07
01-201-27-331-107	Temporary and Seasonal Employees	-	5,573.74	-	(5,573.74)
01-201-27-331-109	Overtime	-	58,051.05	-	(58,051.05)
		145,000.00	**108,089.72**	**-**	**36,910.28**
01-201-27-331-200	**Human Services - Expenses**	**-**	**-**	**-**	**-**
01-201-27-331-503	Program Supplies	30,000.00	7,243.61	-	22,756.39
		30,000.00	**7,243.61**	**-**	**22,756.39**
01-201-27-332-200	**Hamilton House Expenses**	**-**	**-**	**-**	**-**
01-201-27-332-503	Contractual Services	5,000.00	-	-	5,000.00
		5,000.00	**-**	**-**	**5,000.00**
01-201-27-335-200	**Environment Protection Comm. - Expens**	**-**	**-**	**-**	**-**
01-201-27-335-226	Office Supplies	200.00	-	-	200.00
		200.00	**-**	**-**	**200.00**
01-201-27-336-100	**Senior Citizens - Salaries**	**-**	**-**	**-**	**-**
01-201-27-336-101	Full Time Salaries	215,000.00	149,810.72	-	65,189.28
01-201-27-336-102	Part Time Employees	-	2,070.00	-	(2,070.00)
01-201-27-336-107	Temporary and Seasonal Employees	-	7,335.00	-	(7,335.00)
01-201-27-336-109	Overtime	-	936.08	-	(936.08)
01-201-27-336-112	Terminal Leave Pay	-	5,368.58	-	(5,368.58)
		215,000.00	**165,520.38**	**-**	**49,479.62**
01-201-27-336-200	**Senior Citizens - Expenses**	**-**	**-**	**-**	**-**
01-201-27-336-225	Computer Equipment & Supplies	-	992.00	-	(992.00)
01-201-27-336-226	Office Supplies	-	255.42	478.99	(734.41)
01-201-27-336-301	Public Relations	-	1,690.15	-	(1,690.15)
01-201-27-336-316	Subscriptions & Memberships	-	75.00	-	(75.00)
01-201-27-336-503	Contractual Services	-	4,000.00	8,000.00	(12,000.00)
01-201-27-336-522	Program Supplies	16,000.00	-	-	16,000.00

Expenditure Budget

CURRENT FUND

Activity to 07/01/2025

** ACTIVITY = Budget - (Balance + Encumbered) (You can include the break out by journal from the report options)*

Account Number	Description	Budget	Activity	Encumbered	Balance
		16,000.00	**7,012.57**	**8,478.99**	**508.44**
01-201-27-340-100	**Animal Control Shelter - Salaries**	**-**	**-**	**-**	**-**
01-201-27-340-101	Full Time Salaries	107,500.00	42,528.75	-	64,971.25
01-201-27-340-102	Part Time Employees	-	16,450.18	-	(16,450.18)
01-201-27-340-107	Temporary and Seasonal Employees	-	3,150.00	-	(3,150.00)
01-201-27-340-109	Animal Control Overtime	-	17,877.06	-	(17,877.06)
		107,500.00	**80,005.99**	**-**	**27,494.01**
01-201-27-340-200	**Animal Control Shelter - Expenses**	**-**	**-**	**-**	**-**
01-201-27-340-323	Miscellaneous	22,500.00	7,441.72	6,162.00	8,896.28
		22,500.00	**7,441.72**	**6,162.00**	**8,896.28**
01-201-27-370-100	**Public Playgrounds and Rec - Salaries**	**-**	**-**	**-**	**-**
01-201-27-370-101	Full Time Salaries	320,000.00	141,165.51	-	178,834.49
01-201-27-370-106	Police (Recreation)	-	15,427.50	-	(15,427.50)
01-201-27-370-107	Temporary and Seasonal Employees	-	52,276.11	-	(52,276.11)
01-201-27-370-109	Overtime	-	5,544.18	-	(5,544.18)
01-201-27-370-110	Sick Time Buy Out	-	3,612.77	-	(3,612.77)
		320,000.00	**218,026.07**	**-**	**101,973.93**
01-201-27-370-200	**Public Playgrounds and Rec - Expenses**	**-**	**-**	**-**	**-**
01-201-27-370-202	Auto Expenses	-	4.60	33.40	(38.00)
01-201-27-370-217	Janitorial Supplies	-	248.55	-	(248.55)
01-201-27-370-224	Printing	-	390.00	540.00	(930.00)
01-201-27-370-225	Computer Equipment & Supplies	-	149.90	-	(149.90)
01-201-27-370-226	Office Supplies	-	8.37	-	(8.37)
01-201-27-370-242	Other Equipment	-	8,653.61	459.41	(9,113.02)
01-201-27-370-248	Advertising	-	950.00	-	(950.00)
01-201-27-370-255	Tools & Work Equipment	-	-	94.50	(94.50)
01-201-27-370-306	Medical & Psych Exams	-	44.00	639.00	(683.00)
01-201-27-370-316	Subscriptions & Memberships	-	-	207.92	(207.92)
01-201-27-370-325	Education, Training, Seminars	-	155.00	300.00	(455.00)
01-201-27-370-328	Licenses, Training, Permits	-	2,136.00	475.00	(2,611.00)
01-201-27-370-405	Maintenance & Repairs	-	-	7,400.00	(7,400.00)
01-201-27-370-503	Contractual Services	-	8,053.29	2,365.99	(10,419.28)
01-201-27-370-522	Program Supplies	100,000.00	10,907.26	1,123.49	87,969.25
		100,000.00	**31,700.58**	**13,638.71**	**54,660.71**
01-201-28-300-100	**Shade Tree - Salaries**	**-**	**-**	**-**	**-**
01-201-28-300-101	Full Time Salaries	405,000.00	293,376.07	-	111,623.93
01-201-28-300-109	Shade Tree Overtime	-	19,347.26	-	(19,347.26)
		405,000.00	**312,723.33**	**-**	**92,276.67**
01-201-28-300-200	**Shade Tree - Expenses**	**-**	**-**	**-**	**-**
01-201-28-300-255	Tools & Work Equipment	-	6,738.36	360.00	(7,098.36)
01-201-28-300-328	Licenses, Training, Permits	-	350.00	-	(350.00)
01-201-28-300-405	Maintenance & Repairs	-	884.48	2,750.00	(3,634.48)

Expenditure Budget

CURRENT FUND

Activity to 07/01/2025

** ACTIVITY = Budget - (Balance + Encumbered) (You can include the break out by journal from the report options)*

Account Number	Description	Budget	Activity	Encumbered	Balance
01-201-28-300-503	Contractual Services	32,000.00	-	4,050.00	27,950.00
		32,000.00	**7,972.84**	**7,160.00**	**16,867.16**
01-201-28-370-100	**Arts Center & Sculpture Park - Salaries**	**-**	**-**	**-**	**-**
01-201-28-370-101	Full Time Salaries	55,000.00	33,214.83	-	21,785.17
01-201-28-370-107	Temporary and Seasonal Employees	-	6,749.75	-	(6,749.75)
01-201-28-370-109	Overtime	-	597.27	-	(597.27)
		55,000.00	**40,561.85**	**-**	**14,438.15**
01-201-28-370-200	**Arts Center & Sculpture Park - Expenses**	**-**	**-**	**-**	**-**
01-201-28-370-217	Janitorial Supplies	-	5,020.98	5,058.96	(10,079.94)
01-201-28-370-224	Printing	16,000.00	-	-	16,000.00
01-201-28-370-226	Office Supplies	-	27.68	63.00	(90.68)
01-201-28-370-312	Postage	-	124.06	-	(124.06)
01-201-28-370-320	Consultant Services	-	-	-	-
01-201-28-370-405	Maintenance & Repairs	-	300.64	-	(300.64)
01-201-28-370-503	Contractual	-	1,046.92	-	(1,046.92)
01-201-28-370-522	Program Supplies	-	173.82	-	(173.82)
		16,000.00	**6,694.10**	**5,121.96**	**4,183.94**
01-201-28-375-100	**Maintenance of Parks - Salaries**	**-**	**-**	**-**	**-**
01-201-28-375-101	Full Time Salaries	485,000.00	373,049.42	-	111,950.58
01-201-28-375-109	Maint of Parks Overtime	-	22,113.55	-	(22,113.55)
01-201-28-375-120	Disability	-	6,269.80	-	(6,269.80)
		485,000.00	**401,432.77**	**-**	**83,567.23**
01-201-28-375-200	**Maintenance of Parks - Expenses**	**-**	**-**	**-**	**-**
01-201-28-375-255	Tools & Work Equipment	-	3,530.14	383.00	(3,913.14)
01-201-28-375-405	Maintenance & Repairs	-	21,596.20	7,250.54	(28,846.74)
01-201-28-375-503	Contractual Services	75,000.00	12,054.01	19,784.99	43,161.00
		75,000.00	**37,180.35**	**27,418.53**	**10,401.12**
01-201-31-430-200	**Electricity**	**-**	**-**	**-**	**-**
01-201-31-430-261	Electric and Gas	450,000.00	296,470.09	17,128.34	136,401.57
		450,000.00	**296,470.09**	**17,128.34**	**136,401.57**
01-201-31-435-200	**Street Lighting**	**-**	**-**	**-**	**-**
01-201-31-435-275	Street Lighting	450,000.00	272,160.46	87,333.84	90,505.70
		450,000.00	**272,160.46**	**87,333.84**	**90,505.70**
01-201-31-440-200	**Telephone**	**-**	**-**	**-**	**-**
01-201-31-440-268	Telephone Hardware	-	67,425.29	84,083.08	(151,508.37)
01-201-31-440-269	Telephone Service	550,000.00	2,157.66	2,458.48	545,383.86
01-201-31-440-270	Wireless Telephone	-	65,745.96	110,367.52	(176,113.48)
01-201-31-440-271	Internet Services	-	148,688.78	67,075.05	(215,763.83)
		550,000.00	**284,017.69**	**263,984.13**	**1,998.18**
01-201-31-447-200	**Fuel Oil - Diesel and Heating Oil**	**-**	**-**	**-**	**-**
01-201-31-447-322	Fuel - Diesel	350,000.00	264,461.31	-	85,538.69

Expenditure Budget

CURRENT FUND

Activity to 07/01/2025

** ACTIVITY = Budget - (Balance + Encumbered) (You can include the break out by journal from the report options)*

Account Number	Description	Budget	Activity	Encumbered	Balance
		350,000.00	**264,461.31**	**-**	**85,538.69**
01-201-31-458-200	**Purchase/Lease Autos**	**-**	**-**	**-**	**-**
01-201-31-458-251	Purchase of Vehicles	250,000.00	223,442.17	20,837.23	5,720.60
		250,000.00	**223,442.17**	**20,837.23**	**5,720.60**
01-201-31-460-200	**Gasoline**	**-**	**-**	**-**	**-**
01-201-31-460-221	Fuel - Gasoline	250,000.00	60,944.65	6,034.49	183,020.86
		250,000.00	**60,944.65**	**6,034.49**	**183,020.86**
01-201-32-465-200	**Sanitation - Contractual - Expenses**	**-**	**-**	**-**	**-**
01-201-32-465-502	Solid Waste Removal	9,000,000.00	4,482,748.91	4,418,811.60	98,439.49
01-201-32-465-503	Contractual Services	-	1,355.17	-	(1,355.17)
		9,000,000.00	**4,484,104.08**	**4,418,811.60**	**97,084.32**
01-201-36-471-200	**Statutory Expenditures - PERS**	**-**	**-**	**-**	**-**
01-201-36-471-201	PERS	2,733,296.00	2,733,296.00	-	-
		2,733,296.00	**2,733,296.00**	**-**	**-**
01-201-36-472-200	**Statutory Expenditures - Social Security**	**-**	**-**	**-**	**-**
01-201-36-472-300	Employer Taxes	1,200,000.00	873,021.03	24,434.00	302,544.97
		1,200,000.00	**873,021.03**	**24,434.00**	**302,544.97**
01-201-36-475-200	**Statutory Expenditures - PFRS**	**-**	**-**	**-**	**-**
01-201-36-475-259	PFRS	12,726,324.00	12,726,324.00	-	-
		12,726,324.00	**12,726,324.00**	**-**	**-**
01-201-36-477-200	**Statutory Expenditures - DCRP**	**-**	**-**	**-**	**-**
01-201-36-477-501	DCRP	30,000.00	30,157.14	-	(157.14)
		30,000.00	**30,157.14**	**-**	**(157.14)**
01-201-41-703-100	**Drunk Driving Enforce Fund**	**-**	**-**	**-**	**-**
01-201-41-703-109	Grant Overtime	32,216.84	32,216.84	-	-
		32,216.84	**32,216.84**	**-**	**-**
01-201-41-710-100	**Office of Aging Program Grant**	**-**	**-**	**-**	**-**
01-201-41-710-101	Full Time Salaries	24,960.00	-	-	24,960.00
		24,960.00	**-**	**-**	**24,960.00**
01-201-41-711-100	**Office of Aging Title III B**	**-**	**-**	**-**	**-**
01-201-41-711-101	Full Time Salaries	111,615.00	32,000.00	-	79,615.00
01-201-41-711-102	City Match	-	79,615.00	-	(79,615.00)
		111,615.00	**111,615.00**	**-**	**-**
01-201-41-716-200	**NJ Body Armor Replacement Fund**	**-**	**-**	**-**	**-**
01-201-41-716-323	Miscellaneous	11,977.83	11,977.83	-	-
		11,977.83	**11,977.83**	**-**	**-**
01-201-41-720-200	**Recycling Tonnage Grant**	**-**	**-**	**-**	**-**
01-201-41-720-323	Miscellaneous	219,920.13	219,920.13	-	-
		219,920.13	**219,920.13**	**-**	**-**

Expenditure Budget

CURRENT FUND

Activity to 07/01/2025

** ACTIVITY = Budget - (Balance + Encumbered) (You can include the break out by journal from the report options)*

Account Number	Description	Budget	Activity	Encumbered	Balance
01-201-41-721-200	**Clean Communities Grant**	**-**	**-**	**-**	**-**
01-201-41-721-323	Miscellaneous	178,821.78	-	-	178,821.78
		178,821.78	**-**	**-**	**178,821.78**
01-201-41-733-200	**Passaic County Open Space**	**-**	**-**	**-**	**-**
01-201-41-733-323	Miscellaneous	225,000.00	225,000.00	-	-
		225,000.00	**225,000.00**	**-**	**-**
01-201-41-740-200	**NJ Department of Transportation**	**-**	**-**	**-**	**-**
01-201-41-740-323	Miscellaneous	-	-	-	-
		-	**-**	**-**	**-**
01-201-41-744-000	**Health Department Grant**	**-**	**-**	**-**	**-**
01-201-41-744-323	Miscellaneous	216,500.00	66,500.00	-	150,000.00
		216,500.00	**66,500.00**	**-**	**150,000.00**
01-201-42-490-200	**Interlocal Service - Haz Mat**	**-**	**-**	**-**	**-**
01-201-42-490-503	Contractual Services	20,000.00	-	-	20,000.00
01-201-42-490-522	Program Supplies	-	-	1,654.47	(1,654.47)
		20,000.00	**-**	**1,654.47**	**18,345.53**
01-201-43-490-100	**Municipal Court - Salaries**	**-**	**-**	**-**	**-**
01-201-43-490-101	Full Time Salaries	540,000.00	339,445.26	-	200,554.74
01-201-43-490-102	Part Time Employees	-	63,369.35	-	(63,369.35)
01-201-43-490-109	Court Overtime	-	-	-	-
01-201-43-490-110	Sick Time Buy Out	-	1,233.98	-	(1,233.98)
		540,000.00	**404,048.59**	**-**	**135,951.41**
01-201-43-490-200	**Municipal Court - Expenses**	**-**	**245.96**	**-**	**(245.96)**
01-201-43-490-204	Books, Magazines, Periodicals	-	-	798.00	(798.00)
01-201-43-490-224	Printing	-	6,371.00	-	(6,371.00)
01-201-43-490-226	Office Supplies	-	3,251.50	1,774.81	(5,026.31)
01-201-43-490-234	Acting Judge	-	550.00	-	(550.00)
01-201-43-490-308	Interpreters	145,000.00	31,245.00	28,805.00	84,950.00
01-201-43-490-312	Postage	-	27,916.87	-	(27,916.87)
01-201-43-490-316	Subscriptions & Memberships	-	300.00	-	(300.00)
01-201-43-490-325	Education, Training, Seminars	-	70.00	-	(70.00)
01-201-43-490-405	Maintenance & Repairs	-	1,995.00	-	(1,995.00)
01-201-43-490-503	Contractual Services	-	11,231.76	15,561.18	(26,792.94)
		145,000.00	**83,177.09**	**46,938.99**	**14,883.92**
01-201-43-495-100	**Public Defender - Salaries**	**-**	**-**	**-**	**-**
01-201-43-495-102	Part Time Employees	35,000.00	27,041.63	-	7,958.37
		35,000.00	**27,041.63**	**-**	**7,958.37**
01-201-45-920-200	**Debt Service - Bond Principal**	**-**	**-**	**-**	**-**
01-201-45-920-342	Bond Principal Payment	5,200,000.00	-	5,194,070.50	5,929.50
		5,200,000.00	**-**	**5,194,070.50**	**5,929.50**

Expenditure Budget

CURRENT FUND

Activity to 07/01/2025

** ACTIVITY = Budget - (Balance + Encumbered) (You can include the break out by journal from the report options)*

Account Number	Description	Budget	Activity	Encumbered	Balance
01-201-45-930-200	**Debt Service - Bond Interest**	**-**	**-**	**-**	**-**
01-201-45-930-344	Bond Interest Payment	1,010,000.00	501,480.28	501,480.26	7,039.46
		1,010,000.00	**501,480.28**	**501,480.26**	**7,039.46**
01-201-45-935-200	**Debt Service - Note Interest**	**-**	**-**	**-**	**-**
01-201-45-935-349	Interest on Notes	775,000.00	448,750.00	-	326,250.00
		775,000.00	**448,750.00**	**-**	**326,250.00**
01-201-45-940-200	**Debt Service - NJ Green Acres**	**-**	**-**	**-**	**-**
01-201-45-940-348	NJ Green Acres Trust Loan	85,000.00	40,213.86	40,213.88	4,572.26
		85,000.00	**40,213.86**	**40,213.88**	**4,572.26**
TOTALS		**88,049,372.18**	**66,050,505.12**	**11,722,960.60**	**10,275,906.46**

Revenue Budget

SEWER UTILITY - OPERATING

Activity to 06/26/2025

** ACTIVITY = Budget - (Balance + Encumbered) (You can include the break out by journal from the report options)*

Account Number	Description	Budget	Activity	Encumbered	Balance
07-192-08-112-000	**INTEREST AND COSTS ON SEWER**	**-**	**-**	**-**	**-**
07-192-08-112-001	INTEREST & COSTS ON SEWER	-	30,365.79	-	(30,365.79)
		-	**30,365.79**	**-**	**(30,365.79)**
07-192-08-113-000	**INVESTMENT INCOME**	**-**	**-**	**-**	**-**
07-192-08-113-001	INVESTMENT INTEREST	-	80,474.74	-	(80,474.74)
		-	**80,474.74**	**-**	**(80,474.74)**
07-192-08-117-000	**SEWER RENT REVENUE**	**-**	**-**	**-**	**-**
07-192-08-117-001	SEWER RENTS	12,399,964.94	983,541.59	-	11,416,423.35
		12,399,964.94	**983,541.59**	**-**	**11,416,423.35**
07-192-08-118-000	**SEWER RENTS**	**-**	**-**	**-**	**-**
07-192-08-118-001	RENTS - DIRECT BILLING	-	19,925.32	-	(19,925.32)
		-	**19,925.32**	**-**	**(19,925.32)**
07-194-08-160-000	**MISC. REV. NOT ANTICIPATED**	**-**	**-**	**-**	**-**
07-194-08-160-001	MISC REV NOT ANTICIPATED	-	10,861.49	-	(10,861.49)
07-194-08-160-003	CONVINIENCE FEE - ONLINE PAYMENTS	-	2,711.50	-	(2,711.50)
		-	**13,572.99**	**-**	**(13,572.99)**
TOTALS		**12,399,964.94**	**1,127,880.43**	**-**	**11,272,084.51**

Expenditure Budget

SEWER UTILITY - OPERATING

Activity to 06/26/2025

** ACTIVITY = Budget - (Balance + Encumbered) (You can include the break out by journal from the report options)*

Account Number	Description	Budget	Activity	Encumbered	Balance
07-201-20-135-200	**Auditing Expense**	**-**	**-**	**-**	**-**
07-201-20-135-334	Accounting and Auditing	10,000.00	8,400.00	-	1,600.00
		10,000.00	**8,400.00**	**-**	**1,600.00**
07-201-23-210-200	**Insurance - General Liability**	**-**	**-**	**-**	**-**
07-201-23-210-310	Group Insurance	20,000.00	20,000.00	-	-
		20,000.00	**20,000.00**	**-**	**-**
07-201-23-215-200	**Insurance - Self Insurance Trust**	**-**	**-**	**-**	**-**
07-201-23-215-340	Self-Insurance Funds	20,000.00	20,000.00	-	-
		20,000.00	**20,000.00**	**-**	**-**

Expenditure Budget

SEWER UTILITY - OPERATING

Activity to 06/26/2025

** ACTIVITY = Budget - (Balance + Encumbered) (You can include the break out by journal from the report options)*

Account Number	Description	Budget	Activity	Encumbered	Balance
07-201-23-220-200	**Insurance - Employee Group Health**	**-**	**-**	**-**	**-**
07-201-23-220-310	Group Insurance	140,000.00	140,000.00	-	-
		140,000.00	**140,000.00**	**-**	**-**
07-201-26-291-100	**Sewer / Storm Systems - Salaries**	**-**	**-**	**-**	**-**
07-201-26-291-101	Full Time Salaries	410,000.00	254,787.46	-	155,212.54
07-201-26-291-109	Sewer Utility Overtime	-	56,150.48	-	(56,150.48)
07-201-26-291-117	Stand By Stipend	-	23,500.00	-	(23,500.00)
		410,000.00	**334,437.94**	**-**	**75,562.06**
07-201-26-291-200	**Sewer / Storm Systems - Expenses**	**-**	**-**	**-**	**-**
07-201-26-291-207	Uniform Allowance	-	510.57	6,239.43	(6,750.00)
07-201-26-291-224	Printing	-	20,919.00	2,180.00	(23,099.00)
07-201-26-291-255	Tools & Work Equipment	-	3,518.66	944.97	(4,463.63)
07-201-26-291-316	Subscriptions & Memberships	-	-	120.00	(120.00)
07-201-26-291-320	Consultant Services	-	12,500.00	7,000.00	(19,500.00)
07-201-26-291-328	Licenses Training Permits	-	-	4,100.00	(4,100.00)
07-201-26-291-405	Maintenance & Repairs	200,000.00	23,304.49	17,339.32	159,356.19
07-201-26-291-503	Contractual Services	-	-	6,260.00	(6,260.00)
		200,000.00	**60,752.72**	**44,183.72**	**95,063.56**
07-201-26-291-600	**Emergency Repairs**	**-**	**-**	**-**	**-**
07-201-26-291-601	Emergency Repairs	100,000.00	43,119.39	26,762.29	30,118.32
		100,000.00	**43,119.39**	**26,762.29**	**30,118.32**
07-201-26-292-100	**Sewer Utility Allocations - Salaries**	**-**	**-**	**-**	**-**
07-201-26-292-150	Engineering Salaries	34,300.00	9,527.80	-	24,772.20
07-201-26-292-151	D.P.W. Salaries	16,100.00	4,472.20	-	11,627.80
07-201-26-292-152	Vehicle Maint. Salaries	2,500.00	2,500.00	-	-
07-201-26-292-153	Finance Admin. Salaries	65,000.00	18,055.00	-	46,945.00
07-201-26-292-154	Tax Collector Salaries	113,729.00	31,591.40	-	82,137.60
		231,629.00	**66,146.40**	**-**	**165,482.60**
07-201-26-292-200	**Sewer Utility Allocations - Other Exp.**	**-**	**-**	**-**	**-**
07-201-26-292-550	Fuel Allocation	37,500.00	-	5,851.56	31,648.44
07-201-26-292-551	Electric Allocation	7,500.00	-	7,500.00	-
07-201-26-292-552	Vehicle Maint. Allocation	10,000.00	-	-	10,000.00
07-201-26-292-553	Finance Admin. Allocation	24,400.00	-	-	24,400.00
07-201-26-292-554	Tax Collector Allocation	14,500.00	-	4,896.00	9,604.00
		93,900.00	**-**	**18,247.56**	**75,652.44**
07-201-31-455-200	**Sewer Fees**	**-**	**-**	**-**	**-**
07-201-31-455-273	Joint Use Sewer User Fees	25,000.00	-	-	25,000.00

Expenditure Budget

SEWER UTILITY - OPERATING

Activity to 06/26/2025

** ACTIVITY = Budget - (Balance + Encumbered) (You can include the break out by journal from the report options)*

Account Number	Description	Budget	Activity	Encumbered	Balance
07-201-31-455-290	Passaic Valley Sewer Fees	8,674,435.94	4,335,492.62	4,335,492.64	3,450.68
07-201-31-455-323	Miscellaneous	-	3,732.66	11,943.73	(15,676.39)
		8,699,435.94	**4,339,225.28**	**4,347,436.37**	**12,774.29**
07-201-36-472-200	**Statutory Expenditures - Social Secur**	**-**	**-**	**-**	**-**
07-201-36-472-300	Employer Taxes	40,000.00	25,584.49	-	14,415.51
07-201-36-472-301	Social Security - Indirect	-	5,060.20	-	(5,060.20)
		40,000.00	**30,644.69**	**-**	**9,355.31**
07-201-45-920-200	**Debt Service - Bond Principal**	**-**	**-**	**-**	**-**
07-201-45-920-342	Bond Principal Payment	1,650,000.00	-	1,594,929.50	55,070.50
		1,650,000.00	**-**	**1,594,929.50**	**55,070.50**
07-201-45-930-200	**Debt Service - Bond Interest**	**-**	**-**	**-**	**-**
07-201-45-930-344	Bond Interest Payment	575,000.00	268,084.37	268,084.37	38,831.26
		575,000.00	**268,084.37**	**268,084.37**	**38,831.26**
07-201-45-935-200	**Debt Service - Note Interest**	**-**	**-**	**-**	**-**
07-201-45-935-349	Interest on Notes	150,000.00	-	-	150,000.00
		150,000.00	**-**	**-**	**150,000.00**
07-201-45-941-200	**Debt Service - NJ Wastewater Trust**	**-**	**-**	**-**	**-**
07-201-45-941-347	NJ Wastewater Trust Loan	60,000.00	14,446.82	41,006.14	4,547.04
		60,000.00	**14,446.82**	**41,006.14**	**4,547.04**
TOTALS		**12,399,964.94**	**5,345,257.61**	**6,340,649.95**	**714,057.38**

ITEM NUMBER: CM- 2

ITEM NAME: 2025 Trust Account Activity Reports
RECOMMENDATION:

SUMMARY:
To: Gary DeMarzo, City Manager
CC: Mayor and City Council
As requested by the City Council, attached are updated reports for various Trust Account Balances.

