

**CITY OF CLIFTON
REGULAR MEETING MINUTES
SEPTEMBER 2, 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) Via Zoom
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

Deputy City Clerk – Megan Krusznis

PUBLIC HEARING

Clifton Public Housing Agency - 2026 Annual Plan

PRESENTATION

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

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 19, 2025

Approval of Executive Meeting Minutes of August 19, 2025

Approval of Regular Meeting Minutes of August 19, 2025

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.

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

SECOND READING ORDINANCES

A. Adoption of Ordinance 8019-25

B. Public Hearing on Ordinance 8019-25

Mayor Grabowski opened the floor to the public with regard to the Ordinance 8019-25

With no one wishing to be heard, a Motion was made by Councilman Gibson, 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 439-10 Thereof, Entitled "Stopping or Standing Prohibited During Certain Hours on Certain Streets (Adds No Stopping or Standing Zone on Valley Road)

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

A. Adoption of Ordinance 8020-25

B. Public Hearing on Ordinance 8020-25

Mayor Grabowski opened the floor to the public with regard to the Ordinance 8020-25

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 thereafter finally passed without amendments.

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

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

A. Adoption of Ordinance 8021-25

B. Public Hearing on Ordinance 8021-25

Mayor Grabowski opened the floor to the public with regard to the Ordinance 8021-25

Gary Perino, Mt. Prospect Ave., asked what the City plans to do about solicitors and what the fees are going to be. The fees are being increased to cover the costs, there will not be increases for someone ignoring a “do not solicit” sign.

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

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

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"

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

A. Adoption of Ordinance 8022-25

B. Public Hearing on Ordinance 8022-25

Mayor Grabowski opened the floor to the public with regard to the Ordinance 8022-25

With no one wishing to be heard, a Motion was made by Councilman Gibson, 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 223 of the Code of the City of Clifton, Entitled "Fees", More Particularly Section 223-30, Entitled "Accident Reports" (Amends Fee for Printed Reports)

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

A. Adoption of Ordinance 8023-25

B. Public Hearing on Ordinance 8023-25

Mayor Grabowski opened the floor to the public with regard to the Ordinance 8023-25

Gary Perino, Mt. Prospect Ave., asked what the City is doing to enforce the restrictions of tractor trailers parking along residential streets.

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

The following entitled ordinance had been introduced and having passed on first reading, which first reading was by title and said entitled ordinance having been published according to the law and thereafter placed on the Agenda of the present meeting, said ordinance was brought up for public hearing at the opening of such hearing said ordinance was given a second reading which reading was by title and all persons interested having been given an opportunity to be heard concerning said ordinance and upon

motion, adopted said hearing was closed and said ordinance was thereafter finally passed without amendments.

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)

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

A. Adoption of Ordinance 8024-25

B. Public Hearing on Ordinance 8024-25

Mayor Grabowski opened the floor to the public with regard to the Ordinance 8024-25

With no one wishing to be heard, a Motion was made by Councilman Latona, 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 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)

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

A. Adoption of Ordinance 8025-25

B. Public Hearing on Ordinance 8025-25

Mayor Grabowski opened the floor to the public with regard to the Ordinance 8025-25

Donna Popowich, Dalewood Road, stated for the Council there is already between an 18-month to 2-year wait. The public should not have to wait this long and be forced to pay first.

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

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

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)

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

A. Adoption of Ordinance 8026-25

B. Public Hearing on Ordinance 8026-25

Mayor Grabowski opened the floor to the public with regard to the Ordinance 8026-25

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

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

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

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

A. Adoption of Ordinance 8027-25

B. Public Hearing on Ordinance 8027-25

Mayor Grabowski opened the floor to the public with regard to the Ordinance 8027-25

With no one wishing to be heard, a Motion was made by Councilman Latona, seconded by Councilman D’Amato and passed on roll call vote to close the public 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 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)

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

A. Adoption of Ordinance 8028-25

B. Public Hearing on Ordinance 8028-25

Mayor Grabowski opened the floor to the public with regard to the Ordinance 8028-25

Judy Bassford, Mountainview Drive, told the council that the city is supposed to receive a green card back with proof the notices were sent out. The procedure is currently not working.

With no one else wishing to be heard, a Motion was made by Councilman Latona, seconded by Councilman D’Amato and passed on roll call vote to close the public 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 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)

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

FIRST READING ORDINANCES

A. Introduction of Ordinance 8029-25

The entitled ordinance was introduced and read by the City Clerk, as first reading, which reading was by title, passed upon a Motion made by Councilman Gibson and seconded by Councilwoman Sadrakula.

