

**City of Clifton
City Council
Regular Meeting Agenda
September 2, 2025
6:30 PM**



WORK SESSION

I. PRESENTATION / HEARING / CONFERENCE APPEARANCE(S)

Forensic Audit - Joseph Sarno, HFA

II. ACTION ITEMS

- A- 1 Authorization to Approve 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 (R441-25)

- A- 2 90 Kingsland Avenue, VK Acquisitions VI, LLC - City Engineer Recommends Release of Performance Bonds and Escrow for Project Completion (R442-25)

- A- 3 Third Street Sidewalk and Curb Improvements (NJDOT State Aid) - City Engineer Requests Permission to Advertise for Bids (R443-25)

- A- 4 Authorization to Approve the Advertisement of Notice of Intent to Procure Upfitting of New Deputy Chief Tour Commander Vehicle GM Tahoe off the HGAC National Cooperative (R444-25)

- A- 5 Authorization to Approve Permission to Advertise A request for Proposal for Financial Advisory Services For the City of Clifton for year 2026 (R445-25)

- A- 6 Authorization to Approve the Permission to Advertise a Request for Proposal for Municipal Auditing Services for Fiscal Year Ending December 31, 2025 (R446-25)

- A- 7 Authorization to Approve Permission to Advertise Request of Proposal for Bond Counsel Services for City of Clifton for Year 2026 (R447-25)

- A- 8 Authorization to Approve Permission to Advertise a Request for Proposal for Psychological Evaluation Services for the City of Clifton for 2026 (R448-25)

- A- 9 Authorization to Approve Permission to Advertise a Request for Proposal for Professional Medical Services for the City of Clifton for year 2026 (R449-25)

- A- 10 Authorization to Approve Salary Adjustment for Chief Financial Officer (R450-25)

- A- 11 Authorization to Approve to Enter into an Agreement with NJ Transit Corporation Concerning the Construction of Watermain and Sanitary Sewer Line on Property Owned by New Jersey Transit Corporation (R451-25)

- A- 12 Authorization to Approve Amended Sewer Connection Fees Ordinance

(O8030-25)

- A- 13 Authorization to Approve an Ordinance for Landscaper Vegetative Waste Disposal Fees (O8031-25)
- A- 14 Authorization to Approve a Procession Permit for SS Cyril and Methodius Church on October 26, 2025

III. DISCUSSION ITEMS/NEW BUSINESS

- D- 1 Chief Financial Officer - Corrective Action Plan for Forensic Audit Reports of 2019 and 2023 Years
- D- 2 Proposed New Bed Bug Ordinance - Chapter 273

IV. COUNCIL MAIL

- CM- 1 Budget Adoption Letter From the State of New Jersey Department of Community Affairs
- CM- 2 Chief Financial Officer Will be Absent for the September 16, 2025 City Council Meeting
- CM- 3 Request from the NJDOT for In-Person Public Information Center for the Route 3, Passaic Avenue & Ward Avenue Intersection Improvements Project
- CM- 4 Candyland Overview

V. CONFIDENTIAL ITEMS / CLOSED SESSION

- CON1 Personnel
- CON2 Personnel
- CON3 Litigation - Update of Liability Claims Files Against City of Clifton - Geeland, LLC v. City of Clifton, et al., Docket No.: PAS-L-2478-25

REGULAR MEETING

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

II. PUBLIC HEARING

Clifton Public Housing Agency - 2026 Annual Plan

III. PRESENTATION

Proclamation ~ 2025 Disability Voting Rights Week - September 8-12, 2025

IV. APPROVAL OF MINUTES

Approval of Workshop Meeting Minutes of August 19, 2025

Approval of Executive Meeting Minutes of August 19, 2025

Approval of Regular Meeting Minutes of August 19, 2025

V. COMMUNICATIONS FROM THE CITY MANAGER

- C- 1 Wilbert Mesta, Public Safety, hired as School Traffic Guard, at \$16.00 hourly,

- effective September 4, 2025.
- C- 2 Kenneth Mascuch, Public Safety, hired as School Traffic Guard, at \$16.00 hourly, effective September 4, 2025.
 - C- 3 Joshua Cruz, Public Safety, hired as School Traffic Guard, at \$16.00 hourly, effective September 4, 2025.
 - C- 4 Rachel Reigottie, Public Safety, hired as School Traffic Guard, at \$16.00 hourly, effective September 4, 2025.
 - C- 5 Elizabeth Lugo, Public Safety, hired as School Traffic Guard, at \$16.00 hourly, effective September 4, 2025.
 - C- 6 Britnee Iz, Public Safety, hired as School Traffic Guard, at \$16.00 hourly, effective September 4, 2025.
 - C- 7 John Gaspar, Public Safety, hired as Firefighter, at \$44,486.00 annually, effective September 1, 2025.
 - C- 8 Carlos Marin, Public Safety, hired as Firefighter, at \$44,486.00 annually, effective September 1, 2025.

VI. COMMUNICATIONS - MEETING MINUTES

- C- 9 Meeting Minutes of Advisory Board of Recreation on June 23, 2025
- C- 10 Meeting Minutes of Clifton Arts Center Advisory on July 28, 2025

VII. ORDINANCE - SECOND READING

- O- 8019-25 An Ordinance to Amend, Revise and Supplement Chapter 439 of the Code of the City of Clifton, Entitled "Vehicles and Traffic," More Particularly Section 439-10 Thereof, Entitled "Stopping or Standing Prohibited During Certain Hours on Certain Streets (Adds No Stopping or Standing Zone on Valley Road)
- O- 8020-25 An Ordinance to Amend, Revise and Supplement Chapter 349 of the Code of the City of Clifton, Entitled "Permit Parking on Residential Streets and Municipal Lots," Article I, Entitled "Residential Streets", More Particularly Section 349-2, Thereof, Entitled "Restricted Streets" (Harrison Place)
- O- 8021-25 An Ordinance to Amend, Revise and Supplement Chapter 189 of the Code of the City of Clifton, Entitled "Canvassing and Soliciting" More Particularly Section 189-3, Entitled "Fees"
- O- 8022-25 An Ordinance to Amend, Revise and Supplement Chapter 223 of the Code of the City of Clifton, Entitled "Fees", More Particularly Section 223-30, Entitled "Accident Reports" (Amends Fee for Printed Reports)
- O- 8023-25 An Ordinance to Amend, Revise and Supplement Chapter 347 of the Code of the City of Clifton, Entitled "Parking of Truck Tractors, Trailers and Buses," More Particularly Section 34-2 Thereof, Entitled "Parking Prohibited Certain Hours; Permit for Recreational Vehicle" (Amends Fee for Recreational Vehicle Permit)
- O- 8024-25 An Ordinance to Amend, Revise and Supplement Chapter 223 of the Code of the City of Clifton, Entitled "Fees," More Particularly Section 223-4, Entitled "Letters of Good Conduct" (Amends Fee for Background Checks)
- O- 8025-25 An Ordinance to Amend, Revise and Supplement Chapter 223 of the Code of the City of Clifton, Entitled "Fees", More Particularly Section 223-10, Entitled "Driveway Striping" (Amends Fee for Striping of Driveways)

- O- 8026-25 An Ordinance to Amend, Revise and Supplement Chapter 349 of the Code of the City of Clifton, Entitled "Permit Parking on Residential Streets and Municipal Lots," More Particularly Sections 349-7 Thereof, Entitled "Application for Permit; Fee; Term of Permits" (Amends Temporary Permit Parking Fee)
- O- 8027-25 An Ordinance to Amend, Revise and Supplement Chapter 133 of the Code of the City of Clifton, Entitled "Alarm Devices" More Particularly Section 133-6, Entitled "Registration Fees; Penalties for Failure to Register" (Revises Minimum Fine)
- O- 8028-25 An Ordinance to Amend, Revise and Supplement Chapter 215 of the Code of the City of Clifton Entitled "Entertainment" at Section 25-7 Entitled "Application for License" and Section 215-11 Entitled "Violations and Penalties" (Adds Requirement that Certain Renewal Applications Must Provide Notice to Property Owners Within 200 Feet of Establishment and Appear in Person Before the Municipal Council and Increases Potential Penalty for a Violation of this Chapter)

VIII. ORDINANCE - FIRST READING

- O- 8029-25 An Ordinance to Amend, Revise and Supplement Chapter 273 of the Code of the City of Clifton, Entitled "Housing Standards," More Particularly Section 273-25 Thereof, Entitled "Emergency Orders" (Amends the Administrative Fee)
- O- 8030-25 An Ordinance to Amend, Revise, and Supplement Chapter 375 of the Code of the City of Clifton Entitled "Sewer Connection Fee" (Increases Connection Fee")
- O- 8031-25 An Ordinance to Amend, Revise, and Supplement Chapter 296 of the Code of the City of Clifton Entitled "Landscapers"

IX. FLOOR TO MEMBERS OF THE PUBLIC

X. CITY MANAGER PRIVILEGE/Respond to Public Questions

XI. COMMITTEE REPORTS

XII. COUNCIL PRIVILEGE

XIII. RESOLUTIONS

- R 440-25 Resolution: Approve Claims List Resolution for the September 2, 2025, City Council Meeting
- R 441-25 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 442-25 Resolution Releasing Guarantees for Site Improvements: VK Acquisitions VI, LLC, 90 Kingsland Avenue Block 84.01, Lot 25.01
- R 443-25 Resolution Authorizing Permission to Bid for Third Street Sidewalk and Curb Improvements (NJDOT State Aid)
- R 444-25 Resolution Authorizing Advertisement of Notice of Intent to Procure Upfitting of New Deputy Chief Tour Commander Vehicle GM Tahoe off the HGAC National Cooperative

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| R | 445-25 | Resolution Authorizing Permission to Advertise a Request for Proposal for Financial Advisory Services for City of Clifton for Year 2026 |
| R | 446-25 | Resolution Authorizing Permission to Advertise a Request for Proposal for Municipal Auditing Services for Fiscal Year Ending in December 31, 2025 |
| R | 447-25 | Resolution Authorizing Permission to Advertise a Request for Proposal for Bond Counsel Services for City of Clifton for Year 2026 |
| R | 448-25 | Resolution Authorizing Permission to Advertise a Request for Proposal for Psychological Evaluation Services for the City of Clifton for 2026 |
| R | 449-25 | Resolution Authorizing Permission to Advertise a Request for Proposal for Professional Medical Services for the City of Clifton for Year 2026 |
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| R | 450-25 | Resolution Authorizing Salary Adjustment for Chief Financial Officer |
| R | 451-25 | Resolution Authorizing the City of Clifton to Enter into an Agreement with New Jersey Transit Corporation Concerning the Construction of Watermain and Sanitary Sewer Line on Property Owned by the New Jersey Transit Corporation |
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| R | 452-25 | Resolution Approving Renewal of Entertainment License for Aruba Lounge |
| R | 453-25 | Resolution Authorizing Executive Session |

XIV. LICENSES

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|----|---|----------------------------------|
| L- | 1 | Golden Palace Chinese Restaurant |
| L- | 2 | Mennella's Marketplace |
| L- | 3 | El Pilon Restaurant |
| L- | 4 | Liquor Mart |

ITEM NUMBER:

ITEM NAME: Forensic Audit - Joseph Sarno, HFA

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description

Upload Date

Type

No Attachments Available

ITEM NUMBER: A- 1

ITEM NAME: Authorization to Approve 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 (R441-25)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description		Upload Date	Type
	memo	8/27/2025	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: August 29, 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.

MEMO

Date: August 7, 2025

To: Tax Department

From: Zoning Department

Re: Emergency orders for various properties

Please prepare the resolution to lien the following properties for these emergency orders

1. 56 E 11th St. – Blk: 2.06 Lot: 42 – Invoice #939110 \$600.00
2. 26 Major St. – Blk: 43.02 Lot: 17 – Invoice #939112 \$600.00

Thank you



City of Clifton

900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

TEL: (973) 470-5808
www.cliftonnj.org

Brian Rodgers
Zoning/Housing Officer

June 30th, 2025

Via USPS Regular Mail Certified
Mail Return Receipt Requested

Munoz, Robert A.
56 E 11th St
Clifton, NJ 07011

RE: Block: 2.06 – Lot: 42

EMERGENCY ORDER

An emergency exists at the premises known as 56 E 11th St, which affects public health, safety, and welfare. It is ORDERED, therefore, that:

• PROPERTY REQUIRES CLEAN-UP / Overgrowth

There is high grass and overgrowth.

273-11 J – Safety and sanitary maintenance requirements.

Every building dwelling and dwelling unit and all other areas of the premises shall be clean and free from garbage or rubbish and other hazards to safety. Lawns, hedges and bushes shall be kept trimmed and shall not be permitted to become overgrown and unsightly. Brush, weeds, uncut grass and/or obnoxious growths shall not exceed six inches in height.

All work must be completed within 10 days after receiving this letter.

In the event that you fail to abate the aforesaid hazards within 10 days from the date receipt of this letter, the City of Clifton will authorize all necessary work to be done and for a lien to be filed against the premises for the costs of the same.

If you have any questions about this Order, please call Inspector **James Meisberger** in the Housing Department at 973-470-5851.

Gary DeMarzo, City Manager

Date 6/30/25

939110

CUSTOMER'S ORDER NO.

DATE

7/26/25

NAME

Michael Zhitnick

ADDRESS

44 Springdale CT

CITY STATE ZIP

Clifton, NJ 07013

QUANTITY

UNIT

C.O.D.

CHARGE

ON ACCT.

MOSE. RETD.

PAID OUT

DATE

TIME

BY

REMARKS

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City of Clifton

900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

TEL: (973) 470-5808
www.cliftonnj.org

Brian Rodgers
Zoning/Housing Officer

July 7th, 2025

Via USPS Regular Mail Certified
Mail Return Receipt Requested

Ortega, Ilvan C.
26 Major St
Clifton, NJ 07013

RE: Block: 43.02 – Lot: 17

EMERGENCY ORDER

An emergency exists at the premises known as 26 Major St. which affects public health, safety, and welfare. It is ORDERED, therefore, that:

** PROPERTY REQUIRES CLEAN-UP / Overgrowth

273-11 J – Safety and sanitary maintenance requirements.

Every building, dwelling and dwelling unit and all other areas of the premises shall be clean and free from garbage or rubbish and other hazards to safety. Lawns, hedges, and bushes shall be kept trimmed and shall not be permitted to become overgrown and unsightly. Brush, weeds, uncut grass, and/or obnoxious growths shall not exceed six inches in height.

All work must be completed within 10 days after receiving this letter.

In the event that you fail to abate the aforesaid hazards within 10 days from the date receipt of this letter, the City of Clifton will authorize all necessary work to be done and for a lien to be filed against the premises for the costs of the same.

If you have any questions about this Order, please call Inspector Michael Mucci in the Housing Department at 973-265-1557.

Gary DeMarzo, City Manager

Date

7/8/25

939112

CUSTOMER'S ORDER NO.		DATE	8/2/25
NAME		Michael Zhitnick	
ADDRESS		44 Springdale Ct	
CITY, STATE, ZIP		Clifton, NJ 07013	

SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT	MOSE. RETD.	PAID OUT
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QTY	DESCRIPTION	PRICE	AMOUNT
1			
2	26 Major St		
3			
4			
5	Cut grass + weeds	575 00	
6			
7	Sprayed weeds	25 00	
8			
9			
10			
11	Total		600 00
12			

RECEIVED BY

A-115
L-115

KEEP THIS SLIP FOR REFERENCE

ITEM NUMBER: A- 2

ITEM NAME: 90 Kingsland Avenue, VK Acquisitions VI, LLC - City Engineer
Recommends Release of Performance Bonds and Escrow for Project
Completion (R442-25)

RECOMMENDATION: Approve

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
 Cover Memo	8/26/2025	Cover Memo

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**INTEROFFICE MEMORANDUM
OFFICE OF THE CITY ENGINEER**

=====

TO: Gary DeMarzo, City Manager

FROM: Michael J. Lardner, PE, CME

CC: Andrew Oddo, Legal
Joseph Kunz, CFO
Edith Mayton, Treasurer

DATE: August 26, 2025

SUBJECT: VK Acquisitions VI, LLC – 90 Kingsland Avenue;
Block 84.01, Lot 25.01

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Pursuant to a recent request by the Developer and subsequent correspondence from Neglia Engineering Associates, it appears that all work associated with the subject project has been completed.

Presently, the City is holding a cash performance bond in the amount of \$123,141.00 dedicated for public improvements and privately owned buffer landscaping. In accordance with the Developer's Agreement, the Developer has posted a two (2) year Maintenance Bond in the amount \$18,471.15, or 15% of the total estimated cost of public improvements, privately owned buffer landscaping and stormwater management improvements.

Accordingly, we have prepared a resolution recommending that this project be closed-out, and all remaining escrow funds be released to the Developer.

ITEM NUMBER: A- 3

ITEM NAME: Third Street Sidewalk and Curb Improvements (NJDOT State Aid) - City Engineer Requests Permission to Advertise for Bids (R443-25)

RECOMMENDATION: Approve

SUMMARY:

ATTACHMENTS:

Description		Upload Date	Type
☐	Cover Memo	8/27/2025	Cover Memo
☐	NJDOT State Aid Award Letter	8/27/2025	Backup Material

=====

**MEMORANDUM
OFFICE OF THE CITY ENGINEER**

=====

TO: Gary DeMarzo, City Manager

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

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

DATE: August 27, 2025

SUBJECT: Third Street Sidewalk and Curb Improvements (NJDOT State Aid)
Permission to Advertise for Bids

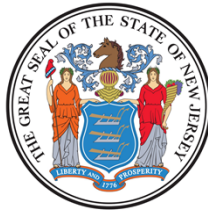
=====

The plans and specifications for the construction of the Third Street Sidewalk and Curb Improvements (NJDOT State Aid) project are complete, and we are hereby requesting authorization to advertise for bids. In accordance with our State Aid Agreement, this project needs to be awarded by October 31, 2025 with construction anticipated to start in the Spring of 2026. Please note that this project will be funded through NJDOT Local Aid FY24 grant funding, award letter attached.

PROJECT SUMMARY

The Third Street Sidewalk and Curb Improvements (NJDOT State Aid) project includes the construction of handicapped curb ramps, the replacement of concrete curbs, sidewalks, driveway aprons, final restoration, cleanup and tree planting on Third Street from Clifton Avenue to Piaget Avenue.

We have prepared a resolution requesting permission to advertise for bids. Kindly add this to the agenda of the next meeting of the City Council for authorization.



State of New Jersey

DEPARTMENT OF TRANSPORTATION

P.O. Box 600
Trenton, New Jersey 08625-0600

PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lt. Governor

DIANE GUTIERREZ-SCACCETTI
Commissioner

November 1, 2023

The Honorable Raymond Grabowski
Mayor, Clifton City
900 Clifton Avenue
Clifton City, New Jersey 07013

Dear Mayor Grabowski,

I am pleased to inform you that Clifton City has been selected to receive funding from the New Jersey Department of Transportation's (NJDOT) Fiscal Year 2024 Municipal Aid Program for LA-2024 MA Clifton City Third Street Pedestrian Safety Improvements 16 in the amount of \$339,500.00.

NJDOT's Municipal Aid Program is a very competitive program. This year the Department received 600 applications requesting more than \$384 million. There is \$161.25 million available in funds for this program from the Transportation Trust Fund (TTF) supported by the State gas tax.

As part of the Department's Commitment to Communities, NJDOT provides statewide assistance for local governments for improvements to and preservation of the local transportation network. This network makes up about 90 percent of New Jersey's roadways. The successful completion of your project will help achieve this goal and provide your constituents and everyone that uses local roads a transportation system that provides the mobility they deserve.

Should you have any questions regarding your grant, please contact the NJDOT Local Aid District Office in your area.

District 1 - Mt. Arlington – 973-810-9120 District 3 - Trenton – 609-963-2020
District 2 - Newark - 862-350-5730 District 4 - Cherry Hill - 856-414-8414

Again, thank you for your support of this program and good luck with your project.

Sincerely,

A handwritten signature in black ink, reading "Diane Gutierrez-Scaccetti".

Diane Gutierrez-Scaccetti
Commissioner

cc: Municipal Clerk; Municipal Engineer

ITEM NUMBER: A- 4

ITEM NAME: Authorization to Approve the Advertisement of Notice of Intent to Procure Upfitting of New Deputy Chief Tour Commander Vehicle GM Tahoe off the HGAC National Cooperative (R444-25)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
 Memo from Fire Department	8/27/2025	Cover Memo
 HGAC Quote	8/27/2025	Cover Memo
 Cover letter from 10-75 Emergency Vehicle	8/27/2025	Cover Memo



Michael Rowan
Provisional Fire Chief

City of Clifton

DEPARTMENT OF FIRE
FIRE HEADQUARTERS
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013



Office (973) 470-5803
Cell (973) 332-5322

To: Gary DeMarzo, City Manager

From: Michael Rowan, Provisional Fire Chief

Date: August 21, 2025

Re: 82 Vehicle Upfit

I am requesting the procurement of upfitting the new deputy chief, tour commander, vehicle.

This project began last year with the purchase of a GM Tahoe, with the understanding that the vehicle upfit would be completed in 2025. This purchase is through the Houston-Galveston Area Council (HGAC) Cooperative Purchasing Program. HGAC Contract AM10-23.

The upfit proposal will include installation of a center command console, rear slide out cabinet, LED emergency and scene lighting. These components transform a standard vehicle into a functional mobile command center, tailored for a chief officer's coordination role at emergency incidents. Without them, the vehicle would not meet the operational demands or safety requirements of a command-level response unit.

The funding is available in account 04-215-55-978-303 New Deputy Chief/Tour Commander Vehicle \$32,555.58 and, the remainder, from account 04-215-55-971-302 Radio Infrastructure Improvements \$15,244.42.

Total price of \$47,800.00.

The upfit will be purchased from:
1075 Emergency Lighting LLC
14 1st Ave, Unit 3
Haskell, NJ 07420

Thank you for your attention to this important matter. Please let me know if you need any additional information.

Respectfully,

A handwritten signature in black ink, appearing to read "Michael Rowan". The signature is fluid and cursive, with the first name "Michael" written in a larger, more prominent script than the last name "Rowan".

Michael Rowan
Provisional Chief
Clifton Fire Department



CONTRACT PRICING WORKSHEET

For MOTOR VEHICLES Only

Contract
No.:

AM10-23

Date
Prepared:

8/20/2025

Due to global supply chain constraints, any delivery date contained herein is a good faith estimate as of the date of this order/contract. As needed, delivery updates will be provided as soon as possible.

Buying Agency:	City of Clifton	Contractor:	1075 Emergency Lighting L.L.C. d.b.a 10-75 Emergency Vehicle
Contact Person:	Mike Pressler	Prepared By:	Ryan Dodd
Phone:		Phone:	973-556-5729 ext 703
Fax:		Fax:	877-614-7187
Email:	mpressler@cliftonnj.org	Email:	rdodd@1075vehicles.com

Product Description	GM Tahoe, Command Vehicle, Console, Rear Command Cabinet, LED Lighting Package
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A. Product Item Base Unit Price Per Contractor's H-GAC Contract:	\$ 101,247.00
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B. Published Options - Itemize below - Attach additional sheet(s) if necessary.

(Note: Published Options are "manufacturer standard options" which were submitted and priced in Contractor's proposal.)

Description	Cost	Description	Cost
Delete Tahoe 4X4 LS, gas	-\$59,095.00		
LOW FREQUENCY SIREN: Wired to siren	\$1,671.43		
Add 1800W Inverter with Built-in Transfer Switch (installed)	\$1,650.00		
Add 20A Super Auto-Eject Shoreline (installed, specify color of)	\$890.00		
Installation of laptop mount and docking station	\$2,500.00		
		Subtotal From Additional Sheet(s):	
		Subtotal B:	\$ (52,383.57)

C. Customization Category Totals - Itemize below / Attach additional sheet(s) if necessary.

(Note: Customization options are "manufacturer non-standard options" which were submitted and priced in Contractor's proposal.)

Description	Cost	Description	Cost
		Subtotal From Additional Sheet(s):	
		Subtotal C:	0

Check: Total cost of Customization Categories (C) cannot exceed 25% of the total of the Base Unit Price plus Published Options (A+B).	For this transaction the percentage is:	0%
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D. Total Cost Before Any Applicable Trade-In / Other Allowances / Discounts (A+B+C)

Quantity Ordered:	1	X Subtotal of A + B + C:	\$ 48,863.43	=	Subtotal D:	\$ 48,863.43
-------------------	---	--------------------------	--------------	---	-------------	--------------

E. H-GAC Order Processing Charge (Amount Per Current Policy)	Subtotal E:	\$ 1,000.00
--	-------------	-------------

F. Trade-Ins / Special Discounts / Other Allowances / Freight / Installation / Miscellaneous Charges

Description	Cost	Description	Cost
discount	-\$2,063.43		
		Subtotal F:	\$ (2,063.43)

Delivery Date:	G. Total Purchase Price (D+E+F):	\$ 47,800.00
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WWW.1075VEHICLES.COM



+1 877 614 7187
+1 973 556 5729

August 20, 2025

City of Clifton
900 Clifton Avenue
Clifton, NJ 07011

I appreciate your interest in purchasing a new vehicle through the Houston-Galveston Area Council (HGAC) cooperative purchasing program.

This letter serves as the quote under the HGAC Contract AM10-23. We used the base model 10-75-PU-COM-FD Ford, Command, Console, Rear Cap Topper, Rear Slide-Out Command Center, LED Lighting Package for this unit.

According to the regulations established under the HGAC program, we modified the base model to meet your departmental requirements. 10-75 is offering an HGAC total price of \$47,800.00.

This apparatus would have a delivery time of approximately twenty-six weeks from receipt of the chassis at our facility.

With the HGAC process, since the agreement terms have already been negotiated between the vendors and HGAC, there is no need for a separate contract. Please issue a PO to the following:

1075 Emergency Lighting LLC
14 1st Ave, Unit 3
Haskell, NJ 07420

Please reference HGAC Contract AM10-23, which includes the base model 10-75-PU-COM-FD Ford, Command, Console, Rear Cap Topper, Rear Slide-Out Command Center, LED Lighting Package, and options.

The contract terms are as follows: 40% down at the time of the order, 40% upon arrival of the chassis or trailer, and the balance, including all additions, is to be paid in full upon completion and acceptance of the unit. Once an order is placed and plans are approved, the order cannot be canceled.

10-75 would then send a copy of the official HGAC pricing worksheet and a copy of the Purchase Order to the HGAC, where they would issue an order confirmation. We would also coordinate all paperwork with the manufacturer to start the order. We will also provide you with a copy of the official HGAC pricing worksheet for your records.

If you have any further questions, please do not hesitate to contact us directly.

Ryan Dodd
Vice President of Operations



14 First Avenue, Unit3
Haskell, NJ 07420



2065A Harlem Rd
Cheektowaga, NY 14212

ITEM NUMBER: A- 5

ITEM NAME: Authorization to Approve Permission to Advertise A request for Proposal for Financial Advisory Services For the City of Clifton for year 2026 (R445-25)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
 Memo from Purchasing	8/28/2025	Cover Memo



City of Clifton ***Finance Department***

INTEROFFICE MEMORANDUM

To: Gary DeMarzo, City Manager

From: Amisha J. Jariwala, QPA

Date: August 28, 2025

Re: Permission to solicit proposals for Financial Advisory Services for 2026

Attached please find a Resolution of the Mayor and Municipal Council authorizing permission to advertise a Request for Proposal (RFP) for Financial Advisory Services for the City of Clifton for the year 2026.

Pursuant to N.J.S.A. 40A:11-4.1 et seq., the City requires the professional services of a qualified Financial Advisor to provide expert guidance on financial planning, debt management, and related municipal financial matters.

The Resolution authorizes the Purchasing Agent to:

- Advertise a Notice to Proposers in the City's official legal newspaper.
- Receive proposals in accordance with the applicable statutes.
- Ensure that the solicitation process is conducted in a fair, competitive, and transparent manner consistent with all applicable laws and regulations.

This item is respectfully submitted for placement on the next Council agenda.

Respectfully Submitted,
Amisha J. Jariwala, QPA
Qualified Purchasing Agent

ITEM NUMBER: A- 6

ITEM NAME: Authorization to Approve the Permission to Advertise a Request for Proposal for Municipal Auditing Services for Fiscal Year Ending December 31, 2025 (R446-25)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
 Memo from Purchasing	8/28/2025	Cover Memo



City of Clifton
Finance Department

INTEROFFICE MEMORANDUM

To: Gary DeMarzo, City Manager

From: Amisha J. Jariwala, QPA

Date: August 28, 2025

Re: Authorization for Permission to Advertise a Request for Proposal for Municipal Auditing Services for Fiscal Year Ending in December 31, 2025

I request you to consider following for resolution during the September 2, 2025 City Council Agenda, for authorization to advertise a request for proposal in accordance with N.J.S.A. 40A:11-1 *et seq.* for Municipal Auditing Services for Fiscal Year Ending in December 31, 2025.

Pursuant to N.J.S.A. 40A:11-4.1 *et seq.*, the City requires the services of an independent auditing firm to conduct a comprehensive audit of its financial statements. This will ensure that the City's financial operations are carried out in full compliance with applicable statutes, regulations, and best practices for transparency and accountability.

The Resolution authorizes the Purchasing Agent to:

- Advertise a Notice to Proposers in the City's official legal newspaper;
- Receive and review proposals in accordance with N.J.S.A. 40A:11-4.1 *et seq.*;
- Maintain compliance with the Local Public Contracts Law and related regulations under N.J.S.A. 40A:11-1 *et seq.*

Respectfully Submitted,

Amisha J. Jariwala, QPA
Qualified Purchasing Agent

ITEM NUMBER: A- 7

ITEM NAME: Authorization to Approve Permission to Advertise Request of Proposal for Bond Counsel Services for City of Clifton for Year 2026 (R447-25)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
 Memo from Purchasing	8/29/2025	Cover Memo



City of Clifton
Finance Department

INTEROFFICE MEMORANDUM

To: Gary DeMarzo, City Manager
From: Amisha J. Jariwala, QPA
Date: August 29, 2025
Re: Authorization for Permission to Advertise a Request for Proposal for Bond Counsel Services for year 2026

I request you to consider following for resolution during the September 2, 2025 City Council Agenda, for authorization to advertise a request for proposal in accordance with N.J.S.A. 40A:11-1 *et seq.* for Bond Counsel Services for Year 2026.

Pursuant to **N.J.S.A. 40A:11-4.1 et seq.**, the City requires the professional services of a **qualified Bond Counsel** to provide legal advice and assistance related to the issuance of bonds and other municipal financial matters.

The Resolution authorizes the Purchasing Agent to:

- **Advertise a Notice to Proposers** in the City's official legal newspaper;
- **Receive proposals** in accordance with the Local Public Contracts Law;
- Ensure that the solicitation process is carried out in a **fair, competitive, and transparent manner** consistent with all applicable statutes and regulations.

This Resolution is respectfully submitted for placement on the next Council agenda.

Respectfully Submitted,

Amisha J. Jariwala, QPA
Qualified Purchasing Agent

ITEM NUMBER: A- 8

ITEM NAME: Authorization to Approve Permission to Advertise a Request for Proposal for Psychological Evaluation Services for the City of Clifton for 2026 (R448-25)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
 Memo from Purchasing	8/29/2025	Cover Memo



City of Clifton
Finance Department
ajariwala@cliftonnj.org

INTEROFFICE MEMORANDUM

To: Gary DeMarzo, City Manager
From: Amisha Jariwala, Purchasing Agent
Date: August 29, 2025
Re: Permission to solicit request of proposals for the Psychological Evaluation Services for the City of Clifton.

I am writing to request your permission to solicit proposals for Psychological Evaluation Services for the City of Clifton for the year 2026.

These services are vital for supporting the mental health and well-being of our employees and ensuring a safe and productive work environment. By issuing a Request for Proposals (RFP), we aim to identify qualified providers who can deliver these essential evaluations effectively.

I propose that we move forward with this solicitation process to ensure we have ample time to evaluate proposals and select a vendor that best meets our needs.

Thank you for considering this request. Please let me know if you have any questions or require further information.

A resolution appears on the agenda.

Thank you.

Respectfully Submitted,

Amisha J. Jariwala
Qualified Purchasing Agent

ITEM NUMBER: A- 9

ITEM NAME: Authorization to Approve Permission to Advertise a Request for Proposal for Professional Medical Services for the City of Clifton for year 2026 (R449-25)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
 Memo from Purchasing	8/29/2025	Cover Memo



City of Clifton
Finance Department
ajariwala@cliftonnj.org

INTEROFFICE MEMORANDUM

To: Gary DeMarzo, City Manager

From: Amisha Jariwala, Purchasing Agent

Date: August 29, 2025

Re: Permission to solicit request of proposals for the Professional Medical Services for the City of Clifton.

I am writing to seek your approval to advertise a Request for Proposals (RFP) for Professional Medical Services specifically for pre-employment physicals for new employees for the year 2026.

Conducting comprehensive pre-employment physicals is crucial for ensuring that new hires meet the health standards necessary for their positions. By initiating this RFP process, we aim to identify qualified medical professionals who can provide these essential services efficiently and effectively.

I propose that we move forward with the advertisement to attract a diverse array of candidates, allowing us to select the best possible vendor for our needs. The timeline for this process will facilitate a thorough evaluation of proposals in advance of the 2026 hiring cycle.

Please let me know if you have any questions or require further information. I look forward to your favorable consideration of this request.

A resolution appears on the agenda.

Thank you.

Respectfully Submitted,

Amisha J. Jariwala
Qualified Purchasing Agent

ITEM NUMBER: A- 10

ITEM NAME: Authorization to Approve Salary Adjustment for Chief Financial Officer
(R450-25)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description		Upload Date	Type
	memo	8/26/2025	Cover Memo



City of Clifton

LAW DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

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

August 26, 2025

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

Re: Chief Financial Officer Salary

Dear Mayor Grabowski and Members of the Municipal Council:

As discussed at the last Council meeting in closed session, the Chief Financial Officer ("CFO") is requesting a salary increase pursuant to N.J.S.A. 40A:9-165. A resolution appears on the agenda granting the request. The CFO has received a "Rice" notice and has requested that any discussion of this issue take place in closed session.

Thank you for your consideration in this matter.

Very truly yours,

/s/ Andrew P. Oddo

ANDREW P. ODDO
First Assistant Municipal Attorney

APO/kmk

ITEM NUMBER: A- 11

ITEM NAME: Authorization to Approve to Enter into an Agreement with NJ Transit Corporation Concerning the Construction of Watermain and Sanitary Sewer Line on Property Owned by New Jersey Transit Corporation (R451-25)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description		Upload Date	Type
	memo	8/29/2025	Cover Memo



City of Clifton

LAW DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

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

August 29, 2025

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

Re: New Jersey Transit Railroad Property Construction Permit

Dear Mayor Grabowski & Council Members:

In 1967 the City entered into an agreement with Nicholas Mikula and William Ploch regarding the installation of a water main and sanitary sewer line on property owned by the Erie Lackawanna Railroad Company, the present day New Jersey Transit Corporation. Pursuant to the agreement, the City was required to pay the railroad \$200 per year as a license fee for the installation of water main and sanitary sewer line. This sum was reimbursed to the City each year by Mr. Mikula and Mr. Ploch. A copy of this 1967 agreement is attached hereto for Council's reference.

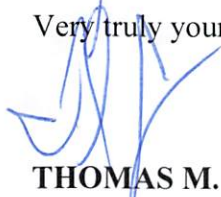
Despite entering into the agreement, the installation of the water main and sanitary sewer line were never undertaken by Mr. Mikula and Mr. Ploch. The adjoining property which the water main and sanitary sewer line is to serve is now owned by DHF Realty/John Fette. The current adjoining property owner is now intending to install the water main and sanitary sewer line. This requires the City to enter into an agreement with New Jersey Transit to acquire a permit to allow the work to proceed. A copy of the New Jersey Transit agreement is also attached to this correspondence for Council's reference and a Resolution authorizing the execute of the agreement appears on the agenda. I have been informed by the City Engineer that it is necessary for the City to enter into the agreement since New Jersey Transit does not grant these types of permits to private landowners.