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Civic Events	6/26/2025	Cover Memo
🗋	Police Trust	6/26/2025	Cover Memo
🗋	Heath Care Trust	6/26/2025	Cover Memo
🗋	Storm Trust	6/26/2025	Cover Memo
🗋	Worker Comp Trust	6/26/2025	Cover Memo
🗋	General Liab Trust	6/26/2025	Cover Memo

Civic Events Trust Account Analysis

CASH RECEIVED

Account Number	Description	2020	2021	2022	2023	2024	YTD 2025
	Beginning Balance	33,770.78	36,420.78	28,639.94	30,716.67	15,425.92	5,555.96
15-286-56-007-001	Fireworks / Picnic	0.00	12,192.00	21,552.58	10,805.14	27,973.67	24,324.00
15-286-56-007-002	City Picnic	0.00	6,339.00	10,427.59	12,256.38	0.00	0.00
15-286-56-007-003	Veterans Day Parade	2,650.00	12,583.00	17,795.00	15,733.00	13,008.00	2,100.00
15-286-56-007-004	100th Anniversary	0.00	0.00	0.00	0.00	0.00	0.00
	Total Received	**2,650.00**	**31,114.00**	**49,775.17**	**38,794.52**	**40,981.67**	**26,424.00**

CASH DISBURSED

Account Number	Description	Starting Balance	2020	2021	2022	2023	2024	YTD 2025
15-286-56-007-001	Fireworks / Picnic	2,626.51	0.00	13,100.00	23,271.09	10,804.14	27,974.67	21,487.00
15-286-56-007-002	City Picnic	2,967.60	0.00	9,194.84	10,539.35	12,256.38	0.00	0.00
15-286-56-007-003	Veterans Day Parade	4,638.02	0.00	16,600.00	13,872.04	11,575.36	16,153.66	1,500.00
15-286-56-007-004	100th Anniversary	26,188.65	0.00	0.00	15.96	19,449.39	6,723.30	0.00
	Total Disbursed		0.00	38,894.84	47,698.44	54,085.27	50,851.63	22,987.00
	Year-End Balance		**36,420.78**	**28,639.94**	**30,716.67**	**15,425.92**	**5,555.96**	**8,992.96**

Police Extra Duty Analysis

CASH RECEIVED

Account Number	Description	2020	2021	2022	2023	2024	YTD 2025
14-101-01-000-001	Cash - Police Extra Duty	297,513.57	202,175.90	202,072.80	386,686.40	380,720.78	405,323.53
14-117-04-000-001	Bill sent out to Customers-PMT AR	37,455.70	124,899.65	123,096.78	38,354.78	147,308.50	129,222.85
	Total Received	**334,969.27**	**327,075.55**	**325,169.58**	**425,041.18**	**528,029.28**	**534,546.38**

CASH DISBURSED

Account Number	Description	2020	2021	2022	2023	2024	YTD 2025
14-202-55-101	Reserve for Encumbrances (Current)	242.50	9,433.00	740.00			
14-292-56-000-003	Admin Fees	76,398.00	59,992.50	70,379.00	121,186.00	162,607.00	203,930.50
14-292-56-000-004	Vehicle Fees	93,967.50	71,182.50	85,421.25	146,347.50	196,068.75	244,620.00
14-292-56-000-005	Escrow Returned to Vendor					18,050.00	0.00
14-292-56-000-006	Police Extra Duty Payroll	164,361.27	186,467.55	168,629.33	157,507.68	151,303.53	85,995.88
	Total Disbursed	334,969.27	327,075.55	325,169.58	425,041.18	528,029.28	534,546.38
	Yearend Balance	-	-	-	-	-	-

Unaudited Budget Document

City of Clifton
Revenue Budget
Medical Self-Insurance - Fund 21

Account Number	Description	2020 Revenues	2021 Revenues	2022 Revenues	2023 Revenues	2024 Revenues	2025 Budgeted Revenues
21-192-08-000-000	Health Insurance Reimbursement						
21-192-08-000-003	Stop-Loss Payments	3,302,994.79	1,706,145.14	766,348.97	3,372,721.15	1,444,523.66	110,201.65
21-192-08-000-004	Billed Retirees	347,466.04	353,723.70	349,560.38	364,014.37	552,699.02	289,256.52
21-192-08-000-005	Retiree Drug Subsidy	169,890.41	152,954.20	193,418.91	166,186.17	213,590.76	166,969.24
		3,820,351.24	**2,212,823.04**	**1,309,328.26**	**3,902,921.69**	2,210,813.44	566,427.41
21-192-08-100-000	Employee Payroll Contributions						
21-192-08-100-001	City	3,111,105.11	2,857,128.42	3,066,849.17	3,085,203.63	3,223,941.43	1,569,833.79
21-192-08-100-002	Library	102,973.29	101,852.50	116,783.28	122,400.09	124,923.94	58,761.85
		3,214,078.40	**2,958,980.92**	**3,183,632.45**	**3,207,603.72**	**3,348,865.37**	**1,628,595.64**
21-192-08-201-000	Employer Contributions Current Year						
21-192-08-201-001	Group Health Care Budget	10,072,095.90	19,451,380.00	19,510,000.00	20,490,000.00	19,800,000.00	13,477,890.60
21-192-08-201-002	Group Health - Sewer	10,780,184.10	345,600.00	362,100.00	379,000.00	395,570.00	140,000.00
		20,852,280.00	**19,796,980.00**	**19,872,100.00**	**20,869,000.00**	**20,195,570.00**	**13,617,890.60**
21-192-08-202-000	Employer Contributions Prior Year(s)						
21-192-08-202-001	Group Health Care					200,000.00	-
21-192-08-202-004	Health Care Waiver		12,107.93	16,592.12	1,798.70	29,925.78	-
			12,107.93	**16,592.12**	**1,798.70**	229,925.78	0.00
21-192-08-300-000	Reimbursements						
21-192-08-300-002	CDBG	84,031.02	44,297.20	51,805.32	48,507.44	45,763.18	43,724.51
21-192-08-300-003	Section 8	62,567.64	52,809.60	54,516.44	45,370.80	62,662.08	17,139.24
21-192-08-300-005	Grant(s)	85,743.19	141,481.85	83,334.71	13,826.65		-
21-192-08-300-006)	Liability Insurance(21-192-08-200-001)	699,688.46	643,188.24	630,214.56	583,789.91	618,419.66	-
21-192-08-300-007	Reimbursements			5,245.77			
		932,030.31	**881,776.89**	**825,116.80**	**691,494.80**	**726,844.92**	**60,863.75**
TOTAL		**28,818,739.95**	**25,862,668.78**	**25,206,769.63**	**28,672,818.91**	**26,712,019.51**	**15,873,777.40**

Expenditure Budget
Medical Self-Insurance - Fund 21

Account Number	Description	2020 Expenditure	2021 Expenditure	2022 Expenditure	2023 Expenditure	2024 Expenditure	2025 YTD Expenditure
21-201-20-100-000	Employee Group Health						
21-201-20-100-001	Dental Premiums	355,402.08	356,651.42	354,531.24	274,596.96	363,635.70	355,008.00
21-201-20-100-002	Medical Claims	15,286,055.47	17,269,962.41	18,064,316.24	21,143,287.92	18,609,447.70	7,876,059.00
21-201-20-100-003	Prescription Premiums	5,313,893.02	5,689,988.24	6,084,456.27	6,005,415.81	6,028,409.37	6,643,167.50
21-201-20-100-004	Medical Administration	508,749.18	530,743.62	473,845.39	503,677.59	531,460.29	466,405.38
21-201-20-100-005	Stop Loss Premium	2,078,649.20	2,974,009.03	2,928,764.12	2,619,400.98	3,381,089.00	3,302,942.55
21-201-20-100-006	Life Insurance Premium	21,485.83	20,591.09	20,591.16	21,000.00	20,419.81	22,096.92
21-201-20-100-007	Other Medical Expense		4,311.50		38,413.40	74,264.97	79,200.68
		23,564,234.78	**26,846,257.31**	**27,926,504.42**	**30,605,792.66**	**29,008,726.84**	**18,744,880.03**
21-201-20-125-000	Medical Incentive Payments						
21-201-20-125-002	Medical Incentive (OMNIA)	38,250.00					
21-201-20-125-003	Prescription Incentive (Generics)	104,262.16	51,883.49	2,443.32	4,183.85	-	-
		142,512.16	**51,883.49**	**2,443.32**	**4,183.85**		
21-201-20-150-000	Federal Affordable Care Act Expenses						
21-201-20-150-001	Federal P.C.O.R.I. Fee - Due 7/31	4,805.68	4,960.90	5,133.60	5,027.58	5,822.17	6,239.06
		4,805.68	**4,960.90**	**5,133.60**	**5,027.58**	**5,822.17**	**6,239.06**
21-201-20-400-002	General Liability Payments					100.00	
21-201-20-700-000	Settlements						
21-201-20-700-001	DPW			80,000.00			
				80,000.00		**100.00**	
TOTAL		**23,711,552.62**	**26,903,101.70**	**28,014,081.34**	**30,615,004.09**	**29,014,649.01**	**18,751,119.09**
Difference Revenues vs. Charges (+Excess/-Deficit)		**5,107,187.33**	**(1,040,432.92)**	**(2,807,311.71)**	**(1,942,185.18)**	**(2,302,629.50)**	**(2,877,341.69)**
Fund Balance Beginning of Year		4,451,004.23	9,558,191.56	7,622,758.64	5,295,446.93	3,003,261.75	550,632.25
Activity		5,107,187.33	(1,040,432.92)	(2,807,311.71)	(1,942,185.18)	(2,302,629.50)	(2,877,341.69)
Less: Reserve IBNR change			(895,000.00)	480,000.00	(350,000.00)	(150,000.00)	(2,310,000.00)
Fund Balance/(Deficit) End of Year		**9,558,191.56**	**7,622,758.64**	**5,295,446.93**	**3,003,261.75**	**550,632.25**	**(4,636,709.44)**

Storm Trust Analysis

CASH RECEIVED

Account Number	Description	2020	2021	2022	2023	2024	YTD 2025
	Beginning Balance	572,367.45	570,233.37	312,690.85	608,531.39	629,304.57	474,426.05
15-286-56-004-000	Storm Recovery Trust Fund	901,594.44	1,495,840.15	1,076,948.13	495,890.49	0.00	0.00
	Total Received	**901,594.44**	**1,495,840.15**	**1,076,948.13**	**495,890.49**	**0.00**	**0.00**

CASH DISBURSED

Account Number	Description	2020	2021	2022	2023	2024	YTD 2025
15-286-56-004-000	Storm Recovery Trust Fund	903,728.52	1,753,382.67	781,107.59	475,117.31	154,878.52	31,747.32
	Total Disbursed	903,728.52	1,753,382.67	781,107.59	475,117.31	154,878.52	31,747.32
	Yearend Balance	**570,233.37**	**312,690.85**	**608,531.39**	**629,304.57**	**474,426.05**	**442,678.73**

Storm Trust Analysis

	2025
Beginning Balance	**474,426.05**
Expenditure:-	
Snow Removal Trust Payroll	120,134.22
000241 - STANDARD SPRINGS, INC.(FRONT SPRINGS - INSTALLATION AND LABOR 908)	3,154.40
000183 - W.W. GRAINGER(SNOW SUPPLIES)	2,513.11
003560 - MORTON SALT, INC.	260,029.20
003354 - CAPE SAMSON LLC(HR PLATE HARDOX)	1,351.87
006663 - AT NORTHERN NEW JERSEY LLC(SALT TRUCK PARTS)	16,874.84
002866 - CLIFFSIDE BODY CORPORATION	6,717.86
000136 - FOLEY, INCORPORATED	1,824.51
000710 - VAN DINES, INC.	11,507.20
006528 - A & K EQUIPMENT COMPANY	6,796.40
006706 - EXTECH BUILDING MATERIALS, IN	1,743.50
	432,647.11
Encumbered PO's in the beginning of year	400,899.79
Yearend Balance	**442,678.73**

	2024
Beginning Balance	**629,304.57**
Expenditure:-	
Snow Removal Trust Payroll	97,668.05
SHUTTSCO SNO RAKE	767.88
SALT TRUCK 2 REAR LEAF SPRING REPLACEMENT	2,791.20
Food, drinks, plates, and cups were needed for finn storm shelter due to the rain storm	177.89
TEM: CARWELD1/0 - CRL-01774 1/0 NEO WELDING	388.80
003560 - MORTON SALT, INC.	140,525.61
004144 - DOVER BRAKE & CLUTCH CO. INC.(GRAPF-355SS - CLAMP, 3.5" SS PRE-FORM)	741.29
006203 - GENSERVE, LLC(EMERGENCY REPAIR FOR GENERATOR AT DOG Pound)	2,705.00
006284 - LEVITT'S, L.L.C.(CALCIUM CHLORIDE PELLETS - 50LB BAG/55 BAGS PER PALLET)	1,842.50
006663 - AT NORTHERN NEW JERSEY LLC(SALT TRUCK PARTS)	11,721.98
006706 - EXTECH BUILDING MATERIALS, IN	2,763.75
007105 - Greelco Inc. Bristol Donald(REPAIR PARTS FOR DPW TANDEM SALT BODY)	3,402.28
	265,496.23
Canceled Encumbered PO's	(110,617.71)
Yearend Balance	**474,426.05**

City of Clifton
Revenue Budget
Workers Compensation Trust- Fund 28

Account Number	Description	2019 Revenues	2020 Revenues	2021 Revenues	2022 Revenues	2023 Revenues	2024 Revenues	2025 Budgeted Revenues
28-192-08-200-000	Employer Contributions							
28-192-08-200-100	Current Year Budget	1,148,470.32	1,125,000.00	1,196,100.00	1,500,000.00	1,000,000.00	180,000.00	180,000.00
28-192-08-200-150	Current Year - Sewer	101,500.00	101,400.00	103,900.00	106,600.00	109,500.00	110,000.00	20,000.00
28-192-08-200-200	Prior Year Budget			21,821.30				
		1,249,970.32	**1,226,400.00**	**1,321,821.30**	**1,606,600.00**	**1,109,500.00**	**290,000.00**	**200,000.00**
28-192-08-300-000	Reimbursements							
28-192-08-300-100	Workers Comp	127,273.91	221,227.94	176,878.97	65,241.60	27,163.19	82640.03	10,845.66
		127,273.91	**221,227.94**	**176,878.97**	**65,241.60**	**27,163.19**	**82,640.03**	**10,845.66**
TOTAL		**1,377,244.23**	**1,447,627.94**	**1,498,700.27**	**1,671,841.60**	**1,136,663.19**	**372,640.03**	**210,845.66**

Expenditure Budget
Workers Compensation Trust- Fund 28

Account Number	Description	2019 Expenditure	2020 Expenditure	2021 Expenditure	2022 Expenditure	2023 Expenditure	2024 Expenditure	2025 YTD Expenditure
28-201-20-100-000	Workers Comp Costs							
28-201-20-100-200	Premium Costs	117,589.96	130,230.00	122,842.00	201,484.00	190,657.00	173,124.00	178,457.00
28-201-20-100-300	Administrative Costs	138,931.00	106,719.91	116,954.00	119,431.00	121,267.00	123,539.00	125,631.00
		256,520.96	**236,949.91**	**239,796.00**	**320,915.00**	**311,924.00**	**296,663.00**	**304,088.00**
28-201-20-300-000	Bill List Registers							
28-201-20-300-100	Bergen Risk Check Register	1,459,559.36	951,947.91	804,957.84	891,602.48	504,325.32	1,051,754.68	308,581.48
		1,459,559.36	**951,947.91**	**804,957.84**	**891,602.48**	**504,325.32**	**1,051,754.68**	**308,581.48**
TOTAL		**1,716,080.32**	**1,188,897.82**	**1,044,753.84**	**1,212,517.48**	**816,249.32**	**1,348,417.68**	**612,669.48**
Difference Revenues vs. Charges (+Excess/-Deficit)		**(338,836.09)**	**258,730.12**	**453,946.43**	**459,324.12**	**320,413.87**	**(975,777.65)**	**(401,823.82)**
Fund Balance Beginning of Year		895,485.09	373,389.00	624,160.12	1,066,858.55	1,529,049.67	1,861,710.54	885,932.89
Activity		(338,836.09)	258,730.12	453,946.43	459,324.12	320,413.87	(975,777.65)	(401,823.82)
Less: Reserve IBNR change		(183,260.00)	(7,959.00)	(11,248.00)	2,867.00	12,247.00		190,588.00
Fund Balance/(Deficit) End of Year		**373,389.00**	**624,160.12**	**1,066,858.55**	**1,529,049.67**	**1,861,710.54**	**885,932.89**	**674,697.07**

City of Clifton
Revenue Budget
General Liability Trust - Fund 27

Account Number	Description	2020 Revenues	2021 Revenues	2022 Revenues	2023 Revenues	2024 Revenues	2025 Budget
27-190-08-200-101	Budget Funds - Current Year	1,900,000.00	1,976,800.00	1,900,000.00	2,925,800.00	3,700,000.00	2,000,000.00
27-190-08-200-103	Budget Funds - Sewer	22,700.00	23,200.00	23,700.00	24,200.00	27,085.00	20,000.00
		1,922,700.00	**2,000,000.00**	**1,923,700.00**	**2,950,000.00**	**3,727,085.00**	**2,020,000.00**
27-190-08-300-100	Reimbursements						
27-190-08-300-101	Self-Insurance		134,078.73		8,485.50		5,625.00
27-190-08-300-102	Outside Insurance					3,542,684.85	108,347.25
			134,078.73		**8,485.50**	**3,542,684.85**	**113,972.25**
27-190-08-400-100	Insurance Company Reimbursements						
27-190-08-400-101	Insurance Claim Payment - Other	10,800.03	18,615.69	13,167.99	192,068.70	104,548.17	29,721.99
27-190-08-400-102	Insurance Claim Payment - DPW	55,440.25	38,781.00	35,777.00	39,057.00		
27-190-08-400-103	Insurance Claim Payment - Fire	4,883.12	255,552.87	110,235.66	16,353.00	2,030.45	
27-190-08-400-104	Insurance Claim Payment - Police	81,128.22	220,828.00	23,528.00	53,459.00	11,501.21	74,062.50
		152,251.62	**533,777.56**	**182,708.65**	**300,937.70**	**118,079.83**	**103,784.49**
27-190-08-500-100	Insurance Settlement Payment						
27-190-08-500-101	Insurance Settlement Received		5,235.00	471,217.47	556,606.87	0	0
			5,235.00	**471,217.47**	**556,606.87**		
TOTALS		**2,074,951.62**	**2,673,091.29**	**2,577,626.12**	**3,816,030.07**	**7,387,849.68**	**2,237,756.74**

Expenditure Budget
General Liability Trust - Fund 27

Account Number	Description	2020 Expenditure	2021 Expenditure	2022 Expenditure	2023 Expenditure	2024 Expenditure	2025 YTD Expenditure
27-201-20-200-100	Bergen Risk Check Registers	531,576.82	696,265.33	1,006,207.49	1,956,494.74	3,906,134.65	863,876.36
		531,576.82	**696,265.33**	**1,006,207.49**	**1,956,494.74**	**3,906,134.65**	**863,876.36**
27-201-20-300-000	General Liability Insurance						
27-201-20-300-100	Group Insurance	1,138,584.69	1,208,554.12	1,434,857.92	1,567,164.96	1,742,172.06	1,894,262.05
27-201-20-300-200	Other Insurance Premiums	23,192.00	15,920.00	141,820.00	25,618.00	46,224.00	2,650.00
27-201-20-300-300	General Liability - Library				192,068.70		
27-201-20-300-400	Administration of Claims	29,280.00	29,865.00	30,480.00	31,080.00	31,800.00	27,400.00
		1,191,056.69	**1,254,339.12**	**1,607,157.92**	**1,815,931.66**	**1,820,196.06**	**1,924,312.05**
27-201-20-400-000	Other Expenses						
27-201-20-400-100	Misc. Other Expense	9,688.20	8,423.95	251,676.45	13,517.42	3242.26	488.51
27-201-20-400-200	Retainer Agreement/ Cancel	110,500.00	70,000.00	51,800.00	(230,399.55)	(353,432.70)	
27-201-20-400-200	Retainer Agreement - Encumbered				269,300.00	269,300.00	
27-201-20-400-300	Attorney Fees	307,350.49	(68,030.31)	(7,913.73)	5,025.00	90	344.29
27-201-20-400-400	Settlements			60,000.00			
		427,538.69	**10,393.64**	**355,562.72**	**57,442.87**	**(80,800.44)**	**832.80**
27-201-20-500-000	Deductables						
27-201-20-500-100	DPW	2,000.00	9,000.00	17,809.35	9,000.00	6,000.00	3,000.00
27-201-20-500-200	Fire Department	4,000.00	3,000.00	5,000.00	3,000.00	1,000.00	
27-201-20-500-300	Police Department	20,841.21	20,569.02	9,202.89	24,134.33	12,000.00	10,000.00
27-201-20-500-400	Other Deductable		5,000.00	2,000.00	1,000.00	(1,000.00)	1,000.00
		26,841.21	**37,569.02**	**34,012.24**	**37,134.33**	**18,000.00**	**14,000.00**
27-201-20-600-000	Repairs						
27-201-20-600-100	DPW		37,315.04	30,293.00			
27-201-20-600-200	Fire Department	450.00	225.00	161,300.53	45,671.03	50,000.00	
27-201-20-600-300	Police Department			132,934.65			80,865.90
27-201-20-600-400	Outreach						
27-201-20-600-500	Art Center						71922.02
27-201-20-600-600	Repairs - Other	60,177.41	6,968.19	21,344.98			
		60,627.41	**44,508.23**	**345,873.16**	**45,671.03**	**50,000.00**	**152,787.92**
27-201-20-700-000	Replacement(s)						
27-201-20-700-100	DPW	8,100.88					
27-201-20-700-200	Fire Department		88,892.88	5,058.26			81643.13
		8,100.88	**88,892.88**	**5,058.26**			**81,643.13**
TOTALS		**2,245,741.70**	**2,131,968.22**	**3,353,871.79**	**3,912,674.63**	**5,713,530.27**	**3,037,452.26**
Difference Revenues vs. Charges (+Excess/-Deficit)		**(170,790.08)**	**541,123.07**	**(776,245.67)**	**(96,644.56)**	**1,674,319.41**	**(799,695.52)**
Fund Balance Beginning of Year		139,885.94	19,095.86	560,218.93	(216,026.74)	(312,671.30)	1,361,648.11
Activity		(170,790.08)	541,123.07	(776,245.67)	(96,644.56)	1,674,319.41	(799,695.52)
Less: Reserve		50,000.00					
Fund Balance/(Deficit) End of Year		**19,095.86**	**560,218.93**	**(216,026.74)**	**(312,671.30)**	**1,361,648.11**	**561,952.59**

ITEM NUMBER: CM- 3

ITEM NAME: Non-Residential Development Fees
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	memo	6/23/2025	Cover Memo

CM -

City of Clifton

LAW DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

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

June 19, 2025

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

Re: **Non Residential Development Fees**

Dear Mayor Grabowski and Members of the Municipal Council:

At the last Council meeting the issue of non residential development fees was raised in the context of a developer's agreement. Attached as Exhibit "A" you shall find paragraph 49 from the City of Clifton's standard developer's agreement showing that developers are required to pay a 2.5% non residential development fee. Attached as Exhibit "B" you shall find N.J.S.A. 40:55D-8.6 with paragraph (c) highlighted. You will see that the City's standard agreement comports with the statute.

Very truly yours,

/s/ *Andrew P. Oddo*

ANDREW P. ODDO
First Assistant Municipal Attorney

APO/kmk
Attachments

EXHIBIT A

49. **Affordable Housing Contribution.**

a) The Developer agrees to make a payment to the City of Clifton, prior to the issuance of a certificate of occupancy, in accordance with the "Statewide Non-Residential Development Fee Act," *N.J.S.A.* 40:55D-8.1 et seq. The amount of the non-residential development fee, in accordance with *N.J.S.A.* 40:55D-8.6c., shall be equal to two and one-half (2.5) percent of the equalized assessed value of the land and improvements on the property where the non-residential development is situated at the time the final certificate of occupancy is issued, less the equalized assessed value of the land and improvements on the property where the non-residential development is situated, as determined by the tax assessor of the municipality at the time the Developer applies for (i) a construction permit relative to the improvements contemplated by the Approved Plans, or (ii) a demolition permit with respect to the existing improvements. For purposes of this paragraph, "equalized assessed value" shall be determined pursuant to *N.J.S.A.* 40:55D-8.3, as same may be amended, which as of the date of this Agreement provides that "equalized assessed value" means the assessed value of a property divided by the current average ratio of assessed to true value for the municipality in which the property is situated, as determined in accordance with *N.J.S.A.* 54:1-35.a. through *N.J.S.A.* 54:1-35.c.

b) Should the Developer disagree with the assessed value, the Developer shall have all rights and remedies available in law and equity. Developer shall promptly contest the payment as permitted in the law. If necessary, the Developer shall provide payment under protest pending resolution of the matter.