An Ordinance to Amend, Revise and Supplement Chapter 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)

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 16, 2025, at 8:00 p.m. and that the City Clerk be authorized to publish said ordinance together with statutory notice as required by law.

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

A. Introduction of Ordinance 8030-25

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 Councilwoman Sadrakula and seconded by Councilman Latona.

An Ordinance to Amend, Revise, and Supplement Chapter 375 of the Code of the City of Clifton Entitled "Sewer Connection Fee" (Increases Connection 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 16, 2025, at 8:00 p.m. and that the City Clerk be authorized to publish said ordinance together with statutory notice as required by law.

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

A. Introduction of Ordinance 8031-25

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 Latona and seconded by Councilwoman Sadrakula.

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

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 16, 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, and Councilwoman Sadrakula voted Aye. Mayor Grabowski Abstained.

FLOOR TO THE MEMBERS OF THE PUBLIC

Joseph Sieno, Lakeview Section, criticizes the amount of bickering the Council does at each meeting. Revenue needs to be increased. The animal welfare issue and the concern about animal abuse need to be addressed. Our animal cruelty laws need to be followed; there is systematic failure.

Gary Perino, Mt. Prospect Ave., asked the City Council if Mr. Villano was nationally vetted, or state-wide vetted. He asked if someone can make a recommendation to have the County Prosecutor come in and speak with the City at a public meeting to discuss animal abuse charges. The Council needs to start moving forward and agree on things more.

Nick Vallicki, Woodlawn Ave., wanted to let the Council know he respects them for showing up and doing what needs to be done. He noted Senator John McKeon's efforts to support Clifton programs and thanked the Senator for his dedication to making the city a better place.

Tom Whittles, CASA, notified the Council that a Narcan training event took place last week at Anzaldi Park which was well attended and was very successful. It was put together by the Health Department. On September 20th "In Their Shoes" will be outside City Hall from 11:00am - 2:00pm.

Henry Choloinski, "Clifton", made several suggestions to the Council for cost savings.

Bart Ciervo, Delawanna Ave, brought up several things about the Delawanna area, Dunney Park, and adding a dog park.

Saul Jeffrey, Greenbriar Ct., thanked the Council for the proclamation, and asked that the Council consider authorizing closed captioning on our TV station.

Darrin Miles, Luddington Ave., notified the Council of an upcoming application for El Pilon that they will see to renew for entertainment. He wanted to make sure the Council knows the activity of the applicant is horrible and quality of life is very important.

Judy Bassford, Mountainview Drive, said that the Council should honor the Police Department recommendations to not approve entertainment licenses. She invited the Council and the public to the September 11th memorial service, 6:00pm.

Pete Tandon, Delawanna, asked if the communication team can correct the livestream to make it better for viewers at home.

Donna Popowich, Dalewood Road, asked the City Attorney if they could get a microphone by where they sit for the work session meetings. She expressed her confusion at the landscaper fees. Why can't the landscapers use the homeowners refuse cans to get rid of grass clippings. The people who don't follow the rules are the majority now.

Elizabeth O'Callaghan, Via Zoom, Acquackanonk Gardens, thanked the City Manager and Councilman Latona for listening and engaging with kindness and care to address the issues brought forward.

Paula (uheard), Via Zoom, Scoles Ave., asked the City Manager for a quality-of-life issue update at 99 Scoles Ave.

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, thanked the public for their kind words. He noted the individual Council members who assisted. The update for 99 Scoles Ave is that the City Attorney reached out to the attorney's office who represents 99 Scoles and the City is waiting for a call back.

Councilwoman Pino requested clarification of what license is on the agenda this evening for El Pilon. She was advised that it was a continuation of use for a restaurant application from the Health Department. Councilman D'Amato asked if there is any legality if there is a way the city can revoke their operations if they continue to violate the ordinances. City Attorney answered and said the Health Officer is indicating they did receive a complaint about entertainment for El Pilon; the officer notified the establishment they could not have entertainment without the proper permits. There have not been any complaints since then.