If the agreement with New Jersey Transit is acceptable, the City will enter into a new agreement, similar to the agreement that was entered into in 1967, with the current adjoining landowner. This agreement will similarly provide that the new owner fully reimburse the City for all fees that are chargeable under the New Jersey Transit agreement including any increases in the occupancy fee for each extended term once the work is completed. The agreement with the new landowner will also make the owner responsible for complying with the terms of the New Jersey Transit agreement and hold them responsible for any costs associated with being out of compliance with the agreement. The agreement with the new landowner will also make the new landlord provide the City with all the same indemnification protections and insurance coverages that the New Jersey Transit agreement requires.

Mayor Raymond Grabowski and Members
of the Clifton Municipal Council
August 29, 2025
Page 2

Should you have any questions, please do not hesitate to contact me. Thank you for your consideration in this matter.

Very truly yours,



THOMAS M. EGAN
Municipal Attorney

TME/ssj
Attachments

City of Clifton

NEW JERSEY

BETTY J. LUTZ
CITY CLERK

CITY HALL
ROOM 212 PHONE 473-2800



August 3, 1967

Mr. Nicholas Mikula
and
Mr. William Ploch
% 252 Luddington Avenue
Clifton, New Jersey

Gentlemen:

Enclosed herewith please find certified copy of resolution adopted by the Governing Body of the City of Clifton, together with copy of Agreement between the City of Clifton and Nicholas Mikula and William Ploch, with reference to reimbursement to City of moneys paid by City to the Erie-Lackawanna Railroad Co., duly executed.

Very truly yours,

Betty J. Lutz
City Clerk *jdl*

BJL:jdl

THIS AGREEMENT made the / day of August,
1967, by and between

THE CITY OF CLIFTON, a Municipal
Corporation of the State of New
Jersey, party of the first part;

and

Nicholas Mikula and William Floch,
of the City of Clifton, County
of Passaic and State of New Jersey,
parties of the second part;

W I T N E S S E T H

WHEREAS, the City of Clifton is about to enter
into an agreement with the Erie Lackawanna Railroad Company
bearing date of June 15, 1967 providing for the installation
of a water main and sanitary sewer line on property owned by
said railroad company;

WHEREAS, the purpose of the installation of
said water main and sanitary sewer line will be to service
premises owned by the parties of the second part and will be
installed by the said parties of the second part at their own
cost and expense;

WHEREAS, the City of Clifton will be required
to pay the sum of \$200.00 per year to the said railroad
company in payment of the license or privilege of installing
said water main and sanitary sewer line as aforesaid;

WHEREAS, the said sanitary sewer line and water
main is being installed to enable the parties of the second
part to develop the premises owned by them; and

WHEREAS, until such time as the said premises
owned by the parties of the second part is developed, the
City of Clifton wishes to obtain reimbursement for the cost
of obtaining the license or privilege above stated;

NOW, THEREFORE, it is agreed by and between
the parties hereto as follows:

1. The City of Clifton shall execute the aforesaid license agreement with the Erie Lackawanna Railroad Company providing for the license or privilege of installing a water main and sanitary sewer line on property owned by the said railroad company as more particularly shown and laid down on a plan prepared by the Department of Engineering in the City of Clifton entitled, "Proposed sanitary sewer Kuller Road to Mikula Property", a copy of which plan is attached to the aforesaid license agreement and incorporated herein by reference.

2. The City of Clifton shall pay the license fee of \$200. per year as provided in said agreement.

3. Nicholas Mikula and William Floch shall reimburse the City of Clifton for all such payments made by the City until such time as the said Nicholas Mikula and William Floch construct a building or buildings totaling 10,000 square feet or more in size on the aforesaid premises owned by them.

4. The said Nicholas Mikula and William Floch will install or cause to be installed the said water main and sanitary sewer line and at their own cost and expense in accordance with the plan of the aforesaid.

5. Upon the construction of a building or buildings as set forth in paragraph 3, this agreement shall become null and void, of no effect and no longer binding upon the parties hereto.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals or caused these presents to be signed by their proper corporate officers and their corporate seal affixed hereto the day and year first above written,

CITY OF CLIFTON

By:

Joseph J. Janeczek
Joseph J. Janeczek, Mayor

ATTEST:

sanitary sewer line and at their own cost and expense in accordance with the plan of the aforesaid.

5. Upon the construction of a building or buildings as set forth in paragraph 3, this agreement shall become null and void, of no effect and no longer binding upon the parties hereto.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals or caused these presents to be signed by their proper corporate officers and their corporate seal affixed hereto the day and year first above written.

CITY OF CLIFTON

By: Joseph J. Daneczek
Joseph J. Daneczek, Mayor

ATTEST:

Betty J. Latz, City Clerk

Nicholas Mikula
Nicholas Mikula

William Floch
William Floch

BE IT RESOLVED: That the City of Clifton entered into a contract with Nicholas Mikula and William Floch for the reimbursement to the City of moneys paid by the City to the Erie-Lackwanna Railroad Company in accordance with the terms of contract entered into between the City and said Railroad Company providing a license for the installation of a water main and sanitary sewer on property owned by said Railroad Company to property owned by said Nicholas Mikula and William Floch; and

BE IT FURTHER RESOLVED: That, upon approval of said contract ^{by the} ~~between~~ Law Dept., the Mayor and City Clerk be and they are hereby authorized and directed to execute said contract on behalf of the City of Clifton.

INTRODUCED BY Ira Schoem

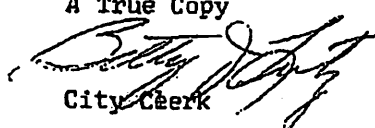
ADOPTED August 1, 1967

Joseph J. Vanacek

MAYOR

ATTEST Betty J. Lutz
CITY CLERK

A True Copy


City Clerk

NEW JERSEY TRANSIT CORPORATION
RAILROAD PROPERTY CONSTRUCTION AND/OR OCCUPANCY PERMIT

PERMIT NO. P1925-1323-01

New Jersey Transit Corporation (NJ TRANSIT) hereby grants permission to the Permittee:

City of Clifton
900 Clifton Avenue
Clifton, NJ 07103

to construct and maintain one (1) fifteen inch (15") storm pipe and one (1) eight inch (8") sewer pipe (hereinafter "Permittee's Facilities") in connection with this project (the "Project," as more particularly described in Section 3) for a term of one (1) year, which term will commence on the date of execution of this Permit by NJ TRANSIT. This permit agreement supersedes and cancels all prior permit agreements for these facilities between the City of Clifton and NJ TRANSIT.

This Permit is non-exclusive and is for the sole purpose of permitting the Permittee to occupy NJ TRANSIT property as specifically stated above. This Permit shall not be construed to permit the Permittee to locate any other or different facilities or objects on NJ TRANSIT property, except as expressly provided for herein. Furthermore, this Permit shall not prevent NJ TRANSIT from locating or permitting others to locate objects or other facilities on, over, below or across the Permittee's Facilities, so long as it does not unreasonably interfere with the Permittee's use as permitted herein. This Permit shall not be deemed or construed as transferring to Permittee any interest in the land of NJ TRANSIT or any right in the nature of an interest in land, irrespective of any expenditure by Permittee for the Permittee's Facilities. If at any time Permittee seeks to modify its use or occupancy of the NJ TRANSIT-owned property, Permittee shall be required to apply for

a new permit or request the permit be amended.

This Permit is subject to the following conditions, restrictions, reservations and covenants.

1. Statutory Compliance

The Permittee agrees to comply with the rules on Use or Occupancy of State-owned Railroad Property, codified at NJAC 16:77 et. seq., as if they were set forth herein in their entirety. The provisions of this Permit and all rights and obligations herein shall be governed by and construed in accordance with the laws, rules and regulations of the State of New Jersey and applicable federal laws.

2. Fees

(a) (i) Upon execution of this Permit, the Permittee shall pay to NJ TRANSIT Rail Operations Inc. ("NJ TRANSIT Rail Operations") the sum of Seven Hundred Twenty Dollars (\$720.00) as reimbursement for the costs and expenses incident to the review and approval of plans, methods of construction, and data connected with the Project, and to NJ TRANSIT the sum of Five Hundred Dollars (\$500.00) as the administrative fee.

(ii) The Permittee shall pay to NJ TRANSIT a further sum of Seven Hundred and Fifty-Seven Dollars (\$757.00) as the total occupancy fee for one (1) year.

(b) This Permit will automatically be extended on a year to year basis, until terminated by NJ TRANSIT by providing notice to Permittee. The occupancy fee for each extended term shall be subject to change in accordance with the fee schedule rates in effect at that time.

3. Approved Plans

The Project must conform to the NJ TRANSIT approved plans for the Project, attached hereto as Exhibit A, more clearly identified as: "Grading & Utility Plan for (Main Line, M.P. 13.23) Lot 1 – Block 24.05 618 Route 46 City of Clifton Passaic County New Jersey", Sheet No. 2 of 14 dated September 6, 2024, Sheet No. 5 of 14 last revised December 16, 2024, Sheet No. 14 of 14, last revised December 16, 2024.

4. It is expressly understood that at least fourteen (14) days prior to construction, maintenance, repair, removal, change of location or use, the Permittee must contact, NJ TRANSIT Rail Operations, Manager Right-of-Way Engineering or his representative at (973) 491-7200 and any other appropriate NJ TRANSIT Rail Operations offices to coordinate construction with inspection, flagmen, and railroad operations. A copy of all approved construction plans shall be made available on site by Permittee until completion of the Project. Permittee shall perform all work in accordance with the then-current version of NJ TRANSIT's "Guidelines for Working Within or In Vicinity of NJ TRANSIT's Right-of-Way." A copy of the Guidelines can be located here: <https://njtransit.com/permitting>.

5. Construction Requirements

All construction or installation work specified herein must be completed within one (1) year from the date of issuance of this Permit, unless otherwise stated herein, or unless written approval is given by NJ TRANSIT for extension of construction time; otherwise, this Permit will automatically terminate. All requests for extensions must

be submitted in writing to NJ TRANSIT Corporation, Department of Property Management. Permittee is responsible for all costs incurred for repair, maintenance, or replacement of the Permittee's Facilities.

6. When construction or installation work under this Permit is started within one (1) year from the date of issuance but cannot be completed within the indicated time limit, the Permittee shall apply to NJ TRANSIT in writing for an extension of time. No work shall be performed beyond this one (1) year limit unless NJ TRANSIT has granted the Permittee an extension in writing. The Permittee must contact NJ-1-Call at (800) 272-1000 to identify buried third party facilities prior to performing any excavation work within NJ TRANSIT's Right-of-Way. If Permittee fails to timely provide such notification to NJ-1-Call, the Permit will be immediately canceled.

7. If the work under the terms of the Permit does not commence within one (1) year from the date this Permit is issued by NJ TRANSIT, the Permittee must submit updated plans, or re-submit existing plans confirming the plan's accuracy and reapply. The new application and plans must reflect any developments which would necessitate any change in the permitted Permittee's Facilities from the prior application.

8. Any sign placed on NJ TRANSIT property shall be designed and installed in exact compliance with the "Specifications For Pipeline Occupancy of New Jersey Transit Property" form EP-2 which states all pipelines (except those in streets where it would not be practical to do so) shall be prominently marked at rights-of-way limits (on both sides of track for undercrossings) by durable weatherproof signs. The

“Specifications For Pipeline Occupancy of New Jersey Transit Property” form EP-2 can be found within NJ TRANSIT’s “Guidelines for Working Within or In Vicinity of NJ TRANSIT’s Right-of-Way.” Signs shall include the following:

- 1. Name and address of Owner**
- 2. Contents of Pipe**
- 3. Pressure in Pipe**
- 4. Depth of pipe below grade at point of sign**
- 5. Emergency telephone in the event of pipe rupture**

The material, size of lettering and the method of installation of the signs shall be as approved by the NJ TRANSIT Chief Engineer. For pipelines running longitudinally on NJ TRANSIT property, signs shall be placed over the pipe (or offset and appropriately marked) at all changes in direction of the pipeline. Such signs should also be located so that when standing at one sign the next adjacent marker in either direction is visible. In no event shall they be placed less than 500 feet apart unless otherwise specified by the Chief of Engineer-Structures.

9. The Permittee agrees that it will, at its own sole cost and expense, at all times during the installation, maintenance, relocation or removal of the Facilities, support and sustain the tracks and roadbed on which the railroad operates to the end that traffic thereon shall not be hindered or delayed, and upon completion of the work will restore the tracks and roadbed to the same or as good condition as before the work was commenced. Permittee specifically acknowledges that all work must be done in accordance with NJ TRANSIT’s “Guidelines for Working Within or In Vicinity of NJ TRANSIT’s Right-of-Way”, including but not limited to the obligation to obtain

a Temporary Access Permit, as may be amended from time to time.

10. It is expressly understood that upon the written request of NJ TRANSIT, the Permittee shall promptly change the location of its Permittee's Facilities, or any of them, at the points aforesaid at any time hereafter at the sole expense of the Permittee and within thirty (30) days after such request is made, so as to enable NJ TRANSIT to make any alterations or improvements upon its property and any changes in or additions to its facilities that it may deem necessary or advisable hereafter at any time, and nothing herein contained shall in any way be so construed as to limit NJ TRANSIT in the full and free use and occupation of the full width of its right-of-way and property at the location aforesaid.

11. Proposed occupancies shall be designed so that adequate and uninterrupted drainage of railroad right-of-way is maintained throughout construction. If, in the course of construction, it is necessary to block a ditch, pipe, or other drainage facility, temporary pipes, ditches or other drainage facilities shall be installed to maintain adequate drainage, as approved by NJ TRANSIT and/or NJ TRANSIT Rail Operations. Upon completion of the work, the temporary facilities shall be removed and the permanent facilities restored.

12. The Permittee shall not "foul" any track on NJ TRANSIT owned railroad property during construction, except when Flagmen or Signalmen are present. Cranes, trucks, motor shovels, or any other equipment shall be considered as fouling tracks when working in such a position that failure of the same, with or without load, brings the equipment within the fouling limit. See NJ TRANSIT's "Guidelines for Working Within or In Vicinity of NJ TRANSIT's Right-of-Way" for

further information.

13. Environmental

The Permittee is responsible for compliance with all applicable environmental laws/regulations including, but not limited to, the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §§ 9601 et seq. (CERCLA), the Resource Conservation and Recovery Act, 42 U.S.C. §§ 6901 et seq., the Water Pollution Control Act, N.J.S.A. 58:10A-1 et seq., the Industrial Site Recovery Act, N.J.S.A. 13:1K-6 et seq., the New Jersey Spill and Compensation and Control Act, N.J.S.A. 58:10-23.11 et seq. (the Spill Act), the Brownfield and Contaminated Site Remediation Act, N.J.S.A. 58:10-B-1 et seq., the Site Remediation Reform Act, N.J.S.A. 58:10C-1 et seq., and the Underground Storage Tank Act, N.J.S.A. 58:10A-21 et seq., and all regulations promulgated under such laws to the extent applicable. Any costs associated with contamination and/or pollution caused by the Permittee is the responsibility of the Permittee. Permittee is also required to indemnify NJ TRANSIT against any losses and expenses relating to third-party claims arising from any pollution and/or contamination caused by the Permittee; and against any losses, claims, and expenses relating to exacerbation of existing pollution and/or contaminants caused by the Permittee. The act of discovery by the Permittee of contamination and/or pollution at the property not caused by the Permittee is not deemed exacerbation of environmental conditions. Activities that allow discovered contamination and/or pollution to migrate, spill, release, or discharge are not considered "discovery" but exacerbation of existing conditions and therefore are the responsibility of the Permittee. In addition to the aforementioned requirements, NJ TRANSIT reserves the right to impose additional environmental and/or safety requirements and conditions on any permit application it decides to approve.

14. Access, Right to Inspect and Repair

(a) NJ TRANSIT Rail Operations and/or NJ TRANSIT reserve the right to enter upon the Project and perform necessary emergency precautions, including the furnishing of material, whenever, in the sole and absolute opinion of NJ TRANSIT Rail Operations Manager Right-of-Way Engineering and/or the NJ TRANSIT designee, the Project work is in such condition as to endanger operating trains, operating facilities, public facilities, and/or the general public. The Permittee shall make full restitution to NJ TRANSIT Rail Operations and/or NJ TRANSIT for all costs incurred by this action.

(b) In addition to the inspection performed by NJ TRANSIT Rail Operations personnel, NJ TRANSIT reserves the right to inspect the work performed to ensure the work conforms to the plans, specifications, and/or permit requirements. In conjunction with the above inspections, the Permittee is required to contact, NJ TRANSIT Rail Operations, Manager Right-of-Way Engineering, or his or her representative, telephone (973) 491-7200, at least fourteen (14) working days prior to the desired date of construction for his approval of methods of installation and related matters, as well as inspection coordination.

(c) NJ TRANSIT RAIL OPERATIONS or its contractors, agents or assigns will be fully reimbursed by the Permittee for all inspection personnel provided by NJ TRANSIT RAIL OPERATIONS or its agents or assigns as required by the use, work or occupancy, and which may include, but is not limited to, watchmen, operators, flagmen, and others to insure the safe operation of the trains. It will be

the responsibility of NJ TRANSIT Rail Operations or its assigns to submit an itemized invoice to the Permittee of all charges, with a copy to NJ TRANSIT, after all work within railroad right-of-way has been completed. The Permittee must show evidence by a signed receipt from NJ TRANSIT Rail Operations or their assigns that the above mentioned invoice is paid in full before the installation will be accepted as complete by NJ TRANSIT and allowed into operation.

(d) In the event that, any settlement occurs to the roadbed, right-of-way, and/or tracks, facilities and appurtenances of the railroad arising from, or as a result of, the said facilities, the Permittee will be responsible for the costs of correcting same for a period of three (3) years subsequent to the date of completion of the installation of Permittee's Facilities. The Permittee agrees to pay to NJ TRANSIT Rail Operations, on demand, the full cost and expense therefore.

(e) Final acceptance of the installation and approval to occupy NJ TRANSIT railroad property is dependent upon full reimbursement of all costs incurred by NJ TRANSIT Rail Operations and NJ TRANSIT.

15. The Permittee shall be responsible for obtaining all appropriate documentation allowing its Project to be constructed and shall be subject to all applicable NJ Transit rules and general conditions, municipal ordinances, rules, and regulations, and all applicable State and Federal laws and regulations. All employees, agents, contractors, servants and officials of the Permittee must be safety trained prior to entering NJ TRANSIT property.

16. (a) The Permittee shall have the responsibility during the term of the Permit to maintain its facility in a safe and proper manner, to the satisfaction of the NJ TRANSIT and NJ TRANSIT Rail Operations. If repair or maintenance of a Permittee's facility is required, the Permittee must notify NJ TRANSIT in writing and request permission to initiate, repair, or maintain such facility. The Permittee may not begin such work without prior written approval from NJ TRANSIT.

(b) In the event of an emergency, the Permittee shall take immediate corrective action and shall notify NJ TRANSIT Rail Operations Chief Dispatcher's office at (973) 491-7200.

17. INDEMNIFICATION

- (a)** To the fullest extent permitted by law, the Permittee shall indemnify, defend, keep and save harmless New Jersey Transit Corporation, Inc., NJ Transit Rail Operations, Inc., NJ Transit Bus Operations, Inc., the State of New Jersey, NJ TRANSIT's contract operators, and other railroad(s) operating on the affected property, their successors, assigns, contractors, agents, employees, servants or officials, and each and every one of them or any other designee of NJ TRANSIT, (the "Indemnified Parties") against all claims, just or unjust, made against the Indemnified Parties on account of injuries, deaths, losses of any kind whatsoever, damages, suits, liabilities, judgments, claims for infringement of patent, trademark or copyright, cost and expenses which may in anywise accrue against the Indemnified Parties in consequence of the granting of a Permit or which may in anywise result therefrom, and whether or not it shall be alleged or determined that the cause thereof was the negligent acts or omissions of the

Indemnified Parties and the Permittee shall appear, defend and pay, as its own expense, all costs, including counsel fees, arising therefrom or incurred in connection therewith, and, if any judgment shall be rendered against the Indemnified Parties in any such action, the Permittee shall, at its own expense, satisfy and discharge the same.

- (b) Occupation of properties at or near railroad operations involve some risk, and the Permittee, as part of the consideration for a Permit, and with full knowledge and appreciation of such risk, shall release and waive any right to ask for or demand any special, direct, incidental, indirect, punitive, reliance or consequential damages, whether foreseeable or not, for or on account of any loss or injury to any property of the Permittee and its employees, including property in the care, custody, and control of the Permittee, and to the Permittee's Facilities and contents thereof that are over, under, upon, or in the property of NJ TRANSIT, including loss of, or interference with, service or use thereof, or loss of profits or revenue, cost of capital, cost of replacement services, claims of customers or third parties, whether or not it shall be alleged or determined that the cause thereof was breach of contract, breach of warranty, negligent acts or omissions of the Indemnified Parties or the Permittee, their successors, assigns, contractors, agents, employees, servants and officials or of other persons.

18. INSURANCE

In addition to other insurance carried by Permittee, Permittee shall carry, or cause to have carried during any Project construction, through completion and acceptance of the Project by NJ TRANSIT and for the entire period of occupancy permitted herein, insurance

coverage of the following kinds and minimum amounts:

(a) Permittee's Comprehensive General Liability Insurance

The Permittee shall purchase and maintain a comprehensive general liability policy of insurance. This policy shall protect Permittee, NJ TRANSIT and the Indemnified Parties, against liability which arises in consequence of granting this Permit, including access thereto over NJ TRANSIT's adjacent property and/or which arises from any of the claims indicated in Indemnification Paragraph 16 (a) and (b) against which Permittee is required to indemnify NJ TRANSIT. The policy is to be written by a good and solvent insurance company authorized to do business in New Jersey with an A.M. BEST Insurance Rating of "A-" or better or by companies acceptable to NJ TRANSIT. This policy shall name NJ TRANSIT as an additional insured. The liability policy (ies) and insurance shall include a cross-liability coverage providing severability of interests so that coverage will respond as if separate policies were in force for each insured. The coverage limits of the policy shall be not less than \$5,000,000 combined single limit per occurrence for bodily injury and property damage. NJ TRANSIT reserves the right to require reasonable increases in the coverage limits from time to time.

(b) Automobile Liability Insurance

Minimum of two million dollars (\$2,000,000) combined single limit per accident for bodily injury and property damage liability. This policy shall name NJ TRANSIT and the Indemnified Parties as an additional insured.

(c) Contractors' and/or Subcontractors' Comprehensive General Liability Insurance

The Permittee shall furnish evidence by virtue of a standard certificate of insurance that,

with respect to any work or activities performed by its contractors and/or subcontractors hereunder, they carry in their own behalf Comprehensive General Liability Insurance in the amount of \$5,000,000 per occurrence for damages arising out of bodily injuries or death and/or Property Damage. Coverage provided under this liability policy shall be on an occurrence basis and shall include, but not be limited to, premises operations liability, personal injury liability, property damage liability, contractual liability, independent contractors liability and products liability. There shall be no coverage exceptions for property containing or adjacent to railroad facilities. This policy shall name NJ TRANSIT and the Indemnified Parties as an additional insured. The liability policy (ies) and insurance shall include a cross-liability coverage providing severability of interests so that coverage will respond as if separate policies were in force for each insured. Should Permittee be self-insured, it is required to supply annually a letter certifying that it is self-insured and is complying with all laws and regulations required for self-insurance.

(d) Contractor's Pollution Liability Insurance

The Permittee shall furnish evidence of contractor's pollution liability insurance covering the liability of its contractor arising out of any sudden and/or non-sudden pollution or impairment of the environment, including clean-up costs and defense that arise from the operation of contractor or its subcontractor. Coverage under this policy shall have limits of liability with a minimum of \$2,000,000 per occurrence. This policy shall name NJ TRANSIT and the Indemnified Parties as additional insured.

(e) Railroad Protective Public Liability Insurance

Where work performed includes work across, under or within 50 feet of railroad tracks or the right-of-way, Permittee shall furnish evidence in the form of one signed copy and one

Rev. 12/5/24

certified copy of the Railroad Protective Public Liability Insurance Policy that, with respect to the operations it, its contractors, or any of its subcontractors perform, it has provided Railroad Protective Public Liability Insurance (AAR- AASHO form) in the name of NJ TRANSIT, NJ TRANSIT Rail Operations, NJ TRANSIT's contract operator, and other Operating Railroad providing for a limit of not less than \$2,000,000 single limit bodily injury and/or property damage combined, for damages arising out of bodily injuries to or death of all persons in any one occurrence and for damage to or destruction of property, including the loss of use thereof, in any one occurrence. Such insurance shall be furnished with an aggregate of not less than \$6,000,000 for all damages as a result of more than one occurrence. (Reference: "Standard Provisions for General Liability Policies" as contained in U.S. Department of Transportation, Federal Highway Administration, Federal Aid Highway Program Manual, Volume 6, Chapter 6, Section 2, Subsection 2, Attachment I, as amended).

(i) The address of NJ TRANSIT CORPORATION shall appear as Director of Risk Management and Insurance, One Penn Plaza East, Newark, NJ 07105-2246. The insurance hereinbefore specified shall be carried until all work required to be performed under the terms of the contract is satisfactorily completed and formally accepted.

(f) Workers' Compensation and Employer's Liability Insurance

The Permittee shall provide to NJ TRANSIT a certificate of insurance showing that the coverage the Permittee, its contractors and/or its subcontractors carry for Workers' Compensation is within the statutory limits of the State of New Jersey. In case any class of employees on the Project under this Permit is not protected under the Worker's

Rev. 12/5/24

Compensation Statute, the Permittee shall provide and shall cause each subcontractor to provide employer's liability insurance for the protection of each of its employees as are not otherwise protected. Limits of Employer Liability are as follows:

Employer's Liability	\$1,000,000 each accident
	\$1,000,000 each employee disease
	\$1,000,000 policy limit – disease

(g) (i) All insurance required by the Permit shall be provided at the sole cost of Permittee and shall be in full force and effect until all work is completed to the satisfaction of NJ TRANSIT. Proof of insurance must be provided prior to entering upon the property, with a copy of the general accord statement being supplied to NJ TRANSIT's Manager Right-of-Way Engineering or his representative.

(ii) All insurance policies or certificates shall contain the following cancellation notice:

"This policy is not subject to cancellation or change until thirty (30) days after NJ TRANSIT has received written notice thereof as evidenced by return receipt of a registered letter addressed to the Director, Risk Management and Insurance, New Jersey Transit Corporation, One Penn Plaza East, Newark, New Jersey, 07105-2246."

(iii) All hazards to be covered shall include the so-called "XCU" coverage for explosion, collapse, and damage where work is to be done over or under NJ TRANSIT owned railroad property.

(h) The foregoing insurance coverage is not intended to, nor does it limit the liability of the

Permittee to hold the Indemnified Parties harmless as set forth in Paragraph 16 above.

(i) Other Insurance Provisions: The insurance policies are to contain, or be endorsed to contain, the following provisions:

1. Additional Insured Status: NJ TRANSIT and all of the "Indemnified Parties" are to be covered as additional insureds on the CGL policy with respect to liability arising out of the Project or any work or operations performed by or on behalf of the Permittee including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Permittee's insurance (at least as broad as ISO Form CG 20 10). Additional insured endorsement CG2026 11/85, CG 2010 11/85 or CG 2010 10/93 (but only if modified to include both ongoing and completed operations) naming the Indemnified Parties.

2. Primary Coverage: For any claims related to this contract, the Permittee's insurance coverage shall be primary and non-contributory insurance coverage at least as broad as ISO CG 20 01 04 13 as respects to the NJ TRANSIT, its officers, officials, employees, volunteers, and any indemnified party. Any insurance or self-insurance maintained by the NJ TRANSIT, its officers, officials, employees, or volunteers shall not contribute to any loss or claim.

3. Waiver of Subrogation: Permittee hereby grants to NJ TRANSIT a waiver of any right to subrogation which any insurer of said Permittee may acquire against the NJ TRANSIT by virtue of the payment of any loss under such insurance. Permittee agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the Permittee has received a waiver of subrogation endorsement from the insurer.

4. Acceptability of Insurers: Insurance is to be placed with insurers authorized to conduct

business in the State of New Jersey with a current A.M. Best's rating of no less than A: VIII.

5. Self-Insured Retentions: Self-insured retentions must be declared to and approved by NJ TRANSIT. At the option of NJ TRANSIT, either, the Permittee shall obtain coverage to reduce or eliminate such self-insured retentions; or the Permittee shall provide a financial guarantee satisfactory to NJ TRANSIT, guaranteeing payment of losses and related investigations, claim administration, and defense expenses. If any such program is approved by NJ TRANSIT, the Permittee and any of its contractors represent that such program provides the Indemnified Parties with all rights, immunities and protections that would be provided by traditional independent insurance required under the Permit, including, but not limited to, the defense obligations that insurers are required to undertake in the liability policies pursuant to the terms of the Permit.

6. Verification of Coverage: Permittee, and any of its contractors, shall provide NJ TRANSIT with original Certificates of Insurance including all required amendatory endorsements and a copy of the Declarations and Endorsement Page of the CGL policy listing all policy endorsements to NJ TRANSIT prior to occupancy or commencement of any work as outlined in this Permit. However, failure to obtain the required documents prior to occupancy or commencement of any work shall not waive the Permittee's obligation to provide them. NJ TRANSIT reserves the right to require complete, certified copies of all required insurance policies, including endorsements, required by these specifications, at any time. Said certificates and endorsements shall be delivered to NJ TRANSIT, Attn: Greystone Management Solutions, One Penn Plaza East, Real Estate Department, 7th Floor, Newark, NJ 07105-2246. The Certificate of Insurance must state in the description of operations section the Permit number.

7. *Special Risks or Circumstances:* NJ TRANSIT reserves the right to modify these requirements at any time, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances, and is customarily maintained for buildings of similar construction, use and class in the area in which said NJ TRANSIT facilities are located. Each insurance policy required to be maintained under this Permit shall state that with respect to the interest of NJ TRANSIT and the additional insureds, the insurance maintained pursuant to each such policy shall not be invalidated by any action or inaction of Permittee and shall insure NJ TRANSIT and the additional insureds regardless of any breach or violation of any warranties, declarations, conditions or exclusions by Permittee. It is understood and agreed that the procurement of insurance in the amounts required does not in any way or manner whatsoever limit Permittee's liability to NJ TRANSIT. In the event the insurance so provided by Permittee does not apply to or cover a particular loss, Permittee shall be liable to NJ TRANSIT for the full amount of any and all loss and/or damage as provided herein. Permittee shall also be liable to NJ TRANSIT for the full amount of any and all loss and/or damage for which Permittee is responsible.

19. Title

(a) NJ Transit does not represent, guaranty or warrant the quality of its title to the property where Permittee's facility is located. Nothing in this Permit shall act as or be deemed to act as any warranty, guaranty or representation of the quality of NJ TRANSIT's title for any particular NJ Transit property occupied, used or enjoyed in any manner by Permittee under any rights created in this Permit. It is expressly understood that NJ Transit does not warrant title to NJ Transit property and Permittee will accept the grants and privileges contained herein, subject to all lawful

outstanding existing liens, mortgages, encumbrances, and superior rights in and to the NJ Transit property, and all leases, easements, permits and licenses or other interests previously granted to others therein. Permittee's occupancy of such property will be at its sole risk.

(b) Permittee agrees it shall not have nor shall it make, and hereby completely and absolutely waives its right, to any claim against NJ Transit for damages on account of any deficiencies in title to the selected NJ Transit property in the event of failure or insufficiency of NJ Transit's title or any portion thereof.

20. It is expressly understood that this Permit shall not be assigned or otherwise transferred by the Permittee.

21. Violation of any of these covenants and/or conditions by the Permittee may be cause for summary revocation of this Permit with restoration of the property to its former condition and severage of the connection being completed, all at the sole expense of the Permittee.

22. NJ TRANSIT reserves the right to revoke this Permit including all privileges and permission granted pursuant to it upon 30 days written notification to Permittee.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Gerry Fahey **Date**
Senior Director, Property Rights and Valuation

By: _____
Name: _____
Title: _____

SS: _____
COUNTY OF _____:

(a) was the maker of the attached instrument;

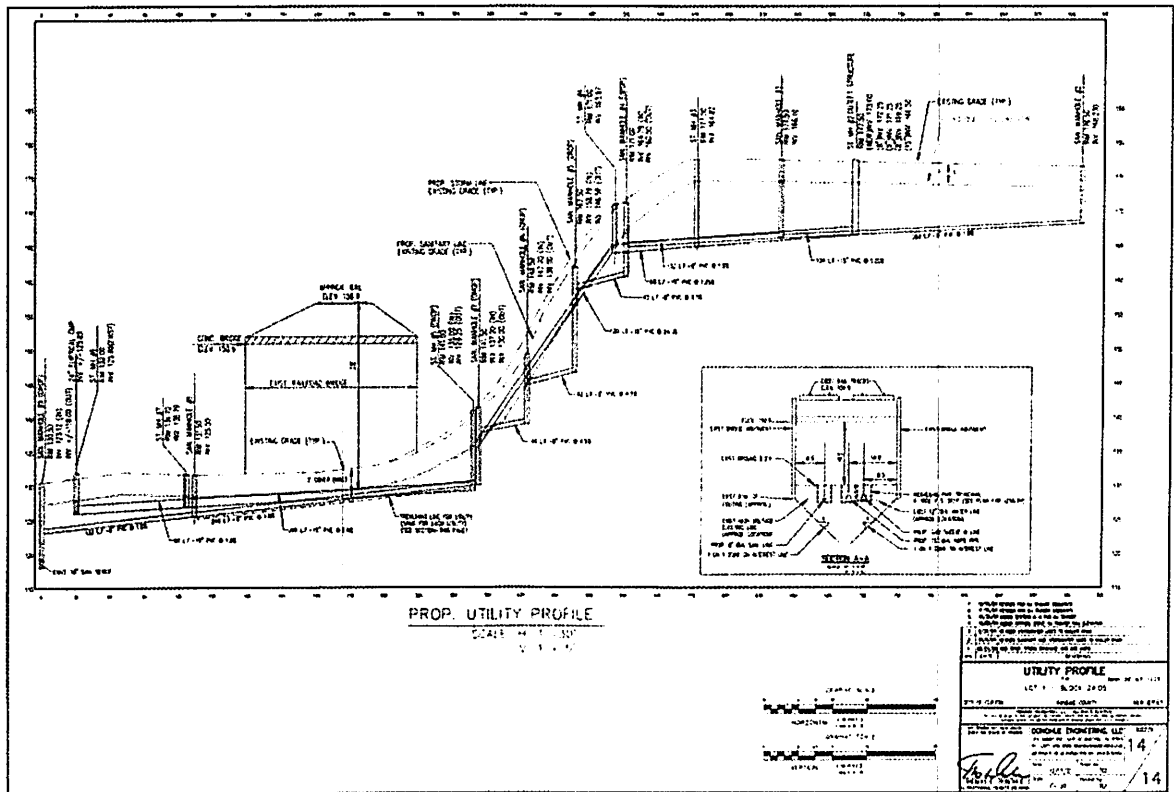
(b) was authorized to and did execute this instrument on behalf of _____, the Permittee named in this instrument; and

(c) executed this instrument as the act of the Permittee named in the instrument.

20

Exhibit A

[illegible]



ITEM NUMBER: A- 12

ITEM NAME: Authorization to Approve Amended Sewer Connection Fees Ordinance (O8030-25)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
 memo	8/28/2025	Cover Memo



City of Clifton

LAW DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

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

August 27, 2025

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

Re: Sewer Connection Fees

Dear Mayor Grabowski and Members of the Municipal Council:

Pursuant to direction given by the Mayor and Council on August 26, 2025, the proposed ordinance amending the sewer connection fees is listed on the agenda for introduction.

Thank you for your consideration in this matter.