EXHIBIT B

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WESTLAW PRECISION All content Enter terms, citations, New Jersey Parallel Search Advanced Sign out

40:55D-8.6. Properties exempt from application of the Act

NJ ST 40:55D-8.6 • New Jersey Statutes Annotated • Title 40. Municipalities and Counties • Effective: August 24, 2011 (Approx. 3 pages)

Document Notes of Decisions (0) History (21 Citing References (17 Context & Analysis ((Fullscreen

Notes
Outlines

Proposed Legislation

Effective: August 24, 2011

N.J.S.A. 40:55D-8.6

40:55D-8.6. Properties exempt from application of the Act

Currentness

a. The provisions of this subsection shall not apply to a financial or other contribution that a developer made or committed itself to make prior to the effective date of sections 32 through 38 of P.L.2008, c. 46 (C.40:55D-8.1 through C.40:55D-8.7). The provisions of P.L.2008, c. 46 that would permit the imposition of a fee upon a developer of non-residential property shall not apply to:

(1) Non-residential property for which a site plan has received either preliminary approval, pursuant to section 34 of P.L.1975, c. 291 (C.40:55D-46), or final approval, pursuant to section 38 of P.L.1975, c. 291 (C.40:55D-50), prior to July 1, 2013; provided that a permit for the construction of the building has been issued by the local enforcing agency having jurisdiction, in accordance with section 13 of P.L.1975, c. 217 (C.52:27D-131), prior to January 1, 2015;

(2) A non-residential planned development which has received approval of a general development plan pursuant to section 5 of P.L.1987, c. 129 (C.40:55D-45.3), or a nonresidential development for which the developer has entered into a developer's agreement pursuant to a development approval granted pursuant to P.L.1975, c. 291 (C.40:55D-1 et seq.) or for which the redeveloper has entered into a redevelopment agreement pursuant to P.L.1992, c. 79 (C.40A:12A-1 et al.) prior to the effective date of P.L.2008, c. 46 (C.52:27D-329.1 et al.); provided, however, that the general development plan, developer's agreement, redevelopment agreement, or any development agreement pursuant to the "Municipal Land Use Law," P.L.1975, c. 291 (C.40:55D-1 et seq.) provides that the developer or redeveloper pay a fee for affordable housing of at least one percent of the equalized assessed value of the improvements which are the subject of the development plan, developer's agreement, or redevelopment agreement;

(3) A non-residential project that, prior to July 1, 2013, has been referred to a planning board by the State, a governing body, or other public agency for review pursuant to section 22 of P.L.1975, c. 291 (C.40:55D-31); provided that a permit for the construction of the building has been issued by the local enforcing agency having jurisdiction, in accordance with section 13 of P.L.1975, c. 217 (C.52:27D-131), prior to January 1, 2015;

(4) A non-residential property for which a site plan application has received approval by the New Jersey Meadowlands Commission, pursuant to section 13 of P.L.1968, c. 404 (C.13:17-14) prior to July 1, 2013; provided that a permit for the construction of the building has been issued by the local enforcing agency having jurisdiction, in accordance with section 13 of P.L.1975, c. 217 (C.52:27D-131), prior to January 1, 2015;

CoCounsel

(5) Individual buildings within a nonresidential phased development that received either preliminary or final approval prior to July 1, 2013, provided that a permit for the construction of the building has been issued prior to January 1, 2015.

b. A developer may challenge non-residential development fees imposed pursuant to P.L.2008, c. 46 (C.52:27D-329.1 et al.) by filing a challenge with the Director of the Division of Taxation. Pending a review and determination by the director, which shall be made within 45 days of receipt of the challenge, collected fees shall be placed in an interest bearing escrow account by the municipality or by the State, as the case may be. Appeals from a determination of the director may be made to the tax court in accordance with the provisions of the State Uniform Tax Procedure Law, R.S.54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

c. Whenever non-residential development is situated on real property that has been previously developed with a building, structure, or other improvement, the non-residential development fee shall be equal to two and a half (2.5) percent of the equalized assessed value of the land and improvements on the property where the non-residential development is situated at the time the final certificate of occupancy is issued, less the equalized assessed value of the land and improvements on the property where the non-residential development is situated, as determined by the tax assessor of the municipality at the time the developer or owner, including any previous owners, first sought approval for a construction permit, including, but not limited to, demolition permits, pursuant to the State Uniform Construction Code, or approval under the "Municipal Land Use Law," P.L.1975, c. 291 (C.40:55D-1 et seq.). If the calculation required under this section results in a negative number, the non-residential development fee shall be zero.

Whenever the developer of a non-residential development has made or committed itself to make a financial or other contribution relating to the provision of housing affordable to low and moderate income households prior to the enactment of P.L.2008, c. 46 (C.52:27D-329.1 et al.), the non-residential development fee shall be reduced by the amount of the financial contribution and the fair market value of any other contribution made by or committed to be made by the developer. For purposes of this section, a developer is considered to have made or committed itself to make a financial or other contribution, if and only if: (1) the contribution has been transferred, including but not limited to when the funds have already been received by the municipality; (2) the developer has obligated itself to make a contribution as set forth in a written agreement with the municipality, such as a developer's agreement; or (3) the developer's obligation to make a contribution is set forth as a condition in a land use approval issued by a municipal land use agency pursuant to the "Municipal Land Use Law," P.L.1975, c. 291 (C.40:55D-1 et seq.).

d. Unless otherwise provided for by law, no municipality shall be required to return a financial or any other contribution made by or committed to be made by the developer of a non-residential development prior to the enactment of P.L.2008, c. 46 (C.52:27D-329.1 et al.) relating to the provision of housing affordable to low and moderate income households, provided that the developer does not obtain an amended, modified, or new municipal land use approval with a substantial change in the non-residential development. If the developer obtains an amended, modified, or new land use approval for non-residential development, the municipality, person, or entity shall be required to return to the developer any funds or other contribution provided by the developer for the provision of housing affordable to low and moderate income households and the developer shall not be entitled to a reduction in the affordable housing development fee based upon that contribution.

e. The provisions of sections 32 through 38 of P.L.2008, c. 46 (C.40:55D-8.1 through C.40:55D-8.7) shall not be construed in any manner as affecting the method or timing of assessing real property for property taxation purposes. The payment of a non-residential development fee shall not increase the equalized assessed value of any property.

Credits

L.2008, c. 46, § 37, eff. July 17, 2008. Amended by L.2009, c. 90, § 37, eff. July 28, 2009; L.2011, c. 122, § 1, eff. Aug. 24, 2011.
N. J. S. A. 40:55D-8.6, NJ ST 40:55D-8.6
Current with laws through L.2025, c. 49 and J.R. No. 6.

End of Document

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CoCounsel

ITEM NUMBER: CM- 4

ITEM NAME: Appointment of Full Time Municipal Attorney
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	memo	6/27/2025	Cover Memo

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

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

June 27, 2025

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

Re: **Appointment of Full Time Municipal Attorney**

Dear Mayor Grabowski and Members of the Municipal Council:

I would like to thank the Mayor and members of the Municipal Council for appointing me as the Municipal Attorney for the City of Clifton. In accordance with the Council's directive, enclosed please an ordinance which amends the minimum working hours for the Municipal Attorney by increasing the minimum hours per week from 20 to 35. Also enclosed is the salary ordinance which increases the annual salary of the Municipal Attorney to reflect a salary for a full time position. Both ordinances appear on the agenda for first reading.

Should you have any questions, please do not hesitate to call me. Thank you for your consideration.

Very truly yours,

THOMAS M. EGAN
Municipal Attorney

TME/sd
Encl.

ITEM NUMBER:

ITEM NAME: Invocation - City Clerk
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER:

ITEM NAME: Public Hearing - Community Development Amendment B-18-MC-34-0103 Transfer of Yr. 44 funds to Yr. 44 Single Family Rehabilitation Program

RECOMMENDATION:

SUMMARY:

Public Hearing on Amendment B-18-MC-34-0103 to transfer funds from unspent and uncommitted funds from Yr. 44 to the Yr. 44 Single Family Rehabilitation Program. 7-1-2025

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Amendment - CDBG 7-1-2025 Yr. 44 uncommitted funds	6/17/2025	Cover Memo

Public Hearing

Community Development

Amendment B-18-MC-34-0103

The Mayor and Municipal Council will conduct a public hearing on the amendments to the Community Development Block Grant Program herein on July 1, 2025 at 8:00 p.m. in the Municipal Council Chambers, Clifton City Hall, 900 Clifton Avenue, Clifton, NJ 07013.

The Council meeting will also be streamed live on Clifton's website - www.Cliftonnj.org.

Please visit Clifton's webite for updates to the Mayor and Municipal Council meeting.

Any comments or concerns to this amendment can be sent to: Jhartmann@Cliftonnj.org;

Clifton Community Development, 900 Clifton Avenue, Clifton, NJ 07013

IDIS #	Account	Project Name	Transfer Current Balance				New Balance		
	1) Transfer from: Yr. 44 2018								
654	17-201-20-111-002	Yr. 44 Code Enforcement	10,985.63						
655	17-201-20-111-003	Yr. 44 Outreach	7009.44						
658	17-201-20-111-007	Yr. 44 Administration	9490.28						
	HUD Appropriation	Yr. 44 HUD Uncommitted funds	72427.53						
			99,912.88						
	Transfer To: Yr. 44 Single Family Rehab. 2018								
653	17-201-20-111-001	Yr. 44 Single Family Rehabilitation	**99,912.88**				***99,912.88***		

Gujarati:જો તમને આ દસ્તાવેજના ભાષાંતરની જરૂર હોય, તો કૃપા કરીને ઇમેઇલ દ્વારા CDBG ઑફિસનો સંપર્ક કરો: JHartmann@Cliftonnj.org

Spanish:

Si necesita la traducción de este documento, póngase en contacto con la oficina de CDBG por correo electrónico: JHartmann@Cliftonnj.org

Polish:

Jeśli potrzebujesz tłumaczenia tego dokumentu, skontaktuj się z biurem CDBG przez e-mail: JHartmann@Cliftonnj.org

****

Please advertise one time in Herald and News on: June 10, 2025

Please furnish one affidavit.

Bill:

Clifton Community Development Attn: Jill Hartmann

City of Clifton, 900 Clifton Avenue, Clifton, NJ 07013

Please call Jill at 973-470-5255 if you have any questions

or Donna 973-747-4423

saved as: Amendment - CDBG 7-1-2025 Yr. 44 uncommitted funds

ITEM NUMBER:

ITEM NAME: Proclamation for Disability Pride Month ~ July 1- July 31, 2025
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	proclamation	6/23/2025	Cover Memo

Proclamation

WHEREAS, July is Disability Pride Month, a time to celebrate the achievements, contributions, and resilience of individuals with disabilities, and to promote inclusion, acceptance, and understanding of disability as a natural part of human diversity; and

WHEREAS, people with disabilities make up a significant and valuable portion of our communities, and their unique perspectives, talents, and experiences enrich our society and contribute to our collective progress; and

WHEREAS, Disability Pride Month provides an opportunity to recognize and honor the accomplishments of individuals with disabilities in various fields, including education, employment, arts, sports, science, and advocacy; and

WHEREAS, the City of Clifton acknowledges the barriers and challenges faced by individuals with disabilities, including societal attitudes, built and architectural barriers, lack of accessibility, discrimination, and unequal opportunities; and

WHEREAS, it is essential to promote a society that embraces disability as an integral and valued part of human diversity, where all individuals are treated with dignity, respect, and equality, and where barriers to participation and inclusion are eliminated; and

WHEREAS, we appreciate the efforts of disability rights activists, organizations, and advocates such as the members of the Clifton Advisory Committee for Individuals with Disabilities, who work tirelessly to advance the rights, independence, and well-being of individuals with disabilities, and to create a more inclusive and accessible world for all; and

WHEREAS, the City of Clifton acknowledges that the lives of people with disabilities is worth celebrating this month and every month, that protections under the laws of the State of New Jersey, such as the New Jersey Law Against Discrimination, and the laws of the United States such as the Americans with Disabilities Act must be preserved for generations to come,

NOW, THEREFORE, I, Raymond Grabowski, Mayor of the City of Clifton, on behalf of the City Council, do hereby proclaim July 2025 as Disability Pride Month.

RAYMOND GRABOWSKI, MAYOR
CHRIS D'AMATO, COUNCILMAN
WILLIAM GIBSON, COUNCILMAN
JOSEPH KOLODZIEJ, COUNCILMAN
ANTONIO LATONA, COUNCILMAN
ROSEMARY PINO, COUNCILWOMAN
MARY SADRAKULA, COUNCILWOMAN

ATTEST:

ADOPTED: July 1, 2025

KATHLEEN TOLOSI, CITY CLERK

ITEM NUMBER:

ITEM NAME: Approval of Workshop Meeting Minutes of June 17, 2025
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Minutes	6/26/2025	Cover Memo

CITY OF CLIFTON
CLIFTON, NEW JERSEY
WORKSHOP MEETING MINUTES JUNE 17, 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 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 arrived at 6:54 p.m.
Councilman Kolodziej	(JK)	
Councilman Latona	(AL)	
Councilman D'Amato	(CD)	
Councilwoman Pino	(RP)	Arrived 6:33 p.m.
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

PRESENTATION / HEARING / CONFERENCE APPEARANCE(S)

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 motion was made by Councilman D'Amato, seconded by Councilman Kolodziej and passed on roll call vote.

(5-1-0-1) Councilman D'Amato, Councilman Kolodziej, Councilman Latona, Councilwoman Pino, and Mayor Grabowski voted Aye. Councilwoman Sadrakula voted Nay. Councilman Gibson absent.

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)

Approved: JK/CD

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)

Approved: CD/AL

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 motion was made by Councilman Latona, seconded by Councilman D'Amato and passed on roll call vote.

(5-1-0-1) Councilman D'Amato, Councilman Kolodziej, Councilman Latona, Councilwoman Pino, and Mayor Grabowski voted Aye. Councilwoman Sadrakula voted Nay. Councilman Gibson absent.

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

Approved: AL/CD

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)

Approved: AL/MS

A-7 Authorization to Approve the Increase in Maximum Amount of Clifton Home Improvement Program (CHIP) Loans (R303-25)

A motion was made by Councilwoman Sadrakula, seconded by Councilman Latona, and passed without objections to table item A-7.

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

A motion was made by Councilwoman Sadrakula, seconded by Councilman D'Amato, and passed without objections to table item A-8.

A-9 Authorization to Approve Redevelopment Counsel Request for Increase Authorization (305-25)

A motion was made by Councilman Kolodziej, seconded by Councilman Latona and passed on roll call vote.

(5-1-0-1) Councilman D'Amato, Councilman Kolodziej, Councilman Latona, Councilwoman Pino, and Mayor Grabowski voted Aye. Councilwoman Sadrakula voted Nay. Councilman Gibson absent.

A-10 Authorization to Approve Phase IV of the Hoffman LaRoche Redevelopment Plan

A motion was made by Councilman Kolodziej, seconded by Councilman D'Amato and passed on roll call vote.

(4-2-0-1) Councilman Kolodziej, Councilman Latona, Councilwoman Pino, and Mayor Grabowski voted Aye. Councilman D'Amato and Councilwoman Sadrakula voted Nay. Councilman Gibson absent.

A-11 Authorization to Approve Appointing Special Counsel to Represent the City of Clifton - Dominick Villano v. City of Clifton, et al. (R306-25)

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-12 Authorization to Approve RFPs for Outside Counsel (R307-25, 308-25, 309-25, 310-25, 311-25, 312-25)

A Motion was made by Councilman Kolodziej, seconded by Councilwoman Pino, and passed without objection to table Item A-12.

A-13 Authorization to Approve "Peruvian Parade, Inc." to Join the "NJ Peruvians, Inc." as one Combined Parade on July 27, 2025

Approved: MS/CD

A-14 Authorization to Approve Peruvian Parade, Inc. to hold a Festival at Main Memorial Park on July 27, 2025

Approved: CD/AL

A-15 Authorization to Approve Request by Power of One for Family Fun Day Event at Randolph Park on August 24, 2025

Approved: AL/CD

A-16 Authorization to Approve Request by Turkish American Day Festival at Clifton Memorial Park to Postponed Date of September 6, 2025

Approved: CD/AL

A-17 Entertainment License Renewal Applications

Approved: CD/AL

A-18 Authorization to Approve Request by Universal Peace Federation to Use City Hall for "National Parents' Day Celebration" on July 26, 2025

Approved: CD/JK

A-19 Authorization to Approve Tax Exempt Veteran - 56 Van Riper Avenue

Approved: MS/AL

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

Approved: AL/CD

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

Approved: CD/MS

A-22 Authorization Appointing Acting City Manager

Approved: AL/JK

DISCUSSION ITEMS/NEW BUSINESS

D-1 Notice of Late Introduction of Municipal Budget -Order to Introduce

City Manager DeMarzo noted for the Council that the City received a letter from the State giving a deadline before the Council is fined by the DCA for not introducing the Budget. The Budget Meeting will be scheduled for July 7th, 2025.

D-2 Elimination of the Council's Donation Process

A motion was made by Councilman D'Amato and Seconded by Councilwoman Sadrakula to eliminate the Council's current donation process and failed on roll call vote.

(2-5-0-0) Councilman D'Amato and Councilwoman Sadrakula voted Aye., Councilman Gibson, Councilman Kolodziej, Councilman Latona, Councilwoman Pino, and Mayor Grabowski voted Nay.

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

A motion was made by Councilwoman Sadrakula and seconded by Councilman D'Amato and passed without objection to appoint Thomas Egan as Municipal Attorney.

D-5 Power of One - Request to Use a Barn on City Property.

The request was not approved; there was a suggestion made to look at other City properties.

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

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

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 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 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

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.

ITEM NUMBER:

ITEM NAME: Approval of Regular Meeting Minutes of June 17, 2025
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Minutes	6/26/2025	Cover Memo

CITY OF CLIFTON
REGULAR MEETING MINUTES
JUNE 17, 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)
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

Fr. Monteleone - St. Philip's 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:

Workshop Meeting Minutes of June 3, 2025, Executive Meeting Minutes of June 3, 2025, Regular Meeting Minutes of June 3, 2025

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

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

SECOND READING ORDINANCES

A. Adoption of Ordinance 7997-25

B. Public Hearing on Ordinance 7997-25

Mayor Grabowski opened the floor to the public with regard to the Ordinance 7997-25

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

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

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)

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

A. Adoption of Ordinance 7998-25

B. Public Hearing on Ordinance 7998-25

Mayor Grabowski opened the floor to the public with regard to the Ordinance 7998-25

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

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

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)

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

A. Adoption of Ordinance 7999-25

B. Public Hearing on Ordinance 7999-25

Mayor Grabowski opened the floor to the public with regard to the Ordinance 7999-25

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

The following entitled ordinance had been introduced and having passed on first reading, which first reading was by title and said entitled ordinance having been published according to the law and thereafter placed on the Agenda of the present meeting, said ordinance was brought up for public hearing at the

opening of such hearing said ordinance was given a second reading which reading was by title and all persons interested having been given an opportunity to be heard concerning said ordinance and upon motion, adopted said hearing was closed and said ordinance was thereafter finally passed without amendments.

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

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

A. Adoption of Ordinance 8000-25

B. Public Hearing on Ordinance 8000-25

Mayor Grabowski opened the floor to the public with regard to the Ordinance 8000-25

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

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

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)

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

A. Adoption of Ordinance 8001-25

B. Public Hearing on Ordinance 8001-25

Mayor Grabowski opened the floor to the public with regard to the Ordinance 8001-25

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

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

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

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

A. Adoption of Ordinance 8002-25

B. Public Hearing on Ordinance 8002-25

Mayor Grabowski opened the floor to the public with regard to the Ordinance 8002-25

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

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

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)

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

A. Adoption of Ordinance 8003-25

B. Public Hearing on Ordinance 8003-25

Mayor Grabowski opened the floor to the public with regard to the Ordinance 8003-25

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

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

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)

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

FIRST READING ORDINANCES

A. Introduction of Ordinance 8004-25

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 Kolodziej and seconded by Councilwoman Pino.

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

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, July 1, 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

Larry Waxman, 81 Colin Ave, discussed some of his questions for the upcoming meeting for the Allwood Road Rehabilitation Project.

Tom Whittles, CASA, gave a congratulations to Tom Egan for being appointed City Attorney, and stated there was room for the City to grow and fix all old issues.

A resident with the last name Fernandez came up and spoke about the Peruvian Parade.

Eugene Diaz, property owner of Hoffman LaRoche, thanked the Council for moving Ordinance 8004-25 on first reading, he noted the Amazon warehouse application in Nutley has been withdrawn.

Kim Castellano, 59 Mahar Ave., spoke about the programs for the Senior Center members and the wonderful assistance the programs are giving to the Seniors. There are programs for fitness, activities, technology assistance, art, and more. The fundraising is helping 600 Seniors.

Doris Ferro, Senior Center member, expressed concern over the potential dismantling of the program for Seniors on the Municipal campus. The senior citizens need the programs.

Ray Lill, 59 Stevens Road, expressed concern for the Senior program ending. He gave praise to Kim Castellano for all her hard work running Power of One. He also noted for the Council that St. Phillips is having a carnival.

Rosalina, unknown address, came up to speak about the Peruvian Parade.

Gary Perino, 491 Mt. Prospect Ave., 40 trees were removed on Valley Road, will there be any fines assessed? Will there be any fines assessed for people breaking the law regarding Air BnB's in the City? He also noted he would like a dog park.

Joan Jacobis, Senior Center member, asked the Council to keep the Senior Program.

Christopher, a parishioner at Holy Ascension Church, came to speak about an upcoming raffle.
Bart Ciervo, 306 Delawanna Avenue, asked the Council to have someone paint new lines in front of the Costco on Main Avenue for safety. His sidewalk complaints have not been addressed. The Delawanna section needs a dog park.

Joseph Holzli, 75 Mountainside Terrace, spoke about 40 trees that were removed from a property on Valley Road.

Keith Bassford, 92 Mountainview Drive, spoke about On3 and Prism development. He asked if any Council member received any money from the organizations. He asked about the legality of the Council voting when there is a belief of conflict of interest.

Donna Popowich, 57 Dalewood Road, Awarded a citizen's award to the Citizens of Clifton. She commented on the outpouring of donation bags for the City Wide Yard Sale, and noted that 90% of the products donated were sold. She went on to note the new very high sewer rate. The City should request more grants for improvements.

Mark Aramando, Maple Road, dialed in on Zoom, asked legal for advice regarding conflicts of interest, and asked why the Council is permitted to vote on health benefits for part time employees.

Alias Ragsdale, campaigned for Clifton Board of Education, complimented Kim Castellano and the work done for the Seniors. The continuation of the program is important for the community.

Marzina (inaudible), dialed in on Zoom and did not state their address, spoke about the unapproved event at the Mosque.

Thomas Heeler, 20 Nelson Street, complimented Kim Castellano and the Senior program. He asked the Council if there is a back up plan for the use of the fields when they are reserved.

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 comments. The Senior Center programs are fully active and fully funded. The trees in question on Valley Road are being reviewed. There are going to be aerial shots of the before and after. The Mosque event is under review, and there was enough body camera footage and complaints from neighbors.

COMMITTEE REPORTS

Councilman Kolodziej

Councilman Kolodziej spoke about the Municipal Alliance that met last evening and noted the concerns of the public regarding the increase in sewer bills. There is no appointed liaison for the City for Passaic Valley Water. No new meeting for Passaic Valley Water has been scheduled.

COUNCIL PRIVILEGE

Councilman Gibson

Councilman Gibson noted for the public that the past is in the past and the City must move forward, and Councilman Gibson congratulated Thomas Egan on his appointment. He addressed some of the public comments.

Councilwoman Sadrakula

Councilwoman Sadrakula thanked Larry Waxman for his questions that he'd like answered during the Allwood Road Rehabilitation Meeting and his list should be provided so the questions can be asked. She noted her disappointment at both groups of Peruvians who aren't able to get along. She asked the City Manager to look up the overgrown grass ordinance, and also asked if there are any fines listed on the Air BnB ordinance.

Councilman Latona

Councilman Latona congratulated all the upcoming high school graduates. He noted the 4th of July event is on July 6th. He gave a congratulations to Deputy City Clerk Michele Butler on her upcoming retirement. He congratulated Thomas Egan on his appointment as City Attorney. The questions proposed by Larry Waxman are excellent and should be asked at the meeting on June 24th. The City needs to apply for additional grants.

Councilman Kolodziej

Councilman Kolodziej addressed members of the public and spoke to several questions regarding health benefits and contributions. He congratulated the upcoming graduates. Summer camp specialty camps are now enrolling at www.CliftonRec.com, and the Family Camp Out is August 15th and 16th.

Councilwoman Pino

Councilwoman Pino addressed the second reading of ordinance 7997-25 vote and noted her disappointment that no members of the public came out for any public comments. The Peruvian parade must get along and try to have this event together. The City Manager has come up with a great solution for both hosts. Businesses and non-profits should help each other and work together for the betterment of the community.

Councilman D'Amato

Councilman D'Amato noted the upcoming Allwood Road meeting on June 24th at 7:00PM. The attendance of the public is very important. The Senior Center rumors have now been squashed, the programs are not going anywhere. He stated the Delawanna section does get overlooked, should get some TLC, and he supports a dog park. He noted that he is happy about the speed traps on Chelsea Road and asked if they collect data. Flag raising ceremonies were discussed, and he noted that the City does not sponsor the events and that the organizations ask to raise their flags. The organizations are then allowed to extend their rights. He noted that he will not vote on the budget as presented.

Mayor Grabowski

Mayor Grabowski thanked Fr. Monteleone for the invocation. He agreed with the way his fellow council voted on introduction and on final for the ordinances, giving the public an opportunity to speak. Crossing Guard Joyce Bradley was struck by a vehicle while working, and he sent out his best wishing and hopes she gets well soon. He congratulated Thomas Egan and Michele Butler.

RESOLUTIONS VOTED ON SEPERATELY

A Motion was made by Councilwoman Sadrakula, seconded by Councilwoman Pino and passed with no objection to table 307-25, 308-25, 309-25, 311-25, & 312-25.

RESOLUTION 307-25
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

RESOLUTION 308-25
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

RESOLUTION 309-25
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

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RESOLUTION 311-25
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

RESOLUTION 312-25
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

A motion was made by Councilman Kolodziej, seconded by Councilwoman Pino and failed on roll call vote for resolution 328-25.

RESOLUTION 328-25
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

(3-3-0-1), Councilman Kolodziej, Councilwoman Pino, and Mayor Grabowski voted aye. Councilman D'Amato, Councilman Latona, and Councilwoman Sadrakula voted nay. Councilman Gibson absent.

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.

RESOLUTION 294-25

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	$	-
Revolving Loan Fund		
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
Payroll Agency	$	-
Tax Title Lien Redemption	$	-
Affordable Housing	$	-
	$	-
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**

RESOLUTION 295-25
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.