COUNCIL PRIVILEGE

Councilman D’Amato

Councilman D’Amato noted that Dunney Park in Delawanna has his attention. There are a lot of safety hazards that need to be corrected. Park improvement and dog park funding is forthcoming. He asked if we can send a letter to the County Prosecutor for enforcement of animal abuse cases and charges for animal abusers. The city has many small fires, trying to put them all out at once isn’t working. He advised the public that he is working on a 3-year plan for Clifton. The city also needs an exploratory revenue committee and it this could be put on for discussion at the next meeting.

Councilman Gibson

Councilman Gibson thanked everyone, colleagues and residents, for their assistance, cards, and well-wishes.

Councilwoman Sadrakula

Councilwoman Sadrakula noted for the public that there is a for-profit business using our parks and they just make a contribution to our recreation department. We need to charge for use of the city parks and property. She made a motion to put fees on for the next meeting, Councilman Latona seconded. The city needs to enforce our construction codes and ordinances. The committees need to be fixed.

Councilman Latona

Councilman Latona congratulated all the students going back to school and wished them well. The budget was late this year, and it won’t happen like this again. He requested the 3rd Tuesday in January and February be dedicated for budget meetings. He asked the council members not to waste the public’s time and to do their homework prior to meetings, like asking questions and asking for backup information before coming in. He would like a greeter reinstated next year to guide the public in the right direction. The city should update parade and festival ordinances to bring in revenue. The 9/11 memorial service is coming up and all are invited.

Councilman Kolodziej

Councilman Kolodziej asked Mr. Sieno to reach out to him regarding the number of 4,000 or 5,000 square foot homes in the city of Clifton. The average lots in the city are 50 x 100. The advice from the financial auditor should be followed. The capital project funds have been cut from this amended budget introduction. Halloween festivities are going to be at the City Hall on October 26th. The 25th year anniversary for the Clifton Art Center will be at the Upper Montclair Country Club on October 5th, tickets are limited.

Mayor Grabowski

Mayor Grabowski requested some clarification from legal regarding the enforcement of entertainment without a license.

Councilwoman Pino

Councilwoman Pino provided a quick update for the Municipal Alliance meeting, the Board of Education attorney was unavailable, and the meeting will be rescheduled. She thanked the City Managers’ office for their support in conducting the event recently where Mr. Softee went around as a thank you to our fire houses. September 15th to October 15th is Hispanic Heritage Month. ECHO youth fall session has begun. She congratulated the students going back to school and wished them a great year. She noted an exploratory revenue committee is a good idea.

RESOLUTIONS VOTED ON SEPARATELY

A motion was made by Councilwoman Sadrakula, and seconded by Councilman D’Amato and passed on roll call vote to approve resolution 440-25.

RESOLUTION 440-25

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

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

A motion was made by Councilman Kolodziej, and seconded by Councilwoman Pino and failed on roll call vote to approve resolution 450-25.

RESOLUTION 450-25
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.

A motion was made by Councilman Kolodziej, seconded by Councilman Latona and passed on roll call vote to approve resolution 452-25.

RESOLUTION 425-25
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.

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

RESOLUTIONS

Resolutions were passed in the Work Session.

RESOLUTION 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**

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 Blk 2.06 Lot 42	\$ 600.00	\$ 100.00	\$ 700.00
26 Major Street Blk 43.02 Lot 17	\$ 600.00	\$ 100.00	\$ 700.00

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.

RESOLUTION 442-25

**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.

RESOLUTION 443-25

**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.*

RESOLUTION 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**

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

RESOLUTION 445-25

**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.*

RESOLUTION 446-25

**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.*

RESOLUTION 447-25

**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 Counsel 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.*

RESOLUTION 448-25

**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.S.A. 40A:11-1 et seq.

RESOLUTION 449-25

**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.S.A. 40A:11-1 et seq.

RESOLUTION 451-25

**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.

RESOLUTION 453-25

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 –
- 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 September 2, 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

LICENSES

- L- 1 Golden Palace Chinese Restaurant

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.

- L- 2 Mennella's Marketplace

RESOLUTION FOR FINAL APPROVAL BE IT RESOLVED, THAT THE APPLICATION OF MENNELLAS MARKETPLACE LLC T/A MENNELLAS 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.

- L- 3 El Pilon Restaurant

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.

- L- 4 Liquor Mart

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.

ADJOURNMENT

Upon a Motion made by Councilwoman Sadrakula, seconded by Councilman D’Amato, the meeting was adjourned at 11:37 p.m.

Respectfully Submitted,

Kathleen Tolosi, City Clerk

Raymond Grabowski, Mayor