

**City of Clifton
City Council
Regular Meeting Agenda
March 3, 2026
6:30 PM**



WORK SESSION

I. PRESENTATION / HEARING / CONFERENCE APPEARANCE(S)

II. ACTION ITEMS

- A- 1 Authorization to Approve the Appropriation Reserve Budget Transfer, Temporary Budget for Current Fund and Temporary Budget for the Utility Fund (R090-26, R091-26 & R092-26)
- A- 2 Authorization to Award Contract to DeBlock Environmental Services, LLC for C-4 Licensed Sewer Collection System Operator Services for Period from January 1, 2026 Through December 31, 2027 (R093-26)
- A- 3 Authorization to Approve Contract to Purchase ten (10) New 2026 Dodge Durango Pursuit AWD Vehicles (WDEE 75) for Clifton Police Department off New Jersey State Contract Pursuant to N.J.S.A. 40A:11-12a (R094-26)
- A- 4 Authorization to Approve Furnishing and Installation of Vehicle Emergency Lights and Other Equipment off New Jersey State Contract for the City of Clifton Police Department from Nielsen Fleet of East Hanover (R095-26)
- A- 5 Authorization to Approve the Furnishing and Installation of Computer Equipment with Networking Equipment Necessary for ten (10) Dodge Duragos from SHI, Inc. off Bergen County Cooperative Contract for the City of Clifton Police Department (R096-26)
- A- 6 Authorization to Award Contract for Purchase of Technology Products Through SHI International via Bergen County Cooperative (CK04) Contract and New Jersey State NASPO Contract (R097-26)
- A- 7 Authorization to Purchase Station Wear Uniforms and Public Safety Telecommunication Products and Equipment for the Police Department from Turn Out Uniforms for the City of Clifton off NJ State Contract Purchasing Program and Bergen County Cooperative Pursuant to N.J.S.A. 40A:11-12a (R098-26)
- A- 8 Authorization to Approve the Award of Contract for Uniform Rental Cleaning and Management Services for the Department of Public Works to American Wear Uniform Off of Hunterdon County Educational Services Commission (HCESC) Cooperative (R099-26)
- A- 9 Authorization to Approve Emergency Rental Equipment Related to Snowstorms from Foley Incorporated for the City of Clifton off of Educational

- Service Commission of New Jersey Pursuant to N.J.S.A. 40A:11-12a (R100-26)
- A- 10 Authorizing to Amend Resolution #R022-25 Purchase Road Rock Salt for the City of Clifton off Passaic County Cooperative Pricing Contract Pursuant to N.J.S.A. 4A:11-12a (R101-26)
 - A- 11 Authorization to Approve the Award of Non-Fair and Open Contract to Global Payments for Credit Card Processing Services - Municipal Court Violations Department (R102-26)
 - A- 12 Authorization to Appoint a Public Member to the Rent Leveling Board Committee (R103-26)
 - A- 13 Authorization to Approve the Establishing Fees for Special Events Pursuant to Section 339-12 of the Code of the City of Clifton - Approve Request to Hold the Army Tank Pull Competition on June 7, 2026 (R104-26)
 - A- 14 Authorization to Approve 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" (McCosh Road) (O8087-26)
 - A- 15 Authorization to Approve An Ordinance to Amend, Revise and Supplement Chapter 99 of the Code of the City of Clifton, Entitled "Salaries and Compensation," More Particularly Article II Thereof, Entitled "Nonuniformed Officials and Employees," Section 99-2, Entitled "Minimum and Maximum Salaries Fixed; Uniform Allowances" (Removes Title of Coordinator Health Projects 3), Section 99-3 Supervisory Officials and Employees (Adds Title of Coordinator Health Projects 3) (O8088-26)
 - A- 16 Authorization to Approve the Affordable Housing Compliance (R105-26) (O8089-26 & O8090-26)

III. DISCUSSION ITEMS/NEW BUSINESS

- D- 1 Storage Building for "On-Hold" Vehicles
- D- 2 Clifton Adult Opportunity Center
- D- 3 Capital Bonding Projects - City Manager
- D- 4 Appointment of Various Professionals
- D- 5 Holiday Committee Discussion of Procedures (CD/MS)

IV. COUNCIL MAIL

- CM- 1 Clifton Public Housing Agency/Payment Standards for Section 8 Voucher Program for 2026
- CM- 2 Request to Name a Street in Clifton After a Lifelong Resident
- CM- 3 QOL Employees and Issued 2025 Summonses
- CM- 4 Summonses Issued for 1-25-26 Snowstorm
- CM- 5 Civil Rights Committee - Request for Budget
- CM- 6 Letter of Resignation from the Historical Committee

V. CONFIDENTIAL ITEMS / CLOSED SESSION

- CON-1 Contracts ~ Lease for Schultheis Farms to City Green

REGULAR MEETING

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

Rev. Eric Farrar ~ Hope Reformed Church

II. PUBLIC HEARING

III. PRESENTATION

IV. APPROVAL OF MINUTES

Approval of Special Revaluation Meeting Minutes of January 27, 2026

Approval of Special Budget Meeting Minutes - February 10, 2026

Approval of Executive Meeting Minutes of February 3, 2026

Approval of Regular Meeting Minutes of February 3, 2026

Approval of Executive Meeting Minutes of February 17, 2026

Approval of Workshop Meeting Minutes of February 17, 2026

V. COMMUNICATIONS FROM THE CITY MANAGER

C- 1 Stefanie Henry, Manager, resigned position Supervising Payroll Clerk, effective February 16, 2026.

C- 2 Michel Lapczynski, Public Works, resigned position of Laborer 1, effective February 18, 2026.

VI. COMMUNICATIONS - MEETING MINUTES

C- 3 Meeting Minutes of the Individuals with Disabilities on 02-09-2026

C- 4 Meeting Minutes of the Advisory Board of Recreation on 01/05/2026

C- 5 Meeting Minutes of the Clifton Traffic Safety Committee on 01/15/26

VII. ORDINANCE - SECOND READING

O- 8081-26 An Ordinance to Amend, Revise and Supplement Chapter 439 of the Code of the City of Clifton, Entitled "Vehicles and Traffic," More Particularly Section 439-33 Thereof, Entitled "Speed Limits Established" (Amends Speed Limit to 25 MPH on Both Sides of Delawanna Avenue (County Road 610) from Main Avenue to River Road)

O- 8082-26 An Ordinance to Amend, Revise and Supplement Chapter 349 of the Code of the City of Clifton Entitled "Parking on Residential Streets," More Particularly Section 349-2 Thereof, Entitled "Restricted Streets" (Rescinds Permit Parking on Larkspur Lane from Urma Avenue to Pershing Road)

O- 8083-26 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 9 Restricted Handicapped Spaces)

- O- 8084-26 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 6 Restricted Handicapped Spaces)
- O- 8085-26 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)
- O- 8086-26 An Ordinance to Amend, Revise and Supplement Chapter 425 of the Code of the City of Clifton Entitled "Towers" More Particularly Article I Entitled "Official Towers" (Revises Storage Requirements and Establishes Penalties for Violations of the Ordinance)

VIII. ORDINANCE - FIRST READING

- O- 8087-26 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" (McCosh Road)
- O- 8088-26 An Ordinance to Amend, Revise and Supplement Chapter 99 of the Code of the City of Clifton, Entitled "Salaries and Compensation," More Particularly Article II Thereof, Entitled "Nonuniformed Officials and Employees," Section 99-2, Entitled "Minimum and Maximum Salaries Fixed; Uniform Allowances" (Removes Title of Coordinator Health Projects 3), Section 99-3 Supervisory Officials and Employees (Adds Title of Coordinator Health Projects 3)
- O- 8089-26 An Ordinance to Amend, Revise and Supplement Chapter 7 of the Code of the City of Clifton, Entitled "Affordable Housing" (Repeals Article I and Recodifies the Chapter as "Affordable Housing Administration")
- O- 8090-26 An Ordinance to Amend, Revise and Supplement Chapter 461-24.2 of the Code of the City of Clifton, Entitled "Affordable Housing" (Repeals and Replaces in its Entirety)

IX. FLOOR TO MEMBERS OF THE PUBLIC

X. CITY MANAGER PRIVILEGE/Respond to Public Questions

XI. COMMITTEE REPORTS

XII. COUNCIL PRIVILEGE

XIII. RESOLUTIONS

- R 089-26 Resolution: Approve Claims List Resolution for the March 3, 2026, City Council Meeting
- R 090-26 Resolution Authorizing Appropriation Reserve Budget Transfers
- R 091-26 Resolution Authorizing 2026 Emergency Temporary Budget
- R 092-26 Resolution Authorizing 2026 Emergency Temporary Budget - Sewer Utility
- R 093-26 Resolution Awarding Contract to DeBlock Environmental Services, LLC for C-4 Licensed Sewer Collection System Operator Services for Period from January 1, 2026 Through December 31, 2027

- R 094-26 Resolution Authorizing Purchase of Ten (10) New 2026 Dodge Durango Pursuit AWD Vehicles (WDEE75) for Clifton Police Department off New Jersey State Contract Pursuant to N.J.S.A. 40A:11-12a
- R 095-26 Resolution to Approve the Furnishing and Installation of Vehicle Emergency Lights and Other Equipment off New Jersey State Contract for the City of Clifton Police Department From Nielson Fleet of East Hanover
- R 096-26 Resolution Authorizing Furnishing and Installation of Computer Equipment with Networking Equipment Necessary for ten (10) Dodge Duragos from SHI, Inc. off Bergen County Cooperative Contract for the City of Clifton Police Department
- R 097-26 Resolution Awarding Contract for Purchase of Technology Products Through SHI International via Bergen County Cooperative (CKO4) Contract and New Jersey State NASPO Contract
- R 098-26 Resolution to Purchase of Uniforms and Public Safety Telecommunication Products and Equipment for the Police Department from Turn Out Uniforms for the City of Clifton Off of NJ State Contract Purchasing Program and Bergen County Cooperative Pursuant to N.J.S.A:40a:11-12a
- R 099-26 Resolution Awarding Contract for Uniform Rental Cleaning and Management Services for the Department of Public Works to American Wear Uniform Off of Hunterdon County Educational Services Commission (HCESC) Cooperative
- R 100-26 Resolution to Purchase of Emergency Rental Equipment Related to Snowstorms from Foley Incorporated for the City of Clifton off of Educational Service Commission of New Jersey Pursuant to N.J.S.A. 40A:11-12a
- R 101-26 Resolution to Amend Resolution R022-25 Purchase Road Rock Salt for the City of Clifton off Passaic County Cooperative Pricing System Pursuant to N.J.S.A. 4A:11-12a
- R 102-26 Resolution Authorizing the Award of a Non-Fair and Open Contract to Global Payments for Credit Card Processing Services - Municipal Court Violations Department
- R 103-26 Resolution to Appoint a Public Member to the Rent Leveling Board Committee
- R 104-26 Resolution Establishing Fees for Special Events Pursuant to Section 339-12 of the Code of the City of Clifton
- R 105-26 Resolution Endorsing and Approving Affirmative Marketing and Spending Plans Prepared by Triad Associates
- R 106-26 Resolution Authorizing Execution of Cancellation of Mortgage Between City of Clifton and Anthony J. Fersch and Jean U. Fersch (Clifton Home Improvement Program)
- R 107-26 Resolution Authorizing the Appointment of the Municipal Housing Liaison for the Year 2026
- R 108-26 Resolution Authorizing Entertainment License for Dante's Place, LLC t/a Dante's
- R 109-26 Resolution Authorizing Executive Session

XIV. LICENSES

- L- 1 Villa Pizza
- L- 2 Deli Mart
- L- 3 Munchie Xpress
- L- 4 Manuel Deli Piaget

ITEM NUMBER: A- 1

ITEM NAME: Authorization to Approve the Appropriation Reserve Budget Transfer, Temporary Budget for Current Fund and Temporary Budget for the Utility Fund (R090-26, R091-26 & R092-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📄 memo	2/24/2026	Cover Memo

Tolosi, Kathleen

From: Phoenix
Sent: Tuesday, February 24, 2026 10:16 AM
To: Tolosi, Kathleen; DeMarzo, Gary
Subject: Explanation for Council action items

I have requested three items on the agenda for 3/3/26

1. Appropriation Reserve Budget Transfer- Similar to the transfer that was done earlier this year. This transfer will move unencumbered 2025 appropriations to the Streets and Roads Snow Removal budget. That will allow the movement of that money into the Storm Recovery Trust Fund. This will allow us to budget a minimal amount for snow removal in the 2026 budget
2. Temporary budget for the current fund. The initial temporary budget that was adopted provided authorization for most departmental expenses through the first few months of the year. This additional temporary budget will carry us through approximately half the year in the departments. This resolution also provides the full statutory requirement for both NJ retirement systems (PERS and PFRS). Those invoices are due April 1. In addition, I neglected to provide a temporary budget for the library in the initial temporary budget ; this resolution provides that.
3. Temporary budget for the utility fund. The initial temporary budget that was adopted provided authorization for most departmental expenses through the first few months of the year. This additional temporary budget will carry us through approximately half the year in the departments.

Thank you..

Joe Monzo
Phoenix Advisors
Interim CFO

Cell- 609-954-5522

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ITEM NUMBER: A- 2

ITEM NAME: Authorization to Award Contract to DeBlock Environmental Services, LLC for C-4 Licensed Sewer Collection System Operator Services for Period from January 1, 2026 Through December 31, 2027 (R093-26)

RECOMMENDATION: Approve

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Cover Memo	2/25/2026	Cover Memo
<input type="checkbox"/> Proposal	2/25/2026	Backup Material

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**INTEROFFICE MEMORANDUM
OFFICE OF THE CITY ENGINEER**

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TO: Gary DeMarzo, City Manager

FROM: Michael J. Lardner, PE, CME, City Engineer

CC: Andrew Oddo, Legal
Joseph Monzo, CFO
Amisha Jariwala, Purchasing Agent

DATE: February 25, 2026

SUBJECT: DeBlock Environmental Services, LLC
2026 Collection System Services

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The State of New Jersey mandates that every municipality must designate a Licensed Sewer Collection System Operator responsible for the City's Sanitary Sewer System. DeBlock Environmental Services, LLC have been retained by the Governing Body since 2019 to provide these services.

DeBlock Environmental's contract has expired as of December 31, 2025; attached is a copy of their proposal letter dated February 10, 2026 requesting that the contract be extended for an additional year.

This professional services contract will cover the period from January 1, 2026 through December 31, 2026; please note that the rates have remained unchanged from 2019. I have reviewed the attached proposal and recommend extending DeBlock Environmental's contract for an additional year to end on December 31, 2026 for a fee of not to exceed \$12,000.00. These services have been budgeted for in the proposed 2026 Sewer Operating Budget.

Kindly present this information to the Mayor and Council for discussion, and we further recommend that the legal department prepare the Authorizing Resolutions.

**Request for Proposal
City of Clifton
Licensed Wastewater Operations Services
Municipal Sewage Collection System**

Submitted by:



**Project Management Office:
P.O. Box 675
Woodland Park, New Jersey 07424
Office: (973) 998-9100
Fax: (973) 998-9101
Email: RDeBlock@DeBlock.org**

February 10, 2026



*Water and Wastewater Specialists
Licensed Operations, Utility Management,
Consulting, and Laboratory Services*

*P.O. Box 675
Woodland Park, NJ 07424
(973) 998-9100 Office
(973) 998-9101 Fax*

February 10, 2026

Michael J. Lardner, PE, CME
City Engineer
City of Clifton
900 Clifton Avenue
Clifton, NJ 07013

Re: City of Clifton Collection System 2026 Licensed Operations Service Proposal

Dear Mr. Lardner,

De Block Environmental is pleased to submit the following proposal for continued licensed operations coverage of the City of Clifton wastewater collection system. DES staff includes 28 Licensed Operators of which 10 maintain a C4. We currently have standing operations and maintenance contracts throughout NJ, New York City and Westchester, NY. Those contracts include serving as the licensed operators of the City of Paterson (C4), Borough of North Haledon (C2), the City of Rahway (C3), Township of Little Falls (C2) and the Borough of Elmwood Park (C3).

De Block Environmental Services, LLC (DES) will provide Licensed Operations Coverage of the City of Clifton Wastewater Collection System in accordance with the attached Scope of Services for a period of one year commencing on or about January 1, 2025.

The fee will be \$1,000.00 per month.

DES will provide for emergency response and other additional services in accordance with the "Scope of Additional Services" as required. Additional services will be charged in conformance with the attached schedule of Hourly Rates for Additional Services.

We appreciate the opportunity to propose on this work and should you have any question you can reach me at our office, 973-998-9100 or on my cell phone at 973-417-3097.

If you require further information, you can contact me at our office, 973-988-9100.

Very truly yours,

A handwritten signature in blue ink, appearing to read "R. De Block", is written over a light blue horizontal line.

Robert J. De Block
Executive V.P.

**Scope of Services
City of Clifton
Department of Public Works
Sewer Department**

De Block Environmental Services, LLC proposes to provide the following Licensed Operations Services in connection with the City of Clifton Sewer System.

Scope of Regular Services

- 1 - Provide NJDEP, Class C-4 licensed operations coverage of the City of Clifton Sewer system.
- 2 – Prepare, execute and submit monthly operations reports to the PVSC and all other required operations reports as needed.
- 3 – Meet with representative of the NJDEP for annual compliance inspections of the sewerage system.
- 4 – Weekly site visit with City staff to review Operations and Maintenance status as requested by the City.

**Scope of Services
City of Clifton
Department of Public Works
Sewer Department**

Scope of Additional Services

1. Prepare or aid in the preparation of submittals to the DEP as may be required.
2. Perform special projects such as O&M Manual updates, facility assessments, rate studies, flow studies, process control evaluations and treatability studies.
3. Provide for technical assistance and/or additional staffing as required on a 24-hour per day/365 day per year basis. Additional services to include consultation on regulatory issues and process control. Additional staff will be made available as needed for underground, electrical and mechanical repair.
4. Respond to emergency conditions/callouts within 1 hour of notification.
5. In the event accident or illness prevents the City Staff from monitoring the facilities, DES will provide coverage by experienced operations and maintenance personnel on an as needed basis.
6. DES will perform other projects or tasks as may be requested from time to time by the City.
7. Laboratory analysis as required.

De Block Environmental Services, LLC.
Standard Hourly Rates (Non Prevailing Wage Projects)
Effective January 1, 2026

De Block Environmental Services, LLC will provide process consulting, environmental consulting, laboratory, maintenance and repair services to sewerage and water facilities including replacement parts, major repairs and emergency callout coverage on a time and materials basis, billed on the following schedule:

Employee Grade	Hourly rate Monday to Friday 7AM to 5PM	Hourly rate Saturdays & Evenings	Hourly rate Sundays & Holidays
Division I	\$100.00	\$110.00	\$120.00
Division II	\$110.00	\$120.00	\$130.00
Division III	\$130.00	\$140.00	\$150.00
Division IV	\$150.00	\$160.00	\$170.00
Division V	\$170.00	\$180.00	\$190.00
Division VI	\$180.00		

Division I - Operator trainees, environmental technicians, laboratory technicians, repairmen helpers, mechanics helpers, and laborers.

Division II - Class 1 New Jersey licensed water, wastewater and industrial operators and construction inspectors.

Division III - Class 2 New Jersey licensed water, wastewater and industrial operators, draftsman and environmental technicians.

Division IV - Class 3 licensed water, wastewater and industrial operator, assistant project managers, journeymen electricians, journeymen plumbers, certified welders, machinists, pipefitters, laboratory supervisors, senior environmental technicians and senior draftsman.

Division V – Class 4 licensed water, wastewater and industrial operator senior managers for process design assistance, Construction Managers, Instrumentation Integrators/Designers, NJ Licensed Electricians, NJ Licensed Plumbers and NJ Licensed Municipal Purchasing Agents.

Division VI – Principals and Project Directors/Technical Managers.

Other Items:

- Materials billed at manufacturers cost plus 20%.
- Electrical or plumbing permits if required at cost plus 10%.
- Subcontractors billed at cost plus 20%.
- Emergency call outs are portal to portal, from Woodland Park, NJ. In no case more than 1 hour of travel time will be invoiced for travel, with a 4 hour minimum.
- Mileage will be invoiced at the current “IRS Standard Mileage Rate for Business” \$.70 per mile for 2025.
- Administrative Assistant: \$60.00 per hour.
- Per Diem: \$195.00 per day includes lodging and meals.
- Confined Space Entry: \$150.00/hour/crew member (minimum of three crew members). Rate is portal to portal, from Woodland Park, NJ. In no case more than 1 hour of travel time will be invoiced for travel, with a 4 hour minimum.

**City of Clifton
Request for Proposal
for
Licensed Wastewater Operations Services**

Proposed Project Team

Project Manager / Licensed Operator: James De Block, C4

Backup Licensed Operator: Robert J. De Block, C4

Backup Licensed Operator: Gregory Cardena, C3

Safety Officer: Francis Bonaccorso, C3

Environmental Specialist: Kellie Markert, C2

Additional Operations & Maintenance Staff:

Richard Eustace, C4

David Alvarez, C4

John Mulroony, C2

Kyle Hooker, OIT



STATEMENT OF QUALIFICATIONS

**Project Management Office:
De Block Environmental Services, LLC
P.O. Box 675
Woodland Park, New Jersey 07424
Office: (973) 998-9100
Fax: (973) 998-9101**

Email: RDeBlock@DeBlock.org

January 1, 2026

STATEMENT OF QUALIFICATIONS

De Block Environmental Services, LLC

P.O. Box 675
Woodland Park, New Jersey 07424
(973) 998-9100

1.0 SUMMARY OF EXPERIENCE

De Block Environmental Services is comprised of a group of dedicated professionals who have provided contract operation and maintenance services to private, municipal, and industrial water and wastewater treatment facilities and agencies throughout the Northeast since 1983. Emergency call-out service is maintained 24 hours per day 365 days per year to ensure operational reliability at all locations serviced by De Block Environmental Services staff. Our staff provides routine preventative maintenance to each of the facilities we operate and performs virtually all of the repairs to these systems including underground water and sewer line repairs, water and wastewater pump station repairs and treatment plant repairs.

In addition to contract O&M services, the principals of De Block Environmental Services have also assisted several environmental engineering firms in the design of modifications to existing water and wastewater treatment facilities or of new treatment facilities. De Block Environmental Services maintains relationships with various NJDEP certified water and wastewater-testing laboratory to provide regulatory and process monitoring capabilities to its contract O&M clients. The management of De Block Environmental Services has provided construction management services and field inspection services for municipalities, authorities and private industry in New Jersey and New York. Finally, De Block Environmental Services has a staff with extensive regulatory experience and the ability to interact with NJDEP permits, inspection, and enforcement personnel.

2.0 STAFF QUALIFICATIONS AND EXPERIENCE

The staff of De Block Environmental Services consists of NJDEP and ABC certified water and wastewater system operators, maintenance mechanics and electricians, and laboratory technicians. The firm principals and senior staff have extensive experience in the water treatment field and are highly knowledgeable and experienced in state and federal regulations applicable to wastewater treatment facilities. All senior and supervisory operations personnel are licensed by the NJDEP and or the ABC to operate wastewater collection and treatment systems and drinking water distribution and treatment systems. Construction managers and field inspectors have decades of experience in the management of construction projects involving water and wastewater treatment and conveyance systems.

Detailed resumes of key management and support staff are presented on the following pages. A summary of staff qualifications is presented below:

- Significant operating experience with a variety of mechanical, biological, physical, and chemical treatment processes for both water and wastewater.
- Extensive operating experience with both wastewater collection and water distribution systems.
- Mechanical and electrical maintenance capabilities which include troubleshooting, repairs, or replacement of inoperative treatment system equipment. De Block Environmental Services is a licensed electrical contractor in the State of New Jersey.
- Construction capabilities including treatment plant and pump station construction, underground construction including water and sewer main installations, and SCADA monitoring systems for water and wastewater treatment plants.
- Construction management and field inspection of water and wastewater systems.
- Ability to recognize process upsets and take appropriate corrective actions to stabilize plant operations.
- Experience in complying with NPDES Discharge Permit conditions and interacting with regulatory personnel.
- Support environmental engineering firms in reviewing proposed water and wastewater treatment plant designs for new construction and plant modifications.
- Extensive knowledge of requirements of the Clean Water Act and Safe Drinking Water Act.
- Experience in proper sample collection, preservation, and analysis of water and wastewater samples for compliance monitoring purposes.
- Extensive experience with information technology applications and hardware including, MS Office, MS Access database development, Edmunds accounting / utility billing software and Operator 10 reporting and maintenance software.

SAMPLE LISTING OF WATER AND WASTEWATER CONTRACT OPERATION AND MAINTENANCE SERVICES

As previously noted, the principals of De Block Environmental Services have provided contract O&M services to numerous clients since 1983. Additional services provided have included process design consulting and construction management. A sample listing of projects, type of treatment process, and the duration of service is presented below.

- City of Paterson, Sewer Division, Paterson, NJ
December 2002 to Present

Serve as a Consultant on regulatory, management, operations and maintenance issues relating to the operation of the municipal sewer department and provide Licensed Operator Coverage of the Combined Sewer System.

- City of Rahway, Sewer Division, Rahway, NJ
December 2008 to Present

Provide Licensed Operator Coverage, Operations oversight and consulting services for the Sanitary Sewer System.

- Boro of Kinnelon Water and Sewer Department
Kinnelon, NJ
January 2005 to Present

Daily operations of the water distribution, wastewater collection and wastewater treatment systems for the Borough.

- Cedar Square Shopping Center Water and Sewer Systems
Seaville, NJ
January 2012 to Present

Daily operations of the water treatment, distribution, wastewater collection and wastewater treatment systems for the development.

- Consolidated Water Facility,
Township of Mount Pleasant, Westchester County, NY
August 2003 to Present (Startup May 2005)

Oversee the startup, commissioning and continuing operation of an 8 MGD Surface Water Treatment Facility. The project brought the Township into full compliance with the Surface Water Treatment Rules. The work includes the operational startup of all treatment processes and development of operations and maintenance procedures, protocols and reports so as to maintain full compliance with the NYDOH and USEPA treatment requirements.

- Hudson County Meadowview Hospital WWTP
Secaucus, NJ
January 2011 to Present

- Pocantico Hills Water Treatment Plant,
Township of Mount Pleasant, Westchester County, NY
May 2005 to Present

Operate and maintain a 300,000 GPD advanced water filtration plant and reservoir system providing drinking water to the Pocantico Hills area and the Rockefeller Estates.

- Atlantic Health Care
Morristown Medical Center, Morristown, NJ
2016 to 2019

Daily operations and maintain of a T1 Water Treatment System servicing the Medical Center Campus. DES was retained to correct treatment following significant exceedances of the Lead Action Level. Additional construction services have been provided for water treatment system upgrades in conformance with an ACO. In 2019 DES provided construction services to connect to the public water supply and deactivate the water treatment facility.

- Manchester Utilities Authority
Haledon, NJ
2016 to Present

Licensed Operations, management and utility consulting for a W2 distribution system servicing two municipalities including development and implementation of new Lead and Copper / Water Quality Parameter Sampling Plans.

- Borough of Sussex Water Department
Sussex, NJ
2018 to Present

Complete utility management services and licensed operations of a T4/W2 water system and C2 collection System. DES was retained to address significant non-compliance and has successfully worked with EPA and NJDEP to return the system to compliance.

- Christina Seix Academy
Trenton, NJ
2014 to Present

Operate and maintain wastewater collection system servicing the campus.

- AC Moore, Inc.
Berlin, NJ
2005 to Present

Daily operation and maintenance of a groundwater discharge wastewater treatment plant servicing warehouse facilities with a Total Nitrogen limit of 2 mg/L.

- Borough of Elmwood Park Water and Sewer Departments
Elmwood Park, NJ
June 2002 to Present

Operate the W-3 Water Distribution system and the C-3 Wastewater Collection system. Consult on water and wastewater issues to the Borough.

- Township of Little Falls Sewer Department, Little Falls, NJ
1998 to Present

Licensed operational coverage of the C-3 Wastewater Collection system. Provide routine inspection and maintenance services to the Township wastewater pump stations as well as emergency service on an as needed basis.

In addition to operations and maintenance services De Block Environmental Services provides the Township with environmental consulting services regarding the sewerage collection system.

- Borough of Woodland Park Water Department, Woodland Park, NJ
December 2006 to Present

Consult on regulatory, management, operations and maintenance issues relating to the operation of the municipal water department and provide certified laboratory services as needed.

ITEM NUMBER: A- 3

ITEM NAME: Authorization to Approve Contract to Purchase ten (10) New 2026 Dodge Durango Pursuit AWD Vehicles (WDEE 75) for Clifton Police Department off New Jersey State Contract Pursuant to N.J.S.A. 40A:11-12a (R094-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
 Memo from Police Department	2/26/2026	Cover Memo



Thomas Rinaldi
Chief of Police

City of Clifton
POLICE DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY

Office: 973-470-2044 Fax: 973-470-2023
Email: dbrodie@cliftonpolice.org
TECHNICAL SERVICES DIVISION



Darren Brodie
Commander

To: City Manager Gary DeMarzo

From: D/Lt. Darren Brodie #02265

Subject: 2026 Fleet Purchase

Date: December 1, 2025

Sir,

There is a need for the Clifton Police Department to replace the front-line Patrol Vehicles due to the regular 24/7 use and the accompanying wear and tear. A quote from Nielsen of Morristown for ten 2026 Dodge Durango Pursuit AWD SUV's (WDEE75) was obtained. The pricing is \$42,876.35 per vehicle through New Jersey State Contract 23-FLEET-34933 with the options necessary for the Police Department.

I am including the vehicle quote from Nielsen of Morristown totaling \$428,763.50 for ten vehicles off New Jersey State Contract 23-FLEET-34933.

With this submission, we cordially request the City's Purchasing Agent to please draft a resolution for the agenda.

Respectfully,

D/Lt. Darren Brodie



Quote

NIELSEN OF MORRISTOWN

200 Ridgedale Ave.
Morristown, NJ 07960

To:	From: Brooks Buxton Phone/Fax: (973) 319- 7000 / (973) 884-2650
	Vehicle Pick Up Location Nielsen Fleet 31 Williams Parkway East Hanover, NJ 07936

2026 Dodge Durango (WDEE75) Pursuit AWD
STATE OF NEW JERSEY
CONTRACT # 23-FLEET-34933

Mechanical

Engine: 3.6L V6 24V VVT UPG I w/ESS (STD)
Transmission: 8-Speed Automatic (850RE) (STD)
3.45 Rear Axle Ratio (STD)
GVWR: 6,500 lbs (STD)
50 State Emissions

Transmission w/Sequential Shift Control
Full-Time All-Wheel
Engine Oil Cooler
650CCA Maintenance-Free Battery w/Run Down Protection
220 Amp Alternator
Class IV Towing Equipment -inc: Hitch and Trailer Sway Control
Trailer Wiring Harness
Police/Fire
1650# Maximum Payload
Gas-Pressurized Front Shock Absorbers and Nivomat Brand Name Rear Shock Absorbers
Nivomat Suspension
Front And Rear Anti-Roll Bars
HD Suspension

Electric Power-Assist Speed-Sensing Steering

24.6 Gal. Fuel Tank
Single Stainless Steel Exhaust
Permanent Locking Hubs
Short And Long Arm Front Suspension w/Coil Springs
Multi-Link Rear Suspension w/Coil Springs
4-Wheel Disc Brakes w/4-Wheel ABS, Front And Rear Vented Discs, Brake Assist and Hill Hold Control

Exterior
Wheels: 18" x 8.0" Black Steel (STD)
Wheels w/Chrome Hub Covers

Entertainment cont.
SiriusXM Radio Service

Integrated Voice Command w/Bluetooth
6 Speakers
Streaming Audio
2 LCD Monitors In The Front

Exterior cont.

Tires: 255/60R18 On/Off Road
Steel Spare Wheel
Full-Size Spare Tire Stored Underbody w/Crankdown
Clearcoat Paint
Body-Colored Front Bumper w/Colored Rub Strip/Fascia Accent

Body-Colored Rear Step Bumper w/Colored Rub Strip/Fascia Accent
Chrome Bodyside Insert and Colored Wheel Well Trim
Black Side Windows Trim
Body-Colored Door Handles
Black Power Heated Side Mirrors w/Manual Folding
Fixed Rear Window w/Fixed Interval Wiper and Defroster
Deep Tinted Glass
Speed Sensitive Variable Intermittent Wipers
Galvanized Steel/Aluminum Panels

Lip Spoiler
Black Grille
Front License Plate Bracket
Liftgate Rear Cargo Access

Tailgate/Rear Door Lock Included w/Power Door Locks
Auto On/Off Projector Beam Led Low/High Beam Daytime Running
Headlamps w/Delay-Off
Perimeter/Approach Lights
LED Brakelights
Laminated Glass

Entertainment
Radio w/Seek-Scan, Clock, Speed Compensated Volume Control, Aux Audio Input Jack, Steering Wheel Controls and Radio Data System
Radio: Uconnect 4 w/8.4" Display
GPS Antenna Input
SiriusXM Satellite Radio

Interior cont.
Integrated Center Stack Radio

Google Android Auto
USB Host Flip
Apple CarPlay
For More Info, Call 800-643-2112

Interior

Front Seats w/Power 4-Way Driver Lumbar

12-Way Power Driver Seat -inc: Power Recline, Height Adjustment, Fore/Aft Movement, Cushion Tilt and Power 4-Way Lumbar Support
4-Way Passenger Seat -inc: Manual Recline, Fore/Aft Movement and Fold Flat

60-40 Folding Split-Bench Front Facing Fold Forward Seatback Rear Seat
Manual Tilt/Telescoping Steering Column

Gauges -inc: Speedometer, Odometer, Voltmeter, Oil Pressure, Engine Coolant Temp, Tachometer, Oil Temperature, Transmission Fluid Temp, Engine Hour Meter, Trip Odometer and Trip Computer
Power Rear Windows and Fixed 3rd Row Windows
Leather/Metal-Look Steering Wheel
Front Cupholder

Rear Cupholder
Compass

Proximity Key For Doors And Push Button Start
Valet Function

Remote Keyless Entry w/Integrated Key Transmitter, 2 Door Curb/Courtesy, Illuminated Entry and Panic Button

Remote Releases -inc: Power Fuel
Cruise Control w/Steering Wheel Controls
Dual Zone Front Automatic Air Conditioning
Rear HVAC w/Separate Controls
HVAC -inc: Auxiliary Rear Heater, Headliner/Pillar Ducts and Console Ducts
Illuminated Locking Glove Box
Driver Foot Rest
Cloth Bucket Seats w/Shift Insert -inc: cloth rear seat
Interior Trim -inc: Leatherette Instrument Panel Insert, Metal-Look Door Panel Insert and Chrome Interior Accents
Full Cloth Headliner
Day-Night Auto-Dimming Rearview Mirror
Driver And Passenger Visor Vanity Mirrors
Partial Floor Console w/Covered Storage, Mini Overhead Console w/Storage and 3 12V DC Power Outlets
Front And Rear Map Lights
Fade-To-Off Interior Lighting
Full Vinyl/Rubber Floor Covering
Carpet Floor Trim
Cargo Area Concealed Storage
Cargo Space Lights
FOB Controls -inc: Cargo Access and Windows

Driver / Passenger And Rear Door Bins

Power 1st Row Windows w/Driver And Passenger 1-Touch Up/Down

Delayed Accessory Power

Power Door Locks w/Autolock Feature

Systems Monitor

Redundant Digital Speedometer

Trip Computer
Outside Temp Gauge
Digital/Analog Appearance
#7 Seat Foam Cushion

Manual w/Tilt Front Head Restraints and Fixed Rear Head Restraints
Front Center Armrest w/Storage and Rear Center Armrest

Sentry Key Immobilizer
3 12V DC Power Outlets

Air Filtration

Safety-Mechanical

Electronic Stability Control (ESC) And Roll Stability Control (RSC)
ABS And Driveline Traction Control

Safety-Exterior

Side Impact Beams
Safety-Interior
Dual Stage Driver And Passenger Seat-Mounted Side Airbags
ParkSense with Stop Rear Parking Sensors

Blind Spot Detection Blind Spot
Collision Mitigation-Rear
Tire Specific Low Tire Pressure Warning
Dual Stage Driver And Passenger Front Airbags

Curtain 1st, 2nd And 3rd Row Airbags
Airbag Occupancy Sensor
Driver Knee Airbag

Rear Child Safety Locks

Outboard Front Lap And Shoulder Safety Belts -inc: Rear Center 3 Point, Height Adjusters and Pretensioners
ParkView Back-Up Camera



Quote

NIELSEN OF MORRISTOWN

200 Ridgedale Ave.
Morristown, NJ 07960

2026 Dodge Durango (WDEE75) Pursuit AWD
STATE OF NEW JERSEY
CONTRACT # 23-FLEET-34933

BASE PRICE \$ 40,786.00

Factory Options

Item	Price
PCQ Night Moves	\$ 395.00
C5X9 Black, Cloth Bucket Seats w/Rear Cloth -inc: Vinyl 2nd Row Seat	\$ -
ADL Skid Plate Group inc: Transfer Case Skid Plate Shield, Front Suspension Skid Plate, Fuel Tank Skid Plate Shield, Underbody Skid Plate	\$ 370.00
LNF Black Left Spot Lamp LED	\$ 695.00
CW6 Deactivate Rear Doors/Windows	\$ 95.00
GXE Entire Fleet Alike Key (FREQ 3)	\$ 600.00

Options	\$ 2,155.00
Options % off	3.00%
Factory Option Total	\$2,090.35

Date: 11/26/2025

Vehicle Total \$ 42,876.35

Total for (10) Vehicles \$ 428,763.50

ITEM NUMBER: A- 4

ITEM NAME: Authorization to Approve Furnishing and Installation of Vehicle
Emergency Lights and Other Equipment off New Jersey State Contract
for the City of Clifton Police Department from Nielsen Fleet of East
Hanover (R095-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Memo and Proposal 1 to upfit	2/26/2026	Cover Memo
<input type="checkbox"/> memo and Proposal 2 to upfit	2/26/2026	Cover Memo
<input type="checkbox"/> Memo and Proposal 3 to upfit	2/26/2026	Cover Memo



Thomas Rinaldi
Chief of Police

City of Clifton

POLICE DEPARTMENT

900 CLIFTON AVENUE
CLIFTON, NEW JERSEY

Office: 973-470-2044 Fax: 973-470-2023

Email: dbrodie@cliftonpolice.org
TECHNICAL SERVICES DIVISION



Darren Brodie
Commander

To: Gary DeMarzo, City Manager
From: D/Lieutenant Darren Brodie
Date: 12/1/2025
Re: 2026 Police Vehicle Equipment Purchase Memo

Sir,

I am requesting the purchase of the vehicle equipment as well as installation from Nielsen Fleet (Nielsen of Morristown), to outfit the ten (10) 2026 Dodge Durango Pursuit AWD vehicles that were ordered. We obtained quotes for the equipment with State Contract pricing. This Whelen brand equipment will outfit these vehicles with emergency lighting, sirens and wiring for proper use.
Nielsen Fleet d.b.a. Nielsen of Morristown / NJ State Contract # 17-FLEET-00761

Vendor Name	Equipment Cost Per Vehicle		Total Cost for 10 Vehicles
Nielsen Fleet	\$8,768.65		\$87,686.50
d.b.a Nielsen of Morristown			
	NJ State Contracts #17-Fleet-00761		

Nielsen Fleet has proven to be a reputable outfitter/installer of equipment with other police agencies past dealings and they also have a quicker than average turnaround time. I am including both the equipment quote and the labor quote along with the request to purchase.

I am requesting that the account used for this purchase be determined by Clifton's Chief Financial Officer.

Respectfully,

D/Lt. Darren Brodie #265

NIELSEN FLEET
31 WILLIAMS PARKWAY
EAST HANOVER, NJ 07936

2026 Dodge Durango (WDEE75) Pursuit AWD

NJ State Contract Options for Dodge Durango (17-FLEET-00761)

PSCOMPH	(2) Whelen Striplight LEDs in Cargo Area (MSRP \$350 @ 45% Off)	\$	192.50
TLI2J	(2) Whelen TION LED Trunk Lights (R/B) (MSRP \$398 @ 45% Off)	\$	218.90
GB8SP3J	Whelen Legacy 48" WCX DUO Lightbar (1/2 Red / 1/2 Blue) (White - Front & Corners / Amber- Rear) (MSRP \$6478 @ 45% Off)	\$	3,562.90
BS508	Whelen RST Rear DUO Inneredge (MSRP \$1903 @ 45% Off)	\$	1,046.65
C399	Whelen CenCom Core Amplifier Control Module, Flashing Outputs, Includes 3 CAN ports, and Controls up to 99 Devices/Remote Modules, Control Heads Purchased Separately (MSRP \$1411 @45% Off)	\$	776.05
CCTL6	Includes 3 Section Control Head and 8 Push-Buttons, 4-Position Slide Switch with a 7-Position Rotary Knob. Manual, Airhorn Plus 3 Traffic Advisor™ Switches and Microphone with Extension Cable (MSRP \$473 @ 45% Off)	\$	260.15
C399K3	OBDII CanPort™ Installation Kit (MSRP \$64 @ 45% Off)	\$	35.20
CEM16	(2)16 Output, 4 Input WeCanX™ Expansion Module (MSRP \$584 @ 45% Off)	\$	321.20
CV2V	Whelen Vehicle To Vehicle Module, Includes Internal Antenna (MSRP \$371 @ 45% Off)	\$	204.05
CHOWLER	Howler Siren Amplifier w/ Two Speakers, Optional Vehicle Specific Mounting Brackets (MSRP \$944 @ 45% Off)	\$	519.20
SA315P	Whelen100watt Speaker (MSRP \$412 @ 45% Off)	\$	226.60
SAK44	Whelen Speaker Bracket (MSRP \$53 @ 45% Off)	\$	29.15
	Activate Factory Headlight Flasher	\$	-
SSF5150D	Whelen SS Tail Light Flasher (MSRP \$137 @ 45% Off)	\$	75.35
VTX9J	(2) Whelen Vertex LEDs (R/B) Mounted in Tail lights (MSRP \$300 @ 45% Off)	\$	165.00
I3J	(2) Whelen TRIO ION LEDs Mounted in Side Cargo Windows (MSRP \$486 @ 45% Off)	\$	267.30
I3J	(2) Whelen TRIO ION LEDs Mounted on Side of PB (MSRP \$486 @ 45% Off)	\$	267.30
TLI2J	(2) Whelen TION LED on Rear LP (R/B) (MSRP \$398 @ 45% Off)	\$	218.90
U180JC	(2) Whelen TRIO U-Series™ 180° Linear Super-LED (MSRP \$660 @ 45% Off)	\$	363.00
U18044	One Pair Under-the-Side View Mirror Mount (MSRP \$35 @ 45% Off)	\$	19.25

Option Total \$ 8,768.65

Date: 11/26/2025

Quote is good for 60 Days

Total for (10) Vehicles \$ 87,686.50

To accept this quotation, sign here and return: _____



Thomas Rinaldi
Chief of Police

City of Clifton
POLICE DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY

Office: 973-470-2044 Fax: 973-470-2023
Email: dbrodie@cliftonpolice.org
TECHNICAL SERVICES DIVISION



Darren Brodie
Commander

To: Gary DeMarzo, City Manager
From: D/Lieutenant Darren Brodie
Date: 12/1/25
Re: 2026 Police Vehicle Equipment Purchase Memo

Sir,

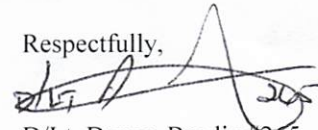
I am requesting the purchase of the vehicle equipment as well as installation from Nielsen Fleet (Nielsen of Morristown), to outfit the ten (10) 2026 Dodge Durango Pursuit AWD Vehicles that were ordered. We obtained quotes for the equipment with State Contract pricing which is attached: This Havis brand equipment will outfit these vehicles with consoles and computer mounting equipment necessary for Patrol usage. Nielsen Fleet d.b.a. Nielsen of Morristown / NJ State Contract # 17-FLEET-00719

Vendor Name	Equipment Cost Per Vehicle		Total Cost for 10 Vehicles
Nielsen Fleet	\$12,662.50		\$126,624.98
d.b.a Nielsen of Morristown			
	NJ State Contracts #17-Fleet-00719		

Nielsen Fleet has proven to be a reputable outfitter/installer of equipment with other police agencies past dealings and they also have a quicker than average turnaround time. I am including both the equipment quote and the labor quote along with the request to purchase.

I am requesting that the account used for this purchase be determined by Clifton's Chief Financial Officer.

Respectfully,



D/Lt. Darren Brodie #265

NIELSEN FLEET
31 WILLIAMS PARKWAY
EAST HANOVER, NJ 07936

2026 Dodge Durango (WDEE75) Pursuit AWD

NJ State Contract Options for Havis (17-FLEET-00719)

C-VS-2300-DUR	Havis 23" Console for 2021-20246 Dodge Durango Pursuit (MSRP \$603 @ 35% Off)	\$	391.95
C-ARPB-140	Havis Brother 4200 Series Printer Mount w/Armrest (MSRP \$195 @ 35% Off)	\$	126.75
CUP2-1001	Havis Cupholder (MSRP \$70 @ 35% Off)	\$	45.50
C-AP-0325-1	Havis 3" Coin Dish (MSRP \$53 @ 35% Off)	\$	34.45
C-MMSU-L	(2) Havis Magnetic Mic Clip with Side Mount Bracket (MSRP \$248 @ 35% Off)	\$	161.20
C-PM-128	Havis Mounting Bracket (MSRP \$98 @ 35% Off)	\$	63.70
PKG-PSM-345	Havis Premium Pedestal Mount Package (MSRP \$852 @ 35% Off)	\$	553.80
DS-PAN-432-2	Havis Docking Station For Panasonic Toughbook 55 Laptop w/ Advanced Port Replication & Dual Pass-Thru Antenna Connections & LIND Power Supply (MSRP \$2065 @ 35% Off)	\$	1,342.25
DS-DA-417	Screen Support For DS-PAN-4X0 Series Docking Stations (MSRP \$96 @ 35% Off)	\$	62.40
DS-DA-602	Third Generation Communications Hub (MSRP \$343 @ 35% Off)	\$	222.95
DS-DA-317	Power cable for Havis Rugged Communications Hub (MSRP \$75 @ 35% Off)	\$	48.75
LPS-211	Multipurpose Bracket Secures Power Supplies on Havis Docking Stations or Cradles	\$	29.25
CG-X	ChargeGuard-Select (MSRP \$11 @ 35% Off)	\$	72.15
TREMDUR	Tremco (MSRP \$175 @ 35% Off)	\$	113.75
Additional Options for Interceptor SUV			
SO-549-QK25	AFS Whelen Core C399 Lighting Harness Kit I (MSRP \$2720.71 @ 48% Off)	\$	1,414.77
SO-549-DUR25	AFS 2025 Durango Vehicle Specific Kit (MSRP \$815.67 @ 48% Off)	\$	424.15
PDB11	AFS Fuse Panel (MSRP \$95 @ 48% Off)	\$	49.40
INSTALL	Installation 52 hrs @ \$85 per Hour	\$	6,927.50
T52140B	TT Durango Seat Covers (Custom Logo)	\$	525.00
ANT	Low Profile Vertical Polarization Antenna in Black	\$	52.83
CS	Customer Supplied E-Ticketing	\$	-
CS	Customer Supplied Radio	\$	-

Option Total \$ 12,662.50

Date: 11/26/2025

Quote is good for 60 Days

Total for (10) Vehicles \$ 126,624.98

To accept this quotation, sign here and return: _____



Thomas Rinaldi
Chief of Police

City of Clifton

POLICE DEPARTMENT

900 CLIFTON AVENUE
CLIFTON, NEW JERSEY

Office: 973-470-2044 Fax: 973-470-2023

Email: dbrodie@cliftonpolice.org
TECHNICAL SERVICES DIVISION



Darren Brodie
Commander

To: Gary DeMarzo, City Manager
From: D/Lieutenant Darren Brodie
Date: 12/1/2025
Re: 2026 Police Vehicle Equipment Purchase Memo

Sir,

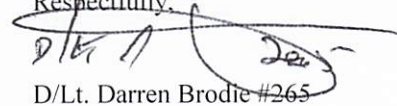
I am requesting the purchase of the vehicle equipment as well as installation from Nielsen Fleet (Nielsen of Morristown), to outfit the ten (10) 2026 Dodge Durango Pursuit AWD Vehicles that were ordered. We obtained quotes for the equipment with State Contract pricing which is attached: This Setina brand equipment will outfit these vehicles with center consoles, prisoner partitions and weapon retention systems. Nielsen Fleet d.b.a. Nielsen of Morristown / NJ State Contract # 17-FLEET-00768

Vendor Name	Equipment Cost Per Vehicle		Total Cost for 10 Vehicles
Nielsen Fleet	\$6,587.00		\$65,870.00
d.b.a Nielsen of Morristown			
	NJ State Contracts #17-Fleet-00768		

Nielsen Fleet has proven to be a reputable outfitter/installer of equipment with other police agencies past dealings and they also have a quicker than average turnaround time. I am including both the equipment quote and the labor quote along with the request to purchase.

I am requesting that the account used for this purchase be determined by Clifton's Chief Financial Officer.

Respectfully,



D/Lt. Darren Brodie #265

NIELSEN FLEET
 31 WILLIAMS PARKWAY
 EAST HANOVER, NJ 07936

2026 Dodge Durango (WDEE75) Pursuit AWD

NJ State Contract Options for Dodge Durango (17-FLEET-00768)

GMSGRFMNT	Troy Dual Weapon Mount (MSRP \$321 @ 30% Off)	\$	224.70
WK0595DUR11	Setina Window Barrier Poly (MSRP \$359 @ 30% Off)	\$	251.30
1K0574DUR11FSR	Setina #6VS SPT Coated Poly Partition (MSRP \$1,279 @ 30 % Off)	\$	895.30
PK0123DUR112ND	Setina #12VS Expanded Metal Partition (MSRP \$639 @ 30% Off)	\$	447.30
QK0634DUR11	Setina Full Transport Replacement Seat (MSRP \$1099 @ 30% Off)	\$	769.30
DK0100DUR11	Setina Door Panel TPO (MSRP \$339 @ 30% Off)	\$	237.30
WK0040DUR11	Setina Window Barrier Aluminum 3 Piece Cargo Area (MSRP \$489 @ 30% Off)	\$	342.30
BK1001DUR21	Setina Pushbumper (PB450L6) w/ (6) Whelen LEDs (MSRP \$1519 @ 30% Off)	\$	1,063.30
FK0402DUR21	PB9 PB300/400 Aluminum Fender Guards (MSRP \$699 @ 30% Off)	\$	489.30
GK0068E	Setina S T-Rail 1082E Blac-Rac (MSRP \$979 @ 30 % Off)	\$	685.30
GK10251SHK	Setina S T-Rail Mount 1 Small Lock Handcuff Key (MSRP \$479 @ 30 % Off)	\$	335.30
TK1460DUR11	Setina E-Z Lift Cargo Deck with Tray (MSRP \$1209 @ 30 % Off)	\$	846.30

Option Total \$ 6,587.00

Date: 11/26/2025

Quote is good for 60 Days

Total for (10) Vehicels \$ 65,870.00

To accept this quotation, sign here and return: _____

ITEM NUMBER: A- 5

ITEM NAME: Authorization to Approve the Furnishing and Installation of Computer Equipment with Networking Equipment Necessary for ten (10) Dodge Duragos from SHI, Inc. off Bergen County Cooperative Contract for the City of Clifton Police Department (R096-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
 Memo from Police Department	2/26/2026	Cover Memo



Thomas Rinaldi
Chief of Police

City of Clifton

POLICE DEPARTMENT

900 CLIFTON AVENUE
CLIFTON, NEW JERSEY

Office: 973-470-2044 Fax: 973-470-2023

Email: dbrodie@cliftonpolice.org
TECHNICAL SERVICES DIVISION



Darren Brodie
Commander

To: Gary DeMarzo, City Manager
From: D/Lieutenant Darren Brodie
Date: 12/1/25
Re: 2026 Police Vehicle Equipment Purchase Memo

Sir,

I am requesting the purchase of the vehicle computer equipment from SHI , to outfit the ten (10) 2026 Dodge Durango Pursuit AWD Vehicles that were ordered. We obtained quotes for the equipment with State Contract pricing which is attached: This computer equipment will outfit these vehicles with the computer and networking equipment necessary for Patrol usage.

SHI / New Jersey Cooperative Purchasing Alliance Contract # CK04, Subcontract # 24-38

Vendor Name	Equipment Cost Per Vehicle		Total Cost for 10 Vehicles
SHI	\$6,034.75		\$60,347.50
New Jersey Cooperative	Purchasing Alliance	Contract # CK04	Subcontract # 24-38

I am requesting that the account used for this purchase be determined by Clifton's Chief Financial Officer.