RESOLUTION 296-25
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

RESOLUTION 297-25
AUTHORIZING THE SUBMITTAL OF A GRANT APPLICATION AND EXECUTION OF A GRANT AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORATION FOR FY2026 NJDOT MUNICIPAL AID GRANT PROGRAM FOR THE THIRD STREET PEDESTRIAN SAFETY IMPROVEMENTS PHASE III PROJECT

NOW, THEREFORE, BE IT RESOLVED that Mayor and Council of the City of Clifton formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED that City Engineer, Michael Lardner, is hereby authorized to submit an electronic grant application identified as "MA-2026-Third Street Pedestrian Safety Impro-00183" to the New Jersey Department of Transportation on behalf of the City of Clifton.

BE IT FURTHER RESOLVED that Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the City of Clifton and their signatures below constitute acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

Certified as a true copy of the Resolution adopted by the Mayor and Council of the City of Clifton on this June 17, 2025.

RESOLUTION 298-25
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

RESOLUTION 299-25
AUTHORIZING AWARD OF CONTRACT TO ROUTE 23 AUTOMALL , OFF OF A SOURCEWELL NATIONAL COOPERATIVE CONTRACT 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.

Regarding Fund Certification, funds are available under the following account number:
01-201-26-315-202, Auto Expenses

RESOLUTION 300-25
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

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RESOLUTION 301-25
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.

RESOLUTION 302-25
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

RESOLUTION 303-25
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.

RESOLUTION 304-25
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.

RESOLUTION 305-25
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

RESOLUTION 306-25
APPOINTING LEGAL COUNSEL TO HANDLE AN INDEPENDENT INVESTIGATION REGARDING A COMPLAINT BROUGHT UNDER THE CITY'S POLICY PROHIBITING SEXUAL HARASSMENT AND DISCRIMINATION INVOLVING AN EMPLOYEE OF THE CITY OF CLIFTON

WHEREAS, the City of Clifton requires the services of outside legal counsel to perform an independent investigation of a complaint brought under the City's policy prohibiting sexual harassment and discrimination involving an employee of the City of Clifton; and

WHEREAS, Hatfield Schwartz Law Group LLC is hereby appointed as independent investigation counsel at the rate of $185 per hour for partners and $150 per hour for associates, 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 a complaint brought under the City's policy prohibiting sexual harassment and discrimination involving an employee of the City of Clifton, the rate to be paid for said services is $185 per hour for partners and $150 per hour for associates, 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:

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:	Hatfield Schwartz Law Group LLC
Services:	Independent Investigations
Project:	Complaint brought under City's sexual harassment and discrimination policy
Amount:	$185 per hour for partners and $150 per hour for associates, not to exceed $15,000
Term:	June 19, 2025 through June 18, 2026

RESOLUTION 310-25
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

RESOLUTION 313-25
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.**

RESOLUTION 314-25

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.

RESOLUTION 315-25
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, 2025 through June 30, 2026

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.

RESOLUTION 316-25
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.

RESOLUTION 317-25
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.

RESOLUTION 318-25
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.

RESOLUTION 319-25
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.

RESOLUTION 320-25
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

RESOLUTION 321-25
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

RESOLUTION 322-25
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.

RESOLUTION 323-25
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

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.

RESOLUTION 324-25
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.

RESOLUTION 325-25
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.

RESOLUTION 326-25
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.

RESOLUTION 327-25
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 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

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.

RESOLUTION 329-25

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

RESOLUTION 330-25
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

Certification of Funds:
Funds are Available in Account Personnel - Legal Fees
Account #01-201-20-105-320

LICENSES

L-1 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.

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:

ITEM NAME: Approval of Executive Meeting Minutes of June 17, 2025
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: C- 1

ITEM NAME: Michael Christides, Public Works, Title Advancement to Truck Driver Heavy, at $47,500.00 annually, effective June 1, 2025.

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: C- 2

ITEM NAME: Zachary Moore, Public Works, Title Advancement to Truck Driver Heavy, at $43,000.00 annually, effective May 1, 2025.

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: C- 3

ITEM NAME: James Buckalew, Public Works, Title Advancement to Truck Driver Heavy, at $43,000.00 annually, effective June 1, 2025.

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: C- 4

ITEM NAME: Keith Kuchta, Public Works, Title Advancement to Truck Driver Heavy, at $43,000.00 annually, effective April 16, 2025.

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: C- 5

ITEM NAME: John Ingwersen, Manager, hired as Clerk 1, at $17.00 hourly, effective June 16, 2025.

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: C- 6

ITEM NAME: Meeting Minutes of Clifton Senior Advisory Committe on April 24, 2025
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: C- 7

ITEM NAME: Meeting Minutes of Clifton Arts Center Advisory Board on May 19, 2025
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: C- 8

ITEM NAME: Meeting Minutes of the Clifton Advisory Committee for Individuals with Disabilities on June 16, 2025

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: C- 9

ITEM NAME: Meeting Minutes of Clifton Cable Advisory Committee on June 25, 2025
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: C- 10

ITEM NAME: Meeting Minutes of the ABC Board on May 14, 2025
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: O- 8004-25

ITEM NAME: An Ordinance Adopting the Clifton HLR Redevelopment Plan - Phase IV, Pursuant to the Local Redevelopment and Housing Law

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Ordinance	6/23/2025	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

ITEM NUMBER: O- 8005-25

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 the North Side of Underwood Place)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	memo	6/23/2025	Cover Memo
🗋	Ordinance	6/23/2025	Cover Memo

Clifton Police Department

TRAFFIC DIVISION

900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

Thomas Rinaldi
Chief of Police

Office: 973-470-5922
Email: mdroubi@cliftonpolice.org

D/Lt. Mohammad Droubi
Commander

To: Chief Rinaldi
From: D/Lt. Mohammad Droubi
Date: February 27th, 2025
Re: Proposed amendment §439-13 Prohibited parking at all times on certain streets

The Traffic Division was tasked with measuring to find out what distance of restricted parking on the north side of Underwood Pl would be required for a tractor trailer to make a left turn from Pleasant Ave onto Underwood Pl without coming in contact with the building identified as 2 Pleasant Ave (The Learning Center) and the effect this would have on street parking. On February 6th, 2025 Sgt. Fogg responded to the area and began to take measurements. It was concluded that if approximately 5 parking spaces (95ft) were eliminated on the north side of Underwood Pl, a full sized tractor trailer could make the left without contacting the building. It should be noted that this would eliminate approximately 45% of the available parking on Underwood Pl.



This overhead view shows the measurement of 95 ft from the corner of Pleasant Ave and Underwood Pl extending west.



This street view with the highlighted area in red shows the distance that would need to be clear for a tractor trailer to swing the turn.

After speaking to Mr. Villano and City Engineer Mr. Lardner on February 26, it was decided that this would provide the best compromise of keeping trucks out of the area with enhanced signage while also providing enough room for the trucks to turn without hitting the building should they miss the cacophony of signs.

Proposed amendment:

§439-13 Prohibited parking at all times on certain streets

Name of Street	Side	Location
Underwood Place	North	From the northeast intersecting curb line of Underwood Place and Pleasant Ave to a point 95ft west there from

Respectfully Submitted;

M. Droubi

D/Lt. Mohammad Droubi
Traffic Division Commander

O8005-25

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 UNDERWOOD 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
Underwood Place	North	All	From the Northeast Intersecting curb line of Underwood Place and Pleasant Avenue to a point 95ft west 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- 8006-25

ITEM NAME: An Ordinance to Amend 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 South Side of Crooks Avenue)st of Main Avenue Extending 93 Feet East Thereof)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	memo	6/25/2025	Cover Memo
🗋	Ordinance	6/25/2025	Cover Memo

Clifton Police Department

TRAFFIC DIVISION

900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

Thomas Rinaldi
Chief of Police

Office: 973-470-5922
Email: mdroubi@cliftonpolice.org

D/Lt. Mohammad Droubi
Commander

To: Chief Rinaldi
From: D/Lt. Mohammad Droubi
Date: June 20th, 2025
Re: Amendment to §439-13 Parking prohibited at all times on certain streets

The Traffic Division was recently made aware of an issue with one of the locations listed in §439-13 Parking prohibited at all times on certain streets. A section of the south side of Crooks Ave is described and referenced as distances from a telephone pole which was identified by its serial number that no longer exists. In general, telephone poles should not be used as a geographical reference because they are replaced and moved from time to time. This isn't merely a typographical error that has been brought to our attention. Parking tickets have been given out in this location and are being disputed leaving us without the historical reference to defend them against.

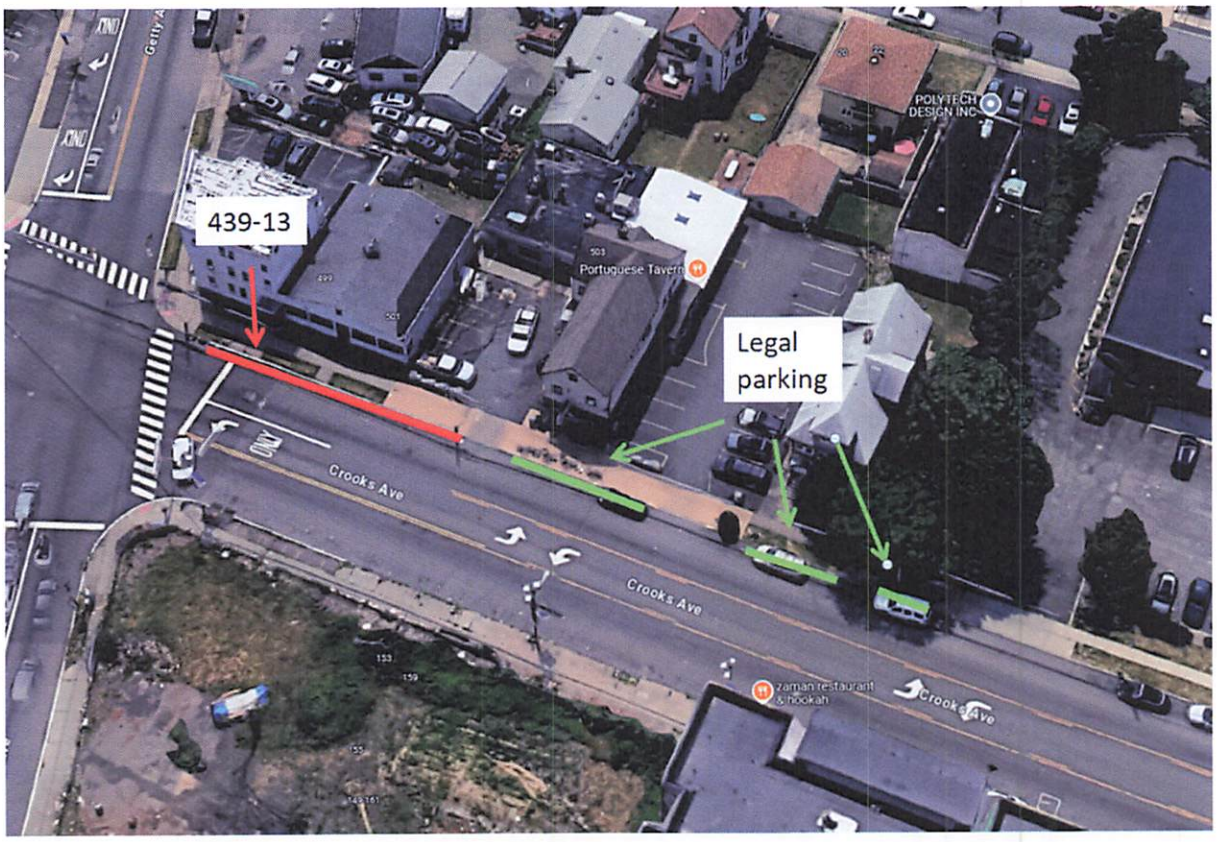
This is the current ordinance as listed in the E-codes:

Name of Street	Side	Location
Crooks Avenue	South	From a point 13 feet west of utility pole no. 60290C to a point 85 feet east therefrom

The utility pole number referenced no longer exists and is causing problems with identifying the area in which parking is prohibited.

Proposed amendment:

Name of Street	Side	Location
Crooks Ave	South	From the extended westerly curb line of Getty Ave extending 130ft westerly therefrom



The Traffic Division believes that this proposed amendment will clarify the location and allow for fewer mistakes when enforcing the ordinance.

Respectfully Submitted;

M. Droubi

D/Lt. Mohammad Droubi
Traffic Division Commander

O 8006-25

AN ORDINANCE TO AMEND 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 SOUTH SIDE OF CROOKS AVENUE)

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 to delete the following location:

	Name of Street	Side	Location
1.	Crooks Avenue	South	From a point 13 feet west of utility pole no.60290C to a point 85 feet east therefrom

And replace with the following location:

	Name of Street	Side	Location
2.	Crooks Avenue	South	From the extended westerly curb line of Getty Ave extending 130 ft westerly 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- 8007-25

ITEM NAME: An Ordinance Authorizing a Special Emergency Appropriation N.J.S.A.40:4-53 Funding for the Engagement of Special Consultants for a City-Wide Revaluation

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	ordinance	6/26/2025	Cover Memo

O 8007-25

AN ORDINANCE AUTHORIZING A SPECIAL EMERGENCY APPROPRIATION N.J.S.40A:4-53 FUNDING OF FOR THE ENGAGEMENT OF SPECIAL CONSULTANTS FOR A CITY-WIDE REVALUATION

BE IT ORDAINED, by the Governing Body of the City of Clifton, County of Passaic, New Jersey, that pursuant to N.J.S. 40A:4-53 the sum of $3,300,000 is hereby appropriated for the engagement of a special consultant for a City-wide revaluation program by the City of Clifton and shall be deemed a special emergency appropriation as defined and provided for in N.J.S. 40A:4-53(b).

Such special emergency appropriation and/or the special emergency notes authorized to finance the appropriation shall be provided for in succeeding annual budgets by the inclusion of at least 1/5 of the amount authorized pursuant to this act (N.J.S. 40A:4-55).

This ordinance shall take effect at the time and in the manner provided by law.

Adopted: _____

_____
Raymond Grabowski, Mayor

_____
Kathleen Tolosi, City Clerk

ITEM NUMBER: O- 8008-25

ITEM NAME: An Ordinance to Amend, Revise and Supplement Chapter 99 of he Code of the City of Clifton, Entitled "Salaries and Compensation", More Particularly Article VI Thereof, Entitled "Confidential Officials and Employees," Section 99-34, Entitled "Minimum and Maximum Salaries Fixed" (Amends Compensation for Full Time Municipal Attorney Position)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	ordinance	6/27/2025	Cover Memo

O 8008-25

AN ORDINANCE TO AMEND, REVISE AND SUPPLEMENT CHAPTER 99 OF THE CODE OF THE CITY OF CLIFTON, ENTITLED "SALARIES AND COMPENSATION," MORE PARTICULARLY ARTICLE VI THEREOF, ENTITLED "CONFIDENTIAL OFFICIALS AND EMPLOYEES," SECTION 99-34, ENTITLED "MINIMUM AND MAXIMUM SALARIES FIXED" (AMENDS COMPENSATION FOR FULL TIME MUNICIPAL ATTORNEY POSITION)

BE IT ORDAINED, by the Municipal Council of the City of Clifton, as follows:

1. The Code of the City of Clifton as entitled above, as amended, revised and supplemented, is hereby amended, revised and supplemented as follows:

ARTICLE VI. Confidential Officials and Employees

§ 99-34. Minimum and maximum salaries fixed.

***

TITLE	**MINIMUM**	**MAXIMUM 2025**
MUNICIPAL ATTORNEY	$150,000.00	$220,000.00

* * *

2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed as to such inconsistency only.

3. This ordinance shall take effect after final passage and publication as provided by law.

Adopted: _____

_____
Raymond Grabowski, Mayor

_____
Kathleen Tolosi, Clerk

ITEM NUMBER: O- 8009-25

ITEM NAME: An Ordinance to Amend, Revise, and Supplement Chapter 99 of the Code of the City of Clifton Entitled "Salaries and Compensation" at Article VI "Confidential Officials and Employees" at Section 99-44 "Minimum Working Hours" (Creates Full Time Position for the Municipal Attorney)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	ordinance	6/27/2025	Cover Memo

O 8009-25

AN ORDINANCE TO AMEND, REVISE, AND SUPPLEMENT CHAPTER 99 OF THE CODE OF THE CITY OF CLIFTON ENTITLED "SALARIES AND COMPENSATION" AT ARTILCE VI "CONFIDENTIAL OFFICALS AND EMPLOYEES" AT §99-44 "MINIMUM WORKING HOURS" (CREATES FULL TIME POSITION FOR THE MUNICIPAL ATTORNEY)

BE IT ORDAINED, by the Municipal Council of the City of Clifton, that:

1. Chapter 99 of the Code of the City of Clifton, entitled "Salaries and Compensation" more particularly at Article VI "Confidential Officials and Employees" at §99-44 entitled "Minimum working hours" is hereby amended, revised and supplemented to read as follows:

2. Additions are marked with an underline and deletions are marked with ~~strikethrough~~.

§ 99-44. Minimum working hours.

A. All the officers and employees covered under this article, except as hereinafter provided, whose duties and responsibilities are primarily administrative in nature, shall work a minimum of 35 hours per week and, depending upon the existing circumstances, conditions and workload, such additional hours as may be necessary or required to effectively and fully carry out and perform their respective duties, responsibilities and functions.

B. The Municipal Attorney shall work a minimum of 35 hours per week and, depending upon the existing circumstances, conditions and workload, such additional hours as may be necessary or required to effectively and fully carry out and perform his or her respective duties, responsibilities and functions. The First Assistant Municipal Attorney, Second Assistant Municipal Attorney, and Municipal Prosecutor shall work a minimum of 20 hours per week and, depending upon the existing circumstances, conditions and workload, such additional hours as may be necessary or required to effectively and fully carry out and perform their respective duties, responsibilities and functions.

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: R 331-25

ITEM NAME: Resolution: Approve Claims List Resolution for the July 1, 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 July 1, 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	7/1/2025	Cover Memo

RESOLUTION
TO APPROVE
Claims to be paid the meeting of July 1st, 2025
Meeting of July 1st, 2025

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

Current Fund	$	21,775,598.41
Grant Fund	$	85,091.24
General Capital Fund	$	628,067.76
Sewer Utility -Operating	$	190,669.05
Sewer Utility-Capital	$	1,944.00
Developers Escrow	$	16,117.26
Dog Trust	$	5,608.00
Police Extra Duty	$	478,252.00
Trust Other	$	114,968.19
Section 8 Public Housing	$	150.00
Affordable Housing	$	-
Community Development	$	28,082.35
Tax Title Lien Redemption	$	-
Self Insurance	$	659,894.83
Fire Dedicated Penalties	$	-
Revolving Loan Fund	$	-
Tax Title Lien Redemption	$	-
Unemployment Trust Fund	$	-
Library	$	611,352.34
General Liability Trust	$	59,048.57
Workers Compensation Trust	$	27,020.37
Trust Escrow	$	-
Reserve for Housing	$	-
Federal DOJ Forfeiture	$	-
TOTAL CLAIMS	**$**	**24,681,864.37**

ADOPTED _____

ATTEST_____
Kathleen Tolosi, City Clerk

Report Printed *2025-06-26 14:27:07* CITY OF CLIFTON

List of Bills - (All Funds)

Meeting Date: 07/01/2025 For bills from 06/18/2025 to 07/01/2025

	Vendor	Description	Account	PO Payment	Check Total
		CDBG			
	308 - **BOYS & GIRLS CLUB OF CLIFTON, INC.**	**PO 61369 R456-24 APRIL & MAY 2025 BOYS & GIRLS CL**		11,536.20	
	17-201-20-117-200 Year 50 Public Services		11,536.20		**11,536.20**
ACH	131 - **DIAL INC.**	**PO 61233 R455-24- MAY 2025 FOR YR. 50 - DIAL - AU**		2,500.00	
	17-201-20-117-200 Year 50 Public Services		2,500.00		**2,500.00**
	527 - **KOTULAK & COMPANY, PC**	**PO 61232 MAY 2025 - CDBG ACCOUNTING SVS. FOR JAN.**		2,006.08	
	17-201-20-117-400 Year 50 Planning & Programming Admin		2,006.08		**2,006.08**
	402 - **MMSGS**	**PO 60812 Housing - COVID Preparedness**		497.17	
	17-201-20-112-000 CDBG Year 45		497.17		**497.17**
	5902 - **NORTHEAST & BUCKS CO.**	**PO 61424 R452-24-Professional Services for YR. 50**		5,875.00	
	17-201-20-117-400 Year 50 Planning & Programming Admin		5,875.00		**5,875.00**
	5184 - **SAINT PETER'S HAVEN**	**PO 61422 R541-24 - Yr. 50 Unhoused Outreach Servi**		5,270.00	
	17-201-20-117-000 CDBG Year 50		5,270.00		**5,270.00**
ACH	1676 - **THE ARTCRAFT GROUP INC**	**PO 61156 Housing: Covid Preparedness**		397.90	
	17-201-20-112-000 CDBG Year 45		397.90		**397.90**
		CLAIMS FUND			
	1211 - **115 - 167 RIVER ROAD**	**PO 61212 2024 Municipal Reimbursement**		7,243.60	
	01-203-26-325-200 (2024) Condo Services Act - Expenses		7,243.60		**7,243.60**
	6605 - **ABDALLA H. ABDELAZIZ**	**PO 61371 RES #: R169-25 VETERINARY EMERGENCY GROU**		1,500.00	
			1,500.00		**1,500.00**
	6193 - **ABSOLUTE AUTO AND FLAT GLASS**	**PO 61057 DPW-FLEET WINDSHIELD FOR P.D. 2205**		422.65	
	01-201-26-315-200 Vehicle Maintenance - Expenses		422.65		**422.65**
	7375 - **Academic Entertainment, Inc.**	**PO 61428 RECREATION: Remaining Balance for Sumer**		490.00	
	15-286-56-005-000 Recreation Trust Accounts		490.00		**490.00**

	7212 - **ADAMS, LATTIBOURDERE, CROOT & HERMAN, LL**	**PO 61425**	**R329-25 - Discipline Matters 966-01**		25,464.30	
	01-201-20-105-200 Personnel - Expenses			25,464.30		**25,464.30**
	343 - **AGL WELDING SUPPLY CO., INC.**	**PO 61157**	**DPW - FLEET CYLINDER RENTAL**		251.39	
	01-201-26-315-200 Vehicle Maintenance - Expenses			251.39		**251.39**
ACH	4294 - **AIRGAS USA, LLC**	**PO 61086**	**POLICE DEPT. - OXYGEN & NITROGEN TANKS -**		156.20	
	01-201-25-240-200 Police Department - Expenses			156.20		**156.20**
ACH	4294 - **AIRGAS USA, LLC**	**PO 61337**	**FIRE: Medical Oxygen Cylinders**		221.22	
	01-201-25-265-200 Fire Department - Expenses			221.22		**221.22**
ACH	6922 - **ALLEN J. BLOODGOOD JR.**	**PO 61302**	**POLICE DEPT: -- 2025 Case Law Training**		195.00	
	01-201-25-240-200 Police Department - Expenses			195.00		**195.00**
ACH	107 - **AMERICAN HOSE & HYDRAULIC CO., INC.**	**PO 61159**	**DPW-FLEET HOSE FOR D.P.W. 157**		173.05	
	01-201-26-315-200 Vehicle Maintenance - Expenses			173.05		**173.05**
ACH	4446 - **AMERICAN WEAR UNIFORMS**	**PO 61332**	**R090-25 - 6/5 & 6/12/25 RENTAL CLEANING**		1,442.26	
	01-201-26-300-200 Public Works Administration - Expenses			1,442.26		**1,442.26**
ACH	4446 - **AMERICAN WEAR UNIFORMS**	**PO 61418**	**R090-25 - 6/19/25 UNIFORM RENTAL CLEANIN**		721.13	
	07-201-26-291-200 Sewer / Storm Systems - Expenses			721.13		**721.13**
	7147 - **AMERIGAS**	**PO 61280**	**RECREATION: Propane Gas for Anzaldi Park**		134.99	
	01-201-27-370-200 Public Playgrounds and Rec - Expenses			134.99		**134.99**
ACH	3735 - **ANDREW FLOCKHART**	**PO 61329**	**R059-23 - MAY 2025 VEGETATIVE WASTE MATE**		34,374.05	
	01-201-32-465-200 Sanitation - Contractual - Expenses			34,374.05		**34,374.05**
	1351 - **AQUARIUS SUPPLY**	**PO 60810**	**DPW - ROADS - MAIN/REPAIR SUPPLIES FOR C**		2,593.00	
	01-201-26-292-200 Roads Department - Expenses			2,593.00		**2,593.00**
ACH	6663 - **AT NORTHERN NEW JERSEY LLC**	**PO 60437**	**R123-25-DPW-FLEET REPAIR PARTS - ESCNJ #**		847.11	
	01-201-26-315-200 Vehicle Maintenance - Expenses			847.11		**847.11**
	110 - **ATHENIA MASON SUPPLY, INC.**	**PO 61008**	**DPW - ROADS - PAVERS ON MAIN AVE**		72.62	
	01-201-26-292-200 Roads Department - Expenses			72.62		**72.62**
	1022 - **BAKER & TAYLOR**	**PO 61391**	**Req #065-25**		3,972.66	
	26-201-29-390-200 Public Library Expenses			3,972.66		**3,972.66**
	1588 - **BETZOLD-BERES, REBECCA**	**PO 61291**	**CITY MANAGER: ENTERTAINMENT FOR INDEPEND**		600.00	
	15-286-56-007-000 Civic Events			600.00		**600.00**