Very truly yours,

/s/ Andrew P. Oddo

ANDREW P. ODDO
First Assistant Municipal Attorney

APO/kmk

ITEM NUMBER: A- 13

ITEM NAME: Authorization to Approve an Ordinance for Landscaper Vegetative Waste Disposal Fees (O8031-25)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description		Upload Date	Type
	memo	8/29/2025	Cover Memo



City of Clifton

LAW DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

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

August 29, 2025

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

Re: Landscaper Vegetative Waste Disposal Fees

Dear Mayor Grabowski and Members of the Municipal Council:

Attached you shall find a chart showing increased rates to be charged to landscapers who utilize the City's vegetative waste disposal services showing the City's profits. An ordinance appears on the agenda for introduction to adopt these rates.

Thank you for your consideration in this matter.

Very truly yours,

/s/ Andrew P. Oddo

ANDREW P. ODDO
First Assistant Municipal Attorney

APO/kmk
Enc.

2026 Price and Percentages to the City of Clifton

	City charge to Landscapers per cu. Yd. (March to October)	RER Price to City	City profit per dump	Percentage of Increase
PRICE PER CUBIC YARD (March to October)	\$29.00	\$16.52	\$12.48	75.54%

	City charge to Landscapers per cu. Yd. (November/December)	RER Price to City	City profit per dump	Percentage of Increase
PRICE PER CUBIC YARD (November to December)	\$13.00	\$8.76	\$4.24	48.40%

2027 Price and Percentages to the City of Clifton

	City charge to Landscapers per cu. Yd. (March to October)	RER Price to City	City profit per dump	Percentage of Increase	New Price Rounded to:
PRICE PER CUBIC YARD (March to October)	\$30.29	\$17.31	\$12.98	75.00%	\$30.00

	City charge to Landscapers per cu. Yd. (November/December)	RER Price to City	City profit per dump	Percentage of Increase	New Price Rounded to:
PRICE PER CUBIC YARD (November to December)	\$13.55	\$9.16	\$4.39	48.00%	\$14.00

ITEM NUMBER: A- 14

ITEM NAME: Authorization to Approve a Procession Permit for SS Cyril and Methodius Church on October 26, 2025

RECOMMENDATION:

SUMMARY:

All departments have approved this request - PD, FD, DPW

ATTACHMENTS:

Description	Upload Date	Type
 Letter	8/25/2025	Cover Memo

Tolosi, Kathleen

From: Valentin Carrillo <vcarrillo7777@gmail.com>
Sent: Tuesday, August 19, 2025 7:50 PM
To: Tolosi, Kathleen
Subject: Procession permit for Sunday October 26, 2025.
Attachments: Señor de Los Milagros map .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.

Good evening Kathleen Tolosi

On behalf of SS Cyril and Methodius Church
I am asking for a procession permit.

Time procession will start 1:00pm
Time procession will end 8:00pm

Event will be constituted by approximately
250 people.

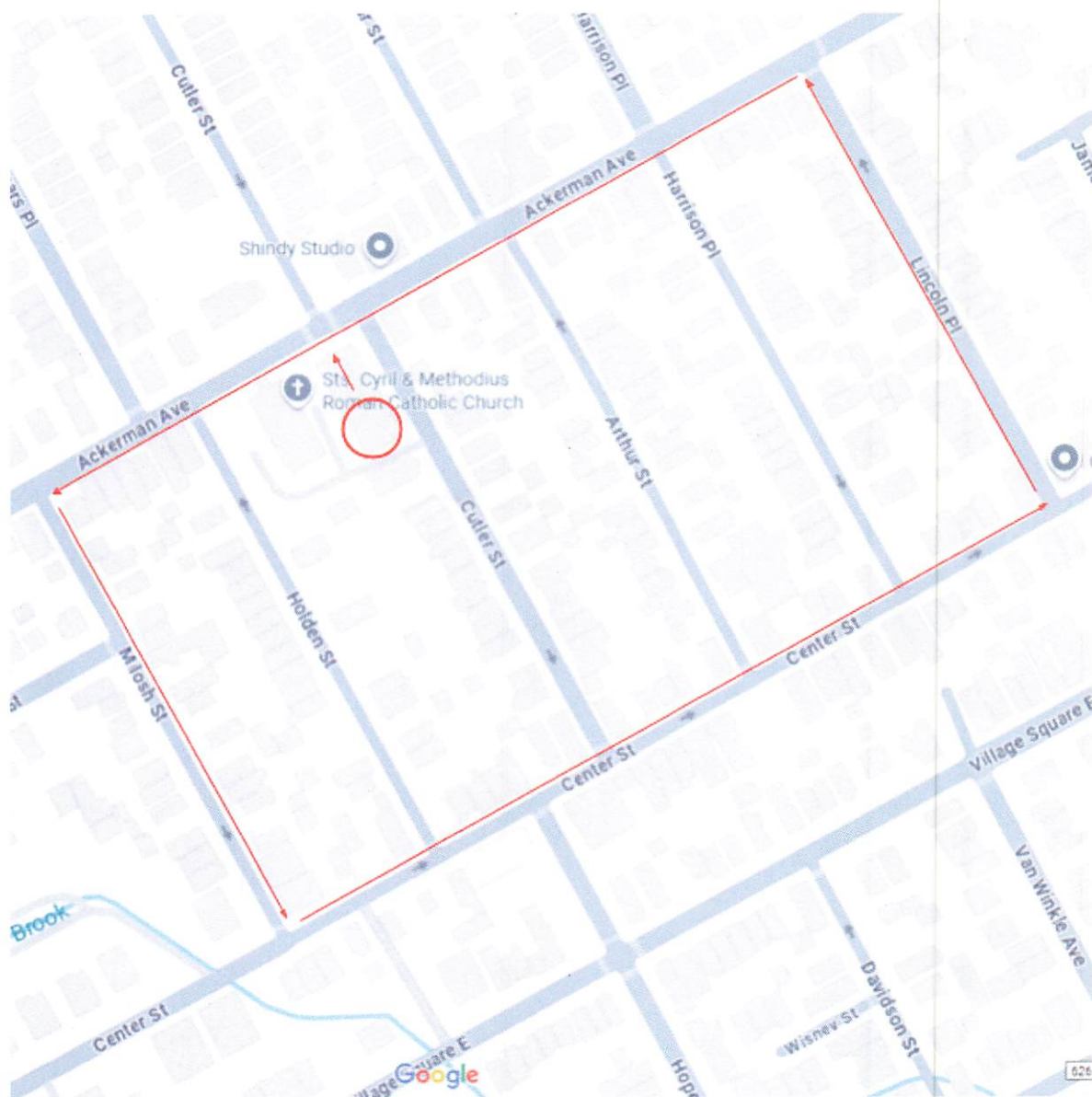
Street use will be required for procession.

4 officers will be needed for procession protection.

I attached to this email a PDF of the map
With directions.

If you require any additional information please let me know.

Sincerely
Valentin Carrillo
64 Arthur street Clifton NJ 07011



The starting point is 218 Ackerman Ave, Clifton NJ.

Then turn left onto Milosh Street.

Then turn left onto Center Street.

Then turn left onto Lincoln Place.

Then left onto Ackerman Ave to finish at 218 Ackerman Ave.

ITEM NUMBER: D- 1

ITEM NAME: Chief Financial Officer - Corrective Action Plan for Forensic Audit Reports of 2019 and 2023 Years

RECOMMENDATION: Discussion

SUMMARY:

ATTACHMENTS:

Description		Upload Date	Type
	Report	8/29/2025	Cover Memo

CITY OF CLIFTON FINANCE OFFICE

TO: Gary DeMarzo, City Manager

CC: Mayor and City Council
City Counsel
City Auditors

DATE: August 28, 2025

FROM: Joseph Kunz, Chief Financial Officer

RE: Forensic Audit Report of 2019 and 2023 Years - Dated July 15, 2025

I read through the draft Forensic Reports of 2019 and 2023 Years when I first received the Report from the City Manager on July 18, 2025. This was sent at the same time the City Council received a copy of the draft report. As I read this report, and many of the other professional reports the City has received lately, we are doing a good job for the City and our residents.

There are no major financial issues with the financial records of the City, and certainly no criminal wrongdoing or neglect. Many of the findings and recommendations are all in line with proper financial practices and budgeting within the City's City Manager form of Government.

However, after reading the Draft Report, I had several questions and or issues as to the draft findings and recommendations contained in this Report. These questions/issues were forwarded to various departments as well as the City Manager by Tuesday, July 22, 2025.

We especially took issue with the healthcare Chapter 78 calculation draft finding from the Forensic Auditor. As well as the COVID-19 relief documentation. As a result, the City Manager forwarded these concerns to the Forensic Auditor for clarification. Since the Forensic Auditor never sat with me and discussed any issues or documentation items of concern before preparing or finalizing the report, I am unsure how these findings/recommendations were reached. Ordinarily, a proper statutory audit would include meetings and documentation review. A Forensic Audit would be even more comprehensive.

With respect to the COVID-19 relief documentation, please note that the Forensic Auditor never asked or reviewed this documentation. Such a finding is mistaken and without any basis, as I have three, three-ring binders confirming that utilization of all COVID-19 relief funds was properly documented and timely reported to the Federal and State agencies in accordance with applicable law.

With respect to the healthcare Chapter 78 calculation, the Forensic Auditor failed to answer any of the questions or concerns I had with the finding before issuing the Final Report to the City Council. Since these questions and concerns were never answered by the Forensic Auditor, I

cannot accurately answer some of the findings and recommendations, like Chapter 78 Health Care Deductions.

Our hope was to discuss the issues I saw with the Forensic Auditor prior to the Final Report being issued to accurately understand their findings and recommendations, and clear-up any discrepancies or gaps in the information.

I also shared the 2024 Statutory Audit and the recent Standard & Poor's Credit Rating Report with the Forensic Auditors to hopefully have them update some of their exhibits in the Final version of their report.

Knowing I was going on an extended vacation, on Saturday, July 26, 2025, I created a preliminary "Corrective Action Plan", that I shared with the City Manager.

To my disbelief, when I returned from vacation on August 19, 2025, the City Council already took action to accept the final Forensic Report at their August 19, 2025 City Council Meeting (D-2). None of my questions or concerns were answered before the Forensic Audit Report was finalized by the Auditor and accepted by the City Council. Nothing changed between the draft report and the final report other than adding a Table of Contents.

As a result, I have updated my original responses to the Findings and Recommendations in the Corrective Action Plan for the Forensic Report for 2019 and 2023 Years.

While this Forensic Audit Report was not statutory, and the request of the City Council for a Corrective Action Plan to address the Recommendations at the August 19, 2025 Council Meeting (D-2), I followed the same basic format as a Corrective Action Plan that the DLGS requires for a statutory audit, and the City Council is accustomed to.

Since both the Statutory Audit and the Forensic Audit have both been on recent City Council Agendas, and the City Council approved the receipt of the 2024 Statutory Audit at the August 6, 2025 City Council Meeting with Resolution R394-25. The Corrective Action Plan for our statutory audit was approved at the August 19, 2025 City Council Meeting with Resolution R426-25. The Forensic Audit was only discussed at the August 19, 2025 City Council Meeting as Discussion Item D-2, and no Corrective Action Plan was yet given to the City Council.

I look forward to hearing what the Forensic Auditors have to say when they come to the next City Council Meeting. Perhaps they can shed some light on the conclusions that they have arrived at.

FORENSIC REPORT 2019 & 2023 YEARS
FINDINGS AND RECOMMENDATIONS
REPORT DATED 07/15/2025

Budgets (Revenue & Appropriation) - Finding and Recommendations (I)

Ia. Noncompliance with Fund Balance Policy and Opportunity for Improved Reserve Management (Page 18)

Recommendation - To help stabilize the annual budget and minimize fluctuations, the City should adhere to the formal Fund Balance Policy adopted in 2014. Compliance with this policy will support consistent financial planning, preserve fiscal discipline, and enhance long-term budgetary stability.

- One potential strategy to achieve greater budget stability—without reducing the level of services provided—is through the strategic utilization of the Reserve for Uncollected Taxes appropriation. By aligning this reserve more closely with actual collection trends, the City may be able to smooth out year-to-year budget fluctuations while maintaining compliance with the Fund Balance Policy adopted in 2014.

Comment: The Chief Financial Officer recommended that this policy be amended several times with the City Council to be more in line with historical usage. The most recent attempt was at the March 10, 2025, Budget Meeting (2), which included the draft Fund Balance policy amendments that were suggested in prior years. Or budget within the confines of the Fund Balance Policy.

Responsible Department: Mayor and City Council

Ib. Lack of Documentation for 2021 American Rescue Plan (ARP) Fund Usage (Page 18)

Recommendation - The City should formally document the specific uses of American Rescue Plan (ARP) funds for the year 2021. Current historical records—including the 2021 Audit Report and 2021 Budget Forms—do not provide this information. Clear documentation is essential for transparency, accountability, and compliance with federal reporting requirements.

Comment: The recommendation is not accurate. The ARP reporting requirements had evolved since the inception of this funding. Initially there was very little guidance and the State of New Jersey came up with their own revenue loss calculator and subsequently referred towns to use the National Government Finance Officer's Association calculator. In the adopted 2021 Municipal Budget, the City Utilized \$6,336,844.00 as Revenue Loss following the State of New Jersey guidance. There was no offset in this budget, like succeeding years, as the reporting requirements from the Federal Government and State Government were not yet established by the Federal Department of Treasury. The balance of \$8,928,713.00 was received as a grant in the 2021 Municipal Budget and tracked in the City's Grant Fund (Fund 02). At no time was the City ever late filing a federal report as required by the Federal Government, nor reporting to the state as required by the State of New Jersey. The Finance Office also maintains several binders full of ARP related projects which have been fully documented. In addition, the City had hired NW Financial as our consultant to help the City in our ARP endeavors.

Responsible Department: Finance Department

Ic. Stagnation of State Aid Funding (Page 19)

Recommendation - State Aid has remained stagnant for several years, placing increased fiscal pressure on municipal budgets. The City should consider actively engaging with state legislators and relevant agencies to advocate for increased funding allocations to municipalities. Strengthening these efforts may help secure additional resources to support essential services and long-term financial sustainability.

Comment: The City agrees with this Recommendation. We would welcome additional State Aid or other forms of revenue. While this is optimistic, the reality is that the State of New Jersey has already absconded with billions in State Aid from towns across the state. The League of Municipalities is very active in trying to get the State to return these funds while also seeking additional aid.

Responsible Department: Mayor and City Council

Id. Structural Imbalances in Annual Budgeting (Page 19)

Recommendation - The City should minimize reliance on structural imbalances within the annual budget, including the use of General Capital Fund Balance, Reserve for Payment of Debt, and Anticipated Utility Surplus. If such revenues must be used, it is recommended that they be spread evenly over a three- to five-year period, rather than applied heavily in a single year and subsequently reduced. A sudden drop in these revenue sources creates budgetary gaps that are typically filled by either increased taxation or additional fund balance utilization—both of which can negatively impact long-term fiscal health. Excessive reliance on fund balance to close budget gaps is particularly concerning, as it may jeopardize the City’s bond rating outlook. A more strategic, phased approach will promote budgetary stability and support the preservation of the City’s financial integrity.

Comment: Structural Imbalances are not often utilized by the City in our budgeting practices. The few times that these revenues have been utilized, the City Council was aware of these one-time revenue uses.

Responsible Department: Mayor and City Council

Ie. Decline in Shared Service Agreements (Page 19)

Recommendation - A decline in Shared Services Agreements has been observed in recent years. The City should prioritize efforts to negotiate and establish new shared service arrangements with neighboring governmental entities, including school districts, counties, and other municipalities. These agreements offer mutual benefits—providing cost savings to one entity while generating additional revenue for the other. An additional advantage of shared service agreements is their potential to shift certain expenditures from within CAP (budget appropriation limits) to outside CAP, offering budgetary relief to both participating entities. Expanding shared services is a fiscally responsible strategy that can improve efficiency and reduce budgetary pressure without compromising service delivery.

- In 2020, the New Jersey Department of Community Affairs launched the Local Efficiency Achievement Program (LEAP) to provide direct support for the advancement of shared services among local governments. For Fiscal Year 2025, the State awarded \$5,922,934.81 in LEAP grants to various local entities. However, none of these funds were allocated to the City. Since the program's inception, the City has not received any LEAP grant funding. The City should actively pursue this opportunity by applying for future LEAP grants to support the identification, development, and implementation of shared service agreements. Securing this funding could significantly enhance the City’s ability to reduce costs, improve service delivery, and relieve budgetary pressures through intergovernmental collaboration.

Comment: The City agrees with this Recommendation. These opportunities are not readily available. Staff is limited and need to address the needs of our own residents first. The City does pursue interlocal agreements where feasible.

Responsible Department: City Administration and Department Heads.

If. Underutilized City-Owned Tax Title Properties (Page 19)

Recommendation - In 2013, the City reported \$45,500 in Property Acquired for Taxes. An additional \$1,395,600 was added in 2014, bringing the total to \$1,441,100. These properties were acquired by the City following unsuccessful tax sales and, as City-owned assets, they do not currently generate any property tax revenue. The City should conduct a comprehensive evaluation of these properties to determine their potential for redevelopment, sale, or reuse. Returning these properties to the tax rolls would not only generate new revenue but also contribute to neighborhood revitalization and economic development.

Comment: City Administration agrees that these properties should be reviewed to see if property could legally be sold and removed from the City's property listing.

Responsible Department: City Administrator and Tax Collector.

Ig. Establish a Dedicated Revenue Strategy Committee (Page 19)

Recommendation - The City should consider establishing a Municipal Taxation and Revenue Advisory Committee through the adoption of a resolution by the governing body. The purpose of this committee would be to explore alternative revenue sources and develop innovative strategies to finance municipal services, support infrastructure improvements, plan for capital needs, and maintain a stable ratable base—all while striving to keep property taxes at the lowest level necessary to provide essential services. The goal of this initiative would be to develop a fair and equitable long-term revenue plan that benefits property owners, business owners, residents, and visitors of the City of Clifton.

Comment: The City agrees with this in concept.

Responsible Department: City Administration

Ih. Low Equalization Ratio and Delayed Property Revaluation (Page 20)

Recommendation - The City should take steps to prioritize the completion of its property revaluation process to ensure that assessed values more accurately reflect current market conditions. A timely revaluation will help improve tax equity among property owners and reduce the risk of financial volatility associated with delayed adjustments.

Comment: The Passaic County Tax Board has mandated a revaluation of real property for the City of Clifton. The process and all associated work have been started to comply with this order.

Responsible Department: Tax Assessor's Office and the Mayor and City Council

Ii. Absence of a Formal Fund Balance Policy for the Sewer Utility Fund (Page 20)

Recommendation - Currently, the City maintains a formal Fund Balance Policy for the Current Fund but does not have an equivalent policy in place for the Sewer Utility Fund. This creates a gap in the City's financial planning framework and limits its ability to manage budgetary fluctuations and maintain consistent service levels within the utility. Without a defined policy, there is an increased risk of unpredictable fund balance usage, which may impact the Sewer Utility's ability to respond to emergencies, absorb revenue shortfalls, or fund capital needs without imposing significant rate increases.

Comment: See Comment Ia.

Responsible Department: Mayor and Council, Administration and Finance Department

Ij. Reactive Approach to Sewer Utility Rate Adjustments (Page 20)

Recommendation - The City should adopt a rolling, forward-looking approach to sewer rate evaluation rather than reacting to budgetary deficits. Specifically, Institutionalize a recurring schedule for rate studies and (e.g., every 3–5 years), regardless of financial performance in any given year. Incorporate ongoing financial forecasting and cost trend analysis into annual budget planning. Ensure connection fee calculations are performed annually for new users entering into the system. By shifting to a strategic and data-driven rate-setting process, the City can enhance the long-term sustainability of the Sewer Utility Fund and minimize the risk of deficits requiring external subsidy.

Comment: The Chief Financial Officer agrees with this recommendation and has recommended to the Mayor, City Council and Administration that the rates be reviewed and evaluated on an annual basis.

Responsible Department: Mayor and City Council

Capital and Debt (General & Utility) – Findings and Recommendations (II)

IIa. The City is Carrying \$141,017 in Excess Bond Anticipation Notes (BANs) Beyond Authorized Ordinance Balances (Page 36)

Recommendation - In Calendar Year 2025, the City should reduce its Bond Anticipation Notes (BANs) by \$141,017.00 to eliminate the excess financing currently carried under several ordinances. Taking this action will not only align the outstanding BANs with actual outstanding ordinance balances but will also eliminate unnecessary interest costs going forward - resulting in improved fiscal efficiency and better debt management.

Comment: Financing capital ordinances is not an exact science. This is why the City has always relied on our Financial Planner for guidance, as well as our Bond Attorney. This Recommendation has been corrected with the recent Bond Sale currently taking place.

Responsible Department: Finance Department

IIb. The City Should Implement Quarterly Process to Track Cash Balances of Ordinances (Page 36)

Recommendation - The City should perform Capital Cash Analyses on a quarterly basis to monitor the status of ordinance balances and ensure that cash deficits in ordinances exceeding five years are identified and addressed in a timely manner. Regular reviews will help maintain compliance with statutory requirements, improve financial oversight of capital projects, and reduce the risk of long-standing unfunded obligations impacting the City's financial position.

Comment: This recommendation was attempted in the past. Special meetings to go over these projects are tough, as most projects are in one or two departments. This would be a beneficial new position withing the City Manager's Office to keep important projects timely.

Responsible Department: City Manager and all Department Heads

IIc. The City Should Implement Capital Grant Monitoring Policy (Page 37)

Recommendation - The City should implement a process for regular follow-up on outstanding grant receivables to ensure timely reimbursement and proper financial reporting. Additionally, it is essential to verify that all work performed under each grant aligns with the grant's specific terms and conditions. Maintaining compliance with grant parameters not only ensures the integrity of the reimbursement process but also helps preserve the City's eligibility for future funding opportunities.

Comment: The Finance Office now has a City Comptroller who reviews grants and grant reporting. Up until this time, each department was responsible for keeping their grants up to date and reporting on them timely. Unfortunately, many of these seasoned employees retired, so some reporting had been late as work assignments shift. It is up to each department to forward grant award letters to the Finance Office to properly account for a grant in the budget process.

Responsible Department: Using Departments with assistance from the Finance Department

IId. Fully Funded Ordinance Balances Remain Idle (Page 37)

Recommendation - The City should evaluate completed ordinances with remaining fully funded balances to determine the most effective use of these idle funds. Proactively addressing these balances will enable the City to support future capital needs using already-funded sources, thereby reducing the need for new debt issuance. The City may consider the following options:

- **Cancel unused funded balances** that are no longer needed, thereby returning the funds to reduce outstanding obligations or improve liquidity.
- **Repurpose balances** for use on other capital projects with similar purposes, in accordance with the original ordinance language.
- **Amend ordinances** to broaden the scope of allowable expenditures, allowing the remaining balances to support related or emerging infrastructure needs.

Comment: The City has done all three in the past, and the Finance Officer has contacted our Department Heads to review the status of their capital accounts and projects. COVID has delayed many of our projects. This process is done in the normal course of business in the City.

Responsible Department: All Department Heads

IIf. Utility-Related Debt Issued as Part of Combined General Capital and Utility Capital Bonds (Page 37)

Recommendation - To improve the City's Net Debt percentage, future issuances of Utility Debt should be segregated into standalone General Obligation Bonds designated specifically for utility purposes. It has been observed that, in some cases, Utility Bonds have been issued as combined General Capital and Utility Capital Bonds. When structured this way, the Utility-related debt is not fully deductible from Net Debt, despite the fact that the Utility Operating Fund is self-liquidating. By properly segregating Utility Debt, the City can ensure that these obligations are fully deductible under state law, thereby improving the overall Net Debt ratio. This is particularly important, as the Net Debt percentage is a key metric considered during bond rating evaluations. A lower Net Debt ratio could positively impact the City's credit rating and, as a result, help reduce future borrowing costs through more favorable interest rates.

Comment: This Recommendation is not accurate because at the time of issuance for the older issues the Sewer Utility had not yet been created. All debt issued after the creation of the Sewer Utility in 2015, has been separated. Prior to the creation of the Sewer Utility, sewer improvements were part of the general capital fund and related debt. On some of the older City debt, the debt principal and interest is broken out by percentage to the Municipal Budget and the Sewer Utility Budget. In any case, the City's debt ratio, as found on the Annual Debt Statement (ADS) has historically been below 1.0%, and can be as high as 3.5% if the City Council demands more capital projects.

Responsible Department: Finance Department

IIf. Implement Policy Adjustments to Strengthen Bond Rating (Page 37)

Recommendation - While many of the factors influencing a municipality's credit rating - such as unemployment rates, homelessness, and income levels - are outside the City's control, there are several key areas within the City's control that can directly impact its rating:

- **Adherence to Fund Balance Policy:** The City has not remained in compliance with its Formal Fund Balance Policy adopted in 2014. For example, the Fund Balance Utilization was 58.39% in 2019 and increased to 67.21% in 2023—exceeding the policy's recommended threshold. To strengthen the City's financial position and support a favorable credit rating, it is recommended that the City take steps to align fund balance usage with policy guidelines.
- **Emergency Preparedness:** The City should ensure that contingency plans are in place for potential emergencies, including cybersecurity incidents, public health emergencies, and natural disasters. Strong preparedness measures can help mitigate risk and demonstrate sound management practices.
- **Expenditure Control:** Regularly reviewing contracts, service agreements, and recurring expenditures can help the City manage rising fixed costs and reduce budgetary pressure. Cost control is a key element of fiscal sustainability.
- **Debt Management:** Continuing to pay down outstanding debt will improve the City's Net Debt to Equalized Valuation Basis ratio, which is a significant factor in credit rating evaluations.

Comment: The City, as a whole, will review internally how to address these various issues. The City works closely with the rating agencies to look for ways to improve the rating.

Responsible Department: Mayor and City Council, City Manager and all Department Heads.

Grants – Findings and Recommendations (III)

IIIa. Grant Balances Cancelled (Page 42)

Recommendation - While the cancellation of stale grants can serve as a sound financial control to maintain the Grant Fund in an orderly and auditable state, it should be considered a measure of last resort. Wherever possible, the City should make every reasonable effort to utilize available grant funds in accordance with the terms and conditions of the grant agreements. Proactive management, including timely drawdowns, regular communication with granting agencies, and monitoring of grant expiration dates, can help ensure that awarded funds are fully expended for their intended purposes. Prioritizing the use of grant funds not only maximizes external funding sources but also reduces the need to rely on municipal budgetary resources to support programmatic or capital needs.

Comment: The City agrees with this recommendation and will work with the various departments responsible for those grants to determine which balances are valid and which should be cancelled.

Responsible Department: All Department Heads

IIIb. Grant Over-expenditures (Page 43)

Recommendation - The City should take proactive steps to prevent over-expenditures within its budgeted appropriations. This includes implementing robust internal controls and monitoring procedures to ensure that spending remains within authorized limits. Establishing timely budget-to-actual reviews, enforcing pre-encumbrance checks, and providing staff with clear guidance on allowable expenditures can significantly reduce the risk of budget overruns. Avoiding over-expenditures not only ensures compliance with fiscal regulations but also supports responsible financial stewardship and protects the integrity of the City's financial reporting. When over-expenditures do occur, the City should then set-up the correct Deferred Charge accounts, so they can be properly funded by the subsequent year's budget.

Comment: Chief Financial Officer agrees. I believe the only Special Emergency the City had during these years, other than the Revaluation Special Emergencies, was the Sewer Utility issue for call outs for sewer line clogs. A Special Emergency was approved to hire a company, while the City Council negotiated with IBEW to rectify. The funds were raised in the following budget year.

Responsible Department: All Department Heads

IIIc. Public Housing Voucher Account Eligibility Verification and Reconciliation (Page 43)

Recommendation – The City had rental checks generated prior to the determination of tenant eligibility. In addition, certain checks issued for eligible tenants prior to year-end were not reflected as outstanding on the bank account reconciliation. The City should not generate checks prior to tenant eligibility, and the City should review outstanding checks as part of the monthly bank reconciliation process.

Comment: This comment has also come up in the annual Statutory Audit in the past. Section 8 staff and professionals have corrected their process and are more diligent. New software has been a great assistance in this. This comment did not appear again in the 2024 Statutory Audit as it has been addressed.

Responsible Department: Section 8

Trust Funds – Findings and Recommendations (IV)

IVa. Several Trust Accounts are Currently Active Without Formal Approval (Page 45)

Recommendation - The City should consult with legal counsel to determine the appropriate course of action regarding unapproved Trust Accounts. Specifically, the City should evaluate whether these accounts require formal approval or, alternatively, if they should be closed and the associated funds remitted to the appropriate outside entities. Trust Accounts under review include the Revolving Loan Fund, Premiums for Tax Title Liens Fund, Street Opening Deposit Fund, Green Environment Projects, and the Arts Center Outreach Settlement Fund. Taking timely action on these accounts will promote transparency, enhance compliance with regulatory requirements, and ensure that fiduciary responsibilities are appropriately fulfilled.

Comment: City Administration will review. The same question has come up in the State Budget review of our 2025 Municipal Budget and never has been a problem.

Responsible Department: Finance Department and user Departments

IVb. The National Opioids Settlement Fund is Currently Maintained in a Trust Fund (Page 45)

Recommendation - The City should transfer the National Opioids Settlement Fund to the State & Federal Grant Fund to ensure compliance with statutory requirements. According to Local Finance Notice 2023-04: “Under N.J.S.A. 40A:4-87, municipalities and counties may seek approval from the Division for the insertion of revenue from the National Opioid Resolutions into the budget of the municipality or county. There is no statutory or regulatory authority for a municipality or county to independently establish a trust fund for the settlement proceeds.”

Comment: The original lawsuit settlement required an account be set up in an escrow trust account which is how they were treated. The Finance Office will review and await additional guidance from the State of New Jersey before amending.

Responsible Department: Finance Department and Legal Department

IVc. Separate Accounting and Documentation for Trusts Dedicated by Rider (Page 45)

Recommendation - Following a review of the City’s Trust Funds, it was noted that several accounts are reported in a summarized format. The City should establish separate accounting and documentation for each individual trust to enhance transparency and improve financial oversight.

- Specifically, the “Various Other Deposits” account (\$32,259 in 2023) should be itemized.
- Additionally, the Affordable Housing Trust should be segregated from the Section 8 Housing Trust (\$3,316,318 in 2023).

Separating these funds will support clearer reporting, ensure compliance with applicable legal and grant requirements, and facilitate more accurate financial tracking.

Comment: Some additional information will be required for this Recommendation before a comment can be made. The City’s Affordable Housing Trust (COAH Fund 18) is separate from Section 8 Housing Trust (Fund 16) and the Community Development Block Grant Fund (CDBG Fund 17). The COAH funds are maintained by the City, while the other funds have oversight from a hired consultant and employees that understand the complexities of Section 8 and CDBG program funding. The City will reviewing internally and will address appropriately.

Responsible Department: All Department Heads

Payroll & Health Benefits – Findings and Recommendations (V)

Va. Inaccurate Health Benefit Deductions (Page 47)

Recommendation - The City should implement a recurring schedule to perform internal health benefits deduction testing to ensure that payroll deductions for employee health benefits are accurate and appropriately applied. Establishing this process will not only enhance internal controls and minimize the risk of errors or omissions but will also improve the reliability of budget projections for health benefit costs. Accurate deduction testing will strengthen the development of Annual Current Fund and Utility Operating Fund health benefits appropriations, ensuring that budgeted amounts closely align with actual expenditures.

Comment: More information is required to answer this Recommendation. The Personnel Office set up each employee in the Primepoint Payroll system. Health Benefit (Chapter 78) rates are established by an actuary as the City is self-insured for health care. The Primepoint system automatically calculated employee contributions based on all the City's healthcare options. The employee contributions, as well as all Budgeted Funds for Healthcare are transferred into the Healthcare Medical Trust Account (Fund 21) for all expenditures for healthcare related expenses.

Responsible Department: City Manager's Office

Vb. Employee Retirement Payout Monitoring (Page 47)

Recommendation – While the results of this review did not find any improper payments to retired employees, it is our recommendation that the City monitors the sick time balances of each employee on a monthly basis. All employees hired after May 2010 will be subject to the maximum payout amount of \$15,000 for sick leave at the time of their retirement. All employees must be monitored to ensure that this balance is not exceeded to avoid any potential risks at their retirement date.

Comment: City Administration agrees and has complied with the State Comptroller's Report with the same findings.

Responsible Department: City Manager's Office

Procurement – Findings and Recommendations (VI)

Via. Missing Not-To-Exceed Values (Page 50)

Recommendation - It is recommended that the City on “ALL” professional service appointments include a Not-To-Exceed. Even the few instances a fee schedule was provided the City should attempt to estimate the approximate vendor cost based on prior years services and current year assumption of services needed.

On July 7th, 2025 the Division of Local Government Services released Local Finance Notice 2025-08 increasing the Bid & Quote Thresholds for Local Governments effective July 1st, 2025. As such the City should evaluate future contracts to adjust bidding and quotation purchasing procedures to factor in this change in the Local Public Contract Law. Details of changes are noted below:

- Bid Threshold for Units with a Qualified Purchasing Agent increases from \$44,000.00 to \$53,000.00.
- Bid Threshold for Units without a Qualified Purchasing Agent remains at \$17,500.00.
- Quote Threshold for Units with a Qualified Purchasing Agent increases from \$6,600.00 to \$7,950.00.
- Quote Threshold for Units without a Qualified Purchasing Agent remains at \$2,625.00.

Comment: While most of the City Contracts have a “Not To Exceed” amount, there are several contracts that cannot be accurately estimated, and the City uses contracted rates. Some contracts are based on contracted hourly rates, when their services are needed, and their invoices are charged to an appropriate account. The City will make every effort to address this in the award of future contracts.

Responsible Department: Purchasing and Finance Departments

Vib. Posting of all bid results and RFPs (Page 50)

Recommendation - The City should post all bid results for every bid undertaken by the City in a public place. This will not only enhance public transparency it will also possibly reduce the OPRA requests received by the City allowing for employees to focus on other areas of the City operations.

The City should post all RFP’s on the website to further the possible pool of proposals received to aid in achieving the best possible cost savings.

Comment: This recommendation is not valid as the unofficial bid results are always posted on the City’s website. The posting of the RFPs are always posted and remain on the website for historical purposes. The bids and RFPs with competitive contracts have to be requested from the Purchasing Agent to track who has picked up proposals in case any amendments or addendums are issued.

Responsible Department: Purchasing

Other Financial Items – Findings and Recommendations (VII)

VIIa. City Vehicle Procurement Process (Page 52)

Recommendation – It is recommended that the City expand on its procurement processes by extending RFP response times and advertising the RFPs in different media outlets to ensure additional bids are received to allow for more competitive pricing options.

Comment: This recommendation is not accurate. First, the City always follows the Purchasing Laws and related guidance of the State of New Jersey. Second, when purchasing vehicles, the City will utilize any Cooperative Contracts we are members of and compare prices to ensure we get the best deal. We have utilized State Contracts, County and Regional Contracts, as well as National Contracts. There is usually minimal savings, if any, when bidding vehicles. All vehicle purchases are authorized by a Resolution of the City Council.

Responsible Department: All Department Heads to explore options.

VIIb. City Vehicle Contract Monitoring (Page 52)

Recommendation – It is recommended that the City monitor the Fleet Management contracts with Enterprise Fleet Management Inc. in order to determine if the leasing of all vehicles is the most cost-effective route to acquiring vehicles for the City. Mileage usage, buyout rates at the end of the lease and current market trends for vehicles should be tracked on an annual basis to determine if certain vehicles would be more advantageous to purchase rather than lease to the City.

Comment: The Enterprise Fleet is a fleet management program implemented under an authorized National Cooperative, approved by Resolution. It is not a typical leasing program. This program was started because the city needed vehicles to operate, as police vehicles that were once transferred to Administration were not available. This program grew and improved over the years but will again be reviewed. Mileage on leased vehicles are now being tracked to the City Comptroller for the first time. While the City appreciates the recommendation, it is not a valid one given the circumstances of the City when the decision to use Enterprise Fleet Management was made.

Responsible Department: City Administration and using departments.