Respectfully,

D/Lt. Darren Brodie #265



Pricing Proposal
 Quotation #: 26915397
 Reference #: 57762
 Created On: 12/1/2025
 Valid Until: 12/31/2025

NJ-City of Clifton

Inside sales Account Executive

David Petrillo

900 Clifton Avenue
 Clifton, NJ 07013
 United States
 Phone:
 Fax:
 Email: dpetrillo@cliftonpolice.org

Ahmed Sirdah

300 davidson avenue
 Somerset, NJ 08873
 Phone: 732-584-8240
 Fax:
 Email: ahmed_sirdah@shi.com

All Prices are in US Dollar (USD)

Product	Qty	Your Price	Total
1 15-1345U VPRO UP TO 4.7GHZ 14.0 16GB 512GB OPAL SSD W11P Panasonic - Part#: FZ-55JV400BM Contract Name: New Jersey Cooperative Purchasing Alliance Contract #: CK04 Subcontract #: 24-38	10	\$2,805.81	\$28,058.10
2 3-yr NetCloud Mobile Performance Essentials Plan and R1900 router with WiFi (5G modem), no AC power supply or antennas, Global Cradlepoint - Part#: MB03-19005GB-GA Contract Name: New Jersey Cooperative Purchasing Alliance Contract #: CK04 Subcontract #: 24-38	10	\$2,067.05	\$20,670.50
3 Panorama Antennas GPS[X]D4[X]-6-60 - Antenna - shark fin - navigation, cellular, Wi-Fi - omni-directional - magnetic mountable, panel mountable Panorama Antennas - Part#: GP-IN2680 Contract Name: New Jersey Cooperative Purchasing Alliance Contract #: CK04 Subcontract #: 24-38	10	\$419.70	\$4,197.00
4 Brother RuggedJet RJ-4250WB - Label printer - direct thermal - Roll (11.3 cm) - 203 dpi - up to 127 mm/sec - USB 2.0, Wi-Fi(n), NFC, Bluetooth 4.2 - with 2 years Premier Limited Warranty Brother - Part#: RJ4250WB Contract Name: New Jersey Cooperative Purchasing Alliance Contract #: CK04 Subcontract #: 24-38	10	\$727.07	\$7,270.70
5 Brother - USB cable - 3 m - for PocketJet 3 Brother - Part#: LB3603 Contract Name: New Jersey Cooperative Purchasing Alliance Contract #: CK04 Subcontract #: 24-38	10	\$15.12	\$151.20
		Total	\$60,347.50

Additional Comments

Note: The New Jersey Cooperative Purchasing Alliance is a Service of the County of Bergen, County Executive James J. Tedesco III and the Board of Commissioners

Cradlepoint DOES NOT accept returns. Customers need to work with Cradlepoint directly for any exchanges:
RMA@Cradlepoint.com ”

Due to the potential impact of any current or future tariffs, the price and availability of hardware items on this quote may be subject to change.

Thank you for choosing SHI International Corp! The pricing offered on this quote proposal is valid through the expiration date listed above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order. For any additional information including Hardware, Software and Services Contracts, please contact an SHI Inside Sales Representative at (888) 744-4084. SHI International Corp. is 100% Minority Owned, Woman Owned Business. TAX ID# 22-3009648; DUNS# 61-1429481; CCR# 61-243957G; CAGE 1HTF0

The products offered under this proposal are resold in accordance with the terms and conditions of the Contract referenced under that applicable line item.

ITEM NUMBER: A- 6

ITEM NAME: Authorization to Award Contract for Purchase of Technology Products Through SHI International via Bergen County Cooperative (CK04) Contract and New Jersey State NASPO Contract (R097-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📄 Memo from Police Department	2/23/2026	Cover Memo



Thomas Rinaldi
Chief of Police

City of Clifton
POLICE DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY

Office: 973-470-2044 Fax: 973-470-2023
Email: dbrodie@cliftonpolice.org
TECHNICAL SERVICES DIVISION



Darren Brodie
Commander

February 17, 2026

Gary DeMarzo
City Manager

Mr. DeMarzo,

Subject: 2026 Request for SHI International Corp. multiple purchase contract

The Police Department is requesting permission to purchase multiple items from SHI International Corp. using various state contracts for the 2026 year. They are an existing vendor that we have used for many years, and they have the State Contracts for various Police Technology items that we have historically purchased from them over the years such as computer and infrastructure hardware, assorted applications, and software using various State Contracts and Co-ops such as NASPO 21-TELE-01506, NJ CO-OP CK04 22-24, NJ CO-OPCK04 19-34. We are planning on similar purchases this year.

I respectfully request that a contract and resolution be drawn up to allow purchases via state contract for these various items up to \$350,000.00. These budgeted purchases will utilize account #04-215-55-980-500 (Purchase of Vehicles), #01-201-25-240-225 (Computer Equipment & Supplies), #01-201-25-240-405 (Maintenance & Repairs), #01-201-25-240-503 (Contractual Services), and #01-201-25-240-242 (Other equipment).

Respectfully,

D/Lt. Darren Brodie #265

ITEM NUMBER: A- 7

ITEM NAME: Authorization to Purchase Station Wear Uniforms and Public Safety Telecommunication Products and Equipment for the Police Department from Turn Out Uniforms for the City of Clifton off NJ State Contract Purchasing Program and Bergen County Cooperative Pursuant to N.J.S.A. 40A:11-12a (R098-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📎 Memo from Police Department	2/23/2026	Cover Memo



Thomas A. Rinaldi
Chief of Police

City of Clifton
POLICE DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY

ADMINISTRATIVE SERVICES BUREAU

Office: 973-470-5895
Email: dkester@cliftonpolice.org



Captain Darren Kester
Commander

To: CM DeMarzo
From: Capt. Kester
Re: 2026 Request for Turn Out Uniform Multiple Purchase Contract
Date: February 17th, 2026

Mr. DeMarzo,

The Police Department is requesting permission to purchase multiple items from Turn Out Uniforms using various state contracts, including 17-FLEET-00751. Turn Out Uniforms also currently falls under Bergen County Cooperative 24-62.

The total purchases are not to exceed \$30,000. Turn Out Uniforms is an existing vendor that we have used for many years. Their location in Little Falls is convenient when sending personnel to be fitted for uniforms as well as for picking up product orders. Over the past 3 years, the Police Department has averaged purchases of \$11,000 per year. This includes uniforms for civilian staff and Public Safety Telecommunicators, uniforms for Special Police Officers, and various police equipment needs that arise throughout the year. We anticipate civilian/PST uniform purchases alone to be close to \$13,000 this year.

I respectfully request that a contract be drawn up to allow purchases up to \$30,000 for this year's budget. These budgeted purchases will utilize account #01-201-25-240-207 Uniform Allowance and #01-201-25-240-242 Other Equipment.

Respectfully,


Capt. Darren Kester

ITEM NUMBER: A- 8

ITEM NAME: Authorization to Approve the Award of Contract for Uniform Rental Cleaning and Management Services for the Department of Public Works to American Wear Uniform Off of Hunterdon County Educational Services Commission (HCESC) Cooperative (R099-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📄 Memo from DPW Director	2/23/2026	Cover Memo
📄 Proposal	2/23/2026	Cover Memo



City of Clifton
DEPARTMENT OF PUBLIC WORKS
307-East 7th Street
Clifton, N.J. 07011
(973) 470-2237

INTEROFFICE MEMORANDUM

TO: GARY DEMARZO- CITY MANAGER
CC: AMISHA JARIWALA – PURCHASING AGENT
FROM: JASON VAN WINKLE – DIRECTOR OF PUBLIC WORKS
SUBJECT: BOOT WEAR FOR EMPLOYEES
DATE: FEBRUARY 22, 2026

Please accept this memorandum as a formal request for approval to utilize American Wear Uniforms to provide uniform rental, cleaning, and management services for Department of Public Works employees for the 2026 calendar year.

American Wear Uniforms, located at 261 N. 18th Street, East Orange, NJ 07017, has previously supplied uniform services to the city. For 2026, the requested authorization includes a not-to-exceed amount of \$35,000.00.

As part of our due diligence, the Department conducted a full review of service usage and cooperative purchasing options. Through this evaluation, we realized that adopting a hybrid service model under the Hunterdon County Cooperative Contract #HCESC-SER-24-04 will generate an estimated annual savings of approximately \$15,000.00 compared to the previous year's contract amount of \$50,000.00. This approach demonstrates our continued commitment to responsible budgeting and cost-effective operations.

Our analysis also confirmed that, although the city pays for full laundry service, only 10 of 70 employees who participate in the uniform program use American Wear for garment laundering. The remaining 60 employees prefer to wash their uniforms at home. To align expenditures with actual usage and further support cost reduction, American Wear proposed the hybrid model:

- Full-Service Rental Program: \$7.37 per employee per week
- Lease Program (Employee-Laundered): \$4.97 per employee per week

This ensures the city pays only for the level of service employees utilize while still maintaining uniform standards.

Funding for this request, if approved, will be certified at the time of purchase. A properly executed purchase order will serve as the instrument for fund encumbrance in accordance with budgetary adoption and appropriation requirements. The following funding will be used:

- Administration Operating Account: 01-201-26-300-207
- Sewer Utility Operating Account: 07-201-26-291-207

Accordingly, I respectfully request that Purchasing Agent Amisha Jariwala prepare the appropriate resolution for consideration by the Governing Body.



February 12, 2026

HCESC-SER-24-04

City of Clifton DPW
307 E.7th Street
Clifton, NJ 07011

Dear Jason,

Thank you for taking the time to speak with me last week. As per our conversation, I am pleased to submit the following quotation to continue to provide your employees with a uniform rental and laundering service under the Hunterdon County Co-Op. Please find the pricing and specifications below.

American Wear-Advantages

1. **Family owned and operated:** American Wear Uniforms has been owned and operated by family since 1951.
2. **RFID Chip System:** Each garment in service will be equipped with an RFID chip. This RFID garment control system allows us to provide assurance that our deliveries will be 100% accurate. All soiled garments are automatically scanned as they enter our facility and verified as they are loaded onto our trucks for delivery.
3. **Protection Plus "All-Inclusive" Program: (\$.10)** This program covers all garment replacements, exchanges, repairs, preparation, employee name emblems, company emblems, oversized garment upcharge, screen printing, and restocking fees. We also have included lost garment charges into this program so that any missing garments will be covered in your weekly charge. This ensures that you have **the same invoice amount every week** unless you add and employee to the service or remove an employee from the service.

Weekly Unit Rental Rates- Lease Program-(Approx-60 Employees)

- Six-Pants per employee.
- Six-Shirts per employee.
- Two-Hooded Sweatshirts per employee.
- One-Jacket per employee.

Weekly estimated cost per employee per week-\$4.97

Weekly Unit Rental Rates- Ful Rental Program-(Approx-10 Employees)

- Eleven-Pants per employee.
- Eleven-Shirts per employee.
- Two-Hooded Sweatshirts per employee.
- One-Jacket per employee.

Weekly estimated cost per employee per week-\$7.37

Additional Program Specifications:

- Delivery Charge-\$9.00
- Thirty-Six-month agreement

Total estimated weekly rental invoice would be: \$495.90

Please let me know if you have any questions. I can be reached directly on my cell, 973-356-2612 or via email steveh@americianwear.com.

Sincerely,



Steve Howlett
Service Director

Page _____ of _____
AMERICAN WEAR, INC.
 261 NORTH 18TH STREET
 EAST ORANGE, NJ 07017
AmericanWear.com
 TEL: (973) 414-9200
 FAX: (973) 414-8440

RENTAL SERVICE AGREEMENT



Complete Rental Service

- Industrial Uniforms
- Executive Apparel
- Lab Coats & Smocks
- Coveralls
- Kitchen Garments
- Jackets
- Flame Resistant Garments
- Insulated Outerwear
- Entrance Mats
- Treated Dust Mops
- Wiper Rags
- Fender Covers
- Machinist Aprons
- Towels
- Kitchen Aprons
- Restroom Supplies

S H I P T O	Customer CITY OF CLIFTON DPW	B I L L T O	Name
	Address 307 E.7TH STREET		Address
	City, ST CLIFTON, NJ Zip 07011		City, State Zip
	Tel 973-296-8615 Fax		Tel Fax
	email		email

DATE TAKEN 2/12/2026	INSTALLATION DATE	CONTACT JASON VANWINKLE	BILLING CONTACT	ROUTE 7	DAY THUR	CUSTOMER NUMBER 744100	GARMENT ID 07-441	CUSTOMER PO			
PAYMENT TERMS		DELIVERY FREQUENCY		AGREEMENT STATUS	BILLING OPTION	DELIVERY CHARGE	MINIMUM BILLING	DEPOSIT AMOUNT	GARMENT E CHARGE	LOCKER CHARGE	PROTECTION PLUS
CASH <input type="checkbox"/>	CHARGE <input checked="" type="checkbox"/>	APPROVAL	EW <input checked="" type="checkbox"/>	EOW <input type="checkbox"/>	E4W <input type="checkbox"/>	OAM <input type="checkbox"/>	NEW <input type="checkbox"/>	RENEW <input checked="" type="checkbox"/>			
						\$9.00	50%	N/A	N/A	N/C	\$.10

SHIRTS, PANTS, JACKETS, COATS, COVERALLS, ETC.					ENTRANCE MATS			
#EMP	QTY	GARMENT DESCRIPTION	UNIT RATE	WK TOTAL	QUANTITY	SIZE	WEEKLY RATE	TOTAL
		PD54 JEANS	\$.28			2' x 3' @		
		PT2A-NV-CARGO/UTILITY POCKET PANTS	\$.28			3' x 5' @		
		PX60-NV-CARGO/UTILITY POCKET PANTS	\$.28			4' x 6' @		
		JT50EN-HIVIS JACKET	\$.69			4' x 8' @		
		CSJ501-HI-VIS BOMBER JACKET	\$.89			3' x 10' @		
		CS620-NV HOODED SWEATSHIRT	\$.60			@		
		5000- T-SHIRTS MILITARY GREEN	\$.20			@		
		SP14/SP24 SPRUCE GREEN BUTTON DOWN	\$.18		COLOR		FREQUENCY	
		VT22NV VEST	\$.48		WIPER RAGS / FENDER COVERS			
		PT26 SHORTS	\$.28		QUANTITY	SIZE	RENTAL RATE	TOTAL
		PEW2 F/R PANT	\$.85			18" x 18" Wiper @		
		SEW2 F/R SHIRT	\$.85			30 x 60 Fender @		
					TREATED DUST MOPS			
						inch @		
						inch @		
						inch @		
						Hardware @		

HUNTERDON COUNTY EDUCATIONAL SERVICES
 UNIFORM RENTAL SERVICES- #HCESC-SER-24-04

36 MONTH AGREEMENT...LOCKED IN RENTAL RATES FOR FULL TERM.

Important notice for the Customer and Employees-- Unless specifically noted in this contract, the garments rented under this Agreement are not acid or flame retardant and contain no special acid or flame retardant features. These garments should not be used under working conditions where they may catch fire or come in contact with acid. Customer should notify its employees of the above. Customer warrants to Company that none of the employees for whom uniforms are rented pursuant to this Agreement require flame or acid retardant clothing except as indicated herein. American Wear Inc. (the Company) agrees to supply and deliver to the Customer (named below) and the Customer agrees to rent and accept exclusively from the Company for and during the term of this Agreement, Customer's requirements for uniforms and other laundered items. The initial service shall be for the number of employees and goods indicated above and on the attached pages, but shall change as the number of the Customer's employees shall increase or decrease. The additional provisions set forth on the reverse side are a part of this agreement and are incorporated by reference. Customer, by signing this Agreement, acknowledges having read and understood such additional provisions.

AMERICAN WEAR, INC.

Steve Hawlett
 SALESMAN

ACCEPTED FOR THE COMPANY BY: _____

DATE _____

OFFICIAL CUSTOMER NAME _____

AUTHORIZED SIGNATURE _____

PRINT NAME & TITLE _____



270
+ 263

533
+ 430

963

Alifan
Public Works



ITEM NUMBER: A- 9

ITEM NAME: Authorization to Approve Emergency Rental Equipment Related to Snowstorms from Foley Incorporated for the City of Clifton off of Educational Service Commission of New Jersey Pursuant to N.J.S.A. 40A:11-12a (R100-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Memo from the DPW	2/26/2026	Cover Memo
<input type="checkbox"/> Proposal from Foley for Rental Equipment	2/24/2026	Cover Memo



City of Clifton
DEPARTMENT OF PUBLIC WORKS

INTEROFFICE MEMORANDUM

TO: GARY DEMARZO- CITY MANAGER
FROM: JASON VAN WINKLE - DIRECTOR OF PUBLIC WORKS
SUBJECT: RENTAL OF 2 CATERPILLAR WHEEL LOADERS
DATE: FEBRUARY 24, 2026
CC: AMISHA JARIWALA- PURCHASING AGENT
JOSEPH MONZO- CFO

The Department of Public Works requests approval to rent, with an option to purchase, two Caterpillar wheel loaders: the Model 914 Compact Wheel Loader and the Model 938 Wheel Loader. These units were included in the Capital Bond request, which is still pending Council approval. To avoid delaying operations, we are seeking authorization to secure the equipment through a rental agreement with a purchase option.

As part of our procurement review, pricing was compared across two cooperative purchasing contracts. For the Caterpillar 938, ESCNJ offered an 18% discount, reducing the cost by \$68,736.17, while the Sourcewell, a National Cooperative, offered a 24% discount, totaling \$91,648.00. For the Caterpillar 914, ESCNJ's 18% discount resulted in savings of \$41,093.10, compared to Sourcewell's 24% discount of \$57,134.00. Based on the greater cost savings for both units, the Sourcewell National Cooperative is the recommended purchasing contract.

Rental Rates:

- Caterpillar 938: \$ 7,500.00 per month
- Caterpillar 914: \$ 4,500.00 per month

After six months, all rental payments will be credited toward the final purchase price.

Purchasing Price:

Caterpillar 914:	Caterpillar 938:
- Price: \$ 238,059.00	- Price: \$ 381,868.00
- Sourcewell Discount (24%): -\$ 57,134.00	- Sourcewell Discount (24%): -\$ 91,648.00
- CVA 2 yr. 1000 hr.: \$ 4,587.00	- CVA 2 yr. 1000 hr.: \$ 3,011.00
- Rental Paid (6 months): -\$ 27,000.00	- Rental Paid (6 months): \$ 45,000.00
- Buyout: \$158,512.00	- Buyout: \$ 283,231.00

These loaders are urgently needed due to the breakdown of one of our existing units during Storm Hernando, with no confirmed timeline for its return to service or parts needed for repairs.

Funding for this rental until bonding is available is available in the Storm Recovery Trust Fund 15-286-56-004-000.

Accordingly, I request that Purchasing Agent Amisha Jariwala prepare the necessary resolution authorizing the rental and subsequent purchase of the Caterpillar 914 and Caterpillar 938-wheel loader off the Sourcewell Cooperative #001723-CAT.

FOLEY



**ADDENDUM TO EQUIPMENT
LEASE/RENTAL AGREEMENT**

Division of Foley, Incorporated
855 Centennial Avenue • Piscataway, New Jersey 08855-1555
Tel: (732) 885-5555 Fax: (732) 457-0551

DATE: 02/24/2026

LESSEE: City of Clifton

LESSOR: Foley, Incorporated

EQUIPMENT: Caterpillar 938 EZY02496
MAKE MODEL SERIAL NUMBER

"Notice is hereby given that upon conversion Foley Inc. will assign its rights under this agreement to Foley Exchange LLC to sell the rental equipment described herein and, if applicable, to purchase any trade-in property."

PURCHASE PRICE: \$ 303,131.45

6 Month Min Rental with 100% to purchase minus 7% Interest

\$7,500.00 Per Month

After the guaranteed rental period of 6 month(s).

1. Lessee has the right to exercise his purchase option.
2. If purchase option is not exercised, Foley has the right to replace this machine at their discretion, with a like machine at no inconvenience to Lessee.

Note: Purchase option is forfeited if rental payments are not made within 30 days of due date.

WARRANTY TERMS: Warranty As Described in Quote and Applied when Purchased

The undersigned parties to the following amendment to the equipment lease/rental agreement specified above:

At any time during the term of this lease/rent or renewals thereof, if not in default under any of the provisions of the lease/rent, Lessee shall have the option upon written notice to Lessor to purchase the leased or rented equipment. The purchase price will be as noted above less 100% of the payments previously made on this lease/rental exclusive of late charges, interest or cost of collection plus interest on the monthly unpaid principal balance at the rate of 7.0 % per year for the period of the lease/rent plus the cost of all repairs made by the Lessor during the lease/rent period (beyond any warranty terms as indicated above) not paid for by the Lessee with 7.0 % interest per month from the date lease/rent plus all other applicable taxes.

The rental rate charged under this lease is based upon a minimum rental period of 6 month(s). If unit is returned before the minimum rental period, the rental rate will be adjusted to \$ _____, which will be retroactive to the inception of this lease.

LESSEE: City of Clifton

LESSOR: Foley, Incorporated

BY: _____
SIGNATURE

BY: _____
SIGNATURE

CITY MANAGER

TITLE

TITLE

FOLEY



**ADDENDUM TO EQUIPMENT
LEASE/RENTAL AGREEMENT**

Division of Foley, Incorporated
855 Centennial Avenue • Piscataway, New Jersey 08855-1555
Tel: (732) 885-5555 Fax: (732) 457-0551

DATE: 02/24/2026

LESSEE: City of Clifton

LESSOR: Foley, Incorporated

EQUIPMENT: Caterpillar 914 JC302144
MAKE MODEL SERIAL NUMBER

"Notice is hereby given that upon conversion Foley Inc. will assign its rights under this agreement to Foley Exchange LLC to sell the rental equipment described herein and, if applicable, to purchase any trade-in property."

PURCHASE PRICE: 187201.90

6 Month Min Rental with 100% to purchase minus 7% Interest
\$4,500.00 Per Month

After the guaranteed rental period of 6 month(s).

1. Lessee has the right to exercise his purchase option.
2. If purchase option is not exercised, Foley has the right to replace this machine at their discretion, with a like machine at no inconvenience to Lessee.

Note: Purchase option is forfeited if rental payments are not made within 30 days of due date.

WARRANTY TERMS: Warranty As Described in Quote and Applied when Purchased

The undersigned parties to the following amendment to the equipment lease/rental agreement specified above:

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The rental rate charged under this lease is based upon a minimum rental period of 6 month(s). If unit is returned before the minimum rental period, the rental rate will be adjusted to \$ _____, which will be retroactive to the inception of this lease.

LESSEE: City of Clifton

LESSOR: Foley, Incorporated

BY: _____

BY: _____

SIGNATURE
CITY MANAGER

SIGNATURE

TITLE

TITLE

ITEM NUMBER: A- 10

ITEM NAME: Authorizing to Amend Resolution #R022-25 Purchase Road Rock Salt for the City of Clifton off Passaic County Cooperative Pricing Contract Pursuant to N.J.S.A. 4A:11-12a (R101-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Memo from DPW	2/27/2026	Cover Memo
<input type="checkbox"/> Pricing from Passaic County Cooperative	2/27/2026	Cover Memo
<input type="checkbox"/> Pricing from NJSC	2/27/2026	Cover Memo



City of Clifton
DEPARTMENT OF PUBLIC WORKS

INTEROFFICE MEMORANDUM

TO: GARY DEMARZO- CITY MANAGER
FROM: JASON VAN WINKLE - DIRECTOR OF PUBLIC WORKS
SUBJECT: 2025-2026 Bulk Rock Salt for the Winter Season
DATE: October 15, 2025
CC: AMISHA JARIWALA- PURCHASING AGENT
JOSEPH KUNZ- CFO

Please accept this memo for the Governing Body to approve a Resolution for the Purchase of Bulk Rock Salt Delivered to the Department of Public works as needed.

We have looked at several of the Local contracts we belong to and currently the State contract and Passaic County Cooperative are available.

Pricing is as follows:

State Contract # 20-Fleet-01519 from 7/09/2025-6/30/2026 is \$87.03 Per Ton Delivered

Passaic County Cooperative SB-25-061 from 12/01/2025-11/30/2027 is \$70.34 Per Ton Delivered.
The Passaic County Cooperative Contract Pricing is for (2) Two Years

Currently The Salt Barn at 307 East 7th Street is at full capacity with 3500 tons of Salt and is ready for the Winter season. Typically, on average we utilize 4000 tons, however that depends on the nature and the Number of storms we have.

The Public works Department is recommending that The Governing Body award a contract to Morton Salt Located at 444 West Lake Street, Suite 3000, Chicago, Illinois 60606 utilizing the Passaic County Cooperative SB 25-061 at a cost of \$70.34 Per Ton Delivered not to exceed \$280,000.00 for the 2025-2026 Winter Season.

Funding for this Contract is available in the Storm Recovery Trust Fund 15-286-56-004-000.

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

COUNTY OF PASSAIC
BID TALLY SHEET
Straight Bids

Sherry Arvanitakis, Q.P.A.
Purchasing Agent

Nadege Allwaters, Esq.
County Counsel

Taken by: Nichelle Tello
Taken by: Zyanya Cordova
Typed by: Nichelle Tello

PURCHASING DEPARTMENT

Bids received at 10:30 a.m. on September 3, 2025 at the Passaic County Procurement Center, 495 River Street Second Floor, Paterson, NJ 07524
SB-25-061 Winter Products, Including Bulk Rock Salt, Grits, Bagged Calcium Chloride, Liquid Calcium Chloride and Bagged Magnesium Chloride

Vendor	Ack of Addenda	Stmt. Corp. Owner	Non-Call. Aff.	Disc. I/A Iran	Non-Inv. Russia/Belarus	Business Reg. Cert.	Avail to Co-Op	Bid Total
Peckham Materials Corp. 763 Schoharie Turnpike Athens, NY 12015	X	X	X	X	X	X	YES	Item 5: Liquid Calcium Chloride: \$1.60/gallon Total Amount for 24 Consecutive Months: \$172,320.00
Extech Operating LLC dba Extech Building Materials 87 Bowne Street Brooklyn, NY, 11231	X	X	X	X	X	X	YES	Item 3: Magnesium Chloride Flakes: \$16.67/50lb bag Item 6: Magnesium Chloride Pellets: \$16.67/50lb bag Total Amount for 24 Consecutive Months: \$723,722.40
Morton Salt, Inc 444 W. Lake Street Chicago, IL 60606	X	X	X	X	X	X	YES	Item 1: Rock Salt: \$70.34/ton Total Amount for 24 Consecutive Months: \$6,131,045.42

**COUNTY OF PASSAIC
BID TALLY SHEET
 Straight Bids**

Sherry Arvanitakis, Q.P.A.
 Purchasing Agent

Nadege Allwaters, Esq.
 County Counsel

*Taken by: Nichelle Tello
 Taken by: Zyanya Cordova
 Typed by: Nichelle Tello*

PURCHASING DEPARTMENT

Bids received at 10:30 a.m. on September 3, 2025 at the Passaic County Procurement Center, 495 River Street Second Floor, Paterson, NJ 07524
SB-25-061 Winter Products, Including Bulk Rock Salt, Grits, Bagged Calcium Chloride, Liquid Calcium Chloride and Bagged Magnesium Chloride

Vendor	Ack of Addenda	Stnt. Corp. Owner	Non-Coll. Aff.	Disc. I/A Iran	Non-Inv. Russia/Belarus	Business Reg. Cert.	Avail to Co-Op	Bid Total
Atlantic Salt, Inc. 134 Middle Street, Suite 210 Lowell, MA 01852								REJECTED
Riverside Construction Materials Inc DBA t/a Silvi Cement/ Slag/ Salt 355 Newbold Road, Fairless Hills, PA, 19030	X	X	X	X	X	X	YES	Item 1: Rock Salt: \$81.25/ton Total Amount for 24 Consecutive Months: \$7,081,993.75



County of Passaic

401 Grand Street
Paterson, New Jersey
07505
Tel: 973-881-4402
Fax: 973-742-3746

Item Details

File Number: 25-979

File ID: 25-979	Type: Resolution	Status: Passed
Version: 1	Agenda Section:	In Control: Public Works
Subject:		File Created: 09/25/2025
		Final Action: 09/30/2025

Title: RESOLUTION AUTHORIZING AWARD OF CONTRACT TO THE VENDORS LISTED BELOW FOR WINTER PRODUCTS FOR COUNTY OF PASSAIC ROAD DEPARTMENT AS PER BID SB-25-061, PURSUANT TO N.J.S.A. 40A 11-4 ET SEQ.

Internal Notes:

Sponsors: _____ **Enactment Date:** 09/30/2025
Attachments: Cover Page, 25-979 **Enactment #:** R-25-912
Recommendation: _____ **Hearing Date:** _____
Entered by: larilinc@passaiccountynj.org **Effective Date:** _____

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Board of County Commissioners Regular Meeting	09/30/2025	Adopted				Pass
			AYES: 5	Bartlett, Cruz, De Vore, Lazzara, and Lepore			
			NAY: 0				
			Absent: 2	Duffy, and James			
			ABSTAIN: 0				
			RECUSED: 0				

County of Passaic

Board of County Commissioners



OFFICE OF COUNTY COMMISSIONERS

Director Pasquale "Pat" Lepore
 Deputy Director Cassandra "Sandi" Lazzara
 John W. Bartlett
 Orlando Cruz
 Rodney De Vore
 Terry Duffy
 Bruce James

401 Grand Street
Paterson, New Jersey 07505
Tel: 973-881-4402
Fax: 973-742-3746

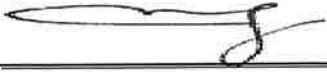
Matthew P. Jordan, Esq.
 Administrator
 Nadege D. Allwaters, Esq.
 County Counsel
 Louis E. Imhof
 Clerk Of The Board

Date: Sep 30, 2025 - 5:30 PM

Agenda: RESOLUTION AUTHORIZING AWARD OF CONTRACT TO THE VENDORS LISTED BELOW FOR WINTER PRODUCTS FOR COUNTY OF PASSAIC ROAD DEPARTMENT AS PER BID SB-25-061, PURSUANT TO N.J.S.A. 40A 11-4 ET SEQ.

THIS RESOLUTION WAS REQUESTED BY:
 ROADS DIVISION

REVIEWED BY:



 Matthew P. Jordan, Esq.

APPROVED AS TO FORM AND LEGALITY:



 Nadege D. Allwaters, Esq.

Official Resolution#	
Meeting Date	9/30/2025
Introduced Date	9/25/2025
Adopted Date	
Agenda Item	45.
CAF#	5-01-26-151-001-238
Purchase Req. #	
Result	

Public Works

 COMMITTEE NAME

RESOLUTION AUTHORIZING AWARD OF CONTRACT TO THE VENDORS LISTED BELOW FOR WINTER PRODUCTS FOR COUNTY OF PASSAIC ROAD DEPARTMENT AS PER BID SB-25-061, PURSUANT TO N.J.S.A. 40A 11-4 ET SEQ.

WHEREAS, the County of Passaic (hereafter “County”) is a government body incorporated pursuant to N.J.S.A. 40:18-1, et seq. and vested with all rights contained therein; and

WHEREAS, pursuant to N.J.S.A. 40:20-1, the Board of County Commissioners for the County of Passaic (hereafter “Board”) is vested with decision-making powers on behalf of the County; and

WHEREAS, pursuant to N.J.S.A. 40A:11-4, et seq., every contract awarded by the County, for the provision or performance of any goods or services, the cost of which in the aggregate exceeds the bid threshold [40A:11-3], shall be awarded only by resolution of the Board to the lowest responsible bidder after public advertising for bids and bidding thereof; and

WHEREAS, on August 15, 2025, the Purchasing Agent issued SB-25-061, Winter Products, Including Bulk Rock Salt, Grits, Bagged Calcium Chloride, Liquid Calcium Chloride and Bagged Magnesium Chloride (hereafter “SB-25-061”) seeking sealed proposals from qualified bidders for winter products for the County’s Road Department, to be used on an as-needed basis; and

WHEREAS, on September 3, 2025, bids were unsealed for SB-25-061 by the Purchasing Agent with three (3) bidders being deemed the lowest responsible bidder for certain items; and

WHEREAS, the Supervisor of Roads is recommending an award of contract to the vendors listed below for a two (2) year contract term beginning December 1, 2025, and expiring on November 30, 2027 on an as needed basis:

WHEREAS, the Supervisor of Roads is recommending that the Board authorize appropriations for the contracts under SB-25-061 as follows: for Morton Salt, Inc., in an amount not to exceed one million eight hundred sixty-four thousand ten dollars (\$1,864,010.00), for Extech Operating, LLC d/b/a Extech Building Materials, in an amount not to exceed fifty-eight thousand six hundred seventy-eight dollars and forty cents (\$58,678.40), and for Peckham Material Corp., in an amount not to exceed thirty-eight thousand four hundred dollars (\$38,400.00) for a total award amount under SB-25-061 in an amount not to exceed one million nine hundred sixty-one thousand eighty-eight dollars and forty cents (\$1,961,088.40); and

WHEREAS, Morton Salt, Inc., Extech Operating, LLC d/b/a Extech Building Materials, and Peckham Material Corp., have offered their prices to members of the Passaic County Cooperative #38PCCP; and

WHEREAS, funds are available in Account No. 5-01-26-151-001-238, or in any account that may be deemed appropriate by the Chief Financial Officer or his designee, and the availability of funds has been contingently certified by the Chief Financial Officer subject to sufficient funds being appropriated by the Board in the 2025 and/or subsequent years’ County budget(s), which is attached to and made part of this Resolution; and

WHEREAS, this matter was discussed at the September 17, 2025 meeting of the Public Works Committee, and is being recommended to the Board for approval.

NOW, THEREFORE, LET IT BE RESOLVED, pursuant to N.J.S.A. 40A:11-1, et seq. the Board of County Commissioners of the County of Passaic authorizes an award of contract to vendors listed above for Winter Products, Including Bulk Rock Salt, Grits, Bagged Calcium Chloride, Liquid Calcium Chloride and Bagged Magnesium Chloride under SB-25-061, for the County of Passaic Road Department for a term beginning December 1, 2025 and expiring November 30, 2027.

LET IT BE FURTHER RESOLVED, that the Board of County Commissioners for the County of Passaic hereby authorizes the following appropriations for the contracts under SB-25-061: for Morton Salt, Inc., in an amount not to exceed one million eight hundred sixty-four thousand ten dollars (\$1,864,010.00), for Extech Operating, LLC d/b/a Extech Building Materials, in an amount not to exceed fifty-eight thousand six hundred seventy-eight dollars and forty cents (\$58,678.40), and for Peckham Material Corp., in an amount not to exceed thirty-eight thousand four hundred

dollars (\$38,400.00) for a total award amount under SB-25-061 in an amount not to exceed one million nine hundred sixty-one thousand eighty-eight dollars and forty cents (\$1,961,088.40).

LET IT BE FURTHER RESOLVED, that the Clerk of the Board, County Counsel, Director of the Board of County Commissioners, and Purchasing Agent are authorized to execute agreements with the vendors listed herein and take any other steps necessary to carry out the purpose of this Resolution.

KJB

September 30, 2025

CERTIFICATION OF AVAILABLE FUNDS

THIS IS TO CERTIFY THAT FUNDS ARE AVAILABLE AS FOLLOWS:

AMOUNT: \$1,961,088.40

APPROPRIATION: 5-01-26-151-001-238 - \$10,000.00
*Contingent upon availability of funds in 2026
and future years adopted budgets - \$1,951,088.40

PURPOSE: Award contract to Morton Salt, Inc., Extech Operating, LLC d/b/a Extech Building Materials, and Peckham Material Corp. for the purchase of Winter Products, including Bulk Rock Salt, Grits, Bagged Calcium Chloride, Liquid Calcium Chloride and Bagged Magnesium Chloride under SB-25-061, for the County of Passaic Road Department.


Richard Cahill, Director of Finance

DATED: September 30, 2025

T0213 Bulk Product Price List 8.5.2025

Price Line	Price Line Description	Unit of Measure	Quantity	Primary Vendor (Contractor) Rock Salt	Unit Price for Rock Salt	Primary Vendor (Contractor) Treated Rock Salt	Unit Price for Treated Rock Salt	Primary Vendor (Contractor) Solar Salt	Unit Price for Solar Salt	Secondary Vendor (Contractor) Rock Salt	Unit Price for Rock Salt	Secondary Vendor (Contractor) Rock Salt	Unit Price for Treated Rock Salt
122	Locations												this location.
	Delivery Days ARO (Not to Exceed 5 Calendar Days)			5 Days		5 Days							
123	Mercer County Pricing for Non-Committed Locations	Ton	1	Morton Salt Inc.	\$86.03000	Morton Salt Inc.	\$105.24000	No Primary Solar Salt Vendor (Contractor) for this location.		No Secondary Rock Salt Vendor (Contractor) for this location.		No Secondary Treated Rock Salt Vendor (Contractor) for this location.	
	Delivery Days ARO (Not to Exceed 5 Calendar Days)			5 Days		5 Days							
124	Middlesex County Pricing for Non-Committed Locations	Ton	1	Morton Salt Inc.	\$87.35000	Morton Salt Inc.	\$106.56000	No Primary Solar Salt Vendor (Contractor) for this location.		No Secondary Rock Salt Vendor (Contractor) for this location.		No Secondary Treated Rock Salt Vendor (Contractor) for this location.	
	Delivery Days ARO (Not to Exceed 5 Calendar Days)			5 Days		5 Days							
125	Monmouth County Pricing for Non-Committed Locations	Ton	1	Morton Salt Inc.	\$91.90000	Morton Salt Inc.	\$111.11000	No Primary Solar Salt Vendor (Contractor) for this location.		No Secondary Rock Salt Vendor (Contractor) for this location.		No Secondary Treated Rock Salt Vendor (Contractor) for this location.	
	Delivery Days ARO (Not to Exceed 5 Calendar Days)			5 Days		5 Days							
126	Morris County Pricing for Non-Committed Locations	Ton	1	Morton Salt Inc.	\$87.95000	Morton Salt Inc.	\$107.16000	No Primary Solar Salt Vendor (Contractor) for this location.		No Secondary Rock Salt Vendor (Contractor) for this location.		No Secondary Treated Rock Salt Vendor (Contractor) for this location.	
	Delivery Days ARO (Not to Exceed 5 Calendar Days)			5 Days		5 Days							
127	Ocean County Pricing for Non-Committed Locations	Ton	1	Morton Salt Inc.	\$92.96000	Morton Salt Inc.	\$112.17000	No Primary Solar Salt Vendor (Contractor) for this location.		No Secondary Rock Salt Vendor (Contractor) for this location.		No Secondary Treated Rock Salt Vendor (Contractor) for this location.	
	Delivery Days ARO (Not to Exceed 5 Calendar Days)			5 Days		5 Days							
128	Passaic County Pricing for Non-Committed Locations	Ton	1	Morton Salt Inc.	\$87.03000	Morton Salt Inc.	\$106.24000	No Primary Solar Salt Vendor (Contractor) for this location.		No Secondary Rock Salt Vendor (Contractor) for this location.		No Secondary Treated Rock Salt Vendor (Contractor) for this location.	
	Delivery Days ARO (Not to Exceed 5 Calendar Days)			5 Days		5 Days							
129	Salem County Pricing for Non-Committed Locations	Ton	1	Morton Salt Inc.	\$91.42000	Morton Salt Inc.	\$110.63000	No Primary Solar Salt Vendor (Contractor) for this location.		No Secondary Rock Salt Vendor (Contractor) for this location.		No Secondary Treated Rock Salt Vendor (Contractor) for this location.	
	Delivery Days ARO (Not to Exceed 5 Calendar Days)			5 Days		5 Days							
130	Somerset County Pricing for Non-Committed Locations	Ton	1	Morton Salt Inc.	\$86.91000	Morton Salt Inc.	\$106.12000	No Primary Solar Salt Vendor (Contractor) for this location.		No Secondary Rock Salt Vendor (Contractor) for this location.		No Secondary Treated Rock Salt Vendor (Contractor) for this location.	
	Delivery Days ARO (Not to Exceed 5 Calendar Days)			5 Days		5 Days							
131	Sussex County Pricing for Non-Committed Locations	Ton	1	Morton Salt Inc.	\$95.35000	Morton Salt Inc.	\$114.56000	No Primary Solar Salt Vendor (Contractor) for this location.		No Secondary Rock Salt Vendor (Contractor) for this location.		No Secondary Treated Rock Salt Vendor (Contractor) for this location.	
	Delivery Days ARO (Not to Exceed 5 Calendar Days)			5 Days		5 Days							
132	Union County Pricing for Non-Committed Locations	Ton	1	Morton Salt Inc.	\$87.12000	Morton Salt Inc.	\$106.33000	No Primary Solar Salt Vendor (Contractor) for this location.		No Secondary Rock Salt Vendor (Contractor) for this location.		No Secondary Treated Rock Salt Vendor (Contractor) for this location.	
	Delivery Days ARO (Not to Exceed 5 Calendar Days)			5 Days		5 Days							
133	Warren County Pricing for Non-Committed Locations	Ton	1	Morton Salt Inc.	\$91.42000	Morton Salt Inc.	\$110.63000	No Primary Solar Salt Vendor (Contractor) for this location.		No Secondary Rock Salt Vendor (Contractor) for this location.		No Secondary Treated Rock Salt Vendor (Contractor) for this location.	
	Delivery Days ARO (Not to Exceed 5 Calendar Days)			5 Days		5 Days							

ITEM NUMBER: A- 11

ITEM NAME: Authorization to Approve the Award of Non-Fair and Open Contract to Global Payments for Credit Card Processing Services - Municipal Court Violations Department (R102-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Memo from Court Administrator	2/25/2026	Cover Memo



City of Clifton

MUNICIPAL COURT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

JAMES P. SIERADZKI
CHIEF JUDGE
MATTHEW J. TRELLA
JUDGE
ALEXIS MITRESKI
COURT ADMINISTRATOR

PHONE: 973.470.5860
FAX: 973.470.5924
EMAIL: alexis.mitreski@njcourts.gov

MEMORANDUM

TO: Amisha Jariwala, Purchasing Agent

FROM: Alexis Mitreski, Municipal Court Administrator

RE: Credit Card Processing Fees

DATE: February 25, 2026

Attached please find New Jersey Administrative Office of the Courts Directive #8-98 from November 17, 1998 that outlines the Municipal Court's inability to charge litigants for the fees incurred to process credit card payments.

The Municipal Court was the first department in Clifton City Hall to implement a credit card payment system, which occurred prior to my employment with the office. At that time, Anne Dreps, the former Court Director, negotiated the agreement with Global Payments, the same company we continue to use today.

I am aware that the processing fees associated with this service have increased significantly over the years, largely due to the substantial rise in the volume of credit card transactions compared to when the service was first implemented. In 2025 the total expended amount was \$32,836.54. I am requesting that we implement a "not to exceed" amount of \$60,000 to cover the cost of the increasing processing fees for 2026. I understand that due to the Court's inability to charge litigants for these fees we will be proceeding with a non-fair open contract under account # 01-201-43-490-503.

If anything further is needed of me, please feel free to reach out.

ITEM NUMBER: A- 12

ITEM NAME: Authorization to Appoint a Public Member to the Rent Leveling Board Committee (R103-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📎 application	2/26/2026	Cover Memo

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

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

Name: Kathy Rogers Date: 2/24/26

Address: 15 Mayer DR - Clifton

Telephone: _____

Cell: _____

Business: _____

E-mail: _____

Board Applying For: Rent Relief Board

Reason for Applying for this Board: interested in the well being of housing needs for all Clifton residents

List Work Experience:

Social Worker/Counselor

List Educational Background:

BA - Education MA Educational Leadership & Counseling

List Previous Boards Served On

Friend of Clifton Library, Clifton Civil Rights
NTEA Civil Rights

ITEM NUMBER: A- 13

ITEM NAME: Authorization to Approve the Establishing Fees for Special Events Pursuant to Section 339-12 of the Code of the City of Clifton - Approve Request to Hold the Army Tank Pull Competition on June 7, 2026 (R104-26)

RECOMMENDATION:

SUMMARY:

Approvals received from Police, Fire, DPW, Recreation Departments

ATTACHMENTS:

Description	Upload Date	Type
 memo	2/27/2026	Cover Memo



City of Clifton

LAW DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

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

February 25, 2026

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

Re: Army Tank Pull Competition - June 7, 2026

Dear Mayor Grabowski & Council Members:

The New Jersey Knights of Columbus Catholic Charities has submitted a request to conduct an Army Tank Pull Competition event at Oak Ridge Park on Sunday, June 7, 2026 between the hours of 7:00 am and 5:00 pm. The event will require the closing of Clifton Avenue between St. James Place and Olga B. Terrace. According to information provided by the Police Department this event has historically lasted approximately 12 hours. A copy of the proposed route is attached hereto for Council's reference. The configuration of the route will require the closing of three intersections for the duration of the event. The fee for the event under § 339-12(A) of the City Code will be \$4,500.00.

Thank you for your attention in this matter. Please contact me should youi have any questions.

Very truly yours,

THOMAS M. EGAN
Municipal Attorney

TME/sj
Attachment





New Jersey Knights of Columbus
Catholic Charities
Army Tank Pull Competition
15 Holster Road
Clifton, NJ 07013

February 10, 2026

Re: Request permission to conduct Army Tank Pull Competition 2026

Ms. Kathleen Tolosi
City Clerk
City Hall
900 Clifton Avenue
Clifton, NJ 07013

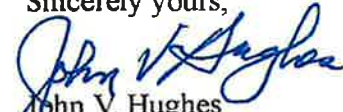
Dear Ms. Kathleen Tolosi:

The Tank Pull Competition Committee is again requesting permission to conduct the 16th, Annual Army Tank Pull Competition on Sunday, June 7, 2026 on Clifton Avenue between St. James Place and Olga B. Terrace between the hours of 7:00 AM and 5:00 PM. It is a rain or shine event.

We are hoping for a positive City Council reply, to our request for this community event, benefitting the military combat wounded and veteran services.

Should you need to contact me, I can be reached at the address listed above, at [REDACTED] or via email at [REDACTED]. Thank you, for your very kind attention to this very important cause.

Sincerely yours,


John V. Hughes
Co-Chairman, Knights of Columbus/Catholic Charities Tank Pull Committee

Egan, Thomas

From: Paul Hasselberger <phasselberger@cliftonpolice.org>
Sent: Friday, February 13, 2026 12:23 PM
To: Egan, Thomas; Tolosi, Kathleen; MOHAMMAD DROUBI
Subject: Fwd: Tank Pull Request June 7, 2026
Attachments: image.png

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.

See the below traffic pan. Under the ordinance, this incur a cost. The scope of the parade encompasses 3 intersections for 12 hrs

The intersections that need to be closed are in red:
Clifton Ave and Olga B Terr
Godwin Pl and Clifton Ave
Clifton Ave and St. James Pl

----- Forwarded message -----

From: Oliver, Debbie <Doliver@cliftonnj.org>
Date: Fri, Feb 13, 2026 at 8:54 AM
Subject: Re: Tank Pull Request June 7, 2026
To: Vanwinkle, Jason <jvanwinkle@cliftonnj.org>, Tolosi, Kathleen <ktolosi@cliftonnj.org>, Hasselberger, Paul <phasselberger@cliftonpolice.org>, Pressler, Mike <mpressler@cliftonnj.org>, DeMarzo, Gary <gdemarzo@cliftonnj.org>, Terwilliger, Jennifer <jterwilliger@cliftonnj.org>
Cc: Mannina, Giuseppe <gmannina@cliftonnj.org>

Please remind them that they need to do a park permit request as they have in the past

Get [Outlook for Android](#)

From: Vanwinkle, Jason <jvanwinkle@cliftonnj.org>
Sent: Friday, February 13, 2026 8:03:08 AM
To: Tolosi, Kathleen <ktolosi@Cliftonnj.org>; Hasselberger, Paul <phasselberger@cliftonpolice.org>; Pressler, Mike <mpressler@cliftonnj.org>; DeMarzo, Gary <gdemarzo@Cliftonnj.org>; Oliver, Debbie <Doliver@cliftonnj.org>; Terwilliger, Jennifer <jterwilliger@cliftonnj.org>
Cc: Mannina, Giuseppe <gmannina@cliftonnj.org>
Subject: RE: Tank Pull Request June 7, 2026

Public works approved.

ITEM NUMBER: A- 14

ITEM NAME: Authorization to Approve 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" (McCosh Road) (O8087-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
 memo	2/25/2026	Cover Memo



Clifton Police Department

TRAFFIC DIVISION

900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013



Thomas Rinaldi
Chief of Police

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

Lt. Mohammad Droubi
Commander

To: Chief Rinaldi
From: Lt. Mohammad Droubi
Date: February 25th, 2026
Re: Permit Parking Study – McCosh Rd

The Traffic Division was tasked with performing a study into whether or not McCosh Rd between McLean Rd and Woodlawn Ave should change their permit parking hours to Mon – Fri 9am to 5pm.

A petition was received with 19 names of residents of McCosh Rd (between McLean Rd and Woodlawn Ave) requesting permit parking restrictions be decreased to Mon – Fri 9am to 5pm. The current restriction is Monday – Friday 8am to 8pm for the entire length of the road. This petition and request did not encompass McCosh Rd from Woodlawn Ave to Normal Ave. The reason for the request was cited as the current hours being too restrictive. Letters were subsequently sent to the residences between Woodlawn Ave and McLean Rd asking if they were in favor or against changing these restrictions. 31 residents responded that they were in favor of changing the restrictions; 11 residents were not in favor.

Based on the surveys collected, the Traffic Division recommends that permit parking be amended as follows:

§349-2 Restricted Streets

<u>Name of Street</u>	<u>Side</u>	<u>Hours/Days</u>	<u>Location</u>
McCosh Rd	Both Sides	9am to 5pm Mon - Fri	From Woodlawn Ave to McLean Rd

§ 349-1.A.

Whenever the Chief of Police or his designee shall determine that certain streets exclusively or primarily servicing residential land uses, or portions of such streets, are being used for parking by the operators of vehicles, which operators do not reside on said streets, and that the average number of such vehicles parking in such manner is in excess of 25% of the number of parking spaces on such streets and that the total number of parking spaces actually occupied exceeds 5% of the total number of parking spaces on such streets, as disclosed by an engineering and/or traffic study, then the Chief of Police, or his designee, shall prohibit parking, except by permit as hereinafter provided, during hours when the above-stated conditions have been found to exist on those streets or portions affected thereby as established by such engineering and/or traffic study.

Respectfully Submitted;

M. Droubi

Lt. Mohammad Droubi
Traffic Division Commander

ITEM NUMBER: A- 15

ITEM NAME:

Authorization to Approve An Ordinance to Amend, Revise and Supplement Chapter 99 of the Code of the City of Clifton, Entitled “Salaries and Compensation,” More Particularly Article II Thereof, Entitled “Nonuniformed Officials and Employees,” Section 99-2, Entitled “Minimum and Maximum Salaries Fixed; Uniform Allowances” (Removes Title of Coordinator Health Projects 3), Section 99-3 Supervisory Officials and Employees (Adds Title of Coordinator Health Projects 3) (O8088-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📄 memo	2/27/2026	Cover Memo



Clifton Health Department

INTER-OFFICE MEMO

Date: February 25, 2026

To: Gary DeMarzo, City Manager

From: John E. Biegel III, Health Officer

CC Thomas Egan, Municipal Attorney
Liana Grasso, Assistant to City Manager

Subject: Restructuring of Health Department

The Health Department has experienced one retirement and four resignations since June 2025, resulting in five current vacancies. Exit interview feedback and broader workforce trends indicate that these departures were primarily driven by more competitive compensation opportunities elsewhere and concerns regarding job stability and long-term sustainability. At the same time, the scope and complexity of the Health Department's operations continue to expand, placing increased administrative and supervisory demands on my role as Director of Human Services and Health Officer. To ensure continuity of services, improve staff retention, and maintain effective span of control and leadership across all Human Services departments, a reorganization of the Health Department is recommended for 2026.

Due to the increasing workload associated with serving simultaneously as Health Officer and Director of Human Services (Recreation, Senior Center, Outreach Transportation, and Arts Center), it is essential that I work more closely with Human Services Division Department Heads to improve efficiency and coordination. In addition, increased involvement and oversight are necessary to pursue and secure grant funding for other divisions within Human Services.

Proposed Organizational Changes

Supervisory Restructure

The first proposed change is to formally move the Coordinator, Health Projects 3 into a supervisory role. This individual is already overseeing several employees within the Health Department, including the Health Education team and Special Projects team. Under this reorganization, she would oversee all Social Services programs, excluding the unhoused initiative and Veterans Affairs, which would remain under my direct supervision.

To reflect this expanded responsibility, I recommend increasing the maximum step for the Coordinator, Health Projects 3 position from \$92,909 to \$107,909, an increase of \$15,000. She will be placed at the highest step due to her experience and years of service to the City. This position would serve as the acting lead in my absence and would also establish a succession plan in preparation for my eventual retirement. The cost increase would be offset by eliminating the part-time nursing clerk position currently budgeted at \$15,000 for 2026. The Coordinator, Health Projects 3 has informally served in this supervisory capacity for several years, and this change would formalize her role. She will continue to oversee the Health Department's grants management process and the accreditation process, which ensures operational efficiency and continuous quality improvement.

Social Services Staffing Adjustments

In October 2025, our Social Worker resigned for a higher-paying position. This role was budgeted at \$59,497 in 2025 and \$61,000 in 2026. The position has not been filled, resulting in service impacts, particularly for children with disabilities and the Department's highly successful mindfulness programs. Instead of filling this Social Worker position, I would like to hire a part-time Social Services Assistant which would cost \$32,500. This would be a savings of \$28,500.

To mitigate this, Health Education staff have been trained to deliver mindfulness programming for children, seniors, and the general public. I recommend keeping the Social Worker position vacant at this time, resulting in savings to the City until this position is filled, pending Council approval. While this reduction will impact social services' response time and program capacity, services will continue on a limited scale through our two Social Services Assistants. They will continue to provide mental health workshops, assist residents with affordable housing and utility assistance, and support relocation efforts for displaced families and families with special needs.

One Social Services Assistant would be reassigned under the Health Education Division, as this position is more program-based and aligns with Health Education initiatives. This position will still be responsible for assisting residents with various social service needs. The second Social Services Assistant would remain under the Social Services Division and report directly to me, focusing on Veterans Affairs, services for the unhoused, and management of the Code Blue warming center.

Health Education Adjustments

Several Health Education positions are partially reimbursed through grants. Fifty percent of one Health Educator's salary is currently reimbursed by the Childhood Lead Exposure Project grant. This Health Educator is also one of the individuals who will be responsible for lead education in schools and for the public, along with other health education initiatives. She will also oversee operations at the Botany Satellite Office to better serve residents who may not otherwise access services. In addition, she has been cross-trained to assist the Nursing Division with communicable disease contact tracing and updating the Health Department's social media platforms.

One of the Department's Health Education Field Representatives has also been cross-trained in multiple areas. In addition to providing community health education and overseeing the Department's social media outreach, this particular employee is a certified Animal Control Officer and assists the Animal Control Division with shelter documentation and preparation of animal cruelty cases for the Clifton Police Department. She is also on-call for Animal Control on weekends, overnights, and holidays, and has been designated as the HazMat Coordinator and Health Department liaison to the Office of Emergency Management and the Environmental Commission.