	5920 - **BIRDS BEWARE, INC.**	**PO 61262**	**R057-25 - JUNE - GEESE CONTROL SERVICES**		1,570.00	
	01-201-28-375-200 Maintenance of Parks - Expenses			1,570.00		**1,570.00**
ACH	3706 - **BOSWELL ENGINEERING, INC.**	**PO 61361**	**R090-24 - Weasel Brook Cilvert Section 7**		673.00	
	02-213-40-724-500 Infrastructure			673.00		**673.00**
	513 - **BOTANY TV & APPLICANCES, INC.**	**PO 61408**	**FIRE: Dishwasher - Fire Sta. 5**		699.00	
	01-201-25-265-200 Fire Department - Expenses			699.00		**699.00**
	117 - **BRUNO ASSOCIATES, INC.**	**PO 60835**	**R093-24 - Grant Consultant May 2025**		4,166.66	
	01-201-20-100-200 City Manager - Expenses			4,166.66		**4,166.66**
ACH	3234 - **BURNS, VIVIAN**	**PO 61287**	**RECREATION: Instructor payment for Sewin**		625.00	
	15-286-56-005-000 Recreation Trust Accounts			625.00		**625.00**
ACH	6009 - **CABLEVISION LIGHTPATH, INC.**	**PO 61466**	**6/1/25 - 6/30/25 - Light path Internet s**		2,806.66	
	01-201-31-440-200 Telephone			2,806.66		**2,806.66**
	401 - **CABLEVISION SYSTEMS CORP**	**PO 61522**	**6/23/25 - 7/22/25 - CPD Cameras Account:**		228.96	
	01-201-31-440-200 Telephone			228.96		**228.96**
	1626 - **CALL US CLOWNS, INC.**	**PO 61410**	**CITY MANAGER: ENTERTAINMENT CLOWNS FOR 7**		350.00	
	15-286-56-007-000 Civic Events			350.00		**350.00**
ACH	814 - **CANGRO INDUSTRIES**	**PO 61158**	**DPW-FLEET DRIVE BELT FOR MORBARK STUMP G**		1,050.13	
	01-201-26-315-200 Vehicle Maintenance - Expenses			1,050.13		**1,050.13**
	7085 - **Canon Financial Services Inc**	**PO 61340**	**R013-24 - June Contract & May Maintenanc**		4,795.51	
	01-201-20-130-200 Financial Administration - Expense			4,548.22		
	01-201-22-195-200 Construction Code - Expenses			247.29		
		PO 61515	**R013-24 June Contract & Insurance #91292**		2,577.75	
	01-201-20-130-200 Financial Administration - Expense			2,460.39		
	01-201-22-195-200 Construction Code - Expenses			117.36		**7,373.26**
	1400 - **CASA DANTE RESTAURANT INC**	**PO 61266**	**RECREATION: Youth Week Luncheon**		1,785.00	
	15-286-56-005-000 Recreation Trust Accounts			1,785.00		**1,785.00**
	894 - **CASINGS OF NEW JERSEY, INC.**	**PO 61239**	**DPW - RECYCLING OF SCRAP TIRES**		426.00	
	02-213-40-706-000 Public Works Grant Expenditures			426.00		**426.00**
ACH	4793 - **CASTALDO SIGNS**	**PO 61273**	**RECREATION: Banner Date Changes**		540.00	
	01-201-27-370-200 Public Playgrounds and Rec - Expenses			540.00		**540.00**
ACH	2584 - **CCP INDUSTRIES**	**PO 60916**	**DPW-FLEET SHOP SUPPLIES**		848.40	
	01-201-26-315-200 Vehicle Maintenance - Expenses			848.40		**848.40**

	3827 - **CENTER POINT INC**	**PO 61393**	**Req #066-25**		148.62	
	26-201-29-390-200 Public Library Expenses			148.62		**148.62**
ACH	7401 - **CHRISTINA SOFKOS**	**PO 61433**	**Court: Greek Interpreting Services**		300.00	
	01-201-43-490-200 Municipal Court - Expenses			300.00		**300.00**
ACH	4182 - **CIRKIEL ACTUARIAL CONSULTING LLC**	**PO 59697**	**R089-25-Post Retirement Benefit Plan - 1**		6,750.00	
	21-201-20-100-000 Employee Group Health			6,750.00		**6,750.00**
	336 - **CLIFTON CAR WASH**	**PO 61312**	**DPW - FLEET CAR WASHES FOR MAY**		65.00	
	01-201-26-315-200 Vehicle Maintenance - Expenses			65.00		**65.00**
ACH	1222 - **CLIFTON PUBLIC LIBRARY**	**PO 61487**	**REIMBURSE GENERAL REVENUE**		16,411.96	
	26-201-29-390-200 Public Library Expenses			5,946.67		
	26-201-29-390-200 Public Library Expenses			4,828.20		
	26-201-29-390-200 Public Library Expenses			1,115.98		
	26-201-29-390-200 Public Library Expenses			1,370.79		
	26-201-29-390-200 Public Library Expenses			199.71		
	26-201-29-390-200 Public Library Expenses			2,671.20		
	26-201-29-390-200 Public Library Expenses			279.41		**16,411.96**
	1 - **CLIFTON, CITY OF - CURRENT ACCOUNT**	**PO 61499**	**Police Private Duty Admin & Vehicle Fees**		181,017.00	
	14-292-56-000-002 Reserve for Police Extra Duty			82,744.50		
	14-292-56-000-002 Reserve for Police Extra Duty			98,272.50		**181,017.00**
	1 - **CLIFTON, CITY OF - CURRENT ACCOUNT**	**PO 61512**	**2025 Library Pension Payment**		298,947.20	
	26-201-29-390-200 Public Library Expenses			298,947.20		**298,947.20**
	918 - **CLIFTON, CITY OF - Petty Cash**	**PO 61381**	**RECREATION: Various Events**		184.39	
	01-201-27-370-200 Public Playgrounds and Rec - Expenses			33.40		
	01-201-27-370-200 Public Playgrounds and Rec - Expenses			94.50		
	01-201-27-370-200 Public Playgrounds and Rec - Expenses			56.49		**184.39**
	918 - **CLIFTON, CITY OF - Petty Cash**	**PO 61381**	**RECREATION: Various Events**		14.78	
	15-286-56-005-000 Recreation Trust Accounts			14.78		**14.78**
ACH	1026 - **CLIFTON, CITY OF - POLICE**	**PO 61322**	**Traffic Related Duties - Project 22-14A**		595.00	
	07-201-26-291-600 Emergency Repairs			595.00		**595.00**
ACH	1026 - **CLIFTON, CITY OF - POLICE**	**PO 61323**	**Traffic Related Duties - Project 24-06**		5,110.00	
	04-215-55-978-400 Engineering Projects 7947-24			5,110.00		**5,110.00**
ACH	1026 - **CLIFTON, CITY OF - POLICE**	**PO 61345**	**Traffic Related Duties - Project 24-06**		5,250.00	
	04-215-55-978-400 Engineering Projects 7947-24			5,250.00		**5,250.00**
ACH	1026 - **CLIFTON, CITY OF - POLICE**	**PO 61394**	**Req #25-144**		4,500.00	
	26-201-29-390-200 Public Library Expenses			4,500.00		**4,500.00**

ACH	1026 - **CLIFTON, CITY OF - POLICE**	**PO 61482**	**Traffic Related Duties - Project 24-06**			2,660.00	
	04-215-55-978-400 Engineering Projects 7947-24			2,660.00			**2,660.00**
	1982 - **COMMERCIAL PROTECTIVE SYSTEMS, INC.**	**PO 61343**	**FIRE: 2025 Fire Sta. 3 Fire Alarm Monito**			210.00	
	01-201-25-265-200 Fire Department - Expenses			210.00			**210.00**
	4990 - **COMMUNICATIONS SPECIALISTS, INC**	**PO 61540**	**FIRE: Repair/Maint of FD Radios Under Se**			291.48	
	01-201-25-265-200 Fire Department - Expenses			291.48			**291.48**
ACH	6372 - **CORONIS HEALTH RCM LLC**	**PO 61368**	**R200-24 - May 2025 Ambulance Billing Ser**			20,019.38	
	01-201-25-265-200 Fire Department - Expenses			20,019.38			**20,019.38**
	6916 - **COUNTY OF HUDSON**	**PO 61301**	**POLICE - 2025 MOI, METHOD OF INSTRUCTION**			250.00	
	01-201-25-240-200 Police Department - Expenses			250.00			**250.00**
	245 - **CUELLAR LLC**	**PO 61271**	**RECREATION: Supplies for Sunade Bingo**			311.73	
	15-286-56-005-000 Recreation Trust Accounts			311.73			**311.73**
ACH	160 - **D & F AUTOMOTIVE**	**PO 61133**	**DPW-FLEET REPAIR PARTS**			56.76	
	01-201-26-315-200 Vehicle Maintenance - Expenses			56.76			**56.76**
	7032 - **Delta Environmental Services, LLC**	**PO 60185**	**CONSULTING SERVICES-JAMES ANZALDI RECREA**			2,000.00	
	01-201-20-165-200 Engineering Services - Expenses			2,000.00			**2,000.00**
ACH	131 - **DIAL INC.**	**PO 61261**	**R615-24 - May 2025 - Agreement between C**			1,000.00	
	01-201-27-336-200 Senior Citizens - Expenses			1,000.00			**1,000.00**
ACH	6751 - **EDMUNDS GOVTECH, INC.**	**PO 61366**	**Edmunds IT Labor Services Sales Order**			700.00	
	01-201-20-150-200 Tax Collector - Expenses			700.00			**700.00**
	5576 - **ESSEX COUNTY RECOVERY BUREAU**	**PO 61065**	**POLICE DEPT. - TOWING FEES - 5/14/25**			155.00	
	01-201-25-240-200 Police Department - Expenses			155.00			**155.00**
	5073 - **FDR HITCHES**	**PO 60656**	**DPW-FLEET REPAIR PARTS FOR PARKS TRAILER**			2,076.98	
	01-201-26-315-200 Vehicle Maintenance - Expenses			2,076.98			**2,076.98**
ACH	7270 - **FF1 Apparatus LLC**	**PO 61263**	**R421-24 - FLEET Fire Apparatus Repair PO**			2,378.48	
	01-203-26-315-200 (2024) Vehicle Maintenance - Expenses			2,378.48			**2,378.48**
ACH	7270 - **FF1 Apparatus LLC**	**PO 61331**	**R421-24 - FLEET Fire Apparatus Repair PO**			6,077.05	
	01-203-26-315-200 (2024) Vehicle Maintenance - Expenses			6,077.05			**6,077.05**
ACH	7270 - **FF1 Apparatus LLC**	**PO 61419**	**R421-24 - FLEET Fire Apparatus Repair PO**			378.40	
	01-203-26-315-200 (2024) Vehicle Maintenance - Expenses			378.40			**378.40**

ACH	1287 - **FILE BANK INC**	**PO 61333**	**Building: Offsite Plan Storage - July 20**			210.12	
	01-201-22-195-200 Construction Code - Expenses			210.12			**210.12**
	6820 - **Fire and Security technologies**	**PO 61359**	**FIRE: Fire Extinguisher Maintenance & Re**			187.00	
	01-201-25-265-200 Fire Department - Expenses			187.00			**187.00**
ACH	136 - **FOLEY, INC.**	**PO 60998**	**DPW-FLEET REPAIR PARTS FOR D.P.W. 156**			665.83	
	01-201-26-315-200 Vehicle Maintenance - Expenses			665.83			**665.83**
	6304 - **FRIEND & WENZEL LLC**	**PO 61412**	**PROFESSIONAL SERVICES AS COUNSEL SECRETA**			3,600.00	
	01-201-21-180-200 Zoning and Planning - Expenses			3,600.00			**3,600.00**
	892 - **FRIENDS OF THE SHELTER, INC.**	**PO 61380**	**R012-25- HEALTH: VETERINARY SERVICES REN**			6,162.00	
	01-201-27-340-200 Animal Control Shelter - Expenses			6,162.00			
		PO 61380	**R012-25- HEALTH: VETERINARY SERVICES REN**			4,108.00	
				4,108.00			**10,270.00**
ACH	7364 - **GALLAGHER BENEFIT SERVICES INC.**	**PO 61417**	**R037-25 - Salary Evaluations**			8,570.00	
	01-201-20-105-200 Personnel - Expenses			8,570.00			**8,570.00**
	332 - **GANN LAW BOOKS, INC.**	**PO 60980**	**Law Dept. - Subscription Renewal**			223.00	
	01-201-20-155-200 Legal Service - Expenses			223.00			**223.00**
	7049 - **GANNETT MEDIA CORP.**	**PO 61256**	**Clerk's Office - Legal Ads - May 2025 In**			404.58	
	01-201-20-120-200 City Clerk - Expenses			404.58			
		PO 61257	**Clerk's Office - Legal Ads - MAY 2025 In**			593.61	
	01-201-20-120-200 City Clerk - Expenses			593.61			**998.19**
ACH	952 - **GATES FLAG AND BANNER CO., INC.**	**PO 61124**	**FIRE: Flags**			356.90	
	01-201-25-265-200 Fire Department - Expenses			356.90			**356.90**
ACH	6203 - **GENSERVE, LLC**	**PO 61330**	**DPW - MAY FACILITIES GENERATOR MAINTENAN**			940.00	
	01-201-26-290-200 Building Department (DPW) - Expenses			940.00			**940.00**
ACH	3723 - **GLOBAL PAYMENTS DIRECT INC**	**PO 61338**	**Court: Credit Card Processing Fees for**			2,942.53	
	01-201-43-490-200 Municipal Court - Expenses			2,942.53			**2,942.53**
ACH	183 - **GRAINGER**	**PO 60766**	**R208- 25 DPW - PLUMBING PARTS, FLOOR CLE**			1,422.95	
	01-201-26-290-200 Building Department (DPW) - Expenses			1,422.95			**1,422.95**
ACH	183 - **GRAINGER**	**PO 60956**	**R208-25-DPW - FACILITIES - EXIT SIGNS P**			1,195.06	
	01-201-26-290-200 Building Department (DPW) - Expenses			1,195.06			**1,195.06**
ACH	183 - **GRAINGER**	**PO 61134**	**R208-25-DPW - FLEET SUPPLIES FOR FLEET**			576.52	
	01-201-26-315-200 Vehicle Maintenance - Expenses			576.52			**576.52**

ACH	183 - **GRAINGER**	**PO 61251**	**R208-25-DPW - GROUNDS - FOR PARKS AND GR**			1,505.39	
	01-201-26-290-200 Building Department (DPW) - Expenses			1,505.39			**1,505.39**
	6288 - **GRANADA CONSTRUCTION CORP.**	**PO 61518**	**R529-24 2024 NJDOT Sidewalk & Curb Impro**			156,652.51	
	04-215-55-978-400 Engineering Projects 7947-24			156,652.51			**156,652.51**
ACH	6511 - **GRAVIANO & GILLIS ARCHITECTS & PLANNERS**	**PO 61283**	**Planning Review #1561**			1,155.00	
	12-286-56-851-000 Developer Escrows			1,155.00			**1,155.00**
	4522 - **HANNUM'S MT. HOLLY SALES, INC.**	**PO 61091**	**DPW-FLEET REPAIR PARTS FOR P.D. MOTORCYC**			977.18	
	01-201-26-315-200 Vehicle Maintenance - Expenses			977.18			**977.18**
ACH	6053 - **Hart Halsey LLC**	**PO 61316**	**Traffic Related Duties - Emergency Sewer**			1,944.00	
	08-215-55-957-400 Emergency Repairs			1,944.00			**1,944.00**
	6937 - **HEALTHIER NEW JERSEY INSURANCE COMP**	**PO 61416**	**R065-25 - Braven Health - July 2025 Reti**			8,562.56	
	21-201-20-100-000 Employee Group Health			8,562.56			**8,562.56**
	607 - **HEP SOIL CONSERVATION DISTRICT**	**PO 60435**	**RECREATION: Maintenance for Surgent Park**			775.00	
	04-215-55-978-700 Recreation Projects 7947-24			775.00			**775.00**
	7313 - **HOLMAN FRENIA ALLISON PC**	**PO 61317**	**R513-24 - May 2025 Forensic Audit Work**			24,285.00	
	01-203-20-135-200 (2024) Auditing Expense			24,285.00			**24,285.00**
ACH	6492 - **IMMEDICENTER TOTOWA**	**PO 61298**	**R151-25-Medical Exams**			330.00	
	01-201-20-105-200 Personnel - Expenses			330.00			**330.00**
	6787 - **J. HARRIS ACADEMY OF POLICE TRAINING LLC**	**PO 61303**	**POLICE: J HARRIS POLICE TRAINING-USE OF**			2,268.00	
	01-203-25-240-200 (2024) Police Department - Expenses			189.00			
	01-201-25-240-200 Police Department - Expenses			2,079.00			**2,268.00**
	3612 - **JOHN GARCIA CONSTRUCTION CO.**	**PO 61289**	**R124-25 On Call Emergency Sewer Repair a**			11,332.73	
	07-201-26-291-600 Emergency Repairs			11,332.73			
		PO 61290	**R124-25 On Call Emergency Sewer Repair a**			5,647.26	
	07-201-26-291-600 Emergency Repairs			5,647.26			
		PO 61469	**R124-25 On Call Emergency Sewer Repair a**			9,187.30	
	07-201-26-291-600 Emergency Repairs			9,187.30			**26,167.29**
	3203 - **JOHNNY ON THE SPOT LLC**	**PO 61113**	**REC: BLANKET PO Port-a-John for Parks/Fi**			1,405.75	
	15-286-56-005-000 Recreation Trust Accounts			1,405.75			**1,405.75**
	582 - **KIMBALL MIDWEST**	**PO 60808**	**DPW-FLEET SUPPLIES FOR FLEET**			1,923.58	
	01-201-26-315-200 Vehicle Maintenance - Expenses			1,923.58			**1,923.58**
	7214 - **LADDEY, CLARK & RYAN LLP**	**PO 61355**	**R038-25 - Investigation (April 2025)**			340.00	
	01-201-20-105-200 Personnel - Expenses			340.00			

		PO 61404	R038-25 - Investigation (May 2025)		3,080.00	
	01-201-20-105-200 Personnel - Expenses			3,080.00		3,420.00
	345 - LANGUAGE LINE SERVICES	PO 61295	R192-25 POLICE DEPT: LANGUAGE LINE SERVI		2,431.54	
	01-201-25-240-200 Police Department - Expenses			2,431.54		2,431.54
ACH	260 - LAURA A. CARUCCI	PO 61415	2025 ZONING BOARD - COURT REPORTING SERV		550.00	
	01-201-21-180-200 Zoning and Planning - Expenses			550.00		550.00
	712 - LERCH, VINCI & BLISS, LLP	PO 61327	Professional Services (April/May Budget		7,170.00	
	01-201-20-105-200 Personnel - Expenses			2,355.00		
	01-201-20-135-200 Auditing Expense			4,815.00		7,170.00
	6723 - LEXIPOL LLC	PO 60971	POLICE DEPT. - POLICE ACCREDITATION APRI		11,465.95	
	01-201-25-240-200 Police Department - Expenses			11,465.95		11,465.95
	1279 - LORCO PETROLEUM SERVICES	PO 61097	DPW-FLEET-WASTE OIL REMOVAL		570.00	
	01-201-26-315-200 Vehicle Maintenance - Expenses			570.00		570.00
	1743 - M Chanda Arms Asso., Inc.	PO 61093	2024 Municipal Reimbursement #42		7,275.77	
	01-203-26-325-200 (2024) Condo Services Act - Expenses			7,275.77		7,275.77
	7347 - MACHINE ISRAEL YOUTH AND COMMUNITY SERVI	PO 61434	Court: Yiddish/Hebrew Interpreting Serv		200.00	
	01-201-43-490-200 Municipal Court - Expenses			200.00		200.00
	1317 - MALOUF FORD LINCOLN, INC.	PO 61314	DPW-FLEET REPAIR PARTS		1,275.25	
	01-201-26-315-200 Vehicle Maintenance - Expenses			1,275.25		1,275.25
	6807 - MANAGEMENT COMPUTER SERVICES INC.	PO 61421	PHA-Web PIC Submissions - April & May 20		150.00	
	16-289-56-081-000 Section 8 Spending Reserves			150.00		150.00
ACH	6819 - MARIE LUPO	PO 61275	HEALTH: PROFESSIONAL SERVICES RENDERED F		280.00	
	02-213-40-702-000 Health Department Grant Expenditures			280.00		280.00
ACH	4018 - MARRONE PEST MANAGEMENT SERVICES LLC	PO 61341	RECREATION: RELEASE - Monthly Pest Contr		320.00	
	01-201-27-370-200 Public Playgrounds and Rec - Expenses			320.00		320.00
ACH	7406 - MAZHAR CHEEMA	PO 61305	POLICE DEPT: 2025 DEFENSIVE TACTICS CLAS		732.79	
	01-201-25-240-200 Police Department - Expenses			732.79		732.79
ACH	6428 - MCGRATH MUNICIPAL EQUIPMENT LLC	PO 60393	DPW-FLEET REPLACEMENT WINCH FOR PATCH TR		285.25	
	01-201-26-315-200 Vehicle Maintenance - Expenses			285.25		285.25
ACH	7213 - MCMANIMON, SCOTLAND & BAUMANN LLC	PO 61516	R535-24- Bond Counsel Services		9,021.68	
	04-215-55-959-900 Administrative Cost 7471-18			9,021.68		9,021.68

ACH	7213 - MCMANIMON, SCOTLAND & BAUMANN LLC	PO 61517	R267-25 Land Use Litigation Services			765.00	
	01-201-21-180-200 Zoning and Planning - Expenses				765.00		765.00
ACH	226 - MLEKICKI MARIOLA	PO 61325	Court: Polish Interpreting Services			200.00	
	01-201-43-490-200 Municipal Court - Expenses				200.00		200.00
	4373 - MOLLOY, MICHAEL	PO 61199	CITY MANAGER: MUSIC FOR INDEPENDENCE DAY			500.00	
	15-286-56-007-000 Civic Events				500.00		500.00
	2277 - MONROE SYSTEMS FOR BUSINESS INC	PO 61328	MONROE BLACK CALCULATOR			180.00	
	01-201-20-150-200 Tax Collector - Expenses				180.00		180.00
ACH	3243 - MOTOROLA, INC.	PO 61444	Purchase of Radio Communication Equipmen			118,895.00	
	04-215-55-971-300 Fire Dept. Improvements 2021				118,895.00		118,895.00
ACH	3243 - MOTOROLA, INC.	PO 61460	Purchase of Radio Communication Equipmen			54,841.24	
	04-215-55-971-300 Fire Dept. Improvements 2021				54,841.24		54,841.24
ACH	6892 - MUNICIPAL MEDIA CORP.	PO 60543	DPW - RECYCLING CLEAN COMMUNITIES - COMM			2,600.00	
	02-213-40-706-000 Public Works Grant Expenditures				2,600.00		2,600.00
	5391 - NATIONAL ASSOC OF FIELD TRAINING OF	PO 61304	POLICE DEPT. - BASIC FIELD TRAINING OFFI			375.00	
	01-201-25-240-200 Police Department - Expenses				375.00		375.00
	272 - NATIONAL FUEL OIL INC	PO 61336	R579-24 - DPW - DIESEL FUEL			5,851.56	
	07-201-26-292-200 Sewer Utility Allocations - Other Exp.				5,851.56		5,851.56
	6951 - NATIONAL HIGHWAY PRODUCTS INC	PO 61068	R306-24-POLICE DEPT. - INSTALLATION HARD			749.01	
	01-201-25-240-200 Police Department - Expenses				749.01		749.01
ACH	215 - NEGLIA ENGINEERING ASSOCIATES	PO 61284	Developers Escrow Project			3,742.80	
	12-286-56-853-000 Engineering Inspection Escrows				1,301.92		
	12-286-56-851-000 Developer Escrows				642.68		
	12-286-56-851-000 Developer Escrows				1,046.04		
	12-286-56-851-000 Developer Escrows				752.16		3,742.80
ACH	215 - NEGLIA ENGINEERING ASSOCIATES	PO 61288	Developers Escrow Project			5,515.90	
	12-286-56-851-000 Developer Escrows				1,350.00		
	12-286-56-853-000 Engineering Inspection Escrows				845.00		
	12-286-56-851-000 Developer Escrows				905.00		
	12-286-56-851-000 Developer Escrows				1,533.40		
	12-286-56-851-000 Developer Escrows				422.50		
	12-286-56-851-000 Developer Escrows				230.00		
	12-286-56-851-000 Developer Escrows				230.00		5,515.90
ACH	215 - NEGLIA ENGINEERING ASSOCIATES	PO 61358	R121-25: CM Services for Morris Canal D			5,287.77	
	02-213-40-700-000 Engineering Dept. Grant Expenditures				5,287.77		5,287.77

ACH	215 - **NEGLIA ENGINEERING ASSOCIATES**	**PO 61360**	**Professional Services for PSE&G Gas Main**		625.66	
	01-201-20-165-200 Engineering Services - Expenses			625.66		**625.66**
ACH	215 - **NEGLIA ENGINEERING ASSOCIATES**	**PO 61373**	**PSE&G Gas System Modernization Program P**		17,454.48	
	15-286-57-014-000 Escrow Deposits			17,454.48		**17,454.48**
ACH	215 - **NEGLIA ENGINEERING ASSOCIATES**	**PO 61513**	**Developers Escrow Project**		5,703.56	
	12-286-56-853-000 Engineering Inspection Escrows			4,665.54		
	12-286-56-851-000 Developer Escrows			115.00		
	12-286-56-851-000 Developer Escrows			923.02		**5,703.56**
	1381 - **NEW JERSEY - DEPT. OF TREASURY**	**PO 61281**	**REC: Program Interest 003958 - NJDEP Ann**		575.00	
	15-286-56-005-000 Recreation Trust Accounts			575.00		**575.00**
	730 - **NEW JERSEY MOTOR VEHICLE COMM.**	**PO 61310**	**POLICE DEPT. - REGISTRATION FEE TITLE F**		60.00	
	01-201-25-240-200 Police Department - Expenses			60.00		**60.00**
	730 - **NEW JERSEY MOTOR VEHICLE COMM.**	**PO 61537**	**POLICE DEPT. - REGISTRATION FEE TITLE F**		60.00	
	01-201-25-240-200 Police Department - Expenses			60.00		**60.00**
	1498 - **NEW YORK/NEW JERSEY TRAILER SUPPLY**	**PO 61254**	**DPW-FLEET REPAIR PARTS**		218.96	
	01-201-26-315-200 Vehicle Maintenance - Expenses			218.96		**218.96**
	1389 - **NICOLETTE AUTO BODY WORKS, INC.**	**PO 61255**	**DPW-FLEET EMERGENCY TOW OF F.D. E4**		500.00	
	01-201-26-315-200 Vehicle Maintenance - Expenses			500.00		**500.00**
	6183 - **NORTH JERSEY FRIENDSHIP HOUSE**	**PO 61264**	**R584-24 - MAY CUSTODIAL CLEANING SERVICE**		15,382.00	
	01-201-26-290-200 Building Department (DPW) - Expenses			15,382.00		**15,382.00**
	5477 - **NORTH JERSEY PUMP & CONTROLS, LLC**	**PO 60245**	**DPW - SEWERS - BLANKET P.O FOR QUARTERLY**		890.00	
	07-201-26-291-200 Sewer / Storm Systems - Expenses			890.00		**890.00**
ACH	6295 - **NORTH JERSEY TRUCK CENTER, INC.**	**PO 60938**	**DPW-FLEET REPAIR PARTS FOR F.D. E4**		1,255.59	
	01-201-26-315-200 Vehicle Maintenance - Expenses			1,255.59		**1,255.59**
ACH	7155 - **OK-SOON DANG**	**PO 61436**	**Court: Slovak Interpreting Services**		240.00	
	01-201-43-490-200 Municipal Court - Expenses			240.00		**240.00**
ACH	609 - **OUTSTANDING SERVICE CO., INC.**	**PO 61420**	**DPW - FLEET 2025 DIESEL FUEL CHECK TANKS**		474.80	
	01-201-26-315-200 Vehicle Maintenance - Expenses			474.80		**474.80**
	167 - **P S E & G**	**PO 61495**	**May 2025 - Current Charges - Acct # 42 0**		7,500.00	
	07-201-26-292-200 Sewer Utility Allocations - Other Exp.			7,500.00		
		PO 61495	**May 2025 - Current Charges - Acct # 42 0**		13,511.95	
	01-201-31-430-200 Electricity			13,499.67		