VIIc. Missing COAH Reporting Annually on City Website (Page 52)

Recommendation – It is recommended that the City ensures that each years COAH annual report is posted in a timely manner to the City website to ensure adherence to reporting guidelines and public transparency.

Comment: City Administration agrees. The City Manager will have this completed. This information is on the State website as required by the State of New Jersey.

Responsible Department: City Manager's Office

ITEM NUMBER: D- 2

ITEM NAME: Proposed New Bed Bug Ordinance - Chapter 273
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description		Upload Date	Type
	memo	8/26/2025	Cover Memo
	Ordinance	8/26/2025	Cover Memo



Clifton Health Department

INTER-OFFICE MEMO

Date: August 25, 2025

To: Gary DeMarzo, City Manager

From: John E. Biegel III, Health Officer

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

Subject: **Proposed New Bed Bug Ordinance -Chapter 273**

Please see attached a proposed ordinance regarding treatment of bedbugs in living spaces. There has been an issue in the past regarding the treatment of bedbugs because it is not addressed by any current ordinance in the City code. The committee to develop the ordinance was comprised of Health Department staff, Legal Department, a local exterminator, a representative of a management company for a local apartment complex, and a national bedbug expert.

The committee reviewed several ordinances for review and produced the most thorough ordinance from those resources. This ordinance lays out the requirements for both the owner and the tenant of the property that is impacted by bedbugs. It also spells out the treatment requirements that must be taken by the owner and the licensed Pest Control Operator. The ordinance will also require impacted furniture, clothing and mattresses to be wrapped and identified for proper disposal.

I am requesting that the attached ordinance be allowed to proceed for first reading.

Thank you for your attention to this matter.

**CITY OF CLIFTON
ORDINANCE #**

**AN ORDINANCE TO AMEND, REVISE AND SUPPLEMENT CHAPTER 273 OF THE
CODE OF THE CITY OF CLIFTON ENTITLED "HOUSING STANDARDS" (ADDS
ARTICLE V "BED BUG CONTROL")**

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

1. Chapter 273 of the Code of the City of Clifton, as titled above, is hereby amended, revised and supplemented to read as follows:

**Article V
Bed Bug Control**

§273-48. Definitions

As used in this article, the following terms shall have the meanings indicated:

AUTHORIZED CITY PERSONNEL

All officials, officers or employees of the Clifton Health Department are entrusted with the enforcement of this Code.

BED BUG

An insect of the species "Cimex lectularius," commonly referred to as a bedbug.

COMMON INTEREST COMMUNITY

A horizontal property regime, condominium, cooperative, or mutual housing corporation in which some of the property, known as common elements or common areas, is owned as tenants-in-common or otherwise owned by all of the property owners.

DWELLING OR MULTIPLE DWELLING

Any building or structure of one or more stories and any land appurtenant thereto, and any portion thereof, in which three or more units of dwelling space are occupied, or are intended to be occupied by three or more persons who live independently of each other. This definition shall also mean any group of ten or more buildings on a single parcel of land or on contiguous parcels under common ownership, in each of which two units of dwelling space are occupied or intended to be occupied by two persons or households living independently of each other, and any land appurtenant thereto, and any portion thereof. This definition shall not include any common interest community.

DWELLING SPACE OR DWELLING UNIT

Any room or rooms, or suite or apartment thereof, whether furnished or unfurnished, which is occupied, or intended, arranged or designed to be occupied, for sleeping or dwelling purposes by one or more persons, including but not limited to the owner thereof, or any of the person's or persons' servants, agents or employees, and shall include all privileges, services, furnishings, furniture, equipment, facilities and improvements connected with the use or occupancy thereof.

ERADICATE

The process that shall be undertaken by a commercial pesticide applicator, licensed pursuant to the "Pesticide Control Act of 1971," P.L.1971, c.176 (C.13:1F-1 et seq.) and the rules and regulations promulgated by the New Jersey Department of Environmental Protection to effectuate that act, to eliminate the presence of bedbugs by poisoning, spraying, fumigating, trapping, or by any other recognized and lawful pest-elimination methods, including repeated applications of any treatment, particularly to areas where bedbugs are likely to congregate. An eradication shall be deemed completed if there has been no evidence of bedbug activity for 30 days after the last application of any treatment.

OWNER

The person who owns, purports to own, or exercises control of any multiple dwelling, except that this definition shall not include any ownership interest in any common interest community. The term "owner" shall also mean and include any person who owns, purports to own, or exercises control over three or more dwelling units within a multiple dwelling.

§273-49 Bedbugs Declared Public Nuisance.

- A. Bedbugs are hereby declared to be a public nuisance and are subject to the abatement provisions of this article.

§273-50 Access for Inspection.

- A. Every owner of a multiple dwelling shall be responsible, at his/her own expense, for maintaining the multiple dwelling free of the presence of bedbugs.
- B. Any tenant who has knowledge of the presence of bedbugs, or who suspects the presence of bedbugs based on the presence of fecal smears, cast skins, etc., shall notify the owner in writing of the presence of bedbugs in the dwelling unit and provide a copy of the notification to the Clifton Health Department.
- C. Upon written notice from a tenant, or from the Clifton Health Department pursuant to N.J.S.A.26:3-49, of the presence of bedbugs in any dwelling unit, an owner or his/her designee shall, within 10 days following that written notice, at his/her own expense:
 - (1) determine or verify the presence or absence of bed bugs using a pest management professional;
 - (2) begin the process of eradicating bedbugs in the dwelling unit;
 - (3) ascertain the presence of bedbugs in other dwelling units or common areas; and
 - (4) following written notice to the tenants of those units where bedbugs are present, eradicate any remaining presence of bedbugs in other dwelling units or common areas.
- D. (1) When the owner of a multiple dwelling requires access to a unit for purposes of ascertaining the presence of bedbugs or eradicating the presence of bedbugs, the owner or his/her designee shall provide at least 48 hours' notice to the tenants, in writing, that the owner or his/her designee requires access for purposes of ascertaining or eradicating the presence of bedbugs.
 - (2) Upon reasonable notice pursuant to paragraph (1) of this subsection, a tenant shall grant an owner or his/her designee access to the suspected or affected unit for purposes of inspection or eradication.

§273-51 Bedbug Infestation – Duty to Eradicate.

- A. The eradication of bedbugs shall be undertaken by a licensed pesticide applicator only. Eradication of bedbugs shall include the inspection of, and treatment when applicable, the dwelling units on either side of the affected dwelling unit as well as the units directly above, below and across the affected dwelling unit.
- B. Treatment will not be considered completed until eradication has been verified. Monitoring interceptors shall be placed at the end of treatment for a minimum of two weeks and shall be inspected by the licensed pesticide applicator. This pattern of inspection and treatment shall be continued until no further infestation is detected.

§273-52 Disposal of Furnishings, Bedding, Clothing or Other Materials Infested With Bedbugs.

- A. No person shall place, discard or dispose of any bedding, clothing or other materials infested with bedbugs on the public way or in a refuse container or dumpster located on the public way, except when such bedding, clothing or other material is placed in or near the person's refuse container or dumpster for pickup as trash and the bedding, clothing or

other material is completely enclosed in a plastic bag or similar enclosure and is labeled as being infested with bedbugs.

- B. No furnishing, bedding, clothing or other material infested with bedbugs shall be recycled.

§273-53 Enforcement.

- A. This article shall be enforced by the Clifton Health Department.

§273-54 Violations and Penalties.

- A. Any person who is found to be in violation of the provisions of this article shall be subject to a fine that shall not exceed \$2,000.
 - 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.

Introduced:

Adopted: _____

Raymond Grabowski, Mayor

Kathleen Tolosi, City Clerk

ITEM NUMBER: CM- 1

ITEM NAME: Budget Adoption Letter From the State of New Jersey Department of Community Affairs

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description		Upload Date	Type
	Letter	8/29/2025	Cover Memo



State of New Jersey

PHILIP D. MURPHY
Governor

DEPARTMENT OF COMMUNITY AFFAIRS
101 SOUTH BROAD STREET
PO Box 803
TRENTON, NJ 08625-0803

JACQUELYN A. SUÁREZ
Commissioner

TAHESHA L. WAY
Lieutenant Governor

August 29, 2025

The Honorable Raymond Grabowski
Mayor and Governing Body Members
City of Clifton
City Hall
900 Clifton Avenue
Clifton, New Jersey 07013

Dear Mayor Grabowski and Governing Body Members:

As of this date, the Division of Local Government Services has not received your municipality's adopted 2025 budget. You must submit the necessary documents for the Division to grant approval to adopt your budget. The failure to adopt your 2025 budget places your municipality in financial jeopardy and may negatively affect your bond ratings. Accordingly, pursuant to N.J.S.A. 52:27BB-18, you are hereby directed to adopt your budget no later than **September 26, 2025**.

Failure to comply with the Local Budget Law or with this directive may subject your municipality and its officials to penalties under New Jersey Statutes. Under the provisions of N.J.S.A. 40A: 4-84, an order from the Director shall be binding on the governing body. If the governing body fails or refuses to comply with this directive, the members of the governing body who willfully fail or refuse to comply shall each be subject to a personal penalty of \$25 for each day after the date fixed for final action that such failure or refusal to comply continues.

If you fail to adopt a budget consistent with our approval according to the statutes, the Director of Local Government Services also has the authority pursuant to N.J.S.A. 40A: 4-17(b) to establish the amount to be raised by taxation and thereafter notify the County Board of Taxation of such amount.

If you choose to appeal this directive, you must notify the Local Finance Board within ten days, in writing, and request a hearing. Any such application to the Board must give an adequate explanation for the delay. My staff and I are available to assist you in properly preparing your budget for adoption to meet the applicable New Jersey Statutes.

If you have any questions, please do not hesitate to contact my office at 609-292-6613.

Sincerely,

Michael F. Rogers, Director
Division of Local Government Services



C: Municipal Clerk

ITEM NUMBER: CM- 2

ITEM NAME: Chief Financial Officer Will be Absent for the September 16, 2025 City Council Meeting

RECOMMENDATION:

SUMMARY:
Chief Financial Officer Will be Absent for the September 16, 2025 City Council Meeting

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: CM- 3

ITEM NAME: Request from the NJDOT for In-Person Public Information Center for the Route 3, Passaic Avenue & Ward Avenue Intersection Improvements Project

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description		Upload Date	Type
	email	8/29/2025	Cover Memo

From: Devre, Alexis [NJDOT]
Sent: Wednesday, August 20, 2025 11:14 AM
To: Grasso, Liana <lgrasso@cliftonnj.org>; Villano, Dominick <dvillano@cliftonnj.org>; Pera, Jonathan <jonathanp@passaiccountynj.org>; Murphy, Nordan <nordanm@passaiccountynj.org>; citymanager@cliftonnj.org
Cc: Harris, Shivon A [NJDOT] <ShivonA.Harris@dot.nj.gov>
Subject: Route 3, Passaic Avenue & Ward Avenue Intersection Improvements Project - Request for In-Person Public Info Center

Good morning, City of Clifton and Passaic County Officials,

The New Jersey Department of Transportation (NJDOT) Office of Community Relations and Project Team are looking to host an in-person Public Information Center (PIC) for the Route 3, Passaic Avenue & Ward Avenue intersection improvements project that will be beginning construction in the next few months. The purpose of the PIC is to present the information to the public and be able to answer any questions regarding the project. The project team will have a presentation and materials available for the public to view. The NJDOT is asking for your assistance in utilizing a public space in either the City of Clifton or Passaic County to host the PIC. Any available options including a municipal building, senior center, or public library would suffice. Please see the below proposed dates/times that work for our project team:

- Tuesday September 23rd from 3:00 p.m. to 4:30 p.m., or 4:00 p.m. to 5:30 p.m., or 6:00 p.m. to 7:30 p.m.
- Wednesday September 24th from 3:00 p.m. to 4:30 p.m., or 4:00 p.m. to 5:30 p.m., or 6:00 p.m. to 7:30 p.m.
- Thursday September 25th from 3:00 p.m. to 4:30 p.m., or 4:00 p.m. to 5:30 p.m., or 6:00 p.m. to 7:30 p.m.

Any assistance you can provide is appreciated. The project team may need to use a whiteboard/projector screen, podium, microphone, speakers, etc. if available, and will be prepared to bring these materials if the room does not have them.

Please feel free to reach out with any questions or concerns. We appreciate your coordination and assistance during this time.

Thank you,

Alexis Devre | Program Specialist
New Jersey Department of Transportation
Office of Government & Community Relations
1035 Parkway Avenue | PO Box 600 | Trenton, NJ 08625
Tel: 609.963.2713

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ITEM NUMBER: CM- 4

ITEM NAME: Candyland Overview
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description		Upload Date	Type
	Memo	8/29/2025	Cover Memo

CANDYLAND OVERVIEW

- **This event started in 2001 with just a candy cane hunt. In 2009 it was redefined as the Candyland event we have now. Each year we made various changes to the program.**
- Including the original event (Candy Cane Hunt) **the event has been conducted for 23 years (16 years as Candyland).** We even conducted during COVID as a drive through event.
- The cost of the program is \$8.00 per person (pre-registration) ages 2 and under are free. We went from \$5.00 per person to \$8.00 over 14 years (supplies are more expensive, minimum wage increased, and we added many more activities to the event)
- In 2009 we had 200 participants. In 2024 we had 700 participants (on a very cold night). In 2023 we had 1,200 participants.
- This is a collaborative effort with many departments and facilities thought City Hall Complex
- **Activities:**
 - Santa Visit (Santa gives out holiday gifts)
 - Flashlight Candy Cane Hunt
 - Warming station with fire pits and marshmallow roasting
 - Rides
 - Carnival Game station
 - DJ
 - Snacks (Hot Chocolate and Cookies)
 - Train Rides
 - Letter to Santa (which we write back to every child who submits)
 - Photo Station
 - Coat Drive with the Fire Department
 - Craft making (paint wooden craft project)
 - Walking holiday character
 - Holliday decorations throughout the event
 - Potential vendors
 - Food vendor
- **This event is one of the major highlights of the year.**
- **Last year the event cost \$9,201.42 (between income and expense) for 2025 we can lower our expenses because we purchased most of our supplies last year that will carry over to 2025 and we can reduce our costs by at least \$4,000 dollars by eliminating our outdoor tent and the rented barricades. We can also look to secure more sponsors and doners for this coming year. Our goal is to reduce the costs to \$5,000/\$5,500. That is not a lot of money for servicing up to 1,000 participants.**

ITEM NUMBER: CON- 1

ITEM NAME: Personnel

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description

Upload Date

Type

No Attachments Available

ITEM NUMBER: CON- 2

ITEM NAME: Personnel

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description

Upload Date

Type

No Attachments Available

ITEM NUMBER: CON- 3

ITEM NAME: Litigation - Update of Liability Claims Files Against City of Clifton - Geeland, LLC v. City of Clifton, et al., Docket No.: PAS-L-2478-25

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER:

ITEM NAME: Clifton Public Housing Agency - 2026 Annual Plan

RECOMMENDATION:

SUMMARY:

A public hearing will be held at the City of Clifton Municipal Building, 900 Clifton Avenue, Clifton, NJ on September 2, 2025

The purpose of the hearing is to obtain input from the city residents in reference to the Public Housing Agency's Annual Plan to be submitted to the U.S. Department of Housing and Urban Development for fiscal year beginning January 1, 2026. The Clifton Public Housing Agency operates and manages a Section 8 Housing Choice Voucher Program. Program participants and city residents are encouraged to attend this hearing. A copy of the annual Agency Plan was available for review during the period of July 11, 2025 – August 18, 2025 – Monday thru Friday (except holidays).

Date: September 2, 2025

ATTACHMENTS:

Description	Upload Date	Type
☐ Annual Plan For FYB 2026	8/25/2025	Cover Memo
☐ Advertisement	8/25/2025	Cover Memo

PHA Plans for the Clifton Public Housing Agency Annual Plan for FYB 2026

Gary S. DeMarzo, Interim Executive Director

FYB January 1, 2026

FIRST DRAFT



Presented by:

The **Nelrod** Company

**3301 West Fwy.
Fort Worth, Texas 76107
(817) 922-9000/FAX (817) 922-9100**

Satellite Offices: Washington, D.C.; Houston, TX

E-Mail Address: info@nelrod.com

Web Site: www.nelrod.com

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 09/30/2027
	Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families Applicability. Form HUD-50075-HCV is to be completed annually by HCV-Only PHAs. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA <u>do not</u> need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs. Definitions. (1) High-Performer PHA – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a higher performer on <u>both</u> of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing. (2) Small PHA – A PHA that is not designated as PHAS or SEMAP troubled or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550. (3) Housing Choice Voucher (HCV) Only PHA – A PHA that administers more the 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing. (4) Standard PHA – A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments. (5) Troubled PHA – A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent (6) Qualified PHA – A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.	

A	PHA Information.																																
A.1	PHA Name: <u>Clifton Public Housing Agency</u> PHA Code: <u>NJ089</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2026</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning above) Number of Housing Choice Voucher (HCVs): <u>270</u> PHA Submission Type: ☒ Annual Submission ☐ Revised Annual Submission Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. The following are the specific locations where the public may obtain copies of the 2026 Annual PHA Plan: ▪ Administrative Office – 900 Clifton Avenue, Clifton, NJ 07013 ▪ PHA Website: www.cliftonnj.org ☐ PHA Consortia: (Check box if submitting a joint PHA Plan and complete table below) <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 20%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Programs Not in the Consortia</th> <th colspan="2" style="width: 30%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 15%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	Lead HA:																							
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B	Plan Elements
B.1	Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission? Y N ☒ ☐ Statement of Housing Needs and Strategy for Addressing Housing Needs ☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. ☒ ☐ Financial Resources. ☒ ☐ Rent Determination. ☒ ☐ Operation and Management. ☐ ☒ Informal Review and Hearing Procedures. ☐ ☒ Homeownership Programs. ☒ ☐ Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. ☐ ☒ Substantial Deviation. ☐ ☒ Significant Amendment/Modification (b) If the PHA answered yes for any element, describe the revisions for each element(s): Housing Needs and Strategy for Addressing Housing Needs <u>Statement of Housing Needs:</u> Utilizing the Comprehensive Housing Strategy (CHAS) database from the City's Community Development Block Grant's Consolidated Plan and the US Census, the PHA has identified that the City's household data is as follows: 0-30% - 5,285 Greater than 30-50% - 4,235 Greater than 50-80% - 4,060 Under 5 – 8% Under 18 – 27.7% 65 & over – 35.4% Households 2016-2020 – 31,775 Households with at least one person or older: 5,160 – 17.2% The city had an estimated population in 2023 of 89,247. The overall City population, identified as one race, breaks down as follows: White – 49,329 - 55.30% Black or African American – 4,224 – 4.7%

B.1	American Indian – 267 - 0.3% Asian – 6,929 – 7.8% Native Hawaiian/Pacific Islander – 0 Hispanic – 35,128 – 39.4% Not Hispanic – 54,119 – 60.6% Two or more races – 15,203 - 17% Population – 2023 – 89,247 Decrease – <i>From 2022 – 0.2% - Population of 89,451</i> <i>Estimated Population – 2025 – 88,478</i> <u>Waiting List for Section 8</u> <i>Total: 95</i> <i>Extremely Low Income: 92-97%</i> <i>Very Low Income: 2-2%</i> <i>Low Income: 1-1%</i> <i>Families with children: 42-44%</i> <i>Elderly Families: 9-9%</i> <i>Families with Disabilities: 2-2%</i> <i>White: 9-9%</i> <i>Black/African American: 41-43%</i> <i>Hispanic: 45-47%</i> <i>The waiting has been closed for 250 months. The PHA does expect to reopen the waiting list in PHA Plan year.</i>
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B.1	Financial Resources: Planned Sources and Uses <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%; text-align: left; padding: 5px;">Sources</th> <th style="width: 25%; text-align: center; padding: 5px;">Planned \$</th> <th style="width: 25%; text-align: center; padding: 5px;">Planned Uses</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">1. Federal Grants (FY 2026 grants)</td> <td></td> <td></td> </tr> <tr> <td style="padding: 5px;">a) Public Housing Operating Fund</td> <td></td> <td></td> </tr> <tr> <td style="padding: 5px;">b) Public Housing Capital Fund</td> <td></td> <td></td> </tr> <tr> <td style="padding: 5px;">c) HOPE VI Revitalization</td> <td></td> <td></td> </tr> <tr> <td style="padding: 5px;">d) HOPE VI Demolition</td> <td></td> <td></td> </tr> <tr> <td style="padding: 5px;">e) Annual Contributions for Section 8 Tenant-Based Assistance</td> <td style="text-align: center; padding: 5px;">2,603,061.00</td> <td></td> </tr> <tr> <td style="padding: 5px;">f) Resident Opportunity and Self- Sufficiency Grants</td> <td></td> <td></td> </tr> <tr> <td style="padding: 5px;">g) Community Development Block Grant</td> <td style="text-align: center; padding: 5px;">1,261,206.00</td> <td style="padding: 5px;">CDFBG Only</td> </tr> <tr> <td style="padding: 5px;">h) HOME</td> <td></td> <td></td> </tr> <tr> <td style="padding: 5px;">Other Federal Grants (list below)</td> <td></td> <td></td> </tr> <tr> <td style="padding: 5px;">2. Prior Year Federal Grants (unobligated funds only) (list below)</td> <td></td> <td></td> </tr> <tr> <td style="padding: 5px;">3. Public Housing Dwelling Rental Income</td> <td></td> <td></td> </tr> <tr> <td style="padding: 5px;">4. Other income (list below)</td> <td></td> <td></td> </tr> <tr> <td style="padding: 5px;">5. Non-federal sources (list below)</td> <td></td> <td></td> </tr> <tr> <td style="padding: 5px;"> </td> <td></td> <td></td> </tr> <tr> <td style="padding: 5px; text-align: right;">Total resources</td> <td style="text-align: center; padding: 5px;">\$3,864,267.00</td> <td></td> </tr> <tr> <td style="padding: 5px;"> </td> <td></td> <td></td> </tr> </tbody> </table> Rent Determination <u>Payment Standards:</u> The PHA's payment standard is: ▪ 100% of FMR	Sources	Planned \$	Planned Uses	1. Federal Grants (FY 2026 grants)			a) Public Housing Operating Fund			b) Public Housing Capital Fund			c) HOPE VI Revitalization			d) HOPE VI Demolition			e) Annual Contributions for Section 8 Tenant-Based Assistance	2,603,061.00		f) Resident Opportunity and Self- Sufficiency Grants			g) Community Development Block Grant	1,261,206.00	CDFBG Only	h) HOME			Other Federal Grants (list below)			2. Prior Year Federal Grants (unobligated funds only) (list below)			3. Public Housing Dwelling Rental Income			4. Other income (list below)			5. Non-federal sources (list below)						Total resources	\$3,864,267.00				
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B.1 Operation and Management**HUD Programs Under PHA Management:**

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	N/A	N/A
Section 8 Vouchers	195 22 Port-In	
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Other Federal Programs (list individually)	N/A	N/A

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements**Family Self-Sufficiency Programs:**

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants	Actual Number of Participants (As of: 06/24/2025)
Public Housing	N/A	N/A
Section 8	14	0

B.2 New Activities.

- (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Project-Based Vouchers.

Y N

☐ ☒

- (b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations and describe how project-basing would be consistent with the PHA Plan. *N/A*

B.3

Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.

Mission

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination. Its overall mission is to provide standard/quality housing for low and moderate-income families at affordable rents and in a lead-free environment.

Goals/Objectives

PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #1:

- Apply for additional rental vouchers

Progress Statement:

PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #2:

- Improve voucher management (SEMAP score)
- Increase customer satisfaction

Progress Statement: *The City of Clifton has an active home improvement program through CDBG funds. This program is offered to all low/moderate income homeowners to help improve housing quality and to address housing violations.*

PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES

The PHA established the following objectives to strive in meeting goal #3

- Conduct outreach efforts to potential voucher landlords
- Increase voucher homeownership program

Progress Statement: *The City of Clifton has an active home improvement program through CDBG funds. This program is offered to all low/moderate income homeowners to help improve housing quality and to address housing violations.*

B.3	PHA GOAL #4: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS The PHA established the following objectives to strive in meeting goal #4 ▪ Provide or attract supportive services to improve assistance recipients' employability Progress Statement: <i>We currently have 2 employees assigned to the FSS Program to encourage participation in the FSS Program.</i>
B.4	Capital Improvements. <i>Not Applicable</i>
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N ☐ ☒ (b) If yes, please describe: <i>N/A</i>
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) provide comments to the PHA Plan? <i>(See attachment nj089a01)</i> Y N ☐ ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.2	Certification by State or Local Officials. Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations - Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y N ☐ ☐ If yes, include Challenged Elements.

Attachment: nj089a01
Clifton Public Housing Agency
Resident Advisory Board Consultation Process and Comments –
FYB 2026

1. Resident notification of appointment to the Advisory Board

At beginning of PHA Plan process, sent out letter to all residents/participants of opportunity to serve on Resident Advisory Board
June 17, 2025

2. Resident Advisory Board Selection

Selection made from resident/participant response **Please provide date**

3. Meeting Organization

Schedule date to meet with Resident Advisory Board for input to PHA Plan
July 2, 2025

Notify Resident Advisory Board of scheduled meeting **July 2, 2025**

Hold Resident Advisory Board meeting **August 5, 2025**

4. Notification of Public Hearing

Schedule date for Public Hearing and place ad **July 25, 2025**

Notify Resident Advisory Board **August 5, 2025**

Hold Public Hearing meeting **September 9, 2025**

5. Documentation of resident recommendations and PHA's response to recommendations

Please provide the residents' recommendations/comments and the PHA response to each comment after each RAB meeting.

Ad Preview

Clifton Public Housing Agency
Public Hearing – Date Correction from
August 19, 2025 to September 2, 2025
**PUBLIC HEARING DATE: September
2, 2025**

A public hearing will be held at the City of Clifton Municipal Building, Council Chambers, 900 Clifton Avenue, Clifton, NJ 07013 on September 2, 2025 at 8:00 p.m.

The purpose of the hearing is to obtain input from the city residents in reference to the Public Housing Agency's Annual Plan to be submitted to the U.S. Department of Housing and Urban Development for fiscal year beginning January 1, 2026. The Clifton Public Housing Agency operates and manages a Section 8 Housing Choice Voucher Program. Program participants and city residents are encouraged to attend this hearing. A copy of the annual Agency Plan will be available for review prior to the public hearing during the period of July 18, 2025 thru September 2, 2025 – Monday to Friday (except holidays) at the address below. Persons may submit written comments prior to the public hearing to:

Clifton Public Housing Agency
900 Clifton Avenue
Clifton, NJ 07013
973-470-5255
Or by email to: DSidoti@Cliftonnj.org

For further information, please email Donna Sidoti at DSidoti@Cliftonnj.org or call 973-470-5255 or 973-470-5846.
Record/Herald - July 18, 2025
Fee: \$21.56 11488572

ITEM NUMBER:

ITEM NAME: Proclamation ~ 2025 Disability Voting Rights Week - September 8-12, 2025

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description		Upload Date	Type
	Proclamation	8/25/2025	Cover Memo

Proclamation
2025 Disability Voting Rights Week
September 8-12, 2025

WHEREAS, over 70 million people with disabilities live in every community across the United States, comprising nearly one-quarter of the nation's population;

WHEREAS, more than 40.2 million eligible voters in the United States are people with disabilities, representing close to one-sixth of the total electorate;

WHEREAS, the disability community has a vital stake in local, state, and national policies and decisions that directly affect our daily lives;

WHEREAS, accessible voting is essential to ensure that these policies reflect the needs, experiences, and priorities of people with disabilities;

WHEREAS, voting is one way for the disability community to have a say in the people and policies that impact our communities;

WHEREAS, REV UP, which stands for "Register! Educate! Vote! Use your Power!" is a national non-partisan effort to build civic engagement in the disability community and improve election accessibility;

WHEREAS, the REV UP movement was created by grassroots disabled activists and is driven by the power of local leaders and the belief that meaningful change starts at the community level;

WHEREAS, members of the cross-disability community are organizing the 8th annual Disability Voting Rights Week from September 8 – 12, 2025, with activities and events taking place across the country;

NOW, THEREFORE, BE IT RESOLVED, that the City of Clifton, in the County of Passaic, in the State of New Jersey affirms its support for the growing leadership and civic participation of the disability community;

BE IT FURTHER RESOLVED, that the City of Clifton, in the County of Passaic, in the State of New Jersey proclaims the week of September 8-12, 2025, as Disability Voting Rights Week, and encourages residents, leaders and organizations to engage, educate and promote the power of the disability vote.

RAYMOND GRABOWSKI, MAYOR
CHRIS D'AMATO, COUNCILMAN
WILLIAM GIBSON, COUNCILMAN
JOSEPH KOLODZIEJ, COUNCILMAN

ANTONIO LATONA, COUNCILMAN
ROSEMARY PINO, COUNCILWOMAN
MARY SADRAKULA, COUNCILWOMAN

ATTEST:

KATHLEEN TOLOSI, CITY CLERK

ADOPTED: September 2, 2025

ITEM NUMBER:

ITEM NAME: Approval of Workshop Meeting Minutes of August 19, 2025

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description		Upload Date	Type
	Minutes	8/26/2025	Cover Memo

**CITY OF CLIFTON
WORKSHOP MEETING MINUTES
AUGUST 19, 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) Absent
Councilman Kolodziej	(JK) Arrived at 6:35pm
Councilman Latona	(AL)
Councilman D’Amato	(CD)
Councilwoman Pino	(RP)
Councilwoman Sadrakula	(MS)
Mayor Grabowski	(RG)

Also present were City Manager, Gary DeMarzo; City Attorney, Thomas Egan; Assistant City Attorney, Andrew Oddo; City Clerk, Kathleen Tolosi and Deputy City Clerk 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 Corrective Action Plan: Report to Implement Audit Recommendations Contained in the Independent Auditor's Report for the Year Ending December 31, 2024 (R426-25)

Approved: CD/JK. Councilwoman Sadrakula objected.

- A-2 Walking Paths at Various Parks Improvement Project - City Engineer Recommends Award of Contract to D.S. Meyer Enterprises (R428-25)

Approved: JK/CD.

- A-3 Authorization to Approve the Award of the Contract to Musco Sports Lighting LLC via Educational Services Commission of New Jersey (ESCNJ) for the Procurement of Lights Structure System for James Anzaldi Park (R430-25)

Approved: CD/JK

- A-4 Authorization to Approve the Memorandum of Agreement Between Clifton and FMBA (R433-25)

Approved: MS/CD. Councilman Kolodziej objected.

- A-5 Authorization for Appointment of Hearing Officer in Police Disciplinary Matters (R434-25)

Approved: MS/AL.

- A-6 Authorization to Approve to Increase Police Department Ordinances Fees (O8021-25, O8022-25, O8023-25, O8024-25, O8025-25, O8026-25, O8027-25)

Approved: MS/AL.

- A-7 Authorization to Approve Request to Remove Two Members from the Historical Commission

Approved: MS/AL.

- A-8 Authorization to Approve an Entertainment License Renewal Hearing - La Mayoria

The applicant's attorney requested an adjournment prior to the meeting. It was granted. A new date will be provided, and the applicant will be required to re-notice.

- A-9 Authorization to Approve an Entertainment License Renewal Hearing - Aruba Lounge (Duma Entertainment)

Gerald Friend, Esq. appeared before the council along with a representative from Aruba Lounge, Manager Hans Pena. They reported the daily hours of operation are 8:00pm-2:30am, and the entertainment hours are 10:00pm-1:00am. A Botany Village trustee appeared and spoke in favor of the application.

Approved: RP/CD.

- A-10 Authorization to Approve Request by Passaic-Clifton UNICO to use City Hall Parking Lot for Annual Christmas Bus Trip on Sunday, 12/14/25 from 11:30am until 7:30pm

Approved: MS/AL. Councilwoman Sadrakula noted no alcohol allowed on City Hall property.

- A-11 Authorization to Approve a Block Party at Martin Avenue on September 6, 2025 from 11:00am to 8:00pm

Approved: AL/JK

A-12 Authorization to Approve a Block Party at Plymouth Road on September 13, 2025 from 12:00pm to 5:00pm

Approved: AL/MS.

A-13 Authorization to Approve a Procession Permit for SS Cyril and Methodius Church on September 28, 2025

Approved: AL/JK.

A-14 Authorization to Accept Grant Funding from the NJ Department of Health (NJDOH) and Authorization Entry into and the Execution of a Grant Agreement (R437-25)

Approved: AL/CD.

A-15 Authorization to Approve Revisions to Chapter 215 of the City Code Entitled "Entertainment" (O8028-25)

Approved: MS/CD.

DISCUSSION ITEMS/NEW BUSINESS

D-1 2025 Municipal Budget

A date was set for a budget meeting with the council for August 26th at 6:30pm, in-person and via zoom for all who are available.

D-2 Forensic Audit (Verbal Discussion Only)

The council requested that City Manager DeMarzo ask the forensic auditors to attend the September 2nd meeting. Councilman D'Amato asked the City Manager for a corrective action plan.

D-3 Vehicle Fleet Update (Verbal Discussion Only)

City Manager DeMarzo notified the council that all the information is coming together for the vehicle update and will be provided to the council. Reports will be distributed once all the information is collected. Councilman Latona requested the City Manager prepare a report of the returned leased vehicles.

D-4 Section 273-25 Emergency Orders / Administrative Fees

A notice will be distributed to unruly properties to remediate within 10 days of the notice. The emergency orders and fines will be issued after 10 days of non-compliance. The fee will be increased to \$150.

D-5 Job Titles that did not Receive a Salary Increase (RP)

Councilwoman Pino requested the information for the job titles in the city who did not receive a salary increase last year. She applauded the council for passing the FMBA contract and asked how the council will address the staff who were denied salary increases. The list of employees' titles was read out into the record. Councilman D'Amato stated he is not in favor of increases but is interested in performance-based increases. Councilman Latona requested that the performance-based reviews be conducted for confidential positions. City Manager DeMarzo noted for the record that the managerial and executive positions contracts and personnel manuals need to be updated to allow the performance reviews to be conducted. He provided the council with a timeline of approximately 90 days for the personnel manual to be updated.

D-6 Construction Code Enforcement Update

There will be an update to the City Ordinances due to the safety of the community's domestic water supply in accordance with N.J.A.C 7:10 the State of New Jersey Safe Drinking Water Act. The update will be for backflow prevention device requirements which will be overseen by the Clifton Plumbing Sub-Code Official. City Manager DeMarzo notified the council of his intent to hire another Construction Code Official to address public complaints. The council requested that GPS devices be installed in City vehicles.

D-7 Development Zoning Changes

The changes for the development zones were presented as an FYI and discussion item for the council members. Developers will be contacted to converse with the council regarding commercial and industrial zoning.

D-8 Sperling Park Funding

Recreation and Open Space were discussing Sperling Park funding and the City Manager requested direction from the council. Councilman Kolodziej motioned to have the funding come from the Open Space Grant and have the new outside engineer review, and Councilman Latona seconded. There were no objections.

D-9 Clean and Lean Update (Verbal Discussion Only)

A verbal discussion occurred, and City Manager DeMarzo advised the council that he had a 2-week status update. There has been exposure to the city and there is a recommendation to shut down the program. Will the board want a hard-stop, or a teeter out?

D-10 PSE&G Business Energy Savings Programs (Verbal Discussion Only)

PSE&G offers several energy savings programs with regard to replacement and installation of air handlers and HVAC equipment. The finance department pulled together some of the recent bills and provided it to PSE&G representatives to go over cost savings. There are grants that the City can qualify for like air handler replacements and EV charging stations.

CONFIDENTIAL ITEMS/CLOSED SESSION

A Motion was made by Councilman Kolodziej, seconded by Councilman D'Amato, and passed on roll call vote to enter into Executive Session.