All of the Department's Health Educators are responsible for vape shop inspections, Indoor Smoke-Free Air Act inspections, bloodborne pathogens training, and various community health programs. This team will also enforce the new Cosmetologist-Hairstylist, Beautician, Barbershop, Skin Care, Manicuring, and Hair Braiding Ordinance, which is projected to generate approximately \$20,000 in new annual revenue.

Nursing Division Adjustments

The Nursing Division's table of organization calls for three full-time nurses. Since the retirement of a long-time nurse on July 1, 2025, the Division is currently operating with only two full-time nurses. I propose reducing the third full-time nursing position to a part-time role.

Although four Health Educators have been cross-trained to assist with communicable disease investigations, a part-time nurse on-site four days per week would allow for timely responses to diseases requiring immediate action within 24 hours. While the department has not yet experienced a confirmed measles case, we have managed numerous measles contacts, which are highly time-intensive and require extended monitoring. Nurses are also required for services such as blood pressure screenings, lead testing for children, vaccine preparation and administration, and school audits. This change would result in an estimated savings of approximately \$25,000 annually, not including fringe benefits.

Environmental Division Adjustments

The Environmental Division lost two Registered Environmental Health Specialists (REHSs) in 2025, one on June 1st and another on December 1st. Leaving both positions vacant would make it extremely challenging to meet New Jersey Department of Health requirements for annual

retail food establishment inspections. While two REHS positions funded entirely by the Childhood Lead Exposure Program assist with retail food inspections, their primary responsibility is childhood lead poisoning investigations.

I propose filling one of the two vacant REHS positions. I recommend hiring a part-time REHS and a part-time REHS Trainee. This would allow the department to complete required retail food inspections at least once annually, while still realizing cost savings of approximately \$74,000 plus fringe benefits packages for two employees.

Administrative Adjustments

I propose moving one of our Keyboarding Clerks from part-time to a full-time Keyboarding Clerk position at \$38,000 annually. A portion of his salary will be covered by the Lead Trust.

Finally, the Health Department will be able to offset a portion of the other administrative staff costs by charging a portion of eligible salaries to the Lead Trust Fund, resulting in an estimated off-set of approximately \$30,000 in the Administrative Division.

The anticipated revenue for the Health Department will be approximately \$400,000 for the year. This revenue is generated from a variety of licenses, the new beauty salon/barbershop ordinance, reimbursement of flu vaccine through Medicare, and the shared service agreement with the Township of Little Fall for providing Health Department services. In addition, the Health Department has just been made aware of a state-funded grant that can cover some staff salaries until 7/31/2026.

Cost Savings Summary

Coordinator, Health Projects 3 IBEW to Supervisor Association = \$15,000 (offset by elimination of On-Call/Part-time Nurse - \$15,000)

Health Education/ Social Services

Full-time Social Worker to Part-time Social Services Assistant.

Savings of \$28,500, plus full-time fringe benefits

Nursing Division

Full-time Public Health Nurse Pediatrics removed from Table of Organization and replaced with part-time Public Health Nurse Pediatrics

Savings of \$25,000, plus full-time fringe benefits

Environmental Division

2 Vacant Registered Environmental Health Specialist - Fill one position with Part-time REHS and Part-time REHS Trainee. Remove other REHS position from Table of Organization.

Savings of \$74,000, plus 2 full-time fringe benefits

Administration

Move part-time Keyboarding Clerk to full-time Keyboarding Clerk 1; portion of salary covered by Lead Trust fund.

Total Savings through Table of Organization Amendment: \$129,500 plus 4 full-time Fringe benefits.

Off-set Salaries from current grants and trusts: \$282,412

ITEM NUMBER: A- 16

ITEM NAME: Authorization to Approve the Affordable Housing Compliance (R105-26)
(O8089-26 & O8090-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
<input type="checkbox"/>	memo	2/27/2026	Cover Memo
<input type="checkbox"/>	Traid Affirmative Marketing Process	2/27/2026	Cover Memo



City of Clifton

LAW DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

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

February 27, 2026

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

Re: Affordable Housing Compliance

Dear Mayor Grabowski & Council Members:

The City of Clifton is in the process of fulfilling its Fourth Round affordable housing obligations. This effort requires input from the Law Department, Finance Department, City Manager, Municipal Housing Liaison, Planner, Affordable Housing Counsel and Triad Associates. There are many moving parts to this process and several components of the affordable housing plan appear on this Council agenda for approval:

1. A resolution approving an Affordable Housing Marketing Plan and an Affordable Housing Spending Plan, both prepared by Triad Associates. The plans are attached to the resolution.
2. An ordinance repealing Chapter 7, Article I of the Code of the City of Clifton, thereby eliminating the "Affordable Housing Agency" which no longer exists.
3. An ordinance replacing Chapter 461-24.2 entitled "Affordable Housing" with an updated version which will comply with the Fourth Round requirements.

Thank you for your consideration of these matters.

Very truly yours,

/s/ Andrew P. Oddo

ANDREW P. ODDO
First Assistant Municipal Attorney

CITY OF CLIFTON



Affirmative Marketing Process

For the Administration of

MARKETING AFFORDABLE HOUSING UNITS

*In Accordance with the
Uniform Housing
Affordability Controls
& Programs*



FAIR HOUSING AFFIRMATIVE MARKETING PROCESS

For the City of Clifton

For Affordable Housing in (REGION 1)

I. APPLICANT AND PROJECT INFORMATION

1a. Administrative Agent Name, Address, Phone Number Triad Associates 1301 W. Forest Grove Road Vineland, NJ 08360 856-690-9590 www.triadhousingprograms.com housing@triadassociates.com		1b. Development or Program Name, Address: City of Clifton Clifton City Hall 900 Clifton Avenue Clifton, NJ 07013 www.cliftonnj.org Phone: 973-470-5800 Development: To be determined for each project <input checked="" type="checkbox"/> FOR RENT UNITS <input checked="" type="checkbox"/> FOR SALE UNITS	
1c. <input checked="" type="checkbox"/> Number of Units: TBD <input checked="" type="checkbox"/> Number of Affordable Units: TBD <input checked="" type="checkbox"/> Number of Sale Units: TBD <input checked="" type="checkbox"/> Number of Rental Units: TBD	1d. Price or Rental Range From: To be determined for each project To: To be determined for each project	1e. State and Federal Funding Sources (if any) N/A	
1f. <input checked="" type="checkbox"/> Age Restricted <input checked="" type="checkbox"/> Non-Age Restricted	1g. Approximate Starting Dates Advertising: To be determined for each project Occupancy: To be determined for each project Lottery Date: To be determined for each project		
1h. County: Passaic County		1i. Census Tract(s):	
1j. Managing/Sales Agent's Name, Address, Phone Number To be determined for each project			
1k. Application Fees (if any): Application, Credit and Background Check Fees may apply. To be determined for each project			



FAIR HOUSING AFFIRMATIVE MARKETING PROCESS

For the City of Clifton

For Affordable Housing in (REGION 1)

(Sections II through IV are consistent for all affordable housing developments and programs within the municipality. Sections that differ must be described in the approved contract between the municipality and the administrative agent and in the approved Operating Manual.)

II. RANDOM SELECTION

- 1. Description of the random selection process that will be used once applications are received.**

INITIAL RANDOMIZATION

In carrying out the affirmative marketing process, the administrative agent shall comply with the Housing Affordability Controls rules at N.J.A.C. 5:80-26 (UHAC) Adopted November 6, 2025, and all provisions of the Fair Chance in Housing Act, N.J.S.A. 46:8-52 through 64.

The Affirmative Marketing process will begin approximately four months prior to expected occupancy. At this time, the applicant waitlist opens, and the affordable units are posted on the New Jersey Housing Resource Center (NJHRC) website. During this four month (120-day) period, the property is advertised and interested applicants have the opportunity to submit Preliminary Applications.

After a minimum of 60 days from the date that the units are posted on the NJHRC website, a lottery randomization takes place. No random selection may be conducted prior to 60 days following the initial advertisement on the New Jersey Housing Resource Center. All preliminary applications received during the affirmative marketing period are included in this lottery randomization, which will establish the applicant waitlist. The lottery date will be included in all affirmative marketing materials. The random selection is conducted prior to households being certified for eligibility.

If the units are Supportive Housing units, within one business day of listing the affordable housing units on the New Jersey Housing Resource Center, the Administrative Agent will notify the local Continuum of Care of any rental housing units for individuals with special needs that are reserved for individuals and families that are homeless and of any permanent supportive housing rental units.

All applicants are included in the lottery and randomized regardless of household size or, desired number of bedrooms. The process is as follows:

The lottery will be conducted by the Administrative Agent with at least two professionals present. The applicant pool will include all applicants who have applied. The Administrative Agent will utilize a computer program to randomly assign a number, which will then become the applicant's lottery number.

When a unit becomes available, the Administrative Agent will identify the applicants that match the number of bedrooms and affordability (very low, low, or moderate income). Those who work or live in Region 1 will be given preference and contacted for the unit first. Pursuant to the New Jersey Fair Housing Act (C.52:27D-311), a preference for up to 50 percent of the restricted units will be given to very low-, low- and moderate-income veterans duly qualified under N.J.A.C. 54:4-8.10 may also be exercised. If a veteran's preference is in effect, the veterans will be offered the unit prior to the general applicant pool.

Preliminary Applications received after the lottery date will be added to the applicant pool in the order they were received.

If the applicant pool becomes close to being depleted, the Administrative Agent will conduct additional marketing until units are filled.

The administrative agent will designate an experienced staff person to provide counseling services to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law. Alternatively, the administrative agent or municipality may contract with a HUD-certified housing counselor or an otherwise experienced entity approved by the NJ Department of Community Affairs to provide such counseling services.

III. MARKETING

3a. Direction of Marketing Activity: (Indicate which group(s) in the housing region are least likely to apply for the housing without special outreach efforts because of its location and other factors)		
<input checked="" type="checkbox"/> White (non-Hispanic) <input checked="" type="checkbox"/> Black (non-Hispanic) <input checked="" type="checkbox"/> Hispanic <input checked="" type="checkbox"/> American Indian or Alaskan Native <input checked="" type="checkbox"/> Asian or Pacific Islander <input type="checkbox"/> Other group:		
3b. HOUSING RESOURCE CENTER (www.nihrc.gov) A free, online listing of affordable housing. Listed for the duration of the affirmative marketing process. Listing will be posted at minimum 60 days prior to lottery date.		
3c. Commercial Media (required) (Check all that apply)		
DURATION/FREQUENCY OF OUTREACH	NAMES OF REGIONAL MEDIA SOURCES	CIRCULATION AREA
TARGETS ENTIRE HOUSING REGION 5		
INTERNET ADVERTISING		

<input checked="" type="checkbox"/>	Listed for the duration of the affirmative marketing process	Zillow/Social Media Sites	Statewide
<input checked="" type="checkbox"/>	Run social media ads targeting a housing region of the township/city	Social media ads include "apply today" button that goes to the landing page for each listing	Regional
<input checked="" type="checkbox"/>	Listed for the duration of the affirmative marketing process	NJHRC.gov	Statewide
<input checked="" type="checkbox"/>	Listed for the duration of the affirmative marketing process	Triadhousingprograms.com	Statewide
<input checked="" type="checkbox"/>	Advertising to run for at least one week in a regional news publication listed below with a print/digital combination.	The Clifton Journal	Regional
<input checked="" type="checkbox"/>	Digital advertising to run for at least one week.	The Clifton Times	Regional
LOCAL AND REGIONAL NEWSPAPERS			
<input checked="" type="checkbox"/>	Press Release at beginning of affirmative marketing	The Clifton Times -	Regional
<input checked="" type="checkbox"/>	Press Release at beginning of affirmative marketing	The Bergen Record – North Jersey.com	Bergen, Essex, Hudson, and Passaic counties
<input checked="" type="checkbox"/>	Press Release at beginning of affirmative marketing	Star-Ledger – Digital only	Northern and Central New Jersey

✓	Press Release at beginning of affirmative marketing	Herald News	Regional
✓	Press Release at beginning of affirmative marketing	The Observer	South Bergen and West Hudson
✓	Press Release at beginning of affirmative marketing	Northern Valley Press	Northern Valley
✓	Press Release at beginning of affirmative marketing	Straus News Publications	Sussex County
✓	Press Release at beginning of affirmative marketing	Tri State Newspaper	Regional
✓	Press Release at beginning of affirmative marketing	Englewood-Englewood Cliffs News	Englewood
✓	Press Release at beginning of affirmative marketing	Our Town- rtownmaywoodrp@aol.com	Maywood, Bergen

3d. Other Publications (such as neighborhood newspapers, religious publications, and organizational newsletters) (Check all that apply)

DURATION & FREQUENCY OF OUTREACH	MEDIA OUTLET	OUTREACH AREA	RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE	
TARGETS ENTIRE HOUSING REGION 5				
✓	Flyers to be mailed at beginning of Marketing	El Hispano	Camden and Trenton areas	Spanish-Language
✓	Flyers to be mailed at beginning of Marketing	Servicios Latinos	servicioslatinos@hotmail.com	Burlington County
✓	Flyers to be mailed at beginning of Marketing	Nuestra Comunidad	sreece@echo-media.com	Spanish-Language
✓	Flyers to be mailed at beginning of Marketing	Sino Monthly	info@sino-monthly.com	Chinese-American
✓	Flyers to be mailed at beginning of Marketing	24 Horas	redaccion@24-horas.mx	Portuguese-Language
✓	Flyers to be mailed at beginning of Marketing	Arab Voice Newspaper	info@arabamerica.com	Arab-American
✓	Flyers to be mailed at beginning of Marketing	Catholic Advocate, The	submissions@rcan.org	Catholic
✓	Flyers to be mailed at beginning of Marketing	New Jersey Jewish News	Beth@JewishMediaGroup.com	Jewish
✓	Flyers to be mailed at beginning of Marketing	Desi NJ	ilayasq@newsindia-times.com	South Asian
✓	Flyers to be mailed at beginning of Marketing	Ukrainian Weekly	staff@ukrweekly.com	Ukrainian Community
✓	Flyers to be mailed at beginning of Marketing	Amerika Magyar Nepszava (American Hungarian Peoples' Voice)	usanepszava@gmail.com	Hungarian-Language

3e. Community Contacts (names of community groups/organizations throughout the housing region who will receive direct notification of the availability of affordable housing units and who will be asked to post advertisements and distribute flyers and application forms regarding available affordable housing to their members.

	OUTREACH	GROUP/ORGANIZATION	ADDRESS
✓	Flyers to be mailed at beginning of Marketing	New Jersey Housing Resource Center	600 1st Ave, Raritan, NJ 08869
✓	Flyers to be mailed at beginning of Marketing	Native American Advancement Corporation	75 N. Pearl Street P.O. Box 824 Bridgeton, NJ 08302
✓	Flyers to be mailed at beginning of Marketing	Supportive Housing Assoc.	Alden St #14, Cranford, NJ 07016
✓	Flyers to be mailed at beginning of Marketing	Catholic Charities Trenton	info@cctrenton.org
✓	Flyers to be mailed at beginning of Marketing	Anti-Poverty Network of NJ	renee@njcitizenaction.org
✓	Flyers to be mailed at beginning of Marketing	Catholic Charities Camden	Cynthia.LeBron@camdendiocese.org
✓	Flyers to be mailed at beginning of Marketing	Catholic Charities Archdiocese of Newark	kgelman@ccannj.org
✓	Flyers to be mailed at beginning of Marketing	Fair Share Housing.org	orlandosalas@fairsharehousing.org
✓	Flyers to be mailed at beginning of Marketing	Latino Action Network	Info@lanfoundation.org
✓	Flyers to be mailed at beginning of Marketing	New Jersey SHARES	info@sharesnation.org
✓	Flyers to be mailed at beginning of Marketing	Puerto Rican Action Committee	sholmes@pracnj.com
✓	Flyers to be mailed at beginning of Marketing	Supportive Housing Assoc.	kate.kelly@shanj.org
✓	Flyers to be mailed at beginning of Marketing	NAACP NJ State Conference	info@naacpnjsc.org
✓	Flyers to be mailed at beginning of Marketing	Center for Family Services	info@centerffs.org
✓	Flyers to be mailed at beginning of Marketing	Continuum of Care Bergen County	adrakes@bergencountynj.gov
✓	Flyers to be mailed at beginning of Marketing	Housing Authority of Edgewater	clodato@edgewaterha.or
✓	Flyers to be mailed at beginning of Marketing	Housing Authority of Englewood	dsenande@ehahousing.org
✓	Flyers to be mailed at beginning of Marketing	Housing Authority of Garfield	info@garfieldhousing.org
✓	Flyers to be mailed at beginning of Marketing	Housing Authority of Guttenberg	gha07093@gmail.com
✓	Flyers to be mailed at beginning of Marketing	Housing Authority of Hackensack	jamies@hackensackhousing.org
✓	Flyers to be mailed at beginning of Marketing	Housing Authority of Harrison	nazevedo@harrisonhousing.com
✓	Flyers to be mailed at beginning of Marketing	Housing Authority of Hoboken	info@myhhanj.com
✓	Flyers to be mailed at beginning of Marketing	Housing Authority of Jersey City	Lep@jcha.us
✓	Flyers to be mailed at beginning of Marketing	Housing Authority of Lodi	frankp@lodihousing.org
✓	Flyers to be mailed at beginning of Marketing	Housing Authority of Irvington	info@ihanj.org
✓	Flyers to be mailed at beginning of Marketing	Weehawken Housing Authority	d.vetter@weehawkenhousing.org

✓	Flyers to be mailed at beginning of Marketing	Housing Authority of Passaic	info@passaichousing.org
✓	Flyers to be mailed at beginning of Marketing	Sussex County NAACP	lowersussexnaacp@yahoo.com
✓	Flyers to be mailed at beginning of Marketing	Passaic County NAACP	naacppassaicchapter@gmail.com
✓	Flyers to be mailed at beginning of Marketing	Bergen County NAACP	bergennaacp@gmail.com
✓	Flyers to be mailed at beginning of Marketing	Meadowlands Family Success Center	crodriguez@meadowlandsfsc.org
✓	Flyers to be mailed at beginning of Marketing	Urban League Hudson County	info@ulohc.org
✓	Flyers to be mailed at beginning of Marketing	YMCA of Greater Bergen County	digital@ymca.net
✓	Flyers to be mailed at beginning of Marketing	Bergen Volunteer Center	info@bergenvolunteers.org
✓	Flyers to be mailed at beginning of Marketing	Alliance Against Homelessness of Bergen County	aahbergen.org
✓	Flyers to be mailed at beginning of Marketing	DCA Rental Assistance	20 Market St, Camden, NJ 08102
✓	Flyers to be mailed at beginning of Marketing	Rancocas Valley Clergy Ass.	125 Garden St, Mt Holly NJ 08060
✓	Flyers to be mailed at beginning of Marketing	Bergen County Board of Social Services	218 NJ-17, Rochelle Park, NJ 07662
✓	Flyers to be mailed at beginning of Marketing	Bergen County Division of Health Services	Bergen County One Bergen County Plaza Hackensack, NJ 07601-7076
✓	Flyers to be mailed at beginning of Marketing	Hudson County NAACP	153 Martin Luther King Dr Jersey City, NJ 07305
✓	Flyers to be mailed at beginning of Marketing	Community Hope	959 Route 46 East, Suite 402, Parsippany, NJ 07054
✓	Flyers to be mailed at beginning of Marketing	Family Promise of Bergen County	100 Dayton Street, Ridgewood, NJ 07450
✓	Flyers to be mailed at beginning of Marketing	Family Promise of Sussex	County 19 Church St. Newton, MA 02458
✓	Flyers to be mailed at beginning of Marketing	Greater Bergen Community Action	392 Main Street Hackensack, NJ 07601
✓	Flyers to be mailed at beginning of Marketing	Housing Authority of Bergen County	One Bergen County Plaza, 2nd Floor Hackensack, NJ 07601
✓	Flyers to be mailed at beginning of Marketing	Hudson County	153 Martin Luther King Drive, Jersey City, NJ 07305
✓	Flyers to be mailed at beginning of Marketing	Hudson County Board of Social Services	257 Cornelison Ave, Jersey City, NJ 07302
✓	Flyers to be mailed at beginning of Marketing	Jewish Family Services of Northern New Jersey	1485 Teaneck Road Teaneck, New Jersey 07666
✓	Flyers to be mailed at beginning of Marketing	New Jersey Citizen Action	The Hahne's Building 625 Broad Street, Suite 270 Newark, NJ 07102
✓	Flyers to be mailed at beginning of Marketing	Paramus Department of Human Services	1 West Jockish Square Paramus, NJ 07652
✓	Flyers to be mailed at beginning of Marketing	Passaic County Board of Social Services	114 Prospect St, Passaic, NJ 07055
✓	Flyers to be mailed at beginning of Marketing	Passaic County Department of Senior Services	930 Riverview Dr #200 Totowa, NJ 07512

✓	Flyers to be mailed at beginning of Marketing	Passaic Resource Network	3 Garret Mountain Plaza #200, Woodland Park, NJ 07424
✓	Flyers to be mailed at beginning of Marketing	Social Service Association of Ridgewood & Vicinity	6 Station Plaza Ridgewood, NJ 07450
✓	Flyers to be mailed at beginning of Marketing	United Way of Northern NJ	NJ Herald Building, 2 Spring Street,
✓	Flyers to be mailed at beginning of Marketing	Urban League of Bergen County	96 Engle Street Englewood, NJ 07631
✓	Flyers to be mailed at beginning of Marketing	Veterans Transitional Housing Program	959 Route 46 East, Suite 402 Parsippany, NJ 07054
✓	Flyers to be mailed at beginning of Marketing	Supportive Housing Association	185 Valley St South Orange, NJ 07079
✓	Flyers to be mailed at beginning of Marketing	Sussex County Division of Social Services	PO Box 218 83 Spring Street Suite 203 Newton, NJ 07860
✓	Flyers to be mailed at beginning of Marketing	United Way of Bergen County	6 Forest Avenue, Suite 220 Paramus, NJ 07652

IV. APPLICATIONS

<i>Applications for affordable housing for the above units will be available at the following locations:</i>	
4a. County Administration Buildings and/or Libraries for all counties in the housing region (list county building, address, contact person) (Check all that apply)	
	BUILDING
	LOCATION
✓	Passaic County Library System
✓	Passaic County Administration Building
✓	Bergen County Library System
✓	Bergen County Administration Building
✓	Sussex County Main Library
✓	Sussex County Administrative Building
✓	Hudson County Library System
✓	Hudson County Administration Building
<p>City of Clifton Clifton City Hall 900 Clifton Avenue Clifton, NJ 07013 www.cliftonnj.org Phone: 973-470-5800</p>	
<p>Clifton Public Library Main Branch 292 Piaget Ave Clifton, NJ 07011 973-772-5500</p>	

Clifton Public Library
Allwood Branch
44 Lyall Rd
Clifton, NJ 07012
973-471-0555

4c. Sales/Rental Office for units (if applicable)
To be determined for each project

V. CERTIFICATIONS AND ENDORSEMENTS

I hereby certify that the above information is true and correct to the best of my knowledge. I understand that knowingly falsifying the information contained herein may affect the Municipality's substantive certification.

Susan DiBiasio
Susan DiBiasio, Triad Associates
Administrative Agent & Affirmative Marketing

February 23, 2026
Date

City of Clifton Affordable Housing Trust Fund Spending Plan

February 24, 2026

INTRODUCTION

The City of Clifton, County of Passaic, has prepared a Fourth Round Housing Element and Fair Share plan that addresses its regional fair share of the affordable housing need in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (N.J.S.A. 52:27D-301) as amended by P.L. 2024, c.2, and the remaining valid regulations of the Council on Affordable Housing (COAH) found at N.J.A.C. 5:93-1 and N.J.A.C. 5:97-8.

A development fee ordinance creating a dedicated revenue source for affordable housing was approved by COAH on April 22, 1999 and adopted by the City on June 15, 1999. COAH approved an amendment to the City's development fee ordinance on August 17, 2006, which Clifton adopted on September 6, 2006. The ordinance establishes the City of Clifton affordable housing trust fund as a dedicated revenue source of affordable housing.

This Spending Plan sets forth how the City will spend its affordable housing trust funds in support of the affordable housing compliance plan detailed in the Fourth Round HEFSP. On March 14, 2022, the Court approved an Amendment to the City of Clifton Affordable Housing Trust Fund Spending Plan dated November 5, 2021.

As of December 31, 2025, Clifton collected \$10,579,496.22, expended \$6,844,519.00, resulting in a balance of \$3,734,977.22. The City spent a total of \$6,844,519.00 including \$6,694,461.87 in housing activity, and \$150,057.13 in administrative expenditures.

All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees are deposited in a separate interest-bearing affordable housing fund in Valley Bank for the purposes of affordable housing.

The City acknowledges that the expenditure of funds contemplated in this spending plan constitute a "commitment" for expenditure pursuant to N.J.S.A. 52:27D- 329.2.d., with the four-year time period beginning to run with the date of collection of the funds as extended by virtue of the date of the Superior Court's approval of this Fourth Round Spending Plan.

These funds will be spent in accordance with N.J.A.C. 5:93-8.16, as described in this Spending Plan. The City will rely on N.J.A.C. 5:93 or 5:97, as N.J.S.A. 52:27D- 329.2.a(4) provides that “municipalities may continue to rely on regulations on development fees and spending plans previously adopted by the council until new rules and regulations are adopted by the department.”

1. REVENUES FOR CERTIFICATION PERIOD

To calculate a projection of revenue anticipated during the period of Fourth Round (2025-2035) round substantive certification, Clifton considered the following:

- (a) Development fees:
 - 1. Residential and nonresidential projects which have had development fees imposed upon them at the time of preliminary or final development approvals;
 - 2. All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
 - 3. Future development that is likely to occur based on historical rates of development.
- (b) Payment in lieu (PIL):
 - Actual and committed payments in lieu (PIL) of construction from developers
- (c) Other funding sources:
 - Funds from other sources, including, but not limited to, the sale of units with extinguished controls, repayment of affordable housing program loans, rental income, proceeds from the sale of affordable units and. No other funds have been or are anticipated to be collected.
- (d) Projected interest:
 - Interest on the projected revenue in the municipal affordable housing trust fund at the current average interest rate.

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
(a) Development fees:	\$300 k	\$300 k	\$300 k	\$300 k	\$300 k	\$300 k	\$300 k	\$300 k	\$300 k	\$300 k	\$3,000,000
Projected Residential Development											
Projected Non-Residential Development											
(b) Payments in Lieu of Construction											
(c) Other Funds (Specify source(s))											
(d) Interest	\$120 k	\$120 k	\$120 k	\$120 k	\$75 k	\$75 k	\$75 k	\$60k	\$60k	\$60k	\$885,000
Total	\$420 k	\$420 k	\$420 k	\$420 k	\$375 k	\$375 k	\$375 k	\$360 k	\$360 k	\$360 k	\$3,885,000

As summarized in the above table, the City of Clifton projects a total of \$3,885,000.00 in revenue to be collected during the Fourth Round (2025-2035) from residential and non-residential development fees and accrued interest. Projected development fees are based on the annual average receipts from 2015 to 2025. This projected amount, when added to the City of Clifton's trust fund balance as of December 31, 2025, results in anticipated total revenues of \$7,619,977.22 available to fund and administer its affordable housing plan. All interest earned on the account shall be used only for the purposes of affordable housing.

2. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by Clifton:

(a) Collection of development fee revenues:

Collection of development fee revenues shall be consistent with Clifton's development fee ordinance for both residential and non-residential developments in accordance with COAH's rules and P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7).

(b) Distribution of development fee revenues:

Distribution of development fees shall be determined by the Affordable Housing Committee made up of the City Planner, Housing/CDBG Monitor, MHL, member of the Planning Board, member of the City Council and the City Attorney in accordance with the Housing Element and Fair Share Plan Element Spending Plan as approved by DCA.

3. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

(a) **Rehabilitation and New construction programs and projects (N.J.A.C. 5:93-5.2)**

Clifton Home Improvement Program (CHIP)

Rehabilitation program: Up to \$4,500,000 to \$5,000,000

It is anticipated to provide funding for approximately eighteen (18) to twenty (20) units per year at approximately \$25,000 per unit via the CHIP program.

New Construction program \$ _____

Other Projects: \$ _____

(b) Affordability Assistance (NJS 52:27D-329.2)

Pursuant to NJS 52:27D-329.2 a municipality shall set aside a **portion** of its development fee trust fund for the purpose of providing affordability assistance to low- and moderate-income households in affordable units. Prior to the Fourth Round, the Third Round Rules (5:97-8.8(a)) required a minimum 30% of development fees to be spent on affordability assistance.

Per the June 3, 2010 COAH Resolution, because the City of Clifton expended over \$2,900,000 on housing activity in accordance with its second round spending plan approved on April 5, 2000, the City was not required to expend funds on affordability assistance.

In accordance with the revised regulations, and based upon the actual development fee revenue through December 31, 2025, the City will dedicate \$2,181,010.31 of the affordable housing trust fund to render units more affordable, including \$727,003.44 to render units more affordable to household's earning 30 percent or less of median income by region.

Affordability assistance programs may include down payment assistance, security deposit assistance, low-interest loans, common maintenance expenses for units located in condominiums, rental assistance, and any other program authorized by the department. Affordability assistance to households earning 30 percent or less of median income may include buying down the cost of low-income units in a municipal fair share plan to make them affordable to households earning 30 percent or less of median income. The use of development fees in this manner shall not entitle a municipality to bonus credits except as may otherwise be allowed by applicable precedent.

Projected minimum affordability assistance requirement:

Actual development fees through 12/31/25 w/out interest		\$9,620,123.97
Actual interest earned through 12/31/25	+	\$ 459,372.25
Development fees projected* through 12/31/2035	+	\$3,000,000.00
Interest projected through 12/31/2035	+	\$ 885,000.00
Less housing activity expenditures through 12/31/2025	-	\$6,694,461.87
Total	=	\$7,270,034.35

30 percent requirement	x 0.30 =	\$2,181,010.31
Less Affordability assistance expenditures through 12/31/2025	-	0.00
PROJECTED Affordability Assistance through 12/31/2035	=	\$2,181,010.31
PROJECTED Very Low-Income Affordability Assistance Requirement through 12/31/2035	÷ 3 =	\$727,003.44

(c) **Administrative Expenses (N.J.A.C. 5:97-8.9)**

ADMINISTRATIVE EXPENSE CALCULATION

Actual fees and interest through 12/31/2025		\$10,579,496.22
Projected Development Fees/interest through 12/31/2035	+	\$3,885,000.00
Payments-In-Lieu of construction and other deposits through 12/31/2025 (included in Actual Fees)	+	0
Less RCA expenditures	0	\$ -
Total For Admin. Calculation, Through 12/31/2035	=	\$14,464,496.22
20% Maximum for Administrative Expenses	x	\$2,892,899.24
Less Admin thru 12/31/2025	.20	130,868.11
Available for Admin through 12/31/2035	=	\$2,762,031.13

Clifton projects that it will not need to set aside the full 20% allowable for administrative purposes. It is projected that approximately **\$938,967.22** will be needed from the affordable housing trust fund to be used for administrative purposes from 2025 to 2035.

Projected administrative expenditures, subject to the 20 percent cap, are as follows:

- Administrative duties of the Municipal Housing Liaison.
- Attorney/consultant fees
- Administrative duties of the Housing Trust Fund Monitor.

- Preparation of required Housing Plans and Monitoring Reports.
- Administrative Agent duties of various programs including, but not limited to the Municipally Sponsored 100% Affordable Housing Program, etc.
- Rehabilitation administration fees

4. EXPENDITURE SCHEDULE

Clifton intends to use affordable housing trust fund revenues for the creation and/or rehabilitation of housing units. Where applicable, the creation/rehabilitation funding schedule below parallels the implementation schedule set forth in the Housing Element and Fair Share Plan and is summarized as follows.

PROJECTS PROGRAMS	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Rehabilitation	500,000	500,000	500,000	500,000	500,000	500,000	500,000	250,000	250,000	250,000	\$4,500,000
New Construction											
Project To be Determined											
Total											\$ -
Affordability Assistance	218,101	218,101	218,101	218,101	218,101	218,101	218,101	218,101	218,101	218,101	\$2,181,010.00
Administration	\$93,896	\$93,896	\$93,896	\$93,896	\$93,896	\$93,896	\$93,896	\$93,896	\$93,896	\$93,896	938,967.22
Total											\$ 7,619,977.22

5. EXCESS OR SHORTFALL OF FUNDS

If funding should fall short of the amount necessary, the City will seek grants or low cost loans, or use general revenues and its bonding capacity to meet such shortfall. In the event of excess funds, any remaining funds above the amount necessary to satisfy the municipal affordable housing obligation will be used to produce additional affordable housing through these programs or pursuant to a Court-approved amendment to this Spending Plan.

6. BARRIER FREE ESCROW

Collection and distribution of barrier free funds shall be consistent with City of Clifton's Affordable Housing Ordinance in accordance with N.J.A.C. 5:97-8.5.

SUMMARY

Clifton intends to spend affordable housing trust fund revenues pursuant to N.J.A.C. 5:97-8.7 through 8.9 and consistent with the housing programs outlined in the Fourth Round Housing Element and Fair Share Plan.

Clifton has a balance of \$3,734,977.22. as of December 31, 2025, and anticipate an additional \$3,885,000.00 in revenues before the expiration of substantive certification for a total of \$7,619,977.22. The municipality will dedicate \$4,500,000.00 towards the rehabilitation of affordable units. Presently, the City will set aside \$2,181,010.00 and anticipate spending \$938,967.22 on future administrative costs. Any shortfall of funds will be offset by general revenues or municipal bond. The municipality will dedicate any excess funds toward housing programs and projects, including housing rehabilitation, listed in the City's Housing Element and Fair Share Plan.

SPENDING PLAN SUMMARY	
Balance as of December 31, 2025	\$3,734,977.22
PROJECTED REVENUE 2025-2035	
Development fees	+ \$3,000,000.00
Payments in lieu of construction	+ \$0.00
Other funds	+ \$0.00
Interest	+ \$885,000.00
TOTAL AVAILABLE FUNDS	= \$7,619,977.22
PROJECTED EXPENDITURES 2025-2035	
Funds used for Rehabilitation	- \$4,500,000.00
Funds used for New Construction	-
	\$
Affordability Assistance	- \$2,181,010.00
Administration	- \$938,967.22
TOTAL PROJECTED EXPENDITURES	= \$7,619,977.22
REMAINING BALANCE	= 0

ITEM NUMBER: D- 1

ITEM NAME: Storage Building for "On-Hold" Vehicles
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📎 memo	2/26/2026	Cover Memo



City of Clifton

LAW DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

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

February 26, 2026

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

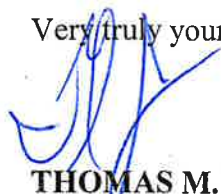
Re: Storage Building for "On-Hold" Vehicles

Dear Mayor Grabowski & Council Members:

Consistent with the recently approved amendments to Article I of Chapter 425 dealing with official towers, the Police Department has received two quotes to construct and in-door, secured storage building to house "on-hold" vehicles that are evidence in connection with investigations. Attached please find a memo from Lt. Brodie attaching the two quotes to erect such a structure within the fenced in area adjacent to Fire Station #4 at 144 Main Avenue. As indicated by Lt. Brodie in his memo, the proposed structure will measure 24 feet wide, 60 feet long and be a height of 16 feet and will provide approximately 1,440 square feet which is much larger than the 800 square feet of indoor storage the ordinance used to require. The two bids are from Boss Buildings for \$20,501.13 and Toro Steel Buildings for \$39,700.00. In addition, the Police Department has also obtained a quote from CTCI to install two interior cameras and a door card locking mechanism for \$17,374.04. The entire exterior of the property is already outfitted with security cameras.

Thank you for your attention in this matter. Please contact me should you have any questions.

Very truly yours,



THOMAS M. EGAN
Municipal Attorney

TME/sj
Attachments



Thomas Rinaldi
Chief of Police

City of Clifton

POLICE DEPARTMENT

900 CLIFTON AVENUE
CLIFTON, NEW JERSEY

Office: 973-470-2044 Fax: 973-470-2023

Email: dbrodie@cliftonpolice.org
TECHNICAL SERVICES DIVISION



Darren Brodie
Commander

February 25, 2026

Gary DeMarzo
City Manager

Mr. DeMarzo,

In response to the City Council's motion from the February 3, 2026 meeting to proceed with obtaining an expense analysis regarding constructing a building to store "on-hold" vehicles in the rear of Fire Station # 4, 144 Main Avenue, I present the following:

Currently, we have a fenced in area that measures approximately 40 feet by 120 feet. As a secondary security measure, it is the Clifton Police Departments recommendation to erect a structure within the fenced in area. The concept would be to back set a metal building towards the southern most side of the lot which allows for exterior storage of equipment on the northern side, while keeping it within the confines of the fenced in/secured area. This structure constructed of 16-gauge steel, will measure 24 ft wide, 60 ft long with a height of 16 ft which provides approximately 1440 sq. ft. of indoor protected storage. The structure will have a 16 ft wide roll up door with a height of 14 ft. This will allow tow trucks to enter and drop vehicles with ease. The structure will also have a 36 in side entrance door which will have a card reader/electric locking mechanism. According to the vendor, this structure can be set on gravel or asphalt, which currently at the location. There will be no need to pour a concrete pad as with other vendors. Based on New Jersey Requirements, this building will meet the required snow rating certification of 35PSF and will also have a wind rating of 145 mph. The vendor utilizes a rebar anchor system similar to that utilized in mobile home installations.

I have discussed this structure with our Building Department (Mr. Tedesco) and Zoning Department (Mr. Rodgers) and have been given the approval to proceed. The construction of this building would require a building permit and electrical permit.

I have obtained two quotes for the structure.

Quote 1:

Boss Buildings 116 East Market St. Suite 200 Elkin, NC 28621

Grand Total = \$20,501.13 *\$3,789.37 deposit required*

This quote consists of the building, delivery, site drawings and installation. Additional expense needed for the installation is the rental of a "low lift" Telescopic Forklift. This equipment can be rented by the City at a minimal expense by a local rental agency.



Thomas Rinaldi
Chief of Police

City of Clifton

POLICE DEPARTMENT

900 CLIFTON AVENUE
CLIFTON, NEW JERSEY

Office: 973-470-2044 Fax: 973-470-2023

Email: dbrodie@cliftonpolice.org

TECHNICAL SERVICES DIVISION



Darren Brodie
Commander

Quote 2:

Toro Steel Buildings 801 Grand Rapids, MI 49504

Grand Total = \$39,700.00 *\$9925.00 deposit required*

This quote consists of the building, delivery and site drawings. This does not include *any* installation. This would require us to hire a contractor or to utilize the Department of Public Works staff.

Having the fiduciary responsibility to our taxpayers, the Clifton Police Department is requesting to award the purchase to Boss Buildings.

Additional purchases required:

Also pursuant to the City Council's motion, I have obtained a quote from CTCL, who is our current vendor for our Genetec Camera System. The Cost to install two interior cameras and the door card reader locking mechanism is \$17,374.04 based on co-operative pricing.

The building will require installation of electrical receptacles. After a discussion with DPW Director Van Winkle, the electric will be drawn from the Fire Station and run through conduit underground. This service will be done by DPW Personnel and the exact cost is unknown until the installation begins, however it should be for electrical supplies only.

The purchase and installation of this building and the camera system will ensure that we maintain proper Chain of Custody.

The chain of custody refers to the documented and secure handling of evidence from the time it is collected until it is presented in court. Any break or perceived irregularity in that chain can:

- Lead to suppression of evidence
- Undermine prosecutions
- Weaken the credibility of officers
- Expose the City to civil liability



Thomas Rinaldi
Chief of Police

City of Clifton

POLICE DEPARTMENT

900 CLIFTON AVENUE
CLIFTON, NEW JERSEY

Office: 973-470-2044 Fax: 973-470-2023

Email: dbrodie@cliftonpolice.org
TECHNICAL SERVICES DIVISION



Darren Brodie
Commander

A Department-controlled storage facility would ensure:


- Restricted and logged access
- 24/7 video surveillance
- Controlled environmental conditions
- Documented intake and release procedures

I respectfully request that the Purchasing Agent prepare the necessary Resolution for Award


Respectfully,

A handwritten signature in black ink, appearing to read "D/Lt. Brodie".

D/Lt. Darren Brodie #265

 <p>Boss Buildings</p> <p>📍 116 East Market St., Suite 200 Elkin, North Carolina 28621</p> <p>✉ nccarportsorders@gmail.com</p> <p>☎ (336) 673-3065</p> <p>🌐 https://www.bossbuildings.com/</p>	<p>Sales: Renee Matthews</p> <p>📍 116 East Market St., Suite 200 Elkin, North Carolina 28621</p> <p>✉ renee.c@bossbuildings.com</p>	<p>Building Quote QTE-083005</p> <p>Date 02/18/2026</p> <p>Total \$20,501.13</p>
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CUSTOMER DETAILS

<p>Darren Brodie</p> <p>Billing Address 📍 Clifton, Passaic, New Jersey 07013</p> <p>Shipping Address 📍 Clifton, Passaic, New Jersey 07013</p> <p>✉ dbrodie@cliftonpolice.org</p> <p>☎ (973) 470-5800</p>	<p>Standard Garages - 24 x 60 x 16</p> <p><input type="checkbox"/> Roof Color: Pewter Gray</p> <p><input type="checkbox"/> Trim Color: Pewter Gray</p> <p><input checked="" type="checkbox"/> Sides/Ends Color: Barn Red</p> <p><input type="checkbox"/> Wainscot Color: NA</p> 
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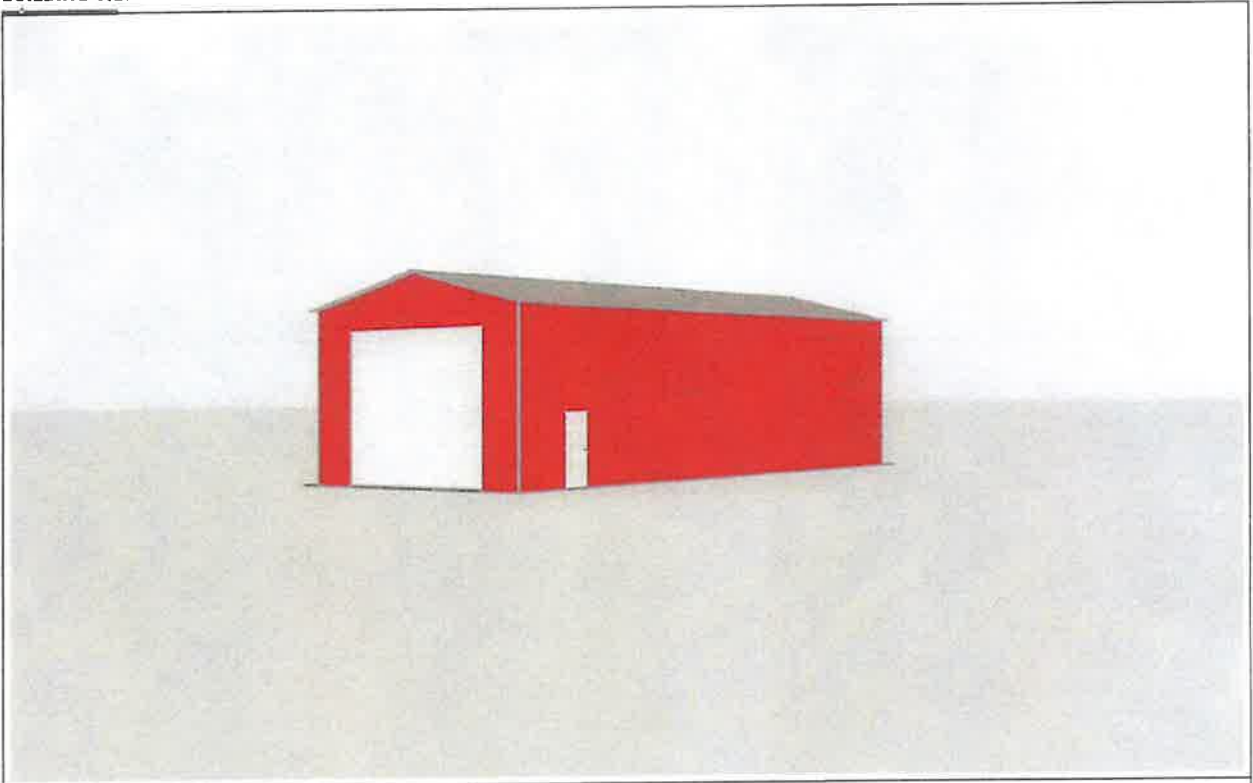
Ready for Installation? Jobsite Level? Permit Required? Inside City Limit? Electricity Available? Installation Surface? Concrete

Building Dimension 24'W x 60'L x 16'H	Roof Style Vertical	Gauge 14 Gauge	Wind/Snow Rating 145 MPH + 35 PSF Certified	Distance on Center 5 Feet
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24X60' Vertical Roof (Roof 61' Ga : 14 3/12' Roof Pitch)	1	\$9,400.00
16' Height (Double Legs)	1	\$6,320.00
145 MPH + 35 PSF Certified	1	\$0.00
Ends - Closed Horizontal	2	\$5,230.00
Sides - Closed Horizontal	2	\$3,924.00
Front - 16x14' Garage Door (Roll-Up) Satin White(Includes Header Seal)	1	\$3,625.00
Right - 36x80" Walk-in Door (6 Panel)	1	\$650.00
Colored Screws	1	\$0.00
Manufacturer Discount	1	(\$10,202.15)
Permit Required : Customer To Verify		
Lift - Telescopic Forklift : \$0.00 Risk 1 Generic Fee : \$300.00		

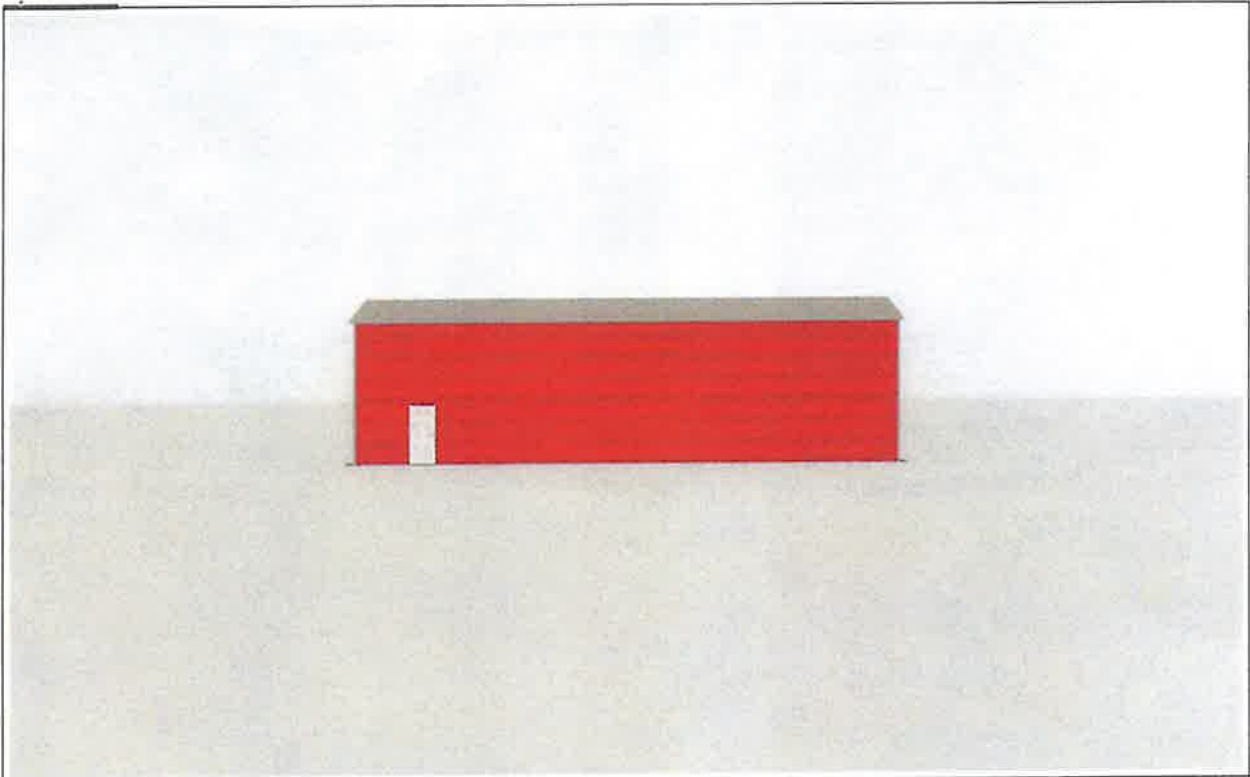
<p>NOTES</p> <p>****Sale only valid till February 27th, Deposit is non refundable unless county denies permit****Customer aware must provide a lull lift on site for installation****</p>	<table> <tr> <td>Building Amount</td> <td>\$29,149.00</td> </tr> <tr> <td>Manufacturer Discount</td> <td>(\$10,202.15)</td> </tr> <tr> <td>Sub Total</td> <td>\$18,946.85</td> </tr> <tr> <td>State Tax (6.62%)</td> <td>\$1,254.28</td> </tr> <tr> <td>Additional Charges</td> <td>\$300.00</td> </tr> <tr> <td>Grand Total</td> <td>\$20,501.13</td> </tr> <tr> <td colspan="2">Pay Now</td> </tr> <tr> <td>Downpayment</td> <td>\$3,789.37</td> </tr> <tr> <td>Balance Due</td> <td>\$16,711.76</td> </tr> </table>	Building Amount	\$29,149.00	Manufacturer Discount	(\$10,202.15)	Sub Total	\$18,946.85	State Tax (6.62%)	\$1,254.28	Additional Charges	\$300.00	Grand Total	\$20,501.13	Pay Now		Downpayment	\$3,789.37	Balance Due	\$16,711.76
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BUILDING VIEW



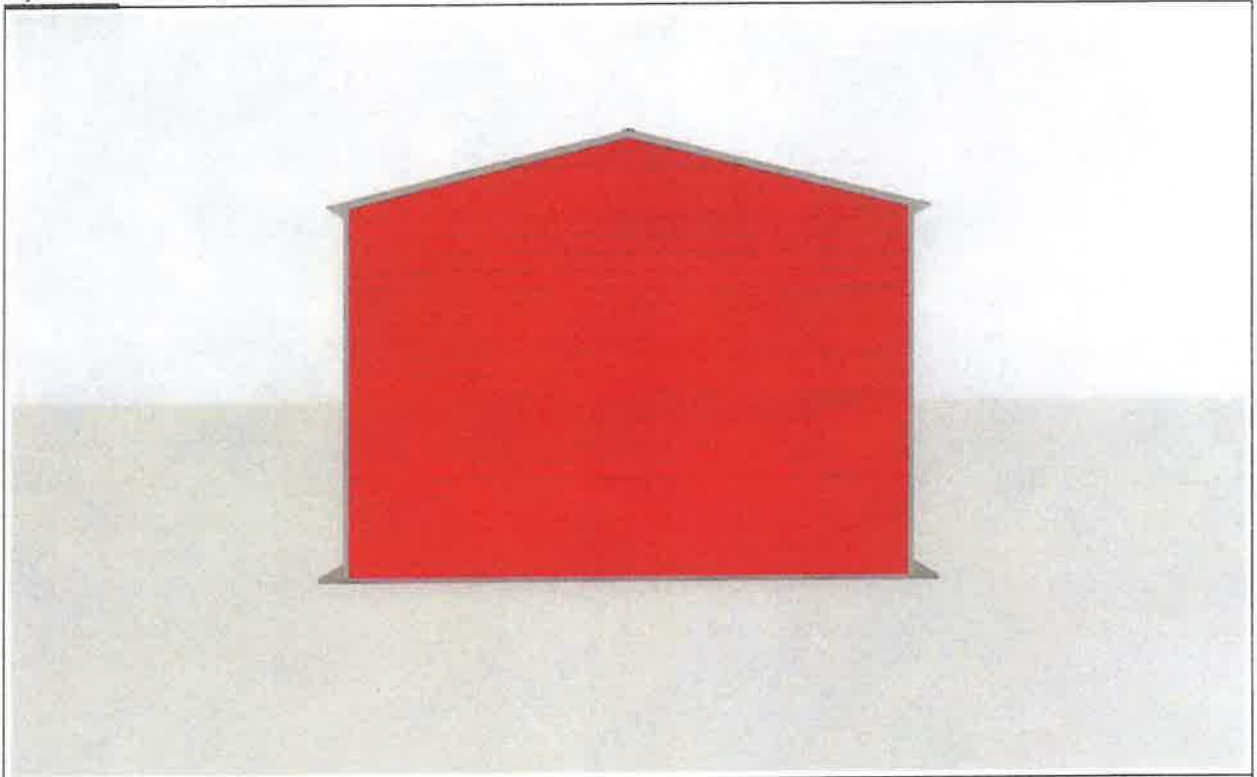
FRONT

BUILDING VIEW



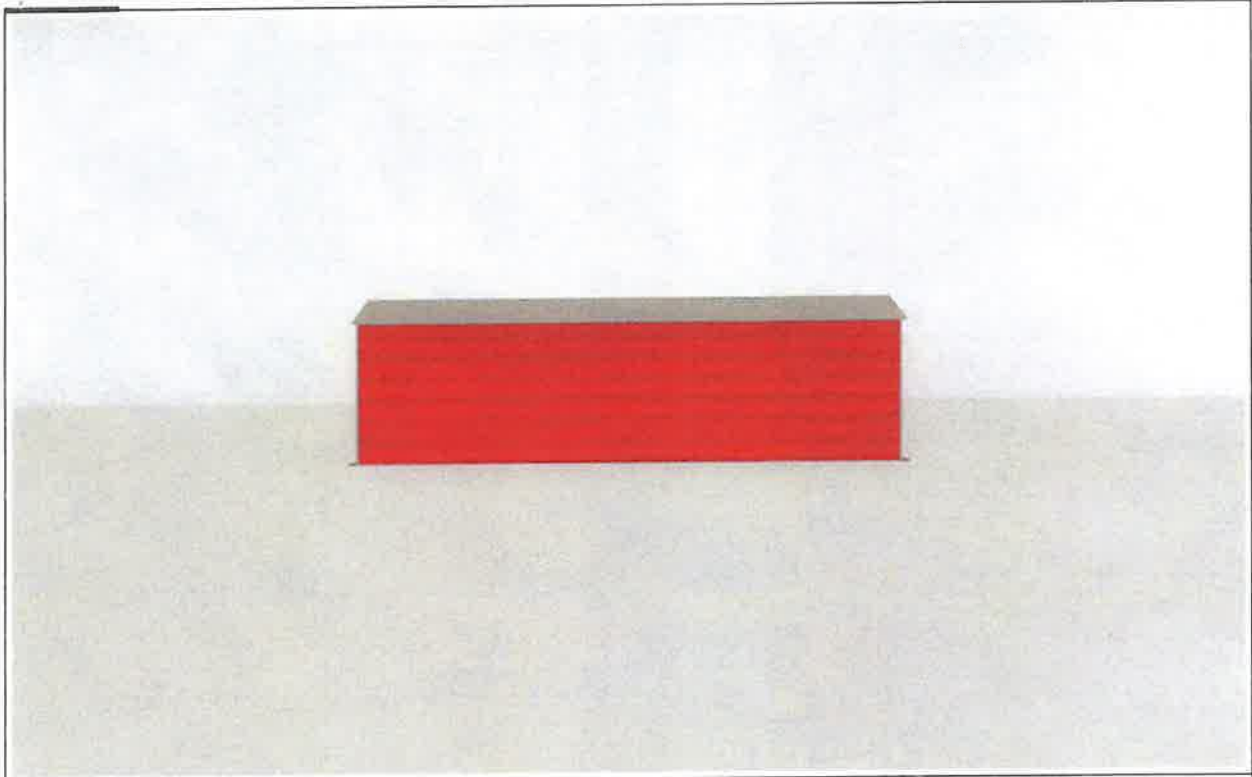
RIGHT

BUILDING VIEW

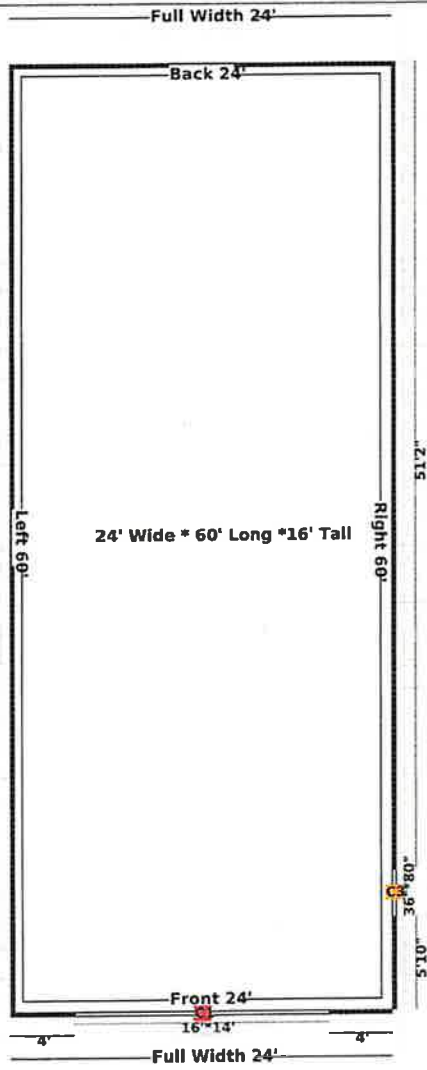


BACK

BUILDING VIEW



LEFT



LEGENDS

- Garage Door
- Garage Door Frameout
- Walk in Door
- Walk in Door Frameout
- Windows
- Windows Frameout
- Open Wall
- Close Wall
- Distance
- Storage Length (Utility)
- Cupola

TERMS & CONDITIONS

Please call in to ensure you get the most accurate and up to date pricing. Our contact number is 866-888-2009 or at 336-673-3065. With the current increase in metal we encourage our customers to lock in their price via contract by paying their down payment. Ask your representative for more details.