	01-201-31-435-200	Street Lighting			12.28		**21,011.95**
	167 - **P S E & G**		**PO 61496**	**May 2025 - Current Charges - Acct # 65 8**		90.06	
	01-201-31-430-200	Electricity			90.06		**90.06**
	167 - **P S E & G**		**PO 61497**	**May 2025 - Current Charges - Acct # 13 0**		57.99	
	01-201-31-430-200	Electricity			57.99		**57.99**
	167 - **P S E & G**		**PO 61498**	**May 2025 - Current Charges - Acct # 77 3**		1,640.37	
	01-201-31-430-200	Electricity			1,640.37		**1,640.37**
	167 - **P S E & G**		**PO 61501**	**May 2025 - Current Charges - Acct # 76 2**		44.49	
	01-201-31-430-200	Electricity			44.49		**44.49**
	167 - **P S E & G**		**PO 61502**	**May 2025 - Current Charges - Acct 74 420**		1,148.75	
	01-201-31-430-200	Electricity			1,148.75		**1,148.75**
	167 - **P S E & G**		**PO 61541**	**April 2025 - Current Charges - Acct # 13**		87,968.57	
	01-201-31-435-200	Street Lighting			87,321.56		
	01-201-31-430-200	Electricity			647.01		**87,968.57**
ACH	2193 - **P.L. CUSTOM EMERGENCY VEHICLES**		**PO 61125**	**DPW-FLEET REPAIR PARTS FOR F.D. AMBULANC**		2,161.00	
	01-201-26-315-200	Vehicle Maintenance - Expenses			2,161.00		**2,161.00**
	4173 - **PARTAC PEAT CORPORATION**		**PO 60924**	**DPW - GROUNDS - MATERIAL FOR ALL BALL FI**		692.07	
	01-201-28-375-200	Maintenance of Parks - Expenses			692.07		
			PO 60925	**DPW - GROUNDS - PARKS AND GROUNDS MATERI**		228.47	
	01-201-28-375-200	Maintenance of Parks - Expenses			228.47		**920.54**
	5818 - **Parts Authority LLC**		**PO 61315**	**DPW-FLEET REPAIR PARTS**		377.11	
	01-201-26-315-200	Vehicle Maintenance - Expenses			377.11		**377.11**
	7174 - **Paul John Boyko Jr.**		**PO 61276**	**RECREATION: Instructor payment for Intro**		3,050.00	
	15-286-56-005-000	Recreation Trust Accounts			3,050.00		**3,050.00**
	2725 - **POSITIVE PROMOTIONS**		**PO 61087**	**HEALTH: OFFICE SUPPLIES FOR FOCUS AWARD**		1,458.24	
	01-201-27-330-200	Health and Welfare - Expenses			1,458.24		**1,458.24**
ACH	212 - **PRECISION COMPUTER OF FORT LEE, INC**		**PO 61070**	**R532-24-MIS Dept. Cloud Backup-Duo Softw**		3,288.00	
	01-201-20-140-200	Management Info Systems - Expenses			3,288.00		**3,288.00**
ACH	212 - **PRECISION COMPUTER OF FORT LEE, INC**		**PO 61079**	**R532-24-FIRE: UPS Replacement Equipment**		598.00	
	01-201-25-265-200	Fire Department - Expenses			598.00		**598.00**
ACH	212 - **PRECISION COMPUTER OF FORT LEE, INC**		**PO 61151**	**R532-24 - Engineering: AutoCAD Subscrip**		5,760.00	
	01-201-20-165-200	Engineering Services - Expenses			5,760.00		**5,760.00**

ACH	212 - **PRECISION COMPUTER OF FORT LEE, INC**	**PO 61152**	**R532-24-MIS Dept. MS 365 Email renewal 2**		34,890.00	
	01-201-20-140-200 Management Info Systems - Expenses			34,890.00		**34,890.00**
ACH	212 - **PRECISION COMPUTER OF FORT LEE, INC**	**PO 61286**	**R532-24 MIS Dept. Symantec Endpoint Secu**		9,600.00	
	01-201-20-140-200 Management Info Systems - Expenses			9,600.00		**9,600.00**
ACH	212 - **PRECISION COMPUTER OF FORT LEE, INC**	**PO 61292**	**R532-24-CableTv - Studio and events Equi**		5,900.00	
	04-215-55-977-100 Technology Upgrades City Wide			5,900.00		**5,900.00**
ACH	4772 - **PRINT & MAIL COMMUNICATIONS LLC.**	**PO 61438**	**Postage - 2025 Estimated Tax bills Edmun**		15,600.00	
	01-201-20-150-200 Tax Collector - Expenses			15,600.00		**15,600.00**
ACH	4772 - **PRINT & MAIL COMMUNICATIONS LLC.**	**PO 61476**	**Tax Collector - 2025 3rd quarter Estimat**		3,971.00	
	07-201-26-292-200 Sewer Utility Allocations - Other Exp.			3,971.00		
		PO 61476	**Tax Collector - 2025 3rd quarter Estimat**		1,400.00	
	01-201-20-150-200 Tax Collector - Expenses			1,400.00		**5,371.00**
ACH	169 - **RACHLES/MICHELE'S OIL CO., INC.**	**PO 61238**	**R578-24 - UNLEADED GASOLINE**		6,034.49	
	07-201-26-292-200 Sewer Utility Allocations - Other Exp.			6,034.49		**6,034.49**
ACH	945 - **RAINBOW CLEANERS**	**PO 61411**	**FIRE: FD Gear Cleaning**		20.00	
	01-201-25-265-200 Fire Department - Expenses			20.00		**20.00**
	4806 - **RAKIC, ALEKSANDAR**	**PO 61430**	**CITY MANAGER: ENTERTAINMENT FOR 7/6/2025**		450.00	
	15-286-56-007-000 Civic Events			450.00		**450.00**
	7074 - **Remington And Vernick Engineers II Inc.**	**PO 60837**	**R233-25 Construction Oversight - City Ha**		2,100.00	
	04-215-55-976-100 2024 Capital Programs Ord # 7928-24			2,100.00		
		PO 61519	**R626-23 -CONSTRUCTION MGMT & INSPECTION**		708.50	
	04-215-55-959-900 Administrative Cost 7471-18			708.50		**2,808.50**
	852 - **ROBBIE CONLEY ARCHITECT, LLC**	**PO 61259**	**R067-25-OEM Fire Station Study - Archite**		25,000.00	
	04-215-55-951-900 Administration & Section 20 Costs 7215			25,000.00		**25,000.00**
	3989 - **ROBERT BENECKE**	**PO 59665**	**YE 2024 Wokers Comp IBNR Report**		5,655.00	
	28-201-20-100-000 Workers Comp Costs			5,655.00		**5,655.00**
	5127 - **SIGNS AND SAFETY DEVICES SALES**	**PO 60968**	**DPW - ROADS - SIGNS**		745.00	
	01-201-26-292-200 Roads Department - Expenses			745.00		**745.00**
	842 - **SP & SK, LLC**	**PO 61435**	**Court: Korean Interpreting Services**		225.00	
	01-201-43-490-200 Municipal Court - Expenses			225.00		**225.00**
ACH	1796 - **STERICYCLE, INC.**	**PO 61279**	**HEALTH: MEDICAL WASTE SERVICE 2025 .**		240.43	
	01-201-27-330-200 Health and Welfare - Expenses			240.43		**240.43**

ACH	1056 - **STORR TRACTOR COMPANY**	**PO 61077**	**DPW-FLEET REPAIR PARTS FOR LAWN EQUIPMEN**			876.51	
	01-201-26-315-200 Vehicle Maintenance - Expenses			876.51			**876.51**
	1840 - **SUBURBAN CONSULTING ENGINEERS, INC.**	**PO 61225**	**R536-24 RECREATION: RELEASE - Engineerin**			394.38	
	04-215-55-978-700 Recreation Projects 7947-24			394.38			
		PO 61247	**RECREATION: RELEASE - Engineering & Desi**			227.27	
	04-215-55-963-700 Recreation Projects 7544-19			227.27			**621.65**
	6041 - **SWANK MOTION PICTURES, INC.**	**PO 61267**	**RECREATION: Licensing for Drive in Movie**			475.00	
	01-201-27-370-200 Public Playgrounds and Rec - Expenses			475.00			**475.00**
ACH	175 - **Symetra Life Insurance Company**	**PO 61339**	**R593-24 - 2025 Stop Loss Policy**			265,886.15	
	21-201-20-100-000 Employee Group Health			265,886.15			**265,886.15**
	7453 - **TERRY KOSTEAS**	**PO 61352**	**Refund - Cancellation of Permit #25-1390**			156.00	
	01-192-08-160-001 CONSTRUCTION CODE OFFICIAL			156.00			**156.00**
	5582 - **THEODORE CONSTANDELIS, D.D.S.**	**PO 61334**	**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 61218**	**CITY MANAGER: ADVERTISING FOR FIREWORKS**			600.00	
	15-286-56-007-000 Civic Events			600.00			**600.00**
	2050 - **TLO, LLC**	**PO 61423**	**POLICE DEPT - MAY 2025 DATABASE INVESTIG**			388.50	
	01-201-25-240-200 Police Department - Expenses			388.50			**388.50**
ACH	5414 - **TRIONAID ASSOCIATES, INC**	**PO 61274**	**RECREATION: Background Check for Summer**			639.00	
	01-201-27-370-200 Public Playgrounds and Rec - Expenses			639.00			**639.00**
ACH	5414 - **TRIONAID ASSOCIATES, INC**	**PO 61307**	**Background Checks**			105.00	
	01-201-20-105-200 Personnel - Expenses			105.00			**105.00**
ACH	5414 - **TRIONAID ASSOCIATES, INC**	**PO 61311**	**Background checks**			173.00	
	01-201-20-105-200 Personnel - Expenses			173.00			**173.00**
	5563 - **TSI INCORPORATED**	**PO 60947**	**HEALTH: QUEST SOUND LEVEL METER CALIBRAT**			674.28	
	01-201-27-330-200 Health and Welfare - Expenses			674.28			**674.28**
	819 - **UNITED STATES TREASURY**	**PO 61365**	**Federal Affordable Care Act Mandatory Fe**			6,239.06	
	21-201-20-150-000 Federal Affordable Care Act Expenses			6,239.06			**6,239.06**
	7336 - **UNITEMP MECHANICAL DEGREES LLC**	**PO 61395**	**Req #25-133**			240,532.18	
	04-215-55-973-800 Library Improvements - 7740-22			240,532.18			**240,532.18**

ACH	348 - V.E. RALPH & SON, INC.	PO 61459	FIRE: R354-24 Procurement of Medical and		212.50	
	01-201-25-265-200 Fire Department - Expenses			212.50		212.50
ACH	348 - V.E. RALPH & SON, INC.	PO 61529	FIRE: R354-24 Procurement of Medical and		3,618.69	
	01-201-25-265-200 Fire Department - Expenses			3,618.69		3,618.69
ACH	6607 - VAC-CON SERVICES INC.	PO 60940	DPW - SEWERS - PARTS FOR THE VACTOR		702.98	
	07-201-26-291-200 Sewer / Storm Systems - Expenses			702.98		702.98
	2874 - VANDERHOOF TRANSPORTATION CO INC	PO 60278	SENIOR TRIPS: TRANSPORTATION ON 7-16-20		1,095.00	
	15-286-56-013-000 Clifton Senior Culture Trips			1,095.00		1,095.00
	2112 - VERIZON COMMUNICATIONS INC.	PO 61413	11/16/24 - 12/15/24 - Fire Station 5 Acc		289.00	
	01-203-31-440-200 (2024) Telephone			289.00		
		PO 61414	11/18/24 - 12/17/24 - CPD-GB2 Account#65		229.00	
	01-203-31-440-200 (2024) Telephone			229.00		
		PO 61461	6/9/25 - 7/8/25 - Account# 357-124-315-0		289.00	
	01-201-31-440-200 Telephone			289.00		
		PO 61462	6/9/5 - 7/8/25 - Senior Center Account#		144.99	
	01-201-31-440-200 Telephone			144.99		
		PO 61463	6/9/25 - 7/8/25 - Rec Center Account#151		279.00	
	01-201-31-440-200 Telephone			279.00		
		PO 61464	6/10/25 - 7/9/25 - Fire Station 1 Accoun		289.00	
	01-201-31-440-200 Telephone			289.00		
		PO 61465	6/12/25 - 7/11/25 - OEM Garage Account#		299.00	
	01-201-31-440-200 Telephone			299.00		
		PO 61491	6/22/25 - 7/21/25 - Rec Center Account#		578.00	
	01-201-31-440-200 Telephone			578.00		2,396.99
	2112 - VERIZON COMMUNICATIONS INC.	PO 61492	6/19/25 - 7/18/25 - Account# 656-386-204		164.99	
	01-201-31-440-200 Telephone			164.99		
		PO 61493	6/14/25 - 7/13/25 - DPW Account#655-633-		299.90	
	01-201-31-440-200 Telephone			299.90		
		PO 61544	6/16/25 - 7/17/25 - Account# 157-092-620		297.75	
	01-201-31-440-200 Telephone			297.75		
		PO 61545	6/18/25 - 7/17/25 - CPD-GB2 Account#656-		230.13	
	01-201-31-440-200 Telephone			230.13		
		PO 61546	6/14/25 - 7/13/25 - Flag Barn Account# 4		81.11	
	01-201-31-440-200 Telephone			81.11		
		PO 61547	6/19/25 - 7/18/25 & 4/19/25 - 5/18/25- F		298.00	
	01-201-31-440-200 Telephone			298.00		
		PO 61548	6/9/25 - 7/8/25 - CPD-GB Account#955-485		299.90	
	01-201-31-440-200 Telephone			299.90		1,671.78
	2112 - VERIZON COMMUNICATIONS INC.	PO 61549	6/22/25 - 7/21/25 - city of Clifton GB A		394.93	
	01-201-31-440-200 Telephone			394.93		394.93
ACH	387 - W. B. MASON CO, INC.	PO 60734	R206-25-HEALTH: LEAD GRANT PROMOTIONAL S		848.73	
	02-213-40-702-000 Health Department Grant Expenditures			848.73		848.73
ACH	387 - W. B. MASON CO, INC.	PO 61143	R206-25-Office Supplies #S151988348		111.58	
	01-201-21-180-200 Zoning and Planning - Expenses			111.58		111.58

ACH	387 - W. B. MASON CO, INC.	PO 61326	FIRE: R206-25 Office Supplies #S15306216			707.57	
	01-201-25-265-200 Fire Department - Expenses			707.57			707.57
ACH	231 - W.E. TIMMERMAN CO., INC.	PO 61222	DPW-FLEET REPAIR PARTS FOR STREET SWEEPE			2,498.10	
	01-201-26-315-200 Vehicle Maintenance - Expenses			2,498.10			2,498.10
ACH	231 - W.E. TIMMERMAN CO., INC.	PO 61324	DPW-FLEET REPAIR PARTS FOR STREET SWEEPE			1,128.26	
	01-201-26-315-200 Vehicle Maintenance - Expenses			1,128.26			1,128.26
	6267 - WEINER LAW GROUP LLP	PO 61396	R287-24 - Employment Litigation			5,000.00	
	01-203-20-105-200 (2024) Personnel - Expenses			5,000.00			5,000.00
	1993 - WEST PUBLISHING CORP. / THOMSON REU	PO 61140	R089-25 Legal 05/01/25 - 05/31/25 Subscr			1,476.08	
	01-201-20-155-200 Legal Service - Expenses			1,476.08			
		PO 61278	Court: Books-NJ Criminal and Motor Vehi			798.00	
	01-201-43-490-200 Municipal Court - Expenses			798.00			2,274.08
ACH	4209 - WITMER PUBLIC SAFETY GROUP INC	PO 61046	FIRE: Gas Meter Repairs			896.80	
	01-201-25-265-200 Fire Department - Expenses			896.80			896.80
	TOTAL						2,021,478.59

Total to be paid from Fund 01 CURRENT FUND	**451,563.32**
Total to be paid from Fund 02 STATE & FEDERAL GRANTS	**10,115.50**
Total to be paid from Fund 04 CAPITAL	**628,067.76**
Total to be paid from Fund 07 SEWER UTILITY - OPERATING	**52,433.45**
Total to be paid from Fund 08 SEWER UTILITY - CAPITAL	**1,944.00**
Total to be paid from Fund 12 DEVELOPERS ESCROW	**16,117.26**
Total to be paid from Fund 13 ANIMAL TRUST	**5,608.00**
Total to be paid from Fund 14 POLICE EXTRA DUTY	**181,017.00**
Total to be paid from Fund 15 OTHER TRUST	**29,306.74**
Total to be paid from Fund 16 SECTION 8	**150.00**
Total to be paid from Fund 17 CDBG	**28,082.35**
Total to be paid from Fund 21 MEDICAL SELF-INSURANCE	**287,437.77**
Total to be paid from Fund 26 LIBRARY	**323,980.44**
Total to be paid from Fund 28 Workers Compensation Trust	**5,655.00**
	2,021,478.59

Checks Previously Disbursed

250333	CLIFTON, CITY OF - Payroll Entry		Cash - Checking 05/15/25 Payroll	2,827,661.55	5/15/2025
250356	CLIFTON, CITY OF - Payroll Entry		Cash - Checking 05/30/25 Payroll	2,640,062.13	5/30/2025
250389	CLIFTON, CITY OF - Payroll Entry		Cash - Checking 06/13/25 Payroll	2,622,533.70	6/13/2025
372457	HORIZON BLUE CROSS & BLUE SHIELD OF	PO# 61363	GROUP#86613&86614 - HEALTH CARE CL	372,457.06	6/17/2025
2025114	CLIFTON BOARD OF EDUCATION	PO# 61364	2025/2026 School Tax Levy - July t	13,233,518.00	7/01/2025
2025115	CLIFTON, CITY OF - Reimbursement	PO# 61474	06.30.25 - Out of Pocket Expenses	83.84	6/30/2025
2025116	CLIFTON, CITY OF - SELF INSURANCE	PO# 61520	2025 Workers Comp Checks	21,365.37	6/30/2025

2025117	CLIFTON, CITY OF - General Liability	PO# 61521	2025 General Liability Checks	59,048.57	7/01/2025
2025118	CLIFTON, CITY OF - Petty Cash	PO# 61472	Petty Cash - 06/30/2025 Payroll -	60.29	6/30/2025
20250115	CLIFTON, CITY OF - Reimbursement	PO# 61474	06.30.25 - Out of Pocket Expenses	199.42	6/30/2025
20250118	CLIFTON, CITY OF - Petty Cash	PO# 61472	Petty Cash - 06/30/2025 Payroll -	90.33	6/30/2025
				21,777,080.26	

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 CURRENT FUND	21,324,035.09	451,563.32	**21,775,598.41**
Fund 02 STATE & FEDERAL GRANTS	90.33	10,115.50	**10,205.83**
Fund 04 CAPITAL		628,067.76	**628,067.76**
Fund 07 SEWER UTILITY - OPERATING		52,433.45	**52,433.45**
Fund 08 SEWER UTILITY - CAPITAL		1,944.00	**1,944.00**
Fund 12 DEVELOPERS ESCROW		16,117.26	**16,117.26**
Fund 13 ANIMAL TRUST		5,608.00	**5,608.00**
Fund 14 POLICE EXTRA DUTY		181,017.00	**181,017.00**
Fund 15 OTHER TRUST	83.84	29,306.74	**29,390.58**
Fund 16 SECTION 8		150.00	**150.00**
Fund 17 CDBG		28,082.35	**28,082.35**
Fund 21 MEDICAL SELF-INSURANCE	372,457.06	287,437.77	**659,894.83**
Fund 26 LIBRARY		323,980.44	**323,980.44**
Fund 27 General Liability Trust	59,048.57		**59,048.57**
Fund 28 Workers Compensation Trust	21,365.37	5,655.00	**27,020.37**
BILLS LIST TOTALS	21,777,080.26	2,021,478.59	**23,798,558.85**

ITEM NUMBER: R 332-25

ITEM NAME: Resolution Determining the Form and Other Details of $19,340.00 General Improvement Bonds, Series 2025, of the City of Clifton, in the County of Passaic, New Jersey, and Providing for their Sale

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Resolution	6/24/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION DETERMINING THE FORM AND OTHER DETAILS OF $19,340,000 GENERAL IMPROVEMENT BONDS, SERIES 2025, OF THE CITY OF CLIFTON, IN THE COUNTY OF PASSAIC, NEW JERSEY, AND PROVIDING FOR THEIR SALE

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIFTON, IN THE COUNTY OF PASSAIC, NEW JERSEY, AS FOLLOWS:

Section 1. (a) The $19,340,000 General Improvement Bonds, Series 2025, of the City of Clifton, in the County of Passaic, New Jersey (the "City"), referred to and described in a resolution of the City duly adopted on July 1, 2025 and entitled, "Resolution Providing for the Combination of Certain Issues of General Improvement Bonds, Series 2025, of the City of Clifton, in the County of Passaic, New Jersey, Into a Single Issue of Bonds Aggregating $19,340,000 in Principal Amount" and the bond ordinances referred to therein, each in all respects duly approved and published as required by law, shall be issued as "General Improvement Bonds, Series 2025" (the "Bonds").

(b) The Bonds shall mature in the principal amounts on August 15 as follows:

Year	Principal Amount	Year	Principal Amount
2026	$1,205,000	2032	$1,800,000
2027	1,500,000	2033	1,875,000
2028	1,575,000	2034	1,950,000
2029	1,625,000	2035	2,000,000
2030	1,685,000	2036	2,375,000
2031	1,750,000		

(c) The actual principal amounts may be adjusted by the City, at its option, in accordance with N.J.S.A. 40A:2-26(g). Any such adjustment shall not exceed 10% of the principal for any maturity with the aggregate adjustment to maturity not to exceed 10% of the principal for the overall issue.

(d) The Bonds shall be subject to redemption prior to their stated maturity in accordance with the Notice of Sale attached hereto as Exhibit A (the "Notice of Sale").

(e) The Bonds shall be eleven in number, with one certificate being issued for each year of maturity, and shall be numbered GIB-1 to GIB-11, inclusive.

(f) The Bonds shall be dated their date of issuance and shall bear interest payable semiannually on the fifteenth day of February and August in each year until maturity or prior redemption, commencing on February 15, 2026, at a rate or rates per annum, expressed in a multiple of 1/8 or 1/20 of 1%, proposed by the successful bidder in accordance with the Notice of Sale.

(g) The Bonds shall be executed by the manual or facsimile signatures of the Mayor and the Chief Financial Officer under the official seal (or facsimile thereof) affixed, printed, engraved or reproduced thereon and attested by the manual signature of the City Clerk.

Section 2. (a) The Bonds will be issued in fully registered form. One certificate shall be issued for the aggregate principal amount of the Bonds maturing in each year. Both principal of and interest on the Bonds will be payable in lawful money of the United States of America. Each certificate will be registered in the name of Cede & Co., as nominee for The Depository Trust Company, Brooklyn, New York, which will act as securities depository (the "Securities Depository"). The certificates will be on deposit with the Securities Depository. The Securities Depository will be responsible for maintaining a book-entry system for recording the interests of its participants or the transfers of the interests among its participants. The participants will be responsible for maintaining records recording the beneficial ownership interests in the Bonds on behalf of individual purchasers. Individual purchases may be made in the principal amount of $5,000 or any integral multiple of $1,000 in excess thereof through book-entries made on the books and records of the Securities Depository and its participants.

(b) The principal of and interest on the Bonds will be paid to the Securities Depository by the City on the respective maturity dates and due dates and will be credited on the respective maturity dates and due dates to the participants of the Securities Depository as listed on the records of the Securities Depository as of each next preceding February 1 and August 1 (the "Record Dates" for the Bonds).

Section 3. The Bonds shall be substantially in the following form with such additions, deletions and omissions as may be necessary for the City to market the Bonds, including in accordance with the requirements of the Securities Depository:

[Form of Bond begins on next page]

REGISTERED
NUMBER GIB-__

REGISTERED
$_____

UNITED STATES OF AMERICA
STATE OF NEW JERSEY
COUNTY OF PASSAIC

CITY OF CLIFTON

GENERAL IMPROVEMENT BOND, SERIES 2025

REGISTERED OWNER:	CEDE & CO.
PRINCIPAL AMOUNT:	$_____
DATED DATE:	August 28, 2025
MATURITY DATE:	August 15, 20__
RATE OF INTEREST PER ANNUM:	____%
INTEREST PAYMENT DATES:	February 15 and August 15
INITIAL INTEREST PAYMENT DATE:	February 15, 2026
RECORD DATES:	February 1 and August 1
CUSIP NUMBER:	_____

CITY OF CLIFTON, a public body corporate and politic of the State of New Jersey (the "City"), hereby acknowledges itself indebted and for value received promises to pay to the REGISTERED OWNER, or registered assigns, on the MATURITY DATE, upon presentation and surrender of this bond, the PRINCIPAL AMOUNT, and to pay interest on such sum from the DATED DATE until it matures at the RATE OF INTEREST PER ANNUM specified above semiannually on the INTEREST PAYMENT DATES in each year until maturity, commencing on the INITIAL INTEREST PAYMENT DATE. Principal of and interest due on this bond will be paid to the REGISTERED OWNER by the City or its designated paying agent and will be credited to the participants of The Depository Trust Company as listed on the records of The Depository Trust Company as of the RECORD DATES next preceding the respective INTEREST PAYMENT DATES. The principal of and interest on this bond are payable in lawful money of the United States of America.

