

**CITY OF CLIFTON
SPECIAL MEETING MINUTES
OCTOBER 30, 2025**

A Special Meeting of the Municipal Council of the City of Clifton was held in the Courtroom of Clifton City Hall, 900 Clifton Avenue, Clifton, New Jersey on Thursday, October 30, 2025 at 7:00pm.

7:00 PM CALL TO ORDER

The meeting was called to order by Mayor Raymond Grabowski presiding, and it was announced that adequate notice of the meeting has been provided by the Special Meeting Notice which was published as a legal advertisement in the Herald News on October 28, 2025 and by posting of said notice on the bulletin board at City Hall which notice stated that formal action may or may not be taken on the matters to come before the Municipal Council.

Upon roll call, the following were noted present:

Councilman Gibson	(BG) Via ZOOM
Councilman D’Amato	(CD)
Councilman Kolodziej	(JK) Arrived 7:05pm
Councilman Latona	(AL)
Councilwoman Pino	(RP) Absent
Councilwoman Sadrakula	(MS)
Mayor Grabowski	(RG)

Also present were City Manager, Gary DeMarzo; City Clerk, Kathleen Tolosi; and Deputy City Clerk, Megan Krusznis.

DISCUSSION

D-1 Traffic Calming Measures – Third Street and Dwasline Road

The City Engineer provided the Council with information detailing the costs. Councilwoman Sadrakula asked for a cost analysis for rumble strips. Councilman Gibson noted the noise level from rumble strips and the amount of complaints that may be received. Councilman Latona asked for rumble strips to be placed by the cemetery, which would not create a noise complaint. Councilman Gibson asked if the portable speed tables can be moved as well. City Manager DeMarzo will get more information on bump outs, and humps versus speed tables.

D-2 Revenue Sources (City Manager)

The City Manager is working on a package to present to the council for revenue sources and asked to discuss some items he needed some guidance on. PSE&G will be installing 125 new meters at the Black Prince project, making those units available soon. Councilwoman Sadrakula noted there is an end date on the Developer’s Agreement and asked Legal to review and follow up with the developer. There will be new lighting along Route 3 which will be fixed by PSE&G. Councilman Gibson noted there are lights out on Springdale Court as well. ON3 submitted a PILOT agreement and would like to begin soon. There will be an extended stay and a hotel. Negotiations are forthcoming. A piece of art was donated to the City, the appraised value is estimated to be at around \$400,000. An appraisal report can be provided to the council. Councilman D’Amato asked for the cost associated with climate-controlled storage for the item. Councilwoman Sadrakula asked Legal to determine who definitively owns the art before any source of revenue can be determined. City Manager DeMarzo brought up parking meters and fees, and council is in support of the ideas. Councilman Kolodziej noted the difficulty with parking for employees which could be addressed with a new parking garage. He asked the City Manager to address the concerns with the AD’s of the special improvement districts. Councilman Latona asked when the fees for the hydrant flushing can be increased. A discussion happened for a redevelopment zone for a City-owned property, Lowry Park. The sale of city land can generate significant revenue for the city. Councilman D’Amato asked if a dog park can be included in the proposals for the lots. Councilwoman Sadrakula noted the potential entrance for the lot would be from William Street which is narrow. Some direction was given to the City Manager to look into the dimensions of the property, look into the sewer lines, and the ROSI conversion. City Manager DeMarzo advised the council he will be discussing and receiving guidance from Redevelopment Counsel. Councilman Kolodziej asked if a developer comes before a board and is approved, what are the means of enforcement if the developer deviates from the plan. City Attorney Egan will investigate that.

COUNCIL MAIL

- CM-1 Agreement with Pilot Fiber for use of Public Right-of-Way
- CM-2 Local Finance Notice LFN 2025-14 – Calendar Year 2026 Municipal & County Budget Cap Information
- CM-3 Chief Financial Officer Response to Forensic Audit Chapter 78 Recommendation

The Forensic Auditors gave an incorrect number in their report for 2019. The auditors are supposed to review every document. Council asked for emails from our CFO to the auditors be provided.

- CM-4 Pension Invoice for 2026 has Decreased Over 2025
- CM-5 2026 Library Tax Levy – One Third Mill Calculation
- CM-6 Chief Financial Officer – Print Out Report for Gasoline and Diesel Purchase Pricing

Councilman Kolodziej did calculations to compare what gas cards would cost, which could potentially cost taxpayers an additional \$82,000 annually. It's more cost effective to buy gas and diesel wholesale and have our own pumps and tanks on site.

- CM-7 List of City Owned Properties and Google Map from Engineer

A map was provided of all city-owned properties. City Manager DeMarzo is coming up with a list for the council to show the properties that are fit to be sold.

- CM-8 New Jersey “Burnout” Bill

RESOLUTIONS

Councilman D’Amato motioned, and Councilman Latona seconded approval of the resolution, with no objections noted.

RESOLUTION 533-25

**RESOLUTION APPROVING DEVELOPER AGREEMENT BETWEEN
THE CITY OF CLIFTON AND 1184 MAIN AVENUE, LLC**

BE IT RESOLVED, that a Developer Agreement between the City of Clifton and 1184 Main Avenue, LLC, the Developer of Block 11.21, Lot 1, 1184 Main Avenue, Clifton, New Jersey, is hereby authorized and approved; and

BE IT FURTHER RESOLVED, that the Mayor and City Clerk are hereby authorized and directed to execute said Developer Agreement on behalf of the City of Clifton.
(6-0-0-1) Councilman D’Amato, Councilman Gibson, Councilman Kolodziej, Councilman Latona, Councilwoman Sadrakula, and Mayor Grabowski voted Aye. Councilwoman Pino Absent.

RESOLUTION 534-25

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; and

- CON-1 Contract Negotiations ~ Police Chief
- CON-2 Contract Negotiations ~ Development Agreement, 1184 Main Avenue, LLC, 1184 Main Avenue, Block 11.21, Lot 1
- CON-3 Contract Negotiations ~ FMBA Early Retirement
- CON-4 Contract Negotiations ~ SOA
- CON-5 Contract Negotiations ~ Clifton Schools Traffic Guards
- CON-6 Personnel ~ Employee Health Benefits
- CON-7 Personnel

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 October 28, 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.

FLOOR TO MEMBERS OF THE PUBLIC

Donna Popowich asked the public for donations for Little Free Pantries, noting the imminent need for individuals who will not be able to use SNAP benefits. There are donation boxes at City Hall, Allwood Library, and JK Realty.

With no one else wishing to be heard, the public portion was closed.

ADJOURNMENT

Upon motion made by Councilwoman Sadrakula, seconded by Councilman D’Amato, the meeting was adjourned at 9:32 p.m.

Respectfully Submitted,

Kathleen Tolosi, City Clerk

Raymond Grabowski, Mayor