CON-1 Personnel

CON-2 Personnel

CON-3 Personnel

CON-4 Personnel

CON-5 Contract - Developer Agreement Ivan Cabarcas/Yellow Real Estate, LLC, 66 West 2nd Street, Block 9.07, Lot 20

CON-6 Litigation - Workers' Compensation Claim, Date of Loss: 06/11/2021

CON-7 Litigation - Update on Inappropriate Dissemination of Confidential Agenda Items

CON-8 Litigation - S&S Shell, Inc. d/b/a Anthony's Towing v. Mayor and Council of the City of Clifton, Docket No. PAS-L-1206-25

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

ITEM NUMBER:

ITEM NAME: Approval of Executive Meeting Minutes of August 19, 2025
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER:

ITEM NAME: Approval of Regular Meeting Minutes of August 19, 2025

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description		Upload Date	Type
	Minutes	8/26/2025	Cover Memo

**CITY OF CLIFTON
REGULAR MEETING MINUTES
AUGUST 19, 2025**

The Regular Meeting of the Municipal Council of the City of Clifton was held in the Municipal Council Chambers 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) Absent
Councilman Kolodziej	(JK)
Councilman Latona	(AL)
Councilman D’Amato	(CD)
Councilwoman Pino	(RP)
Councilwoman Sadrakula	(MS)
Mayor Grabowski	(RG)

Also present were City Attorney, Thomas Egan; Assistant City Attorney, Andrew Oddo; City Manager, Gary DeMarzo; City Clerk, Kathleen Tolosi; Deputy City Clerk, Megan Krusznis.

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

Fr. Sokoloski - St. John Kanty Church

PUBLIC HEARING

Clifton Public Housing Agency - 2026 Annual Plan

PRESENTATION

Knights of Columbus Thank you to the Council for Supporting the Annual Tank Pull

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:

Approval of Workshop Meeting Minutes of August 6, 2025
Approval of Executive Meeting Minutes of August 6, 2025, Councilwoman Sadrakula objected.
Approval of the Regular Meeting Minutes of August 6, 2025

COMMUNICATIONS FROM THE CITY MANAGER

- C-1 Keith Allmendinger, Public Safety, Retired from his Position of Police Lieutenant, Effective August 1, 2025.
- C-2 Hallie Olivera, Regulatory Affairs, Resigned Position of Key Boarding Clerk 1, effective August 7, 2025.

COMMUNICATIONS MEETING MINUTES

- C-3 Meeting Minutes of Clifton Advisory Committee for Individuals with Disabilities on July 21, 2025
- C-4 Meeting Minutes of the Clifton Advisory Beautification Committee on August 4, 2025

SECOND READING ORDINANCES

A. Adoption of Ordinance 8013-25

B. Public Hearing on Ordinance 8013-25

Mayor Grabowski opened the floor to the public with regard to the Ordinance 8013-25

With no one wishing to be heard, a Motion was made by Councilman D'Amato, seconded by Councilman Kolodziej 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)

(6-0-0-1) Councilman D'Amato, Councilman Kolodziej, Councilman Latona, Councilwoman Pino, Councilwoman Sadrakula and Mayor Grabowski voted Aye. Councilman Gibson absent.

A. Adoption of Ordinance 8014-25

B. Public Hearing on Ordinance 8014-25

Mayor Grabowski opened the floor to the public with regard to the Ordinance 8014-25

With no one wishing to be heard, a Motion was made by Councilman D'Amato, seconded by Councilwoman Sadrakula 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 5 Restricted Handicapped Spaces)

(6-0-0-1) Councilman D'Amato, Councilman Kolodziej, Councilman Latona, Councilwoman Pino, Councilwoman Sadrakula and Mayor Grabowski voted Aye. Councilman Gibson absent.

A. Adoption of Ordinance 8015-25

B. Public Hearing on Ordinance 8015-25

Mayor Grabowski opened the floor to the public with regard to the Ordinance 8015-25

With no one wishing to be heard, a Motion was made by Councilman D'Amato, seconded by Councilwoman Sadrakula 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" (Deletes 3 Restricted Handicapped Spaces)

(6-0-0-1) Councilman D'Amato, Councilman Kolodziej, Councilman Latona, Councilwoman Pino, Councilwoman Sadrakula and Mayor Grabowski voted Aye. Councilman Gibson absent.

A. Adoption of Ordinance 8016-25

B. Public Hearing on Ordinance 8016-25

Mayor Grabowski opened the floor to the public with regard to the Ordinance 8016-25

With no one wishing to be heard, a Motion was made by Councilman D'Amato, seconded by Councilwoman Sadrakula 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 9 Handicapped Parking Placard Numbers)

(6-0-0-1) Councilman D'Amato, Councilman Kolodziej, Councilman Latona, Councilwoman Pino, Councilwoman Sadrakula and Mayor Grabowski voted Aye. Councilman Gibson absent.

A. Adoption of Ordinance 8017-25

B. Public Hearing on Ordinance 8017-25

Mayor Grabowski opened the floor to the public with regard to the Ordinance 8017-25

With no one wishing to be heard, a Motion was made by Councilman Latona, seconded by Councilwoman Sadrakula and passed on roll call vote to close the public 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 tabled for consideration at the next meeting.

An Ordinance to Amend, Revise, and Supplement Chapter 296 of the Code of the City of Clifton Entitled "Landscapers"

(5-0-1-1) Councilman D'Amato, Councilman Kolodziej, Councilman Latona, Councilwoman Pino, and Councilwoman Sadrakula voted Aye. Mayor Grabowski had no vote. Councilman Gibson absent.

A. Adoption of Ordinance 8018-25

B. Public Hearing on Ordinance 8018-25

Mayor Grabowski opened the floor to the public with regard to the Ordinance 8018-25

Bart Ciervo, Delawanna Ave., advised the council that the use of restroom facilities in a home is still the same when someone puts a new bathroom on their second floor. He does not understand why there is a new fee for a new bathroom installation. The sewer line to the street is not disturbed.

With no one else wishing to be heard, a Motion was made by Councilman D'Amato, seconded by Councilwoman Sadrakula 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 thereafter failed on roll call vote.

An Ordinance to Amend, Revise, and Supplement Chapter 375 of the Code of the City of Clifton Entitled "Sewer Connection Fee" (Increases Connection Fee")

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

FIRST READING ORDINANCES

A. Introduction of Ordinance 8019-25

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 Councilman D'Amato.

An Ordinance to Amend, Revise and Supplement Chapter 439 of the Code of the City of Clifton, Entitled "Vehicles and Traffic," More Particularly Section 439-10 Thereof, Entitled "Stopping or Standing Prohibited During Certain Hours on Certain Streets (Adds No Stopping or Standing Zone on Valley Road)

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 September 2, 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.

(6-0-0-1) Councilman D'Amato, Councilman Kolodziej, Councilman Latona, Councilwoman Pino, Councilwoman Sadrakula and Mayor Grabowski voted Aye. Councilman Gibson absent.

A. Introduction of Ordinance 8020-25

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 Councilman D'Amato.

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

It was regularly moved, seconded, and carried that the ordinance now pending be further considered for final passage after public hearing at the regular meeting of the Municipal Council to be held Tuesday September 2, 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.

(6-0-0-1) Councilman D'Amato, Councilman Kolodziej, Councilman Latona, Councilwoman Pino, Councilwoman Sadrakula and Mayor Grabowski voted Aye. Councilman Gibson absent.

A. Introduction of Ordinance 8021-25

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 Councilman D'Amato.

An Ordinance to Amend, Revise and Supplement Chapter 189 of the Code of the City of Clifton, Entitled "Canvassing and Soliciting" More Particularly Section 189-3, Entitled "Fees"

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 September 2, 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.

(6-0-0-1) Councilman D'Amato, Councilman Kolodziej, Councilman Latona, Councilwoman Pino, Councilwoman Sadrakula and Mayor Grabowski voted Aye. Councilman Gibson absent.

A. Introduction of Ordinance 8022-25

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 Councilman D'Amato.

An Ordinance to Amend, Revise and Supplement Chapter 223 of the Code of the City of Clifton, Entitled "Fees", More Particularly Section 223-30, Entitled "Accident Reports" (Amends Fee for Printed Reports)

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 September 2, 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.

(6-0-0-1) Councilman D'Amato, Councilman Kolodziej, Councilman Latona, Councilwoman Pino, Councilwoman Sadrakula and Mayor Grabowski voted Aye. Councilman Gibson absent.

A. Introduction of Ordinance 8023-25

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 Councilman D'Amato.

An Ordinance to Amend, Revise and Supplement Chapter 347 of the Code of the City of Clifton, Entitled "Parking of Truck Tractors, Trailers and Buses," More Particularly Section 347-2 Thereof, Entitled "Parking Prohibited Certain Hours; Permit for Recreational Vehicle" (Amends Fee for Recreational Vehicle Permit)

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 September 2, 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.

(6-0-0-1) Councilman D'Amato, Councilman Kolodziej, Councilman Latona, Councilwoman Pino, Councilwoman Sadrakula and Mayor Grabowski voted Aye. Councilman Gibson absent.

A. Introduction of Ordinance 8024-25

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 Councilman D'Amato.

An Ordinance to Amend, Revise and Supplement Chapter 223 of the Code of the City of Clifton, Entitled "Fees," More Particularly Section 223-4, Entitled "Letters of Good Conduct" (Amends Fee for Background Checks)

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 September 2, 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.

(6-0-0-1) Councilman D'Amato, Councilman Kolodziej, Councilman Latona, Councilwoman Pino, Councilwoman Sadrakula and Mayor Grabowski voted Aye. Councilman Gibson absent.

A. Introduction of Ordinance 8025-25

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 Councilman D’Amato.

An Ordinance to Amend, Revise and Supplement Chapter 223 of the Code of the City of Clifton, Entitled "Fees", More Particularly Section 223-10, Entitled "Driveway Striping" (Amends Fee for Striping of Driveways)

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 September 2, 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.

(6-0-0-1) Councilman D'Amato, Councilman Kolodziej, Councilman Latona, Councilwoman Pino, Councilwoman Sadrakula and Mayor Grabowski voted Aye. Councilman Gibson absent.

A. Introduction of Ordinance 8026-25

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 Councilman D’Amato.

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," More Particularly Sections 349-7 Thereof, Entitled "Application for Permit; Fee; Term of Permits" (Amends Temporary Permit Parking Fee)

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 September 2, 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.

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

A. Introduction of Ordinance 8027-25

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 Councilman D’Amato.

An Ordinance to Amend, Revise and Supplement Chapter 133 of the Code of the City of Clifton, Entitled "Alarm Devices" More Particularly Section 133-6, Entitled "Registration Fees; Penalties for Failure to Register" (Revises Minimum Fine)

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 September 2, 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.

(6-0-0-1) Councilman D'Amato, Councilman Kolodziej, Councilman Latona, Councilwoman Pino, Councilwoman Sadrakula and Mayor Grabowski voted Aye. Councilman Gibson absent.

A. Introduction of Ordinance 8028-25

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 Councilman D'Amato.

An Ordinance to Amend, Revise and Supplement Chapter 215 of the Code of the City of Clifton Entitled "Entertainment" at Section 215-7 Entitled "Application for License" and Section 215-11 Entitled "Violations and Penalties" (Adds Requirement that Certain Renewal Applications Must Provide Notice to Property Owners Within 200 Feet of Establishment and Appear in Person Before the Municipal Council and Increases Potential Penalty for a Violation of this Chapter)

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 September 2, 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.

(6-0-0-1) Councilman D'Amato, Councilman Kolodziej, Councilman Latona, Councilwoman Pino, Councilwoman Sadrakula and Mayor Grabowski voted Aye. Councilman Gibson absent.

FLOOR TO THE MEMBERS OF THE PUBLIC

Tiffany Miles, Luddington Ave., provided a formal complaint to the council with a name and an address of a business in the City, El Pilon at 1281 Main Street, who she claims has an outdoor café and entertainment with no licenses and the city needs to address this. Downtown Clifton is a special improvement district. It used to be clean and had staff cleaning up the area. There has been a decline in the cleanliness, and it needs to be corrected.

Tiana Wortman, Van Orden Pl., advised the council of the success of her business and thanked them for the approval of her cottage food operator permit. Her goal is to grow her business and sell her products at markets and carnivals in the city.

Gerard Scorziello, Pershing Road, spoke on the council's responsibility to pass a reasonable budget. There will be continuous discussions about the budgets over the course of the next several years. He also discussed the future of the city with technological advances and AI and recommended the consideration of more data centers in the city.

Mark Evers, Stevens Place, explained that the water that is being provided for the city is terrible, and he explained some of the measures he has had to take as a property owner and tax payer to get clean water for bathing and washing hands and food. asked the council to speak with Passaic Valley Water Commission representatives regarding the water quality that's been declining in the city.

Pamela Creo, Rollins Ave., advised the council that the Route 46 project had 3 traffic lights installed and now all three are covered in plastic and unused. The project began and was not finished. There are many pedestrians, and the speed limit is never followed, can the city install pedestrian signs before someone is hurt?

Gary Perino, Mt. Prospect Ave., spoke to the lack of response to residents' complaints by the council. He requested to know if the former City Manager went through a state-wide search or a national search, or if he was just appointed by the council. He asked if the current City Manager can be given the same courtesy if the former City Manager was appointed. There was a comment at the last meeting introducing the idea of potential revenue allowing Air BnB's in the City. Will there be special insurance for these Air BnB's? Will the sidewalks, parking, signs, obstructions in the right-of-way be addressed? He additionally questioned what would necessitate a raise for employees when the City is in a financial crisis.

Nick Valliki, Woodlawn Ave., let the council know that he is the new president of the Clifton Democratic Club. The city has potential to grow. The council has been handed a city that is a diamond in the rough. The progress of the city is determined by the council working together to make changes for the better of the residents.

Bart Ciervo, Delawanna Ave, asked why houses of worship on Dwasline Road are not paying taxes. Allwood Place also had no sidewalks installed, why are they not installing sidewalks? We have an ordinance for sidewalks that is not being enforced. We have a problem with the grass cutting, there are complaints sent in by him every two weeks for maintenance of lawns in an unoccupied property. There is a problem with vermin infesting the area with the lack of maintenance. The City Manager met him at Dunney Park to see what could be done. The council has no plan to fix the dated equipment that was installed 30 years ago and there are weeds growing through the woodchips. He believes the council does not listen to any of the residents' complaints and they do not take any action to correct the problems.

Donna Popowich, Dalewood Road, brought in a t-shirt from her vacation to give to the City Manager. She notified the council of the need for donations to the Clifton pantries, the shelves are starting to get empty. The Feed Clifton program will begin this fall. She asked for a donation box to be put at City Hall. There is a flag raising coming up in October which will start the Feed Clifton program. The PRAISE baseball program is in need of donated baseball gloves. She believes the council should correct the issues raised by residents so that the residents don't have to come in and complain for an hour at a public meeting. The city of Clifton needs to ask for additional grants.

Kim Castellano, Mahar Ave., serves on the Botany Village SID. She reminded the council to please be mindful of the neighbors and people and businesses who are nearby when applications come in for entertainment licenses. The City Code says there are to be no nightclubs allowed. The senior program is coming back, the seniors are very excited and the Seniors We Care fitness program is on Thursday and Friday beginning September 4th. There is also a new 8-week grief share program. The number of backpacks donated from the community so far this year has now reached 1,050.

Elizabeth O'Callaghan, Via Zoom, Acquackanonk Gardens, advised the council of overdevelopment in her area a year ago, and is now back to speak on the direct impact on her property and her neighborhood. The ongoing construction has made the area a nuisance. There is lack of oversight and guidelines in this process. No construction fence was installed when construction began last fall. Damage has already been done. She feels that the City is no longer standing up for the long-term residents, and only prioritizing overdevelopment for financial gain. The city must enforce parking regulations.

With no one else 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 session.

(6-0-0-1) Councilman D'Amato, Councilman Kolodziej, Councilman Latona, Councilwoman Pino, Councilwoman Sadrakula and Mayor Grabowski voted Aye. Councilman Gibson absent.

CITY MANAGER PRIVILEGE/RESPONSE TO RESIDENTS

City Manager, Gary DeMarzo, provided Councilman Kolodziej with a response for the Entertainment License Ordinance amendment. The fines are going from \$500 to up to \$2,000. He responded to several public comments. Members of the SID were in the audience tonight, so the concerns for the special improvement district should have been received and can be addressed. The SID meets once a month. The cookie from Carmela's Sweets was delicious. The new systems that the city will be utilizing will improve functionality and growth. Passaic Valley will be contacted and will hear our recommendations.

COUNCIL PRIVILEGE

Councilwoman Pino

Councilwoman Pino thanked the public for their comments. She congratulated Carmela's Sweets on her successful brand-new business in the city. There is representation for the Passaic Valley Water Commission, and something needs to be done to correct the water situation. She congratulated Kim Castellano on the receipt of so many backpacks for the students of Clifton. The ECHO youth are actively recruiting for their fall semester programs for 14–24-year-olds. The youth of our city will gain work skills and life experience and community amongst their peers. Clifton Behind the Scenes is going to be coming back online after a brief hiatus.

Councilman D'Amato

Councilman D'Amato congratulated Carmela's Sweets, and he is very proud of her business and that the city was able to help her. He spoke to the public and said that the residents come up to the microphone with their complaints and the only rule in the city is that if it costs developers money, it won't be enforced, and if it costs the taxpayers of this city money, it will come down on us like rain. He recommended two campaigns that should be released by the city, one for school bus safety and one for proper recycling. He spoke to his fellow council members and motioned a reconsideration of Air BnB in the City due to the upcoming World Cup games next summer. Councilman Latona seconded. Portland Street is dealing with issues of construction waste being put out for garbage pick-up which needs to be addressed. They also have an issue with large trucks driving on the street and getting stuck, there should be a visible sign at the end of the street to deter trucks from turning there.

Councilwoman Sadrakula

Councilwoman Sadrakula advised the public that the downtown SID is run by Angela Montaque, no one on the Council sits on that board. There are so many issues with trash and debris not being cleaned up

throughout the city. She recommended data centers for the city a long time ago. Route 46 is a state highway and there is an understanding that it can be dangerous, DOT needs to be contacted. They are working on an overpass for the school. Regarding Air BnB, enforcement will be an issue, but she is willing to try it. There should be fees set up so that the city can gain some revenue. Houses of worship are tax exempt. The sidewalks are supposed to be addressed at a bond committee meeting, and all new construction is supposed to have sidewalks. Dunney Park is still an eyesore, and we need to correct it. She motioned for a donation box to be installed in front of city hall.

Councilman Latona

Councilman Latona spoke to working with the council and the City Manager to move the city forward and deliver results to the residents, and a budget introduction that will need to be addressed at the upcoming special budget meeting on August 26th at 6:30pm. We will start 2026 with a clean slate. A 4% tax increase is much lower than the budget introduced last month. We need to update chapter 99 requiring full-time minimum of 30 work hours to receive full-time fringe benefits. Also, the updates should include 20 years of employment with the city to receive retirement medical benefits, increasing from the currently written 10 years. The biometric scanners should come back to city hall to better account for employees' work hours. Annual performance reviews should be conducted in October, completed by department heads and the City Manager, and then by the Council for administration. There should not be any out-of-state travel for seminars without a developed standard operating procedure, a need and justification for it, and a requirement for governing body approval. An overtime policy will need to be implemented in a top to bottom format by rank and seniority, which will greatly benefit the city by equally distributing overtime. There should not be medical benefits for elected officials, however the increase in salary for the council members must be included in the next budget process. If any council members have a better proposal, please share it with the governing body ahead of next week's special meeting.

Councilman Kolodziej

Councilman Kolodziej noted for the public that the budget has already been introduced, we are talking about adoption. The city does need to invest in itself for growth. The residents need to pay attention to how the council votes, not what they say as actions speak louder. Nothing is stopping a current employee from being able to apply in a national search. We should cast a wide net, Clifton deserves it. This council, this year, ended 60 years of direct representation on the Passaic Valley Water Commission, so there is no longer a member of the council who attends those meetings and advocates for us. We need to get ahold of our commissioners and bring them down here to explain what we need them to do. We increased our fund balance by \$61,000 by cancelling the grants for the two years that were examined, and that is \$61,000 that we can use to offset taxes. The forensic audit was presented as \$150,000 investment in a way to examine and find millions of dollars in hidden money, and ways to save money. We have statutory auditors that are required to look at our books every year, we've had our forensic auditors say the same thing, we've had a financial advisor for \$12,500 tell us the same thing, the previous City Manager said the same thing, the current City Manager says the same thing, and our CFO says the same thing, there are no hidden piles of money. This budget is very lean. There are a lot of political theatrics without action. He made announcements for Clifton Rec for the upcycling event on September 6th, upcoming Obser concerts on August 24th and September 7th, and the Food, Music, and Car show on August 31st which all proceeds will go towards our veterans and provide funds for the Veteran's Day Parade and Memorial Day Parade.

Mayor Grabowski

Mayor Grabowski noted to the public that there will be a special budget meeting on Tuesday August 26th at 6:30 p.m., the longer the council waits, the harder it gets to fix our issues. He hopes for a peaceful resolution and conversation that is beneficial and that the council will be able to work together. City Hall grounds can be a host to many events if an amphitheater is installed. We can apply for grants and make small improvements. There needs to be consistent enforcement for residents and businesses who violate our city ordinances, this will help increase revenue.

RESOLUTIONS VOTED ON SEPARATELY

A motion was made by Councilman Latona, and seconded by Councilwoman Sadrakula and passed on roll call vote to approve resolution 427-25

RESOLUTION 427-25

RESOLUTION FOR RECLASSIFICATION OF PAYMENTS

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

CHECK#	DATE	PAYEE	AMOUNT	FROM	TO
907045	08/07/2024	Crstal Rodriguez INV# 9002446918	1,116.94	01-201-27-330-320	02-213-40-702-031

(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.

Councilwoman Sadrakula motioned, Councilman Latona seconded approval of resolution 431-25, which passed on roll call vote.

RESOLUTION 431-25

RESOLUTION AWARDING THE CONTRACT TO PHOENIX ADVISORS FOR PROFESSIONAL CONSULTING SERVICES FOR ANALYSIS OF PILOT AGREEMENTS

WHEREAS, the City of Clifton currently has thirteen (13) active PILOT (Payment in Lieu of Taxes) agreements and invoices each agreement as required; and

WHEREAS, the City of Clifton has a need to acquire such service as a Non-Fair and Open Contract pursuant to N.J.S.A 19:44A-20.5; and

WHEREAS, the City requires professional consulting services to review and analyze the existing PILOT agreements and provide quarterly monitoring to ensure compliance and accuracy; and

WHEREAS, the known or estimated cost of the goods or service to be provided will exceed \$5,000.00.
WHEREAS, the City deems the services of Phoenix Advisors, LLC to be necessary and in the best interest of the City to ensure a comprehensive and professional analysis of the 2025 Municipal Budget; and

WHEREAS, Phoenix Advisors, LLC, located at 2000 Waterview Drive, Suite 101, Hamilton, NJ 08691, has submitted a proposal to provide such services for an all-inclusive fee not to exceed \$15,000.00; and

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

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

WHEREAS, the value of the contract is determined to not exceed \$15,000.00, and the duration of the contract is from September 1,2025 to August 31,2026; and

NOW THEREFORE, BE IT RESOLVED ,that the Mayor and the City Clerk be and they are hereby authorized and directed to execute a contract for rendering such software services by Phoenix Advisors, LLC, located at 2000 Waterview Drive, Suite 101, Hamilton, NJ 08691 for fees of \$15,000.00 for September 1,2025 to August 31,2026; and

Certification of Funds:

Funds are available in Account# _____ - Finance Dept

Joseph D. Kunz, CFO Date:

(4-1-1-1) Councilman D’Amato, Councilman Latona, Councilwoman Sadrakula, and Mayor Grabowski voted Aye. Councilman Kolodziej voted Nay. Councilwoman Pino Abstained. Councilman Gibson Absent.

Resolution 425-25 was tabled. Resolution 429-25 was pulled from the agenda.

RESOLUTIONS

A motion was made by Councilman Kolodziej, seconded by Councilman Latona, and passed on roll call vote with no objections to move the remaining resolutions.

(6-0-0-1) Councilman D'Amato, Councilman Kolodziej, Councilman Latona, Councilwoman Pino, Councilwoman Sadrakula and Mayor Grabowski voted Aye. Councilman Gibson absent.

RESOLUTION 424-25

TO APPROVE

Claims to be paid the meeting of August 19, 2025

Meeting of August 19th, 2025

Resolved that all claims on the attached sheets are approved as reasonable

and proper claims against the City of Clifton.

Current Fund	\$21,903,126.31
Grant Fund	\$466,761.99
Open Space Trust	\$-
General Capital Fund	\$14,301.57
Sewer Utility -Operating	\$517,362.90
Sewer Utility-Capital	\$1,906.25
Developers Escrow	\$10,385.32
Dog Trust	\$1,458.48
Revolving Loan Fund	
Police Extra Duty	\$-
Trust Other	\$58,816.20
Section 8 Public Housing	\$218,559.91
Affordable Housing	\$-
Community Development	\$11,200.00
Payroll Agency	\$-
Tax Title Lien Redemption	\$-
Affordable Housing	\$-
	\$-
Self Insurance	\$121,042.88
Fire Dedicated Penalties	\$-
Revolving Loan Fund	\$-
Tax Title Lien Redemption	\$-
Unemployment Trust Fund	\$11,272.51
Library	\$-
General Liability Trust	\$8,538.00
Workers Compensation Trust	\$65,970.25
Trust Escrow	\$-
Reserve for Housing	\$-
Federal DOJ Forfeiture	\$-
TOTAL CLAIMS	\$23,410,702.57

RESOLUTION 426-25

**CORRECTIVE ACTION PLAN FOR THE
ANNUAL AUDIT ENDING DECEMBER 31, 2024**

WHEREAS, the annual Audit Report for the Year Ending December 31, 2024, was delivered to the City Clerk's Office on July 24, 2025; and,

WHEREAS, the annual Audit Report for the Year Ending December 31, 2025, was received by the Mayor and City Council of the City of Clifton electronically by email and in their meeting packets at the August 6, 2025 Council Meeting; and,

WHEREAS, the Division of Local Government Services (DLGS) requires a Corrective Action Plan to be prepared and submitted within sixty (60) days from the date the annual Audit is received by the Governing Body; and,

WHEREAS, the Corrective Action Plan covers all findings and recommendations in the Audit Report, including State, Federal, and General Findings; and,

WHEREAS, the Corrective Action Plan should be prepared by the Chief Financial Officer, with the assistance from other Municipal Officials affected by the Audit Recommendations, and approved by the Governing Body,

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Clifton, County of Passaic, State of New Jersey, hereby approves the Corrective Action Plan prepared and submitted by the Chief Financial Officer in response to the two (2) findings and recommendations included as part of the Audit Report for the fiscal year ended December 31, 2024.

RESOLUTION 428-25

**RESOLUTION AWARDING CONTRACT FOR
WALKING PATHS AT VARIOUS PARKS IMPROVEMENT PROJECT TO D.S.MEYER
ENTERPRISES**

BE IT RESOLVED: that the contract for the **WALKING PATHS AT VARIOUS PARKS IMPROVEMENT PROJECT** be and the same is hereby awarded to **D.S. MEYER ENTERPRISES** of Waldwick, New Jersey, the low bidder meeting the specifications at a grand total bid price of \$1,366,303.00, in accordance with bids received on July 22, 2025, and recommended by communication dated July 25, 2025 to the Mayor and Council; and

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

BE IT FURTHER RESOLVED: that the required Certificate of Availability of Funds for the above contract has been obtained from the Chief Financial Officer of the City of Clifton. The appropriation to be charged for this expenditure is:

Certification Of Funds:
Funds Are Available In the

2024 Capital Ordinance & 2024 Bond Ordinance

Account # 04-215-55-976-107 \$ 539,407.86

Account # 04-215-55-978-701 \$ 826,895.14

Joseph Kunz, CFO Date:

RESOLUTION 430-25

**RESOLUTION AUTHORIZING PURCHASE OF LIGHT STRUCTURE SYSTEM WITH TOTAL
LIGHT CONTROL FOR JAMES ANZALDI PARK FROM MUSCO SPORTS LIGHTING, INC.
OFF THE ESCNJ COOPERATIVE CONTRACT # 24/25-06
PURSUANT TO N.J.S.A. 40A:11-1 ET SEQ.**

WHEREAS, the City of Clifton Recreation Department has a need to purchase Playground Equipment, off of the ESCNJ Cooperative Contract # 24/25-06, from Musco Sports Lighting for the James Anzaldi Park, which is available off of ESCNJ Cooperative Contract # 24/25-06; and

WHEREAS, the City is a member of the Educational Services Commission of New Jersey (ESCNJ), from which the above contract was awarded for a bid term of July 1, 2024 through June 30, 2026; and

WHEREAS, this procurement request is made in accordance with N.J.S.A 40A:11-1 *et seq.*, via ESCNJ Cooperative Contract # 24/25-06, which expires June 30, 2026; and

WHEREAS, Musco Sports Lighting, LLC., located at 100 1st Ave West P O Box 808, Oskaloosa, Iowa 52577 has been awarded the ESCNJ cooperative contract No. 24/25-06 for a term of July 1,2024 through June 30,2026; 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 Jariwala, Qualified Purchasing Agent** upon the terms and conditions hereafter stated; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Municipal Council do hereby approve and authorize the aforementioned purchase above from Musco Sports Lighting, llc., located at 100 1st Ave West P O Box 808, Oskaloosa, Iowa 52577, in an amount not to exceed \$515,650.00, in accordance with the ESCNJ cooperative contract No. 24/25-06, pursuant to the contract award thereof.

CERTIFICATION OF FUNDS: Funding are available from the following accounts:
02-213-40-707-121(PCOS Anzaldi Park)- \$ 225,000.00
04-215-55-979-401(Anzaldi Park Improvements) - \$290,650.00

RESOLUTION 432-25

**RESOLUTION APPROVING DEVELOPER AGREEMENT BETWEEN
THE CITY OF CLIFTON AND IVAN CABARCAS/YELLOW REAL ESTATE, LLC**

BE IT RESOLVED, that a Developer Agreement between the City of Clifton and Ivan Cabarcas/Yellow Real Estate, LLC, the Developer of Block 9.07, Lot 20, 66 West 2nd Street, 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 433-25

**RESOLUTION APPROVING THE MEMORANDUM OF AGREEMENT (“MOA”) WITH THE
FIREFIGHTER’S MUTUAL BENEVOLENT ASSOCIATION
LOCAL NO. 21 (“FMBA”)**

WHEREAS, the Mayor and Municipal Council would like to enter into a Memorandum of Agreement with the Firefighter’s Mutual Benevolent Association Local No. 21; and

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Municipal Council of the City of Clifton, New Jersey that the Memorandum of Agreement with the Firefighter’s Mutual Benevolent Association Local No. 21, attached hereto and included herein by reference, is hereby authorized and approved; and

BE IT FURTHER RESOLVED, that the Mayor and City Clerk be and are hereby authorized to execute the aforementioned agreement.

RESOLUTION 434-25

**RESOLUTION AUTHORIZING CONTRACT FOR HEARING OF DISCIPLINARY MATTERS
AGAINST POLICE OFFICERS OF THE CITY OF CLIFTON
AUGUST 7, 2025 - AUGUST 6, 2026**

WHEREAS, the Council desires to retain law enforcement professional, Raymond Hayducka, Jr. to assist on an as-needed basis with the hearing of disciplinary matters that involve members of the Police Department; and

WHEREAS, this contract fee set forth below for a one year term:

<u>Law Enforcement Professional</u>	<u>Fees</u>
Raymond Hayducka, Jr.	\$150 per hour

WHEREAS, it would be in the best interest of the City to have the aforesaid hearing officer available to hear the disciplinary charges;

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 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 the award of professional services contract as stated above is authorized; and

BE IT FURTHER RESOLVED, that the aforesaid fee for services for each of the aforesaid professional shall not exceed \$10,000 per annum 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 a contract on behalf of the City of Clifton; and

BE IT FURTHER RESOLVED, that the original of this resolution and any resulting contract shall be placed on file and made available for public inspection in the City Clerk's Office 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: Raymond Hayducka, Jr.
Services: Hearing Officer
Project: Hearing of Disciplinary Matters that involve members of the police department Amount: \$150.00 per hour, not to exceed \$10,000.00 for the contract term
Term: August 7, 2025 through August 6, 2026

Adopted: August 19, 2025
Kathleen Tolosi, City Clerk

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

RESOLUTION 435-25

**RESOLUTION AUTHORIZING EXECUTION OF CANCELLATION OF MORTGAGE
BETWEEN CITY OF CLIFTON AND REBECCA GARDNER, LARRY OGILVIE, AND
SEBATIAN ARAKAKI AND ANA LUJAN-VERA
(CLIFTON HOME IMPROVEMENT PROGRAM)**

WHEREAS, on March 29, 2019, in conjunction with a CHIP grant to Rebecca Gardner, a mortgage in the amount of \$10,000.00 was given by the City of Clifton for property situated at 19 Rosalie Avenue, Clifton, New Jersey (Block 7.08, Lot 4); and

WHEREAS, on June 4, 2019, in conjunction with a CHIP grant to Larry Ogilvie, a mortgage in the amount of \$7,300.00 was given by the City of Clifton for property situated at 179 Lockwood Drive, Clifton, New Jersey (Block 22.24, Lot 5); and

WHEREAS, on February 7, 2019, in conjunction with a CHIP grant to Sebastian Arakaki and Ana Lujan-Vera, a mortgage in the amount of \$4,200.00 was given by the City of Clifton for property situated at 105 Mt. Prospect Avenue, Clifton New Jersey (Block 36.08, Lot 38); and

WHEREAS, the Program Director of the Clifton Home Improvement Program has advised that the aforesaid mortgages have expired;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and the Municipal Council of the City of Clifton, that the Mayor and City Clerk be and they are hereby authorized to execute Cancellation of Mortgage in a form satisfactory to the Law Department.

RESOLUTION 436-25

**RESOLUTION OF CONGRATULATIONS UPON RETIREMENT –
POLICE LIEUTENANT - KEITH ALLMENDINGER**

WHEREAS, August 1, 2025, Police Lieutenant, Keith Allmendinger, officially retired from his position with the City of Clifton; and

WHEREAS, he was appointed as a Police Officer on February 9, 2001 and his retirement will conclude a 24 year career in service to the public and the City of Clifton; and

WHEREAS, throughout his career, he has always displayed an attitude of professionalism and dedication to duty; and

WHEREAS, he has been a credit to the City of Clifton during all this time, and this Governing Body wishes to acknowledge his long-time service to the City;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Members of the Municipal Council of the City of Clifton do hereby extend to

POLICE LIEUTENANT - KEITH ALLMENDINGER

their sincere congratulations and thanks for a job well done, as well as their best wishes for continued good health, peace and happiness in his retirement; and

BE IT FURTHER RESOLVED, that this resolution be spread upon the minutes of this meeting, and a copy thereof presented to **KEITH ALLMENDINGER**.

RESOLUTION 437-25

**RESOLUTION ACCEPTING GRANT BETWEEN THE CITY OF CLIFTON HEALTH
DEPARTMENT AND THE NEW JERSEY DEPARTMENT OF HEALTH FOR THE
STRENGTHENING LOCAL PUBLIC HEALTH CAPACITY 2026**

WHEREAS, the City of Clifton, through the Health Department, has applied for the Strengthening Local Public Health Capacity 2026 Grant from the New Jersey Department of Health for a grant of \$64,788.00 for period July 1, 2025 - June 30, 2026; and

BE IT RESOLVED that City of Clifton, having now received a notice of grant award, the Mayor and Municipal Council hereby accepts the grant, authorizes the Mayor and Clerk to execute any required documentation and authorizes the Health Department to receive the funds accordingly.

RESOLUTION 438-25

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 be discussed as per the Agenda and the Resolution:

- A. Personnel matters – to be discussed
- B. Contracts / Agreements – to be discussed
- C. Litigation matters – to be discussed

NOW, THEREFORE, BE IT RESOLVED that the public shall be excused and excluded from this portion of the Council’s meeting to be held on August 19, 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.