This bond is not transferable as to principal or interest except to an authorized nominee of The Depository Trust Company. The Depository Trust Company shall be responsible for maintaining the book-entry system for recording the interests of its participants or the transfers of the interests among its participants. The participants are responsible for maintaining records regarding the beneficial ownership interests in the bonds on behalf of individual purchasers.

The bonds of this issue maturing prior to August 15, 2033 are not subject to redemption prior to their stated maturities. The bonds of this issue maturing on or after August 15, 2033 are redeemable at the option of the City, in whole or in part, on any date on or after August 15, 2032 at 100% of the principal amount outstanding (the "Redemption Price"), plus interest accrued to the date of redemption upon notice as required herein.

Notice of redemption shall be given by mailing by first class mail in a sealed envelope with postage prepaid to the registered owners of the bonds not less than 30 days nor more than 60 days prior to the date fixed for redemption. Such mailing shall be to the owners of such bonds at their respective addresses as they last appear on the registration books kept for that purpose by the City or a duly appointed bond registrar. Any failure of the securities depository to advise any of its participants or any failure of any participant to notify any beneficial owner of any notice of redemption shall not affect the validity of the redemption proceedings. If the City determines to redeem a portion of the bonds prior to maturity, the bonds to be redeemed shall be selected by the City; the bonds to be redeemed having the same maturity shall be selected by the Securities Depository in accordance with its regulations.

If notice of redemption has been given as provided herein, the bonds or the portion thereof called for redemption shall be due and payable on the date fixed for redemption at the Redemption Price, together with accrued interest to the date fixed for redemption. Interest shall cease to accrue on the redeemed bonds after the date fixed for redemption and no further interest shall accrue beyond the redemption date. Payment shall be made upon surrender of the bonds redeemed.

So long as Cede & Co., as nominee for DTC, is the registered owner of the Bonds, the City shall send redemption notices only to Cede & Co.

This bond is one of an authorized issue of bonds issued pursuant to the Local Bond Law of the State of New Jersey, a resolution of the City duly adopted on July 1, 2025 and entitled, "Resolution Providing for the Combination of Certain Issues of General Improvement Bonds, Series 2025, of the City of Clifton, in the County of Passaic, New Jersey, Into a Single Issue of Bonds Aggregating $19,340,000 in Principal Amount" and the bond ordinances referred to therein, each in all respects duly approved and published as required by law.

The full faith and credit of the City are hereby irrevocably pledged for the punctual payment of the principal of and interest on this bond according to its terms.

It is hereby certified and recited that all conditions, acts and things required by the Constitution or statutes of the State of New Jersey to exist, to have happened or to have been performed precedent to or in the issuance of this bond exist, have happened and have been performed, and that the issue of bonds of which this is one, together with all other indebtedness of the City, is within every debt and other limit prescribed by such Constitution or statutes.

IN WITNESS WHEREOF, the CITY OF CLIFTON has caused this bond to be executed in its name by the manual or facsimile signatures of its Mayor and its Chief Financial Officer, its corporate seal to be hereunto imprinted or affixed, this bond and the seal to be attested by the manual signature of its City Clerk, and this bond to be dated the DATED DATE as specified above.

CITY OF CLIFTON

[SEAL]

By: [executed upon issuance]
Mayor

ATTEST:

By: [executed upon issuance]
City Clerk

By: [executed upon issuance]
Chief Financial Officer

[End of Form of Bond]

Section 4. (a) The Bonds shall be sold on July 30, 2025, or such other date as may be determined by the Chief Financial Officer, via the "PARITY Electronic Bid System" ("PARITY") upon the terms and conditions set forth and described in the Notice of Sale for the Bonds. The Notice of Sale shall be posted on MuniHub.

(b) Pursuant to N.J.S.A. 40A:2-34, the City hereby designates the Chief Financial Officer to sell and award the Bonds in accordance with the Notice of Sale with such changes as to date or the terms as deemed advisable or necessary by Phoenix Advisors, a division of First Security Municipal Advisors, Inc., the City's Municipal Advisor, and McManimon, Scotland & Baumann, LLC, the City's Bond Counsel, to access effectively the market for the sale of the Bonds, and such Chief Financial Officer shall report in writing the results of the sale to this City Council as required by law. The Chief Financial Officer is hereby authorized and directed, consistent with the terms of the Notice of Sale, to retain the good faith deposit of the successful bidder and to return immediately such good faith deposits, whether by wire or check, to the unsuccessful bidders.

Section 5. The Notice of Sale shall be substantially in the form attached hereto as Exhibit A with such additions, deletions and omissions as may be necessary for the City to market the Bonds, including in accordance with the requirements of the Securities Depository and PARITY. The Summary Notice of Sale shall be substantially in the form attached hereto as Exhibit B with such additions, deletions and omissions as may be necessary for the City to market the Bonds (the "Summary Notice of Sale"), including in accordance with the requirements of the Securities Depository and PARITY. The City Clerk is hereby directed to arrange for the publication or electronic posting of the Notice of Sale in the form provided herein in The Herald or such other authorized newspaper of the City, such publication or electronic posting to be not less than seven days prior to the date of sale, and any actions taken

by the City Clerk prior to the date of adoption of this resolution in connection with the publication or electronic posting of the Notice of Sale are hereby ratified, confirmed and approved. McManimon, Scotland & Baumann, LLC is hereby directed to arrange for the publication of the Summary Notice of Sale in the form provided herein in The Bond Buyer, a financial newspaper published and circulating in the City of New York, New York, such publication to be not less than seven days prior to the date of sale.

Section 6. The Bonds shall have printed thereon a copy of the written opinion with respect to the Bonds that is to be rendered by the law firm of McManimon, Scotland & Baumann, LLC, complete except for omission of its date. Alternatively, the Bonds may be accompanied by the signed legal opinion or a copy thereof.

Section 7. The City's Chief Financial Officer is hereby authorized to use original issue premium on the Bonds to provide for one or more of the following: (i) to reduce the principal amount of the Bonds, provided that the total amount of Bond proceeds, inclusive of any original issue premium, is not less than $19,340,000; (ii) to pay interest on the Bonds until completion of the construction and acquisition of the projects being funded by the Bonds, plus 6 months; (iii) to pay the interest due on any bond anticipation notes being refunded with the proceeds of the Bonds; (iv) to provide for the costs associated with the authorization, sale and issuance of the Bonds; or (v) to provide for the costs of capital projects to be undertaken by the City, provided such capital projects and the expenditure of such funds are for a tax-exempt purpose.

Section 8. The law firm of McManimon, Scotland & Baumann, LLC is hereby authorized to arrange for the printing of the Bonds and the Official Statement to be prepared by McManimon, Scotland & Baumann, LLC, Phoenix Advisors, a division of First Security Municipal Advisors, Inc., and City officials. The Mayor and the Chief Financial Officer are hereby authorized to execute any certificates necessary in connection with the distribution of the Official Statement. Such Official Statement may be distributed in preliminary form and deemed final for purposes of Rule 15c2-12 of the Securities and Exchange Commission on behalf of the City by the Chief Financial Officer or by the Mayor. Final Official Statements shall be delivered to the purchaser of the Bonds within the earlier of seven business days following the sale of the Bonds or to accompany the purchaser's confirmations that request payment for the Bonds.

Section 9. The City hereby covenants that it will comply with any conditions subsequently imposed by the Internal Revenue Code of 1986, as amended, in order to preserve the exemption from taxation of interest on the Bonds, including the requirement to rebate all net investment earnings on the gross proceeds above the yield on the Bonds, if necessary.

Section 10. (a) The Chief Financial Officer is hereby authorized to make representations and warranties, to enter into agreements and to make all arrangements with the Securities Depository as may be necessary in order to provide that the Bonds will be eligible for deposit with the Securities Depository and to satisfy any obligation undertaken in connection therewith.

(b) In the event that the Securities Depository may determine to discontinue providing its service with respect to the Bonds or is removed by the City and if no successor securities depository is appointed, the Bonds that were previously issued in book-entry form shall be converted to registered Bonds in denominations of $5,000 or any integral multiple of $1,000 in excess thereof. The beneficial owner under the book-entry system, upon registration of the Bonds held in the beneficial owner's name, will become the registered owner of the registered Bonds. The City shall be obligated to provide for the execution and delivery of the registered Bonds in certificated form.

Section 11. Solely for purposes of complying with Rule 15c2-12 of the Securities and Exchange Commission, as amended and interpreted from time to time (the "Rule"), and provided that the Bonds are not exempt from the Rule and provided that the Bonds are not exempt from the following requirements in accordance with paragraph (d) of the Rule, for so long as the Bonds remain outstanding (unless the Bonds have been wholly defeased), the City shall provide for the benefit of the holders of the Bonds and the beneficial owners thereof:

(a) On or prior to September 30 of each year, beginning September 30, 2025 for the fiscal year ending December 31, 2024, electronically to the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("EMMA") system or such other repository designated by the Securities and Exchange Commission to be an authorized repository for filing secondary market disclosure information, if any, annual financial information with respect to the City consisting of the audited financial statements (or unaudited financial statements if audited financial statements are not then available, which audited financial statements will be delivered when and if available) of the City and certain financial information and operating data, consisting of (i) City and overlapping indebtedness, including a schedule of outstanding debt issued by the City, (ii) property valuation information and (iii) tax rate, levy and collection data. The audited financial information will be prepared in accordance with generally accepted accounting principles as modified by governmental accounting standards as may be required by New Jersey law.

(b) If any of the following events occur regarding the Bonds, a timely notice not in excess of ten business days after the occurrence of such event sent to EMMA:

(1) Principal and interest payment delinquencies;
(2) Non-payment related defaults, if material;
(3) Unscheduled draws on debt service reserves reflecting financial difficulties;
(4) Unscheduled draws on credit enhancements reflecting financial difficulties;
(5) Substitution of credit or liquidity providers, or their failure to perform;
(6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;

(7) Modifications to the rights of holders of the Bonds, if material;
(8) Bond calls, if material, and tender offers;
(9) Defeasances;
(10) Release, substitution or sale of property securing repayment of the Bonds, if material;
(11) Rating changes;
(12) Bankruptcy, insolvency, receivership or similar event of the City;
(13) The consummation of a merger, consolidation or acquisition involving the City or the sale of all or substantially all of the assets of the City, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
(14) Appointment of a successor or additional trustee or the change of name of a trustee, if material;
(15) Incurrence of a Financial Obligation of the City, if material, or agreement to covenants, events of default, remedies, priority rights or other similar terms of a Financial Obligation of the City, any of which affect holders of the Bonds, if material; and
(16) Default, event of acceleration, termination event, modification of terms or other similar events under a Financial Obligation of the City, if any such event reflects financial difficulties.

The term "Financial Obligation" as used in subparagraphs (b)(15) and (b)(16) above means a (i) debt obligation, (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation or (iii) guarantee of (i) or (ii); *provided, however*, that the term "Financial Obligation" shall not include municipal securities as to which a final official statement has been provided to the Municipal Securities Rulemaking Board consistent with the Rule.

(c) Notice of failure of the City to provide required annual financial information on or before the date specified in this resolution shall be sent in a timely manner to EMMA.

If all or any part of the Rule ceases to be in effect for any reason, then the information required to be provided under this resolution, insofar as the provisions of the Rule no longer in effect required the provision of such information, shall no longer be required to be provided.

The Chief Financial Officer shall determine, in consultation with Bond Counsel, the application of the Rule or the exemption from the Rule for each issue of obligations of the City prior to their offering. Such Chief Financial Officer is hereby authorized to enter into additional written contracts or undertakings to implement the Rule and is further authorized to

amend such contracts or undertakings or the undertakings set forth in this resolution, provided such amendment is, in the opinion of nationally recognized bond counsel, in compliance with the Rule.

In the event that the City fails to comply with the Rule requirements or the written contracts or undertakings specified in this resolution, the City shall not be liable for monetary damages. The sole remedy is hereby specifically limited to specific performance of the Rule requirements or the written contracts or undertakings therefor.

Section 12. This resolution shall take effect immediately.

The foregoing resolution was adopted by the following vote:

AYES:

NAYS:

Adopted: July 1, 2025

_____

Kathleen Tolosi, City Clerk

CERTIFICATE

I, KATHLEEN TOLOSI, City Clerk of the City of Clifton, in the County of Passaic, New Jersey (the "City"), **HEREBY CERTIFY** that the foregoing annexed extract from the minutes of a meeting of the governing body of the City duly called and held on July 1, 2025 has been compared by me with the original minutes as officially recorded in my office in the Minute Book of the governing body and is a true, complete and correct copy thereof and of the whole of the original minutes so far as they relate to the subject matters referred to in the extract.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City this 1st day of July, 2025.

[SEAL]

_____

Kathleen Tolosi, City Clerk

Exhibit A

Notice of Sale

To be published in The Herald
and
To be posted on www.munihub.com

ITEM NUMBER: R 333-25

ITEM NAME: Resolution Providing for the Combination of Certain Issues of General Improvement Bonds, Series 2025, of the City of Clifton, in the County of Passaic, New jersey, into a Single Issue of Bonds Aggregating $19,340.00 in Principal Amount

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Resolution	6/24/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION PROVIDING FOR THE COMBINATION OF CERTAIN ISSUES OF GENERAL IMPROVEMENT BONDS, SERIES 2025, OF THE CITY OF CLIFTON, IN THE COUNTY OF PASSAIC, NEW JERSEY, INTO A SINGLE ISSUE OF BONDS AGGREGATING $19,340,000 IN PRINCIPAL AMOUNT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIFTON, IN THE COUNTY OF PASSAIC, NEW JERSEY, AS FOLLOWS:

Section 1. Pursuant to the provisions of N.J.S.A. 40A:2-26(f), the Bonds (as defined herein) of the City of Clifton, in the County of Passaic, New Jersey (the "City"), authorized pursuant to the bond ordinances of the City heretofore adopted and described in Section 2 hereof shall be combined into a single and combined issue of general improvement bonds in the aggregate principal amount of $19,340,000 (the "Bonds").

Section 2. The principal amount of Bonds authorized by each bond ordinance to be combined into a single issue as above provided, the bond ordinances authorizing the Bonds described by reference to the number, the improvement description and the date of adoption, and the period or average period of usefulness determined in each of the bond ordinances are respectively as follows:

Principal Amount of Bonds	Bond Ordinance Number	Description of Improvement and Date of Adoption of Bond Ordinance	Useful Life
$7,001,000	7471-18	Various 2018 capital improvements, finally adopted September 4, 2018.	12.10 years
$4,220,000	7544-19	Various 2019 capital improvements, finally adopted September 3, 2019.	12.07 years
$8,119,000	7606-20	Various 2020 capital improvements, finally adopted October 20, 2020.	11.52 years

Section 3. The following matters are hereby determined with respect to the combined issue of Bonds:

a. The average period of usefulness, computed on the basis of the respective amounts of Bonds presently authorized to be issued pursuant to each of the bond ordinances and the respective periods or average periods of usefulness therein determined, is not less than 11.84 years.

b. The Bonds of the combined issue shall be designated "General Improvement Bonds, Series 2025" and shall mature within the average period of usefulness herein determined.

c. The Bonds of the combined issue shall be sold and issued in accordance with the provisions of the Local Bond Law applicable to the sale and issuance of bonds authorized by a single bond ordinance and, accordingly, may be sold with other issues of bonds.

Section 4. The following additional matters are hereby determined, declared, recited and stated:

a. None of the Bonds described in Section 2 hereof have been sold or issued heretofore, and the several bond ordinances described in Section 2 hereof have not been rescinded and now remain in full force and effect as authorizations for the respective amounts of Bonds set opposite the descriptions of the bond ordinances in Section 2 hereof.

b. The several purposes or improvements authorized by the respective bond ordinances described in Section 2 hereof are purposes for which bonds may be issued lawfully pursuant to the Local Bond Law and are all purposes for which no deduction may be taken in any annual or supplemental debt statement.

Section 5. This resolution shall take effect immediately.

The foregoing resolution was adopted by the following vote:

AYES:

NAYS:

Adopted: July 1, 2025

_____

Kathleen Tolosi, City Clerk

CERTIFICATE

I, KATHLEEN TOLOSI, City Clerk of the City of Clifton, in the County of Passaic, New Jersey (the "City"), **HEREBY CERTIFY** that the foregoing annexed extract from the minutes of a meeting of the governing body of the City duly called and held on July 1, 2025 has been compared by me with the original minutes as officially recorded in my office in the Minute Book of the governing body and is a true, complete and correct copy thereof and of the whole of the original minutes so far as they relate to the subject matters referred to in the extract.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City this 1st day of July, 2025.

[SEAL]

_____

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 334-25

ITEM NAME: Authorizing a Special Emergency Appropropration N.J.S.A.40A:4-53 Funding for the Engagement of Special Consultants for a City-Wide Revaluation

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	resolution	6/26/2025	Cover Memo

CITY OF CLIFTON

AUTHORIZING A SPECIAL EMERGENCY APPROPRIATION N.J.S.40A:4-53 FUNDING OF FOR THE ENGAGEMENT OF SPECIAL CONSULTANTS FOR A CITY WIDE REVALUATION

WHEREAS, an ordinance has been approved creating a special emergency appropriation of $3,300,000 to meet certain expenses to be incurred for engagement of special consultants for a City-wide revaluation by the City of Clifton, and N.J.S.A. 40A:4-53 provides for the creation of a special emergency appropriation for the purpose mentioned, and

NOW, THEREFORE, BE IT RESOLVED, that in accordance with 40A:4-53:

1. A Special Emergency Appropriation be and the same is hereby made for:
   Revaluation.....$3,300,000

2. Total amount of the ordinance is for $3,300,000 and the City hereby requests that an exclusion from the "CAP" be granted by the Director of the Division of Local Government Services in accordance with P.L. 1981, Chapter 56, in the amount of $660,000 per year in the budgets of the next five (5) succeeding years commencing with the budget of 2026 in accordance with 40A:4-55(c).

3. That a "Special Emergency Note" be authorized not in excess of $3,300,000, the amount appropriated by ordinance as stated above.

4. That said "Special Emergency Notes" may be renewed from time to time and at least 1/5 of all such notes and renewals thereof shall mature and be paid in each fiscal year thereafter until all are paid.

5. The Mayor and the Chief Financial Officer are hereby authorized to execute said "Special Emergency Notes", and the City Clerk is hereby authorized to affix the seal of the City to such notes and to attest such seal and said notes, and said officers are hereby authorized to issue said notes in such form as they may adopt in conformity with law and to recite therein that all requirements and conditions of law have been complied with in the issuance of said notes, and that said notes are within every debt and other limit prescribed by the Constitution or statutes of New Jersey.

6. The Chief Financial Officer is hereby authorized to sell said "Special Emergency Notes" and any renewals thereof from time to time and to determine within the limitations prescribed by this resolution, the date, principal amount, maturity date, and denomination of said notes, and the rate of interest said notes shall bear and to deliver such notes upon receiving the purchase price to be paid therefor.

7. That two (2) certified copies of this Resolution be filed with the Director of the Division of Local Government Services.

Approved: July 1, 2025

_____

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 335-25

ITEM NAME: Reclassification of Payments
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	resolution	6/27/2025	Cover Memo

CITY OF CLIFTON
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
906591	05/21/2025	CRYSTAL RODRIGUEZ INV#9002446911 ,#9002446912	2,314.37	01-201-27-330-320	02-213-40-702-021
906637	06/04/2025	CRYSTAL RODRIGUEZ INV#9002446914	1,821.31	01-201-27-330-320	02-213-40-702-021
906726	06/18/2025	CRYSTAL RODRIGUEZ INV#9002446915	2,676.63	01-201-27-330-320	02-213-40-702-021

Adopted: July 1, 2025

_____

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 336-25

ITEM NAME: Resolution Awarding Contract for Purchase of Two (2) 40 Cubic Yard Enclosed Roll Off Containers for Polystyrene Recycling Collection for Department of Public Works for the City of Clifton

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Resolution	6/26/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION AWARDING CONTRACT FOR PURCHASE OF TWO (2) 40 CUBIC YARD ENCLOSED ROLL OFF CONTAINERS FOR POLYSTYRENE RECYCLING COLLECTION FOR DEPARTMENT OF PUBLIC WORKS FOR THE CITY OF CLIFTON

WHEREAS, the City of Clifton Department of Public Works through the Recycling Tonnage Grant wishes to purchase two (2) 40 cubic yard tub style Containers with rear barn door for the purpose of polystyrene foam collection; and

WHEREAS, quotations were solicited for the above purpose. The following two vendors submitted the quotes:

	Name of Vendor	Quantity	Cost
1.	Conshohocken Steel Products	02	$20,380.00
2.	Rudco Products Inc.	02	$17,690.00

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

WHEREAS, the Business Entity Disclosure Certification has been received from Conshohocken Steel Products and is incorporated in the contract awarded hereby; and

WHEREAS, upon review of the submitted quotes, it is recommended the contract be awarded to the Rudco Products Inc. located at 114 East Oak Road PO Box 705 Vineland NJ 08350 which is lowest quote and specifications are acceptable to the Director of Public Works; and

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

BE IT FURTHER RESOLVED, that the Mayor and Municipal Council is hereby authorized and directed to purchase said two (2) 40 Cubic yard lowest respondent Rudco Products Inc. located at 114 East Oak Road PO Box 705 Vineland NJ 08350 in an amount not to exceed $17,690.00. Term of the Contract shall commence from July 1,2025 to June 30,2026; and

BE IT FURTHER RESOLVED, that no services and/or goods shall commence prior to issuance of a Purchase Order by the Finance Department.

CERTIFICATION OF FUNDS: Funds are available in account number Recycling Tonnage Grant (02-213-40-706-002)

_____

Joseph D. Kunz, CFO Date

Adopted: July 1, 2025

_____

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 337-25

ITEM NAME: Resolution Awarding Contract for Purchase of One (1) 2025 Harley Davidson FLTRXP Police Motorcycle for the City of Clifton for Traffic Division of Police Department

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	resolution	6/26/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION AWARDING CONTRACT FOR PURCHASE OF ONE (1) 2025 HARLEY DAVIDSON FLTRXP POLICE MOTORCYCLE FOR THE CITY OF CLIFTON FOR TRAFFIC DIVISION OF POLICE DEPARTMENT

WHEREAS, the City of Clifton Police Department through the Edward Byrne Memorial Justice Assistance Grant (JAG Program) wishes to purchase One (1) 2025 Harley Davidson FLTRXP Police Motorcycle; and

WHEREAS, quotations were solicited for the above purpose. The following two vendors submitted the quotes:

	Name of Vendor	Model	Cost
1.	Hannum's MT Holly Sales DBA Liberty Harley Davidson	2025 Harley Davidson FLTRXP	$22,585.99
2.	Bergen County Harley Davidson	2025 Harley Davidson FLTRXP	$22,652.00

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

WHEREAS, the Business Entity Disclosure Certification has been received from Hannum's MT Holly Sales DBA Liberty Harley Davidson and is incorporated in the contract awarded hereby; and

WHEREAS, upon review of the submitted quotes, it is recommended the contract be awarded to the Hannum's MT Holly Sales DBA Liberty Harley Davidson. located at 12 West Milton Ave Rahway NJ 07065 for not to exceed $22,585.99; and

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

BE IT FURTHER RESOLVED, that the Mayor and Municipal Council is hereby authorized and directed to purchase said one (1) new 2025 Harley Davidson FLTRXP Police Motorcycle to lower respondent Hannum's MT Holly Sales DBA Liberty Harley Davidson. located at 12 West Milton Ave Rahway NJ 07065 in an amount not to exceed $22,585.99. Term of the Contract shall commence from July 1,2025 to June 30,2026; and

BE IT FURTHER RESOLVED, that no services and/or goods shall commence prior to issuance of a Purchase Order by the Finance Department.