E-MAIL

DARREN BRODIE <dbrodie@cliftonpolice.org>

Toro Steel Buildings

1 message

Travis Blackmore <tblackmore@torosteel.com>
To: "dbrodie@cliftonpolice.org" <dbrodie@cliftonpolice.org>

Tue, Feb 24, 2026 at 9:19 AM

Hey Darren

Attached is a profile of the 24x60 we can change the colors Let me know if you can leave 25% down as we are booking for April/May deliveries

M-Series All Steel Building

M24'wide x 60'long x 16'high

- High Tensile Industrial AZ 180 Galvalume Plus Steel (Silicone finish) Panels. Cold-Formed C-Channel frame.
 - One 16x14 framed opening 1-3x7 service door opening
- All Nuts, Bolts and Washers (
- Construction and Foundation Manuals
- 3 Sets of Certified Engineered Drawings of your Building & Foundation
- 25 year manufacturers warranty

Delivered to site \$39,700.00

Thanks,

Travis Blackmore

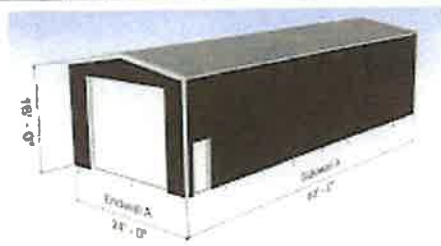
Building Consultant



1-800-668-5111 ext. 253

801 Grand Rapids, MI 49504

www.torosteelbuildings.com



Capture.JPG
55K



CONNECT. CONTROL. COLLABORATE.

PROJECT PROPOSAL

City of Clifton Police Dept.

CONTACT

Darren Brodie

DATE

February 24, 2026

PROJECT #

80922

REVISION

1

LOCATION / JOB NAME

Clifton Police Gun Range and Impound Lot, 144 Main Avenue, Clifton
SEC || Four Camera Addon and ACS (New Barn)

Bergen Count-BID-24-38 Provider Computer Equipment and Peripherals





SCOPE OF WORK

Clifton Police Department
Bergen Count-BID-24-38 Provider Computer Equipment and Peripherals

Gun Range Exterior – New Barn Compound Security Project

Work Scope – CTCI

CTCI will furnish, install, terminate, program, and commission the security and surveillance components required for the new barn compound located at the Clifton Police Department Gun Range facility. All work will be integrated into the existing Genetec Security Center system currently utilized by the Clifton Police Department.

1. Access Control System

1.1 Control Equipment

- Furnish and install one (1) outdoor-rated Trove 1 enclosure with integrated power supply and access control panel within the barn structure.
- Panel will be configured to support one (1) controlled exterior door and one (1) monitored overhead roll-up garage door.
- All low-voltage terminations to be completed within the Trove enclosure.

1.2 Exterior Man Door (Full Access Control)

CTCI will provide and install full access control for the barn's exterior entry door, including:

- One (1) card reader (Genetec-compatible)
- One (1) electric locking device (field coordinated)
- One (1) request-to-exit (REX) device (as required)
- One (1) door position switch (DPS)
- All associated wiring, terminations, and programming

The door will be fully integrated into the existing Genetec access control system for monitoring, alarm reporting, and credential management.

1.3 Roll-Up Garage Door (Monitoring Only)

- Install one (1) door contact for the overhead roll-up garage door.
- Door contact will provide open/closed status monitoring only.
- No motorized control or access hardware is included.
- Door status will report back to the Genetec system.

2. Video Surveillance System

CTCI will furnish and install:

- Two (2) 4MP exterior-rated dome cameras
- All manufacturer-recommended mounting hardware
- Proper sealing and weatherproofing for exterior installation
- Camera positioning to be coordinated in the field for optimal coverage of the barn compound perimeter

Each camera will:

- Be connected to the gun range/firehouse network
- Be configured and added to the existing Genetec video management system
- Be fully programmed for live view, recording, and alarm/event integration

SCOPE OF WORK

3. Network & Cabling Infrastructure

3.1 Inter-Building Connectivity

- CTCI will provide and install GameChanger specialty category cable to connect the barn to the gun range/firehouse network.
- Cable will provide data connectivity for:
 - Genetec video surveillance
 - Genetec access control system communication
- All terminations, labeling, and testing will be completed by CTCI.

3.2 System Integration

Upon completion of installation, CTCI will:

- Program all access control hardware into the existing Genetec platform
- Program and configure all cameras within Genetec
- Verify communication between the barn compound and the main system
- Test door events, alarm reporting, and video recording functionality
- Commission the system to ensure full operational integration

4. Project Specific Clarifications & Exclusions

The following items are specifically excluded from CTCI's scope unless otherwise noted:

- Computer and monitor for the CCTV system to be provided by others/owner
- 120VAC power (where required) to be provided by the Clifton Department of Works
- Networking equipment to be provided by others
- Internet connectivity to be provided by others
- Patching and painting are excluded
- Conduits and all pathways of any type are excluded and expected to be provided by the Clifton Department of Works



01. SEC || Access Control System

Material

SYSTEM	DESCRIPTION	QTY	PRICE	TOTAL
	Outdoor Altronix/Mercury Access and Power Integration Enclosure with Backplane	1	\$445.71	\$445.71
	Altronix EFLOW4NB Power Supply Charger, Single Output, 12/24V DC at 4A, Auxiliary Output, FAI, LinQ2 Ready, 115V AC, Board	1	\$223.46	\$223.46
	Altronix ACM4 Access Power Controller, Fused Relay Outputs, Board	1	\$80.69	\$80.69
	Altronix VR6 Voltage Regulator, Converts 24VDC input into 5VDC or 12VDC output	1	\$67.13	\$67.13
	Genetec™ Advantage for 1 Synergis™ Pro Reader – 1 year	2	\$19.50	\$39.00
	HES 1006-12/24D-630 1006 Series Universal Electric Strike Body, 12/24VDC, Fail Secure, Satin Stainless Steel	1	\$588.76	\$588.76
	PIR Request to Exit Detector, w/Sounder, Light Gray	1	\$101.75	\$101.75
	GRI 4400-A Industrial Surface Mount Switch Set, 2-1/2" Standard Gap, 10W, 200VDC, 0.50A, Closed Loop, N/O, and 36" Armored Cable, Aluminum	2	\$46.02	\$92.04
	HID SIGNO PROFILE 00 - MULTI-TECH READERS with BLE, MOBILE READY Signo40K, Wall mount w/Keypad, 13.56mHz & 125kHz, OSDP/Wiegand, Pigtail, Mobile Ready, BLE (NON-STOCK ITEM)	1	\$477.10	\$477.10
	Cable, Plenum, Access Control Composite, UL Rated, Yellow, 22-3P OS&J + 18-4C JKT + 22-	300	\$1.37	\$409.50
	CSC 18/4C Stranded, Shielded, Plenum (1000ft Box)	300	\$0.43	\$128.70
	Allowance for items including but not limited to Field Cables/ Interconnecting Wiring/ Patch Cables/ Connectors/ Converters/ Adapters/ POE Injectors/ Accessories/ Mounting Hardware/ Rack Shelves/ Rack Blanks/ Rack Vents/ and Miscellaneous.	1	\$195.00	\$195.00
	MERCURY MP1502 INTELLIGENT CONTROLLER (2 DOORS, UP TO 4 READERS WITH OSDP) - 2 reader connection licenses included	1	\$1,867.14	\$1,867.14

Material Total \$4,715.98

01. SEC || Access Control System Total \$4,715.98



02. SEC || Surveillance System

Material

SYSTEM	DESCRIPTION	QTY	PRICE	TOTAL
	Wisenet A Series outdoor vandal dome camera, 4MP @ 30 FPS, motorized varifocal lens 3.1x (3.3~10.3mm) (94.8° ~ 28.1°), WiseStream II, triple codec (H.265/H.264/MJPEG), 120dB WDR, IR LEDs 30m (98.43ft), day & night (ICR), virtual area (intrusion/enter/exit), virtual Line (crossing/ direction), motion detection, tampering, hallway view, SD card, IP66, IK10, PoE, white.	2	\$183.30	\$366.60
	Outdoor wall mount for outdoor domes (QNV-6012R/6022R/6032R/8010R/8020R/8030R, 8080R/6082R), white color	2	\$39.70	\$79.40
	Back box with knockouts (QNV-8080R,QNV-6082R), white color	2	\$29.95	\$59.90
	1 camera connection	2	\$234.00	\$468.00
	Genetec™ Advantage for 1 Omnicast™ Pro Camera – 1 year	2	\$43.88	\$87.75
	CommScope UNIPRISE: Cat 6 UTP cable, White	1000	\$0.46	\$455.00
	CommScope UNIPRISE: Cat 6 UTP Jacks, White	2	\$17.62	\$35.23
	CommScope UNIPRISE:1-port surface mount box, White	2	\$4.63	\$9.26
	CommScope UNIPRISE: Cat 6 UTP cable 7ft, White	2	\$23.87	\$47.74
	CommScope UNIPRISE: Cat 6 F/UTP cable 10 ft, White	2	\$26.72	\$53.43
	Allowance for items including but not limited to Field Cables/ Interconnecting Wiring/ Patch Cables/ Connectors/ Converters/ Adapters/ POE Injectors/ Accessories/ Mounting Hardware/ Rack Shelves/ Rack Blanks/ Rack Vents/ and Miscellaneous.	1	\$162.50	\$162.50
			Material Total	\$1,824.81
02. SEC Surveillance System Total				\$1,824.81



03. SEC || Network Connectivity

Material

SYSTEM	DESCRIPTION	QTY	PRICE	TOTAL
	GameChanger 22/4pr Solid, Shielded OSP Twisted Pair, Non-Plenum, Direct Burial, Black Jacket, 1000' Reel	1	\$1,744.60	\$1,744.60
	An AC power adapter delivers 210W at 54V DC for a PoE switch.	1	\$102.70	\$102.70
	Flexible, 8-port 2.5 GbE PoE++ switch with a 10 GbE RJ45/SFP+ combination uplink port that can be powered with PoE+++ or an AC power adapter. [no pwer adapter included add part no. UACC-Adapter-AC-210W]	1	\$258.70	\$258.70
	Allowance for items including but not limited to Field Cables/ Interconnecting Wiring/ Patch Cables/ Connectors/ Converters/ Adapters/ POE Injectors/ Accessories/ Mounting Hardware/ Rack Shelves/ Rack Blanks/ Rack Vents/ and Miscellaneous.	1	\$125.00	\$125.00
			Material Total	\$2,231.00
03. SEC Network Connectivity Total				\$2,231.00



04. SEC || Project Labor

Labor

SYSTEM	DESCRIPTION	QTY	PRICE	TOTAL
	SEC Engineer - Regular Rate	1	\$150.00	\$150.00
	SEC Fabrication - Regular Rate	2	\$100.00	\$200.00
	SEC Install Tech - Regular Time	40	\$187.93	\$7,517.25
	SEC Project Management - Regular Rate	1	\$135.00	\$135.00
	SEC Programming - Regular Rate	4	\$150.00	\$600.00
			Labor Total	\$8,602.25
04. SEC Project Labor Total				\$8,602.25



ACCEPTANCE

FINANCIAL

PAYMENT SCHEDULE

Payment Terms:

CTCI reserves the right to invoice 40% of the total contract value upon acceptance/execution of the agreement. All other invoicing will be billed incrementally throughout the life cycle of the project. If AIA billing is required, project costs will be billed as a percentage of completion per the schedule of values. Change orders, if applicable, will be billed in full if completion is anticipated by end of the billing cycle. All CTCI invoicing is due 30 days after the invoice date and any amounts left outstanding are subject to a 2.5% late payment charge.

Payment By Check:

Please make check payable to CTCI Technology (CTCI) and remit to 152 Huron Ave, Clifton NJ 07013

Payment By ACH:

Account Name: CTCI Technology (CTCI)
Bank Name : Columbia Bank Bank Location : 19-01 Route 208 North, Fair Lawn NJ 07410 Phone : 201-794-5719
Routing #221271935 Account#8002759831
Please call to verify all ACH transactions prior to processing

Payment by Credit Card:

Cards Accepted : Amex, Discover, Visa and Mastercard
Please reach out to Michael Rood at mrood@ctcitechnology.com for processing.

PLEASE NOTE:

CTCI reserves the right to charge a 3% processing fee on all credit card payments

Table with 2 columns: Item, Amount. Rows: MATERIAL TOTAL (\$8,771.79), LABOR TOTAL (\$8,602.25), SHIPPING TOTAL

Table with 2 columns: Item, Amount. Rows: SUBTOTAL (\$17,374.04), TOTAL SALES TAX (\$0.00), PROJECT TOTAL (\$17,374.04)

TERMS

I accept this proposal and hereby authorize CTCI Technology to proceed with the installation of the included systems at the facilities of City of Clifton Police Dept. constructing at Clifton Police Gun Range and Impound Lot, 144 Main Avenue, Clifton as described in the totality of this document. I further authorize CTCI Technology to be granted the facility access that will be required to complete this project in a workmanlike and timely manner and for payment to be made to CTCI Technology. In keeping with the Terms of Payment listed above: It has been made clear to me that there exist no understandings regarding this project with any relevant party unless and until City of Clifton Police Dept. and CTCI Technology agree to such additional or alternate understandings in writing. Project cost and pricing are dependent upon a continual flow of work without interruption or delays imposed by City of Clifton Police Dept. or their staff, construction, other building trades or any other party, and additional costs may be incurred by City of Clifton Police Dept. from CTCI Technology. If such delays result in additional costs that are not covered by the pricing in this proposal: I agree that any additions to and/or deletions from the materials and labor to be provided by my acceptance of this proposal and any resulting change(s) in cost of this project shall only be by way of written change order(s) and shall be valid only after being signed by City of Clifton Police Dept. and CTCI Technology. This proposal is valid only if accepted in writing by City of Clifton Police Dept. and deposit payment received no later than 3/6/2026.



ACCEPTANCE

City of Clifton Police Dept.

SIGNED

DATE

SIGNED

DATE

CTCI TECHNOLOGY

SIGNED

DATE

SIGNED

DATE



STANDARD TERMS

Standard Terms:

All prices are subject to the terms and conditions specified in this quote. The quoted services/labor rates are based on CTCI performing all tasks in the Scope of Work during normal business hours between the hours of 7:00 a.m. and 3:30 p.m., Monday through Friday unless otherwise noted. All work will be performed in accordance with CTCI standards along with the Local and State codes in effect at the time of the work being performed. For restricted entry locations, and in general, access must be provided in a timely manner when given at least a twenty-four (24) hour notice. Delays resulting from lack of access may result in project delays/additional charges. CTCI will perform all work in accordance with ANSI/TIA/EIA Standards and local building electrical codes. All work is to be performed on a continuous basis from start to finish. All work to be performed in an asbestos free environment. Building facilities to provide containers for removal of debris. Job cost does not include additional insurance, asbestos abatement, repairs and/or painting to any ceilings, floors, windows, walls, and doors. Engineering prints, filing of permits, and permit filing fees to be supplied and furnished by others. All work areas to be free and clear of all furniture, fixtures, and obstacles. Additional time spent relocating items will be an additional charge. All submittals, documentation and project schedules to be furnished at award of contract. Networking hardware and logical assignments, including but not limited to IP Addresses, network switches, switch ports, internet access, service accounts, and their configuration shall be provided by the owner. For Security and Surveillance Systems Services: 110/120/220VAC power (free from interference) at CTCI Security specified locations is expected to be provided by others. Elimination of electromagnetic interference (EMI) or RF interference (RFI) which may hinder operation of system is excluded. The preservation of any computer programs or data through maintaining backups of databases and installation Purchaser understands and agrees maintaining adequate back-up of all programs and data is not the responsibility of CTCI. Lightning Protection: Equipment furnished and installed by CTCI is provided with the equipment manufacturer's standard lightning and/or transient protection. No guarantee is provided against equipment or system damage due to either lightning or line power transients. Fire Alarm Release "Class 'E'" relays at all the access control panels are expected to be provided by others. However, connection of a provided fire alarm relay to our panels for lock release is included. Desk or rack space for head-end equipment is excluded. Door closers are expected to be provided by others and are excluded. Doors and frames with electric lockets must be prepared with wire raceway for lock power cabling. Working in areas containing asbestos or other health hazards. All known asbestos locations shall be disclosed by the customer prior to any installation or technical services provided. Removal of any and all hazardous materials such as asbestos abatement of any kind is excluded. Any alterations to system design or project timeline due to asbestos or otherwise environmental conditions may require additional charges.

Taxes:

All applicable sales taxes will be applied to each invoice. Sales tax on the current submission is based on the equipment and labor needed before the delivery of the equipment to the job site. All tax-exempt documents are required to be provided at the time of contract acceptance or before the commencement of the project. All tax exemption documents are subject to approval by CTCI's legal and financial departments.

Warranty Statement:

All equipment installed under this project carries a CTCI standard service warranty to include defects in manufacture and installation for a period of 90 Days. Standard service is available from 8:30AM to 4:30PM weekdays only, excluding observed holidays. Service requests will be subject to CTCI's standard hourly service rates as they exist at the time of service. This warranty does not cover service calls due to accidental damage, vandalism, force majeure, or user error. This warranty does not include any of the general or electrical contractors' wiring or workmanship. Owner furnished equipment is excluded from warranty. Service contracts are available upon request.

TERMS & CONDITIONS CONT.

01 Intellectual Property

Intellectual Property:

All custom software implemented in support of this project is the sole property of Commercial Technology Contractors incorporated (CTCI). CTCI shall retain full rights to any know-how, idea, code, concepts, methods and or processes created by or under CTCI shall remain the sole property of CTCI. Completed software which has been implemented as a deliverable product for the customer shall be retained by the customer to be used as intended. Ownership of the software, programs, processes, know-how, code, concepts and methods shall remain with CTCI.

02 Limited Material Availability

Material Availability/Market Volatility

As our communities and businesses continue to re-open, the recovery is creating new global supply chain challenges. The material shortages highlighted in early 2021 was only the beginning of a larger ripple effect. Availability shortages are being realized across key component materials such as steel, aluminum, copper & wood. Rising freight costs and labor shortages are additional market dimensions we are all navigating daily. CTCI is working hard to mitigate the impact of these issues as much as possible. Our teams are expediting component parts to fulfill orders and increased our inventory where possible to support current and future projects. However, given the magnitude and projected continuation of these shortages, we will only be able to fully secure material for projects we have Purchase Orders and Deposit Payments for!

Due to this market volatility, we will need to recheck material availability as projects get approved. Our Operations team will work to provide you with proactive updates.

Thank you for your continued support and partnership as we navigate these challenges, together we can continue this trajectory of growth & recovery.

03 Material Pricing Volatility

Due to the impact of the international economic environment, the cost of various components, chips and other raw materials have risen by 25-30% and continues to rise. We have made every attempt to stabilize pricing by negotiating material and shipping costs with our supply chain partners. Unfortunately, our efforts to optimize operational costs are being outpaced by the increasing cost of raw materials. It is therefore necessary for CTCI to state that **we can only hold our quoted material pricing for (14) Days.**

ITEM NUMBER: D- 2

ITEM NAME: Clifton Adult Opportunity Center
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📎 memo	12/5/2025	Cover Memo



City of Clifton

LAW DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

D-

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

December 4, 2025

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

Re: **Clifton Adult Opportunity Center**

Dear Mayor Grabowski and Members of the Municipal Council:

The Clifton Adult Opportunity Center ("CAOC") currently leases a portion of the City Hall campus for \$1 per year. The original 50 year lease was to expire on August 31, 2032. However, in 2022 this lease was extended to 2057. At this time, the CAOC has proposed an extension of this lease for an indefinite term until the CAOC "ceases to operate and is dissolved." A copy of the original lease, a prior extension, proposed extension and email from COAC's attorney are attached to this correspondence. Depending on the nature of any questions concerning this matter, we may need to move the discussion to closed session.

Very truly yours,

/s/ Andrew P. Oddo

ANDREW P. ODDO
First Assistant Municipal Attorney

APO/kmk
Attachments

Kaufman, Kaitlyn

From: Peter Gaudioso <pgaudioso@tm-firm.com>
Sent: Thursday, December 04, 2025 9:57 AM
To: Oddo, Andrew; Egan, Thomas; Kaufman, Kaitlyn
Cc: Jodi Neumann; grace@thecaoc.com
Subject: CAOC

**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.**

Andrew,

Thanks for your e-mail, which I have discussed with the CAOC.

The CAOC is proud of its long collaboration with the City government in improving the lives of its most vulnerable residents, and that the CAOC has financed its operations and its facilities without the direct payment of public funds from the City. The CAOC has been, and remains, grateful to the City for the backing that the City has provided. However, the lifespan of the persons who occupy City government and the CAOC leadership positions are finite; both will change over time. The desperate and real need to provide care, education, and services for the City's most vulnerable residents, however, will never cease. All the CAOC's facilities, from its oldest structure to the brand-new structure just built, are essential for the CAOC to continue its vital mission.

It is in that vein that the request for a perpetual lease, subject to the continued existence of the CAOC, is requested. The CAOC wants to ensure that, regardless of the changes in City government or in the CAOC leadership, the people it serves (and will continue to serve into the future) will always have a place to call home, either on a daily basis through the day program, or on a permanent basis through the group homes. In addition, a perpetual lease for all the buildings would obviate the need to keep track of the end date of the previously leased buildings and the lease on the new building (they could, of course, all be synchronized to end on the same date in August 2057, which would alleviate that issue, but it would not alleviate the need to ensure continued care for the people it serves).

Peter

Peter A. Gaudioso
Trif & Modugno LLC
89 Headquarters Plaza
North Tower, Suite 1201
Morristown, New Jersey 07960
973-547-3611 (o)
201-213-9988 (c)

The Herald-News

PASSAIC, NEW JERSEY

City Clerk, City Hall, Clifton, N.J.

STATE OF NEW JERSEY
CITY AND COUNTY OF PASSAIC ss: Bernice Abelove

rita

of full age, being duly sworn according to law, on his oath says that he is employed on THE HERALD-NEWS, that a notice of which the annexed is a true copy, was published on the

6

day of Aug. 19 82 in THE HERALD-NEWS, a public newspaper, printed and published at Passaic, in said Passaic County and circulated in Passaic, Bergen Morris and Essex Counties, and contained therein for

1 times

at least 1 every week.

Subscribed and sworn before me this

6 day of

Aug. 19 82
at Passaic, N.J.

Jean Bettio
A Notary Public of New Jersey

JEAN BETTIO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires October 25, 1986

Bernice Abelove
69

Ordinance No. 4733-82

*1st & B-29
21st - P-16*

AN ORDINANCE AUTHORIZING A LEASE OF MUNICIPALLY-OWNED PROPERTY TO THE NAVAGH CENTER PARENTS ASSOCIATION.

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

1. Pursuant to and in accordance with the provisions of New Jersey Statutes Annotated 40A:12-14, et. seq., the City of Clifton does hereby lease to the Navagh Center Parents Association, a non-profit corporation for a public purpose, whose address is 41 Ruth Place, North Haledon, New Jersey 07508, those certain buildings known and identified as L-1, L-2 and L-3 as shown on a sketch entitled: "SKETCH MAP OF A PORTION OF THE CLIFTON CIVIC CENTER, DATED JULY, 1982", which sketch is on file in the Law Department of the City of Clifton, located at the Clifton Civic Center, Clifton Avenue, Clifton, New Jersey, upon the terms and conditions hereinafter stated.

2. The said buildings are not needed for public use.

3. The consideration for this lease shall be One (\$1.00) Dollar, receipt whereof is hereby acknowledged.

4. The term of this lease shall be for a period of Five (5) years, commencing September 1, 1982 and shall be terminable by either party by One Hundred and Eighty (180) days advance written notice.

5. The Lessee, Navagh Center Parents Association, shall be solely and completely responsible for all utilities and the maintenance and repair of the buildings and premises, and shall submit to the City of Clifton satisfactory evidence of insurance coverage, both for liability and property, in such form and in such amounts as may be required by the City of Clifton. The said Lessee agrees to and shall indemnify and save harmless the City of Clifton, its officers, agents, servants or employees against any and all liability, claims, judgments, demands or expenses whatsoever in connection with the loss of life, personal injury and/or damage to property arising out of or resulting in whole or in part from the Lessee's maintenance, use and operation of the leased premises, including any use made by any

APPROVED AS TO
FORM AND LEGALITY

[Signature]
CITY CLERK

[Signature]

7011

of the Lessee's agents, servants, employees or invitees. The insurance coverages to be provided by the Lessee for the benefit of the City of Clifton shall include contractual insurance covering the indemnification and save harmless provisions hereof and the policies of insurance shall name the City of Clifton as a co-insured.

6. Any and all improvements, repairs and changes in the buildings shall be first approved by the officer or employee or agency of the Lessor, the City of Clifton, designated at paragraph 9 of this ordinance.

7. The public purpose served by the said Lessee is to provide the necessary training in social and emotional development and working skills to multi-handicapped adults so that they will become a living and working part of their community, thus decreasing the burden on their families and preventing further institutionalization, which activities promote the health, safety, morals and general welfare of the community.

8. The number of persons benefitting from the public purpose as aforesaid is approximately twenty five (25) individuals most of whom reside in the City of Clifton, the balance thereof residing in Passaic, Bergen and Essex Counties.

9. The officer, employee or agency of the Lessor, City of Clifton, responsible for the enforcement of the conditions of this lease is Clifton City Manager.

10. The Lessee shall annually submit a report to the aforementioned officer, employee or agency, setting forth the use to which the leasehold was put during each year, the activities of the Lessee undertaken in furtherance of the aforementioned public purpose, the approximate value or cost, if any, of such activities in furtherance of said purpose and shall submit an affirmation of the continued tax-exempt status of the Lessee as a non-profit corporation, pursuant to both State and Federal Law.

11. This ordinance encompasses all of the terms and provisions of the lease between the parties and it is hereby stipulated that neither this ordinance nor the lease encompassed herein shall become effective unless and until the following ^{7/1/24}

conditions are satisfied:

(a) That the use of the premises is reviewed and approved by the New Jersey State Commissioner of Environmental Protection, if such review and approval are necessary or required; and

(b) That the use of the premises is reviewed and approved by the State Historic Preservation Officer of the State of New Jersey in accordance with a Stipulation of Settlement filed in the United States District Court, File CIV. 78-104, if such review and approval is necessary or required.

If, for any reason, approvals are not forthcoming or granted under sub-paragraphs (a) and (b) immediately above, then this ordinance and the Lease encompassed therein shall be considered of no force and effect and the Lessor and Lessee agree that any of the said parties, its agents, servants and employees, shall ^{not} be liable to one another on account of said ordinance and lease.

12. The Lessee, Navagh Center Parents Association, accepts the buildings and premises in their "as is" condition.

13. The Lessee shall evidence its acceptance of the terms and provisions of this ordinance by submitting a proper resolution of its Board of Trustees indicating such acceptance.

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

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

PASSED: August 17, 1982

Gloria J. Volodinej
CHAIRMAN OF THE MUNICIPAL COUNCIL

ATTEST: Betty D. Spitz
CITY CLERK

LEGAL NOTICE

Notice is given that the following proposed ordinance passed last Tuesday at a regular meeting of the Municipal Council of the City of Clifton held on Tuesday, August 2, 1982, and that said ordinance will be introduced by said Municipal Council at a meeting to be held on Tuesday, August 10, 1982, at 7:00 p.m. at said time and place in which said ordinance may be introduced.

Gene J. Lutz, City Clerk
AN ORDINANCE AUTHORIZING A LEASE OF MUNICIPALLY OWNED PROPERTY TO THE NAVAGH CENTER PARENTS ASSOCIATION TO BE OBTAINED BY THE Municipal Council of the City of Clifton as follows:

1. Pursuant to and in accordance with the provisions of New Jersey Statutes Annotated, N.J.A.C. 17:27, the City of Clifton does hereby lease to the Navagh Center Parents Association, a nonprofit corporation, a public purpose, whose address is 41 Rock Place, North Garden, New Jersey 07068, three certain buildings located and identified as 2, 3, & 4, as shown on a certain certified ZONING MAP OF A PORTION OF THE CLIFTON CITY CENTER, DATED JULY 2, 1980, which is on file in the Law Department of the City of Clifton, located at the Clifton City Center, 1000 Avenue, Clifton, New Jersey, upon the terms and conditions hereinafter stated.

2. The said buildings are not needed for public use.

3. The consideration for this lease shall be One Hundred Dollars, per year, which is hereby acknowledged.

4. The term of this lease shall be for a period of Fifty (50) years, commencing September 1, 1982 and shall be terminable by either party by the payment and giving 90 days advance written notice.

5. The Lessee, Navagh Center Parents Association, shall be solely and completely responsible for all repairs and the maintenance and repair of the buildings and premises and shall submit to the City of Clifton satisfactory evidence of business coverage, both for liability and property, in such form and in such amounts as may be required by the City of Clifton. The said Lessee agrees to and shall indemnify and save harmless the City of Clifton, its officers, agents, servants, employees or representatives against and hold it harmless from all claims, demands or expenses whatsoever in connection with the use of the premises, injury to or damage to property arising out of or resulting in whole or in part from the Lessee's use, use and operation of the leased premises, including any and all claims, demands or expenses of the City of Clifton, its officers, agents, servants, employees or representatives.

6. Any and all improvements, repairs and changes to the buildings shall be done at the expense of the Lessee or employee in agency of the Lessee, the City of Clifton, designated in paragraph 5 of this ordinance.

7. The public purpose served by the said Lessee is to provide the necessary training, technical and vocational development and training skills in non-mechanical fields so that they will become a viable and working part of their communities, thus increasing the number of high school and postsecondary graduates, which promotes the health, safety, growth and general welfare of the community.

8. The number of persons benefiting from the public purpose as shown on appropriate Census form (20 individual households) which reside in the City of Clifton, the Navagh Center Building in Passaic, Bergen and Essex Counties.

9. The office, employee or agency of the Lessor, City of Clifton, responsible for the enforcement of the provisions of this lease is Clifton City Manager.

10. The Lessee shall annually submit a report to the aforementioned office, employee or agency setting forth the use to which the premises was put during each year, the activities of the Lessee undertaken in furtherance of the aforementioned public purpose, the approximate value of cost, if any, of such activities in furtherance of said purpose and shall submit an affirmation of the continued economic status of the Lessee as a nonprofit corporation, pursuant to said State and Federal Law.

11. This ordinance encompasses all of the terms and provisions of the lease between the parties and it is hereby stipulated that neither the ordinance nor the lease mentioned herein shall become effective unless and until the following conditions are satisfied:

a. That the use of the premises is reviewed and approved by the New Jersey State Commissioner of Environmental Protection, if such review and approval are necessary or required; and

b. That the use of the premises is reviewed and approved by the State Historic Preservation Officer of the State of New Jersey in accordance with a Subdivision of Settlements filed in the United States District Court, the SDV 1981, if such review and approval is necessary or required.

If for any reason, approvals are not forthcoming or granted under the paragraphs a and b above, this ordinance and the Lease encompasses herein shall be considered of no force or effect and the Lessor and Lessee agree that any of the said parties, its agents, servants and employees, shall not be liable to and neither be accused or sued relative to this lease.

12. The Lessee, Navagh Center Parents Association, accepts the buildings and premises in their use as stated.

13. The Lessee shall exhibit its compliance with the terms and provisions of this ordinance by submitting a proper resolution of its Board of Trustees including such copy.

14. All addresses or parts of addresses mentioned herein are hereby recognized as to such inaccuracy only.

15. This ordinance shall take effect upon its passage and publication as provided by law.

The Journal August 4, 1982 P. 117
Fee: \$27.00

State of New Jersey ss.
County of Passaic

George L. Kroll of full age, being duly sworn according to law, on his oath says that he is the publisher of the Clifton Journal, that a notice, of which the annexed is a true copy was published in the "Clifton Journal," a public Newspaper, printed, published and circulated at Clifton, N. J., in said County on the following date 8-4-82

George L. Kroll 71A

Sworn and Subscribed to before me this 9th day of August, 1982
Corinne Bender
CORINNE BENDER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires

State of New Jersey ss.
County of Passaic

LEGAL NOTICE
ORDINANCE NO. 473-82
AN ORDINANCE AUTHORIZING A LEASE OF MUNICIPALLY OWNED PROPERTY TO THE NAVAGH CENTER PARENTS ASSOCIATION.
Notice is hereby given that the above stated Ordinance was passed at a regular meeting of the Municipal Council of the City of Clifton, New Jersey on Tuesday, August 17, 1982.
Gene J. Lutz, City Clerk
The Journal August 19, 1982 P. 57-72

George L. Kroll of full age, being duly sworn according to law, on his oath says that he is the publisher of the Clifton Journal, that a notice, of which the annexed is a true copy was published in the "Clifton Journal," a public Newspaper, printed, published and circulated at Clifton, N. J., in said County on the following date 8-18-82

George L. Kroll 71

Sworn and Subscribed to before me this 21st day of Sept. 1982
Frank Olszewski
NOTARY PUBLIC OF N. J.
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Oct. 27, 1984

EXTENSION AND MODIFICATIONS OF LEASE AGREEMENT

- 1. The terms of the lease agreement set forth in Ordinance No. 4733-82 entitled "An Ordinance Authorizing a Lease of Municipally Owned Property to the Navagh Center Parents Association" and Ordinance No. 4763-82 entitled "An Ordinance to Amend and Revise Ordinance No. 4733-82 entitled 'An Ordinance Authorizing a Lease of Municipally Owned Property to the Navagh Center Parents Association' both attached hereto are hereby incorporated herein and made a part hereof as fully set forth herein.**
- 2. Absent prior termination of the lease pursuant to law, the parties do hereby agree that the term of the within Lease is hereby extended beyond the current expiration date of August 31, 2032 for a period of an additional twenty-five (25) years from September 1, 2032 until August 31, 2057.**
- 3. The within Lease is hereby further amended to add an additional building to be constructed at the expense of the Lessee on Block 35.01, Lot 2 owned by the Lessor, which building shall immediately become and remain the property of the Lessor, throughout the within Lease and following termination or expiration of this Lease.**
- 4. Said building shall be constructed in accordance with plans entitled Preliminary & Final Major Site Plan for Clifton Adult Opportunity Center dated August 11, 2021 prepared by MCB Engineering Associates, LLC and Architectural Plans entitled Proposed New Building, Clifton Opportunity Center dated July 14, 2020 and signed August 17, 2021 prepared by Michael Kuybida Architect. Lessee shall enter into a Developer Agreement with the City of Clifton pursuant to its approvals previously granted by the Board of Adjustment.**
- 5. In addition to the performance guarantees required pursuant to state law and a developer agreement to be executed, the lessee shall procure a performance guarantee for the full amount of the costs of the site work and construction for the benefit of the lessor.**
- 6. This Extension and Modifications of Lease Agreement is subject to the August 25, 2022 approval from the New Jersey Department of Environmental Protection, Historic Preservation Office as well as any other approvals that may be required as well as compliance with any conditions of any of the aforesaid approvals, in addition to all conditions of the approvals previously granted by the Clifton Board of Adjustment. Lessee represents that approval from the National Register of Historic Places is not required as it will not be utilizing any federal funds for the proposed project.**
- 7. Lessee shall comply with any and all applicable federal, state and local laws, ordinances and regulations, both in the construction of the proposed building on public lands (which shall meet all requirements for use as a public building) and the occupancy thereof, including, but not limited to, compliance with all applicable prevailing wage requirements. Evidences of compliance with all such laws, ordinances and regulations shall be immediately furnished to Lessor upon request.**
- 8. Paragraph 7 of the Ordinance/Lease Agreement is amended to read as follows:**

The public purpose served by the said Lessee is to provide an Adult Life Skills Activity Center and Day Habilitation Center to provide the necessary training in

social and emotional development and working skills to multi-handicapped adults so that they will become a living and working part of their community, thus decreasing the burden on their families and preventing further institutionalization, which activities promote the health, safety, morals and general welfare of the community, which public purposes hereby satisfy, inter alia, the provisions of *N.J.S.A. 40A:12-15(d)* and (i) (the purposes for which leases for a public purpose may be made), subject to compliance with the continuing requirements therein.

9. Paragraph 8 of the Ordinance/Lease Agreement is amended to provide that the number of persons benefiting from the public purpose is hereby increased from approximately 25 to up to an additional 120 individuals for a total of up to 145 individuals.

10. All other provisions of the aforesaid Ordinances/Lease documents shall remain in full force and effect.

11. If any of the aforesaid approvals are not received, this Extension and Modifications of Lease Agreement shall be null and void and of no force and effect and the existing Lease shall continue unaltered.

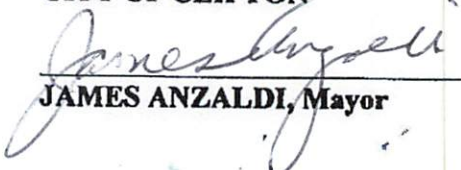
12. Pursuant to the conditional approval of this lease from the Department of Environmental Protection under the New Jersey Register of Historic Places Act Review, Lessee shall comply at all times with the New Jersey Register of Historic Places Act for any future undertakings with the potential to result in direct or indirect effects on the site (which is part of the former United States Animal Quarantine Station), including but not limited to cyclic maintenance, alterations and/or additions to the historic buildings or site, and new construction.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement this 9th day of November in the year 2022.

Witnessed or Attested by:


NANCY FERRIGNO, City Clerk


LESSOR
CITY OF CLIFTON


JAMES ANZALDI, Mayor

Witnessed or Attested by:

LESSEE
CLIFTON ADULT OPPORTUNITY CENTER





Proposed Extension

EXTENSION AND MODIFICATIONS OF LEASE AGREEMENT

1. The terms of the lease agreement set forth in Ordinance No. 4733-82 entitled "An Ordinance Authorizing a Lease of Municipally Owned Property to the Navagh Center Parents Association" and Ordinance No. 4763-82 entitled "An Ordinance to Amend and Revise Ordinance No. 4733-82 entitled 'An Ordinance Authorizing a Lease of Municipally Owned Property to the Navagh Center Parents Association' both attached hereto are hereby incorporated herein and made a part hereof as fully set forth herein.
2. Absent prior termination of the lease pursuant to law, the parties do hereby agree that the term of the within Lease is hereby extended beyond the current expiration date of August 31, 2032, and to remain in effect until the Clifton Adult Opportunity Center ceases to operate and is dissolved.
3. The within Lease is further amended to include all the following buildings, located at 900 Clifton Avenue, Clifton, New Jersey: Building L-1, Building L-2, Building L-3, Building S 1, and the newest building, constructed at the expense of the Lessee, and which is located on Block 35.01, Lot 2 ("Day Habilitation Building"), owned by the Lessor, which building shall immediately become and remain the property of the Lessor, throughout the within Lease and following termination or expiration of this Lease.
4. This Extension and Modifications of Lease Agreement is subject to the August 25, 2022, approval from the New Jersey Department of Environmental Protection, Historic Preservation Office as well as any other approvals that were required, as well as compliance with any conditions of any of the aforesaid approvals, in addition to all conditions of the approvals previously granted by the Clifton Board of Adjustment. Lessee represents that approval from the National Register of Historic Places is not required as it will not be utilizing any federal funds for the proposed project.
5. Lessee shall comply with any and all applicable federal, State and local laws, ordinances and regulations, both in the construction of the proposed building on public lands (which shall meet all requirements for use as a public building) and the occupancy thereof, including, but not limited to, compliance with all applicable prevailing wage requirements. Evidences of compliance with all such laws, ordinances and regulations shall be immediately furnished to Lessor upon request.
6. Paragraph 7 of the Ordinance/Lease Agreement is amended to read as follows:

The public purpose served by the said Lessee is to provide an Adult Life Skills Activity Center and Day Habilitation Center to provide the necessary training in activities of daily living, self-care, socialization, non-competitive employment, cultural and academic enrichment, and dietary and health care to adults in Clifton and the surrounding communities with developmental disabilities. The public purpose is further served by providing group-home living for adults.

7. Paragraph 8 of the Ordinance/Lease Agreement is amended to provide that the number of persons benefiting from the public purpose is increased to allow the capacity to serve 120 persons.
8. All other provisions of the aforesaid Ordinances/Lease documents shall remain in full force and effect.
9. If any of the aforesaid approvals are not received, this Extension and Modifications of the Lease Agreement shall be null and void and of no force and effect and the existing Lease shall continue unaltered.
10. Pursuant to the conditional approval of this lease from the Department of Environmental Protection under the New Jersey Register of Historic Places Act Review, Lessee shall comply at all times with the New Jersey Register of Historic Places Act for any future undertakings with the potential to result in direct or indirect effects on the site (which is part of the former United States Animal Quarantine Station}, including but not limited to cyclic maintenance, alterations and/or additions to the historic buildings or site, and new construction,

IN WITNESS WHEREOF, the parties hereto have executed this Agreement this __ day of _____ in the year 2025.

Witnessed or Attested by:

**LESSOR
CITY OF CLIFTON**

KATHLEEN TOLOSI, City Clerk

RAYMOND GRABOWSKI, Mayor

Witnessed or Attested by:

**LESSEE
CLIFTON ADULT OPPORTUNITY
CENTER**

ITEM NUMBER: D- 3

ITEM NAME: Capital Bonding Projects - City Manager
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: D- 4

ITEM NAME: Appointment of Various Professionals
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📎 memo	2/25/2026	Cover Memo



City of Clifton

LAW DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

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

February 25, 2026

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

Re: Appointment of Various Professionals

Dear Mayor Grabowski & Council Members:

As shown on the attached spreadsheet, the City of Clifton's contracts for several professional services expire between May and July of this year. The Mayor and Council has the option of reappointing some or all of the current firms in these positions or authorize the advertisement of requests for proposals.

Also, the City typically would appoint one or more attorneys to serve as independent investigators to be on call to investigate allegations of harassment in a timely manner pursuant to the City's policy. Last year the Council chose not to appoint an investigator. The Council should decide if it wants to include this position on the list of appointments this year. Bear in mind that should the Council not appoint an investigator to be on call and a harassment complaint is filed, it could cause a delay in the investigation while an investigator is retained which could violate the City's policy that requires such allegations to be investigated "promptly."

We want to bring this to your attention in a timely manner to allow for advertisement and interviews if desired.

Very truly yours,

/s/ Andrew P. Oddo

ANDREW P. ODDO
First Assistant Municipal Attorney

APO/ef
Attachment

CONTRACTOR	PROJECT	AMOUNT	EXPIRES
Buglione, Hutton & DeYoe LLC	Counsel for Defense of Workers' Comp Claims	Excess of \$17,500	05/01/25 – 04/30/26
Triad Associates	Administrative Agent in Connection with Affordable Housing Plan	N/E \$10,000	07/01/25 – 06/30/26
DiFrancesco, Bateman, Coley, Yospin, Kunzman, Davis, Lehrer, Flaum, P.C.	Outside Counsel for Special Prosecutor for Disciplinary Matters, Employment Litigation Matters, and Labor Counsel	N/E \$200,000	06/06/25 – 06/05/26
Douglas M. Standriff, Esq.	Outside Counsel for Special Tax Appeal Services	N/E \$5,000	06/06/25 – 06/05/26
William Betesh, Esq. – Boggia, Boggia & Betesh, LLC	Outside Counsel for Special Tax Appeal Services	N/E \$5,000	06/06/25 – 06/25/26
McManimon, Scotland & Baumann, LLP	Outside Counsel for Redevelopment Counsel Services for Various Properties	N/E \$50,000	06/06/25 – 06/05/26
DeCotiis, FitzPatrick, Cole & Giblin, LLP	Outside Counsel for General Environmental Services	N/E \$5,000	06/06/25 – 06/05/26
Eric M. Bernstein & Associates, LLC	Outside Counsel for Affordable Housing Litigation	N/E \$20,000	06/06/25 – 06/05/26

ITEM NUMBER: D- 5

ITEM NAME: Holiday Committee Discussion of Procedures (CD/MS)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: CM- 1

ITEM NAME: Clifton Public Housing Agency/Payment Standards for Section 8 Voucher Program for 2026

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📄 memo	2/25/2026	Cover Memo



City of Clifton

LAW DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

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

February 25, 2026

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


Re: **Clifton Public Housing Agency/Payment Standards for Section 8 Voucher
Program for 2026**

Dear Mayor Grabowski and Members of the Municipal Council:

At the last Council meeting the Council approved a Resolution (R087-26) to approve the Clifton Public Housing Agency to utilize the Small Area Fair Market Rent Rule and to change the payment standards for the Section 8 Voucher Program for 2026. A question was raised as to where the figures for the fair market rents are derived from. Attached please find an email and attachments from Donna Sidoti providing the requested information.

Thank you for your attention in this matter. Please contact me should you have any questions.

Very truly yours,



THOMAS M. EGAN
Municipal Attorney

TME/sj

Egan, Thomas

From: Sidoti, Donna
Sent: Wednesday, February 18, 2026 2:04 PM
To: Egan, Thomas; DeMarzo, Gary
Subject: Resolution - Small Area Fair Market Rents on 2-17-2026 Council meeting
Attachments: Section 8 Small Area Fair Market Rents - 2-17-2026 Council meeting.pdf

Tom/Gary:

I understand there was a question as to where we get the figure for the fair market rents. As per the memo – HUD publishes these rents every year.

Since we follow the Small Area Fair Market Rent Rule – we use the fair market rents published by HUD by zip code.

I've attached the memo and the published rents by HUD to this email.

I hope this clears up any question, but as always, feel free to contact me for any further information.

Donna

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

memo

Clifton Public Housing Agency

To: Gary DeMarzo, City Manager
From: Sidoti, Donna
CC: Kathleen Tolosi, City Clerk 
Date: February 10, 2026
Re: Resolution Authorizing the Clifton Public Housing Agency to Utilize the Small Area Fair Market Rent Rule and to Change the Payment Standard for the Section 8 Voucher Program for 2026

Comments: The Department of Housing and Urban Development updates the Fair Market Rents (Payment Standards) for the Housing Choice Voucher Program yearly. Clifton falls under the Small Area Fair Market Rent Rule which requires us to implement the fair market rents by zip code.

Tenants are issued vouchers when they are accepted into the rent subsidy program based upon their family size. The tenant then takes their voucher to a prospective landlord that will accept the rent subsidy program.

The Fair Market Rents (Payment Standard) is used as a limitation/guide on the permitted monthly rental that is allowable by HUD for an apartment.

This resolution is implementing the 2026 Fair Market Rent (Payment Standards) that have been provided by HUD.



FY2026 SMALL AREA FMRs FOR PASSAIC COUNTY, NJ

As of FY2025, HUD defines Small Areas using ZIP Codes within a metropolitan area or non-metropolitan county. Using ZIP codes as the basis for Small Area FMRs provides tenants with greater ability to move into "Opportunity Neighborhoods" with jobs, public transportation, and good schools. They also provide for multiple payment standards within a metropolitan area or non-metropolitan county, and they are likely to reduce the need for extensive market area rent reasonableness studies. Lastly, HUD hopes that setting FMRs for each ZIP code will reduce overpayment in lower-rent areas.

Passaic County is part of the **Bergen-Passaic, NJ HUD Metro FMR Area.**

Passaic County, NJ Advisory Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<u>07006</u>	\$1,950	\$2,210	\$2,670	\$3,340	\$3,800
<u>07009</u>	\$1,790	\$2,030	\$2,450	\$3,070	\$3,490
<u>07011</u>	\$1,720	\$1,960	\$2,250	\$2,740	\$3,500
<u>07012</u>	\$1,730	\$1,970	\$2,260	\$2,760	\$3,520
<u>07013</u>	\$1,810	\$2,060	\$2,360	\$2,880	\$3,670
<u>07014</u>	\$2,000	\$2,280	\$2,620	\$3,200	\$4,080
<u>07015</u>	\$1,610	\$1,840	\$2,110	\$2,570	\$3,280
<u>07043</u>	\$2,420	\$2,740	\$3,310	\$4,130	\$4,730
<u>07055</u>	\$1,450	\$1,650	\$1,890	\$2,310	\$2,940
<u>07110</u>	\$1,670	\$1,880	\$2,280	\$2,850	\$3,240
<u>07403</u>	\$1,900	\$2,160	\$2,480	\$3,020	\$3,860
<u>07420</u>	\$1,860	\$2,120	\$2,430	\$2,960	\$3,780
<u>07421</u>	\$2,310	\$2,630	\$3,020	\$3,690	\$4,700
<u>07424</u>	\$1,770	\$2,010	\$2,310	\$2,820	\$3,600
<u>07435</u>	\$1,660	\$1,880	\$2,240	\$2,780	\$3,270
<u>07438</u>	\$1,680	\$1,900	\$2,290	\$2,850	\$3,280
<u>07442</u>	\$1,810	\$2,060	\$2,370	\$2,890	\$3,690
<u>07456</u>	\$2,190	\$2,490	\$2,860	\$3,490	\$4,450
<u>07460</u>	\$2,360	\$2,660	\$3,220	\$4,020	\$4,590

Resolution Authorizing the Clifton Public Housing Agency to Utilize the Small Area Fair Market Rent Rule and to Change the Payment Standards for the Section 8 Voucher Program for 2026

.....