Motion to go into Closed Session

- CON-1 Personnel
- CON-2 Personnel
- CON-3 Personnel
- CON-4 Personnel
- CON-5 Contract - Developer Agreement Ivan Cabarcas/Yellow Real Estate, LLC, 66 West 2nd Street, Block 9.07, Lot 20
- CON-6 Litigation – Workers’ Compensation Claim, Date of Loss: 06/11/2021
- CON-7 Litigation - Update on Inappropriate Dissemination of Confidential Agenda Items
- CON-8 Litigation - S&S Shell, Inc. d/b/a Anthony's Towing v. Mayor and Council of City of Clifton, Docket No.: PAS-L-1206-25

LICENSES

- L-1 El Mexicano
RESOLUTION FOR PRELIMINARY APPROVAL
FOR SAUL & CAROL, LLC
T/A EL MEXICANNO
ADDRESS 1293 MAIN AVE., CLIFTON, NJ 07011
TYPE OF FOOD ESTABLISHMENT INTENDED RESTAURANT - CONTINED USE
FORMERLY OR NEW EL MEXICANNO
ZONE
PERMITTED YES
VARIANCE REQUIRED NO
FINAL APPROVAL WILL BE ISSUED PENDING APPROVAL OF THIS RESOLUTION.
FURTHER PROCESSING AND APPROVAL OF VARIOUS CITY DEPARTMENTS.

ADJOURNMENT

Upon a Motion made by Councilwoman Pino, seconded by Councilman Kolodziej, the meeting was adjourned at 11:25 p.m.

Respectfully Submitted,

Kathleen Tolosi, City Clerk

Raymond Grabowski, Mayor

ITEM NUMBER: C- 1

ITEM NAME: Wilbert Mesta, Public Safety, hired as School Traffic Guard, at \$16.00 hourly, effective September 4, 2025.

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: C- 2

ITEM NAME: Kenneth Mascuch, Public Safety, hired as School Traffic Guard, at \$16.00 hourly, effective September 4, 2025.

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: C- 3

ITEM NAME: Joshua Cruz, Public Safety, hired as School Traffic Guard, at \$16.00 hourly, effective September 4, 2025.

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: C- 4

ITEM NAME: Rachel Reigottie, Public Safety, hired as School Traffic Guard, at \$16.00 hourly, effective September 4, 2025.

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: C- 5

ITEM NAME: Elizabeth Lugo, Public Safety, hired as School Traffic Guard, at \$16.00 hourly, effective September 4, 2025.

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: C- 6

ITEM NAME: Britnee Iz, Public Safety, hired as School Traffic Guard, at \$16.00 hourly, effective September 4, 2025.

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: C- 7

ITEM NAME: John Gaspar, Public Safety, hired as Firefighter, at \$44,486.00 annually, effective September 1, 2025.

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: C- 8

ITEM NAME: Carlos Marin, Public Safety, hired as Firefighter, at \$44,486.00 annually, effective September 1, 2025.

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: C- 9

ITEM NAME: Meeting Minutes of Advisory Board of Recreation on June 23, 2025
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: C- 10

ITEM NAME: Meeting Minutes of Clifton Arts Center Advisory on July 28, 2025
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: O- 8019-25

ITEM NAME: An Ordinance to Amend, Revise and Supplement Chapter 439 of the Code of the City of Clifton, Entitled "Vehicles and Traffic," More Particularly Section 439-10 Thereof, Entitled "Stopping or Standing Prohibited During Certain Hours on Certain Streets (Adds No Stopping or Standing Zone on Valley Road)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
 Ordinance	8/11/2025	Cover Memo

CITY OF CLIFTON
ORDINANCE #8019-25

AN ORDINANCE TO AMEND, REVISE AND SUPPLEMENT CHAPTER 439 OF THE
CODE OF THE CITY OF CLIFTON, ENTITLED “VEHICLES AND TRAFFIC,”
MORE PARTICULARLY SECTION 439-10 THEREOF, ENTITLED “STOPPING OR
STANDING PROHIBITED DURING CERTAIN HOURS ON CERTAIN STREETS
(ADDS NO STOPPING OR STANDING ZONE ON VALLEY ROAD)

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 439-10 thereof, entitled “Stopping or standing prohibited during certain hours on certain streets,” be and the same is hereby revised to add the following location:

Chapter 439
VEHICLES AND TRAFFIC

Article II.
Stopping, Standing and Parking

§ 439-10. Parking prohibited during certain hours/days on certain streets.

No person shall stop or stand a vehicle between the times specified upon any of the streets or parts of street described below:

Name of Street	Side	Hours/Days	Location
Valley Road	Both	All/All	From Rock Hill Road to St. Phillip’s Drive

2. The Chief of Police is hereby directed to install and/or remove signs and/or markings calling attention to the within ordinance.
3. Any ordinance or parts of ordinances inconsistent herewith are hereby repealed as to such inconsistency only.
4. This ordinance shall take effect upon final passage and publication as provided by law, and upon approval of the County of Passaic.

Introduced: August 19, 2025

Adopted: _____

Raymond Grabowski, Mayor

Kathleen Tolosi, City Clerk



Thomas Rinaldi
Chief of Police

Clifton Police Department

TRAFFIC DIVISION

900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

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



D/Lt. Mohammad Droubi
Commander

To: Chief Rinaldi

From: D/Lt. Mohammad Droubi

Date: August 6th, 2025

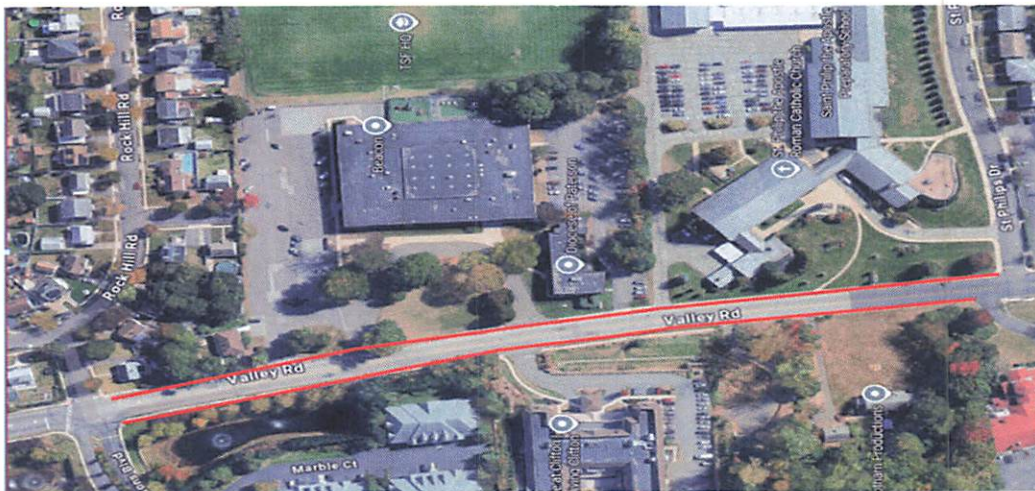
Re: Proposed amendment to § 439-10 Stopping or standing prohibited during certain hours on certain streets.

The Traffic Division was recently invited to tour the new middle school acquired by the Clifton Board of Education located at 775 Valley Rd. This was the former site of Pope John Paul II School. With this new acquisition, certain preemptive steps should be taken to ensure area safety, particularly on Valley Rd. We have seen the parking situations that have plagued our other schools and would like to prevent as many parking problem as possible with this new school. Having consulted with the school district's Director of District Safety and Security along with the Assistant Superintendent of Schools who support this proposal, the Traffic Division proposes the following amendment:

§ 439-10 Stopping or standing prohibited during certain hours on certain streets.

No person shall stop or stand a vehicle between the times specified upon any of the streets or parts of streets described below:

<u>Name of Street</u>	<u>Side</u>	<u>Hours/Days</u>	<u>Location</u>
Valley Road	Both	All/All	From Rock Hill Road to St. Phillip's Drive



Respectfully Submitted;

M. Droubi

D/Lt. Mohammad Droubi
Traffic Division Commander

ITEM NUMBER: O- 8020-25

ITEM NAME: An Ordinance to Amend, Revise and Supplement Chapter 349 of the Code of the City of Clifton, Entitled "Permit Parking on Residential Streets and Municipal Lots," Article I, Entitled "Residential Streets", More Particularly Section 349-2, Thereof, Entitled "Restricted Streets" (Harrison Place)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description

Upload Date

Type

No Attachments Available

ITEM NUMBER: O- 8021-25

ITEM NAME: An Ordinance to Amend, Revise and Supplement Chapter 189 of the Code of the City of Clifton, Entitled "Canvassing and Soliciting" More Particularly Section 189-3, Entitled "Fees"

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
 Ordinance	8/14/2025	Cover Memo

**CITY OF CLIFTON
ORDINANCE #8021-25**

**AN ORDINANCE TO AMEND, REVISE AND SUPPLEMENT CHAPTER 189 OF THE
CODE OF THE CITY OF CLIFTON, ENTITLED "CANVASSING AND SOLICITING"
MORE PARTICULARLY SECTION 189-3, ENTITLED "FEES"**

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

1. Chapter 189 of the Code of the City of Clifton, entitled "Canvassing and Soliciting," more particularly Section 189-3 thereof entitled "Fees," is hereby amended, revised and supplemented as follows:

CANVASSING AND SOLICITING

§189-3. Fees.

- A. Upon the filing of the application, a fee of \$25 shall be paid to the Clifton Police Department for the use of the City to defray the cost of investigating, photographing, processing and issuing said permit. This fee includes defraying the cost of fingerprinting as well as the State Police fingerprinting charge directly to the State Police.
- B. The fee for any renewal of a license issued under this chapter shall be \$10.
- C. Each card issued to an individual is an additional \$5.

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

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

Introduced: August 19, 2025

Adopted: _____

Raymond Grabowski, Mayor

Kathleen Tolosi, City Clerk

ITEM NUMBER: O- 8022-25

ITEM NAME: An Ordinance to Amend, Revise and Supplement Chapter 223 of the Code of the City of Clifton, Entitled "Fees", More Particularly Section 223-30, Entitled "Accident Reports" (Amends Fee for Printed Reports)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description		Upload Date	Type
	Ordinance	8/14/2025	Cover Memo

**CITY OF CLIFTON
ORDINANCE #8022-25**

**AN ORDINANCE TO AMEND, REVISE AND SUPPLEMENT CHAPTER 223 OF THE
CODE OF THE CITY OF CLIFTON, ENTITLED “FEES”, MORE PARTICULARLY
SECTION 223-30, ENTITLED “ACCIDENT REPORTS” (AMENDS FEE FOR
PRINTED REPORTS)**

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

1. Chapter 223 of the Code of the City of Clifton, entitled “Fees,” more particularly Section 223-30 thereof entitled “Accident Reports,” is hereby amended, revised and supplemented as follows:

CHAPTER 223

* * *

§223-30. Accident reports.

A. For accident reports requested in person, the fee shall be \$1.00 for the first page for letter-size copies and \$0.50 per each additional page, and \$0.05 per page in accordance with the requirements of the Open Public Records Act (OPRA).

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

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

Introduced: August 19, 2025

Adopted: _____

Raymond Grabowski, Mayor

Kathleen Tolosi, City Clerk

ITEM NUMBER: O- 8023-25

ITEM NAME: An Ordinance to Amend, Revise and Supplement Chapter 347 of the Code of the City of Clifton, Entitled "Parking of Truck Tractors, Trailers and Buses," More Particularly Section 34-2 Thereof, Entitled "Parking Prohibited Certain Hours; Permit for Recreational Vehicle" (Amends Fee for Recreational Vehicle Permit)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
 Ordinance	8/14/2025	Cover Memo

**CITY OF CLIFTON
ORDINANCE #8023-25**

**AN ORDINANCE TO AMEND, REVISE AND SUPPLEMENT CHAPTER 347 OF THE
CODE OF THE CITY OF CLIFTON, ENTITLED “PARKING OF TRUCK
TRACTORS, TRAILERS AND BUSES,” MORE PARTICULARLY SECTION 347-2
THEREOF, ENTITLED “PARKING PROHIBITED CERTAIN HOURS; PERMIT FOR
RECREATIONAL VEHICLE” (AMENDS FEE FOR RECREATIONAL VEHICLE
PERMIT)**

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

1. Chapter 347 of the Code of the City of Clifton, entitled “Parking of Truck Tractors, Trailers and Buses,” more particularly Section 347-2 thereof, entitled “Parking Prohibited Certain Hours; Permit For Recreational Vehicle,” is hereby amended, revised and supplemented as follows:

**CHAPTER 347
PARKING OF TRUCK TRACTORS, TRAILERS AND BUSES**

* * *

§ 347-2. Parking Prohibited Certain Hours; Permit For Recreational Vehicle.

(f) The fee for each parking permit granted under this section shall be \$5.00.

* * *

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.

Introduced: August 19, 2025

Adopted: _____

Raymond Grabowski, Mayor

Kathleen Tolosi, City Clerk

ITEM NUMBER: O- 8024-25

ITEM NAME: An Ordinance to Amend, Revise and Supplement Chapter 223 of the Code of the City of Clifton, Entitled "Fees," More Particularly Section 223-4, Entitled "Letters of Good Conduct" (Amends Fee for Background Checks)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description		Upload Date	Type
	Ordinance	8/14/2025	Cover Memo

**CITY OF CLIFTON
ORDINANCE #8024-25**

**AN ORDINANCE TO AMEND, REVISE AND SUPPLEMENT CHAPTER 223 OF THE
CODE OF THE CITY OF CLIFTON, ENTITLED “FEES”, MORE PARTICULARLY
SECTION 223-4, ENTITLED “LETTERS OF GOOD CONDUCT” (AMENDS FEE FOR
BACKGROUND CHECKS)**

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

1. Chapter 223 of the Code of the City of Clifton, entitled “Fees,” more particularly Section 223-4 thereof, entitled “Letters of Good Conduct,” is hereby amended, revised and supplemented as follows:

CHAPTER 223

* * *

§223-4. Letters of Good Conduct.

Whenever the City of Clifton, its officers or employees are requested to issue a letter of good conduct, the person requesting the same shall be required to pay a fee of \$25 for each such letter.

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

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

Introduced: August 19, 2025

Adopted:_____

Raymond Grabowski, Mayor

Kathleen Tolosi, City Clerk

ITEM NUMBER: O- 8025-25

ITEM NAME: An Ordinance to Amend, Revise and Supplement Chapter 223 of the Code of the City of Clifton, Entitled "Fees", More Particularly Section 223-10, Entitled "Driveway Striping" (Amends Fee for Striping of Driveways)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description		Upload Date	Type
	Ordinance	8/14/2025	Cover Memo

**CITY OF CLIFTON
ORDINANCE #8025-25**

**AN ORDINANCE TO AMEND, REVISE AND SUPPLEMENT CHAPTER 223 OF THE
CODE OF THE CITY OF CLIFTON, ENTITLED "FEES", MORE PARTICULARLY
SECTION 223-10, ENTITLED "DRIVEWAY STRIPING" (AMENDS FEE FOR
STRIPING OF DRIVEWAYS)**

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

1. Chapter 223 of the Code of the City of Clifton, entitled "Fees," more particularly Section 223-10 thereof, entitled "Driveway Striping," is hereby amended, revised and supplemented as follows:

CHAPTER 223

* * *

§223-10. Driveway Striping.

- A. The Police Department of the City of Clifton shall be responsible for the striping of approved driveway demarcations within the City.
- B. After approval of said driveway demarcation by the Clifton Police Department, the individual, corporation, partnership or entity requesting the same shall submit a fee of \$15.00 for the initial striping of said driveway demarcation and \$15.00 for subsequent restriping.
- C. Subsequent restriping shall be provided as required. The fee for restriping shall be \$7.50.

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

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

Introduced: August 19, 2025

Adopted: _____

Raymond Grabowski, Mayor

Kathleen Tolosi, City Clerk

ITEM NUMBER: O- 8026-25

ITEM NAME: An Ordinance to Amend, Revise and Supplement Chapter 349 of the Code of the City of Clifton, Entitled "Permit Parking on Residential Streets and Municipal Lots," More Particularly Sections 349-7 Thereof, Entitled "Application for Permit; Fee; Term of Permits" (Amends Temporary Permit Parking Fee)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description		Upload Date	Type
	Ordinance	8/14/2025	Cover Memo

**CITY OF CLIFTON
ORDINANCE #8026-25**

**AN ORDINANCE TO AMEND, REVISE AND SUPPLEMENT CHAPTER 349 OF THE
CODE OF THE CITY OF CLIFTON, ENTITLED “PERMIT PARKING ON
RESIDENTIAL STREETS AND MUNICIPAL LOTS,” MORE PARTICULARLY
SECTIONS 349-7 THEREOF, ENTITLED “APPLICATION FOR PERMIT; FEE;
TERM OF PERMITS” (AMENDS TEMPORARY PERMIT PARKING FEE)**

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

1. Chapter 349 of the Code of the City of Clifton, entitled “Permit Parking on Residential Streets and Municipal Lots,” more particularly Section 349-7 thereof, entitled “Application for Permit; Fee; Term of Permits,” is hereby amended, revised and supplemented to read as follows:

§ 349-7. Application for Permit; Fee; Term of Permits.

C. The fee for each parking permit granted under this article shall be \$5.00. Each parking permit granted under this article shall remain valid during the ownership period of such vehicle by the applicant. Each visitor parking permit granted shall remain valid during the residency of the applicant up to a maximum of seven days.

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

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

Introduced: August 19, 2025

Adopted: _____

Raymond Grabowski, Mayor

Kathleen Tolosi, City Clerk

ITEM NUMBER: O- 8027-25

ITEM NAME: An Ordinance to Amend, Revise and Supplement Chapter 133 of the Code of the City of Clifton, Entitled "Alarm Devices" More Particularly Section 133-6, Entitled "Registration Fees; Penalties for Failure to Register" (Revises Minimum Fine)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description		Upload Date	Type
	Ordinance	8/14/2025	Cover Memo

**CITY OF CLIFTON
ORDINANCE #8027-25**

**AN ORDINANCE TO AMEND, REVISE AND SUPPLEMENT CHAPTER 133 OF THE
CODE OF THE CITY OF CLIFTON, ENTITLED "ALARM DEVICES" MORE
PARTICULARLY SECTION 133-6, ENTITLED "REGISTRATION FEES;
PENALTIES FOR FAILURE TO REGISTER" (REVISES MINIMUM FINE)**

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

1. Chapter 133 of the Code of the City of Clifton, entitled "Alarm Devices," more particularly Section 133-6, entitled "Registration fees; penalties for failure to register," is hereby amended, revised and supplemented as follows:

§ 133-6. Registration fees; penalties for failure to register.

- A. There shall be a \$50.00 registration fee of \$50.00 for any new alarm device installed in any nonresidential building or structure. There will be a new registration required and an additional registration fee of \$25 due upon any change in ownership of any nonresidential building or structure and upon any change in the alarm device, including any change in the entity that monitors the device.
- B. There shall be a registration fee of \$25 for alarm devices installed at residential dwelling units.
- C. Any person, firm or corporation that fails to register an alarm device within 72 hours of its installation shall be subject to a fine of not less than \$95 nor more than \$1,250, upon conviction.
- D. Any person, firm or corporation that fails to update the registration information of an alarm device within 72 hours of any change in ownership of the alarm device or upon any change in the entity that monitors the device shall be subject to a fine of not less than \$95 nor more than \$1,250, upon conviction.

2. All other provisions of Chapter 133 are not further amended hereby and remain in full force and effect.

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

Introduced: August 9, 2025

Adopted: _____

Raymond Grabowski, Mayor

Kathleen Tolosi, City Clerk

ITEM NUMBER: O- 8028-25

ITEM NAME: An Ordinance to Amend, Revise and Supplement Chapter 215 of the Code of the City of Clifton Entitled "Entertainment" at Section 25-7 Entitled "Application for License" and Section 215-11 Entitled "Violations and Penalties" (Adds Requirement that Certain Renewal Applications Must Provide Notice to Property Owners Within 200 Feet of Establishment and Appear in Person Before the Municipal Council and Increases Potential Penalty for a Violation of this Chapter)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description

Upload Date

Type

No Attachments Available

ITEM NUMBER: O- 8029-25

ITEM NAME: An Ordinance to Amend, Revise and Supplement Chapter 273 of the Code of the City of Clifton, Entitled "Housing Standards," More Particularly Section 273-25 Thereof, Entitled "Emergency Orders" (Amends the Administrative Fee)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description		Upload Date	Type
	Ordinance	8/26/2025	Cover Memo

**CITY OF CLIFTON
ORDINANCE #8029-25**

**AN ORDINANCE TO AMEND, REVISE AND SUPPLEMENT CHAPTER 273 OF THE
CODE OF THE CITY OF CLIFTON, ENTITLED “HOUSING STANDARDS,” MORE
PARTICULARLY SECTIONS 273-25 THEREOF, ENTITLED “EMERGENCY
ORDERS” (AMENDS THE ADMINISTRATIVE FEE)**

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

1. Chapter 273 of the Code of the City of Clifton, entitled “Housing Standards,” more particularly Section 273-25 thereof, entitled “Emergency Orders; Fee; Administrative,” is hereby amended, revised and supplemented to read as follows:

§ 273-25. Emergency Orders; Fee; Administrative.

- A. No change.
- B. No change.
- C. There shall be an administrative fee of \$150.00 in connection with the preparation and administration of all emergency orders issued by the City of Clifton, which shall be a principal lien against the real property upon which said cost was incurred.

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

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

Introduced: September 2, 2025

Adopted: _____

Raymond Grabowski, Mayor

Kathleen Tolosi, City Clerk

ITEM NUMBER: O- 8030-25

ITEM NAME: An Ordinance to Amend, Revise, and Supplement Chapter 375 of the Code of the City of Clifton Entitled "Sewer Connection Fee" (Increases Connection Fee")

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description		Upload Date	Type
	Ordinance	8/28/2025	Cover Memo

**CITY OF CLIFTON
ORDINANCE #8030-25**

**AN ORDINANCE TO AMEND, REVISE AND SUPPLEMENT CHAPTER 375 OF THE
CODE OF THE CITY OF CLIFTON ENTITLED "SEWER CONNECTION FEE"
(INCREASES CONNECTION FEE")**

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

1. Chapter 375 of the Code of the City of Clifton, as titled above, is hereby amended, revised and supplemented to read as follows:

§375-3.1 Sewer Connection Fee

* * *

C. The fee per each house, building or, in the case of a multiunit building, each unit, residential or nonresidential, shall be determined by calculating the average gallons per day (GPD) flow for such use in accordance with the regulations of the New Jersey Department of Environmental Protection and multiplying such number times \$7.25 and adding \$25. There shall also be a fee based on square footage which shall be .035 multiplied by the total square footage of the house, building or unit. Such fees shall apply to new connections as well as any increase in use from existing conditions.

* * *

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.

Introduced: September 2, 2025

Adopted: _____

Raymond Grabowski, Mayor

Kathleen Tolosi, City Clerk

ITEM NUMBER: O- 8031-25

ITEM NAME: An Ordinance to Amend, Revise, and Supplement Chapter 296 of the Code of the City of Clifton Entitled "Landscapers"

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description		Upload Date	Type
	Ordinance	8/29/2025	Cover Memo

**CITY OF CLIFTON
ORDINANCE #8031-25**

**AN ORDINANCE TO AMEND, REVISE, AND SUPPLEMENT CHAPTER 296 OF
THE CODE OF THE CITY OF CLIFTON ENTITLED "LANDSCAPERS"**

WHEREAS, the Mayor and Council is desirous of amending the current ordinance regarding landscapers in order to amend fees charged to landscapers to dispose of landscape waste with the City of Clifton.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Clifton that the current Chapter 296 of the Code of the City of Clifton be deleted in its entirety and readopted in accordance with the attached amended Chapter 296 incorporated herein by reference.

BE IT FURTHER ORDAINED:

1. All ordinances or parts of ordinances inconsistent herewith are hereby repealed as to such inconsistency only.
2. This ordinance shall take effect after final passage and publication as provided by law.

Introduced: September 2, 2025

Adopted: _____

Raymond Grabowski, Mayor

Kathleen Tolosi, City Clerk

Chapter 296

LANDSCAPERS

§ 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.~~ Landscapeers 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. Landscapeers 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

§ 296-3

LANDSCAPERS

§ 296-5

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 possesses each such form of insurance from a duly licensed commercial insurance company.

§ 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)	2025: Fee Per Load	2026: Fee Per Load	2027: Fee Per Load
0 to 5	\$140	\$145	\$150
6 to 10	\$280	\$290	\$300

Truck Capacity (cubic yards)	2025: Fee Per Load	2026: Fee Per Load	2027: Fee Per Load
11 to 15	\$420	\$435	\$450

Leaves Between November 1 st – December 31 st Truck Capacity (cubic yards)	2025: Fee Per Load	2026: Fee Per Load	2027: Fee Per Load
0 to 5	\$65	\$65	\$70
6 to 10	\$130	\$130	\$140
11 to 15	\$195	\$195	\$210

~~(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.~~

(2) The City of Clifton may raise pricing above due to contract changes by Council resolution.

(3) 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.

ITEM NUMBER: R 440-25

ITEM NAME: Resolution: Approve Claims List Resolution for the September 2, 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 September 2, 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	8/29/2025	Cover Memo

**RESOLUTION
TO APPROVE
Claims to be paid the meeting of September 2, 2025
Meeting of September 2nd, 2025**

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

Current Fund	\$	5,734,117.80
Grant Fund	\$	210,070.62
Open Space Trust	\$	-
General Capital Fund	\$	453,514.73
Sewer Utility -Operating	\$	130,584.18
Sewer Utility-Capital	\$	79,456.81
Developers Escrow	\$	14,520.00
Dog Trust	\$	4,336.12
Police Extra Duty	\$	151,170.00
Trust Other	\$	73,645.77
Section 8 Public Housing	\$	1,383.60
Affordable Housing	\$	-
Community Development	\$	42,705.38
Tax Title Lien Redemption	\$	-
Self Insurance	\$	1,199,145.70
Fire Dedicated Penalties	\$	-
Revolving Loan Fund	\$	-
Tax Title Lien Redemption	\$	-
Unemployment Trust Fund	\$	-
Library	\$	189,305.81
General Liability Trust	\$	135,711.97
Workers Compensation Trust	\$	35,042.55
Trust Escrow	\$	-
Reserve for Housing	\$	-
Federal DOJ Forfeiture	\$	-
TOTAL CLAIMS	\$	8,454,711.04

ADOPTED _____

ATTEST _____
Kathleen Tolosi, City Clerk

Report Printed 2025-08-29 09:55:12 CITY OF CLIFTON

List of Bills - (All Funds)

Meeting Date: 09/02/2025 For bills from 08/20/2025 to 09/02/2025

Vendor	Description	Account	PO Payment	Check Total
CDBG				
7472 - Ewa Jedlinski	PO 61809 CHIP - 71 Second St - second grant payme		2,667.00	
17-201-20-111-000 CDBG Year 44		2,667.00		
	PO 61810 CHIP - 71 Second St - first grant paymen		2,666.00	
17-201-20-111-000 CDBG Year 44		2,666.00		5,333.00
7049 - GANNETT MEDIA CORP.	PO 62367 CHIP - CLIFTON JOURNAL ADVERTISEMENT		76.64	
17-201-20-111-000 CDBG Year 44		76.64		76.64
527 - KOTULAK & COMPANY, PC	PO 62410 JULY 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
5902 - NORTHEAST & BUCKS CO.	PO 62473 R452-24-Professional Services for YR. 50		3,500.00	
17-201-20-117-400 Year 50 Planning & Programming Admin		3,500.00		3,500.00
5184 - SAINT PETER'S HAVEN	PO 62195 R541-24 - Yr. 50 Unhoused Outreach Servi		6,360.00	
17-201-20-117-000 CDBG Year 50		6,360.00		
	PO 62411 R410-24: JUNE-JULY SAINT PETER'S COVID C		15,496.12	
17-201-20-112-000 CDBG Year 45		15,496.12		21,856.12
7480 - SAMIR HADDAD	PO 62008 CHIP - 58 Mina Ave - third grant payment		1,500.00	
17-201-20-111-000 CDBG Year 44		1,500.00		
	PO 62009 CHIP - 58 Mina Ave - fourth grant paymen		1,500.00	
17-201-20-111-000 CDBG Year 44		1,500.00		3,000.00
3214 - ULINE, INC.	PO 62032 Clifton - CDBG-COVID Health Dept. Urgen		6,933.54	
17-201-20-112-000 CDBG Year 45		6,933.54		6,933.54
CLAIMS FUND				
7152 - 360 ADVANTAGE LLC	PO 62567 R096-25- August 360 Advantage Employer F		8,550.00	
01-201-36-472-200 Statutory Expenditures - Social Security		8,550.00		8,550.00
6193 - ABSOLUTE AUTO AND FLAT GLASS	PO 62202 DPW-FLEET REAR QUARTER WINDOW FOR P.D. D		341.92	
01-201-26-315-200 Vehicle Maintenance - Expenses		341.92		341.92
2113 - ABSOLUTE FENCE SERVICES, INC.	PO 61272 RECREATION: Repairing Fence at Surgent P		3,375.00	
04-215-55-959-700 Recreation Dept Projects 7471-18		3,375.00		

	04-215-55-978-700	Recreation Projects 7947-24	PO 61848	RECREATION: Fence for Stefan Tatarenko	1,850.00	1,850.00	5,225.00
	213 - ACRISURE, LLC		PO 62568	R508-24 - September 2025 TPA - Liability		2,725.00	
	27-201-20-300-000	General Liability Insurance			2,725.00		
	28-201-20-100-000	Workers Comp Costs	PO 62569	R071-24 - September 2025 Workers Comp Ad	9,998.00	9,998.00	12,723.00
	6925 - ADVANCE STORES COMPANY, INCORPORATE		PO 62162	DPW - SEWERS - BATTERY FOR EQUIPMENT USE		30.96	
	07-201-26-291-200	Sewer / Storm Systems - Expenses			30.96		
			PO 62308	DPW-FLEET REPAIR PARTS		457.90	
	01-201-26-315-200	Vehicle Maintenance - Expenses			457.90		
			PO 62465	DPW - SEWERS - PART FOR EQUIPMENT USED I		82.00	
	07-201-26-291-200	Sewer / Storm Systems - Expenses			82.00		570.86
ACH	5624 - AFFORDABLE INTERIOR SYSTEMS INC		PO 58663	R585-24 Bldg Dept - Office Rehab / New F		41,729.84	
	01-203-22-195-200	(2024) Construction Code - Expenses			41,729.84		41,729.84
ACH	4294 - AIRGAS USA, LLC		PO 62490	FIRE: Medical Oxygen Cylinders		221.26	
	01-201-25-265-200	Fire Department - Expenses			221.26		221.26
ACH	107 - AMERICAN HOSE & HYDRAULIC CO., INC.		PO 62174	DPW-FLEET REPAIR PARTS		60.40	
	01-201-26-315-200	Vehicle Maintenance - Expenses			60.40		60.40
ACH	107 - AMERICAN HOSE & HYDRAULIC CO., INC.		PO 62381	DPW-FLEET EMERGENCY REPAIR HOSE FOR F.D.		99.51	
	01-201-26-315-200	Vehicle Maintenance - Expenses			99.51		99.51
	7147 - AMERIGAS		PO 62418	RECREATION: Propane Gas for Anzaldi Park		14.16	
	01-201-27-370-200	Public Playgrounds and Rec - Expenses			14.16		14.16
ACH	6663 - AT NORTHERN NEW JERSEY LLC		PO 62163	R123-25-DPW-FLEET REPAIR PARTS - ESCNJ #		2,145.85	
	01-201-26-315-200	Vehicle Maintenance - Expenses			2,145.85		2,145.85
ACH	6663 - AT NORTHERN NEW JERSEY LLC		PO 62164	R123-25-DPW-FLEET REPAIR PARTS - ESCNJ #		1,142.43	
	01-201-26-315-200	Vehicle Maintenance - Expenses			1,142.43		1,142.43
	110 - ATHENIA MASON SUPPLY, INC.		PO 62170	DPW - SEWERS - FOR SEWER & STORMS SEWER		1,289.46	
	07-201-26-291-200	Sewer / Storm Systems - Expenses			1,289.46		1,289.46
ACH	7186 - ATLAS DESK & OFFICE EQUIPMENT CORP.		PO 58662	R585-24 Bldg Dept - Office Rehab / New F		9,485.00	
	01-203-22-195-200	(2024) Construction Code - Expenses			9,485.00		9,485.00
ACH	7186 - ATLAS DESK & OFFICE EQUIPMENT CORP.		PO 60621	R585-24 Bldg Dept - Office Rehab / Acces		3,053.00	
	01-201-22-195-200	Construction Code - Expenses			3,053.00		3,053.00
	1009 - BARTLETT GREEN HOUSES AND FLORIST		PO 61981	DPW - SHADE TREE - FLOWER BEDS AROUND CI		450.00	
	01-201-28-300-200	Shade Tree - Expenses			450.00		450.00

	6802 - BOGGIA & BOGGIA LLC 01-201-20-145-200 Tax Assessor - Expenses	PO 62296 R340-25 - June 2025 Legal Services - Tax	255.00	255.00	255.00
	513 - BOTANY TV & APPLICANCES, INC. 01-201-25-265-200 Fire Department - Expenses	PO 62311 FIRE: Refrigerator Water Filters for Fir	118.00	118.00	118.00
ACH	6009 - CABLEVISION LIGHTPATH LLC 01-201-31-440-200 Telephone	PO 62437 8/1/25 - 8/31/25 - Light path Internet s	2,806.66	2,806.66	2,806.66
	401 - CABLEVISION SYSTEMS CORP 01-201-31-440-200 Telephone	PO 62532 8/23/25 - 9/22/25 - CPD Cameras Account:	228.94	228.94	228.94
	7085 - Canon Financial Services Inc 01-201-20-130-200 Financial Administration - Expense	PO 62470 R013-24 August Contract & Insurance #912	2,460.09	2,577.45	
	01-201-22-195-200 Construction Code - Expenses		117.36		
	01-201-20-130-200 Financial Administration - Expense	PO 62489 R013 -24 - COPIERS 2025 LEASING	4,575.87	4,744.40	
	01-201-22-195-200 Construction Code - Expenses		168.53		7,321.85
ACH	2456 - CHENOSA SYSTEMS CORP. 01-201-25-265-200 Fire Department - Expenses	PO 62447 FIRE: ProPhoenix Conference Registration	2,635.00	2,635.00	2,635.00
ACH	7373 - CHRISTOPHER FAVOCCI INC. 02-213-40-706-000 Public Works Grant Expenditures	PO 61915 DPW - FLEET - TRANSMISSION FOR DPW 59 (C	4,290.00	4,290.00	4,290.00
	2337 - CITY GREEN, INC. 15-286-56-005-000 Recreation Trust Accounts	PO 62301 RECREATION: Instructor payment for Fun o	465.00	465.00	465.00
	2182 - CLIFTON BOARD OF EDUCATION, TRANSP 01-201-27-370-200 Public Playgrounds and Rec - Expenses	PO 62326 RECREATION: Transportation for Summer Ca	1,500.00	1,500.00	1,500.00
	336 - CLIFTON CAR WASH 01-201-26-315-200 Vehicle Maintenance - Expenses	PO 62401 DPW - FLEET CAR WASHES FOR JULY 2025	80.00	80.00	80.00
	6635 - CLIFTON HARDWARE AND PAINT 01-201-25-265-200 Fire Department - Expenses	PO 62203 FIRE: Tools & Equipment for Fire Sta. 1	468.99	468.99	468.99
	1 - CLIFTON, CITY OF - CURRENT ACCOUNT 02-213-40-702-000 Health Department Grant Expenditures	PO 62520 Fringe Benefits for Lead Poisoning Grant	42,340.00	42,340.00	42,340.00
	1 - CLIFTON, CITY OF - CURRENT ACCOUNT 02-213-40-702-000 Health Department Grant Expenditures	PO 62522 Fringe Benefits Allocation 07/01/2024 -6	16,330.32	16,330.32	16,330.32
ACH	1026 - CLIFTON, CITY OF - POLICE 04-215-55-978-400 Engineering Projects 7947-24	PO 62366 Traffic Related Duties - Project 24-06	3,920.00	3,920.00	3,920.00