CERTIFICATION OF FUNDS: Funds are available in account number Edward Byrne Memorial Justice Assistance Grant (JAG Program) (02-213-40-705-102)

_____

Joseph D. Kunz, CFO Date:

Adopted: July 1,2025

_____

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 338-25

ITEM NAME: Resolution Approving Developer Agreement Between the City of Clifton and Botany Village Property, LLC

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Resolution	6/23/2025	Cover Memo

RESOLUTION APPROVING DEVELOPER AGREEMENT BETWEEN THE CITY OF CLIFTON AND BOTANY VILLAGE PROPERTY, LLC

BE IT RESOLVED, that a Developer Agreement between the City of Clifton and Botany Village Property, LLC, the Developer of Block 4.18, Lot 21, 254 Dayton 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: July 1, 2025

_____

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 339-25

ITEM NAME: Resolution Awarding Contract to ( ) to Handle Independent Investigation
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Resolution	6/23/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION AWARDING CONTRACT TO 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, , is agreeable to providing legal services for the City of Clifton for the term at the rate of $ per hour for partners and $ per hour for associates, not to exceed $ for the term of the contract, one year from the date of appointment, without a supplemental resolution; and

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED, that:

A 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, is awarded to , effective through , the rate to be paid for said services is $ per hour for partners and $ per hour for associates, not to exceed $ 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:
Services: Independent Investigations
Project: Claims involving employees under the City's policy prohibiting sexual harassment and discrimination
Amount: $ per hour for partners and $ for associates, not to exceed $ for the contract term
Term: through

Adopted: July 1, 2025
Kathleen Tolosi, City Clerk

Certification of Funds:
Funds Are Available in
Account Personnel - Legal Fees
Account # 01-201-20-105-263

_____
Joseph Kunz, CFO Date:

Adopted: July 1, 2025

_____
Kathleen Tolosi, City Clerk

ITEM NUMBER: R 340-25

ITEM NAME: Resolution Authorizing Contracts to ( ) for Special Tax Appeal Counsel Services

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Resolution	6/23/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION AUTHORIZING CONTRACTS TO 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 from the date of appointment, at the fees as set forth below:

Firm	**Fees**
	$ per hour
	$ per hour
	$ per hour
	$ per hour

WHEREAS, it would be in the best interest of the City to have the aforesaid attorneys 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 $ without the approval of the Municipal Attorney and the fees for all of the aforesaid professionals shall not exceed $ in the aggregate, 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:

Adopted: July 1, 2025

_____
Kathleen Tolosi, City Clerk

ITEM NUMBER: R 341-25

ITEM NAME: Resolution Awarding Contract to ( ) for Special Counsel Services in Connection with Affordable Housing Litigation

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Resolution	6/23/2025	Cover Memo

BLANK

CITY OF CLIFTON

RESOLUTION AWARDING CONTRACT TO 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, 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 $ per hour, not to exceed $ for the term of the contract, one year from the date of appointment, without a supplemental resolution; and

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

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

WHEREAS, the estimated value of the contract (in combination with other matters) 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 , effective through , the rate to be paid for said services is $ per hour, not to exceed $ 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:
Services: Affordable Housing Litigation
Project: COAH
Amount: $ per hour, not to exceed $ for the contract term

Adopted: July 1, 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:

Adopted: July 1, 2025

_____
Kathleen Tolosi, City Clerk

ITEM NUMBER: R 342-25

ITEM NAME: Resolution Awarding Contract to ( ) for Employment Litigation Claims
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Resolution	6/23/2025	Cover Memo

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CITY OF CLIFTON

RESOLUTION AWARDING CONTRACT TO 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, is agreeable to providing said legal services for the term at the rate of $ per hour, not to exceed $ for the term of the contract, one year from the date of appointment, without a supplemental resolution; and

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

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

WHEREAS, the estimated value of the contract (in combination with other matters) 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:

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 , effective through , the rate to be paid for said services is $ per hour, not to exceed $ 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:
Services: Legal Counsel
Project: Employment Litigation Claims
Amount: $ per hour, not to exceed $ for the contract term
Term:

Adopted: July 1, 2025
Kathleen Tolosi, City Clerk

Certification of Funds:
Funds Are Available in
Account Personnel - Legal Fees
Account # 01-201-20-105-263

_____
Joseph Kunz, CFO Date:

Adopted: July 1, 2025

_____
Kathleen Tolosi, City Clerk

ITEM NUMBER: R 343-25

ITEM NAME: Resolution Awarding Contract to ( ) for General Environmental Counsel Services

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Resolution	6/23/2025	Cover Memo

BLANK

CITY OF CLIFTON

RESOLUTION AWARDING CONTRACT TO 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, is agreeable to providing said general environmental counsel services for the term at the rate of $ per hour, not to exceed $ for the term of the contract, one year from the date of appointment, without a supplemental resolution; and

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

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

WHEREAS, the estimated value of the contract (in combination with other matters) 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:

A contract for professional general environmental counsel services, in the form as approved by the Clifton Law Department, is awarded to , effective through , the rate to be paid for said services is $ per hour, not to exceed $ 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:
Services: Environmental Counsel Services
Project: Various Sites
Amount: $ per hour, not to exceed $ for the contract term
Term:

Adopted: July 1, 2025
Kathleen Tolosi, City Clerk

Certification of Funds:
Funds Are Available in
Account Legal Department Legal Fees
Account # 01-201-20-155-263

_____
Joseph Kunz, CFO Date:

Adopted: July 1, 2025

_____
Kathleen Tolosi, City Clerk

ITEM NUMBER: R 344-25

ITEM NAME: Resolution Awarding Contract to ( ) for Prosecution of Disciplinary Matters Against Employees of the City of Clifton

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Resolution	6/23/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION AWARDING CONTRACT TO FOR PROSECUTION OF DISCIPLINARY MATTERS AGAINST EMPLOYEES OF THE CITY OF CLIFTON

WHEREAS, the Council wishes to authorize contracts to the attorneys listed below to have them available to assist on an as-needed basis with the prosecution of disciplinary matters against employees of the City of Clifton for the term of one year from the date of appointment; and

WHEREAS, the contracts shall be at the fees as set forth below:

Firm	**Fees**
	$ per hour
	$ per hour
	$ per hour

WHEREAS, it would be in the best interest of the City to have the aforesaid attorneys 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 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 $ without the approval of the Municipal Attorney and the fees for all of the aforesaid professionals shall not exceed $ in the aggregate, 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 Personnel – Legal Fees
Account # 01-201-20-105-263

_____
Joseph Kunz, CFO Date:

Adopted: July 1, 2025

_____
Kathleen Tolosi, City Clerk

ITEM NUMBER: R 345-25

ITEM NAME: Resolution Awarding Contract to ( ) for Legal Services in Connection with Redevelopment of Various Properties

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Resolution	6/23/2025	Cover Memo

BLANK

CITY OF CLIFTON

RESOLUTION AWARDING CONTRACT TO FOR LEGAL SERVICES IN CONNECTION WITH REDEVELOPMENT OF VARIOUS PROPERTIES

WHEREAS, the Council previously awarded contracts for the provision of legal services in connection with the redevelopment of various properties in the City of Clifton, and

WHEREAS, is agreeable to providing said legal services for the term at a rate of $ per hour, not to exceed $ for the term of the contract, one year from the date of appointment, without a supplemental resolution; and

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

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

WHEREAS, the estimated value of the contract (in combination with other matters) 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 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 , effective through , the rate to be paid for said services is $ per hour, not to exceed $ 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:
Services: Redevelopment Counsel Services
Project: Redevelopment of Various Properties
Amount: $ per hour, not to exceed $ for the contract term
Term:

Adopted: July 1, 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

_____
Joseph Kunz, CFO Date:

Adopted: July 1, 2025

_____
Kathleen Tolosi, City Clerk

ITEM NUMBER: R 346-25

ITEM NAME: Resolution for Re-Appointment of Members of the Advisory Comittee for Individuals with Disabilities

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Resolution	6/23/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION FOR RE-APPOINTMENT OF MEMBERS OF THE ADVISORY COMMITTEE FOR INDIVIDUALS WITH DISABILITIES

WHEREAS, the Mayor and Council of the City of Clifton, County of Passaic, State of New Jersey are in receipt of a re-appointment form from the Secretary of the Advisory Committee for Individuals with Disabilities recommending reappointment of the following members:

Saul Jaffe
Colleen H. Murray

WHEREAS, said members' terms expired on December 31, 2024; and

WHEREAS, said members are being re-appointed for a term of four years commencing on January 1, 2025 through December 31, 2029; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Municipal Council of the City of Clifton, County of Passaic, State of New Jersey that Saul Jaffe and Colleen H. Murray be and are hereby re-appointed for a four-year term to the Advisory Committee for Individuals with Disabilities commencing on January 1, 2025 through December 31, 2029;

Adopted: July 1, 2025

ATTEST:

_____
Kathleen Tolosi, City Clerk

ITEM NUMBER: R 347-25

ITEM NAME: Resolution to Appoint Two Alternate Members to the Advisory Committee for Individuals with Disabilities

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	resolution	6/23/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION TO APPOINT ALTERNATE #1 AND ALTERNATE #2 MEMBERS TO THE ADVISORY COMMITTEE FOR INDIVIDUALS WITH DISABILITIES

WHEREAS, the Mayor and Council of the City of Clifton, County of Passaic and State of New Jersey are in receipt of two applications of residents willing to serve as a Members of the Advisory Committee for Individuals with Disabilities; and

WHEREAS, Kelly Castillo and Felipe Castillo have applied to fill the positions of Alternate #1 and Alternate #2 and said applications were approved by the Mayor and Council at the July 1, 2025 Council Meeting;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Clifton, County of Passaic and State of New Jersey, that Kelly Castillo and Felipe Castillo be appointed as Alternate #1 and Alternate #2 Members of the Advisory Committee for Individuals with Disabilities commencing this day and expiring on December 31, 2029.

.

Adopted: July 1, 2025

ATTEST:

_____

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 348-25

ITEM NAME: Resolution to Re-Appointment of Members of the Rent Leveling Board
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Resolution	6/23/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION FOR RE-APPOINTMENT OF MEMBERS OF THE RENT LEVELING BOARD

WHEREAS, the Mayor and Council of the City of Clifton, County of Passaic, State of New Jersey are in receipt of a re-appointment form from the Secretary of the Rent Leveling Board to reappoint the following:

Saul Jaffe – Tenant Member
Thomas Siso – Landlord Member
Norberto H. Yucono, Esq. – Public Member

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Municipal Council of the City of Clifton, County of Passaic, State of New Jersey that Saul Jaffe, Thomas Siso and Norberto H. Yucono, Esq. be re-appointed to the Rent Leveling Board for a term of three years commencing on July 1, 2025 through June 30, 2028; and

Adopted: July 1, 2025

ATTEST:

_____
Kathleen Tolosi, City Clerk

ITEM NUMBER: R 349-25

ITEM NAME: Resolution Approving Amendment to Community Development Block Grant Program Budget Amendment No. B-18-MC-34-0103 Transfer of Funds from Yr. 44 Code Enforcement, Outreach, Administation and CDBG Yr. 44 Uncommitted Funds to Yr. 44 Single Family Rehab.

RECOMMENDATION:

SUMMARY:

A Resolution has been prepared and is attached transferring unspent funds from Yr. 44 line items and Yr. 44 uncommitted funds to Yr. 44 Single Family Rehabilitation Program.

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Resolution	6/23/2025	Cover Memo
🗋	Resolution - Yr. 44 Unspent Funds & Yr. 44 Uncommitted Funds to Yr 44 Single Family Rehab. 7-1-2025 $99,912.88	6/17/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION APPROVING AMENDMENTS TO COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM BUDGET AMENDMENT NO. B-18- MC-34-0103 TRANSFER OF FUNDS FROM YR. 44 CODE ENFORCEMENT, OUTREACH, ADMINISTRATION and CDBG YR. 44 UNCOMITTED FUNDS TO YR 44 SINGLE FAMILY REHAB

WHEREAS, the City of Clifton is an entitlement community under the Federal Community Development Block Grant Program; and

WHEREAS, as the City Council previously adopted resolutions approving the Community Development Block Grant Program for various prior years; and

WHEREAS, the City of Clifton now finds a need to transfer funds between Yr. 44 CDBG funds; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Clifton that the said amendments as reflected on the attached schedule be and hereby are approved.

Certification/Transfer of Funds from:

17-201-20-111-002	Yr. 44 Code Enforcement	$10,985.63
17-201-20-111-003	Yr. 44 Outreach	7,009.44
17-201-20-111-007	Yr. 44 Administration	9,490.28
HUD APPROPRIATION YR. 44 UNCOMMITTED FUNDS		72,427.53
		$99,912.88

To:

17-201-20-111-001	Yr. 44 Single Family Rehabilitation	$99,912.88

Thomas Kotulak, CDBG Accountant

Adopted: July 1, 2025

Kathleen Tolosi, City Clerk

RESOLUTION APPROVING AMENDMENTS TO COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM BUDGET AMENDMENT NO. B-18- MC-34-0103 TRANSFER OF FUNDS FROM YR. 44 CODE ENFORCEMENT, OUTREACH, ADMINISTRATION and CDBG YR. 44 UNCOMITTED FUNDS TO YR 44 SINGLE FAMILY REHAB

WHEREAS, the City of Clifton is an entitlement community under the Federal Community Development Block Grant Program; and

WHEREAS, as the City Council previously adopted resolutions approving the Community Development Block Grant Program for various prior years; and

WHEREAS, the City of Clifton now finds a need to transfer funds between Yr. 44 CDBG funds; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Clifton that the said amendments as reflected on the attached schedule be and hereby are approved.

Certification/Transfer of Funds from:

17-201-20-111-002 Yr. 44 Code Enforcement	$10,985.63
17-201-20-111-003 Yr. 44 Outreach	7,009.44
17-201-20-111-007 Yr. 44 Administration	9,490.28
HUD APPROPRIATION YR. 44 UNCOMMITTED FUNDS	72,427.53
	$99,912.88

To:

17-201-20-111-001 Yr. 44 Single Family Rehabilitation	$99,912.88

Thomas Kotulak, CDBG Accountant

7-1-2025

ITEM NUMBER: R 350-25

ITEM NAME: Resolution Authorizing Tax Collector to Participate in Electronic Tax Sale Process and Award Contract for Online Tax Sale Hosting to Real Auction.com

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Resolution	6/25/2025	Cover Memo

CITY OF CLIFTON

A RESOLUTION AUTHORIZING TAX COLLECTOR TO PARTICIPATE IN ELECTRONIC TAX SALE PROCESS AND AWARD CONTRACT FOR ONLINE TAX SALE HOSTING TO REAL AUCTION.COM

WHEREAS, N.J.S.A. 54:5-19, authorizes electronic tax sales pursuant to rules and regulations promulgated by the Director of Government Services; and,

WHEREAS, the Director of the Division of Local Government Services has promulgated new rules under N.J.A.C. 5:33-1 in which an electronic municipal tax lien sale shall be authorized by a resolution of the governing body; and,

WHEREAS, contracting requirement for electronic tax sales in New Jersey for amounts greater than $ 6,600 requires the solicitation of at least two (2) quotations and may be awarded to the vendor whose response is most advantageous, price and other factors considered; and,

WHEREAS efforts were made to obtain multiple quotes and the following two quotes were received for the online tax sale hosting proposal:

1. Real Auction – Price per Certificate Advertised $15.00 (900 Est) $ 13,500
2. Max Spann - No-online solution.

WHEREAS, Chief Financial Officer Joseph D. Kunz has advised that an electronic tax sale is innovative and provides a greater pool of potential lien buyers, thus creating the environment for a more complete tax sale process; and,

WHEREAS, the Chief Financial Officer has recommended that Tax Collector, Sanjana S. Parab be authorized to participate in the electronic tax sale programs; and,

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Clifton that the Tax Collector is authorized to participate in the electronic tax sale process and that a contract for the online tax sale hosting be, and hereby is, awarded to RealAuction.Com in accordance with their proposal; and

BE IT FURTHER RESOLVED that the Tax Collector, Sanjana S. Parab shall, and hereby is, authorized to take necessary actions to participate in the electronic tax sale program.

Adopted: July 1, 2025

_____

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 351-25

ITEM NAME: Resolution Authorizing Tax Collector to Lien Properties and Bill Property Owners and Collect for Reimbursement of Expenditures Made by City of Clifton for Emergency Order Clean-ups

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Resolution	6/25/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION AUTHORIZING TAX COLLECTOR TO LIEN PROPERTIES AND BILL PROPERTY OWNERS AND COLLECT FOR REIMBURSEMENT OF EXPENDITURES MADE BY CITY OF CLIFTON FOR EMERGENCY ORDER CLEAN-UPS

WHEREAS, numerous code violations and an emergent health situation existed at the following premises for a long period of time, and despite countless letters, warnings, notices and citations issued to the property owners, the violations and health conditions continued unabated; and

WHEREAS, the City of Clifton took emergency clean-up action on the properties and expended funds from its revolving lien account, **inclusive of $100 Administrative fee, follows:**

Address	**Service Fee**	**Administrative Fee**	**Total Lien**
31 Mayfair Place Blk 23.07 Lot 17	$ 800.00	$100.00	$ 900.00
10 Lincoln Ave Blk 18.12 Lot 14	$ 600.00	$100.00	$ 700.00

WHEREAS, it is necessary to place a lien on each property to seek reimbursement from each property owner for the funds expended by the City of Clifton; and

WHEREAS, it may be necessary for the City of Clifton to expend funds in the future for the aforesaid properties,

NOW, THEREFORE, BE IT RESOLVED, that the Tax Collector is authorized to lien the properties as set forth above, and to take whatever action is necessary to accomplish reimbursement from the property owners for the current expenditures and any expenditures incurred in the future.

Adopted: July 1, 2025

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Kathleen Tolosi, City Clerk

ITEM NUMBER: R 352-25

ITEM NAME: Resolution Authorizing Entertainment License Renewal - Agave Cantina
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Agave Cantina Entertainment License Renewal	6/27/2025	Cover Memo

RESOLUTION AUTHORIZING ENTERTAINMENT LICENSE FOR AGAVE 421, LLC t/a AGAVE CANTINA TAPAS MEXICANAS, 421 PIAGET AVENUE

BE IT RESOLVED, by the Municipal Council of the City of Clifton, that the application of Agave 421, LLC t/a Agave Cantina Tapas Mexicanas, of 421 Piaget Avenue, Clifton, New Jersey (B-D 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: Friday, Saturday and Sunday
   Friday and Saturday: 5:00 p.m. to 1:00 a.m.
   Sunday: 12:00 p.m. to 4:00 p.m.

2. **OPTIONAL ENTERTAINMENT NIGHTS**:

   New Year's Eve

3. **OPTIONAL ENTERTAINMENT HOURS:**

   Hours: 5:00 p.m. to 1:00 a.m.

4. **TYPE OF ENTERTAINMENT** (one of the following at permitted times):

   DJ Music or 1 or 2 Piece Non-Amplified 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: July 1, 2025

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Kathleen Tolosi, City Clerk

ITEM NUMBER: R 353-25

ITEM NAME: Resolution Authorizing Entertainment License Renewal - Athenia Veterans Post

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Athenia Veterans Post Inc Entertainment License Renewal	6/27/2025	Cover Memo

RESOLUTION AUTHORIZING ENTERTAINMENT LICENSE FOR ATHENIA VETERANS POST, INC.

BE IT RESOLVED, by the Municipal Council of the City of Clifton, that the application of the Athenia Veterans Post, Inc., of 147 Huron Avenue, Clifton, New Jersey (RB1 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: Thursday and Saturday
   Tuesday: 8:00 p.m. to 10:00 p.m.
   Thursday: 8:00 p.m. to 12:00 a.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):
   Karaoke and Open Mic Night (Local Bands not to Exceed Four Instruments and One Singer at Any One Time)

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: July 1, 2025

_____

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 354-25

ITEM NAME: Resolution Authorizing Entertainment License Renewal - Rutt's Hut
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Rutt's Hut Entertainment License Renewal	6/27/2025	Cover Memo

RESOLUTION AUTHORIZING ENTERTAINMENT LICENSE FOR PINI, INC. T/A RUTT'S HUT

BE IT RESOLVED, by the Municipal Council of the City of Clifton, that the application of Pini, Inc. t/a Rutt's Hut, of 413-417 River Road, Clifton, New Jersey (Zone M-2), 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: Tuesday and Wednesday
   Hours: 7:00 p.m. to 10:00 p.m.

2. **OPTIONAL ENTERTAINMENT NIGHTS**:

   New Year's Eve

3. **OPTIONAL ENTERTAINMENT HOURS:**

   Hours: 7:00 p.m. to 12:00 a.m.

4. **TYPE OF ENTERTAINMENT**:

   DJ music

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: July 1, 2025

_____

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 355-25

ITEM NAME: Resolution Authorizing Executive Session
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
🗋	resolution	6/27/2025	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	FMBA Contract Negotiations
CON-2	Redevelopment Plan and Redeveloper Escrow
CON-3	Developer Agreement 1607-1617 Main Ave., LLC (1607-1617 Main Ave., Blk 9.09, Lots 9 & 11)
CON-4	Developer Agreement Botany Village Property, LLC (254 Dayton Ave., Blk 4.18, Lot 21)
CON-5	2025 Housing Element & Fair Share Plan
CON-6	Civil Service Classifications
CON-7	Inappropriate Dissemination of Confidential Agenda Items
CON-8	DV v. City of Clifton, et al. Docket No. PAS-L-1827-25
CON-9	Contract Negotiations - Police Chief
CON-10	SS v. City of Clifton, et al. Docket No. PAS-L-3035-25
CON-11	S&S Shell, Inc. d/b/a Anthony's Towing v. Mayor and Council of City of Clifton, Docket No.: PAS-L-1206-2

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 July 1, 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: July 1, 2025

_____
Kathleen Tolosi, City Clerk

ITEM NUMBER: L- 1

ITEM NAME: Amsterdam 2 Convenience & Smoke Shop
RECOMMENDATION:

SUMMARY:
Amsterdam 2 Convenience & Smoke Shop, LLC
t/a Amsterdam 2 Convenience & Smoke Shop
1170 Broad St., Clifton, NJ 07013
Final Approval
Grocery - continued use

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Amsterdam 2 Convenience & Smoke Shop - Final Res	6/16/2025	Cover Memo

RESOLUTION FOR FINAL APPROVAL

BE IT RESOLVED, THAT THE APPLICATION OF **AMSTERDAM 2 CONVENIENCE & SMOKE SHOP LLC**

T/A AMSTERDAM 2 CONVENIENCE & SMOKE SHOP

for permission to conduct a: **GROCERY-CONTINUED USE**

for a period ending January 31, 2026 on the premises known as:

1170 BROAD ST 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

ITEM NUMBER: L- 2

ITEM NAME: Gash's Catering
RECOMMENDATION:

SUMMARY:
Khaled Albalouch
t/a Gash's Catering
City Wide Zone
Final Approval
Food Vending Vehicle/Milk - continued use

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Gash's Catering - Final Res	6/16/2025	Cover Memo

RESOLUTION FOR FINAL APPROVAL

BE IT RESOLVED, THAT THE APPLICATION OF **KHALED ALBALOUCH**

T/A GASH'S CATERING

for permission to conduct a: **FOOD VENDING VEHICLE-CONTINUED USE**

for a period ending January 31, 2026 on the premises known as:

CITY WIDE ZONE

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

ITEM NUMBER: L- 3

ITEM NAME: Mi Barrunto NJ Peruvian Antojitos
RECOMMENDATION:

SUMMARY:
Mi Barrunto NJ peruvian Antojitos, LLC
t/a Mi Barrunto NJ peruvian Antojitos
290 Lakeview Ave., Clifton, N 07011
Final Approval
Restaurant/Milk - continued use

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Mi Barrunto NJ Peruvian Antojitos - Final Res	6/16/2025	Cover Memo

RESOLUTION FOR FINAL APPROVAL

BE IT RESOLVED, THAT THE APPLICATION OF **MI BARRUNTO NJ PERUVIAN ANTOJITOS LLC**

T/A MI BARRUNTO NJ PERUVIAN ANTOJITOS

for permission to conduct a: **RESTAURANT/MILK-CONTINUED USE**

for a period ending January 31, 2026 on the premises known as:

290 LAKEVIEW AVE CLIFTON, NJ 07011

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

FOR OFFICE USE ONLY:

LICENSE #

ISSUED

ADOPTED_____

ATTEST_____

CITY CLERK

ITEM NUMBER: L- 4

ITEM NAME: Mennella's Marketplace
RECOMMENDATION:

SUMMARY:
Mennella's Marketplace, LLC
t/a Mennella's Marketplace
781 Van Houten Ave., Clifton, NJ 07013
Preliminary Approval
Grocery/Milk - continued use

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Mennella's Marketplace - Prelimnary Res	6/23/2025	Cover Memo

RESOLUTION FOR PRELIMINARY APPROVAL

FOR **MENNELLAS MARKETPLACE LLC**

T/A **MENNELLAS MARKETPLACE**

ADDRESS **781 VAN HOUTEN AVE CLIFTON, NJ 07013**

TYPE OF FOOD ESTABLISHMENT INTENDED **GROCERY/MILK- CONTINUED USE**

FORMERLY OR NEW **SIX 10 CONVENIENCE STORE**

ZONE **BC**

PERMITTED **YES**

VARIANCE REQUIRED **NO**

FINAL APPROVAL WILL BE ISSUED PENDING APPROVAL OF THIS RESOLUTION.

FURTHER PROCESSING AND APPROVAL OF VARIOUS CITY DEPARTMENTS.

ADOPTED_____

ATTEST_____

CITY CLERK

ITEM NUMBER: L- 5

ITEM NAME: Van Houten Pharmacy
RECOMMENDATION:

SUMMARY:
HSMG, LLC
t/a Van Houten Pharmacy
669 Van Houten Ave., Clifton, NJ 07013
Preliminary Approval
Grocery - continued use

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Van Houten Pharmacy - Preliminary Res	6/23/2025	Cover Memo

RESOLUTION FOR PRELIMINARY APPROVAL

FOR **HSMG LLC**

T/A **VAN HOUTEN PHARMACY**

ADDRESS **669 VAN HOUTEN AVE CLIFTON, NJ 07013**

TYPE OF FOOD ESTABLISHMENT INTENDED **GROCERY-CONTINUED USE**

FORMERLY OR NEW **VAN HOUTEN PHARMACY**

ZONE **BC**

PERMITTED **YES**

VARIANCE REQUIRED **NO**

FINAL APPROVAL WILL BE ISSUED PENDING APPROVAL OF THIS RESOLUTION.

FURTHER PROCESSING AND APPROVAL OF VARIOUS CITY DEPARTMENTS.

ADOPTED_____

ATTEST_____

CITY CLERK

ITEM NUMBER: L- 6

ITEM NAME: J. Alexander's
RECOMMENDATION:

SUMMARY:

J. Alexander's Restaurant of New Jersey, LLC
t/a J. Alexander's
405 Allwood Rd., Clifton, NJ 07012
Final Approval
Restaurant - new

ATTACHMENTS:

	Description	Upload Date	Type
	J. Alexander's - Final Res	6/25/2025	Cover Memo

RESOLUTION FOR FINAL APPROVAL

BE IT RESOLVED, THAT THE APPLICATION OF **J .ALEXANDER 'S RESTAURANTS OF NEW JERSEY LLC**

T/A J ALEXANDER

for permission to conduct a: **RESTAURANT - CONTINUED USE**

for a period ending January 31, 2024 on the premises known as:

405 ALLWOOD ROAD ,CLIFTON NJ ,07012

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

ITEM NUMBER: L- 7

ITEM NAME: Dera Pastry House
RECOMMENDATION:

SUMMARY:
Dera Group, LLC
t/a Dera Pastry House
1076 Main Ave., Clifton, NJ 07011
Preliminary Approval
Restaurant/Bakery/Milk - continued use

ATTACHMENTS:

	Description	Upload Date	Type
	Dera Pastry House - Preliminary Res	6/25/2025	Cover Memo

RESOLUTION FOR PRELIMINARY APPROVAL

FOR **DERA GROUP LLC**

T/A **DERA PASTRY HOUSE**

ADDRESS **1076 MAIN AVE CLIFTON, NJ 07011**

TYPE OF FOOD ESTABLISHMENT INTENDED **RESTAURANT/BAKERY/MILK-CONTINUED USE**

FORMERLY OR NEW **HAPPY BIRTHDAY KAFE**

ZONE **B-C**

PERMITTED **YES**

VARIANCE REQUIRED **NO**

FINAL APPROVAL WILL BE ISSUED PENDING APPROVAL OF THIS RESOLUTION.

FURTHER PROCESSING AND APPROVAL OF VARIOUS CITY DEPARTMENTS.

ADOPTED_____

ATTEST_____

CITY CLERK