WHEREAS, ON April 6, 1976, the Mayor and Municipal Council of the City of Clifton, pursuant to Section 8 of the United States Housing Act of 1937, as amended, (42 USC 1437 F), adopted a resolution establishing the Clifton Public Housing Agency; and

WHEREAS, the Clifton Public Housing Agency administers the Section 8 Voucher Program and the purpose of this Agency is to make available certain federal funds to aid the housing needs of certain low- and moderate-income citizens of the City of Clifton; and

WHEREAS, the Section 8 Voucher Program has established payment standards used in computation of rental assistance payments; and

WHEREAS, in accordance with U.S. Department of Housing and Urban Development (H.U.D.) regulations, the payment standards should be periodically updated and changed to reflect changes in the H.U.D. published fair market rents; and

WHEREAS, Federal Register Document 2016-27112 Filed on 11-15-16 and Final Rule Docket FR-5855-F-03 effective 1-17-17 has established a Small Area Fair Market Rent Rule entitled: Department of Housing Urban Development - Establishing a More Effective Fair Market Rent System; Using Small Area Fair Market Rents (SAFMR) in the Housing Choice Voucher Program Instead of the Current 50th Percentile FMRs; and

WHEREAS, as per notification from HUD on August 11, 2017, HUD exercised its authority under 24 CFR 888.113 (c)(4)(iii) to suspend the Small Area FMR designation for two Federal Fiscal years and will become effective at the beginning of FY 2020 instead of 2018; and

WHEREAS, on December 23, 2017 the United States District Court for the District of Columbia ordered HUD to implement the mandatory components of the Small Area FMR rule on January 1, 2018 therefore making the PHA's previously subject to the Small Area FMR's required to implement the SAFMR's beginning January, 2018; and

WHEREAS, the Clifton Public Housing Agency is desirous to update and implement the published 2026 Small Area Fair Market Rents pertaining to the multiple zip codes within the City of Clifton; and

WHEREAS, the following chart depicts the published Fiscal Year FY2023 Advisory Small Area FMR's for Passaic County defining Small Areas using Zip Codes within the metropolitan area and are effective as of February 1, 2025.

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bd
07011	\$1,720	\$1,960	\$2,250	\$2,740	\$3,500
07012	\$1,730	\$1,970	\$2,260	\$2,760	\$3,520
07013	\$1,810	\$2,060	\$2,360	\$2,880	\$3,670
07014	\$2,000	\$2,280	\$2,620	\$3,200	\$4,080
07015	\$1,610	\$1,840	\$2,110	\$2,570	\$3,280

WHEREAS, it is the desire of the Clifton Public Housing Agency, pursuant to the guidelines of H.U.D., to change the current payment standards to reflect the 2026 SAFMR's as listed above; and

WHEREAS, the Clifton Public Housing Agency will also implement the new Small Area Fair Market Rents to the 2026 payment standards as listed in the chart above; and

WHEREAS, the new payment standards are equal to the H.U.D.'s latest published Small Area Fair market rents for Bergen and Passaic counties;

NOW, THEREFORE, BE IT RESOLVED, that the aforesaid new payment standards shall become effective immediately upon adoption of this resolution.

**ADOPTED: February 17, 2026
Kathleen Tolosi, City Clerk**

Mayor Raymond Grabowski

ITEM NUMBER: CM- 2

ITEM NAME: Request to Name a Street in Clifton After a Lifelong Resident
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📄 letter	2/25/2026	Cover Memo

Dear Clifton City Council,

I'm writing to request that a street in Clifton be named after my dad, Dominick DiPaolo. Dominick has been a lifelong resident of Clifton for 96 years and he carries a deep fondness for his hometown. If you have ever met Dominick, then chances are, you remember him. He is hard to forget!

Dominick was born on August 19, 1929 and raised in his family's home on Hadley Avenue. His first job was working for a man by the name of Izzy Posner, "Izzy the Peddler." My dad worked alongside Izzy delivering vegetables by horse and wagon. He also shined shoes along Main Avenue, especially up near the theater, with his shoebox his brother had made for him. He learned to swim and dive while working at the Clifton Pool, which was across the street from his home. He got this job with his friend Larry Duca after they got caught breaking in for a swim. One of their main responsibilities was to maintain and rake out the sand beach near the pool. It's hard to imagine what Clifton must have been like then, but my father remembers it like yesterday.

For a few months early on in my dad's high school years, he joined the Merchant Marines with his best friend Sal Puzzo and Donald Murray. They sailed the inter-coastal delivering beer and Turkish tobacco on the Niantic Victory. He learned that sailing wasn't for him, and returned to Clifton to find his passion for football—and, as we all know, Clifton and football are synonymous. My dad returned to Clifton High School as a veteran and played the position of guard and tackle under head coach Joe Grecco from 1945-1947. He played alongside Ray Malavasi, who later became the head coach of the Los Angeles Rams, leading them to Super Bowl XIV. During those years Clifton football was undefeated, and the team was invited on December 7, 1946 to play Granby High School in Norfolk, Virginia in the inaugural Oyster Bowl Game. Clifton fans were fierce even back then, and many travelled to Virginia, drawing in 26,000 fans. Clifton was defeated 6-0. The outcome was highly disputed by many, especially my dad, who was at the line with the half back Bobby Boetcher when he scored a touchdown the Virginia referees wouldn't recognize. Despite the outcome, this landmark game raised \$35,000 for the Shriner's Hospital.

Upon graduation my dad joined the Marine Corp and served from 1948-1952. He was in Able Company, 1st Marine Battalion, 5th Marine Regiment, 1st Marine Division in the Korean War and fought in many battles during his time there. The most brutal was the Battle of Chosin Reservoir, which took place from November 27, 1950 to December 13, 1950. The temperatures were regularly 40 degrees below zero and the US Marines were outnumbered by a factor of 4. He lost his entire company, carried out a wounded soldier, and only narrowly avoided freezing to death. Dominick's valor earned him a Purple Heart and the survivors of the battle are nicknamed "The Chosin Few." The battle is still used as an example of extreme hardship during Marine training. My dad was on the last transport plane out of North Korea and was flown to Japan for treatment. To this day, he cannot believe he made it home to Clifton for Christmas that year.

After serving in the Marine Corp, my dad worked for many small businesses in Clifton, a community that supports its residents and veterans. As he was settling back into civilian life, my dad met my mom, Julia, at a dance and they were married in 1955. She was from Hell's Kitchen NYC, but they chose to raise their family in Clifton. Their first home was on Garrabrant Road in a neighborhood built for WWII veterans. In 1960, my mom fell in love with the new houses being built on Brannon Court. The home they built there is where my family lived and where my dad still lives at 96 years old. Dom and Julia raised 5 children there. We were all Mustangs, each of us graduating from Clifton High School. My dad retired from Athenia Steel, which used to be located on Clifton Avenue, after 25 years of service.

Clifton has a special place in our hearts, especially my dad's. He has lived and worked and enjoyed a full life in the Clifton community. His favorite place is still the Allwood Diner. It may have changed names over the many years, but it's still home away from home for him. My father is not a sentimental man, but he loves Clifton. Every time he sees me and the rest of my family, he tells us how grateful he is to have lived here, in this country and in this community. He has always been unusually lucky, and he counts part of that luck as being born where he was.

I am requesting a street be named after my father, Dominick DiPaolo, as a way of remembering the contributions that ordinary people have made to building and sustaining the community that Dominick loves and still calls home. My father has always believed that a commitment to everyday work is what makes a life and a place special, and I believe this plain but determined attitude is worth being recognized, celebrated, and held up as a source of inspiration to future generations.

Sincerely,
Donna Ciancarelli
dciancar@ptd.net
973-222-4666

ITEM NUMBER: CM- 3

ITEM NAME: QOL Employees and Issued 2025 Summonses
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📎 memo	2/25/2026	Cover Memo

MEMO



Date: February 25, 2026

To: Gary DeMarzo, City Manager

From: Brian Rodgers, Zoning & Housing

Re: QOL employees

Currently, we have 2 part-time Quality of Life officers who work through this office. Todd Lyness and Chris Huertes

Each of these 2 officers typically work between 8 & 12 hours per week as needed.

This has been the case since March of 2025 when Robert Stuart retired.

QOL officers issued 75 summonses in 2025.

Thank you,

Brian

ITEM NUMBER: CM- 4

ITEM NAME: Summons Issued for 1-25-26 Snowstorm
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📎 memo	2/25/2026	Cover Memo

MEMO



Date: February 25, 2026

To: Gary DeMarzo, City Manager

From: Brian Rodgers, Zoning & Housing

Re: 1/25/2026 Snowstorm

A total of 183 summonses were issued by Code enforcement and QOL officers for un shoveled snow due to the snowstorm that occurred on 1/25/2026.

Thank you,

Brian

ITEM NUMBER: CM- 5

ITEM NAME: Civil Rights Committee - Request for Budget
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📎 email to City Manager	2/27/2026	Cover Memo

Tolosi, Kathleen

From: DeMarzo, Gary
Sent: Friday, February 27, 2026 11:07 AM
To: Egan, Thomas
Cc: Grasso, Liana; Tolosi, Kathleen; Krusznis, Megan; Grasso, Liana
Subject: FW: Request for Funding Support-Clifton Advisory Council on Civil Rights

COUNCIL MAIL

Request for a Budget.

~g

From: Grasso, Liana <lgrasso@cliftonnj.org>
Sent: Tuesday, February 17, 2026 10:03 AM
To: DeMarzo, Gary <gdemarzo@Cliftonnj.org>
Cc: Tolosi, Kathleen <ktolosi@Cliftonnj.org>
Subject: Fw: Request for Funding Support-Clifton Advisory Council on Civil Rights

Gary, please see below and advise. Thank you!

Sincerely,
Liana Grasso
City Manager's Office
(973) 470-5854

From: Dana Williams, REALTOR <_____>
Sent: Tuesday, February 17, 2026 9:54 AM
To: City Manager <citymanager@Cliftonnj.org>
Cc: Egan. Thomas <tegan@cliftonnj.org>; Cameron Hebron <_____>; Dana Williams
Subject: Request for Funding Support-Clifton Advisory Council on Civil Rights

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.

Greetings, City Manager DeMarzo:

This email follows up on our discussion about the **Clifton Advisory Committee on Civil Rights' (ACCR)** financial needs as we expand our work to communicate directly with

residents and other community stakeholders. We are currently operating with no budget or financial support.

This funding request will help the committee build capacity in our outreach and programming efforts, attract new members and volunteers—steps that will allow us to reach and exceed our impact goals.

I request a budget of **\$1500-\$2,000** to start the committee on designing and sourcing marketing collateral and promotional items, including logo design, tablecloths, banners, business cards, brochures, and other essential brand assets. Additionally, the funding will cover honorarium payments (\$100-\$200) for guest speakers who present beneficial workshops and seminars to the committee throughout the year. Funds will also sponsor occasional catered meals or light refreshments for our hardworking ACCR committee members. I want to establish a streamlined expense payment voucher system to access necessary funds, ensuring compliance and transparency, in line with the City Manager's budget protocol or an alternative that makes sense.

I look forward to working with you going forward as the committee expands its reach and increases its impact to protect the rights of Clifton residents and ensure Clifton becomes a more inclusive and safe space for residents and visitors to live, work, and enjoy.

I welcome any questions or comments and invite you to attend an ACCR meeting or event at any time to witness our work.

Please advise on the next steps. Thank you for your consideration.

In service,

Dana Williams

2026 Chair, Clifton Advisory Committee on Civil Rights

Broker Associate, CIPS, AHWD, GREEN, e-PRO, SFR, BPOR

DMW REALTY GROUP @eXp Realty International

Office:

Direct Mobile:

“Creating perfect lifestyles for buyers and sellers, worldwide.” (TM)

ITEM NUMBER: CM- 6

ITEM NAME: Letter of Resignation from the Historical Committee
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📎 memo	2/25/2026	Cover Memo

Tolosi, Kathleen

From: Georgiana Ower
Sent: Tuesday, February 24, 2026 4:19 PM
To: Tolosi, Kathleen
Subject: Fwd: Resignation

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.

Sent from my iPhone

Begin forwarded message:

From: Georgiana Owen
Date: February 24, 2026 at 4:16:27 PM EST
To: ktolosi@clifton.org
Subject: Fwd: Resignation

Sent from my iPhone

Begin forwarded message:

From: Georgiana Owen
Date: February 24, 2026 at 4:07:11 PM EST
To: ktolosi@clifton.org
Subject: Resignation

Good Afternoon Ms. Tolosi,

I am writing to formally resign from my position on the Historical Committee effective 2/24/26. Unfortunately there is a conflict in timing as it pertains to other responsibilities that I now have.

I appreciate the opportunity to have served. Thank you for your time and support during my brief tenure.

Respectfully,

Kathy Rogers

ITEM NUMBER: CON- 1

ITEM NAME: Contracts ~ Lease for Schultheis Farms to City Green

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: CON- 2

ITEM NAME: Litigation ~ Buttimore vs. City of Clifton, Docket No. PAS-L-3194-23
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: CON- 3

ITEM NAME: Personnel ~

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description

Upload Date

Type

No Attachments Available

ITEM NUMBER:

ITEM NAME: Rev. Eric Farrar ~ Hope Reformed Church
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER:

ITEM NAME: Approval of Special Revaluation Meeting Minutes of January 27, 2026
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📎 minutes	2/24/2026	Cover Memo

**CITY OF CLIFTON
SPECIAL REVALUATION MEETING MINUTES
JANUARY 27, 2026**

A Special Budget 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 January 27, 2026 at 6:30pm.

6:30 PM CALL TO ORDER/FLAG SALUTE

Adequate notice of this meeting has been provided by the Special Meeting Notice which was published as a legal advertisement in the Herald-Record News on January 14, 2026. Further notice of this meeting was given prior to the meeting by posting said notice on the bulletin board at City Hall and on the City of Clifton website, 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) ABSENT
Councilman D’Amato	(CD) ABSENT
Councilman Kolodziej	(JK) via ZOOM and arrived in person 7:48pm
Councilman Latona	(AL) arrived 6:45pm
Councilwoman Pino	(RP) via ZOOM
Councilwoman Sadrakula	(MS)
Mayor Grabowski	(RG)

Also present were City Manager, Gary DeMarzo; Attorney, Thomas Egan; Tax Assessor, Matthew Rinaldi; and City Clerk, Kathleen Tolosi.

ACTION ITEM

A-1 Authorization to Approve an Ordinance for Permit Parking on Residential Streets – Chapter 349, Article I

Moved by Councilwoman Sadrakula, 2nd by Councilwoman Pino, no objections.

ORDINANCE – 1st READING

O-8079-26 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 Section 349-1 Thereof, Entitled “Designation of Restricted Streets; Issuance of Permits” (Amends the Number of Visitor Parking Permits)

Ordinance passed on 1st reading by a unanimous vote by Councilman Kolodziej, Councilwoman Pino, Councilwoman Sadrakula and Mayor Grabowski.

PRESENTATION

The Revaluation of Clifton from Appraisal Systems, Inc. with Rob Brescia and Rick Delguercio

Matthew Rinaldi, Tax Assessor, provided a brief overview of the reasons for the upcoming property revaluation and the anticipated timeline for implementation. He explained that the revaluation is intended to ensure assessments reflect current market values. He shared brief statistics regarding the average home value in Clifton and noted that a revaluation does not automatically increase taxes but rather redistributes the tax burden more equitably among property owners. Mr. Rinaldi introduced Robert Brescia from Appraisal Systems, an appraisal company approved by the State of New Jersey to conduct municipal-wide revaluations.

Mr. Brescia delivered a presentation outlining the revaluation process which would be posted on the Clifton website for public access. He advised that the revaluation will take effect for the 2027 tax year and has been ordered by the County Board of Taxation. It was noted that the last revaluation in Clifton took place in 1990 for the 1991 tax year, more than 25 years ago.

Mr. Brescia explained the revaluation process which consists of seven steps and briefly reviewed each step during the presentation.

1. Inspections - all residents will receive a letter of introduction along with a brochure outlining the revaluation process. Inspections will be conducted Monday through Friday between 9:00 a.m. and 5:00 p.m. Inspectors will carry identification and that will be authorized by the Police Department.

Exterior inspections will include measurements of the home, as well as noting the style and quality of construction. Interior inspections will include the basement, each floor of the home, and the attic if it is accessible by fixed stairs.

If a homeowner is not present at the time of the visit, a yellow card will be left with instructions to contact the company to schedule an appointment. If access is not gained on a second visit, a blue card will be left. Mr. Brescia explained what inspectors look for during the visit and the inspection process.

2. Analysis - the analysis phase occurs simultaneously with the inspection process. Data collected is reviewed and compared with market sales to determine accurate property values.
3. Review Process - all gathered data and preliminary values are reviewed for accuracy and consistency.
4. Notification of Value - notifications of value are anticipated to be completed by the end of the year. All residential assessments will also be posted online at the Appraisal Systems website www.asinj.com.
5. Informal Hearings - property owners will have the opportunity to schedule an informal hearing to discuss their proposed assessment. Representatives will meet with any resident as necessary, and adjustments may be made at that time if warranted.
6. Final Values Submitted - final assessed values will be transmitted to the Municipality and the County.
7. Tax Appeals - the deadline to file a formal tax appeal will be May 1.

The floor was opened to Council members for questions and discussion.

Questions were raised regarding how residents would be contacted about inspections. It was suggested that, in addition to mailed notifications, social media platforms and community notification blasts be utilized, including specific information about which sections of the City would be inspected at particular dates and times.

A question was asked concerning properties that are currently under construction but not yet completed. It was explained that partial assessments would reflect the condition of the property as of October 1. Once construction is completed, an added assessment would be issued accordingly. Council inquired whether a female inspector could be requested. It was stated that accommodations could be made when possible. It was also asked whether photographs are taken inside the home. The response was that interior photographs are not taken unless specifically requested by the homeowner.

Questions were raised regarding translation services given the City's diverse population. The company employs many bilingual staff members and also utilizes telephone translation services when necessary. Additional questions included the number of inspectors assigned to the project, the anticipated timeline for completion, and how the revaluation would impact residents participating in the senior tax freeze program.

FLOOR TO MEMBERS OF THE PUBLIC

Pete Tanden asked for an explanation of how the tax rate is calculated. He asked if tax-exempt properties remain exempt. He inquired about high-end kitchens and bathrooms, it was stated that such upgrades may affect an individual property's assessment, but they do not directly change the tax rate.

Kaitlyn, via Zoom no address provided, asked if all employees were background checked and fingerprinted. Mr. Brescia stated they were.

Council Members raised questions regarding exemptions for Disabled Veterans and whether PILOT properties are assessed. Clarification was provided regarding how those properties are handled. There was discussion on how neighborhoods would be established for valuation purposes.

Council also discussed multi-family homes and compliance with City code. It was stated that Appraisal Systems representatives are not code inspectors; they note observable features but do not determine whether conditions are legally compliant. Questions were raised about property card accuracy. Question was asked about the non-profit with a "for-profit" lease. The Tax Assessor stated that "Further Statements" are mailed to residents every three years to update and verify compliance and property information, with responses due back by November 1. If any discrepancies or red flags are identified upon review, inspectors are sent out to verify the information.

ADJOURNMENT

Upon motion made by Councilwoman Sadrakula, seconded by Councilman Latona, the meeting was adjourned at 8:15p.m.

Respectfully Submitted,

Kathleen Tolosi, City Clerk

Raymond Grabowski, Mayor

ITEM NUMBER:

ITEM NAME: Approval of Special Budget Meeting Minutes - February 10, 2026

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📎 minutes	2/24/2026	Cover Memo

**CITY OF CLIFTON
SPECIAL BUDGET MEETING MINUTES
FEBRUARY 10, 2026**

A Special Revaluation 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 February 10, 2026 at 6:30pm.

6:30 PM CALL TO ORDER/FLAG SALUTE

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 January 11, 2026. Further notice of this meeting was given prior to the meeting 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 D'Amato	(CD) arrived 8:30pm
Councilman Gibson	(BG) via ZOOM
Councilman Kolodziej	(JK)
Councilman Latona	(AL)
Councilwoman Pino	(RP) via ZOOM
Councilwoman Sadrakula	(MS)
Mayor Grabowski	(RG)

Also present were City Manager, Gary DeMarzo; CFO, Joseph Monzo via ZOOM; Attorney, Thomas Egan; and City Clerk, Kathleen Tolosi.

DISCUSSION

D1- 2026 Budget Discussion

Interim CFO Joe Monzo and City Manager DeMarzo discussed the updates for the new budget projections. The following adjustments were outlined and discussed:

1. Reduce operating expenses to align with 2025 spending levels.
2. Increase delinquent tax revenue anticipated based on the Annual Financial Statement.
3. Reduce the Reserve for Uncollected Taxes (RUT).
4. Reduce the use of year-end fund balance as a revenue source.
5. Cancel dormant trust funds and anticipate the remaining balances as revenue.
6. Reduce the estimated salary hold.
7. Increase the department salary accounts to reflect actual 2026 salaries.
8. Reduce franchise fee revenue projections based on actual receipts.
9. Reduce police salary expenses by shifting one year of the 2023 federal COPS grant.
10. Adjust salary projections to reflect recent resignations.

The City Manager reported that he reached out to the Police and Fire Chiefs to discuss anticipated retirements. It was noted that there are four anticipated retirements in the Fire Department; however, the financial impact has not yet been calculated into the budget.

Councilman Latona stated that if these positions are not filled, it will likely result in increased overtime costs. It was also noted that no additional revenue sources are anticipated at this time.

Councilwoman Sadrakula requested a full detailed budget by line item for Council's review. The CFO stated his goal is to introduce the budget by the end of March but acknowledged that the timing is not solely his decision.

Councilwoman Sadrakula asked about the overtime budgets for the Fire and Police Departments. It was noted that the Police overtime budget is \$750,000 and has remained within that range for several years. The City Manager stated he is having serious discussions with the Fire Chief and the Union regarding controlling overtime costs. Mr. DeMarzo stated he is working to identify the root causes of the overtime issue. Discussion continued regarding staffing rank and its impact on overtime. He also reported that a volunteer furlough plan was denied and was not entertained for any negotiations. As a result, the City is left to consider a Reduction in Force (RIF) program and a reorganization plan.

The CFO asked Council for direction on what they are comfortable with in order to move the budget process forward. He needs a clear target from Council, either expressed in cents on the tax rate or as a percentage increase.

Councilman Kolodziej stated that he was not in favor of a 7%. Councilman Latona indicated that he would be more comfortable in the range of 3.5% to 4%.

Discussions continued regarding ongoing revenue challenges and the importance of adopting a fully approved budget. It was noted that once the budget is in place, the City can implement parking permits and other revenue plans and manage the program over a 12-month period to evaluate its effectiveness.

The use of grants to help lower costs to the City was discussed, with emphasis on the need for proper coordination and management to ensure funds are maximized. Recycling costs were also identified as a continuing budget concern. Litigation claims were identified as the City's largest expense. It was noted that trust funds need to be replenished to adequately cover ongoing legal fees. Parking garages and towing storage will bring revenue into the City.

Discussion was concluded with a Council poll to determine consensus and provide direction for finalizing the budget with outcome of AL 3.5-4%, JK not comfortable, RP 4%, BG 4 or 5 tax points, RG 4 or 5 tax points, MS no response.

D2- Legal Opinion of the Affordable Care Act

Richard Flaum, Labor Attorney, was available via Zoom. Councilwoman Sadrakula inquired about the cost of the legal letter prepared by Mr. Flaum. City Manager stated it was between \$3,000 - \$4,000. Councilman Latona explained that there is a \$5,000 cap for expenses on contracts.

Mr. Flaum explained the letter and advised that if a Councilmember works 30 hours per week, can substantiate those hours, and meets the definition under the IRS code, they are eligible to benefits under the Affordable Care Act (ACA). The attorney stated that the matter is straightforward under federal guidelines.

Councilman Latona asked whether any other elected officials in the State of New Jersey receive medical benefits under the ACA. Mr. Flaum responded that 78 municipalities in New Jersey provide benefits to elected officials. Councilman Latona requested that list.

Discussion continued regarding the differences between State Health Benefits requirements and private health benefit requirements, as well as distinctions between employees and elected officials and the hours required for eligibility. Under the State Health Benefits Plan, eligibility requires 35 hours per week. Under the ACA, employees — including elected officials — who work 30 hours per week and can demonstrate the hours they are eligible (not entitled) to benefits.

Councilwoman Sadrakula stated she disagreed with Mr. Flaum's opinion that Council members are employees. Mr. Flaum further stated that a current municipal employee cannot run for elected office in the same municipality while keeping their position. He added that elected officials are accountable to each other and to taxpayers and that they do impact day-to-day municipal procedures. Councilwoman Sadrakula stated that until a Superior Court Judge or Federal Court Judge rules that such an interpretation is valid, she would not accept it.

Councilman D'Amato asked to whom he would be accountable too if he was late every week or decided to not attend meetings at all. Mr. Flaum added that as an elected official, one takes an oath of office, which defines and affirms the responsibilities of the position. Mr. Flaum responded that if an elected official continues to miss meetings and fails to perform the duties for which he was elected, he is held accountable by the governing body and the taxpayers. He also stated that an elected official could be censured by his colleagues and potentially removed from office by the public through a court process.

Discussion regarding the outcome of the Recycling Meeting that was held included the recycling and bulk pickup services with consideration given to seeking multiple bids in connection with potential service changes.

Councilman D'Amato motioned to open the public comment session, seconded by Councilman Latona at 8:43pm.

FLOOR TO MEMBERS OF THE PUBLIC

Guy Madsen, Clifton resident, gave his opinion regarding Councilwoman Pino's reported work hours and the number of positions she holds. He stated his disappointment concerning the City Manager and the Mayor, citing a lack of information provided to the public during the recent snowstorm. Mr. Madsen stated that the State will become involved regarding the issue of elected officials' eligibility for benefits.

Bart Ceirvo, Delawanna, suggested that dumpsters be made available at the DPW for residents to dispose of bulk garbage items. He expressed his opinion regarding the issue of Councilwoman Pino's benefits. He questioned why Councilman Latona was required to resign from his position as a firefighter in order to serve as an elected official. He stated his overall disappointment with the City.

Pete Tanden, Clifton resident, gave his opinion regarding the current flag-raising procedure, suggesting to hold ceremonies at schools also. He stated the City's cameras and license plate readers are ineffective when license plates are covered. He suggested the City consider purchasing Bitcoin.

Keith Bassford, Clifton resident, gave his opinion regarding Councilwoman Pino's benefit eligibility and stated he disagreed with Mr. Flaum's position. He suggested the Council review and verify the applicable laws. Mr. Bassford stated he would be bringing the matter to the State level to seek a definitive resolution. He also addressed the possibility of bringing forward a vote to appoint a new City Manager. The issue of the Mosque and related zoning laws was also raised.

Kayla, resident via Zoom, raised concerns regarding ongoing technical problems with the Zoom feed during meetings. She suggested utilizing the Reverse 911 system to better communicate with senior residents. She expressed concern regarding single municipal employees costs for benefits making it unfair.

An unidentifiable resident expressed her opinion regarding Councilwoman Pino receiving benefits. She questioned how the reported timesheets are verified and whether they are accurate.

Seeing no one else, Councilwoman Sadrakula motioned to close the public comment session, seconded by Councilman D'Amato.

ADJOURNMENT

Upon motion made by Councilwoman Sadrakula, seconded by Councilman D'Amato, the meeting was adjourned at 9:05 p.m.

Respectfully Submitted,

Kathleen Tolosi, City Clerk

Raymond Grabowski, Mayor

ITEM NUMBER:

ITEM NAME: Approval of Executive Meeting Minutes of February 3, 2026

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER:

ITEM NAME: Approval of Regular Meeting Minutes of February 3, 2026
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📎 Regular Meeting Minutes of February 3, 2026	2/19/2026	Cover Memo

**CITY OF CLIFTON
REGULAR MEETING MINUTES
FEBRUARY 3, 2026**

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 2026, which was published as legal advertisements in the Herald News on November 20, 2025, and was additionally advertised in the Record on November 20, 2025. Further notice of this meeting was given on Friday prior to the meeting 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) arrived at 8:00 PM
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

Rev. Oleksii Holchuk, Pastor ~ Holy Ascension Church

PUBLIC HEARING

There was no public hearing.

APPROVAL OF MINUTES

A Motion was made by Councilman Kolodziej, seconded by Councilwoman Pino and passed on roll call vote to approve the following Minutes:

Approval of Special Budget Meeting Minutes of January 13, 2026
Approval of Workshop Meeting Minutes of January 20, 2026
Approval of Executive Meeting Minutes of January 20, 2026
Approval of Regular Meeting Minutes of January 20, 2026

COMMUNICATIONS FROM THE CITY MANAGER

- C-1 Michel Lapczynski, Public Works, Laborer 1, hired effective January 16, 2026, at \$35,000.00 annually.
- C-2 Shaun Treloar, Public Works, Laborer 1, hired effective January 16, 2026, at \$35,000.00 annually.
- C-3 Angel Lopez, Public Works, Laborer 1, hired effective January 16, 2026, at \$35,000.00 annually.
- C-4 Joseph Oliver, Public Works, Laborer 1, hired effective January 16, 2026, at \$35,000.00 annually.

COMMUNICATIONS MEETING MINUTES

- C-5 Meeting Minutes for the Clifton Traffic Safety Committee on 12/11/2025
- C-6 Meeting Minutes of the North Jersey District Water Supply Commission on 12/17/2025
- C-7 Meeting Minutes of the Passaic Valley Water Commission on 12/17/2025

SECOND READING ORDINANCES

A. Adoption of Ordinance 8074-25

B. Public Hearing on Ordinance 8074-25

Mayor Grabowski opened the floor to the public with regard to the Ordinance 8074-25

With no one wishing to be heard, a Motion was made by Councilman Kolodziej, seconded by Councilwoman Pino 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.

Bond Ordinance Providing for the Acquisition of Automotive Vehicles for the Police Department in and by the City of Clifton, in the County of Passaic, New Jersey, Appropriating \$800,000 Therefore and Authorizing the Issuance of \$760,000 Bonds or Notes of the City to Finance Part of the Cost Thereof

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

A. Adoption of Ordinance 8076-25

B. Public Hearing on Ordinance 8076-25

Mayor Grabowski opened the floor to the public with regard to the Ordinance 8076-25

Gary Perino asked how this will be monitored in the future. He also asked if there can be an additional provision added to fine property owners should the police be called to the property for a complaint.

Henry Cholewczynski asked if a portion of the \$500 registration fee can be dedicated to the salary for a code official solely dedicated to Air BNB enforcement.

Carolyn Bardach and Emily Hicks from the North Central Jersey Association of Realtors asked that the terminology be changed from realtor to licensed real estate agent.

James Lasgar requested basements and attics be added to the ordinance.

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 with amendments.

Councilwoman Sadrakula motioned to amend the registration fee to \$500 and specifically note no illegal basement or attic apartments are allowed, which was seconded by Councilman D'Amato and passed on roll call vote.

An Ordinance to Amend, Revise and Supplement the Code of the City of Clifton to add a Chapter Entitled "Short Term Rentals" (Creates Regulations Regarding Short Term Rentals)

(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 8079-25

B. Public Hearing on Ordinance 8079-25

Mayor Grabowski opened the floor to the public with regard to the Ordinance 8079-25

Pat Caesar thanked the council for correcting the parking permits back to what they were. She began discussing changing the parking signs, which is not part of the current ordinance discussion. She concluded with requesting additional passes for families with special needs members who require medical professionals to come to the home. She also requested the renewal period be March 15th to May 15th.

Nancy Chirlo requested property owners who rent their properties out be allowed two parking permits per property. She also provided the council with information about illegal basement and attic apartments on Portland Avenue, which is why there is no parking.

With no one else wishing to be heard, a Motion was made by Councilwoman Sadrakula, 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 Section 349-1 Thereof, Entitled "Designation of Restricted Street; Issuance of Permits" (amends the Number of Visitor Parking Permits)

(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 8077-26

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

An Ordinance to Amend, Revise and Supplement Chapter 99 of the Code of the City of Clifton, Entitled “Salaries and Compensation,” More Particularly Article IV Thereof, Entitled “Officials and Employees not Represented by a Bargaining Unit,” and More Particularly § 99-18 Thereof, Entitled “Minimum and Maximum Salaries Fixed” (Removes the Title of Clerk Part-Time, Adds Public Agency Compliance Officer and Amends Salary Range for Clerk 2 Part-Time and Clerk 3 Part-Time)

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 January 20, 2026, at 8:00 p.m. and that the City Clerk be authorized to publish said ordinance together with statutory notice as required by law.

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

A. Introduction of Ordinance 8078-26

The entitled ordinance was introduced and read by the City Clerk, as first reading, which reading was by title, passed upon a Motion made by Councilman D’Amato and seconded by Councilman Latona.

An Ordinance to Amend, Revise and Supplement Chapter 99 of the Code of the City of Clifton, Entitled “Salaries and Compensation,” More Particularly Article II Thereof, Entitled “Nonuniformed Officials

and Employees,” Section 99-2, Entitled “Minimum And Maximum Salaries Fixed; Uniform Allowances” (Adds Titles of Chief Code Enforcement Officer, Code Enforcement Officer Trainee, Legal Secretary, Legal Secretary 1, Principal Payroll Clerk, Personnel Aide, Senior Purchasing Assistant, Assistant Purchasing Agent, And Registered Environmental Health Specialist Trainee Public Health Part-Time)

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 January 20, 2026, at 8:00 p.m. and that the City Clerk be authorized to publish said ordinance together with statutory notice as required by law.

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

A. Introduction of Ordinance 8080-26

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 the Code of the City of Clifton to Add a Chapter Entitled "Cost Share Sidewalk Repair Program (Creates Regulations Regarding Sidewalk Repair Program)

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 January 20, 2026, at 8:00 p.m. and that the City Clerk be authorized to publish said ordinance together with statutory notice as required by law.

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

FLOOR TO THE MEMBERS OF THE PUBLIC

Nancy Chirlo asked if she would be allowed to obtain two permits to park at the home she owns. The City Manager advised she was given a temporary sticker based on the ordinance. Councilman Latona asked if she could obtain a visitor pass from her tenant. City Manager DeMarzo also noted her eligibility of obtaining temporary parking passes when she needs to visit.

Sandra Rosa noted her concern for Nicolette Towing operating on the property next door to her and she was not notified of their utilization of the property. She advised the council of her concern with fumes from the running vehicles, the noise, and the lack of barriers to protect her property.

Dorothy Gilmore believes Allwood Road was not cleaned up properly. She then read an article regarding ON3 that has reported it will have 1,078 apartments and a 6-story hotel on 116 acres of land with 20 acres of green space. She asked how many of the medical facilities are tax-free. She also asked how many units are reserved for seniors, disabled, and veterans. She asked what the status of the City Manager is, and if he is a permanent employee or temporary.

Tarek Alnatur announced his intent to run for city council in November and spoke about his family, his career, and being part of Clifton for 16 years.

Kayla Scordo noted her complaint regarding Clifton housing inspectors harassing them at their home, which is caused by a hostile, disgruntled neighbor. She is requesting the City Manager and council intervene.

Pete Tandon noted his support for the city to create their own storage facility for towed vehicles, and he asked for them to consider still utilizing the current towers.

Henry Cholewczynski noted his support for the Air BNB ordinance. He requested to allow the building department to do their jobs by enforcing and approving permits for egress windows for basement bedrooms. He believes DPW did a good job with what they have and asked the council to provide the DPW with more equipment, and he asked for the city to work on the recycling program. He requested to have more responsibility from the garbage men to not pick up recycling.

Gary Perino stated both presentations today were great. There was an article regarding the Allwood Theater for a proposal for a project, there was a commitment for the sign, and he requested the council follow up so we do

not lose it. Allwood Road is a disaster and needs to be cleaned up properly. Residents need to clean off their cars, and the laws need to be enforced. Illegal apartments need to be investigated.

James Lasgar spoke regarding the speed limit signs on Delawanna Ave. and noted the importance of visibility and locations for the new signs to go up.

Councilwoman Pino left the dais at 9:28 pm and returned at 9:32 pm.

Bart Ciervo asked what is happening with Lowry Field. He also asked what is happening at the Hoffman La Roche property. He claims a lot of back door deals are happening. He asked how the City Manager signs off on a council member's time sheet. He asked why council members walk out when he speaks. He called Councilwoman Pino derogatory names.

Donna Popowich stated we have had 34 water main breaks, and the infrastructure needs to be updated. She believes the revaluation is inconvenient. She feels hopelessness throughout the city and noted the disappointment of the residents. She requested creating an event to bring in more revenue. She has lost hope that the current council can solve the problems of the city.

Tayshal Desai believes the that the council does not understand the impact of the Immigrant Trust Act resolution of support. She also believes the DPW did not do a good job plowing and removing snow.

Matt Ward stated residential and commercial zones abutting each other will cause many problems. Cars should not be idling longer than 3 minutes. There will not be another public meeting for the Allwood Road project, and the council should contact the county to discuss phase one. Questions need to be answered regarding location, funding, and start date for the project. The School Board meetings have had attendance by residents addressing the traffic at the high school. There should be no tolerance for hate, and it should be denounced by the council. He also believes there should be a crackdown on quality-of-life issues. There are rampant violations of the city code, especially in high density areas.

Greg Carroll, via Zoom, noted his disapproval with the snow removal.

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

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

CITY MANAGER PRIVILEGE/RESPONSE TO RESIDENTS

City Manager, Gary DeMarzo, did not have any comments this evening.

COUNCIL PRIVILEGE

Councilman D'Amato

Councilman D'Amato stated he is looking forward to what the potential candidates have to offer in the upcoming council election. He asked if Portland Avenue can be addressed based on the reports of violations and concerns from the residents. He asked if the infrastructure could be fixed. The City Code Enforcement needs to be investigated for validity of fair enforcement. He added that all forms of hate are not acceptable, and he will not assist the public should they be hateful in public at a meeting. He asked about a legal opinion regarding the health benefits. It will be presented at the special meeting on Tuesday, February 10th. He made a motion to refer the matter to the State Attorney General's office by sending a formal letter from the City of Clifton Governing Body after the legal opinion is received. That motioned was seconded by Councilwoman Sadrakula if the letter also goes to the Office of Public Integrity. The motion was amended as such.

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

Councilman Gibson

Councilman Gibson noted there are reasons for the ordinances in the city, and if the council continues to change them to benefit certain people it would not be good.

Councilwoman Sadrakula

Councilwoman Sadrakula asked where we stand on the garbage contract. She noted the zoning ordinances need to be updated, and letters have been sent by the Zoning Board to adjust the ordinances. On the last Tuesday of

the month beginning in March, she stated she will be hosting a “town hall” for the betterment of the city. Illegal apartments are a drain on our schools and our resources. Selective enforcement needs to end. She requested the addresses of any homes with illegal apartments, and she added that residents who file complaints should not have their names released to prevent retaliation. She also asked for an update on the signage to be replaced on Delawanna Avenue. She remorsefully let the public know that her dog, Bentley, had passed away.

Councilman Latona

Councilman Latona noted the Ramadan crescent lighting will be 2/14 at city hall at 4:30 PM. He congratulated several first responder employees on their 25 years of service in Clifton. There will be an after-action report on the recent storm response. The council is fully backing the decision of the Zoning Board in their denial of the Geeland LLC application. There is good news coming for the ordinance updates. He added that any decisions for development properties in the city and the number of units, and who they can be allocated to, will be up to the governing body. He wished the new candidate, Tarek, good luck in the election.

Councilwoman Pino left the dais at 10:05 pm and returned at 10:07 pm.

Councilman Kolodziej

Councilman Kolodziej noted that at a recent meeting the council unanimously voted in favor of allowing parking permit applications to be done online, which has not been implemented yet. The council also voted to no longer have direct representation on the Passaic Valley Water Commission and they have asked for monthly reports delivered by a PVWC representative. The parking at the high school is a concern for all, however our manpower is reduced and we can't afford to lose officers to place them on site to reduce traffic at the school. Our Department of Public Works is short-staffed and they have outdated equipment, and it is the responsibility of the council to decide whether they receive staff and funding for new equipment. He made a motion to advise the state comptroller of the reimbursement made to the City Manager, and that motion was seconded by Councilman D'Amato.

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

He noted from the report provided by Lt. Brodie that out of 33 patrol vehicles, there are 19 vehicles out of service from the Police Department. The council voted to provide the Police Department with 10 new vehicles from the bond ordinance approved on second reading tonight. He responded to the report of a house of worship in our community who portrayed an act of antisemitism and noted that the council did pass a resolution against antisemitism. He asked if there is a way for administration to have a meeting with leaders of religious institutions and explain why what was done was antisemitic.

Councilwoman Pino

Councilwoman Pino wished everyone a happy February and echoed her colleagues with praise for the Department of Public Works on the job they did during the storm. She thanked a resident named Vincent for finding and returning her son's wallet while he was out working in the storm. Clifton Behind the Scenes will have their first date for 2026 on March 19th. The ECHO youth program is back for their spring semester from March 30th to May 22nd. She wanted to wish everyone a happy Black History Month, a Happy Ramadan, and a happy Valentine's Day.

Mayor Grabowski

Mayor Grabowski thanked the staff in the Health Department, including Nate, during the Code Blue event and thanked the restaurants and diners for all the food that was donated. He addressed a comment made by the public that the Planning Board and the Zoning Board are autonomous bodies and must follow the law. The mayor does not appoint anyone to the Zoning Board, that is a decision made by the city council. He appoints members to the Planning Board; however, he has a singular vote on that board. He noted that the Planner for the Planning Board has been changed, and all the items requested by council are beginning to be worked on by the new Planner. He added the Department of Public Works employees did a good job with what they had. Residents sometimes do not listen to notices about removing cars from the streets, or instructions on specific things during an emergency. He asked if administration can look into Portland Avenue for the illegal apartment investigation.

RESOLUTIONS

Resolutions were passed during the Work Session and moved during the Regular Meeting, unless otherwise noted below.

RESOLUTION 015-26

**RESOLUTION
TO APPROVE
Claims to be paid the meeting of January 20th, 2026**

		Payroll 12/30/25	Total Claims
Current Fund	\$14,232,956.26	\$2,762,539.49	\$16,995,495.75
Grant Fund	\$253,989.87	\$71,951.32	\$325,941.19
General Capital Fund	\$480,643.27	\$ -	\$480,643.27
Sewer Utility -Operating	\$23,406.24	\$49,210.65	\$72,616.89
Sewer Utility-Capital	\$14,202.50	\$ -	\$14,202.50
Developers Escrow	\$4,098.48	\$ -	\$4,098.48
Dog Trust	\$2,521.20	\$ -	\$2,521.20
Revolving Loan Fund	\$ -	\$ -	\$ -
Police Extra Duty	\$ -	\$36,879.75	\$36,879.75
Trust Other	\$218,513.69	\$45,452.04	\$263,965.73
Section 8 Public Housing	\$247,395.89	\$247,395.89	\$ -
Affordable Housing	\$ -	\$ -	\$ -
Community Development	\$31,925.43	\$31,925.43	\$ -
Payroll Agency	\$ -	\$ -	\$ -
Tax Title Lien Redemption	\$ -	\$ -	\$ -
Affordable Housing	\$ -	\$ -	\$ -
Self Insurance	\$507,309.76	\$ -	\$507,309.76
Fire Dedicated Penalties	\$ -	\$ -	\$ -
Revolving Loan Fund	\$ -	\$ -	\$ -
Tax Title Lien Redemption	\$ -	\$ -	\$ -
Unemployment Trust Fund	\$37,642.87	\$ -	\$37,642.87
Library	\$ -	\$94,563.02	\$94,563.02
General Liability Trust	\$45,343.82	\$ -	\$45,343.82
Workers Compensation Trust	\$65,056.64	\$ -	\$65,056.64
Trust Escrow	\$ -	\$ -	\$ -
Reserve for Housing	\$ -	\$ -	\$ -
Federal DOJ Forfeiture	\$ -	\$ -	\$ -
TOTAL CLAIMS	\$16,165,005.92	\$3,060,596.27	\$19,225,602.19

RESOLUTION 016-26

**RESOLUTION AUTHORIZING THE CANCELLATION AND REFUND OF A PORTION OF
THE 2025 1ST QUARTER TAXES, THE 2025 2ND QUARTER TAXES, THE 2025 3RD
QUARTER TAXES AND THE 2025 4TH QUARTER TAXES PAID ON PROPERTY KNOWN
AS BLOCK 42.05 LOT 23, 222 SPEER AVE, OWNED BY A DISABLED VETERAN**

WHEREAS John Harold Bennett Jr. has made an application to the Tax Assessor of the City of Clifton for an exemption on the dwelling of a 100% permanent totally disabled veteran for the property located at 42.05 Lot 23, 222 Speer Ave., and

WHEREAS in accordance with N.J.S.A. 54:4-3.30 et seq. as amended by P.L.2019, c.413; N.J.A.C. 18:28-1.1 et seq, the Tax Assessor has approved the exemption and because John Harold Bennett Jr. occupies 100% of the dwelling the disabled veteran is entitled to an exemption on 100% of the property; and

WHEREAS the United States Department of Veteran Affairs determined an effective date of the 100% Permanent & Total Disability of January 23, 2025; and

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

WHEREAS by virtue of the approved 100% permanent and totally disabled veteran exemption, John Harold Bennett Jr. is entitled to the cancellation of a portion of the 2025 first quarter property taxes, the 2025 second quarter property taxes, the 2025 third quarter property taxes and the 2025 fourth

quarter property taxes on the subject property, and at the governing body’s discretion, to refund a portion of the 2025 first quarter taxes, the 2025 second quarter property taxes, the 2025 third quarter property taxes and the 2025 fourth quarter taxes in the amount of \$ 10,366.81and

NOW, THEREFORE, BE RESOLVED, by the Mayor and Municipal Council of the City of Clifton, that for the reasons aforesaid, the Tax Collector and/or City Treasurer are hereby authorized and directed:

1. To cancel and refund the pro-rated portion of the 2025 first quarter property taxes in the amount of \$1,991.88, the 2025 second quarter property taxes in the amount of \$2,675.65, the 2025 third quarter property taxes in the amount of \$2,877.59 and the 2025 fourth quarter property taxes in the amount of \$2,821.69 for a total refund of \$10,366.81.
2. To keep the subject 100% property tax exemption for the totally disabled veteran for so long as he shall qualify for the exemption and for so long as the exemption is authorized by law based upon the facts and circumstances of this matter.

RESOLUTION 017-26

RESOLUTION AUTHORIZING THE CANCELLATION THE 2026 1st QUARTER TAXES ON PROPERTY KNOWN AS BLOCK 55.11 LOT 16, 30 WINDING WAY, OWNED BY A DISABLED VETERAN

WHEREAS, Clive Winth has made an application to the Tax Assessor of the City of Clifton for an exemption on the dwelling of a 100% permanent totally disabled veteran for the property located at Block 55.11 Lot 16, 30 Winding Way; and

WHEREAS in accordance with N.J.S.A. 54:4-3.30 et seq. as amended by.P.L.2019, c.413; N.J.A.C. 18:28-1.1 et seq, the Tax Assessor has approved the exemption and because Clive Winth occupies 100% of the dwelling the disabled veteran is entitled to an exemption on 100% of the property; and

WHEREAS the United States Department of Veteran Affairs determined an effective date of the 100% Permanent & Total Disability of January 8,2026; and

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

WHEREAS by virtue of the approved 100% permanent and totally disabled veteran exemption, Clive Winth is entitled to the cancellation of the 2026 first quarter property taxes on the subject property, and at the governing body’s discretion, to refund of the 2026 first quarter taxes in the amount of \$0.00; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Municipal Council of the City of Clifton, that for the reasons aforesaid, that the Tax Collector and/or City Treasurer are hereby authorized and directed:

3. To cancel the property taxes for the first quarter of 2026 for a total refund of \$ 0.00.
4. To keep the subject 100% property tax exemption for the totally disabled veteran for so long as he shall qualify for the exemption and for so long as the exemption is authorized by law based upon the facts and circumstances of this matter.

RESOLUTION 018-26

RESOLUTION AUTHORIZING THE CANCELLATION of 67% OF THE TAXES AND REFUND 67% OF A PORTION OF THE 2025 4TH QUARTER TAXES PAID ON PROPERTY KNOWN AS BLOCK 37.02 LOT 9, 16 GRUNWALD ST, OWNED BY A DISABLED VETERAN

WHEREAS Kevin T. Morgan has made an application to the Tax Assessor of the City of Clifton for an exemption on the dwelling of a 100% permanent totally disabled veteran for the property located at 37.02 Lot 9, 16 Grunwald St., and

WHEREAS in accordance with N.J.S.A. 54:4-3.30 et seq. as amended by P.L.2019, c.413; N.J.A.C. 18:28-1.1 et seq, the Tax Assessor has approved 67% the exemption and because Kevin T. Morgan occupies 67% of the dwelling the disabled veteran is entitled to an exemption on 67% of the property; and

WHEREAS the United States Department of Veteran Affairs determined an effective date of the 100% Permanent & Total Disability of December 23, 2025; and

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

WHEREAS by virtue of the approved 100% permanent and totally disabled veteran exemption, Kevin T. Morgan is entitled to the cancellation of 67% portion of the 2025 fourth property taxes on the subject property, and at the governing body's discretion, to refund 67% of a portion of the 2025 fourth quarter taxes in the amount of \$112.63; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Municipal Council of the City of Clifton, that for the reasons aforesaid, that the Tax Collector and/or City Treasurer are hereby authorized and directed:

5. To cancel and refund 67% of the portion of the 2025 fourth quarter property taxes in the amount of \$ 112.63 for a total refund of \$ 112.63
6. To keep the subject 100% property tax exemption for the totally disabled veteran for so long as he shall qualify for the exemption and for so long as the exemption is authorized by law based upon the facts and circumstances of this matter.

RESOLUTION 019-26

**RESOLUTION AUTHORIZING FINAL PAYMENT
2024 NJDOT SIDEWALK AND CURB IMPROVEMENTS
GRANADA CONSTRUCTION CORP.**

WHEREAS, GRANADA CONSTRUCTION CORP. of Newark, New Jersey, did complete **2024 NJDOT SIDEWALK AND CURB IMPROVEMENTS** project in and for the City of Clifton for the total amount

of **\$1,263,854.60**

And previous payments on account of said total have been paid in the amount of. **\$1,238,577.51**

Leaving this **FINAL PAYMENT** of \$ **25,277.09**

WHEREAS, said work was authorized by contract duly awarded at a regular meeting of the Governing Body of the City of Clifton; and

WHEREAS, the Contractor has posted a Maintenance Bond, for a period of two years, in the amount of \$126,385.46; and

WHEREAS, the City Engineer has inspected the work done and has determined that said work has been properly done and completed, to the best of his knowledge, in accordance with the terms and provisions of the contract as amended, if amended, and hereby recommends that the said work be accepted;

NOW, THEREFORE, BE IT RESOLVED, that the City of Clifton does hereby formally accept the work as shown as completed in this resolution and contract.

NOW BE IT FURTHER RESOLVED that the Chief Financial Officer be and he is authorized and directed to include the said claim totaling \$25,277.09 on the claim list.

BLANKET PURCHASE ORDER NO. 58083

RESOLUTION 020-26

**RESOLUTION AUTHORIZING THE ISSUANCE OF
CHANGE ORDER NO. 1 AND FINAL
2024 NJDOT SIDEWALK AND CURB IMPROVEMENTS**

WHEREAS, on November 18, 2024, the City of Clifton adopted Resolution R529-24 awarding a contract to **GRANADA CONSTRUCTION CORP.** of NEWARK, NJ, for the performance of certain public work and the furnishing of material, labor and equipment for **2024 NJDOT SIDEWALK AND CURB IMPROVEMENTS** in the amount of \$1,259,273.50; and

WHEREAS, regulations, adopted by the Local Finance Board of the State of New Jersey, and dealing with “Contract Change Order” open-end contracts, etc., became effective on April 15, 1977; and

WHEREAS, the City Engineer has requested that a Change Order be made to the contract awarded to **GRANADA CONSTRUCTION CORP.**, in the amount of \$4,581.10 a 0.36% Increase as authorized by Resolution said being necessary for the proper completion of the project job; and

WHEREAS, the City of Clifton desires to comply with said regulations, and to the end herewith files with the Governing Body a report of the Engineering Department stating the facts involved and indicating that the proposed contract Change Order is necessary and should be approved and allowed; and

WHEREAS, the Chief Financial Officer has certified the availability of sufficient funds for the amendatory change for which authorization is requested in the amount of \$4,581.10 a 0.36% INCREASE; and

WHEREAS, the total contract amount is now \$1,263,854.60.

NOW, THEREFORE, BE IT RESOLVED, by the Municipal Council of the City of Clifton that the said amendatory Change Order be and the same is hereby ratified and payment therefore is hereby approved.

BLANKET PURCHASE ORDER 58083

RESOLUTION 021-26

**RESOLUTION AWARDING PROFESSIONAL ENGINEERING SERVICES CONTRACT
TO ENVIRONMENTAL RESOLUTIONS, INC. FOR LICENSED SITE REMEDIATION
SERVICES AT THE DPW, FIREHOUSE #3, FIREHOUSE #6, CITY HALL AND THE
SAFAS SITE - 1/1/26 THRU 12/31/26**

WHEREAS, in accordance with a mandate by the New Jersey Department of Environmental Protection (NJDEP), the City of Clifton, by previous resolutions, appointed Rohan Tadas, presently of Environmental Resolutions, Inc., as its Licensed Site Remediation Professional (LSRP) for five sites in the City requiring remediation: the DPW, Firehouse #3, Firehouse #6, City Hall, and the former Safas site; and

WHEREAS, remediation work has been ongoing on the five sites for years and must be continued and Environmental Resolutions, Inc. has submitted proposals to provide said services for the period January 1, 2026 thru December 31, 2026; and

WHEREAS, the City Engineer recommends that a contract for said services be awarded to Environmental Resolutions, Inc., in accordance with its submitted proposals, in the total amount not to exceed \$154,780.00, allocated to each site as follows:

DPW	\$68,180.00
Firehouse #3	\$31,500.00

Firehouse #6	\$10,000.00
City Hall	\$24,800.00
Safas Site	\$20,000.00

WHEREAS, the Municipal Council wishes to award a contract for the remediation services to Environmental Resolutions, Inc. of Mount Laurel, NJ, for the period January 1, 2026 thru December 31, 2026 in accordance with its proposals, at a total cost not to exceed \$154,480.00; 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 contractor and is incorporated into the contract awarded hereby, along with the Determination of Value; and

WHEREAS, the value of the contract for 2026 is determined to be not to exceed \$154,480.00, and the duration of the contract is 1/1/26 - 12/31/26;

NOW, THEREFORE, BE IT RESOLVED, that a professional engineering services contract be awarded to Environmental Resolutions, Inc. of Mount Laurel, NJ, for professional remediation services for the DPW Site, Firehouse #3, Firehouse #6, City Hall and Safas Site, for the year 2026, at a price not to exceed \$154,480.00; and

BE IT FURTHER RESOLVED, that the Mayor and City Clerk are hereby authorized and directed to execute a contract on behalf of the City of Clifton, and that the original of this resolution and the contract above referred to be placed on file and made available for inspection at the Office of the City Clerk of the City of Clifton; and

BE IT FURTHER RESOLVED, that the following short notice be printed once in a legal newspaper of the City of Clifton:

**CITY OF CLIFTON
NOTICE OF CONTRACT AWARDED**

The City of Clifton has awarded a contract without competitive bidding as a professional service pursuant to *N.J.S.A.* 40:11-5(1)(a). The contract and the resolution authorizing it are available for public inspection in the Office of the City Clerk.