ACH	1026 - CLIFTON, CITY OF - POLICE 07-201-26-291-600	Emergency Repairs	PO 62495	On Call Emergency Repairs - Project 22-1	1,190.00	1,190.00	1,190.00
ACH	1026 - CLIFTON, CITY OF - POLICE 04-215-55-978-400	Engineering Projects 7947-24	PO 62512	Traffic Related Duties - Project 24-06	8,960.00	8,960.00	8,960.00
ACH	1026 - CLIFTON, CITY OF - POLICE 04-215-55-978-400	Engineering Projects 7947-24	PO 62513	Traffic Related Duties - Project 24-08	6,160.00	6,160.00	6,160.00
ACH	6943 - CMF Business Supplies Inc. 01-201-28-370-200	Arts Center & Sculpture Park - Expenses	PO 62347	HEALTH DEPARTMENT: ARTS CENTER	39.88	39.88	39.88
ACH	572 - COLLIERS ENGINEERING & DESIGN, INC. 01-203-20-155-200	(2024) Legal Service - Expenses	PO 62243	R424-22 - Redevelopment Study - LaRoche	3,444.80	3,444.80	3,444.80
ACH	5358 - COMMERCIAL TECHNOLOGY CONTRACTORS I 01-203-26-290-200	(2024) Building Department (DPW) - Expenses	PO 56738	DPW - FACILITIES 1 YEAR GENETEC ADVANTAG	1,212.09	1,212.09	1,212.09
ACH	7479 - COMMUNITY TRANSPORTATION ASSOCIATION OF		PO 61996	CLIFTON OUTREACH: TRAINING COURSE FOR C	750.00	750.00	750.00
ACH	6372 - CORONIS HEALTH RCM LLC 01-201-25-265-200	Fire Department - Expenses	PO 62436	R200-24 - July 2025 Ambulance Billing Se	19,055.00	19,055.00	19,055.00
ACH	6753 - CRYSTAL RODRIGUEZ 02-213-40-702-000	Health Department Grant Expenditures	PO 62390	HEALTH: CONSULTANT SERVICES 7/28/2025 -	1,257.81	1,257.81	1,257.81
ACH	6753 - CRYSTAL RODRIGUEZ 02-213-40-702-000	Health Department Grant Expenditures	PO 62523	HEALTH: CONSULTANT SERVICES 8/11/2025 -	1,116.94	1,116.94	1,116.94
	245 - CUELLAR LLC 15-286-56-005-000	Recreation Trust Accounts	PO 62283	RECREATION: Food for Summer Picnic	109.14	109.14	
	15-286-56-005-000	Recreation Trust Accounts	PO 62284	RECREATION: Drinks for Summer Picnic	11.48	11.48	
	15-286-56-005-000	Recreation Trust Accounts	PO 62424	RECREATION: Supplies for Multiple Events	268.17	268.17	
	01-201-27-370-200	Public Playgrounds and Rec - Expenses	PO 62424	RECREATION: Supplies for Multiple Events	31.96	31.96	420.75
ACH	6699 - CUMMINS INC. CUMMINS INC. dba Cummins Sa 01-201-26-315-200	Vehicle Maintenance - Expenses	PO 61378	DPW-FLEET DIAGNOSTICS OF L2	2,174.90	2,174.90	2,174.90
	7276 - DIFRANCESCO, BATEMAN, KUNZMAN, DAVIS, LE 01-201-20-105-200	Personnel - Expenses	PO 62498	R214-25 - Labor Counsel	3,666.41	3,666.41	3,666.41

	6245 - DOWNES TREE SERVICE CO INC.	PO 61375	DPW - SHADE TREE - TREE REMOVAL @ 94 PRI	4,050.00	4,050.00	
	01-201-28-300-200 Shade Tree - Expenses			4,050.00		4,050.00
	844 - DRAEGER INC.	PO 58762	R016-25- POLICE DEPT- 2024 NEW MANDATED	22,822.50	22,822.50	
	02-213-40-705-000 Police Department Grant Expenditures			22,822.50		22,822.50
ACH	683 - DUJETS CORPORATION	PO 62235	DPW - SHADE TREE - STUMP GRINDING MACHIN	2,415.00	2,415.00	
	01-201-28-300-200 Shade Tree - Expenses			2,415.00		2,415.00
ACH	683 - DUJETS CORPORATION	PO 62324	DPW - GROUNDS - FIXING 2 HEDGE TRIMMERS	757.92	757.92	
	01-201-28-300-200 Shade Tree - Expenses			757.92		757.92
ACH	683 - DUJETS CORPORATION	PO 62359	DPW-FLEET FILTERS FOR BANDIT STUMP GRIND	283.28	283.28	
	01-201-26-315-200 Vehicle Maintenance - Expenses			283.28		283.28
ACH	683 - DUJETS CORPORATION	PO 62399	DPW - SHADE TREE - CHIPPER BLADES FOR CH	285.32	285.32	
	01-201-28-300-200 Shade Tree - Expenses			285.32		285.32
ACH	683 - DUJETS CORPORATION	PO 62400	DPW - SHADE TREE - SUPPLIES AND EQUIPMEN	1,120.05	1,120.05	
	01-201-28-300-200 Shade Tree - Expenses			1,120.05		1,120.05
ACH	133 - EMSL ANALYTICAL, INC.	PO 62216	R013-25- HEALTH: LEAD DWELLING INSPECTIO	696.60	696.60	
	15-286-56-028-000 Lead-Based Paint Inspections			696.60		696.60
ACH	133 - EMSL ANALYTICAL, INC.	PO 62474	R013-25- HEALTH: LEAD DWELLING INSPECTIO	899.05	899.05	
	15-286-56-028-000 Lead-Based Paint Inspections			899.05		899.05
ACH	133 - EMSL ANALYTICAL, INC.	PO 62475	R013-25- HEALTH: LEAD DWELLING INSPECTIO	569.85	569.85	
	15-286-56-028-000 Lead-Based Paint Inspections			569.85		569.85
ACH	133 - EMSL ANALYTICAL, INC.	PO 62539	R013-25- HEALTH: LEAD DWELLING INSPECTIO	903.90	903.90	
	15-286-56-028-000 Lead-Based Paint Inspections			903.90		903.90
	4149 - ENVELOPES & PRINTED PRODUCTS, INC.	PO 62167	TAX COLLECTOR - #10 WINDOW ENVELOPES R55	286.00	286.00	
	07-201-26-292-200 Sewer Utility Allocations - Other Exp.			286.00		286.00
ACH	4081 - EQUIPTECH, LLC	PO 62335	R017-25- DPW-FLEET REPAIR PARTS FOR CHIP	428.08	428.08	
	01-201-26-315-200 Vehicle Maintenance - Expenses			428.08		428.08
	848 - FAIRFIELD MAINTENANCE, INC.	PO 61357	R017-25-DPW - FACILITIES - COMPLIANCE TE	3,770.00	3,770.00	
	01-201-26-290-200 Building Department (DPW) - Expenses			3,770.00		
		PO 62515	DPW-FACILITIES- MONTHLY INSPECTIONS 900	347.10	347.10	
	01-203-26-290-200 (2024) Building Department (DPW) - Expenses			347.10		
		PO 62516	DPW-FACILITIES- MONTHLY INSPECTIONS 144	347.10	347.10	
	01-203-26-290-200 (2024) Building Department (DPW) - Expenses			347.10		4,464.20

	5073 - FDR HITCHES	PO 61296	DPW - GROUNDS - TRAILER FOR INFIELD DRAG	9,207.50	9,207.50	
	04-215-55-978-600	Dept Public Works Projects 7947-24		9,207.50		9,207.50
	5073 - FDR HITCHES	PO 61835	FLEET - MAIN REPAIRS	908.90	908.90	908.90
	01-201-26-290-200	Building Department (DPW) - Expenses		908.90		908.90
ACH	455 - FEDEX	PO 62288	HEALTH: POSTAGE FOR LEAD DWELLING INSPEC	58.06	58.06	58.06
	15-286-56-028-000	Lead-Based Paint Inspections		58.06		58.06
ACH	455 - FEDEX	PO 62479	HEALTH: POSTAGE FOR LEAD DWELLING INSPEC	28.74	28.74	28.74
	15-286-56-028-000	Lead-Based Paint Inspections		28.74		28.74
	4469 - FIERRO, THERESA	PO 62421	RECREATION: Instructor payment for Fores	75.00	75.00	75.00
	15-286-56-005-000	Recreation Trust Accounts		75.00		75.00
	6731 - FIG 20 LLC	PO 62369	Tax Lien Redemption B# 5.17 L# 16	600.00	600.00	
		PO 62369	Tax Lien Redemption B# 5.17 L# 16	474.11	474.11	
		PO 62388	Tax Lien Redemption B# 13.13 L#	305.76	305.76	
		PO 62388	Tax Lien Redemption B# 13.13 L#	600.00	600.00	1,979.87
ACH	1287 - FILE BANK INC	PO 62517	Building: Offsite Plan Storage - Septemb	210.12	210.12	210.12
	01-201-22-195-200	Construction Code - Expenses		210.12		210.12
ACH	7379 - FIRST SECURITY MUNICIPAL ADVISORS INC.	PO 62537	R533-24 Advisor - Series 2025 General Ob	24,394.75	24,394.75	24,394.75
	04-215-55-959-900	Administrative Cost 7471-18		24,394.75		24,394.75
ACH	4544 - FMHUB LLC	PO 62482	Bond / BAN Sale	1,000.00	1,000.00	1,000.00
	04-215-55-957-900	Administrative Costs 2017		1,000.00		1,000.00
ACH	136 - FOLEY, INC.	PO 61903	RECYCLING TONNAGE-REPAIRS TO DFW 156	13,935.75	13,935.75	13,935.75
	02-213-40-706-000	Public Works Grant Expenditures		13,935.75		13,935.75
ACH	136 - FOLEY, INC.	PO 62046	R-017-25/R-089-25 DPW-FLEET SUPPLEMENTAL	2,797.21	2,797.21	2,797.21
	01-201-26-315-200	Vehicle Maintenance - Expenses		2,797.21		2,797.21
	6304 - FRIEND & WENZEL LLC	PO 62444	PROFESSIONAL SERVICES AS COUNSEL SECRETA	1,200.00	1,200.00	1,200.00
	01-201-21-180-200	Zoning and Planning - Expenses		1,200.00		1,200.00
	892 - FRIENDS OF THE SHELTER, INC.	PO 62294	R012-25- HEALTH: VETERINARY SERVICES REN	5,928.00	5,928.00	
	01-201-27-340-200	Animal Control Shelter - Expenses		5,928.00		
		PO 62294	R012-25- HEALTH: VETERINARY SERVICES REN	3,952.00	3,952.00	9,880.00

	332 - GANN LAW BOOKS, INC.	PO 62015	Law Dept. - Subscription Renewal	225.00	225.00	225.00
	01-201-20-155-200 Legal Service - Expenses					
	7049 - GANNETT MEDIA CORP.	PO 62310	Clerk's Office - Legal Ads - JULY 2025 I	1,697.13	1,697.13	
	01-201-20-120-200 City Clerk - Expenses					
	01-201-20-105-200 Personnel - Expenses	PO 62319	Advertising for 2025 Annual Recruitment	880.00	880.00	
	16-289-56-081-000 Section 8 Spending Reserves	PO 62433	Account #1184363 8-19-2025 & 9-2-2025	99.60	99.60	
	01-201-21-180-200 Zoning and Planning - Expenses	PO 62521	Acct: 1184288 July 2025 Newspaper Ads fo	46.38	46.38	2,723.11
	2156 - GARFIELD LUMBER & MILLWORK, INC.	PO 62462	DPW - GROUNDS - PROJECT FOR POND AT MAIN	169.39	169.39	169.39
	01-201-28-375-200 Maintenance of Parks - Expenses					
	3421 - GERRY D'S CATERING LLC	PO 62293	RECREATION: Food for Drive-In Movie	147.00	147.00	147.00
	01-201-27-370-200 Public Playgrounds and Rec - Expenses					
ACH	6347 - Gold Type Business Machines Inc.	PO 58484	R555-24 POLICE DEPT. - PURCHASE OF LICEN	147,999.47	147,999.47	147,999.47
	04-215-55-973-500 Police Department Projects 7740-22					
ACH	183 - GRAINGER	PO 61536	R208-25- EMERGENCY EXIT LIGHTS POST OFFI	1,953.66	1,953.66	1,953.66
	01-201-26-290-200 Building Department (DPW) - Expenses					
ACH	183 - GRAINGER	PO 62332	FIRE: R208-25 Janitorial Supplies - NJ S	236.16	236.16	236.16
	01-201-25-265-200 Fire Department - Expenses					
	5533 - HARTFORD STEAM BOILER INSPECTION	PO 62024	DPW - FACILITIES - Boiler Inspection Cer	110.00	110.00	110.00
	01-201-26-290-200 Building Department (DPW) - Expenses					
ACH	147 - HARTMANN, JILL, PP, AICP	PO 62344	Jill Hartmann - Zoning Meetings & Profes	300.00	3,240.00	
	12-286-56-851-000 Developer Escrows			120.00		
	12-286-56-851-000 Developer Escrows			300.00		
	12-286-56-851-000 Developer Escrows			360.00		
	12-286-56-851-000 Developer Escrows			420.00		
	12-286-56-851-000 Developer Escrows			300.00		
	12-286-56-851-000 Developer Escrows			840.00		
	12-286-56-851-000 Developer Escrows			600.00		3,240.00
ACH	147 - HARTMANN, JILL, PP, AICP	PO 62528	Zoning Committee Meeting Attendance	240.00	240.00	240.00
	01-201-21-180-200 Zoning and Planning - Expenses					
ACH	7497 - HATFIELD SCHWARTZ LLC	PO 62497	R306-25 - Special Counsel	7,936.50	7,936.50	7,936.50
	01-201-20-105-200 Personnel - Expenses					
	6937 - HEALTHIER NEW JERSEY INSURANCE COMP	PO 62412	R065-25 Braven Health - September 2025 R	8,562.56	8,562.56	8,562.56
	21-201-20-100-000 Employee Group Health					

ACH	7313 - HOLMAN FRENIA ALLISON PC 07-203-20-135-200 (2024) Auditing Expense	PO 62408 R513-24 - July 2025 Forensic Audit Work	5,305.00	5,305.00	5,305.00
	7132 - HOOVER TRUCK CENTERS INC. 01-201-26-315-200 Vehicle Maintenance - Expenses	PO 62309 DPW-FLEET REPAIR PARTS	911.25	911.25	911.25
ACH	6427 - HR Managing Group, LLC 01-201-27-330-200 Health and Welfare - Expenses	PO 62514 07661 - 21 - LEASE - 207 PARKER AVENUE -	2,889.58	2,889.58	2,889.58
	6950 - HUDSON COUNTY MOTORS INC. 01-201-26-315-200 Vehicle Maintenance - Expenses	PO 62316 DPW-FLEET REPAIR PARTS	87.76	87.76	87.76
ACH	476 - INSTITUTE FOR FORENSIC PSYCHOLOGY 01-201-25-240-200 Police Department - Expenses	PO 62393 R147-25-PSYCHOLOGICAL RE-EVALUATION SERV	3,100.00	3,100.00	3,100.00
	1309 - JERSEY POWER EQUIPMENT, INC. 01-201-28-375-200 Maintenance of Parks - Expenses	PO 61982 DPW - GROUNDS - PARTS ON A MACHINE FOR B	107.00	107.00	107.00
	3612 - JOHN GARCIA CONSTRUCTION CO. 07-201-26-291-600 Emergency Repairs	PO 62502 R063-24: On Call Emergency Sewer Repair	10,981.31	10,981.31	
	08-215-55-957-400 Emergency Repairs	PO 62506 R063-24: On Call Emergency Repair @Vall	10,740.00	10,740.00	
	07-201-26-291-600 Emergency Repairs	PO 62506 R063-24: On Call Emergency Repair @Vall	244.17		
	07-201-26-291-600 Emergency Repairs	PO 62526 R063-24: On Call Emergency Sewer Repair	6,017.86	6,017.86	27,983.34
	3612 - JOHN GARCIA CONSTRUCTION CO. 08-215-55-957-400 Emergency Repairs	PO 62542 R124-25 On Call Emergency Sewer Repair -	12,514.75	12,514.75	12,514.75
ACH	3203 - JOHNNY ON THE SPOT LLC 15-286-56-005-000 Recreation Trust Accounts	PO 62249 RECREATION: Port-a-John for Drive-In Mov	189.00	189.00	189.00
ACH	3203 - JOHNNY ON THE SPOT LLC 15-286-56-005-000 Recreation Trust Accounts	PO 62251 RECREATION: Port-a-John for Albion Park	130.00	130.00	130.00
ACH	7091 - Joseph M Giordano 01-201-28-370-200 Arts Center & Sculpture Park - Expenses	PO 62380 HEALTH DEPARTMENT: ARTS CENTER	299.00	299.00	299.00
ACH	594 - KEV SECURITY, INC. 01-201-28-370-200 Arts Center & Sculpture Park - Expenses	PO 62345 HEALTH DEPARTMENT: ARTS CENTER	25.00	25.00	25.00
	582 - KIMBALL MIDWEST 01-201-26-315-200 Vehicle Maintenance - Expenses	PO 62118 DPW-FLEET SUPPLIES FOR FLEET/SHOP	2,255.34	2,255.34	2,255.34
	250 - KONICA MINOLTA BUSINESS SOLUTIONS	PO 62389 SENIOR CENTER: COPIER COVERAGE 11-1-202		510.45	

	01-201-27-336-200	Senior Citizens - Expenses		508.44		
	01-201-27-330-200	Health and Welfare - Expenses		2.01		510.45
ACH	477 - LAWSON PRODUCTS, INC.		PO 62307 DPW-FLEET SHOP SUPPLIES		697.74	697.74
	01-201-26-315-200	Vehicle Maintenance - Expenses		697.74		697.74
	7493 - LEOMAR THEN		PO 62346 FIRE: Reimburse for Dwelling Inspection		225.00	225.00
	01-192-08-105-000	FEES AND PERMITS		225.00		225.00
	712 - LERCH, VINCI & BLISS, LLP		PO 62460 R534-24 - 2025 Municipal Auditors		500.00	500.00
	07-201-20-135-200	Auditing Expense		500.00		
			PO 62460 R534-24 - 2025 Municipal Auditors		31,000.00	31,000.00
	01-201-20-135-200	Auditing Expense		31,000.00		
			PO 62508 Professional Services - City of Clifton		4,635.00	4,635.00
	01-201-20-135-200	Auditing Expense		4,635.00		36,135.00
	1847 - MAD SCIENCE OF BERGEN		PO 62419 RECREATION: Instructor payment for Speci		2,100.00	2,100.00
	15-286-56-005-000	Recreation Trust Accounts		2,100.00		2,100.00
ACH	6819 - MARIE LUPO		PO 62386 HEALTH: PROFESSIONAL SERVICES FOR LEAD G		360.00	360.00
	01-201-27-330-200	Health and Welfare - Expenses		360.00		360.00
ACH	4018 - MARRONE PEST MANAGEMENT SERVICES LLC		PO 62413 RECREATION: RELEASE - Monthly Pest Contr		320.00	320.00
	01-201-27-370-200	Public Playgrounds and Rec - Expenses		320.00		320.00
	5876 - MAYDA E. LYON		PO 62331 Court: Turkish Interpreting Services		270.00	270.00
	01-201-43-490-200	Municipal Court - Expenses		270.00		
			PO 62480 Court: Turkish Interpreting Services		240.00	240.00
	01-201-43-490-200	Municipal Court - Expenses		240.00		510.00
	590 - McElwee & Quinn, LLC		PO 62476 2025 Bonds & Notes Printing Services		2,100.00	2,100.00
	04-215-55-959-900	Administrative Cost 7471-18		2,100.00		2,100.00
ACH	7213 - MCMANIMON, SCOTLAND & BAUMANN LLC		PO 62500 R535-24- Bond Counsel Services		600.00	600.00
	04-215-55-959-900	Administrative Cost 7471-18		600.00		600.00
ACH	7213 - MCMANIMON, SCOTLAND & BAUMANN LLC		PO 62501 R267-25 Land Use Litigation Services		336.00	336.00
	01-201-21-180-200	Zoning and Planning - Expenses		336.00		336.00
ACH	7213 - MCMANIMON, SCOTLAND & BAUMANN LLC		PO 62531 R345-25 Roche Redevelopment		18,190.02	18,190.02
	15-286-57-014-000	Escrow Deposits		18,190.02		18,190.02
	5901 - MELIHA SHIU PIHURA		PO 62385 Court: Serbian Interpreting Services		275.00	275.00
	01-201-43-490-200	Municipal Court - Expenses		275.00		275.00
	637 - MGL FORMS-SYSTEMS, LLC		PO 62168 Sewer Late Notices		1,136.50	1,136.50
	01-201-20-150-200	Tax Collector - Expenses		1,136.50		1,136.50

	637 - MGL FORMS-SYSTEMS, LLC	PO 62194 TAX LATE NOTICES		1,136.50	1,136.50	
	01-201-20-150-200 Tax Collector - Expenses		1,136.50			1,136.50
	637 - MGL FORMS-SYSTEMS, LLC	PO 62289 TAX SALE ENVELOPES		217.00	217.00	
	01-201-20-150-200 Tax Collector - Expenses		217.00			217.00
	6051 - MJG PROMOTIONS, L.L.C.	PO 62373 RECREATION: Shirts for Summer Camp		1,440.00	1,440.00	
	15-286-56-005-000 Recreation Trust Accounts		1,440.00			
	01-201-27-370-200 Public Playgrounds and Rec - Expenses	PO 62373 RECREATION: Shirts for Summer Camp	1,606.00		1,606.00	3,046.00
ACH	226 - MLEKICKI MARIOLA	PO 62320 Court: Polish Interpreting Services		200.00	200.00	
	01-201-43-490-200 Municipal Court - Expenses		200.00			200.00
ACH	226 - MLEKICKI MARIOLA	PO 62407 Court: Polish Interpreting Services		200.00	200.00	
	01-201-43-490-200 Municipal Court - Expenses		200.00			200.00
ACH	226 - MLEKICKI MARIOLA	PO 62504 Court: Polish Interpreting Services		200.00	200.00	
	01-201-43-490-200 Municipal Court - Expenses		200.00			200.00
	1784 - MORGAN, ROBERT D.	PO 62277 RECREATION: Director Payment for Clifton		3,000.00	3,000.00	
	01-201-27-370-200 Public Playgrounds and Rec - Expenses		3,000.00			3,000.00
ACH	2437 - MRC INC	PO 58399 R559-24-RECREATION: Playground Equipment			238,712.11	
	04-215-55-954-700 Recreation Improvements 7311-16		13,354.79			
	04-215-55-954-700 Recreation Improvements 7311-16		20,215.26			
	04-215-55-957-700 Recreation Dept Projects 2017		62,364.00			
	04-215-55-957-700 Recreation Dept Projects 2017		50,000.00			
	04-215-55-978-700 Recreation Projects 7947-24		92,778.06			238,712.11
ACH	7377 - MURRAY PAVING AND CONCRETE LLC	PO 59724 R060-25 RECREATION: Repairs for Uzma Par			69,007.02	
	27-201-20-600-000 Repairs		69,007.02			69,007.02
	6521 - NADEJA ANTOINE	PO 62481 Court: Haitian/Creole Interpreting Serv		180.00	180.00	
	01-201-43-490-200 Municipal Court - Expenses		180.00			180.00
	6951 - NATIONAL HIGHWAY PRODUCTS INC	PO 62231 R306-24-POLICE DEPT. - PURCHASE OF TRUCK		105.36	105.36	
	01-201-25-240-200 Police Department - Expenses		105.36			105.36
	6909 - NEAL TECHNOLOGIES INC.	PO 61940 DPW-FLEET REPAIR PARTS FOR V3		3,664.53	3,664.53	
	01-201-26-315-200 Vehicle Maintenance - Expenses		3,664.53			3,664.53
ACH	215 - NEGLIA ENGINEERING ASSOCIATES	PO 62336 Developers Escrow Project			1,715.00	
	12-286-56-851-000 Developer Escrows		115.00			
	12-286-56-851-000 Developer Escrows		320.00			
	12-286-56-851-000 Developer Escrows		1,280.00			1,715.00

ACH	215 - NEGLIA ENGINEERING ASSOCIATES	PO 62339	Developers Escrow Project		9,565.00	
	12-286-56-851-000	Developer Escrows		3,417.50		
	12-286-56-851-000	Developer Escrows		1,050.00		
	12-286-56-851-000	Developer Escrows		1,425.00		
	12-286-56-851-000	Developer Escrows		640.00		
	12-286-56-851-000	Developer Escrows		1,030.00		
	12-286-56-851-000	Developer Escrows		1,900.00		
	12-286-56-851-000	Developer Escrows		102.50		9,565.00
ACH	215 - NEGLIA ENGINEERING ASSOCIATES	PO 62363	R121-25: Construction Mgmt Services Morr		4,771.31	
	02-213-40-700-000	Engineering Dept. Grant Expenditures		4,771.31		4,771.31
ACH	215 - NEGLIA ENGINEERING ASSOCIATES	PO 62370	R057-23 Weasel Brook Improvements throug		387.06	
	08-215-55-946-100	Administrative Costs 7312-16		387.06		387.06
	1381 - NEW JERSEY - DEPT. OF TREASURY	PO 62417	RECREATION: Albion Memorial Walking Path		450.00	
	04-215-55-978-700	Recreation Projects 7947-24		450.00		450.00
ACH	2293 - NEW JERSEY RECREATION & PARKS ASSOC	PO 62374	RECREATION: Annual Membership Fee		750.00	
	01-201-27-370-200	Public Playgrounds and Rec - Expenses		750.00		750.00
	428 - NEW JERSEY STATE TREASURER	PO 62457	FIRE: NJ State Uniform Fire Code 1 year		30.00	
				30.00		30.00
	3559 - NEW TRIMBLE AUTO BODY	PO 62449	DFW-DOI: 06/18/25-PHD-0840-25 -2019 Ford		1,000.00	
	27-201-20-500-000	Deductables		1,000.00		
		PO 62451	POLICE:DOI 6-22-25 PHD-0838-25-2021 Ford		1,000.00	
	27-201-20-500-000	Deductables		1,000.00		
		PO 62452	POLICE:DOI 7-1-25 PHD-0842-25-2023 Dodge		1,000.00	
	27-201-20-500-000	Deductables		1,000.00		
		PO 62518	POLICE:DOI 8-12-25 PHD-0847-25- 2024 Che		1,000.00	
	27-201-20-500-000	Deductables		1,000.00		
		PO 62519	POLICE:DOI 4-3-25 PHD-0832-25- 2023 Dodg		1,000.00	
	27-201-20-500-000	Deductables		1,000.00		
		PO 62533	POLICE:DOI 6-6-25 PHD-0837-25- 2018 RAM		1,000.00	
	27-201-20-500-000	Deductables		1,000.00		6,000.00
ACH	6953 - NIELSEN OF MORRISTOWN INC	PO 62146	DPW-FLEET REPAIR OF P.D. 2307 GOODWILL R		309.41	
	01-201-26-315-200	Vehicle Maintenance - Expenses		309.41		309.41
ACH	2583 - NOC AUTOMOTIVE SOLUTIONS INC	PO 62529	DOI: 5 26 25- 2021 Ford Explorer White -		1,000.00	
	27-201-20-500-000	Deductables		1,000.00		1,000.00
ACH	2583 - NOC AUTOMOTIVE SOLUTIONS INC	PO 62534	DOI: 7/1/25- 2023 Dodge Durango Blue - 1		1,000.00	
	27-201-20-500-000	Deductables		1,000.00		1,000.00
ACH	5666 - ONLINE COMPUTERS AND COMMUNICATIONS	PO 61682	POLICE DEPT. - 2025 PD COMPUTER NETWORK		8,400.00	
	01-201-25-240-200	Police Department - Expenses		8,400.00		8,400.00

ACH	609 - OUTSTANDING SERVICE CO., INC.	PO 62402	DPW - FLEET DIESEL FUEL CHECK TANKS - 8/	474.80	474.80	474.80
	01-201-26-315-200 Vehicle Maintenance - Expenses					
	167 - P S E & G	PO 62496	July 2025 - Current Charges - Acct # 13	51.51	51.51	51.51
	01-201-31-430-200 Electricity					
	4173 - PARTAC PEAT CORPORATION	PO 60924	DPW - GROUNDS - MATERIAL FOR ALL BALL FI	692.07	692.07	
	01-201-28-375-200 Maintenance of Parks - Expenses					
		PO 60925	DPW - GROUNDS - PARKS AND GROUNDS MATERI	228.47	228.47	920.54
	01-201-28-375-200 Maintenance of Parks - Expenses					
	5818 - Parts Authority LLC	PO 62200	DPW-FLEET BATTERIES FOR FLEET	509.04	509.04	509.04
	01-201-26-315-200 Vehicle Maintenance - Expenses					
	1612 - PARTY TIME RENTALS	PO 62282	RECREATION: Rides for Food Truck Festiva	1,685.62	1,685.62	1,685.62
	15-286-56-007-000 Civic Events					
	3829 - PASSAIC, County of	PO 62375	PERMIT FEES-Emergency Sewer Repair	1,050.00	1,050.00	1,050.00
	04-215-55-978-400 Engineering Projects 7947-24					
	7492 - Phillip Rosenberg	PO 62477	Tax overpayment refund - B 50.10 L 6	3,371.99	3,371.99	3,371.99
	01-205-55-000-001 TAX OVERPAYMENTS					
ACH	794 - POWER DMS, INC.	PO 62398	POLICE DEPT. - NJSACOP ACCREDITATION MAN	650.00	650.00	650.00
	01-201-25-240-200 Police Department - Expenses					
ACH	5715 - POWER PLACE, INC.	PO 62205	DPW - GROUNDS - BLADES FOR PARKS AND GRO	74.64	74.64	74.64
	01-201-28-375-200 Maintenance of Parks - Expenses					
ACH	212 - PRECISION COMPUTER OF FORT LEE, INC	PO 62150	R532-24-MIS Dept. new equipment - repair	276.00	276.00	
	01-201-20-141-200 Cable Television - Expenses					
		PO 62150	R532-24-MIS Dept. new equipment - repair	815.00	815.00	1,091.00
	08-215-55-957-100 Technology Upgrades 7935-24					
ACH	212 - PRECISION COMPUTER OF FORT LEE, INC	PO 62239	R532-24-MIS Dept. new equipment - repair	1,541.00	1,541.00	1,541.00
	01-201-20-140-200 Management Info Systems - Expenses					
ACH	212 - PRECISION COMPUTER OF FORT LEE, INC	PO 62273	R532-24 - Quickbooks Plus	1,200.00	1,200.00	1,200.00
	01-201-20-130-200 Financial Administration - Expense					
ACH	212 - PRECISION COMPUTER OF FORT LEE, INC	PO 62291	R532-24-HEALTH: DESKTOP COMPUTER REPLACE	1,650.00	1,650.00	1,650.00
	15-286-56-028-000 Lead-Based Paint Inspections					
ACH	212 - PRECISION COMPUTER OF FORT LEE, INC	PO 62434	R532-24-MIS Dept. Barracuda email securi	4,430.00	4,430.00	4,430.00
	01-201-20-140-200 Management Info Systems - Expenses					

ACH	212 - PRECISION COMPUTER OF FORT LEE, INC 01-201-20-140-200	Management Info Systems - Expenses	PO 62435	R532-24-MIS Dept. Remote management tool	3,120.00	3,120.00	3,120.00
	4069 - PRIMEPOINT, LLC. 01-201-20-130-200	Financial Administration - Expense	PO 62566	R399-24 - August 2025 Software - Payroll	4,310.85	4,310.85	4,310.85
ACH	5866 - PSG NJ LLC 01-201-20-140-200	Management Info Systems - Expenses	PO 62124	MIS Dept. Police network infrastructure	4,988.50	4,988.50	4,988.50
	7340 - RAM Tax Lien Fund II LP		PO 62364	Tax Lien Redemption B# 14.19 L# 5	7,419.50	7,419.50	
			PO 62364	Tax Lien Redemption B# 14.19 L# 5	11,400.00	11,400.00	18,819.50
	6857 - RC FITNESS LLC 15-286-56-005-000	Recreation Trust Accounts	PO 62372	RECREATION: Instructor payment for EVOLV	180.00	180.00	180.00
	6682 - RECREATIONAL ARTS, INC. 15-286-56-005-000	Recreation Trust Accounts	PO 62327	RECREATION: Instructor payment for Broad	2,420.00	2,420.00	2,420.00
ACH	4602 - RED WING BRANDS OF AMERICA, INC. 07-201-26-291-200	Sewer / Storm Systems - Expenses	PO 62357	DPW - MOBILE TRUCK FOR WORK BOOTS FOR 20	165.59	165.59	165.59
ACH	483 - REINER OVERHEAD DOORS, LLC 01-201-26-290-200	Building Department (DPW) - Expenses	PO 60246	DPW - FACILITIES - STATION 5 BAY DOOR RE	1,875.00	1,875.00	1,875.00
ACH	483 - REINER OVERHEAD DOORS, LLC 01-201-26-290-200	Building Department (DPW) - Expenses	PO 60577	DPW - FACILITIES - REPLACEMENT WINDOWS F	600.00	600.00	600.00
ACH	483 - REINER OVERHEAD DOORS, LLC 01-201-26-290-200	Building Department (DPW) - Expenses	PO 62036	DPW - FACILITIES - EMERGENCY REPAIR FIRE	495.00	495.00	495.00
	7074 - Remington And Vernick Engineers II Inc. 04-215-55-976-100	2024 Capital Programs Ord # 7928-24	PO 62409	R233-25 Construction Oversight - City Ha	2,475.90	2,475.90	2,475.90
	7496 - Riverstone Therapies, LLC 15-286-56-005-000	Recreation Trust Accounts	PO 62525	RECREATION: Family Campoput	105.00	105.00	105.00
	6704 - ROGO FASTENER CO., INC. 01-201-26-315-200	Vehicle Maintenance - Expenses	PO 62160	DPW-FLEET SHOP SUPPLIES	684.48	684.48	684.48
ACH	2191 - ROUTE 23 AUTOMALL, LLC 01-201-26-315-200	Vehicle Maintenance - Expenses	PO 62306	R80-25,R299-25 DPW -FLEET- PARTS FOR F.D	1,203.58	1,203.58	1,203.58