Awarded to: Environmental Resolutions, Inc., Mount Laurel, NJ
 Services: Site Remediation
 Project: DPW, Firehouse #3, Firehouse #6, City Hall & Safas Site
 Cost: Not to Exceed \$154,480.00
 Term: 1/1/26 - 12/31/26

RESOLUTION 022-26

**RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF CLIFTON COUNTY
OF PASSAIC STATE OF NEW JERSEY AUTHORIZING THE MAYOR AND CLERK TO
EXECUTE A FEDERAL AID AGREEMENT WITH THE NJDOT**

WHEREAS, the Federal Highway Administration (FHWA) authorized funding up to an amount of \$284,069.69 for Streetscape Improvements to Main Avenue; and

WHEREAS, this authorization was based on the scope of work and budget agreed upon by the City of Clifton and the NJDOT Division of Local Aid; and

WHEREAS, the scope of work in this authorization includes Preliminary Engineering (PE) Activities, and Final Design Activities will be authorized once PE activities have been completed; and

WHEREAS, it is necessary for the City to enter a design contract between the City of Clifton and GPI for Preliminary Engineering (PE) Activities; and

WHEREAS, work cannot begin until this funding agreement is executed by NJDOT;

NOW, THEREFORE, BE IT RESOLVED, by the Municipal Council of the City of Clifton that the Mayor and Clerk are authorized to execute the attached Federal Aid Agreement.

BE IT FURTHER RESOLVED that the Clerk is hereby directed to return four (4) original signed and sealed copies of the attached agreement along with three (3) signed/sealed Resolutions for execution by the Department of Transportation.

BE IT FURTHER RESOLVED that the NJDOT will receive an initial billing (payment voucher) from the City for the design project no later than 3 months after the NJDOT has concurred in the award of the construction contract, and will receive subsequent billings in accordance with the terms of the agreement.

RESOLUTION 023-26

RESOLUTION AUTHORIZING PURCHASE OF SITUATIONAL AWARENESS EQUIPMENT WITH LICENSE PLATE READER FOR RIVER ROAD OFF THE BERGEN COUNTY CO-OP CONTRACT PURCHASING PROGRAM PURSUANT TO N.J.S.A. 40A:11-1 ET SEQ.

WHEREAS, the Department of Public Works has experienced an increase in illegal dumping incidents along River Road within the City of Clifton, despite ongoing cleanup and enforcement efforts; and

WHEREAS, the City is a member of the New Jersey Cooperative Purchasing Association (11BCCP), the sister cooperative under Bergen County (CK04), from which a contract for Situational Awareness Equipment with License Plate Readers for River Road is awarded via BC-BID-23-17; and

WHEREAS, the Department of Public Works, in coordination with the Clifton Police Department, has recommended the purchase of a trailer-mounted, high-resolution security camera system equipped with enhanced license plate reader (LPR) technology to proactively deter, monitor, and enforce against illegal dumping and vandalism; and for the term of May 18, 2025 to May 17, 2026; and

WHEREAS, the proposed system will enable the Clifton Police Department to identify violators and issue summonses when illegal activity occurs, thereby enhancing public safety, improving enforcement outcomes; and

WHEREAS, the proposed purchase includes the camera system, communication boxes, and full configuration and alignment of all equipment, at a total cost of **\$49,823.63** from Gold Type Business Machines located at 351 Paterson Ave, East Rutherford NJ through the Bergen County Cooperative Contract No. BC-BID-23-17; and

WHEREAS, pursuant to said Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., the Municipal Council wishes to authorize procurement of Situational Awareness Equipment With License Plate Reader, via the aforesaid Bergen County cooperative contract, and therefore delegates the power to make the same to the following named official: **Amisha J. Jariwala, Purchasing Agent** upon the terms and conditions hereafter stated; and

NOW, THEREFORE, BE IF RESOLVED, that the Mayor and Municipal Council do hereby approve and authorize the aforementioned procurements as needed from the above-named awarded contractors off the Bergen County's NJCPA Cooperative Contract No. BC-BID-23-17, through to May 2026; and

CERTIFICATION OF FUNDS: Funds shall be certified at the time of purchase via the presentation of a properly executed purchase order, budget adoption and budgetary appropriations considered. See attached.

RESOLUTION 024-26

RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT TO GRAVIANO & GILLIS ARCHITECTS & PLANNERS LLC FOR 2025 CITY OF CLIFTON HOUSING PLAN AND FAIR SHARE ELEMENT AND HEREBY RATIFICATION OF THE PAYMENT FOR YEAR 2025

WHEREAS, the City of Clifton is required to prepare and update its Housing Plan and Fair Share Element in accordance with the Fair Housing Act, N.J.S.A. 52:27D-301 et seq., and applicable regulations of the New Jersey Council on Affordable Housing and/or the Department of Community Affairs; and

WHEREAS, Graviano & Gillis Architects & Planners, LLC has demonstrated the requisite experience and specialized expertise in affordable housing planning and municipal compliance with State housing requirements; and

WHEREAS, Graviano & Gillis Architects & Planners, LLC has submitted a written proposal for these services in an amount **not to exceed \$6,930.00**; and

WHEREAS, the services were rendered during **Calendar Year 2025**, and payment is required for those professional services; 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 engineer and is incorporated into the contract awarded hereby, along with the Determination of Value; 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 Professional services by Graviano & Gillis Architects & Planners LLC. located at Po Box 3341, Long Branch, NJ 07740, Inc. for ratification of payment of \$6,930.00 for year 2025;

Certification of Funds: Funds are available in COAH Account# 18-286-56-850-800

RESOLUTION 025-26

AUTHORIZING AND AWARDED AVAILABLE 2026 CONTRACT RENEWAL FOR COLLECTION OF SOLID WASTE, COLLECTION OF BULK WASTE, AND COLLECTION OF VEGETATIVE WASTE SERVICES TO SUBURBAN DISPOSAL

WHEREAS, pursuant to Resolution 060-23, the City of Clifton authorized a contract for the Collection of Solid Waste, Collection of Bulk Waste, and Collection of Vegetative Waste Services on January 17,2023 to Suburban Disposal, Inc.; and,

WHEREAS, the contract award to Suburban Disposal, Inc., was for a period of three years, with two (2) one (1) year renewal options,

WHEREAS, the Director of Public Works has stated that Suburban Disposal, Inc. has provided services satisfactorily, and has requested that the City Council authorize the 2021 contract renewal, for a total not to exceed amount of \$9,581,000.00, as originally proposed and awarded; and,

WHEREAS, Amisha J. Jariwala, the appointed Qualified Purchasing Agent, has reviewed and concurs with the Director of Public works that such an extension was proposed and considered during the Council's initial award, is in the best interest of the City of Clifton; and,

THEREFORE, BE IT RESOLVED, that the Mayor and Municipal Council do hereby approve and authorize the extension of the above contract to Suburban Disposal, Inc., from January 1, 2026

through December 31, 2026, for a total not to exceed amount of \$9,581,000.00, in accordance with Resolution 060-23 of January, 2023.

CERTIFICATION OF FUNDS: Funds shall be made in account number 01-201-32-465-502 (solid waste recycling), subject to 2026 budget adoption. See attached.

RESOLUTION 026-26

**AUTHORIZING AVAILABLE 2026 CONTRACT EXTENSION
FOR VEGATATIVE WASTE DISPOSAL TO RER SUPPLY LLC**

WHEREAS, pursuant to Resolution 059-23, the City of Clifton authorized a contract for Disposal of Vegetative Waste on January 17,2023 to RER Supply, LLC; and

WHEREAS, the contract award to RER Supply, LLC, was for a period of three-years and two One-year renewal options , for a total contract amount of \$912,800.00, based on estimated annual amounts; and

WHEREAS, the above contract award to RER Supply, LLC, located at 4 South Corporate Drive, Riverdale NJ 07457, via Resolution 059-23, dated January 17,2023, which provided for two (2) annual contract extensions; and

WHEREAS, the Director of Public Works has stated that RER Supply LLC has provided services satisfactorily, and has requested that the City Council authorize the 2022 extension, for a total not to exceed amount of \$331,225.00 (Item 14 and 20) and Disposal of Brush Logs and Stumps(Item 5 and 11) for \$70,860.00 i.e. for total not to exceed \$406,260.00, as originally proposed and awarded; and

WHEREAS, Amisha J. Jariwala, the appointed Qualified Purchasing Agent, has reviewed and concurs with the Director of Public works that such an extension is in the best interest of the City of Clifton; and

THEREFORE, BE IT RESOLVED, that the Mayor and Municipal Council do hereby approve and authorize the extension of the above contract to RER Supply, LLC, through to December 31, 2026, for a total not to exceed annual amount of \$406,260.00

CERTIFICATION OF FUNDS: Funds shall be made in account number 01-201-32-465-502 (solid waste recycling) subject to 2026 budget adoption.

RESOLUTION 027-26

**RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT
TO THE FRIENDS OF SHELTER (FOS) FOR 2026 CITY OF CLIFTON VETERINARY
SERVICES**

WHEREAS, the Health Officer solicited informal proposals for the provision of certain veterinary services to the Animal Shelter of the City of Clifton for 2026 from numerous providers; and

WHEREAS, these services shall be as follows:

- Examination
- FiV FeLV Test (Feline) or Heartworm Test (Canine)
- Revolution (Feline) or Frontline (Canine)
- Deworming
- Vaccinated against Rabies & Distemper

WHEREAS, in response thereto, one (1) informal proposal was received, wherein the Friends of the Shelter, Inc., a 501C(3) non-profit corporation, has offered to provide veterinary services to the City

of Clifton Animal Shelter through utilization of various licensed veterinarian subcontractors, at the favorable rate of \$130 flat fee per animal; and

WHEREAS, a report was submitted to the City Manager wherein the Health Officer recommends the award of a contract for said services to Friends of the Shelter, Inc., which provided the sole and lowest quotation as aforesaid; and

WHEREAS, the value of the contract is approximately \$56,500.00, and the duration of the contract is for one year; 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 engineer and is incorporated into the contract awarded hereby, along with the Determination of Value; and

NOW, THEREFORE, BE IT RESOLVED, that a contract for the provision of veterinarians to provide certain veterinary services to the Animal Shelter located on the City Hall site, be and the same is hereby awarded to the Friends of the Shelter, Inc., of Clifton, N. J., at the aforesaid rates, the total price not to exceed \$56,500.00; and

Certification of Funds: Funds are available in Animal Control Shelter Expenses# 01-201-27-340-323. See attached.

RESOLUTION 028-26

RESOLUTION AUTHORIZING USE OF PASSAIC COUNTY COOPERATIVE CONTRACT WITH GOVDEALS, INC FOR ONLINE AUCTION SERVICES FOR THE DISPOSAL OF OBSOLETE VEHICLES AND EQUIPMENT

WHEREAS, the City of Clifton is the owner of certain surplus property, which is no longer needed for public use, the list of which is attached as 2026 EXHIBIT A; and

WHEREAS, the City has historically utilized an Online Auction Service in order to sell and dispose of obsolete equipment and vehicles; and

WHEREAS, on April 1, 2021, the County of Passaic, via County Resolution R20210329 awarded a cooperative contract to GovDeals, Inc., in accordance with N.J.S.A. 40A:11-4.1 *et seq.* for Online Auction Services in accordance with “Fair and Open” procedures as established in the “Pay-to-Play” Law, N.J.S.A. 19:44A-20.4, *et seq.*; and

WHEREAS, the County cooperative contract with GovDeals, Inc. has been extended through to March 31, 2026, in accordance with Passaic County’s RFP 21-001; and

WHEREAS, the above Passaic County cooperative contract with GovDeals, Inc. was proposed and awarded at no cost to the municipal client, whereby GovDeals, Inc. charges the buyer a percentage premium above the net auction bid amount which is payable to the municipality; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Municipal Council of the City of Clifton, in the county of Passaic, State of New Jersey that the list of vehicles as attached on 2026 Exhibit A shall be sold via online public auction services, as provided by the City’s contracted vendor, GovDeals, Inc., 5907 Carmichael Place, Montgomery, AL 36117; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Mayor and Council hereby authorize the Qualified Purchasing Agent to initiate and advertise the above online auction.

RESOLUTION 029-26

**RESOLUTION AWARDING CONTRACT FOR
FORM PRINTING & STATIONERY PRINTING SERVICES
(YEAR 2026-2027)**

WHEREAS, the current contracts for Form Printing & Stationery expired on December 31, 2025; and

WHEREAS, bids for Form Printing were received and opened on January 14, 2026; and

WHEREAS, two (2) bids were received:

1. Envelopes and Printed Products, Inc.
2. Concept Printing, LLC

WHEREAS, Concept Printing, LLC had submitted the lowest pricing for items 2, 11,12,24-26, 28-31, 34-36, 38-72, and 74; and

WHEREAS, Envelopes and Printed Products, Inc. had submitted the lowest pricing for items 1, 3,4,5,6-10,13-23,27,32,33,37 and 73; and

WHEREAS, the term of said contracts will be renewed and will commence on January 1, 2026 and end on December 31, 2027 and can be extended for two-one year extensions; and

NOW, THEREFORE, BE IT RESOLVED, that open-ended contracts for furnishing and delivering Form Printing & Stationery to the various departments of the City of Clifton, as needed, is hereby awarded as follows in accordance with bids received January 14,2026 :

Item 1 - Business Cards

Item 2 - Double-Sided Business Cards (Health)

Item 3 - Envelopes #10 (As Needed All Departments)

Item 4 - Envelopes #10 (City Manager/Clerk/CDBG/Engineering/Fire/Legal/Zoning)

Item 5 - Envelopes #10 (Health)

Item 6 - Envelopes #10 (Police)

Item 7 - Envelopes #10 (Housing)

Envelopes and Printed Products		
Qty	Unit	Unit Price
1	Box	\$44.00
2	Boxes	\$39.00
Concept Printing		
1	Box	\$45.00
2	Boxes	\$43.00
Envelopes and Printed Products		
1	Box	\$64.00
2	Boxes	\$39.00
5	Boxes	\$29.00
10	Boxes	\$24.00
1	Box	\$119.00
2	Boxes	\$72.00
5	Boxes	\$44.00
10	Boxes	\$34.00
Envelopes and Printed Products		
1	Box	\$84.00
2	Boxes	\$64.00
5	Boxes	\$62.00
10	Boxes	\$59.00
Envelopes and Printed Products		
1	Box	\$64.00
2	Boxes	\$39.00
5	Boxes	\$29.00
10	Boxes	\$24.00
1	Box	\$64.00
2	Boxes	\$39.00

Item 8 - Envelopes #10 (Housing/Focus Group)

5	Boxes	\$29.00
10	Boxes	\$24.00

Item 9 - Envelopes Windows#10 (As needed All Departments)

1	Box	\$89.00
2	Boxes	\$56.00
5	Boxes	\$36.00
10	Boxes	\$35.00

Item 10 - Security Tinted Envelopes Windows#10(Finance /Police)

1	Box	\$64.00
2	Boxes	\$46.00
5	Boxes	\$34.00
10	Boxes	\$29.00

Item 11- Envelopes #10 (Hazardous Materials Control Bd (HMxCB)

1	Box	\$59.00
2	Boxes	\$46.00
5	Boxes	\$39.00
10	Boxes	\$36.00

Item 12 - Envelopes #9 (Fire Dept)

Concept Printing		
1	Box	\$105.00
2	Boxes	\$70.00
5	Boxes	\$45.00
10	Boxes	\$30.00

Item 13 - Envelopes #9(Health Dept)

1	Box	\$150.00
2	Boxes	\$85.00
5	Boxes	\$65.00
10	Boxes	\$55.00

Item 14 - Envelopes #11(Fire Dept)

Envelopes and Printed Products		
1	Box	\$88.00
2	Boxes	\$76.00
5	Boxes	\$74.00
10	Boxes	\$68.00

Item 15- Envelope #12 (Health Dept)

1	Box	\$114.00
2	Boxes	\$84.00
5	Boxes	\$64.00
10	Boxes	\$55.00

Item 16 - Cut-in-cards Envelope (Building)

Envelopes and Printed Products		
1	Box	\$114.00
2	Boxes	\$84.00
5	Boxes	\$64.00
10	Boxes	\$55.00

Item 17 - Brown Craft Envelope (Fire Dept.)

1	Box	\$164.00
2	Boxes	\$104.00
5	Boxes	\$86.00
10	Boxes	\$78.00

Item 18 - Letterhead (As needed all Departments)

1	Box	\$139.00
2	Boxes	\$89.00

Item 19 - Letterhead (Police Dept)

5	Boxes	\$59.00
10	Boxes	\$58.00
1	Box	\$139.00
2	Boxes	\$89.00
5	Boxes	\$59.00
10	Boxes	\$58.00

Item 20 - Letterhead (Health Dept)

1	Box	\$139.00
2	Boxes	\$89.00
5	Boxes	\$59.00
10	Boxes	\$58.00

Item 21 - Letterhead (HUD)

1	Box	\$79.00
2	Boxes	\$59.00
5	Boxes	\$44.00
10	Boxes	\$43.00

Item 22 - Letterhead (CDBG/FOCUS)

1	Box	\$139.00
2	Boxes	\$94.00
5	Boxes	\$59.00
10	Boxes	\$54.00

Item 23 - Letterhead (Art Center)

1	Box	\$79.00
2	Boxes	\$59.00
5	Boxes	\$44.00
10	Boxes	\$43.00

Category B: License Books

Item 24 - Cash Bail Receipt Book (Court/PD)

Concept Printing		
Qty	Unit	Unit Price
20	Books	\$17.50
40	Books	\$13.50
100	Books	\$10.50

Item 25 - Cash Bail Receipt Book (Court)

20	Books	\$13.50
40	Books	\$10.50
100	Books	\$7.95
7	Books	\$49.50
14	Books	\$35.00

Item 26 - Receipt Book (Finance)

Category C: One-sided Forms

Item 27 - Dog License

Envelopes and Printed Products		
Qty	Unit	Unit Price
10	Box	\$29.00

Category C: One-sided Forms

Item 28 - Establishment License

Concept Printing		
Qty	Unit	Unit Price
1	Box	\$95.00
1	Box	\$105.00

Item 29 - Sanitary Inspection Placard "Satisfactory"

Category C: One-sided Forms

Item 30 - Sanitary Inspection Placard "Conditionally Satisfactory"

Concept Printing		
Qty	Unit	Unit Price
1	Box	\$105.00
1	Box	\$95.00

Item 31 - Survey (Older Adult Services)

Item 32 - UCC Form F255 (Stop Construction Placard)

Envelopes and Printed Products		
Qty	Unit	Unit Price
500	Box	\$129.00

Item 33 - UCC Form (Danger)

1	M	\$184.00
5	M	\$104.00
500	Ea	\$129.00
1	M	\$184.00
5	M	\$104.00

Category D: Two-sided Forms

Item 34 - UCC Form F180 (Construction Permit Notice)

Concept Printing		
Qty	Unit	Unit Price
500	Ea	\$145.00
1	M	\$195.00
5	M	\$98.50

Item 35 - Inspection Record (Building)

500	Ea	\$135.00
1	M	\$185.00
5	M	\$90.00

Item 36 - Towed Vehicle Notification (Police)

500	Ea	\$70.00
1	M	\$95.00
5	M	\$60.00

Item 37- ACH Form

Envelopes and Printed Products		
500	Ea	\$160.00
1	M	\$185.00
5	M	\$85.00

Category E: Two(2) Part Forms

Item 38 - Sanitary Inspection Report (Continuation Sheet)

Concept Printing		
Qty	Unit	Unit Price
1	Box	\$165.00
2	Boxes	\$105.00

Item 39 - Warrant to Discharge Prisoner (Court)

500	Ea	\$95.50
1	M	\$150.00
5	M	\$97.50

Item 40 - Summons - Subpoena (Court)

Concept Printing		
500	Ea	\$95.50
1	M	\$150.00
5	M	\$97.50

Item 41 - Notification of Penalties DWI (Court)

500	Ea	\$105.00
1	M	\$160.00

Item 42 - Order Payment of Fines and Costs

500	Ea	\$105.00
1	M	\$160.00
5	M	\$98.50

Item 43 - Authorization to apply bail against fines (Court)

500	Ea	\$90.00
1	M	\$145.00

Item 44-Clifton Tobacco Age of Sale Enforcement (c-tase) Notice of Inspection Results - (Health)

1	Ea	\$210.00
5	M	\$125.00

Item 45- Notice of Violation (Health)

1	M	\$210.00
5	M	\$125.00

Item 46 - Private Swimming Pool License Renewal (Bldg.)

500	Ea	\$95.00
1	M	\$150.00

Item 47 - Inspection Failure (Bldg.)

500	Ea	95.00
1	M	150.00
500	Ea	\$125.00
1	M	\$105.00
1	M	\$210.00
5	M	\$125.00

Item 48 - Carbon Monoxide Detector Activation (Fire Dept)

Item 49 – Flavor Vape Check -Inspection (Health)

Category F: Three (3) Part Forms

Item 50 – Cut-in-Card (Bldg.)

Item 51 - Employee Warning Notice (Fire Dept)

Item 52 – Case Management Order (Court)

Item 53 - Commitment to Jail (Court)

Item 54 -Reinspection Fee(Health)

Item 55 - Subpoena to Testify (Court)

Item 56 - Request to Dismiss or Void Complaint (Court)

Item 57 - Subpoena to Testify- Form 98 (Court)

Concept Printing		
Qty	Unit	Unit Price
500	Ea	\$110.00
1	M	\$165.00 /m
500	Ea	\$150.00
1	M	\$215.00
500	Ea	\$125.00
1	M	\$175.00
500	Ea	\$175.00
1	M	\$125.00
1	M	\$175.00
2	M	\$125.00
1	M	\$140.00
2	M	\$105.00
1	M	\$145.00
2	M	\$110.00
1	M	\$195.00
2	M	\$145.00

Category G: Four(4) Part Forms

Item 58 – Order and Certification ,Intoxicated Driving and Related Offenses (Court)

Category H: Five Part Forms

Item 59 - Municipal Court Order

Item 60 - NJ Bail Recognizance (Court)

Category I: Stickers

Item 61 - UCC Form F-230B (Not Approved)

Item 62 - UCC Form F-224A (Approval for Fire Protection)

Concept Printing		
Qty	Unit	Unit Price
500	M	\$195.00
1	M	\$275.00
Concept Printing		
Qty	Unit	Unit Price
1	M	\$450.00
2	M	\$295.00
5	M	\$175.00
Concept Printing		
Qty	Unit	Unit Price
1	M	\$90.00
5	M	\$75.00
1	M	\$80.00
5	M	\$65.00

Item 63 - UCC Form F-223 (Approval for Plumbing)

1	M	\$80.00
5	M	\$65.00

Item 64 - UCC Form F-222A (Approval for Electrical)

1	M	\$80.00
5	M	\$65.00

Item 65 - UCC Form F-221 (Approval for Building)

1	M	\$75.00
5	M	\$60.00

Category J: Folders

Item 66 - UCC Form F-100-1 Construction Permit Application-Folded Jacket

Concept Printing		
Qty	Unit	Unit Price
1	M	\$195.00
5	M	\$170.00
10	M	\$150.00

Category K: Pads & Other Items

Item 67 - Plea Agreement Pads (Court)

Concept Printing		
Qty	Unit	Unit Price
200	pads	\$2.95

Item 68 – Euthanasia Record Card (Health)

Qty	Unit	Unit Price
1	box	\$95.00
2	Boxes	\$65.00

Item 69 - Uniform Traffic Tickets (Court)

Concept Printing		
Qty	Unit	Unit Price
10	M	\$495.00
20	M	\$347.50

Item 70 - Special Form of Complaint & Summons (Court)

Concept Printing		
Qty	Unit	Unit Price
1	M	\$2,015.00
2	M	\$1,237.50

Item 71 – Door Knockers (Animal Control)

Concept Printing		
Qty	Unit	Unit Price
1	M	\$125.00
2	M	\$105.00

Item 72- Door Knockers(Health Dept)

250	M	\$125.00
500	M	\$105.00

Item 73- Envelopes 10 Window (Hazardous Materials Control Board (HMCB)

Envelopes and Printed Products		
Qty	Unit	Unit Price
1	Box	\$119.00
2	Boxes	\$72.00
5	Boxes	\$44.00
10	Boxes	\$34.00

Item 74- White Kraft Envelope (Health Dept.)

Concept Printing		
Qty	Unit	Unit Price
1	Box	\$175.00
2	Boxes	\$120.00
5	Boxes	\$98.50
10	Boxes	\$85.00

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Mayor and City Clerk are authorized and directed hereby to execute *open-ended* contracts, no purchase from which shall individually exceed \$17,500.

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

CERTIFICATION OF FUNDS, funds are available and will be charged accordingly as expenses occur.

RESOLUTION 030-26

RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT TO MICROSYSTEMS-NJ.COM LLC FOR PREPARATION AND MAILING OF 2026 ASSESSMENT NOTICES

WHEREAS, pursuant to N.J.S.A. 54:4-38.1, the Tax Assessor is required to mail Chapter 75 Assessment Notice postcards to each taxable property annually to inform taxpayers of their current assessed value and to provide information regarding the assessment appeal process; and

WHEREAS, the City of Clifton Tax Assessor has filed the 2026 tax list and must prepare and mail assessment notices to approximately 23,199 taxable properties within the statutory timeframe; and

WHEREAS, the Tax Assessor has determined that MicroSystems-NJ.com, L.L.C., the City's assessment MOD IV vendor, successfully performed these services for the 2025 Tax Year in a timely and reliable manner, including mailing the notices ahead of schedule and posting electronic copies on the City's assessment search portal; and

WHEREAS, Tax Assessor has obtained a price quote from MicroSystems-NJ.com, L.L.C. for the 2026 Tax Year in the amount of \$19,340.17, calculated at \$0.83 per notice for 23,199 properties plus \$85.00 processing, which includes postage at the current rate of \$0.61 per piece, subject to postal rate changes; and

WHAREAS, the 2026 cost represents an increase of \$2,089.43 from the prior year, of which approximately \$1,159.95 is attributable solely to the United States Postal Service increase of \$0.05 per postcard; and

WHEREAS, the timely mailing and website posting of these assessment notices provides an important service and convenience to Clifton property owners and assists taxpayers and their representatives with income tax and assessment appeal matters; 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 engineer and is incorporated into the contract awarded hereby, along with the Determination of Value; and

NOW THEREFORE, BE IT RESOLVED, the Mayor and City Clerk are hereby authorized to award a contract to MicroSystems-NJ.com, L.L.C. for the preparation, printing, and mailing of 2026 Tax Year Chapter 75 Assessment Notices in an amount not to exceed \$19,340.17, subject to adjustment only for actual postage rate changes.

Certification of Funds: Funds are available in Account# 01-201-20-145-224

RESOLUTION 031-26

RESOLUTION AWARDING THE CONTRACT TO ESO SOLUTIONS INC. FOR CITY OF CLIFTON EMS SOFTWARE SERVICES FOR THE FIRE DEPARTMENT

WHEREAS, the City of Clifton Fire Department has a need of basic proprietary EMS software and services ; 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

WHEREAS, as a determination has been made as follows:

1. The known or estimated cost of the goods or service to be provided will exceed \$17,500.
2. Price quotes have been solicited and received from one service provider.
3. The anticipated term of this contract is for the calendar year 2026.
4. Pursuant to N.J.A.C. 5:30-5.4(a), the maximum dollar value of this contract shall be \$20,270.96 and the Chief Financial Officer has certified the availability of funds; 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 engineer and is incorporated into the contract awarded hereby, along with the Determination of Value; and

WHEREAS, the value of the contract is determined to not exceed \$20,270.96, and the duration of the contract is from January 6, 2026 to January 5, 2027; 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 ESO Solutions Inc. 11500 Alterra Pkwy Ste 100 Austin TX 78759-3192 for fees of \$20,270.96 for year 2026; and

Certification of Funds: Funds are available in Account# 01-201-25-265-503

RESOLUTION 032-26

RESOLUTION AWARDING PROFESSIONAL SERVICES CONTRACT TO HENDRICKS APPRAISAL COMPANY, LLC FOR GENERAL APPRAISAL SERVICES INCLUDING APPRAISALS IN CONNECTION WITH TAX APPEALS FOR 2026

WHEREAS, Hendricks Appraisal Company, LLC has been providing appraisal services for Tax Court and other miscellaneous required appraisal work satisfactory to the City and the City requires renewal of the contract for 2026; and

WHEREAS, the services to be performed are professional 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 therefore 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-20.4 *et seq.*; and

WHEREAS, the estimated combined value of this vendor's contracts may be in excess of \$17,500.00; and

WHEREAS, the Business Entity Disclosure Certification has been received from Hendricks Appraisal Company, LLC and is incorporated in the contract awarded hereby; and

NOW, THEREFORE BE IT RESOLVED, that the professional services contract for general appraisal services in connection with tax appeals and miscellaneous required appraisal work with

Hendricks Appraisal Company, LLC of West Orange, New Jersey, is renewed for the year 2026, on the same terms and conditions, not to exceed \$20,000 without the adoption of a supplemental resolution; and

BE IT FURTHER RESOLVED, that the Mayor and City Clerk is hereby authorized and directed to execute a contract on behalf of the City of Clifton, and that the original of this resolution award the contract above referred to be placed on file and made available for the inspection at the Office of the City Clerk of the City of Clifton; and

BE IT FURTHER RESOLVED, that no services and/or goods shall commence prior to execution of a contract prepared by the Law Department.

RESOLUTION 033-26

RESOLUTION AWARDING PROFESSIONAL SERVICES CONTRACT TO MCNERNEY & ASSOCIATES, INC. FOR APPRAISING SERVICES IN CONNECTION WITH TAX APPEALS FOR 2026

WHEREAS, McNerney & Associates, Inc. has been providing appraisal services for Tax Court and other miscellaneous required appraisal work satisfactory to the City and the City requires renewal of the contract for 2026; and

WHEREAS, the services to be performed are professional 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 therefore 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-20.4 et seq.; and

WHEREAS, the estimated value of the contract may be in excess of \$17,500.00; and

WHEREAS, the Business Entity Disclosure Certification has been received from McNerney and Associates, Inc. and is incorporated in the contract awarded hereby; and

NOW, THEREFORE, BE IT RESOLVED, that a professional services contract for appraising services in connection with tax appeals and other miscellaneous purposes for 2026 is hereby awarded to McNerney & Associates, Inc. in an amount not to exceed \$5,000 without the adoption of a supplemental resolution; and

BE IT FURTHER RESOLVED, that the Mayor and City Clerk is hereby authorized and directed to execute a contract on behalf of the City of Clifton, and that the original of this resolution award the contract above referred to be placed on file and made available for the inspection at the Office of the City Clerk of the City of Clifton; and

BE IT FURTHER RESOLVED, that no services and/or goods shall commence prior to execution of a contract prepared by the Law Department.

RESOLUTION 034-26

RESOLUTION AMENDING THE BY-LAWS OF THE CLIFTON CABLE ADVISORY TELEVISION COMMITTEE (REVISING SECTION 4. MEETINGS)

WHEREAS, the By-laws of Clifton Cable Advisory Television Committee were previously approved by the Mayor and Municipal Council; and

WHEREAS, the Committee wishes to make a revision by changing the following section:

City of Clifton

Cable Advisory Television Committee Bylaws

...

Section 4. Meetings

- a. General committee meetings will be held quarterly in March, June, September and December on the fourth Wednesday at 7:00PM in the Conference Room 101 in Clifton City Hall.
- b. When the fourth Wednesday of the month falls on a holiday, the general meeting will be held on the following Wednesday.
- c. A schedule of general meetings will be supplied to the City Clerk by January 1st of each year.
- d. Special meetings may be called by the Chair or by a majority of the committee members, petitioning the secretary in writing. Special meetings may be in person or by Zoom and is decision of Chair or whoever calling special meeting.
- e. Unless for emergent issues, at least 3 days written communication shall be given for a special in person meeting or zoom call.
- f. Any schedule meeting may be changed by majority vote of the committee taken at a prior meeting.

DELETE section g.

...

NOW THEREFORE BE IT RESOLVED, that the Mayor and Municipal Council of the City of Clifton hereby approve and accept the revised Bylaws of the Clifton Cable Advisory Television Committee and all other provisions of the above-entitled bylaws are not further amended and remain unchanged and in full force and effect.

RESOLUTION 035-26

RESOLUTION FOR APPOINTMENT OF A MEMBER TO THE ADVISORY COMMITTEE ON CIVIL RIGHTS

WHEREAS, the Mayor and Council of the City of Clifton, County of Passaic, State of New Jersey are in receipt of an application from Timothy DaGiau to become a Member of the Civil Rights Committee to begin his two-year term on 1/20/2026 through 12/31/2027;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Municipal Council of the City of Clifton, County of Passaic, State of New Jersey that Timothy DaGiau be and is hereby appointed to the Civil Rights Committee commencing 1/20/2026.

RESOLUTION 036-26

RESOLUTION RE-APPOINTING TWO MEMBERS OF THE CLIFTON ZONING BOARD OF ADJUSTMENT

WHEREAS, Alessia Eramo and George Foukas’ terms as Members of the Clifton Zoning Board of Adjustment expired on December 31, 2025;

WHEREAS, the Council held interviews with six potential candidates for the two member positions on January 13, 2026;

WHEREAS, the Council re-appointed Alessia Eramo and George Foukas as members of the Zoning Board of Adjustment;

BE IT RESOLVED, by the Mayor and Municipal Council of the City of Clifton, that Alessia Eramo and George Foukas are hereby re-appointed as Members of the Zoning Board of Adjustment, for a term of four years, commencing January 13, 2026 through December 31, 2029.

RESOLUTION 037-26

DESIGNATION OF OFFICIAL NEWSPAPERS

WHEREAS, the City of Clifton, County of Passaic, State of New Jersey, designate The Herald Newspaper and The Record Newspaper as the official newspapers of the City of Clifton; and

WHEREAS, P.L. 2025, c. 72 requires that starting March 1, 2026, municipalities publish their public notices on the municipal website and the State website once available;

NOW, THEREFORE, **BE IT RESOLVED**, that the City of Clifton, County of Passaic, State of New Jersey, public notices will be available at <https://www.cliftonnj.org/527/Public-Notices> starting March 1, 2026, in compliance with P.L. 2025, c. 72.

RESOLUTION 038-26

**RESOLUTION OF CONGRATULATIONS UPON RETIREMENT –
DEREK L. FOGG
POLICE SERGEANT**

WHEREAS, on January 1, 2026, Police Sergeant, Derek L. Fogg, officially retired from his position with the City of Clifton; and

WHEREAS, he was appointed as a Police Officer on August 24, 1999 and his retirement will conclude an 26 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

**DEREK L. FOGG
POLICE SERGEANT**

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 **DEREK L. FOGG**.

RESOLUTION 039-26

**RESOLUTION OF CONGRATULATIONS UPON RETIREMENT –
WILLIAM GUMANN
SUPERVISOR OF PUBLIC WORKS**

WHEREAS, on January 1, 2026, Supervisor of Public Works, William Gumann, officially retired from his position with the City of Clifton; and

WHEREAS, he was appointed as a Laborer on October 1, 1982 and his retirement will conclude an 43 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

**WILLIAM GUMANN
SUPERVISOR OF PUBLIC WORKS**

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 **WILLIAM GUMANN**.

RESOLUTION 040-26

**RESOLUTION OF CONGRATULATIONS UPON RETIREMENT –
CAROLYN BONDONNA
TECHNICAL ASSISTANT TO THE CONSTRUCTION OFFICIAL**

WHEREAS, January 1, 2026, Technical Assistant to the Construction Official, Carolyn Bondonna, officially retired from her position with the City of Clifton; and

WHEREAS, she was appointed as a Keyboarding Clerk 1 on July 7, 2008 and her retirement will conclude a 17 year career in service to the public and the City of Clifton; and

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

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

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

**CAROLYN BONDONNA
TECHNICAL ASSISTANT TO THE CONSTRUCTION OFFICIAL**

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

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

RESOLUTION 041-26

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 Update of Liability Claims – July 1, 2025 to December 31, 2025
- CON-2 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 January 20, 2026 at which time, said subject(s) shall be discussed; and

BE IT FURTHER RESOLVED, that the discussion held at such closed session can be disclosed to the public on or about the time the matter is concluded.

LICENSES

L-1 Hookah Engineer 2

RESOLUTION FOR PRELIMINARY APPROVAL
FOR M & M LLC
T/A HOOKAH ENGINEER 2
ADDRESS 1072 MAIN AVE CLIFTON, NJ 07011
TYPE OF FOOD ESTABLISHMENT INTENDED GROCERY
FORMERLY OR NEW NEW
ZONE B-C
PERMITTED YES
VARIANCE REQUIRED NO
FINAL APPROVAL WILL BE ISSUED PENDING APPROVAL OF THIS RESOLUTION.
FURTHER PROCESSING AND APPROVAL OF VARIOUS CITY DEPARTMENTS.

L-2 Clifton's Best Pizzeria Monte

RESOLUTION FOR PRELIMINARY APPROVAL
FOR GMFOODS LLC
T/A CLIFTON'S BEST PIZZA MONTE
ADDRESS 849 CLIFTON AVE CLIFTON, NJ 07013
TYPE OF FOOD ESTABLISHMENT INTENDED RESTAURANT – CONTINUED USE
FORMERLY OR NEW SAL'S DELI & PIZZA
ZONE B-C
PERMITTED YES
VARIANCE REQUIRED NO
FINAL APPROVAL WILL BE ISSUED PENDING APPROVAL OF THIS RESOLUTION.
FURTHER PROCESSING AND APPROVAL OF VARIOUS CITY DEPARTMENTS.

L-3 Lechon O'Clock

RESOLUTION FOR FINAL APPROVAL
BE IT RESOLVED, THAT THE APPLICATION OF LECHON O'CLOCK LLC T/A LECHON O'CLOCK
for permission to conduct a: CATERER – NEW
for a period ending January 31, 2027 on the premises known as:
313 RUTHERFORD BLVD CLIFTON, NJ 07014
be and the same is hereby approved and licenses so issued in the compliance with the approval of
the Board of Health, Fire Department, Police and Zoning Officer.

ADJOURNMENT

Upon a Motion made by Councilman D'Amato, seconded by Councilman Latona, the meeting was adjourned at 10:03 p.m.

Respectfully Submitted,

Kathleen Tolosi, City Clerk

Raymond Grabowski, Mayor

ITEM NUMBER:

ITEM NAME: Approval of Executive Meeting Minutes of February 17, 2026

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER:

ITEM NAME: Approval of Workshop Meeting Minutes of February 17, 2026

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📎 minutes	2/25/2026	Cover Memo

**CITY OF CLIFTON
WORKSHOP MEETING MINUTES
FEBRUARY 17, 2026**

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.

6:00 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 Special Meeting Notice of regularly scheduled meetings of the Municipal Council for the year 2026 which was published as legal advertisements in the Herald News on February 4, 2026, and was additionally advertised in the Record on February 4, 2026. Further notice of this meeting was given on Friday prior to the meeting by posting 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) Absent
Councilwoman Pino	(RP) Arrived at 6:28 PM
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)

A presentation and public hearing by Triad Associates regarding the Green Acres Project Public Hearing began at 6:00 PM. From Triad who are the grant writers for the city, Stephania Gonzalez and Ryan MacNeill, via Zoom, presented the scope of the project and the environmental assessment provided by CME Associates. The proposal for Surgent Park at 963 Valley Road includes a renovation of the field house, installation of ADA compliant restrooms, replacement of the baseball/softball fields, replacement of the scoreboards, rehabilitation of batting cages, playground equipment replacement, resurfacing of the tennis courts, a new sports lighting system, replacement of the park identification sign, an ADA compliant walkway, fence replacements including new perimeter fencing, stormwater management basins, new picnic tables, new trash receptacles throughout the park, and new parking along Pino Court. Councilwoman Sadrakula stated the tennis courts were resurfaced in the last five or six years, and she asked Mr. MacNeill if he had personally inspected the site. He responded that he has not. She requested contact with the engineer who recommended the resurfacing. Mr. MacNeill continued with his presentation. He reminded the council the need is to capitalize on full funding for a renovation of this size. The scope of the project may be scaled down after the funds are received. Councilman Latona commented on the great opportunity the city will have by receiving this grant. The environmental impacts assessment findings note the project is designed to minimize the impact on the surrounding area and preserve existing natural resources and vegetative cover. All remaining improvements will be contained to previously disturbed or maintained areas within the park. There will be landscaping improvements in and around the parking areas. The DEP Stormwater Management ruling determines this as a major project. The short-term impacts for this project are construction, minor air quality contamination, some traffic impacts, temporary visual impacts, public access restrictions during construction, and sediment control barriers. Long-term impacts will be an increase in impervious coverage due to new parking spaces and new recreational surfaces. The four (4) alternatives were noted for the council, no changes, full reconstruction, partial reconstruction, and off-site facility development. Councilwoman Sadrakula asked how many parking spaces are being added along Pino Court, and Mr. MacNeill responded there will be 23 spaces. Councilwoman Sadrakula requested the number of current spaces available now, and Mr. MacNeill responded the current conversion of old spaces to new is about 2:1. Additionally she requested to know if funds could be distributed differently if there is found to be a different part of the project that needs more funding than another. It was noted that once the grant is received, the scope of the project may change to distribute the funds properly. Councilman Latona requested to know what the estimated time frame for the project is. Council was provided with the knowledge that this is a potential 2027 project. Survey, design and permitting must happen before construction may begin. When shovels are in the ground, it is likely to be several months to complete. Councilman Kolodziej asked if the application can be amended, and what the likelihood of receiving all the funds we apply for. Mr. MacNeill responded that the major things of course could not be amended at this time. The funds could be reduced; however, he is confident the city should receive over \$1 Million. The first step after the proposal is submitted and accepted is to figure out what items from the scope of work can be removed to even out the total of the project. Councilman Kolodziej noted that the Little League teams use these fields and facilities, and it is a great project. He also asked if the Hamilton House could potentially be moved to the City Hall property after the project starts. Mr. MacNeill replied that there can be a 2nd phase of the project to include that, and it can be done through Green Acres or with another grant agency. Councilwoman Sadrakula requested to know when the grants are awarded, and she was provided the information that they may be awarded in September. The council thanked Mr. MacNeill and Ms. Gonzalez for their presentation. No one from the public had any comments at this time.

A hearing before the city council took place regarding a new Entertainment License application for Dante's Place LLC, at 955 Valley Road, Clifton, NJ 07013. Vincent Russo, who owns the establishment and the liquor license, answered questions from legal and from the council members regarding his business operations, hours, and times of entertainment that he applied for. He noted to the council that his intent is to have entertainment on Wednesdays, Thursdays or Fridays between 6:00 PM and 10:30 PM with a three-piece amplified band. A resident within 200 feet of the establishment spoke regarding noise in the parking lot and a fear of amplified instruments, and a stipulation was added by council to have staff control patrons exiting the premises to be respectful of the neighbors. Additionally, the business owner offered the resident his phone number to resolve any issues. Councilwoman Pino motioned, and Councilman Latona seconded approval of the application.

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

ACTION ITEMS

- A-1 Authorization to Approve Permission to Advertise for Bids for On-Call Emergency Sewer Repair Services (R063-26)
- Approved: BG/JK.
- A-2 Authorization to Approve the Fire Station #6 Remedial Action - City Engineer Request Endorsement and Filing of Deed Notice for Area of Concern
- Approved: MS/JK.
- A-3 Authorization to Approve Display of Fireworks on July 4, 2026 for the City of Clifton by Serpico Pyrotechnics, LLC (R064-26)
- Approved: JK/JP.
- A-4 Authorization to Approve Contract for Geese Control Services for the City of Clifton to Geese Chaser North Jersey LLC for Year 2026 (R065-26)
- Approved: AL/MS.
- A-5 Authorization to Approve Solicitation of Informal Quotations for a Food and Beverage Concession at Anzaldi Park for the City of Clifton Recreation Department (R066-26)
- Approved: AL/JK.
- A-6 Authorization to Approve the Advertisement of Notice of Intent for Purchase and Installation of Splash Pad for Nash Park for City of Clifton Recreation Department via Sourcewell National Cooperative Contract (R067-26)
- Approved: MS/JK.
- A-7 Authorization to Approve Professional Engineering Services Contract to LAN Associates for Construction Management Engineering Request in Connection with the Nash Park Improvements Project (R068-26)
- Approved: MS/AL.
- A-8 Authorization to Approve the Purchase of Multiple Products from Atlantic Tactical of NJ off of the NJ State Contract Purchasing Program Pursuant to NJSA 40A:11-12a for Clifton Police Department (R069-26)
- Approved: MS/AL.
- A-9 Authorization to Approve Award of Contract for Language Interpretation and Translation Services to Language Line Services (Police Department) (R070-26)
- Approved: JK/JP.
- A-10 Authorization to Approve Award of Contract to Spectrotel Holding Company, LLC for Terrestrial Communication Phone Lines for City of Clifton (R071-26)
- Approved: MS/AL.
- A-11 Authorization to Approve the Advertisement of Notice of Intent for Procurement of Industrial Supplies from Lawson Products for DPW via Omnia Partners National Cooperative Contract (R072-26)
- Approved: MS/AL.
- A-12 Authorization to Approve Awarding Contract to Fairfield Maintenance, Inc. off of NJ State Contract for Maintenance and Repairs to Gasoline Fueling Site at City Hall to Meet NJDEP Regulations Pursuant to NJSA 40A:11-12a (R073-26)
- Approved: JK/AL.
- A-13 Authorization to Approve Amendments to Chapter 425, Article I Regarding Officer Towers (R074-26 & O8086-26)

Approved: JK/AL.

- A-14 Authorization to Approve Entry into and Execution of a Service Agreement with Bergen Risk Managers, Inc, An Acrisure Partner Agency, for Administration of Liability Self-Insurance Program Claims for Period of 1/1/26-12/31/26 (R076-26)

Approved: MS/AL.

- A-15 Authorization to Approve Renewal of Limousine License - VIP Service Limo, LLC (R077-26)

Approved: AL/BG.

- A-16 Authorization to Approve Renewal of Limousine License - GMS Luxury Transportation, LLC (R078-26)

Approved: AL/BG.

- A-17 Authorization to Approve Renewal of Limousine License - AKS Luxury Ride, LLC (R079-26)

Approved: AL/BG.

- A-18 Authorization to Approve Renewal of Limousine License - Gio Rides, LLC (R080-26)

Approved: AL/BG.

- A-19 Authorization to Approve Renewal of Limousine License - ASAP Limousine, LLC (R081-26)

Approved: AL/BG.

- A-20 Authorization to Approve Renewal of Limousine License - Thovamax Limo Corp. (R082-26)

Approved: AL/BG.

- A-21 Authorization to Approve Renewal of Limousine License - Leonardo Cruz, LLC (R083-26)

Approved: AL/BG.

- A-22 Authorization to Approve Renewal of Limousine License - Clifton Taxi Limo & Car Service, LLC (R084-26)

Approved: AL/BG.

- A-23 Authorization to Approve an Application to Become an Alternate Member of Clifton Action Committee - Montclair Heights (R085-26)

Approved: MS/RP.

- A-24 Authorization to Approve the Clifton Public Housing Agency to Utilize the Small Area Fair Market Rent Rule and to Change the Payment Standards for the Section 8 Voucher Program for 2026 (R087-26)

Approved: JK/BG.

- A-25 Authorization to Approve an Ordinance to Amend, Revise and Supplement Chapter 439 of the Code of the City of Clifton, Entitled "Vehicles and Traffic," More Particularly Section 439-33 Thereof, Entitled "Speed Limits Established" (Amends Speed Limit to 25 MPH on Both Sides of Delawanna Avenue (County Road 610) from Main Avenue to River Road) (O8081-36)

Approved: JK/AL.

- A-26 Authorization to Approve an Ordinance to Amend, Revise and Supplement Chapter 349 of the Code of the City of Clifton Entitled "Parking on Residential Streets," More Particularly Section 349-2 Thereof, Entitled "Restricted Streets" (Rescinds Permit Parking on Larkspur Lane from Urma Avenue to Pershing Road) (O8082-26)

Approved: BG/JK.

A-27 Authorization to Approve Black History Month Flag Raising on Saturday, February 28, 2026 at 1:00pm-3:00pm

Approved: RP/CD.

A-28 Authorization to Approve the Christian Flag Raising on Saturday, March 21, 2026 at 2:00pm-4:00pm

Approved: RP/CD.

A-29 Authorization to Approve Palestinian Flag Raising on Saturday, June 6, 2026 at 1:30pm-3:30pm

Approved: RP/CD.

A-30 Authorization to Approve Philippine Flag Raising on Saturday, June 13, 2026 at 11:00am-1:00pm

Approved: RP/CD.

A-31 Authorization to Approve Pakistan Flag Raising on Friday, August 14, 2026 at 6:00pm- 8:00pm

Approved: RP/CD.

A-32 Authorization to Approve the Dominican Republic Flag Raising on Saturday, August 15, 2026 at 12:30pm - 2:30pm

Approved: RP/CD.

A-33 Authorization to Approve the Polish Flag Raising on Saturday, October 3, 2026 at 3:00pm - 5:00pm

Approved: RP/CD.

A-34 Authorization to Approve the Little Free Pantry Flag Raising on Saturday, October 24, 2026 at 11:00am - 1:00pm

Approved: RP/CD.

DISCUSSION ITEMS/NEW BUSINESS

- D- 1 Axon Body Camera Funding Status (2026 - 2031)
- D- 2 Capital Bonding Projects - City Manager
- D- 3 Triad's Grant Program
- D- 4 Clifton Adult Opportunity Center
- D- 5 (LATE ITEM - Bid due 2/17/26) School Crossing Guard Bid

COUNCIL MAIL

- CM- 1 Letter from Traffic Safety Council Regarding Clifton High School Traffic
- CM- 2 2025 Annual Report from the Advisory Committee on Civil Rights
- CM- 3 Special Improvement Districts (SIDs) Tax Rate for 2026
- CM- 4 Trust Fund Balances Provided by Interim CFO

CONFIDENTIAL ITEMS/CLOSED SESSION

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

- CON-1 Pending Litigation ~ Rader v. City of Clifton, PAS-L-156-24
- CON-2 Potential Litigation ~ City Manager Reimbursement and Council Health Benefits Issues
- CON-3 (LATE ITEM Bid due 2/17/26) Personnel ~ School Crossing Guard Bid
- CON-4 (TBD LATE ITEM) Litigation ~ Buttimore v. City of Clifton, Docket No. PAS-L-3194-23
- CON-5 Personnel ~

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

ITEM NUMBER: C- 1

ITEM NAME: Stefanie Henry, Manager, resigned position Supervising Payroll Clerk, effective February 16, 2026.

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: C- 2

ITEM NAME: Michel Lapczynski, Public Works, resigned position of Laborer 1, effective February 18, 2026.

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: C- 3

ITEM NAME: Meeting Minutes of the Individuals with Disabilities on 02-09-2026

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: C- 4

ITEM NAME: Meeting Minutes of the Advisory Board of Recreation on 01/05/2026

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: C- 5

ITEM NAME: Meeting Minutes of the Clifton Traffic Safety Committee on 01/15/26
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ITEM NUMBER: O- 8081-26

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 439-33 Thereof, Entitled "Speed Limits Established" (Amends Speed Limit to 25 MPH on Both Sides of Delawanna Avenue (County Road 610) from Main Avenue to River Road)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📎 ordinance	2/10/2026	Cover Memo

**CITY OF CLIFTON
ORDINANCE #8081-26**

AN ORDINANCE TO AMEND, REVISE, AND SUPPLEMENT CHAPTER 439 OF THE CODE OF THE CITY OF CLIFTON, ENTITLED "VEHICLES AND TRAFFIC," MORE PARTICULARLY SECTION 439-33 THEREOF, ENTITLED "SPEED LIMITS ESTABLISHED" (AMENDS SPEED LIMIT TO 25 MPH ON BOTH SIDES OF DELAWANNA AVENUE [COUNTY ROAD 610] FROM MAIN AVENUE TO RIVER 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 439-33 thereof, entitled "Speed Limits Established," is hereby amended, revised and supplemented to amend the speed limit at the following location:

Name of Street	Speed Limit (mph)	Limits
Delawanna Avenue (County Road 610)	25	From Main Avenue to River Road the northerly Clifton line

* * *

2. All other provisions of said Chapter and Section shall remain and in full force and effect and are not amended hereby.
3. This ordinance shall take effect after final passage and publication as required by law, and by adoption of a concurrent resolution by the County of Passaic.

Introduced: February 17, 2026

Adopted: _____

Raymond Grabowski, Mayor

Kathleen Tolosi, City Clerk

ITEM NUMBER: O- 8082-26

ITEM NAME: An Ordinance to Amend, Revise and Supplement Chapter 349 of the Code of the City of Clifton Entitled "Parking on Residential Streets," More Particularly Section 349-2 Thereof, Entitled "Restricted Streets" (Rescinds Permit Parking on Larkspur Lane from Urma Avenue to Pershing Road)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
 ordinance	2/10/2026	Cover Memo

**CITY OF CLIFTON
ORDINANCE #8082-26**

AN ORDINANCE TO AMEND, REVISE AND SUPPLEMENT CHAPTER 349 OF THE CODE OF THE CITY OF CLIFTON, ENTITLED "PARKING ON RESIDENTIAL STREETS," MORE PARTICULARLY SECTION 349-2 THEREOF, ENTITLED "RESTRICTED STREETS" (RESCINDS PERMIT PARKING ON LARKSPUR LANE FROM URMA AVENUE TO PERSHING ROAD)

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

1. Chapter 349 of the Code of the City of Clifton, entitled "Parking on Residential Streets," more particularly Section 349-2 thereof, entitled "Restricted Streets," is hereby amended to delete the following location(s):

<u>Name of Street</u>	<u>Side</u>	<u>Hours/Days</u>	<u>Location</u>
Larkspur Lane	North	8 am to 11 am	From Urma Ave to
		Monday through Friday	Pershing Road

2. The Chief of Police is hereby directed to have related signs removed.
3. All ordinances or parts of ordinances inconsistent herewith are hereby repealed as to such inconsistency only.
4. This ordinance shall take effect after final passage and publication as required by law.

Introduced: February 17, 2026

Adopted: _____

Raymond Grabowski, Mayor

Kathleen Tolosi, City Clerk

ITEM NUMBER: O- 8083-26

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 Sction 439-38 Thereof, Entitled "Handicapped Parking on Streets for Private Residences" (Adds 9 Restricted Handicapped Spaces)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📎 ordinance	2/11/2026	Cover Memo

**CITY OF CLIFTON
ORDINANCE #8083-26**

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 9 RESTRICTED HANDICAPPED SPACES)

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

1. Whenever any words and phrases are used herein, the meanings respectively ascribed to them in Subtitle 1 of Title 39 of the Revised Statutes of New Jersey shall be deemed to apply to such words and phrases.

Section 439-38. Handicapped parking on streets for private residences:

In accordance with the provisions of N.J.S.A. 39:4-197.6, the following on-street locations in front of private residences occupied by a handicapped person if a windshield placard or wheelchair symbol license plates have been issued for a vehicle owned by the handicapped person, or by another occupant of the residence who is a member of the immediate family of the handicapped person, by the Division of Motor Vehicles pursuant to the provisions of N.J.S.A. 39:4-204 et seq., provided such parking is not otherwise prohibited and the permitting thereof would not interfere with the normal flow of traffic, are designated as handicapped parking spaces for the exclusive use by the person issued the New Jersey license plate shown below. No other person shall be permitted to park in these spaces.

A. Application shall be made to the Police Department for such restricted handicapped parking space, and the applicant shall pay a one-time administrative fee of \$150.00 to cover the costs of processing such application and individualized sign, made payable to the City of Clifton.

Name of Street	Location	Initial Permit Number
46 Burgh Avenue (Apt B1)	North side, beginning at a point in front of utility pole 618836C and extending 22 feet westerly therefrom	P3121831
4 Grace Avenue	North side, beginning at the easterly property line, extending 22 feet west therefrom	P3101866
22 Grace Avenue	North side, beginning at the eastern property line, extending 22 feet west therefrom	P3055219
85 Harding Avenue	South side, beginning at the western edge of property line, extending 22 feet east therefrom	P2999708
24 Kenyon Street	South side, beginning at the western property line, extending 22 feet east therefrom	P3124141
58 Mina Avenue	North side, beginning at the eastern property line, extending 22 feet west therefrom	P3055164
55 Montclair Avenue	South side, beginning at the eastern property line, extending 22 feet west therefrom	P2775637
52 Rosalie Avenue	North side, beginning at the western edge of the driveway, extending 22 feet west therefrom	P3101821
69 Van Riper Avenue (space on Schoonmaker Place)	East side, beginning at the north edge of the driveway, extending 22 feet northerly therefrom	P3121999

2. The Chief of Police is hereby directed to have the proper signs calling attention to the provisions of this ordinance erected or placed upon said streets at said locations.

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

Introduced: February 17, 2026

Adopted: _____

Raymond Grabowski, Mayor

Kathleen Tolosi, City Clerk

ITEM NUMBER: O- 8084-26

ITEM NAME: An Ordinance to Amend, Revise and Supplement Chapter 439 of the Code of the City of Clifton, Entitled "Vehicles and Traffic," More Particularly Section 439-38 Thereof, Entitled "Handicapped Parking on Streets for Private Residences" (Deletes 6 Restricted Handicapped Spaces)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
 ordinance	2/11/2026	Cover Memo

**CITY OF CLIFTON
ORDINANCE #8084-26**

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 6 RESTRICTED HANDICAPPED SPACE)

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

- 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” is amended, revised and supplemented to **DELETE** the following locations:

46 Burgh Avenue (Apt C5)	North side, beginning at a point in front of utility pole 618836C and extending 22 feet westerly therefrom	P2189873
131 East 5 th Street	South side, beginning at the west edge of the driveway and extending 22 feet westerly therefrom	P1483440
26 Knapp Avenue	North side, beginning at the east driveway edge and extending 22 feet easterly therefrom	P2547432
73 Madeline Avenue	South side, beginning at the west edge of the driveway and extending 22 feet westerly therefrom	P2384HD
51 Mountainside Terrace	North side of Silleck Street, beginning 25 feet west of intersecting burb lines, extending 22 feet west therefrom	P#2490886
69 Van Riper Avenue (Space on Schoonmaker Place)	East side, beginning at the north edge of driveway and extending 22 feet northerly therefrom	P#2725552

- The Chief of Police is hereby directed to remove all signs and markings designating such location as restricted parking space for use by persons who have been issued special permits by the Division of Motor Vehicles.
- This ordinance shall take effect after final passage and publication as provided by law.

Introduced: February 17, 2026

Adopted: _____

Raymond Grabowski, Mayor

Kathleen Tolosi, City Clerk

ITEM NUMBER: O- 8085-26

ITEM NAME: An Ordinance to Amend, Revise and Supplement Chapter 439 of the Code of the City of Clifton, Entitled "Vehicles and Traffic," More Particularly Section 439-38 Thereof, Entitled "Handicapped Parking on Streets for Private Residences" (Amends 9 Handicapped Parking Placard Numbers)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
 ordinance	2/11/2026	Cover Memo

**CITY OF CLIFTON
ORDINANCE #8085-26**

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)

BE IT ORDAINED, by the Municipal Council of the City of Clifton, that the following handicapped parking placard numbers have been changed as follows:

Name of Street	Location	Initial Permit Number	New Number
132 Center Street (space on Milosh Street)	<i>No Change</i>	P2680968	P3157461
109 Clifton Avenue	<i>No Change</i>	2547573	P3055174
1330B Clifton Avenue (Space on Richfield Apartments service road parallel to Clifton Avenue)	<i>No Change</i>	P2174422	P3138896
208 Hamilton Avenue	<i>No Change</i>	NJ Reg: 4356HJ (stays the same)	NJ Reg: 4356HJ
150 Knapp Avenue	<i>No Change</i>	P2664725	P3128218
26 Olympia Street	<i>No Change</i>	P2829686	P3094496
49 Olympia Street	<i>No Change</i>	P2677066	P3155772
7C Richland Court	<i>No Change</i>	P2547470	P3157318
107 Russell Street	<i>No Change</i>	P2663037	P3055251

1. The Chief of Police is hereby directed to have the proper signs calling attention to the provisions of this ordinance erected or placed upon said streets at said locations.
2. This ordinance shall take effect after final passage and publication as provided by law.

Introduced: February 17, 2026

Adopted: _____

Kathleen Tolosi, City Clerk

Raymond Grabowski, Mayor

ITEM NUMBER: O- 8086-26

ITEM NAME: An Ordinance to Amend, Revise and Supplement Chapter 425 of the Code of the City of Clifton Entitled "Towers" More Particularly Article I Entitled "Official Towers" (Revises Storage Requirements and Establishes Penalties for Violations of the Ordinance)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
 ordinance	2/13/2026	Cover Memo

**CITY OF CLIFTON
ORDINANCE #8086-26**

**AN ORDINANCE TO AMEND, REVISE, AND SUPPLEMENT CHAPTER 425 OF
THE CODE OF THE CITY OF CLIFTON ENTITLED "TOWERS" MORE
PARTICULARLY ARTICLE I ENTITLED "OFFICIAL TOWERS" (REVISES
STORAGE REQUIREMENTS AND ESTABLISHES PENALTIES FOR VIOLATIONS
OF THE ORDINANCE)**

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

1. Chapter 425 of the Code of the City of Clifton, as titled above, is hereby amended, revised and supplemented to read as follows:

ARTICLE I

**Official
Towers**

§ 425-1. Definitions.

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

CAR CARRIER — Any motor vehicle, including a flatbed, equipped with a winch and hydraulically operated bed which slides or tilts to accommodate loading, and is designed for towing and/or transporting of vehicles, trailers, motor homes and other objects which cannot operate under their own power or for some other reason must be transported in tow, carriage or by control of another vehicle.

CITY — The City of Clifton.

IMPOUNDMENT YARD (STORAGE AREA) — Any parcel or property owned or leased by an official tower and located within the City of Clifton, or within 2.5 miles from the City Hall complex located at 900 Clifton Avenue, which has all of the following specifications:

- A. Contiguous to the official tower's place of business, except that a secondary lot may be located elsewhere within the City of Clifton or within 2.5 miles from the City Hall complex located at 900 Clifton Avenue, to accept any overflow.
- B. Adequate to store vehicles for an extended period of time.
- C. Completely encircled by a fence not less than five feet high with at least one lockable gate for ingress and egress.
- D. Access to 800 square feet of inside storage facilities to protect "police hold" vehicles.

PERSON — Includes any person, firm, partnership, association, corporation, company or organization of any kind.

TOW TRUCK — Any motor vehicle, including a wrecker or recovery vehicle, equipped with booms, winches, wheel lift or other similar equipment designed for the recovery and towing of vehicles, trailers, motor homes or other objects which cannot operate under their own power or for some other reason must be transported in the tow or control of another vehicle.

TOW TRUCK, CLASS I, STANDARD DUTY — A tow vehicle having a truck chassis with a manufacturer's rated capacity between 10,000 and 19,999 pounds gross vehicle weight.

TOW TRUCK, CLASS II, HEAVY DUTY — A tow vehicle having a truck chassis with a manufacturer's rated capacity of 33,000 or more pounds gross vehicle weight.

TOW TRUCK, CLASS III, CAR CARRIER/FLATBED — A tow vehicle having a truck chassis with a manufacturer's rated capacity of at least 10,000 pounds gross vehicle weight.

§ 425-2. Official towers to be appointed.

- A. The Municipal Council of the City of Clifton shall appoint persons engaged in the business of offering the services of a motor vehicle towing or wrecker service, whereby damaged or disabled motor vehicles are towed or otherwise removed from the place where they are damaged or disabled, by use of a tow vehicle, as defined in this article. Such persons shall be known as "official towers" and shall serve as such at the pleasure of the Municipal Council of the City. No official tower shall subcontract any work to be performed by him for the City without having first obtained prior written approval from the Municipal Council. Any official tower who subcontracts work shall remain liable for any violation by the subcontractor of this article. The official tower shall tow the vehicle to any location within the City of Clifton requested by the owner or operator of the vehicle, provided that payment is made to the tower at the time of the tow.
- B. The list of designated official towers containing the company name, address, telephone number and maximum towing fees shall be printed and circulated in the City of Clifton pursuant to N.J.S.A. 40A:11-5(u). The list shall be available for inspection in the office of the City Clerk by any member of the general public upon request.
- C. Any person or entity desiring to be appointed or reappointed as an official tower shall on an annual basis, file with the Clifton Police Department an application on a form furnished by the Clifton Police Department. Applications for appointment and reappointment must be submitted by January 15 of each year and the appointment/reappointment term shall run from March 1 to the last day in February each year. At the conclusion of the initial one-year term, any official tower who did not have any suspensions for violations of this Article shall automatically have their appointment renewed for a second one-year term. At the conclusion of the second one-year term, any official tower who did not have any suspensions for violations of this Article during the second one-year term shall automatically have their appointment renewed for a third one-year term. Any official tower who has been suspended for violations of this Article shall not have their appointment automatically renewed and shall only be reappointed subject to Council approval. The appointment of any official tower who did not have any suspensions for violations of this Chapter shall expire at the conclusion of their third one-year term. Following the conclusion of the third one-year term, all official towers will need to apply to the Municipal Council for reappointment. The Clifton Police Department shall process the application and issue a checklist stating whether the applicant meets the minimum requirements to qualify as an official tower under this article. Applicants who meet the minimum requirements to qualify as an official tower under this article shall be submitted to the Municipal Council for consideration for appointment or reappointment as an official tower.
- D. Each applicant seeking to be appointed or reappointment as an official tower shall pay to the City of Clifton an application fee of \$200 to offset the costs incurred by the City in processing the application, conducting the required investigations and inspections of the applicant's facilities.
- E. The number of official towers shall not exceed four official towers at anytime. At least two towers shall be capable of performing heavy duty tows.
- F. In the event the City receives more than four complete applications for appointment that meet all of the minimum criteria as an official tower, the following criteria shall be utilized by the Municipal Council in the selection process: towing capacity, size of fleet that will service Clifton, years in business, location in Clifton, and closest proximity to City Hall, and any history of suspensions relating to any violations of this Article.

§ 425-3. Services to be furnished.

Official towers shall furnish adequate and proper wrecking, towing, storage and emergency repair services to motor vehicles within the limits of the City, with the exception of motor vehicles on toll roads, when requested to do so by the City.

§ 425-4. Request for services; rotation lists.

- A. The City shall request such services from each official tower in rotation. When called, the official tower shall advise the dispatcher if a tow vehicle is available and the estimated time of arrival. If no tow vehicle is available or if the estimated or actual time of arrival exceeds 30 minutes, the next official tower in rotation shall automatically be called, and the original tower called shall be placed at the bottom of the rotation list and be subject to a suspension to be imposed by the Chief of Police or his designee as set forth in § 425-19.
- B. There shall be two rotation lists established; one of such lists being composed of all official towers and the other such list being composed of those official towers having Class II tow vehicles capable of towing motor vehicles weighing in excess of four tons. Class III carrier/flatbed tow vehicles shall be considered the same as Class I tow vehicles for purposes of the rotation list.

§ 425-5. Requests for service to nonofficial towers.

The City shall request such service only from official towers in instances where an emergency or road hazard exists and in instances where the vehicle to be towed is subject to a police investigation. In all other instances, the owner of the motor vehicle in need of such services may request said services from any other available source.

§ 425-6. Requests to be made by certain officials.

All requests for service shall be made by the City Manager, Chief of Police, Fire Chief, City Engineer, DPW Director or their designees.

§ 425-7. Minimum vehicle requirements.

- A. Every official tower shall maintain and have available to render services required by this article a minimum of one Class I tow vehicle. To qualify for inclusion on the rotation list established in § 425-4 of this article for towing of vehicles having a weight in excess of four tons, an official tower shall maintain and have available a minimum of one Class II tow vehicle. There shall be no minimum requirement for Class III tow vehicles, any official tower having such a vehicle shall be called upon in normal rotation order if a tow vehicle in the Class III category is needed for a tow of a vehicle under four tons.
- B. Vehicle classes.
- (1) Class I tow vehicle: Each Class I tow vehicle must be equipped with a boom or winch assembly mounted on the chassis, a dolly assembly, a tow sling or wheel lift assembly and at least 100 feet of either three-eighths-inch or seven-sixteenths-inch cable attached to a motor-driven winch.
 - (2) Class II tow vehicle: Each Class II tow vehicle must be equipped with a complete boom or winch assembly mounted on the chassis having a manufacturer's winch or boom rating of at least 50 tons, a tow sling or wheel lift assembly, an air supply so constructed as to supply air to disabled vehicles and at least 200 feet of one-half-inch or larger cable attached to each motor-driven winch.
 - (3) Class III tow vehicle: Each Class III tow vehicle must be equipped with a winch or hydraulically operated bed which slides or tilts to accommodate transporting of vehicles.

§ 425-8. Equipment requirements.

- A. Every class tow vehicle shall be equipped with the following:

- (1) At least one amber rotating beacon or strobe light mounted on the highest practical location of the tow vehicles, visible from 360° when in use and visible at a minimum distance of 500 feet during daylight hours.
 - (2) One snatch block per winch.
 - (3) Safety tow lights or magnetic tow lights for towing vehicles at night, amber colored.
 - (4) Extra chains and cables for pulling or securing a towed vehicle.
 - (5) At least one heavy-duty broom, a shovel, a crowbar or prybar, a set of jumper cables, a flashlight, one two-pound or larger fire extinguisher of dry chemical type, one dozen flares or similar warning devices for placement at the scene of an accident or behind a disabled vehicle, at least 10 pounds of dry sand or a drying compound for gasoline and oil spilled onto the roadway and a sufficient quantity and types of tools to enable the tow vehicle operator to perform proper and adequate emergency repair services for the tow.
- B. Every tow vehicle shall comply with any and all state, federal and local laws, regulations and ordinances pertaining to safety, lighting and towing equipment requirements and shall be subject to inspection by the Chief of Police or his/her designee at any time. No changes may be made in said vehicles or equipment unless prior written approval is obtained from the City.
- C. Every tow vehicle shall have the name of the official tower displayed on the tow vehicle in such manner and of such lettering as conforms to the provisions of N.J.S.A. 39:4-46.

§ 425-9. Personnel requirements.

- A. Official towers shall have available, at all times, a minimum of two persons to provide the services required by this article. All persons employed by official towers to provide the services required by this article shall meet the following requirements and be subject to the following regulations. They shall:
- (1) Be competent mechanics.
 - (2) Have a valid driver's license having no restrictions or conditional endorsements other than a condition requiring the wearing of eyeglasses.
 - (3) Be mentally alert and present a neat appearance at all times.
 - (4) Obey all traffic laws and regulations.
 - (5) Be subject to inspection by the Chief of Police of the City or his/her designee and shall be approved by the Chief or his/her designee prior to rendering any services required by the terms hereof. Such approval shall be evidenced by an identification card issued by the Clifton Police Department, which card shall be carried by all tow vehicle drivers and presented upon request to any police officer.
 - (6) Be fingerprinted by the Clifton Police Department or its designee. The fingerprints must be clear and readily classifiable as determined in the sole discretion of the Chief of Police of the City of Clifton or his/her designee.
 - (7) Not have been convicted of a crime nor had their driving privileges suspended or revoked within the last five years, for any reason other than unpaid parking tickets pursuant to the Parking Offenses Adjudication Act, or administrative suspension for any minor nonmoving violation.
- B. All fees for fingerprinting and/or background checks shall be paid by the applicant.
- C. Any official tower who fails to comply with the personnel requirements set forth in this section shall be subject to a suspension to be imposed by the Chief of Police or his designee as set forth in § 425-19 without any warning being first given.

§ 425-10. Storage areas to be maintained.

- A. All vehicles towed by an official tower must be stored at their primary approved location within the City of Clifton, or within a primary approved location within 2.5 miles from Clifton City Hall, which is located at 900 Clifton Avenue, Clifton, New Jersey 07013.
- B. ~~Every official tower shall maintain an inside protected building storage area capable of storing a minimum of four passenger vehicles, which storage area shall contain a minimum area of 800 square feet at their primary approved location. Any official tower having an inside protected storage area capable of storing a minimum of four passenger vehicles and a minimum area of 800 square feet at their primary approved location shall be required to accept and store in the inside protected building storage area vehicles required by the Police Department held in such a secure area for preservation of evidence purposes. An official tower having such an indoor storage area will be compensated by the City of Clifton the sum of \$35.00 per calendar day for each day that the inside storage is required. Any official tower that does not have an indoor storage area will be skipped and lose their turn in the rotation on any tows where indoor storage is required.~~
- C. Every official heavy duty tower shall maintain an outside protected storage area capable of storing a minimum of 40 passenger vehicles and two tractors and trailers. Every official light duty tower shall maintain an outside protected storage area capable of storing 40 passenger vehicles.
- D. The driveways leading to and from the storage area and 25 feet beyond the gate the width of the driveway shall be paved and maintained in good condition.
- E. Every official tower shall provide the City of Clifton with proof of ownership of its storage facilities in the form of a deed or leasehold rights to the storage facilities in the form of a written lease agreement between the official tower and its landlord/property owner. The lease term shall not expire until at least three months past the term of the official tower's appointment/reappointment.
- F. Official towers shall be required to have a business office open to the public between the hours of 8:00 a.m. to 5:00 p.m. at least five days per week excluding holidays.

§ 425-11. Report to be filed.

- A. Within 24 hours after an official tower is requested to render service to the City, the official tower shall file a report with the Police Department of the City setting forth the following information:
- (1) Make of the vehicle.
 - (2) License number of the vehicle.
 - (3) Motor number of the vehicle.
 - (4) Number of tires on the vehicle.
 - (5) A description of all tools and other personal property which is found in the vehicle.
 - (6) A description of the general condition and any damage of the vehicle.
 - (7) If the vehicle was towed, the place from which it was towed and the place to which it was towed.
 - (8) If the vehicle was stored, the place where it was stored.
 - (9) All other necessary and pertinent information requested by the Police Department of the City.
- B. Each month, every official tower shall forward copies of all invoices for services rendered in its capacity as an official tower for the preceding month to the Chief of Police or his/her designee. Each invoice shall include the following information: date of service, time of service, type of service performed, distance to and from tower's

base of operation to accident scene or location of stolen vehicle and rate charged for towing service, in addition to a description of the storage facility towed to (inside building, outside secured or outside unsecured) and the number of spaces located within said storage facility.

§ 425-12. Rates.

- A. Within 10 days following original appointment as an official tower, or upon the adoption of this article, whichever is later, said official tower shall file with the City the official tower's rates for services to be rendered or materials to be supplied in accordance with the terms of this article. Said official tower shall file with the City any changes in said rates within 30 days prior to initiating the same.
- B. All rates charged by official towers for services rendered or materials supplied shall be fair and equitable.
- C. In accordance with N.J.S.A. 40:48-2.49 et seq., the City of Clifton hereby establishes the following schedule of fees and other charges which an official tower may charge for towing and storage of motor vehicles. Official towers shall not charge a fee in excess of the following enumerated rates:
 - (1) Road service.
 - (a) Light duty, up to 10,000 pounds: \$150/hour plus parts.
 - (b) Medium/heavy duty, 10,001 pounds and above: \$200/hour plus parts.
 - (2) Towing - basic.
 - (a) Light duty, up to 10,000 pounds: \$155 hook-up.
 - (b) Medium duty, 10,001 to 16,000 pounds: \$300/hour.
 - (c) Heavy duty, 16,001 pounds and above: \$500/hour.
 - (d) Decoupling fee (if tow is not performed): 1/2 of basic rate.
 - (3) On-hook mileage, light-duty: \$7 per loaded mile. No mileage charges for any tow that originates within the City limits when the vehicle is taken to an official towers yard. Mileage can be charged for any light-duty tow taken to any destination other than the official towers primary approved location regardless if it is within City limits. At no time shall there be a mileage charge for any medium or heavy-duty tows.
 - (4) Recovery/winchng (in addition to towing, per truck, including driver).
 - (a) Light/medium duty, up to 16,000 pounds: \$350/hour charged in 1/2 increments of \$175 per 1/2 hour.
 - (b) Heavy duty, 16,001 pounds and above: \$650/hour.
 - (5) Specialized recovery equipment.
 - (a) Rotator/crane recovery unit: \$1,200/hour.
 - (b) Tractor with landoll trailer or detach trailer: \$500/hour.
 - (c) Tractor/transport hauler only: \$350/hour.
 - (d) Refrigerated trailer w/tractor: \$550/hour.
 - (e) Box trailer w/tractor: \$500/hour.
 - (f) Air cushion unit: \$1,000/hour.
 - (g) Light tower: \$250/hour.

- (h) Pallet jack: \$200 flat rate.
- (i) Rollers: \$200 flat rate.
- (j) Any other specialized equipment: \$300/hour.
- (k) Loader/backhoe/telescopic handler/bulldozer/Bobcat: \$400/hour.
- (l) Forklift: \$400/hour.
- (m) Dump truck/dump trailer w/tractor: \$400/hour.
- (n) Roll-off with container: \$400/hour plus disposal.
- (o) Recovery supervisor vehicle: \$150/hour.
- (p) Scene safety equipment, communication equipment, traffic management equipment, etc.: \$250/hour each type used.
- (q) Recovery support vehicle/trailer additional recovery equipment: \$350 per hour.
- (6) Labor. All labor minimum of one hour.
 - (a) Accident minor clean-up and disposal and disposal of debris: \$75/hour plus absorbant materials used.
 - (b) Recovery Supervisor and/or Level III Recovery Specialist: \$250/hour charges limited to one per incident.
 - (c) Certified towing operator: \$150/hour per man.
 - (d) Manuel laborers: \$125/hour per man.
- (7) Storage, per calendar day (inside rates two times outside rates).
 - (a) Cars/light trucks, ten-foot by twenty-foot space: \$50 per day.
 - (b) Trucks (dual wheels)/single axle: \$125 per day.
 - (c) Tractor/dump truck/tractor and trailer combo/trailers: \$125 per unit per day.
 - (d) Buses: \$150 per day.
 - (e) Roll-off: \$125 per day for each.
 - (f) Cargo/accident debris/load storage/vehicles components ten-foot by twenty-foot Space: \$50 per day per space used.
 - (g) Rental of any tow company supplied trailer post incident: \$500 per day.
- (8) Additional services/notes.
 - (a) Fuel/haz-mat/cargo spills clean-up and disposal: time and material.
 - (b) Hazmat and trash recovery: surcharged 10%.
 - (c) Subcontractor mark-up: 20%.
 - (d) Administrative charge only after third vehicle only visit: \$50. Must be documented with dates, times and signatures.
 - (e) Administration charge only after third medium/heavy truck or trailer only visit: \$200. Must be documented with dates, times and signatures.
 - (f) After hours release: \$85.
 - (g) Notification documentation fee: \$75.

(h) Tarping/wrapping vehicle: \$90 per car; \$250 per truck. Wrapping is only to be utilized as needed to secure broken windows to preserve the interior of the vehicle. Tarping may be utilized, as needed, to protect the load of a box truck or trailer to preserve the contents therein from the outdoor elements.

D. During adverse weather conditions or other emergencies, official towers may be requested by the City to tow stalled, parked or abandoned vehicles for the purpose of plowing or removing snow from streets or permitting a proper flow of traffic or otherwise correcting an emergency condition. For such towing service, official towers shall charge a maximum fee depending upon the type of vehicle towed in accordance with the fee schedule set forth above. The request for such towing shall be made by the City in writing.

E. Notice of rates; methods of payment; release. J

(1) Every official tower shall furnish, at its expense, the owner of a disabled vehicle with a copy of the towing and storage rates as provided in this section and shall obtain a signature on the invoice furnished to the owner or operator of the vehicle acknowledging the amount paid at the time of payment of any fees paid in accordance with this section.

(2) An official tower shall accept at least two major credit cards for the owner or operator of a vehicle to pay for the services set forth herein to be provided by a tower.

F. All vehicles towed as the result of an accident, the blocking of a driveway or violation of a municipal parking ordinance shall be turned over to the owner or another tower authorized by the owner after settlement of all towing charges and upon presentation of proof of ownership to the official tower.

All other towed vehicles, prior to being turned over to the owner thereof, must be released by the Chief of Police or his/her designee. All license plates shall be removed by the official tower after settlement of all towing charges and turned over to the owner of the vehicle at the owner's request without additional charge, provided that the same is not in conflict with state law.

G. Passenger vehicles will be moved to the outside of the tower's lot to allow for removal by the owner or his agent at no additional charge, provided that all towing charges have been paid.

H. The City shall not be responsible for the collection or payment of any charges for the towing or storage of vehicles. The charges and fees and rates applicable to services performed pursuant to this chapter shall be posted in a conspicuous place visible to the public at the tower's storage area. The tower shall prepare a bill for charges pertaining to each vehicle and present the same to the claimant of a vehicle. The bill shall be itemized in detail as to the actual services rendered and shall contain a statement that the claimant may file a complaint with the City as to any billing issues. The City will not be responsible for charges due and owing from a claimant of a vehicle. The City shall not be responsible for the collection or payment of any charges for the towing or storage of vehicles.

I. The City reserves the right to store Vehicles impounded as a result of police investigations involving stolen vehicles or fatal/serious/suspicious accidents ~~will not result in storage charges; however, the City reserves the right to store such vehicles~~ at a location of its choice. The Police Department may release a vehicle from investigation and make it available for pickup. The tower shall be able to charge storage when the vehicle is released from investigation by the Police Department. The location for vehicles impounded by the Police Department shall include inside storage, lockdown measures, full access accountability and 24/7 access by the Police Department. Vehicles may be towed to multiple destinations for investigative purposes (e.g., Prosecutor's Office) at the direction of the Police Department; however, the tow fee can only be charged once.

§ 425-13. Requests from City to take priority.

During adverse weather conditions, heavy traffic conditions or emergency conditions, official towers shall give priority to requests from the City over any other requests which may be received by official towers.

§ 425-14. Towers to indemnify City.

Official towers shall indemnify and hold the City harmless from any claims, damages or liability which may arise by reason of the actions of the official tower or the official tower's agents, servants or employees in connection with furnishing the services required by this article. Such indemnification shall be in writing on a form prescribed by the City.

§ 425-15. Proof of insurance required.

- A. Every official tower shall submit proof to the City, in the form of a certificate of insurance, that the official tower is insured by a regular service station or garage liability insurance policy with the following minimum policy limits:
 - (1) Liability for personal injury to one person in any one occurrence: \$1,000,000.
 - (2) Total liability for all personal injuries sustained in any one occurrence: \$3,000,000.
 - (3) Liability for property damage arising in any one occurrence: \$500,000.
 - (4) Liability for damage to property of others while in the care, custody and control of the official tower and for loss or damage by fire or theft of property of others while in the care, custody or control of the official tower for each item of property: \$50,000.
- B. Said insurance policy shall be endorsed to include the City of Clifton as a named insured and shall include a standard severability of interest clause. Any additional cost for said endorsement shall be paid by the official tower.
- C. Said insurance policy shall provide that the same cannot be canceled or materially changed without 30 days' prior written notice to the City.
- D. An official tower appointed under this article shall serve as an independent contractor only and shall in no way act as an agent, servant or employee of the City of Clifton.

§ 425-16. Records and inspections.

- A. The towing operator shall maintain records of all vehicles towed, stored and released by it. Records shall be kept for a four-year period. These records shall include the name of the responding police officer, name of towing employee, the date and time of tow-in, destination towed, vehicle tag number and state, vehicle identification number, make, model, color and year of vehicle, itemized charges to the owner of the vehicle and the disposition of the vehicle and date thereof.
- B. The towing operator shall maintain a record of all property found anywhere in the towed vehicle, including the trunk and glove compartment when open and where a key is available.
- C. The City of Clifton shall, upon request, have access to any and all of these records and to conduct an audit of each tower's records at any time.

§ 425-17. Removal of accident debris; placement of safety devices.

In the event that an official tower is requested by the City to render services in accordance with this article at the scene of a motor vehicle accident, the official tower shall remove from the street all broken glass, metal and other debris resulting from said accident and shall place, at the scene of the accident, flares, flags and such other safety devices as may be necessary.

§ 425-18. Preservation of evidence.

Official towers shall take all reasonable precautions required by the Police Department to avoid damage to any evidence, such as fingerprints, when rendering services in accordance with the terms hereof. All motor vehicles which contain or involve evidence necessary to the Police Department of the City and stored by an official tower in accordance with this article shall be stored in a protected storage area, secure from all unauthorized persons.

§ 425-19. Failure to comply.

- A. Except as set forth in §425(9)(C), any official that violates any provision of this Article will be given one warning. A second violation of any provision of this Article will result in a 30-day suspension to be imposed by the Chief of Police or his designee. A third violation of any provision of this Article will result in a 60-day suspension to be imposed by the Chief of Police or his designee. A fourth violation of any provision of this Article will result in the official tower being removed from the official towers' list by the Chief of Police or his designee.
- B. In the event that an official tower fails to comply or violates any provision of this Article that results in a suspension, the Chief of Police or his designee shall report each such failure or violation to the Municipal Council.
- C. Any official tower who is suspended or removed from the official towers' list shall, upon request, be provided a hearing and an opportunity to be heard before the Municipal Council. The Municipal Council, in its sole and absolute discretion, may uphold, vacate or modify the suspension or removal from the official towers' list as it deems proper.

§ 425-20. Observance of traffic regulations.

Official towers shall take every necessary precaution to prevent interference with traffic and shall obey all rules and regulations of the Traffic Division of the Police Department of the City and the Motor Vehicle Department of the State of New Jersey.

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

Introduced: February 17, 2026

Adopted: _____

Kathleen Tolosi, City Clerk

Raymond Grabowski, Mayor

ITEM NUMBER: O- 8087-26

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" (McCosh Road)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📎 ordinance	2/25/2026	Cover Memo

**CITY OF CLIFTON
ORDINANCE #8087-26**

**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” (MCCOSH ROAD)**

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

1. Chapter 349 of the Code of the City of Clifton, entitled “Parking on Residential Streets and Municipal Lots,” Article I, entitled “Residential Streets,” more particularly Section 349-2 thereof, entitled “Restricted Streets,” is hereby amended by **ADDING** thereto the following location:

<u>Name of Street</u>	<u>Side</u>	<u>Hours/Days</u>	<u>Location</u>
McCosh Rd	Both	9:00 a.m. to 5 p.m. Mon. – Fri.	From Woodlawn Ave to McLean Rd

2. The Chief of Police is hereby directed to have proper signs calling attention to the provisions of this ordinance erected or placed upon said street.

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

4. This ordinance shall take effect after final passage and publication as required by law.

Introduced: March 3, 2026

Adopted: _____

Raymond Grabowski, Mayor

Kathleen Tolosi, City Clerk

ITEM NUMBER: O- 8088-26

ITEM NAME: An Ordinance to Amend, Revise and Supplement Chapter 99 of the Code of the City of Clifton, Entitled “Salaries and Compensation,” More Particularly Article II Thereof, Entitled “Nonuniformed Officials and Employees,” Section 99-2, Entitled “Minimum and Maximum Salaries Fixed; Uniform Allowances” (Removes Title of Coordinator Health Projects 3), Section 99-3 Supervisory Officials and Employees (Adds Title of Coordinator Health Projects 3)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📎 ordinance	2/27/2026	Cover Memo

CITY OF CLIFTON
ORDINANCE #8088-26

AN ORDINANCE TO AMEND, REVISE AND SUPPLEMENT CHAPTER 99 OF THE CODE OF THE CITY OF CLIFTON, ENTITLED "SALARIES AND COMPENSATION," MORE PARTICULARLY ARTICLE II THEREOF, ENTITLED "NONUNIFORMED OFFICIALS AND EMPLOYEES," SECTION 99-2, ENTITLED "MINIMUM AND MAXIMUM SALARIES FIXED; UNIFORM ALLOWANCES" (REMOVES TITLE OF COORDINATOR HEALTH PROJECTS 3). SECTION 99-3 SUPERVISORY OFFICIALS AND EMPLOYEES (ADDS TITLE OF COORDINATOR HEALTH PROJECTS 3)

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

1. Chapter 99 of the Code of the City of Clifton, entitled "Salaries and Compensation," more particularly Article II thereof, entitled "Nonuniformed Officials and Employees," Section 99-2, entitled "Minimum and maximum salaries fixed; uniform allowances," is amended, revised and supplemented as follows:

The title of Coordinator Health Projects 3 shall be removed from Section 99-2.

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

ARTICLE III; Supervisory Officials and Employees

§ 99-10 Minimum and maximum salaries fixed is amended, revised and supplemented as follows:

The title of Coordinator Health Projects 3 shall be added to Article II Section 99-10.

A. The offices and employments and salaries herein, other than those created by statute or ordinance, be and the same are hereby created for the proper conduct of the affairs of the city, and the amounts enumerated hereinafter be and they are fixed, granted and ordered paid as regular salaries or wages to the officers and employees now or hereafter employed, in accordance with the following:

2026 Salaries

<u>Title</u>	<u>Minimum</u>	<u>Maximum</u>
Coordinator Health Projects 3	\$51,839.00	\$107,908.92

2. All other provisions of said Article II and Article III of Chapter 99 are not further amended hereby and remain in full force and effect.

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

4. This ordinance shall take effect upon final adoption and publication as provided by law.

Introduced: March 3, 2026

Adopted: _____

Raymond Grabowski, Mayor

Kathleen Tolosi, City Clerk

ITEM NUMBER: O- 8089-26

ITEM NAME: An Ordinance to Amend, Revise and Supplement Chapter 7 of the Code of the City of Clifton, Entitled “Affordable Housing” (Repeals Article I and Recodifies the Chapter as “Affordable Housing Administration”)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📎 Ordinance	2/27/2026	Cover Memo

**CITY OF CLIFTON
ORDINANCE #8089-26**

AN ORDINANCE TO AMEND, REVISE AND SUPPLEMENT CHAPTER 7 OF THE CODE OF THE CITY OF CLIFTON, ENTITLED “AFFORDABLE HOUSING” (REPEALS ARTICLE I AND RECODIFIES THE CHAPTER AS “AFFORDABLE HOUSING ADMINISTRATION”)

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

1. Chapter 7 of the Code of the City of Clifton, entitled “Affordable Housing,” is hereby amended, revised and supplemented to repeal Article I of this Chapter entitled “Affordable Housing Agency” because the agency no longer exists; and

2. Recodify the chapter as “Affordable Housing Administration” retaining the balance of the Chapter.

3. All other provisions of said Chapter and Section shall remain and in full force and effect and are not amended hereby.

4. This ordinance shall take effect after final passage and publication as required by law.

Introduced: March 3, 2026

Adopted: _____

Raymond Grabowski, Mayor

Kathleen Tolosi, City Clerk

ITEM NUMBER: O- 8090-26

ITEM NAME: An Ordinance to Amend, Revise and Supplement Chapter 461-24.2 of the Code of the City of Clifton, Entitled “Affordable Housing” (Repeals and Replaces in its Entirety)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
<input type="checkbox"/>	Ordinance	2/27/2026	Cover Memo
<input type="checkbox"/>	Ordinance 9080-26 backup	2/27/2026	Cover Memo

**CITY OF CLIFTON
ORDINANCE #8090-26**

**AN ORDINANCE TO AMEND, REVISE AND SUPPLEMENT CHAPTER 461-24.2 OF
THE CODE OF THE CITY OF CLIFTON, ENTITLED "AFFORDABLE HOUSING"
(REPEALS AND REPLACES IN ITS ENTIRETY)**

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

1. Chapter 461-24.2 of the Code of the City of Clifton, entitled "Affordable Housing," is hereby amended, revised and supplemented to repeal the sub chapter in its entirety and replaced by the attachment to this ordinance.

2. The remainder of this Chapter shall remain unchanged.

Introduced: March 3, 2026

Adopted: _____

Raymond Grabowski, Mayor

Kathleen Tolosi, City Clerk

§ 461-24.2 Affordable housing.

A. Introduction & Applicability

1. This section of the Code sets forth regulations regarding the very low-, low- and moderate-income housing units in the City of Clifton consistent with the provisions outlined in P.L. 2024, Chapter 2, including the amended Fair Housing Act (“FHA”) at N.J.S.A. 52:27D-301 et seq., as well as the Department of Community Affairs, Division of Local Planning Services (“LPS”) at N.J.A.C. 5:99 et seq., statutorily upheld existing regulations of the now-defunct Council on Affordable Housing (“COAH”) at N.J.A.C. 5:93 and 5:97, the Uniform Housing Affordability Controls (“UHAC”) at N.J.A.C. 5:80-26.1 et seq., and as reflected in the adopted municipal Fourth Round Housing Element and Fair Share Plan (“HEFSP”).
2. This Ordinance is intended to ensure that very low-, low- and moderate-income units (“affordable units”) are created with controls on affordability over time and that very low-, low- and moderate-income households shall occupy these units pursuant to statutory requirements. This Ordinance shall apply to all inclusionary developments, individual affordable units, and 100% affordable housing developments except where inconsistent with applicable law. Low-Income Housing Tax Credit financed developments shall adhere to the provisions set forth below in item 5.c. below.
3. The City of Clifton Planning Board has adopted a HEFSP pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, et seq. The Fair Share Plan describes the ways the municipality shall address its fair share of very low-, low- and moderate-income housing as approved by the Superior Court and documented in the Housing Element.
4. This Ordinance implements and incorporates the relevant provisions of the HEFSP and addresses the requirements of P.L. 2024, Chapter 2, the FHA, N.J.A.C. 5:99, NJ Supreme Court upheld COAH regulations at N.J.A.C. 5:93 and 5:97, and UHAC at N.J.A.C. 5:80-26.1, as may be amended and supplemented.
5. Applicability
 - a. The provisions of this Ordinance shall apply to all affordable housing developments and affordable housing units that currently exist and that are proposed to be created pursuant to the municipality’s most recently adopted HEFSP.
 - b. This Ordinance shall apply to all developments that contain very low-, low- and moderate-income housing units included in the Municipal HEFSP, including any unanticipated future developments that will provide very low-, low- and moderate-income housing units.
 - c. Projects receiving federal Low Income Housing Tax Credit financing and are proposed for credit shall comply with the low/moderate split and bedroom distribution requirements, maximum initial rents and sales prices requirements, affirmative fair marketing requirements of UHAC at N.J.A.C. 5:80-26.16 and the length of the affordability controls applicable to such projects shall be not less than a 30-year

compliance period plus a 15-year extended-use period, for a total of not less than 45 years.

B. Definitions

As used herein the following terms shall have the following meanings:

“Accessory apartments” means a residential dwelling unit that provides complete independent living facilities with a private entrance for one or more persons, consisting of provisions for living, sleeping, eating, sanitation, and cooking, including a stove and refrigerator, and is located within a proposed preexisting primary dwelling, within an existing or proposed structure that is an accessory to a dwelling on the same lot, constructed in whole or part as an extension to a proposed or existing primary dwelling, or constructed as a separate detached structure on the same lot as the existing or proposed primary dwelling. Accessory apartments are also referred to as “accessory dwelling units”.

“Act” means the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq.

“Adaptable” means constructed in compliance with the technical design standards of the barrier free subcode adopted by the Commissioner of Community Affairs pursuant to the “State Uniform Construction Code Act,” P.L.1975, c. 217 (C.52:27D-119 et seq.) and in accordance with the provisions of section 5 of P.L.2005, c. 350 (C.52:27D-123.15).

“Administrative agent” means the entity approved by the Division responsible for the administration of affordable units, in accordance with N.J.A.C. 5:99-7, and UHAC at N.J.A.C. 5:80-26.15.

“Affirmative marketing” means a regional marketing strategy designed to attract buyers and/or renters of affordable units pursuant to N.J.A.C. 5:80-26.16.

“Affirmative Marketing Plan” means the municipally adopted plan of strategies from which the administrative agent will choose to implement as part of the Affirmative Marketing requirements.

“Affirmative Marketing Process” or “Program” means the actual undertaking of Affirmative Marketing activities in furtherance of each project with very low- low- and moderate-income units.

“Affordability assistance” means the use of funds to render housing units more affordable to low- and moderate-income households and includes, but is not limited to, down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with homeowner’s association or condominium fees and special assessments, common maintenance expenses, and assistance with emergency repairs and rehabilitation to bring deed-restricted units up to code, pursuant to N.J.A.C. 5:99-2.5.

“Affordability average” means an average of the percentage of regional median income at which restricted units in an affordable development are affordable to low- and moderate-income households.

“Affordable” means, in the case of an ownership unit, that the sales price for the unit conforms to the standards set forth at N.J.A.C. 5:80-26.7 and, in the case of a rental unit, that the rent for the unit conforms to the standards set forth at N.J.A.C. 5:80-26.13.

“Affordable housing development” means a development included in a municipality’s housing element and fair share plan, and includes, but is not limited to, an inclusionary development, a municipally sponsored affordable housing project, or a 100 percent affordable development. This includes developments with affordable units on-site, off-site, or provided as a payment in-lieu of construction only if such a payment-in-lieu option has been previously approved by the Program or Superior Court as part of the HEFSP. Payments in lieu of construction were invalidated per P.L. 2024, c.2.

“Affordable Housing Dispute Resolution Program” or “the Program” refers to the dispute resolution program established pursuant to N.J.S.A. 52:27D-313.2.

“Affordable Housing Monitoring System” or “AHMS” means the Department’s cloud-based software application, which shall be the central repository for municipalities to use for reporting detailed information regarding affordable housing developments, affordable housing unit completions, and the collection and expenditures of funds deposited into the municipal affordable housing trust fund.

“Affordable Housing Trust Fund” or “AHTF” means that non-lapsing, revolving trust fund established in DCA pursuant to N.J.S.A. 52:27D-320 and N.J.A.C. 5:43 to be the repository of all State funds appropriated for affordable housing purposes. All references to the “Neighborhood Preservation Nonlapsing Revolving Fund” and “Balanced Housing” mean the AHTF.

“Affordable unit” means a housing unit proposed or developed pursuant to the Act, including units created with municipal affordable housing trust funds.

“Age-restricted housing” means a housing unit that is designed to meet the needs of, and is exclusively for, an age-restricted segment of the population such that: 1. All the residents of the development where the unit is situated are 62 years or older; 2. At least 80 percent of the units are occupied by one person that is 55 years or older; or 3. The development has been designated by the Secretary of HUD as “housing for older persons” as defined in Section 807(b)(2) of the Fair Housing Act, 42 U.S.C. § 3607.

“Agency” means the New Jersey Housing and Mortgage Finance Agency established by P.L.1983, c. 530 (C.55:14K-1 et seq.).

“Assisted living residence” means a facility licensed by the New Jersey Department of Health to provide apartment-style housing and congregate dining and to ensure that assisted living services are available when needed for four or more adult persons unrelated to the proprietor. Apartment units must offer, at a minimum, one unfurnished room, a private bathroom, a kitchenette, and a lockable door on the unit entrance.

“Barrier-free escrow” means the holding of funds collected to adapt affordable unit entrances to be accessible in accordance with N.J.S.A. 52:27D-311a et seq. Such funds shall be held in a municipal affordable housing trust fund pursuant to N.J.A.C. 5:99-2.6.

“Builder’s remedy” means court-imposed site-specific relief for a litigant who seeks to build affordable housing for which the court requires a municipality to utilize zoning techniques, such as mandatory set-asides or density bonuses, including techniques which provide for the economic viability of a residential development by including housing that is not for low- and moderate-income households.

“Certified household” means a household that has been certified by an administrative agent as a very-low-income household, a low-income household, or a moderate-income household.

“CHOICE” means the no-longer-active Choices in Homeownership Incentives for Everyone Program, as it was authorized by the Agency.

“COAH” or the “Council” means the Council on Affordable Housing established in, but not of, DCA pursuant to the Act and that was abolished effective March 20, 2024, pursuant to section 3 at P.L. 2024, c. 2 (N.J.S.A. 52:27D-304.1).

“Commissioner” means the Commissioner of the Department of Community Affairs.

“Compliance certification” means the certification obtained by a municipality pursuant to section 3 of P.L.2024, c. 2 (C.52:27D-304.1), that protects the municipality from exclusionary zoning litigation during the current round of present and prospective need and through July 1 of the year the next round begins, which is also known as a “judgment of compliance” or “judgment of repose.” The term “compliance certification” shall include a judgment of repose granted in an action filed pursuant to section 13 of P.L.1985, c. 222 (C.52:27D-313).

“Construction” means new construction and additions, but does not include alterations, reconstruction, renovations, conversion, relocation, or repairs, as those terms are defined in the State Uniform Construction Code promulgated pursuant to the State Uniform Construction Code Act, P.L. 1975, c. 217(N.J.S.A. 52:27D-119 et seq.).

“County-level housing judge” means a judge appointed pursuant to section 5 at P.L. 2024, c. 2, to resolve disputes over the compliance of municipal fair share affordable housing obligations and municipal Fair Share plans and housing elements with the Act.

“DCA” and “Department” mean the State of New Jersey Department of Community Affairs.

“Deficient housing unit” means a housing unit with health and safety code violations that require the repair or replacement of a major system. A major system includes weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement and/or load bearing structural systems.

“Department” means the New Jersey Department of Community Affairs.

“Developer” means the legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including the holder of an option or contract to purchase, or other person having an enforceable proprietary interest in such land.

“Development” means the division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any building or other structure, or of any mining, excavation, or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land, for which permission may be required pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq.

“Development fee” means money paid by a developer for the improvement of residential and non-residential property as permitted pursuant to N.J.S.A. 52:27D-329.2 and 40:55D-8.1 through 40:55D-8.7 and N.J.A.C. 5:99-3.

“Dispute Resolution Program” means the Affordable Housing Dispute Resolution Program, established pursuant to section 5 at P.L. 2024, c. 2 (N.J.S.A. 52:27D-313.2).

“Division” means the Division of Local Planning Services within the Department of Community Affairs.

“Emergent opportunity” means a circumstance that has arisen whereby affordable housing will be able to be produced through a delivery mechanism not originally contemplated by or included in a fair share plan that has been the subject of a compliance certification.

“Equalized assessed value” or “EAV” means the assessed value of a property divided by the current average ratio of assessed to true value for the municipality in which the property is situated, as determined in accordance with sections 1, 5, and 6 at P.L. 1973, c. 123 (N.J.S.A. 54:1-35a, 54:1-35b, and 54:1-35c). Estimates at the time of building permit may be obtained by the tax assessor using construction cost estimates. Final EAV shall be determined at project completion by the municipal assessor.

“Equity share amount” means the product of the price differential and the equity share, with the equity share being the whole number of years that have elapsed since the last non-exempt sale of a restricted ownership unit, divided by 100, except that the equity share may not be less than five percent and may not exceed 30 percent.

“Exit sale” means the first authorized non-exempt sale of a restricted unit following the end of the control period, which sale terminates the affordability controls on the unit.

“Exclusionary zoning litigation” means litigation challenging the fair share plan, housing element, ordinances, or resolutions that implement the fair share plan or housing element of a municipality based on alleged noncompliance with the Act or the Mount Laurel doctrine, which litigation shall include, but shall not be limited to, litigation seeking a builder’s remedy.

“Extension of expiring controls” means extending the deed restriction period on units where the controls will expire in the current round of a housing obligation, so that the total years of a deed restriction is at least 60 years.

“Fair share obligation” means the total of the present need and prospective need, including prior rounds, as determined by the Affordable Housing Dispute Resolution Program, or a court of competent jurisdiction.

“Fair share plan” means the plan or proposal, with accompanying ordinances and resolutions, by which a municipality proposes to satisfy its constitutional obligation to create a realistic opportunity to meet its fair share of low- and moderate-income housing needs of its region and which details the affirmative measures the municipality proposes to undertake to achieve its fair share of low- and moderate-income housing, as provided in the municipal housing element, and which addresses the development regulations necessary to implement the housing element, including, but not limited to, inclusionary requirements and development fees, and the elimination of unnecessary housing cost-generating features from the municipal land use ordinances and regulations.

“FHA” means the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq.

“Green Building Strategies” means the strategies that minimize the impact of development on the environment, and enhance the health, safety and well-being of residents by producing durable, low-maintenance, resource-efficient housing while making optimum use of existing infrastructure and community services.

“HMFA” or “the Agency” means the New Jersey Housing and Mortgage Finance Agency established pursuant to P.L. 1983, c. 530 (N.J.S.A. 55:14K-1 et seq.).

“Household income” means a household’s gross annual income calculated in a manner consistent with the determination of annual income pursuant to section 8 of the United States Housing Act of 1937 (Section 8), not in accordance with the determination of gross income for Federal income tax liability.

“Housing element” means the portion of a municipality’s master plan adopted in accordance with the Municipal Land Use Law (MLUL) at N.J.S.A. 40:55D-28.b(3) and the Act consisting of reports, statements proposals, maps, diagrams, and text designed to meet the municipality’s fair share of its region’s present and prospective housing needs, particularly with regard to low- and moderate-income housing, which shall include the municipal present and prospective obligation for affordable housing, determined pursuant to subsection f. at N.J.S.A. 52:27D-304.1.

“Housing region” means a geographic area established pursuant to N.J.S.A. 52:27D-304.2b.

“Inclusionary development” means a residential housing development in which a substantial percentage of the housing units are provided for a reasonable income range of low- and moderate- income households.

“Judgment of compliance” or “judgment for repose” means a determination issued by the Superior Court approving a municipality’s fair share plan to satisfy its affordable housing obligation for a particular 10-year round.

“Low-income household” means a household with a household income equal to 50 percent or less of the regional median income.

“Low-income unit” means a restricted unit that is affordable to a low-income household.

“Major system” means the primary structural, mechanical, plumbing, electrical, fire protection, or occupant service components of a building which include but are not limited to, weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement or load bearing structural systems.

“Mixed use development” means any development that includes both a non-residential development component and a residential development component, and shall include developments for which: (1) there is a common developer for both the residential development component and the non-residential development component, provided that for purposes of this definition, multiple persons and entities maybe considered a common developer if there is a contractual relationship among them obligating each entity to develop at least a portion of the residential or non-residential development, or both, or otherwise to contribute resources to the development; and (2) the residential and non-residential developments are located on the same lot or adjoining lots, including, but not limited to, lots separated by a street, a river, or another geographical feature.

“Moderate-income household” means a household with a household income in excess of 50 percent but less than 80 percent of the regional median income.

“Moderate-income unit” means a restricted unit that is affordable to a moderate-income household.

“MONI” means the no-longer-active Market Oriented Neighborhood Investment Program, as it was authorized by the Agency.

“Municipal housing liaison” or “MHL” means an appointed municipal employee who is, pursuant to N.J.A.C. 5:99-6, responsible for oversight and/or administration of the affordable units created within the municipality.

“Municipal affordable housing trust fund” means a separate, interest-bearing account held by a municipality for the deposit of development fees, payments in lieu of constructing affordable units on sites zoned for affordable housing previously approved prior to March 20, 2024 (per P.L. 2024, c.2), barrier-free escrow funds, recapture funds, proceeds from the sale of affordable units, rental income, repayments from affordable housing program loans, enforcement fines, unexpended RCA funds remaining from a completed RCA project, application fees, and any other funds collected by the municipality in connection with its affordable housing programs, which shall be used to address municipal low- and moderate-income housing obligations within the time frames established by the Legislature and this chapter.