ACH	2191 - ROUTE 23 AUTOMALL, LLC 01-201-26-315-200	Vehicle Maintenance - Expenses	PO 62404	R80-25,R299-25 DPW -FLEET- PARTS FOR F.D	147.94	147.94	147.94
ACH	3839 - S.J. ELECTRO SYSTEMS INC 07-201-26-291-200	Sewer / Storm Systems - Expenses	PO 62187	DPW - SEWERS - ICONTROL SUBSCRIPTION FOR	120.00	120.00	120.00
ACH	6661 - SALOMONE REDI MIX LLC 07-201-26-291-200	Sewer / Storm Systems - Expenses	PO 62111	DPW - SEWERS - STORM WATER FOR MAPLEWOOD	806.00	806.00	806.00
ACH	7149 - SCURA WIGFIELD HEYER STEVENS AND CAMMARO 01-201-20-105-200	Personnel - Expenses	PO 62279	Legal Services	1,872.50	1,872.50	1,872.50
	5127 - SIGNS AND SAFETY DEVICES SALES 01-201-26-292-200	Roads Department - Expenses	PO 62204	DPW - ROADS - SIGNS FOR VARIOUS LOCATION	496.00	496.00	496.00
	2837 - SourceMedia 04-215-55-959-900	Administrative Cost 7471-18	PO 62486	Bond Buyer - Notice of Sale	1,260.00	1,260.00	1,260.00
ACH	4174 - SRI FINE ART SERVICES 01-201-28-370-200	Arts Center & Sculpture Park - Expenses	PO 62343	HEALTH DEPARTMENT: ARTS CENTER	261.73	261.73	261.73
ACH	325 - STANDARD FUSEE CORPORATION 01-201-25-240-200	Police Department - Expenses	PO 62224	POLICE DEPT. - FLARES FOR SAFETY/EMERGEN	3,000.00	3,000.00	3,000.00
	7136 - STATE LINE CONSTRUCTION COMPANY INC. 08-215-55-953-100	Sanitary Sewer Projects 7605-20	PO 62431	R089-24: CULVERT REPLACEMENT WEASEL BROO	55,000.00	55,000.00	
	02-213-40-724-500	Infrastructure	PO 62431	R089-24: CULVERT REPLACEMENT WEASEL BROO	48,584.20	48,584.20	103,584.20
	3759 - STATE OF NJ DEPARTMENT OF LABOR & W 01-201-26-290-200	Building Department (DPW) - Expenses	PO 62304	DPW - FACILITIES - BOILERS INSPECTIONS F	160.00	160.00	160.00
	3759 - STATE OF NJ DEPARTMENT OF LABOR & W 01-201-26-290-200	Building Department (DPW) - Expenses	PO 62305	DPW - FACILITIES - BOILERS INSPECTIONS F	520.00	520.00	520.00
ACH	1056 - STORR TRACTOR COMPANY 01-201-26-315-200	Vehicle Maintenance - Expenses	PO 59821	DPW-FLEET REPAIR PARTS FOR INFIELD GROOM	349.90	349.90	349.90
ACH	1056 - STORR TRACTOR COMPANY 01-201-26-315-200	Vehicle Maintenance - Expenses	PO 61934	DPW-FLEET REPAIR PARTS FOR LAWN MOWERS	4,353.47	4,353.47	4,353.47
ACH	175 - Symetra Life Insurance Company 21-201-20-100-000	Employee Group Health	PO 62468	R593-24 - September 2025 Stop Loss Polic	263,891.10	263,891.10	263,891.10
	7247 - Tadeusz Jedlinski MD 01-201-27-330-200	Health and Welfare - Expenses	PO 62432	HEALTH: PROFESSIONAL SERVICES RENDERED 8	450.00	450.00	

	01-201-27-330-200	Health and Welfare - Expenses	PO 62527	HEALTH: PROFESSIONAL SERVICES RENDERED 8	300.00	300.00	750.00
ACH	1676 - THE ARTCRAFT GROUP INC		PO 62141	HEALTH:OFFICE SUPPLIES HAND SANITIZERS	1,487.39	1,487.39	1,487.39
	01-201-27-330-200	Health and Welfare - Expenses					
	7462 - THE HAPPY DANCE LLC		PO 61823	RECREATION: Instructor payment for Swift	2,900.00	2,900.00	
	15-286-56-005-000	Recreation Trust Accounts	PO 62420	RECREATION: Instructor payment for Fairi	1,450.00	1,450.00	4,350.00
	15-286-56-005-000	Recreation Trust Accounts					
ACH	3149 - THE NELROD COMPANY		PO 62538	FYB January 2026 Annual Plan - 3rd Invoi	1,284.00	1,284.00	1,284.00
	16-289-56-081-000	Section 8 Spending Reserves					
	5582 - THEODORE CONSTANDELIS, D.D.S.		PO 62458	RR595-24-HEALTH: 2025 DENTAL CLINIC SERV	280.00	280.00	
	01-201-27-330-200	Health and Welfare - Expenses	PO 62562	RR595-24-HEALTH: 2025 DENTAL CLINIC SERV	280.00	280.00	560.00
	01-201-27-330-200	Health and Welfare - Expenses					
ACH	5100 - TIGRIS AQUATIC SERVICES LLC		PO 62303	DPW - GROUNDS - FOUNTAIN UNCLOGGING AT M	400.00	400.00	400.00
	01-201-28-375-200	Maintenance of Parks - Expenses					
ACH	320 - TILCON NEW YORK, INC.		PO 61618	DPW - SEWERS - SEWER AND STORM WATER PRO	790.42	790.42	790.42
	07-201-26-291-200	Sewer / Storm Systems - Expenses					
	2050 - TLO, LLC		PO 62387	POLICE DEPT - JULY 2025 DATABASE INVESTI	408.00	408.00	408.00
	01-201-25-240-200	Police Department - Expenses					
ACH	7102 - Tonsa Automotive Inc.		PO 62144	DPW-FLEET REPAIR PARTS	319.83	319.83	319.83
	01-201-26-315-200	Vehicle Maintenance - Expenses					
	817 - TREASURER, STATE OF NEW JERSEY		PO 55125	NJDEP Annual Fee for Sewer System 7/1/20	9,000.00	9,000.00	9,000.00
	07-203-26-291-200	(2024) Sewer / Storm Systems - Expenses					
ACH	5414 - TRIONAID ASSOCIATES, INC		PO 62281	RECREATION: Background Check for Summer	15.00	15.00	15.00
	01-201-27-370-200	Public Playgrounds and Rec - Expenses					
	3214 - ULINE, INC.		PO 62378	HEALTH DEPARTMENT: ARTS CENTER	234.24	234.24	234.24
	01-201-28-370-200	Arts Center & Sculpture Park - Expenses					
ACH	348 - V.E. RALPH & SON, INC.		PO 62088	R354-24-RECREATION: First aid supplies	1,808.00	1,808.00	1,808.00
	01-201-27-370-200	Public Playgrounds and Rec - Expenses					
ACH	348 - V.E. RALPH & SON, INC.		PO 62445	FIRE: R354-24 Procurement of Medical and	769.32	769.32	769.32
	01-201-25-265-200	Fire Department - Expenses					

ACH	907 - VALTEK, INC. 27-201-20-500-000 Deductables	PO 62453 DOI: 5.11.25-PHD-0844-25- 2009 Fire Truc	1,000.00	1,000.00	1,000.00
	5195 - VCA ANIMAL HOSPITALS, INC	PO 62318 HEALTH: VETERINARY EMERGENCY SERVICES RE	384.12	384.12	384.12
	2112 - VERIZON COMMUNICATIONS INC. 01-201-31-440-200 Telephone	PO 62438 8/12/25 - 9/11/25 - OEM Garage Account#	299.00	299.00	
	01-201-31-440-200 Telephone	PO 62439 8/9/25 - 9/8/25 - Senior Center Account#	144.99	144.99	
	01-201-31-440-200 Telephone	PO 62440 8/10/25 - 9/9/25 - Account# 157-126-453-	289.00	289.00	
	01-201-31-440-200 Telephone	PO 62441 8/9/25 - 9/8/25 - Account# 357-124-315-0	289.00	289.00	
	01-201-31-440-200 Telephone	PO 62443 7/25/25 - 8/24/25 - CFD Account# 151-742	129.99	129.99	
	01-201-31-440-200 Telephone	PO 62459 8/14/25 - 9/13/25 - DFW Account#655-633-	299.90	299.90	
	01-201-31-440-200 Telephone	PO 62471 8/9/25 - 9/8/25 - Rec Center Account#156	279.00	279.00	
	01-201-31-440-200 Telephone	PO 62511 8/19/25 - 9/18/25 - Account# 656-386-204	164.99	164.99	1,895.87
ACH	387 - W. B. MASON CO, INC. 01-201-27-330-200 Health and Welfare - Expenses	PO 61953 R206-25-HEALTH: OUTREACH SUPLIES 2025 #S	487.50	487.50	487.50
ACH	387 - W. B. MASON CO, INC. 01-201-20-105-200 Personnel - Expenses	PO 62274 R206-25- Office Supplies #S155061155	24.42	24.42	24.42
ACH	387 - W. B. MASON CO, INC. 01-201-20-105-200 Personnel - Expenses	PO 62280 R206-25-Office Supplies #S153853256	51.51	51.51	51.51
ACH	387 - W. B. MASON CO, INC. 07-201-26-292-200 Sewer Utility Allocations - Other Exp.	PO 62292 R206-25 Tax Collector- Office Supplies (	98.90	98.90	98.90
ACH	387 - W. B. MASON CO, INC. 01-201-25-265-200 Fire Department - Expenses	PO 62334 FIRE: R206-25 Office Supplies #S15510080	657.47	657.47	657.47
ACH	387 - W. B. MASON CO, INC. 01-201-20-165-200 Engineering Services - Expenses	PO 62368 R206-25 Engineering Office Supplies - St	301.90	301.90	301.90
ACH	231 - W.E. TIMMERMAN CO., INC. 02-213-40-706-000 Public Works Grant Expenditures	PO 62341 R017-25-DFW - CLEAN COMMUNITIES - SWEEPE	3,454.20	3,454.20	3,454.20
ACH	394 - WALLINGTON PLUMBING SUPPLY 01-201-26-290-200 Building Department (DPW) - Expenses	PO 62027 DFW - FACILITIES - ANZALDI PARK PLUMBING	274.20	274.20	274.20
ACH	394 - WALLINGTON PLUMBING SUPPLY 01-201-26-290-200 Building Department (DPW) - Expenses	PO 62029 DFW - FACILITIES - SIGN GARAGE HEATING P	311.87	311.87	311.87

ACH	394 - WALLINGTON PLUMBING SUPPLY 01-201-26-290-200 Building Department (DPW) - Expenses	PO 62033 DPW - FACILITIES - RECREATION CENTER BOI	327.89	327.89	327.89
ACH	7418 - Wausau Tile Inc 02-213-40-706-000 Public Works Grant Expenditures	PO 60914 DPW - RECYCLING - INSERTS FOR GARBAGE CA	1,170.29	1,170.29	1,170.29
	1572 - ZHITNICK, MICHAEL 01-201-21-190-200 Housing Director - Expenses	PO 62371 Emergency Order Clean-Ups	1,600.00	1,600.00	1,600.00
	1384 - ZIP PRINTING & COPY CENTER 01-201-27-370-200 Public Playgrounds and Rec - Expenses	PO 62302 RECREATION: Summer Camp Printing	825.00	825.00	825.00
TOTAL				-----	1,490,562.66

Total to be paid from Fund 01 CURRENT FUND	284,576.72
Total to be paid from Fund 02 STATE & FEDERAL GRANTS	160,073.32
Total to be paid from Fund 04 CAPITAL	453,514.73
Total to be paid from Fund 07 SEWER UTILITY - OPERATING	36,907.67
Total to be paid from Fund 08 SEWER UTILITY - CAPITAL	79,456.81
Total to be paid from Fund 12 DEVELOPERS ESCROW	14,520.00
Total to be paid from Fund 13 ANIMAL TRUST	4,336.12
Total to be paid from Fund 15 OTHER TRUST	49,904.63
Total to be paid from Fund 16 SECTION 8	1,383.60
Total to be paid from Fund 17 CDBG	42,705.38
Total to be paid from Fund 21 MEDICAL SELF-INSURANCE	272,453.66
Total to be paid from Fund 27 General Liability Trust	80,732.02
Total to be paid from Fund 28 Workers Compensation Trust	9,998.00

	1,490,562.66

Checks Previously Disbursed

250528	CLIFTON, CITY OF - Payroll Entry	Cash - Checking 07/30/25 Payroll	2,700,867.05	7/30/2025
250550	CLIFTON, CITY OF - Payroll Entry	Cash - Checking 08/15/25 Payroll	2,747,911.97	8/15/2025
2025156	CLIFTON, CITY OF - SELF INSURANCE	PO# 62540 2025 Workers Comp Checks	25,044.55	8/29/2025
2025157	CLIFTON, CITY OF - General Liability	PO# 62541 2025 General Liability Checks	54,979.95	9/02/2025
2025158	HORIZON BLUE CROSS & BLUE SHIELD OF	PO# 62454 GROUP#86613&86614 - HEALTH CARE CL	377,620.09	8/20/2025
2025159	HORIZON BLUE CROSS & BLUE SHIELD OF	PO# 62455 GROUP#86613&86614 - HEALTH CARE CL	226,215.32	8/20/2025
2025160	HORIZON BLUE CROSS & BLUE SHIELD OF	PO# 62456 GROUP#86613&86614 - HEALTH CARE CL	322,856.63	8/20/2025
2025161	CLIFTON, CITY OF - Petty Cash	PO# 62503 Petty Cash - 08/30/2025 Payroll -	166.48	8/30/2025
2025162	CLIFTON, CITY OF - Reimbursement	PO# 62509 08.30.25 - Out of Pocket Expenses	595.58	8/30/2025
20250162	CLIFTON, CITY OF - Reimbursement	PO# 62509 08.30.25 - Out of Pocket Expenses	1,959.36	8/30/2025

			6,458,216.98	

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 CURRENT FUND	5,449,541.08	284,576.72	5,734,117.80
Fund 02 STATE & FEDERAL GRANTS		160,073.32	160,073.32
Fund 04 CAPITAL		453,514.73	453,514.73

Fund 07 SEWER UTILITY - OPERATING		36,907.67	36,907.67
Fund 08 SEWER UTILITY - CAPITAL		79,456.81	79,456.81
Fund 12 DEVELOPERS ESCROW		14,520.00	14,520.00
Fund 13 ANIMAL TRUST		4,336.12	4,336.12
Fund 15 OTHER TRUST	1,959.36	49,904.63	51,863.99
Fund 16 SECTION 8		1,383.60	1,383.60
Fund 17 CDBG		42,705.38	42,705.38
Fund 21 MEDICAL SELF-INSURANCE	926,692.04	272,453.66	1,199,145.70
Fund 27 General Liability Trust	54,979.95	80,732.02	135,711.97
Fund 28 Workers Compensation Trust	25,044.55	9,998.00	35,042.55

BILLS LIST TOTALS	6,458,216.98	1,490,562.66	<u><u>7,948,779.64</u></u>

ITEM NUMBER: R 441-25

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	8/27/2025	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**, as follows:

<u>Address</u>	<u>Service Fee</u>	<u>Administrative Fee</u>	<u>Total Lien</u>
56 E 11 th Street	\$ 600.00	\$ 100.00	\$ 700.00
Blk 2.06 Lot 42			
26 Major Street	\$ 600.00	\$ 100.00	\$ 700.00
Blk 43.02 Lot 17			

WHEREAS, it is necessary to place a lien on each property in order 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.

ROLL CALL

Name	1 st	2 nd	Aye	Nay	Abstain	No Vote	Absent
Councilman D'Amato							
Councilman Gibson							
Councilman Kolodziej							
Councilman Latona							
Councilwoman Pino							
Councilwoman Sadrakula							
Mayor Grabowski							

Adopted: September 2, 2025

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 442-25

ITEM NAME: Resolution Releasing Guarantees for Site Improvements: VK Acquisitions VI, LLC, 90 Kingsland Avenue Block 84.01, Lot 25.01

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
 Resolution	8/26/2025	Cover Memo

APPROVED AS TO ENGINEERING
MPL CITY ENGINEER

Resolution # _____

CITY OF CLIFTON

RESOLUTION RELEASING GUARANTEES FOR SITE IMPROVEMENTS:
VK ACQUISITIONS VI, LLC, 90 KINGSLAND AVENUE
BLOCK 84.01, LOT 25.01

WHEREAS, VK Acquisitions VI, LLC (the Developer) originally posted with the City of Clifton a cash bond in the amount of \$123,141.00 for public improvements and privately owned buffer landscaping for the facility located at 90 Kingsland Avenue, designated as Block 84.01, Lot 25.01; and

WHEREAS, the City of Clifton Engineering Department has inspected the site improvements and finds that the Developer has satisfactorily completed all the work in accordance with the approved plan, and is acceptable; and

WHEREAS, the Developer has submitted to the City of Clifton a Maintenance Bond in the amount of \$18,471.15; and

NOW, THEREFORE, BE IT RESOLVED, that the site improvements at 90 Kingsland Avenue, Clifton, New Jersey, Block 84.01, Lot 25.01 are accepted, the City Engineer is hereby directed to return the Performance Bond and all escrow funds to VK Acquisitions VI, LLC.

ROLL CALL

Name	1 st	2 nd	Aye	Nay	Abstain	No Vote	Absent
Councilman D’Amato							
Councilman Gibson							
Councilman Kolodziej							
Councilman Latona							
Councilwoman Pino							
Councilwoman Sadrakula							
Mayor Grabowski							

Adopted: September 2, 2025

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 443-25

ITEM NAME: Resolution Authorizing Permission to Bid for Third Street Sidewalk and Curb Improvements (NJDOT State Aid)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description		Upload Date	Type
	Resolution	8/28/2025	Cover Memo

APPROVED AS TO ENGINEERING
MD CITY ENGINEER

Resolution # _____

CITY OF CLIFTON

RESOLUTION AUTHORIZING PERMISSION TO BID FOR
THIRD STREET SIDEWALK AND CURB IMPROVEMENTS (NJDOT STATE AID)

WHEREAS, the City of Clifton shall incur no expense exceeding \$17,500, except where either authorized by law or waived by the Municipal Council up to the State of New Jersey bid threshold; and,

WHEREAS, the City of Clifton seeks construction services estimated to cost in excess of \$17,500 without waiver; and

WHEREAS, the scope of work includes ADA upgrades and the replacement of curbs and sidewalks on Third Street from Clifton Avenue to Piaget Avenue; and

WHEREAS, the City Engineer of the City of Clifton has prepared Bid Specifications, Notice to Bidders, Proposals and Specifications for said improvements in anticipation of the public bidding for same and finds same to be acceptable for public bidding; and,

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

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

ROLL CALL

Name	1 st	2 nd	Aye	Nay	Abstain	No Vote	Absent
Councilman D'Amato							
Councilman Gibson							
Councilman Kolodziej							
Councilman Latona							
Councilwoman Pino							
Councilwoman Sadrakula							
Mayor Grabowski							

Adopted: September 2, 2025

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 444-25

ITEM NAME: Resolution Authorizing Advertisement of Notice of Intent to Procure
Upfitting of New Deputy Chief Tour Commander Vehicle GM Tahoe off
the HGAC National Cooperative

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description		Upload Date	Type
	Resolution	8/27/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION AUTHORIZING ADVERTISEMENT OF NOTICE OF INTENT TO PROCURE UPFITTING OF NEW DEPUTY CHIEF TOUR COMMANDER VEHICLE GM TAHOE OFF THE HGAC NATIONAL COOPERATIVE

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

WHEREAS, the City of Clifton is a member of The Houston-Galveston Area Council (H-GAC) is the largest of 24 Councils of Government (COG) in Texas and is a political subdivision of the State of Texas, in accordance with N.J.S.A. 52:34-6.2, and LFN 2012-10; and

WHEREAS, the City of Clifton seeks permission to advertise the City’s interest in participating with the HGAC national cooperative for Ambulance, EMS and Other Special Service Vehicles, which was awarded to 1075 Emergency Vehicles Located at 14 First Avenue Unit 3, Haskell 07420; and

WHEREAS, information regarding the contract may be found on HGAC’s website at <https://www.hgacbuy.org/products-and-services/view-contract?contractid=131>; and

WHEREAS, the current contract term for H-GAC contract #AM10-23, for Ambulances, EMS, and Other Special Service Vehicles which expires on September 30,2027; and

WHEREAS, barring comments to the contrary, it is the intent of the City of Clifton to award a contract to 1075 Emergency Vehicles Located at 14 First Avenue Unit 3, Haskell 07420, pursuant to the proposal submitted in response to HGAC’s Notice to Bidders Titled “EMS and Other Special Service Vehicles” and Contract Award # AM10-23 for Medium and Heavy Trucks & Truck Bodies; and

NOW, THEREFORE BE IT RESOLVED, that the City of Clifton authorizes the Purchasing Agent to advertise the Notice of Intent to Award Contract under a National Cooperative Purchasing Agreement with a comment period ending September 15, 2025.

Comment Period ends: September 15,2025

ROLL CALL

Name	1 st	2 nd	Aye	Nay	Abstain	No Vote	Absent
Councilman D’Amato							
Councilman Gibson							
Councilman Kolodziej							
Councilman Latona							
Councilwoman Pino							
Councilwoman Sadrakula							
Mayor Grabowski							

Adopted: September 2, 2025

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 445-25

ITEM NAME: Resolution Authorizing Permission to Advertise a Request for Proposal for Financial Advisory Services for City of Clifton for Year 2026

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
 resolution	8/28/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION AUTHORIZING PERMISSION TO ADVERTISE A REQUEST FOR
PROPOSAL FOR FINANCIAL ADVISORY SERVICES FOR CITY OF CLIFTON
FOR YEAR 2026

WHEREAS, pursuant to N.J.S.A. 40A:11-4.1 *et seq.*, the City of Clifton requires the professional services of a qualified Financial Advisor to provide expert financial guidance and assistance in connection with the City’s financial planning, debt management, and other related matters; and

WHEREAS, the City Counsel deems it necessary and in the best interest of the City to solicit proposals from the experienced and qualified Financial Advisory firms; and

WHEREAS it is in the best interest of the City of Clifton to ensure that its financial operations are conducted with fair, competitive and transparent manner and in accordance with all applicable laws and regulations; and,

NOW THEREFORE BE IT RESOLVED by the Mayor and Municipal Council of the City of Clifton that the Purchasing Agent is authorized to advertise a Notice to Bidders and to receive proposals in accordance with 40A:11-4.1 *et seq.*, for Financial Advisory Services for year 2026; and,

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

ROLL CALL

Name	1 st	2 nd	Aye	Nay	Abstain	No Vote	Absent
Councilman D’Amato							
Councilman Gibson							
Councilman Kolodziej							
Councilman Latona							
Councilwoman Pino							
Councilwoman Sadrakula							
Mayor Grabowski							

Adopted: September 2, 2025

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 446-25

ITEM NAME: Resolution Authorizing Permission to Advertise a Request for Proposal for Municipal Auditing Services for Fiscal Year Ending in December 31, 2025

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description		Upload Date	Type
	Resolution	8/29/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION AUTHORIZING PERMISSION TO ADVERTISE A REQUEST FOR PROPOSAL FOR MUNICIPAL AUDITING SERVICES FOR FISCAL YEAR ENDING IN DECEMBER 31,2025

WHEREAS, pursuant to N.J.S.A. 40A:11-4.1 *et seq.*, the City of Clifton requires the services of an independent auditing firm to conduct a comprehensive audit of its financial statements for the fiscal year ending December 31, 2025; and

WHEREAS it is in the best interest of the City of Clifton to ensure that its financial operations are conducted with transparency and in accordance with all applicable laws and regulations; and,

NOW THEREFORE BE IT RESOLVED by the Mayor and Municipal Council of the City of Clifton that the Purchasing Agent is authorized to advertise a Notice to Bidders and to receive proposals in accordance with 40A:11-4.1 *et seq.*, for Municipal Auditing Services for fiscal year ending in 2025; and,

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

ROLL CALL

Name	1 st	2 nd	Aye	Nay	Abstain	No Vote	Absent
Councilman D’Amato							
Councilman Gibson							
Councilman Kolodziej							
Councilman Latona							
Councilwoman Pino							
Councilwoman Sadrakula							
Mayor Grabowski							

Adopted: September 2, 2025

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 447-25

ITEM NAME: Resolution Authorizing Permission to Advertise a Request for Proposal for Bond Counsel Services for City of Clifton for Year 2026

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description		Upload Date	Type
	Resolution	8/29/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION AUTHORIZING PERMISSION TO ADVERTISE A REQUEST FOR
PROPOSAL FOR BOND COUNSEL SERVICES FOR CITY OF CLIFTON FOR YEAR
2026

WHEREAS, pursuant to N.J.S.A. 40A:11-4.1 *et seq.*, the City of Clifton requires the professional services of a qualified Bond Counsel to provide legal advice and assistance related to the issuance of bonds and other financial matters of the City; and

WHEREAS, the City Council deems it necessary and in the best interest of the City to solicit proposals from the experienced and qualified Bond Counsel firms; and

WHEREAS it is in the best interest of the City of Clifton to ensure that its financial operations are conducted with fair, competitive and transparent manner and in accordance with all applicable laws and regulations; and,

NOW THEREFORE BE IT RESOLVED by the Mayor and Municipal Council of the City of Clifton that the Purchasing Agent is authorized to advertise a Notice to Bidders and to receive proposals in accordance with 40A:11-4.1 *et seq.*, for Bond Counsel Services for year 2026 and,

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

ROLL CALL

Name	1 st	2 nd	Aye	Nay	Abstain	No Vote	Absent
Councilman D'Amato							
Councilman Gibson							
Councilman Kolodziej							
Councilman Latona							
Councilwoman Pino							
Councilwoman Sadrakula							
Mayor Grabowski							

Adopted: September 2, 2025

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 448-25

ITEM NAME: Resolution Authorizing Permission to Advertise a Request for Proposal for Psychological Evaluation Services for the City of Clifton for 2026

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description		Upload Date	Type
	Resolution	8/29/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION AUTHORIZING PERMISSION TO ADVERTISE A REQUEST FOR
PROPOSAL FOR PSYCHOLOGICAL EVALUATION SERVICES
FOR THE CITY OF CLIFTON FOR 2026

WHEREAS, the City of Clifton recognizes the importance of providing Psychological Evaluation Services to ensure the mental well-being of its employees and support a healthy work environment; and

WHEREAS, to meet this need effectively, it is essential to procure these services through a fair and open process of soliciting Request for Proposals ; and

WHEREAS, issuing Requests for Proposals (RFPs) is necessary to ensure fair competition and obtain proposals from qualified professionals; and

WHEREAS, the RFP shall clearly outline the scope of work, qualifications required, evaluation criteria and other relevant details necessary for prospective professionals to submit comprehensive proposals; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Municipal Council of the City of Clifton that the Purchasing Agent is authorized to advertise a Notice to Bidders and to receive public RFPs response for the services described herein via Fair and Open process; and

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

ROLL CALL

Name	1 st	2 nd	Aye	Nay	Abstain	No Vote	Absent
Councilman D'Amato							
Councilman Gibson							
Councilman Kolodziej							
Councilman Latona							
Councilwoman Pino							
Councilwoman Sadrakula							
Mayor Grabowski							

Adopted: September 2, 2025

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 449-25

ITEM NAME: Resolution Authorizing Permission to Advertise a Request for Proposal for Professional Medical Services for the City of Clifton for Year 2026

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description		Upload Date	Type
	Resolution	8/29/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION AUTHORIZING PERMISSION TO ADVERTISE A REQUEST FOR
PROPOSAL FOR PROFESSIONAL MEDICAL SERVICES FOR THE CITY OF
CLIFTON FOR YEAR 2026

WHEREAS the City of Clifton is committed to ensuring that all new employees meet the necessary health and fitness standards required for their positions; and

WHEREAS, conducting thorough pre-employment physicals is essential for promoting a safe and effective workforce; and

WHEREAS, to secure these services, it is necessary to solicit request for proposals from qualified medical providers; and

WHEREAS, the RFP shall clearly outline the scope of work, qualifications required, evaluation criteria and other relevant details necessary for prospective professionals to submit comprehensive proposals; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Municipal Council of the City of Clifton that the Purchasing Agent is authorized to advertise a Notice to Bidders and to receive public RFPs response for the services described herein via Fair and Open process; and

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

ROLL CALL

Name	1 st	2 nd	Aye	Nay	Abstain	No Vote	Absent
Councilman D’Amato							
Councilman Gibson							
Councilman Kolodziej							
Councilman Latona							
Councilwoman Pino							
Councilwoman Sadrakula							
Mayor Grabowski							

Adopted: September 2, 2025

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 450-25

ITEM NAME: Resolution Authorizing Salary Adjustment for Chief Financial Officer
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description		Upload Date	Type
	Resolution	8/26/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION AUTHORIZING SALARY ADJUSTMENT
FOR CHIEF FINANCIAL OFFICER

WHEREAS, the Chief Financial Officer has made an application for a salary increase pursuant to N.J.S.A. 40A:9-165 which provides, in pertinent part:

Salaries, wages or compensation fixed and determined by ordinance may, from time to time, be increased, decreased or altered by ordinance. No such ordinance shall reduce the salary of, or deny without good cause an increase in salary given to all other municipal officers and employees to, any tax assessor, chief financial officer, tax collector or municipal clerk during the term for which he shall have been appointed.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Municipal Council of the City of Clifton, that the Chief Financial Officer’s salary shall be retroactively increased to \$174,718.15 for 2024 and \$179.086.10 for 2025 in accordance with N.J.S.A. 40A:9-165; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Manager and City Attorney are hereby authorized to prepare and place on the next Council agenda an ordinance effectuating this resolution for introduction.

ROLL CALL

Name	1 st	2 nd	Aye	Nay	Abstain	No Vote	Absent
Councilman D’Amato							
Councilman Gibson							
Councilman Kolodziej							
Councilman Latona							
Councilwoman Pino							
Councilwoman Sadrakula							
Mayor Grabowski							

Adopted: September 2, 2025

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 451-25

ITEM NAME: Resolution Authorizing the City of Clifton to Enter into an Agreement with New Jersey Transit Corporation Concerning the Construction of Watermain and Sanitary Sewer Line on Property Owned by the New Jersey Transit Corporation

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description		Upload Date	Type
	Resolution	8/29/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION AUTHORIZING THE CITY TO ENTER INTO AN AGREEMENT
WITH NEW JERSEY TRANSIT CORPORATION CONCERNING THE
CONSTRUCTION OF WATERMAIN AND SANITARY SEWER LINE ON PROPERTY
OWNED BY NEW JERSEY TRANSIT CORPORATION

WHEREAS, it is necessary for the City to enter into an agreement with the New Jersey Transit Corporation concerning the construction of a watermain and sanitary sewer line on property owned by New Jersey Transit Corporation to service an adjoining property located at 618 Route 46, Clifton, NJ.

BE IT RESOLVED, by the Mayor and Municipal Council of the City of Clifton, that authorization is hereby given to enter into an agreement with New Jersey Transit Corporation concerning the construction of a watermain and sanitary sewer line on property owned by New Jersey Transit Corporation to service an adjoining property located at 618 Route 46, Clifton, NJ.

ROLL CALL

Name	1 st	2 nd	Aye	Nay	Abstain	No Vote	Absent
Councilman D'Amato							
Councilman Gibson							
Councilman Kolodziej							
Councilman Latona							
Councilwoman Pino							
Councilwoman Sadrakula							
Mayor Grabowski							

Adopted: September 2, 2025

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 452-25

ITEM NAME: Resolution Approving Renewal of Entertainment License for Aruba Lounge

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description		Upload Date	Type
	Resolution	8/28/2025	Cover Memo

CITY OF CLIFTON

RESOLUTION AUTHORIZING ENTERTAINMENT LICENSE FOR DUMA ENTERTAINMENT, LLC T/A ARUBA LOUNGE & RESTAURANT AT 240 DAYTON AVENUE

BE IT RESOLVED, by the Municipal Council of the City of Clifton, that the application of Duma Entertainment, LLC t/a Aruba Lounge & Restaurant, of 240 Dayton Avenue, Clifton, New Jersey (P-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 1:00 a.m.
- 2. OPTIONAL ENTERTAINMENT NIGHTS:
New Year’s Eve, Valentine’s Day, Cinco De Mayo, Mother’s Day, Father’s Day, July 4th, July 20th, Thanksgiving Eve, Christmas Eve, Christmas Day, Day After Christmas
- 3. OPTIONAL ENTERTAINMENT HOURS:
8:00 p.m. to 2:30 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.

ROLL CALL

Name	1 st	2 nd	Aye	Nay	Abstain	No Vote	Absent
Councilman D’Amato							
Councilman Gibson							
Councilman Kolodziej							
Councilman Latona							
Councilwoman Pino							
Councilwoman Sadrakula							
Mayor Grabowski							

Adopted: September 2, 2025

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 453-25

ITEM NAME: Resolution Authorizing Executive Session

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description		Upload Date	Type
📎	Resolution	8/29/2025	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 be discussed as per the Agenda and the Resolution:

- A. Personnel matters – to be discussed
- B. Contracts / Agreements – to be discussed
- C. Litigation matters – to be discussed

NOW, THEREFORE, BE IT RESOLVED that the public shall be excused and excluded from this portion of the Council’s meeting to be held on August 26, 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.

Motion to go into Closed Session

- CON-1 Personnel
- CON-2 Personnel
- CON-3 Litigation – Update of Liability Claims Files Against City of Clifton – Geeland, LLC v. City of Clifton, et al., Docket No.: PAS-L-2478-25

ROLL CALL

Name	1 st	2 nd	Aye	Nay	Abstain	No Vote	Absent
Councilman D’Amato							
Councilman Gibson							
Councilman Kolodziej							
Councilman Latona							
Councilwoman Pino							
Councilwoman Sadrakula							
Mayor Grabowski							

Adopted: September 2, 2025

Kathleen Tolosi, City Clerk

ITEM NUMBER: L- 1

ITEM NAME: Golden Palace Chinese Restaurant
RECOMMENDATION:

SUMMARY:
Golden Palace Chen, LLC
t/a Golden Palace Chinese Restaurant
403 Piaget Ave., Clifton, NJ 07011
Final Approval
Caterer - continued use

ATTACHMENTS:

Description		Upload Date	Type
	Golden Palace Chinese Restaurant - Final Res	8/18/2025	Cover Memo

RESOLUTION FOR FINAL APPROVAL

BE IT RESOLVED, THAT THE APPLICATION OF GOLDEN PALACE CHEN LLC

T/A GOLDEN PALACE CHINESE RESTAURANT

for permission to conduct a:

CATERER-CONTINUED USE

for a period ending January 31, 2026 on the premises known as:

403 PIAGET 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- 2

ITEM NAME: Mennella's Marketplace
RECOMMENDATION:

SUMMARY:
Mennella's Marketplace, LLC
t/a Mennella's Marketplace
781 Van Houten Ave., Clifton, NJ 07013
Final Approval
Grocery/Milk - continued use

ATTACHMENTS:

Description	Upload Date	Type
 Mennella's Marketplace - Final Res	8/26/2025	Cover Memo

RESOLUTION FOR FINAL APPROVAL

BE IT RESOLVED, THAT THE APPLICATION OF MENNELAS MARKETPLACE LLC

T/A MENNELAS MARKETPLACE

for permission to conduct a:

GROCERY/MILK-CONTINUED USE

for a period ending January 31, 2026 on the premises known as:

781 VAN HOUTEN AVE CLIFTON, NJ 07013

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

FOR OFFICE USE ONLY:

LICENSE #

ISSUED

ADOPTED _____

ATTEST _____

CITY CLERK

ITEM NUMBER: L- 3

ITEM NAME: El Pilon Restaurant
RECOMMENDATION:

SUMMARY:
Sky Beuty Salon, Nail, LLC
t/a El Pilon Restaurant
1281 Main Ave., Clifton, NJ 07011
Preliminary Approval
Restaurant - continued use

ATTACHMENTS:

Description	Upload Date	Type
 El Pilon Restaurant - Preliminary Res	8/27/2025	Cover Memo

RESOLUTION FOR PRELIMINARY APPROVAL

FOR SKY BEUTY SALON, NAIL LLC

T/A EL PILON RESTAURANT

ADDRESS 1281 MAIN AVE., CLIFTON, NJ 07011

TYPE OF FOOD ESTABLISHMENT INTENDED RESTAURANT - CONTINUED USE

FORMERLY OR NEW BOHEMIAN BISTRO

ZONE _____

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- 4

ITEM NAME: Liquor Mart
RECOMMENDATION:

SUMMARY:
Pragtee, LLC
t/a Liquor Mart
1081 Rt 46, Clifton, NJ 07013
Preliminary Approval
Grocery Mill - continued use

ATTACHMENTS:

Description	Upload Date	Type
 Liquor Mart - Preliminary Res	8/27/2025	Cover Memo

RESOLUTION FOR PRELIMINARY APPROVAL

FOR PRAGTEE LLC

T/A LIQUOR MART

ADDRESS 1081 RTE. 46 CLIFTON, NJ 07013

TYPE OF FOOD ESTABLISHMENT INTENDED GROCERY/MILK

FORMERLY OR NEW PUB- 46

ZONE B-D

PERMITTED YES

VARIANCE REQUIRED NO

FINAL APPROVAL WILL BE ISSUED PENDING APPROVAL OF THIS RESOLUTION.

FURTHER PROCESSING AND APPROVAL OF VARIOUS CITY DEPARTMENTS.

ADOPTED _____

ATTEST _____

CITY CLERK