“Municipal development fee ordinance” means an ordinance adopted by the governing body of a municipality that authorizes the collection of development fees.

“New construction” means the creation of a new housing unit under regulation by a code enforcement official regardless of the means by which the unit is created. Newly constructed units are evidenced by the issuance of a certificate of occupancy and may include new residences created through additions and alterations, adaptive reuse, subdivision, or conversion of existing space, and moving a structure from one location to another.

“New Jersey Affordable Housing Trust Fund” means an account established pursuant to N.J.S.A. 52:27D-320.

“New Jersey Housing Resource Center” or “Housing Resource Center” means the online affordable housing listing portal, or its successor, overseen by the Agency pursuant to N.J.S.A. 52:27D-321.3 et seq.

“95/5 restriction” means a deed restriction governing a restricted ownership unit that is part of a housing element that received substantive certification from COAH pursuant to N.J.A.C. 5:93, as it was in effect at the time of the receipt of substantive certification, before October 1, 2001, or any other deed restriction governing a restricted ownership unit with a seller repayment option requiring 95 percent of the price differential to be paid to the municipality or an instrument of the municipality at the closing of a sale at market price.

“Non-exempt sale” means any sale or transfer of ownership of a restricted unit to one’s self or to another individual other than the transfer of ownership between spouses or civil union partners; the transfer of ownership between former spouses or civil union partners ordered as a result of a judicial decree of divorce or judicial separation, but not including sales to third parties; the transfer of ownership between family members as a result of inheritance; the transfer of ownership through an executor’s deed to a class A beneficiary; and the transfer of ownership by court order.

“Nonprofit” means an organization granted nonprofit status in accordance with section 501(c)(3) of the Internal Revenue Code.

“Non-residential development” means:

Any building or structure, or portion thereof, including, but not limited to, any appurtenant improvements, which is designated to a use group other than a residential use group according to the State Uniform Construction Code, N.J.A.C. 5:23, promulgated to effectuate the State uniform Construction Code Act, N.J.S.A. 52:27D-119 et seq., including any subsequent amendments or revisions thereto;

Hotels, motels, vacation timeshares, and child-care facilities; and

The entirety of all continuing care facilities within a continuing care retirement community which is subject to the Continuing Care Retirement Community Regulation and Financial Disclosure Act, N.J.S.A.52:27D-330 et seq.

“Non-residential development fee” means the fee authorized to be imposed pursuant to N.J.S.A. 40:55D-8.1 through 40:55D-8.7.

“Order for repose” means the protection a municipality has from a builder’s remedy lawsuit for a period of time from the entry of a judgment of compliance by the Superior Court. A judgment of compliance often results in an order for repose.

“Payment in lieu of constructing affordable units” means the prior approval of the payment of funds to the municipality by a developer when affordable units were not produced on a site zoned for an inclusionary development. The statutory permission for payments in lieu of constructing affordable units was eliminated per P.L. 2024, c.2.

“Prospective need” means a projection of housing needs based on development and growth which is reasonably likely to occur in a region or a municipality, as the case may be, as a result of actual determination of public and private entities. Prospective need shall be determined by the methodology set forth pursuant to sections 6 and 7 of P.L.2024, c. 2 (C.52:27D-304.2 and C.52:27D-304.3) for the fourth round and all future rounds of housing obligations.

“Qualified Urban Aid Municipality” means a municipality that meets the criteria established pursuant to N.J.S.A. 52:27D-304.3.c(1).

“Person with a disability” means a person with a physical disability, infirmity, malformation, or disfigurement which is caused by bodily injury, birth defect, aging, or illness including epilepsy and other seizure disorders, and which shall include, but not be limited to, any degree of paralysis, amputation, lack of physical coordination, blindness or visual impairment, deafness or hearing impairment, the inability to speak or a speech impairment, or physical reliance on a service animal, wheelchair, or other remedial appliance or device.

“Price differential” means the difference between the controlled sale price of a restricted unit and the contract price at the exit sale of the unit, determined as of the date of a proposed contract of sale for the unit. If there is no proposed contract of sale, the price differential is the difference between the controlled sale price of a restricted unit and the appraised value of the unit as if it were not subject to UHAC, determined as of the date of the appraisal. If the controlled sale price exceeds the contract price or, in the absence of a contract price, the appraised value, the price differential is zero dollars.

“Prior round unit” means a housing unit that addresses a municipality’s fair share obligation from a round prior to the fourth round of affordable housing obligations, including any unit that: (1) received substantive certification from COAH; (2) is part of a third-round settlement agreement or judgment of compliance approved by a court of competent jurisdiction, inclusive

of units created pursuant to a zoning designation adopted as part of the settlement agreement or judgment of compliance to create a realistic opportunity for development; (3) is subject to a grant agreement or other contract with either the State or a political subdivision thereof entered into prior to July 1, 2025, pursuant to either item (1) or (2) above; or (4) otherwise addresses a municipality's fair share obligation from a round prior to the fourth round of affordable housing obligations. A unit created after the enactment of P.L. 2024, c. 2 (N.J.S.A. 52:27D-304.1) on March 20, 2024, is not a prior round unit unless: (1) it is created pursuant to a prior round development plan or zoning designation that received COAH or court approval on or before the cutoff date of June 30, 2025, or the date that the municipality adopts the implementing ordinances and resolutions for the fourth round of affordable housing obligations, whichever occurs sooner; and (2) its siting and creation are consistent with the form of the prior round development plan or zoning designation in effect as of the cutoff date, without any amendment or variance.

“Program” means the Affordable Housing Dispute Resolution Program, established pursuant to section 5 of P.L.2024, c. 2 (C.52:27D-313.2).

“Random selection process” means a lottery process by which currently income-eligible applicant-households are selected, at random, for placement in affordable housing units such that no preference is given to one applicant over another, except in the case of a veterans' preference where such an agreement exists; for purposes of matching household income and size with an appropriately priced and sized affordable unit; or another purpose allowed pursuant to N.J.A.C. 5:80-26.7(k)3. This definition excludes any practices that would allow affordable housing units to be leased or sold on a first-come, first-served basis.

“RCA administrator” means an appointed municipal employee who is responsible for oversight and/or administration of affordable units and associated revenues and expenditures within the municipality that were funded through regional contribution agreements.

“RCA project plan” means a past application, submitted by a receiving municipality in an RCA, delineating the manner in which the receiving municipality intended to create or rehabilitate low- and moderate-income housing.

“Receiving municipality” means, for the purposes of an RCA, a municipality that contractually agreed to assume a portion of another municipality's fair share obligation.

“Reconstruction” means any project where the extent and nature of the work is such that the work area cannot be occupied while the work is in progress and where a new certificate of occupancy is required before the work area can be reoccupied, pursuant to the Rehabilitation Subcode of the uniform Construction Code, N.J.A.C. 5:23-6. Reconstruction shall not include projects comprised only of floor finish replacement, painting or wallpapering, or the replacement of equipment or furnishings. Asbestos hazard abatement and lead hazard abatement projects shall not be classified as reconstruction solely because occupancy of the work area is not permitted.

“Recreational facilities and community centers” means any indoor or outdoor buildings, spaces, structures, or improvements intended for active or passive recreation, including, but not limited to, ballfields, meeting halls, and classrooms, accommodating either organized or informal activity.

“Regional contribution agreement” or “RCA” means a contractual agreement, pursuant to the Act, into which two municipalities voluntarily entered into and was approved by COAH and/or Superior Court prior to July 18, 2008, to transfer a portion of a municipality’s affordable housing obligation to another municipality within its housing region.

“Regional median income” means the median income by household size for an applicable housing region, as calculated annually in accordance with N.J.A.C. 5:80-26.3.

“Rehabilitation” means the repair, renovation, alteration, or reconstruction of any building or structure, pursuant to the Rehabilitation Subcode, N.J.A.C. 5:23-6.

“Rent” means the gross monthly cost of a rental unit to the tenant, including the rent paid to the landlord, as well as an allowance for tenant-paid utilities computed in accordance with allowances published by DCA for its Section 8 program. With respect to units in assisted living residences, rent does not include charges for food and services.

“Residential development fee” means money paid by a developer for the improvement of residential property as permitted pursuant to N.J.S.A. 52:27D-329.2 and N.J.A.C. 5:99-3.2.

“Restricted unit” means a dwelling unit, whether a rental unit or ownership unit, that is subject to the affordability controls of this subchapter but does not include a market-rate unit that was financed pursuant to UHORP, MONI, or CHOICE.

“Spending plan” means a method of allocating funds contained in an affordable housing trust fund account, which includes, but is not limited to, development fees collected and to be collected pursuant to an approved municipal development fee ordinance, or pursuant to N.J.S.A. 52:27D-329.1 et seq., for the purpose of meeting the housing needs of low- and moderate-income individuals.

“State Development and Redevelopment Plan” or “State Plan” means the plan prepared pursuant to sections 1 through 12 of the “State Planning Act,” P.L.1985, c. 398 (C.52:18A-196 et al.), designed to represent a balance of development and conservation objectives best suited to meet the needs of the State, and for the purpose of coordinating planning activities and establishing Statewide planning objectives in the areas of land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination pursuant to subsection f. of section 5 of P.L.1985, c. 398 (C.52:18A-200).

“Supportive housing household” means a very low-, low- or moderate-income household certified as income eligible by an administrative agent in accordance with N.J.A.C. 5:80-26.14, in which at least one member is an individual who requires supportive services to maintain housing stability and independent living and who is part of a population identified by federal or state statute, regulation, or program guidance as eligible for supportive or special needs housing. Such populations include, but are not limited to: persons with intellectual or developmental disabilities, persons with serious mental illness, person with head injuries (as defined in Section 2 of P.L. 1977), persons with physical disabilities or chronic health conditions, persons who are homeless as defined by the U.S. Department of Housing and Urban Development at 24 C.F.R. Part 578, survivors of domestic violence, youth aging out of foster care, and other special needs populations recognized under programs administered by the U.S. Department of Housing and Urban Development, the Low-Income Housing Tax Credit

Program, the McKinney–Vento Act, or the New Jersey Department of Human Services. A supportive housing household may include family members, unrelated individuals, or live-in aides, provided that the household meets the income eligibility requirements of this subchapter, except that in the case of unrelated individuals not operating as a family unit, income eligibility shall be tested on an individual basis rather than in the aggregate; the unit is leased or sold subject to the affordability controls established herein; and the supportive services available to the household are designed to promote housing stability, independent living, and community integration. The determination of whether unrelated individuals are operating as a family unit shall be made based on the applicant’s self-identification of household members on the affordable housing application.

“Supportive housing sponsoring program” means grant or loan program which provided financial assistance to the development of the unit.

“Supportive housing unit” means a restricted rental unit, as defined by N.J.S.A. 34:1B-21.24, that is affordable to very low-, low- or moderate-income households and is reserved for occupancy by a supportive housing household. Supportive housing units are also referred to as permanent supportive housing units.

“Transitional housing” means temporary housing that: (1) includes, but is not limited to, single-room occupancy housing or shared living and supportive living arrangements; (2) provides access to on-site or off-site supportive services for very low-income households who have recently been homeless or lack stable housing; (3) is licensed by the department; and (4) allows households to remain for a minimum of six months.

“Treasurer” means the Treasurer of the State of New Jersey.

“UHAC” means the Uniform Housing Affordability Controls set forth at N.J.A.C. 5:80-26.

“UHORP” means the Agency’s Urban Homeownership Recovery Program, as it was authorized by the Agency Board.

“Unit type” means type of dwelling unit with various building standards including but not limited to single-family detached, single-family attached/townhouse, stacked townhouse (attached building containing 2 units each with separate entrances), duplex (detached building containing 2 units each with separate entrances), triplex (3 units each with separate entrance), quadplex (4 units each with separate entrance), multifamily / flat (2 or more units with a shared entrance). Inclusion of a garage, or not, shall not define the unit type.

“Very-low-income household” means a household with a household income less than or equal to 30 percent of the regional median income.

“Very-low-income housing” means housing affordable according to the Federal Department of Housing and Urban Development or other recognized standards for home ownership and rental costs and occupied or reserved for occupancy by households with a gross household income equal to 30 percent or less of the median gross household income for households of the same size within the housing region in which the housing is located.

“Very-low-income unit” means a restricted unit that is affordable to a very-low-income household.

“Veteran” means a veteran as defined at N.J.S.A. 54:4-8.10.

“Veterans’ preference” means the agreement between a municipality and a developer or residential development owner that allows for low- to moderate-income veterans to be given preference for up to 50 percent of rental units in relevant projects, as provided for at N.J.S.A. 52:27D-311.j.

“Weatherization” means building insulation (for attic, exterior walls and crawl space), siding to improve energy efficiency, replacement storm windows, replacement storm doors, replacement windows and replacement doors and is considered a major system for rehabilitation.

C. Monitoring and Reporting Requirements

1. The municipality shall comply with the following monitoring and reporting requirements regarding the status of the implementation of its court-approved Housing Element and Fair Share Plan:
 - a. The municipality shall provide electronic monitoring data with the Department pursuant to P.L. 2024, Chapter 2 and N.J.A.C. 5:99 through the Affordable Housing Monitoring System (AHMS). All monitoring information required to be made public by the FHA shall be available to the public on the Department’s website at <https://www.nj.gov/dca/dlps/hss/MuniStatusReporting.shtml>.
 - b. On or before February 15 of each year, the municipality shall provide annual reporting of its municipal Affordable Housing Trust Fund activity to the Department on the AHMS portal. The reporting shall include an accounting of all municipal Affordable Housing Trust Fund activity, including the sources and amounts of funds collected and the amounts and purposes for which any funds have been expended, for the previous year from January 1st to December 31st.
 - c. On or before February 15 of each year, the annual reporting of the status of all affordable housing activity shall be provided to the Department on the AHMS portal, for the previous year from January 1st to December 31st.

D. Municipality-wide Mandatory Set-Aside

1. A development, other than single-family detached, providing a minimum of ten (10) new housing units created through any municipal rezoning, Planning Board, Zoning Board action, use or density variance, redevelopment plan, or rehabilitation plan is required to include an affordable housing set-aside of 20%.
2. Any affordable units generated through such mandatory set-aside shall be subject to all other provisions of this ordinance.
3. All such affordable units shall be governed by this ordinance, the controls on affordability, including bedroom distribution, and affirmatively marketed to the housing region in conformance with UHAC at N.J.A.C. 5:80-26.1 et seq., any successor regulation, and all other applicable laws.
4. No subdivision shall be permitted or approved for the purpose of avoiding compliance with this requirement. Developers cannot, for example, subdivide a project into two lots and then make each of them a number of units just below the threshold.

5. The mandatory set-aside requirements of this section do not give any developer the right to any rezoning, variance or other relief, or establish any obligation on the part of the municipality to grant such rezoning, variance or other relief.
6. This municipality-wide mandatory set-aside requirement does not apply to any sites or specific zones otherwise identified in the HEFSP, for which density and set-aside requirements shall be governed by the specific standards as set forth therein.
7. In the event that the inclusionary set-aside of 20% of the total number of residential units does not result in a full integer, the developer shall choose one of two options for addressing the fractional unit:
 - a. The developer may round the set-aside upward to construct a whole additional affordable unit; or
 - b. If the set-aside includes a fractional unit equal to 0.49 or less, the developer may round the set-aside downward and construct the lesser whole number of affordable units and shall also contribute the fractional subsidy payment (“fractional subsidy payment”) to be made to the municipality and deposited in the municipal Affordable Housing Trust Fund. The fractional subsidy payment amount shall be calculated as the fractional unit multiplied by the base subsidy payment amount currently established by the municipality as the average subsidy reflected in financial pro formas for 100% affordable housing or subsidized developments in the municipality or region on file with the municipality. For example, if seven total units are developed at an inclusionary site, a 20% set-aside would require 1.4 affordable units. Per the requirements above:

The developer shall round up the 0.4 unit to one whole affordable unit so as to construct a total of two (2) affordable housing units; or The developer shall round the set-aside downward so as to construct only one affordable unit AND shall pay into the municipal affordable housing trust fund a fractional subsidy payment equal to the dollar amount established by the municipality multiplied by 0.4.

- E. New Construction (per N.J.A.C. 5:93 as may be updated per various sections in N.J.A.C. 5:97 and N.J.S.A. 52:27D-301 et seq.). Per the definition of “New Construction,” this section governs the creation of new affordable housing units regardless of the means by which the units are created. Newly constructed units may include new residences constructed or created through other means.
 1. The following requirements shall apply to all new or planned developments that contain very low-, low- and moderate-income housing units. To the extent possible, details related to the adherence to the requirements below shall be outlined in the resolution granting municipal subdivision or site plan approval of the project to assist municipal representatives, developers and Administrative Agents.
 2. Completion Schedule (previously known as phasing). Final site plan or subdivision approval shall be contingent upon the affordable housing development meeting the following completion schedule for very low-, low- and moderate-income units whether developed in a single-phase development, or in a multi-phase development:

Maximum Percentage of Market-Rate Units Issued a Temporary or Final Certificate of Occupancy	Minimum Percentage of Affordable Units Issued a Temporary or Final Certificate of Occupancy
25+1	10
50	50
75	75
90	100

3. Design. The following design requirements apply to affordable housing developments, excluding prior round units.
 - a. Design of 100 percent affordable developments:
 - i. Restricted units must meet the minimum square footage required for the number of inhabitants for which the unit is marketed and the minimum square footage required for each bedroom, as set forth in the Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4.
 - ii. Each bedroom in each restricted unit must have at least one window.
 - iii. Restricted units must include adequate air conditioning and heating.
 - b. Design of developments comprising market-rate rental units and restricted rental units. The following does not apply to prior round units, unless stated otherwise.
 - i. Restricted units must use the same building materials and architectural design elements (for example, plumbing, insulation, or siding) as market-rate units of the same unit type (for example, flat or townhome) within the same development, except that restricted units and market-rate units may use different interior finishes. This shall apply to prior round units.
 - ii. Restricted units and market-rate units within the same affordable development must be sited such that restricted units are not concentrated in less desirable locations.
 - iii. Restricted units may not be physically clustered so as to segregate restricted and market-rate units within the same development or within the same building, but must be interspersed throughout the development, except that age-restricted and supportive housing units may be physically clustered if the clustering facilitates the provision of on-site medical services or on-site social services. Prior round affordable units shall be integrated with market rate units to the extent feasible.
 - iv. Residents of restricted units must be offered the same access to communal amenities as residents of market-rate units within the same affordable development. Examples of communal amenities include, but are not limited to, community pools, fitness and recreation centers, playgrounds, common rooms and outdoor spaces, and building entrances and exits. This shall apply to prior round units.
 - v. Restricted units must include adequate air conditioning and heating and must use the same type of cooling and heating sources as market-rate units of the same unit type. This shall apply to prior round units.

- vi. Each bedroom in each restricted unit must have at least one window.
 - vii. Restricted units must be of the same unit type as market-rate units within the same building.
 - viii. Restricted units and bedrooms must be no less than 90 percent of the minimum size prescribed by the Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4.
- c. Design of developments containing for-sale units, including those with a mix of rental and for-sale units. Restricted rental units shall meet the requirements of section b above. Restricted sale units shall comply with the below:
- i. Restricted units must use the same building standards as market-rate units of the same unit type (for example, flat, townhome, or single-family home), except that restricted units and market-rate units may use different interior finishes. This shall apply to prior round units.
 - ii. Restricted units may be clustered, provided that the buildings or housing product types containing the restricted units are integrated throughout the development and are not concentrated in an undesirable location or in undesirable locations. Prior round affordable units shall be integrated with market rate units to the extent feasible.
 - iii. Restricted units must meet the minimum square footage required for the number of inhabitants for which the unit is marketed and the minimum square footage required for each bedroom, as set forth in the Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4.
 - iv. Penthouse and end units may be reserved for market-rate sale, provided that the overall number, value, and distribution of affordable units across the development is not negatively impacted by such reservation(s).
 - v. Residents of restricted units must be offered the same access to communal amenities as residents of market-rate units within the same affordable development. Examples of communal amenities include, but are not limited to, community pools, fitness and recreation centers, playgrounds, common rooms and outdoor spaces, and building entrances and exits. This shall apply to prior round units.
 - vi. Each bedroom in each restricted unit must have at least one window; and
 - vii. Restricted units must include adequate air conditioning and heating.
4. Utilities.
- a. Affordable units shall utilize the same type of cooling and heating source as market-rate units within the affordable housing development.
 - b. Tenant-paid utilities that are included in the utility allowance shall be so stated in the lease and shall be consistent with the utility allowance in accordance with N.J.AC 5:80-26.13(e).
5. Low/moderate split and bedroom distribution.

- a. Affordable units shall be divided equally between low- and moderate-income units, except that where there is an odd number of affordable housing units, the extra unit shall be a low-income unit.
- b. In each affordable housing development, at least 50% of the restricted units within each bedroom distribution rounded up to the nearest whole number shall be very low- or low-income units.
- c. Within rental developments, of the total number of affordable rental units, at least 13%, rounded up to the nearest whole number, shall be affordable to very low-income households. The very low-income units shall be distributed between each bedroom count as proportionally as possible, to the nearest whole unit, to the total number of restricted units within each bedroom count, and counted as part of the required number of low-income units within the development.
- d. Affordable housing developments that are not age-restricted or supportive housing shall be structured such that:
 - i. At a minimum, the number of bedrooms within the restricted units equals twice the number of restricted units;
 - ii. Two-bedroom and/or three-bedroom units compose at least 50 percent of all restricted units;
 - iii. The combined number of efficiency and one-bedroom units shall be no greater than 20%, rounded down, of the total number of low- and moderate-income units.
 - iv. At least 30% of all low- and moderate-income units, rounded up shall be two-bedroom units.
 - v. At least 20% of all low- and moderate-income units, rounded up shall be three-bedroom units.
 - vi. The remaining units may be allocated among two- and three- bedroom units at the discretion of the developer.
- e. Affordable housing developments that are age-restricted or supportive housing, except those supportive housing units whose sponsoring program determines the unit arrangements, shall be structured such that, at a minimum, the number of bedrooms shall equal the number of age-restricted or supportive housing low- and moderate-income units within the inclusionary development. Supportive housing units whose sponsoring program determines the unit arrangement shall comply with all requirements of the sponsoring program. The standard may be met by having all one-bedroom units or by having a two-bedroom unit for each efficiency unit. In affordable housing developments with 20 or more restricted units that are age-restricted or supportive housing, two-bedroom units must comprise at least 5% of those restricted units.

6. Accessibility requirements.

- a. Any new construction shall be adaptable; however, elevators shall not be required in any building or within any dwelling unit for the purpose of compliance with this section. In buildings without elevator service, only ground floor dwelling units shall be

required to be constructed to conform with the technical design standards of the barrier free subcode. "Ground floor" means the first floor with a dwelling unit or portion of a dwelling unit, regardless of whether that floor is at grade. A building may have more than one ground floor.

- b. Notwithstanding the exemption for townhouse dwelling units in the barrier free subcode, the first floor of all townhouse dwelling units and of all other multifloor dwelling units that are attached to at least one other dwelling unit shall be subject to the technical design standards of the barrier free subcode and shall include the following features:
 - i. An adaptable toilet and bathing facility on the first floor;
 - ii. An adaptable kitchen on the first floor;
 - iii. An interior accessible route of travel however an interior accessible route of travel shall not be required between stories;
 - iv. An adaptable room that can be used as a bedroom, with a door, or the casing for the installation of a door that is compliant with the Barrier Free Subcode, on the first floor;
 - v. If not all of the foregoing requirements in b.i. through b.iv. can be satisfied, then an interior accessible route of travel shall be provided between stories within an individual unit; and
 - vi. An accessible entranceway as set forth in P.L. 2005, c. 350 (N.J.S.A. 52:27D-311a et seq.) and the Barrier Free Subcode, N.J.A.C. 5:23-7, or evidence that the municipality has collected funds from the developer sufficient to make 10% of the adaptable entrances in the development accessible:
 - (a) Where a unit has been constructed with an adaptable entrance, upon the request of a disabled person who is purchasing or will reside in the dwelling unit, an accessible entrance shall be installed.
 - (b) To this end, the builder of restricted units shall deposit funds within the Affordable Housing Trust Fund sufficient to install accessible entrances in 10% of the affordable units that have been constructed with adaptable entrances.
 - (c) The funds deposited shall be expended for the sole purpose of making the adaptable entrance of an affordable unit accessible when requested to do so by a person with a disability who occupies or intends to occupy the unit and requires an accessible entrance.
 - (d) The developer of the restricted units shall submit to the Construction Official a design plan and cost estimate for the conversion from adaptable to accessible entrances.
 - (e) Once the Construction Official has determined that the design plan to convert the unit entrances from adaptable to accessible meets the requirements of the Barrier Free Subcode, N.J.A.C. 5:23-7, and that the cost estimate of such conversion is reasonable, payment shall be made to the Affordable Housing Trust Fund and earmarked appropriately.

vii. Full compliance with the foregoing provisions shall not be required where an entity can demonstrate that it is “site-impracticable” to meet the requirements. If full compliance with this section would be site impracticable, compliance with this section for any portion of the dwelling shall be required to the extent that it is not site impracticable. Determinations of site impracticability shall comply with the Barrier Free Subcode at N.J.A.C. 5:23-7.

F. Affordable Housing Programs

1. Pursuant to amended UHAC regulations at N.J.A.C. 5:80-26.1 et seq. and, in addition, pursuant to P.L. 2024, c.2 and specifically to the amended FHA at N.J.S.A. 52:27D-311.m, “All parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by the Council on Affordable Housing unless those regulations are contradicted by statute, including but not limited to P.L. 2024, c.2, or binding court decisions.” The following are many of the main provisions of the COAH regulations at either N.J.A.C. 5:93 or 5:97 that have been upheld by the NJ Supreme Court. Municipalities should consult the cited full COAH regulations when preparing the HEFSP for required documentation, etc. Additional compliance details may also be included in the specific municipal program manual.
2. Rehabilitation Programs (per N.J.A.C. 5:93-5.2 with updated provisions herein per N.J.A.C. 5:97-6.2 related to credit towards a municipal present need obligation).
 - a. The rehabilitation program shall be designed to renovate deficient housing units occupied or intended to be occupied by very low-, low- and moderate-income households such that, after rehabilitation, these units will comply with the New Jersey State Housing Code pursuant to N.J.A.C. 5:28-1.1 et seq or the Rehabilitation Subcode, N.J.A.C. 5:23-6 to the extent applicable.
 - b. Both ownership and rental units shall be eligible for rehabilitation funds.
 - c. All rehabilitated units shall remain affordable to very low-, low- and moderate-income households for a period of 10 years (the control period). For owner-occupied units, the control period shall be enforced with a mortgage and note and for renter-occupied units the control period will be enforced with a deed restriction.
 - d. The municipality shall designate, subject to the approval of the Department, one or more Administrative Agents to administer the rehabilitation program in accordance with P.L 2024, Chapter 2. The Administrative Agent(s) shall provide rehabilitation manuals for ownership and rental rehabilitation programs. Manuals shall be adopted by resolution of the governing body. Both rehabilitation manuals shall be available for public inspection in the Office of the Municipal Clerk and on the municipal affordable housing web page.
 - e. Households determined to be very low-, low-, or moderate-income may participate in a rehabilitation program. Rehabilitated units shall be exempt from the very low-income requirements, low/mod split, and bedroom distribution requirements of UHAC, but shall be administered in accordance with the following:
 - i. If a unit is vacant at the time of rehabilitation, or if a rehabilitated unit becomes vacant and is re-rented before the expiration of the affordability controls, the deed

restriction shall require that the unit be rented to a low- or moderate-income household at an affordable rent.

- ii. If a rental unit is occupied by a tenant at the time rehabilitation is completed, the rent charged after rehabilitation shall not exceed the lesser of the tenant's current rent or the maximum rent permitted under UHAC.
 - iii. Rents in rehabilitated units may increase annually based on the standards in UHAC.
 - iv. At the time of application, applicant households and/or tenant households shall be subject to income eligibility determinations in accordance with UHAC.
3. Market to Affordable program (per N.J.A.C. 5:97-6.9).
- a. The market to affordable program permits the purchase or subsidization of unrestricted units through a mortgage write-down provided to an income-certified buyer or through a sale or rental as a low- or moderate-income unit to an income-eligible household. The market to affordable program may produce both low- and moderate-income units.
 - b. At the time they are offered for sale or rental, eligible units may be new, pre-owned or vacant.
 - c. The units shall be certified to be in sound condition as a result of an inspection performed by a licensed building inspector.
 - d. A minimum subsidy of \$25,000 per moderate-income unit and/or \$30,000 per low-income unit shall be provided, with additional subsidy depending on the market prices or rents in a municipality.
 - e. The units shall comply with UHAC with the following exceptions:
 - i. Bedroom distribution (N.J.A.C. 5:80-26.4).
 - ii. Low/moderate income split (N.J.A.C. 5:80-26.4).
 - f. Affordability average (N.J.A.C. 5:80-26.4); however:
 - i. The maximum rent for a moderate-income unit shall be affordable to households earning no more than 60 percent of median income and the maximum rent for a low-income unit shall be affordable to households earning no more than 44 percent of median income; and
 - ii. The maximum sales price for a moderate-income unit shall be affordable to households earning no more than 70 percent of median income and the maximum sales price for a low-income unit shall be affordable to households earning no more than 40 percent of median income.
4. Extension of Controls Program (for ownership units per N.J.A.C. 5:97-6.14 and UHAC at N.J.A.C. 5:80-26.6(h) through (k) and (m); and for rental units per N.J.A.C. 5:97-6.14 and N.J.A.C. 5:80-26.12(h) through (k)).
- a. An extension of affordability controls program is established to maintain and extend the affordability of deed restricted units scheduled to come out of their affordability control period, subject to N.J.A.C. 5:97-6.14 and UHAC, including the following:

- i. The affordable unit meets the criteria for prior cycle (April 1, 1980 - December 15, 1986) or post December 15, 1986 credits set forth in N.J.A.C. 5:97.
 - ii. The affordability controls for the unit are scheduled to expire in the current round; or in the next round of housing obligations if the municipal election to extend controls is made no earlier than one year before the end of the current round;
 - iii. The municipality shall obtain a continuing certificate of occupancy or a certified statement from the municipal building inspector stating that the restricted unit meets all code standards.
 - iv. If a unit requires repair and/or rehabilitation work in order to receive a continuing certificate of occupancy or certified statement from the municipal building inspector, the municipality shall fund and complete the work.
 - v. The municipality shall adhere to the process for extending controls pursuant to UHAC for extending ownership units and rental units, either inclusionary or 100% affordable developments.
 - vi. The deed restriction for the extended control period shall be filed with the County Clerk.
5. Assisted Living Residence (per N.J.A.C. 5:97-6.11).
- a. An assisted living residence is a facility licensed by the New Jersey Department of Health to provide apartment-style housing and congregate dining and to assure that assisted living services are available. All or a designated number of apartments in the facility shall be restricted to low- and moderate-income households.
 - b. The unit of credit shall be the apartment. However, a two-bedroom apartment shall be eligible for two units of credit if it is restricted to two unrelated individuals.
 - c. A recipient of a Medicaid waiver shall automatically qualify as a low- or moderate-income household.
 - d. Assisted living units are considered age-restricted housing in a HEFSP and shall be included with the maximum number of units that may be age-restricted.
 - e. Low- and moderate-income residents cannot be charged any upfront fees.
 - f. The units shall comply with UHAC with the following exceptions:
 - i. Affirmative marketing (N.J.A.C. 5:80-26.16); provided that the units are restricted to recipients of Medicaid waivers;
 - ii. The deed restriction may be on the facility, rather than individual apartments or rooms;
 - iii. Low/moderate income split and affordability average (N.J.A.C. 5:80-26.4); only if all of the affordable units are affordable to households at a maximum of 60 percent of median income; and
 - g. Tenant income eligibility (N.J.A.C. 5:80-26.14); up to 80 percent of an applicant's gross income may be used for rent, food and services based on occupancy type and the affordable unit must receive the same basic services as required by the Agency's

underwriting guidelines and financing policies. The cost of non-housing related services shall not exceed one and two-thirds times the rent established for each unit.

6. Supportive Housing and Group Homes (per N.J.A.C. 5:97-6.10).

- a. The following provisions shall apply to group homes, residential health care facilities, and supportive shared living housing:
 - i. Units are subject to Affirmative Marketing requirements, household certification, and administrative agent oversight; and may, with the approval of the municipal housing liaison and the administrative agent, be leased either by the bedroom or to a single household in the case of multi-bedroom configurations, provided such arrangement is consistent with the Federal Fair Housing Act (Title VIII of the Civil Rights Act of 1968).
 - ii. Units may, with the approval of the administrative agent, be subject to a master lease by an approved supportive housing operator, provided that all subleases are to be certified supportive housing households and remain fully subject to the affordability controls of this subchapter. Rents for supportive housing units shall not exceed the rent standards established and published by the New Jersey Department of Human Services.
 - iii. The unit of credit shall be the bedroom. However, the unit of credit shall be the unit if occupied by a single person or household.
 - iv. Housing that is age-restricted shall be included with the maximum number of units that may be age-restricted pursuant to the Act.
 - v. Occupancy shall not be restricted to youth under 18 years of age.
 - vi. In affordable developments with 20 or more restricted units that are supportive housing, two-bedroom units must compose at least five percent of those restricted units.
 - vii. The bedrooms and/or units shall comply with UHAC with the following exceptions:
 - (a) Affirmative marketing; however, group homes, residential health care facilities, permanent supportive housing, and supportive shared living housing shall be affirmatively marketed to broadest possible population of qualified individuals with special needs in accordance with a plan approved by the sponsoring program;
 - (b) Affordability average and bedroom distribution (N.J.A.C. 5:80-26.4).
 - viii. With the exception of units established with capital funding through a 20-year operating contract with the Department of Human Services, Division of Developmental Disabilities, group homes, residential health care facilities, supportive shared living housing and permanent supportive housing shall have the appropriate controls on affordability in accordance with the Act. In the event that a supportive housing provider is unable to record or execute a long-term deed restriction, the units shall be subject to annual recertification by the Municipal Housing Liaison to confirm continued occupancy and compliance with this Section.

- ix. Objective standards shall be applied in the selection of tenants for supportive housing units and shall be designed to ensure that individuals are not excluded in an arbitrary or capricious manner.
- x. The following documentation shall be submitted by the sponsor to the municipality prior to marketing the completed units or facility:
 - (a) An Affirmative Marketing Plan in accordance with D1 above; and
 - (b) If applicable, proof that the supportive and/or special needs housing is regulated by the New Jersey Department of Health and Senior Services, the New Jersey Department of Human Services or another State agency in accordance with the requirements of this section, which includes validation of the number of bedrooms or units in which low- or moderate-income occupants reside.
- xi. The sponsor/owner shall complete annual monitoring as directed by the MHL.

G. Regional Income Limits.

1. Administrative agents shall use the current regional income limits for the purpose of pricing affordable units and determining income eligibility of households.
2. Regional income limits are based on regional median income, which is established by a regional weighted average of the “median family incomes” published by HUD. The procedure for computing the regional median income is detailed in N.J.A.C. 5:80-26.3.
3. Updated regional income limits are effective as of the effective date of the regional Section 8 income limits for the year, as published by HUD, or 45 days after HUD publishes the regional Section 8 income limits for the year, whichever comes later. The new income limits may not be less than those of the previous year.

H. Maximum Initial Rents And Sales Prices.

1. In establishing rents and sales prices of affordable housing units, the Administrative Agent shall follow the procedures set forth in UHAC N.J.A.C. 5:80-26.4.
2. The average rent for all restricted units within each affordable housing development shall be affordable to households earning no more than 52 percent of regional median income.
3. The maximum rent for restricted rental units within each affordable housing development shall be affordable to households earning no more than 60% of regional median income.
4. The developers and/or municipal sponsors of restricted rental units shall establish at least one rent for each bedroom type for both low-income and moderate-income units, provided that at least 13% of all low- and moderate-income rental units shall be affordable to households earning no more than 30% of median income. These very low-income units shall be part of the low-income requirement and very-low-income units should be distributed between each bedroom count as proportionally as possible, to the nearest whole unit, to the total number of restricted units within each bedroom count.
5. The maximum sales price of restricted ownership units within each affordable housing development shall be affordable to households earning no more than 70% of median income, and each affordable housing development must achieve an affordability average that does not exceed 55% for all restricted ownership units. In achieving this affordability

average, moderate-income ownership units must be available for at least three different prices for each bedroom type, and low-income ownership units must be available for at least two different prices for each bedroom type when the number of low- and moderate-income units permits.

6. The master deeds and declarations of covenants and restrictions for affordable developments may not distinguish between restricted units and market-rate units in the calculation of any condominium or homeowner association fees and special assessments to be paid by low- and moderate-income purchasers and those to be paid by market-rate purchasers. Notwithstanding the foregoing sentence, condominium units subject to a municipal ordinance adopted before December 20, 2004, which ordinance provides for condominium or homeowner association fees and/or assessments different from those provided for in this subsection are governed by the ordinance.
7. In determining the initial sales prices and rents for compliance with the affordability average requirements for restricted family units, the following standards shall be met:
 - a. A studio or efficiency unit shall be affordable to a one-person household;
 - b. A one-bedroom unit shall be affordable to a one and one-half person household;
 - c. A two-bedroom unit shall be affordable to a three-person household;
 - d. A three-bedroom unit shall be affordable to a four and one-half person household; and
 - e. A four-bedroom unit shall be affordable to a six-person household.
8. In determining the initial rents and sales prices for compliance with the affordability average requirements for restricted units in assisted living facilities and age-restricted and special needs and supportive housing developments, the following standards shall be met:
 - a. A studio or efficiency unit shall be affordable to a one-person household;
 - b. A one-bedroom unit shall be affordable to a one and one-half person household; and
 - c. A two-bedroom unit shall be affordable to a two-person household or to two one-person households. Where pricing is based on two one-person households, the developer shall provide a list of units so priced to the Municipal Housing Liaison and the Administrative Agent.
9. The initial purchase price for all restricted ownership units shall be calculated so that the monthly carrying cost of the unit, including principal and interest (based on a mortgage loan equal to 95 percent of the purchase price and the FreddieMac 30-Year Fixed Rate-Mortgage rate of interest), property taxes, homeowner and private mortgage insurance and condominium or homeowner association fees do not exceed 30 percent of the eligible monthly income of the appropriate size household as determined pursuant to N.J.A.C. 5:80-26.7, as may be amended and supplemented; provided, however, that the price shall be subject to the affordability average requirement of N.J.A.C. 5:80-26.4, as may be amended and supplemented.
10. The initial rent for a restricted rental unit shall be calculated so that the total monthly housing expense, including an allowance for tenant-paid utilities, does not exceed 30

percent of the gross monthly income of a household of the appropriate size whose income is targeted to the applicable percentage of median income for the unit, as determined pursuant to N.J.A.C. 5:80-26.3, as may be amended and supplemented. The rent shall also comply with the affordability average requirement of N.J.A.C. 5:80-26.4, as may be amended and supplemented. The initial rent for a restricted rental unit shall be calculated so the eligible monthly housing expenses/income, including an allowance for tenant-paid utilities does not exceed 30 percent of gross income of and the appropriate household size as determined pursuant to N.J.A.C. 5:80-26.3, as may be amended and supplemented.

11. At the anniversary date of the tenancy of the certified household occupying a restricted rental unit, following proper notice provided to the occupant household pursuant to N.J.S.A. 2A:18-61.1.f, the rent may be increased to an amount commensurate with the annual percentage increase in the Consumer Price Index for All Urban Consumers (CPI-U), specifically U.S. Bureau of Labor Statistics Series CUUR0100SAH, titled "Housing in Northeast urban, all urban consumers, not seasonally adjusted." Rent increases for units constructed pursuant to Low-Income Housing Tax Credit regulations shall be indexed pursuant to the regulations governing Low-Income Housing Tax Credits.

I. Affirmative Marketing.

1. The municipality shall adopt, by resolution, an Affirmative Marketing Plan, subject to approval of the Superior Court, compliant with N.J.A.C. 5:80-26.16, as may be amended and supplemented.
2. The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age, or number of children, to housing units which are being marketed by a developer, sponsor or owner of affordable housing. The Affirmative Marketing Plan is intended to target those potentially eligible persons who are least likely to apply for affordable units in that region.
3. The Affirmative Marketing Plan provides the following preferences, provided that units that remain unoccupied after these preferences are exhausted may be offered to households without regard to these preferences.
 - a. Where the municipality has entered into an agreement with a developer or residential development owner to provide a preference for very-low-, low-, and moderate-income veterans who served in time of war or other emergency, pursuant to N.J.S.A. 52:27D-311.j, there shall be a preference for veterans for up to 50 percent of the restricted rental units in a particular project.
 - b. There shall be a regional preference for all households that live and/or work in Clifton's Housing Region.
 - c. Subordinate to the regional preference, there shall be a preference for households that live and/or work in New Jersey.
 - d. With respect to existing restricted units undergoing approved rehabilitation for the purpose of preservation or to restricted units newly created to replace existing restricted units undergoing demolition, a preference for the very-low-, low-, and moderate-

income households that are displaced by the rehabilitation or demolition and replacement.

4. The municipality has the ultimate responsibility for adopting the Affirmative Marketing Plan and for the proper administration of the Affirmative Marketing Process, including the marketing of initial sales and rentals and resales and re-rentals. The Administrative Agent designated by the municipality shall implement the Affirmative Marketing Process to ensure the Affirmative Marketing of all affordable units, with the exception of affordable programs that are exempt from Affirmative Marketing as noted herein.
 5. The Affirmative Marketing Process shall describe the media to be used in advertising and publicizing the availability of housing. In implementing the Affirmative Marketing Process, the Administrative Agent shall consider the use of language translations where appropriate.
 6. Applications for affordable housing or notices thereof, if offered online, shall be available in several locations, including, at a minimum, the County Administration Building and/or the County Library for each county within the housing region; the municipal administration building and municipal library in the municipality in which the units are located; and the developer's rental or sales office. The developer shall mail applications to prospective applicants upon request and shall make applications available through a secure online website address.
 7. In addition to other Affirmative Marketing strategies, the Administrative Agent shall provide specific notice of the availability of affordable housing units on the New Jersey Housing Resource Center website. Any other entities, including developers or persons or companies retained to implement the Affirmative Marketing Process, shall comply with this paragraph.
 8. In implementing the Affirmative Marketing Process, the Administrative Agent shall provide a list of counseling services to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law.
 9. The Affirmative Marketing Process for available affordable units shall begin at least four months (120 days) prior to the expected date of occupancy.
 10. The cost to affirmatively market the affordable units shall be the responsibility of the developer, sponsor or owner, with the exception of Affirmative Marketing for resales.
- J. Selection of Occupants of Affordable Housing Units.
1. The Administrative Agent shall use a random selection process to select occupants of very low-, low- and moderate-income housing.
 2. A pool of interested households will be maintained in accordance with the provisions of N.J.A.C. 5:80-26.16.
- K. Occupancy Standards.
1. In referring certified households to specific restricted units, to the extent feasible, and without causing an undue delay in occupying the unit, the Administrative Agent shall strive to:

- a. Ensure each bedroom is occupied by at least one person, except for age-restricted and supportive and special needs housing units;
- b. Provide a bedroom for every two adult occupants;
- c. With regard to occupants under the age of 18, accommodate the household's requested arrangement, except that such arrangement may not result in more than two occupants under the age of 18 occupying any bedroom; and
- d. Avoid placing a one-person household into a unit with more than one bedroom.

L. Control Periods for Restricted Ownership Units and Enforcement Mechanisms.

- 1. Control periods for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.6, as may be amended and supplemented, and each restricted ownership unit shall remain subject to the controls on affordability for a period of at least 30 years subject to the requirements of N.J.A.C. 5:80-26.6, as may be amended and supplemented.
- 2. Rehabilitated housing units that are improved to code standards shall be subject to affordability controls for a period of not less than 10 years (crediting towards present need only).
- 3. The affordability control period for a restricted ownership unit shall commence on the date the initial certified household takes title to the unit. The date of commencement shall be identified in the deed restriction.
- 4. If existing affordability controls are being extended, the extended control period for a restricted ownership unit commences on the effective date of the extension, which is the end of the original control period.
- 5. After the end of any control period, the restricted ownership unit remains subject to the affordability controls set forth in this subchapter until the owner gives notice of their intent to make an exit sale, at which point:
 - a. If the municipality exercises the right to extend the affordability controls on the unit, no exit sale occurs and a new control period commences; or
 - b. If the municipality does not exercise the right to extend the affordability controls on the unit, the affordability controls terminate following the exit sale.
- 6. Prior to the issuance of any building permit for the construction/rehabilitation of restricted ownership units, the developer/owner and the municipality shall record a preliminary instrument provided by the Administrative Agent.
- 7. Prior to the issuance of the initial certificate of occupancy for a restricted ownership unit and upon each successive sale during the period of restricted ownership, the Administrative Agent shall determine the restricted price for the unit and shall also determine the nonrestricted, fair market value of the unit based on either an appraisal or the unit's equalized assessed value without the restrictions in place.
- 8. At the time of the initial sale of the unit and upon each successive price-restricted sale, the initial purchaser shall execute and deliver to the Administrative Agent a recapture note obliging the purchaser, as well as the purchaser's heirs, successors, and assigns, to repay, upon the first non-exempt sale after the unit's release from the restrictions set forth in this

Ordinance, an amount equal to the difference between the unit's non-restricted fair market value and its restricted price, and the recapture note shall be secured by a recapture lien evidenced by a duly recorded mortgage on the unit.

9. The affordability controls set forth in this Ordinance shall remain in effect despite the entry and enforcement of any judgment of foreclosure with respect to price-restricted ownership units.

M. Price Restrictions for Restricted Ownership Units and Resale Prices.

1. Price restrictions for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.7, as may be amended and supplemented, including:
 - a. The initial purchase price and affordability percentage for a restricted ownership unit shall be set by the Administrative Agent.
 - b. The Administrative Agent shall approve all resale prices, in writing and in advance of the resale, to assure compliance with the standards set forth in N.J.A.C 5:80-26.7.
 - i. If the resale occurs prior to the one-year anniversary of the date on which title to the unit was transferred to a certified household, the maximum resale price for a is the most recent non-exempt purchase price.
 - ii. If the resale occurs on or after such anniversary date, the maximum resale price is the most recent non-exempt purchase price increased to reflect the cumulative annual percentage increases to the regional median income, effective as of the same date as the regional median income calculated pursuant to N.J.A.C. 5:80-26.3
 - c. The owners of restricted ownership units may apply to the Administrative Agent to increase the maximum sales price for the unit on the basis of anticipated capital improvements. Eligible capital improvements shall be:
 - i. those that render the unit suitable for a larger household or the addition of a bathroom.
 - ii. The maximum resale price may be further increased by an amount up to the cumulative dollar value of approved capital improvements made after the last non-exempt sale for improvements and/or upgrades to the unit, excluding capital improvements paid for by the entity favored on the recapture note and recapture lien described at N.J.A.C. 5:80-26.6(d);
 - d. No increase for capital improvements is permitted if the maximum resale price prior to adjusting for capital improvements already exceeds whatever initial purchase price the unit would have if it were being offered for purchase for the first time at the initial affordability percentage. All adjustments for capital improvements are subject to 10-year, straight-line depreciation.
2. Upon the resale of a restricted ownership unit, all items of property that are permanently affixed to the unit or were included when the unit was initially restricted (for example, refrigerator, range, washer, dryer, dishwasher, wall-to-wall carpeting) shall be included in the maximum allowable resale price. Other items may be sold to the purchaser at a reasonable price that has been approved by the Administrative Agent at the time of the signing of the agreement to purchase but shall be separate and apart from any contract of

sale for the underlying real estate. The purchase of central air conditioning installed subsequent to the initial sale of the unit and not included in the base price may be made a condition of the unit resale provided the price of the air conditioning equipment, which shall be subject to 10-year, straight-line depreciation, has been approved by the Administrative Agent. Unless otherwise approved by the Administrative Agent, the purchase of any property other than central air conditioning shall not be made a condition of the unit resale. The seller and the purchaser must personally certify at the time of closing that no unapproved transfer of funds for the purpose of selling and receiving property has taken place at the time of or as a condition of resale.

N. Buyer Income Eligibility.

1. Buyer income eligibility for restricted ownership units shall be established pursuant to N.J.A.C. 5:80-26.17, as may be amended and supplemented, such that very low-income ownership units shall be reserved for occupancy by households with a gross household income less than or equal to 30% of median income, low-income ownership units shall be reserved for occupancy by households with a gross household income less than or equal to 50% of median income and moderate-income ownership units shall be reserved for occupancy by households with a gross household income less than 80% of median income.
2. Notwithstanding the foregoing, the Administrative Agent may, upon approval by the municipality, and subject to the Division's approval, permit a moderate-income purchaser to buy a low-income unit if and only if the Administrative Agent can demonstrate that there is an insufficient number of eligible low-income purchasers in the housing region to permit prompt occupancy of the unit and all other reasonable efforts to attract a low-income purchaser, including pricing and financing incentives, have failed. Any such low-income unit that is sold to a moderate-income household shall retain the required pricing and pricing restrictions for a low-income unit. Similarly, the administrative agent may permit low-income purchasers to buy very-low-income units in housing markets where, as determined by the Division, units are reserved for very-low-income purchasers, but there is an insufficient number of very-low-income purchasers to permit prompt occupancy of the units. In such instances, the purchased unit must be maintained as a very-low-income unit and sold at a very-low-income price point such that on the next resale the unit will still be affordable to very-low-income households and able to be purchased by a very-low-income household. A very-low-income unit that is seeking bonus credit pursuant to N.J.S.A. 52:27D-311.k(9) must first be advertised exclusively as a very-low-income unit according to the Affirmative Marketing requirements at N.J.A.C. 5:80-26.16, then advertised as a very-low-income or low-income unit for at least 30 additional days prior to referring any low-income household to the unit.
3. A certified household that purchases a restricted ownership unit must occupy it as the certified household's principal residence and shall not lease the unit; provided, however, that the Administrative Agent may permit the owner of a restricted ownership unit, upon application and a showing of hardship, to lease the restricted unit to another certified household for a period not to exceed one year.
4. The Administrative Agent shall certify a household as eligible for a restricted ownership unit when the household is a low-income household or a moderate-income household, as applicable to the unit, and the estimated monthly housing cost for the particular unit

(including principal, interest, property taxes, homeowner and private mortgage insurance and condominium or homeowner association fees, as applicable) does not exceed 35 percent of the household's eligible monthly income; provided, however, that this limit may be exceeded if one or more of the following circumstances exists:

- a. The household currently pays more than 35% (40% for households eligible for age-restricted units) of its gross household income for housing expenses, and the proposed housing expenses will reduce its housing costs;
- b. The household has consistently paid more than 35% (40% for households eligible for age-restricted units) of eligible monthly income for housing expenses in the past and has proven its ability to pay; or
- c. The household is currently in substandard or overcrowded living conditions;
- d. The household documents the existence of assets, within the asset limitation otherwise applicable, with which the household proposes to supplement the rent payments

O. Limitations on Indebtedness Secured by Ownership Unit; Subordination.

1. Prior to incurring any indebtedness to be secured by a restricted ownership unit, the owner shall apply to the Administrative Agent for a determination in writing that the proposed indebtedness complies with the provisions of this Section, and the Administrative Agent shall issue such determination prior to the owner incurring such indebtedness.
2. With the exception of original purchase money mortgages, neither an owner nor a lender shall at any time during the control period cause or permit the total indebtedness secured by a restricted ownership unit to exceed 95% of the maximum allowable resale price of that unit, as such price is determined by the Administrative Agent in accordance with N.J.A.C. 5:80-26.7(c).

P. Control Periods for Restricted Rental Units.

1. Control periods for units that meet the definition of prior round units shall be pursuant to the 2001 UHAC rules originally adopted October 1, 2001, 33 N.J.R. 3432, and amended December 20, 2004, 36 N.J.R. 5713 and shall remain subject to the requirements of this ordinance for a period of at least 30 years as applicable unless otherwise indicated.
2. Other than for prior round units, control periods for restricted rental units shall be in accordance with N.J.A.C. 5:80-26.12, as may be amended and supplemented, and each restricted rental unit shall remain subject to the requirements of this Ordinance for a period of at least 40 years. Restricted rental units created as part of developments receiving 9% Low-Income Housing Tax Credits must comply with a control period of not less than a 30-year compliance period plus a 15-year extended use period for a total of 45 years.
3. The affordability control period for a restricted rental unit shall commence on the first date that a unit is issued a certificate of occupancy following the execution of the deed restriction or, if affordability controls are being extended, on the effective date of the extension, which is the end of the original control period.
4. Rehabilitated renter-occupied housing units that are improved to code standards shall be subject to affordability controls for a period of not less than 10 years.

5. Prior to the issuance of any building permit for the construction/rehabilitation of restricted rental units, the developer/owner and the municipality shall record a preliminary instrument provided by the Administrative Agent.
6. Deeds of all real property that include restricted rental units shall contain deed restriction language. The deed restriction shall have priority over all mortgages on the property. The deed restriction shall be recorded by the developer with the county records office, and provided as filed and recorded, to the Administrative Agent within 30 days of the receipt of a certificate of occupancy.
7. A restricted rental unit shall remain subject to the affordability controls of this Ordinance despite the occurrence of any of the following events:
 - a. Sublease or assignment of the lease of the unit;
 - b. Sale or other voluntary transfer of the ownership of the unit;
 - c. The entry and enforcement of any judgment of foreclosure on the property containing the unit; or
 - d. The end of the control period, until the occupant household vacates the unit, or is certified as over-income and the controls are released in accordance with UHAC.

Q. Rent Restrictions for Rental Units; Leases and Fees.

1. The initial rent for a restricted rental unit shall be set by the Administrative Agent.
2. A written lease shall be required for all restricted rental units, except for units in an assisted living residence, and tenants shall be responsible for security deposits and the full amount of the rent as stated on the lease. A copy of the current lease for each restricted rental unit shall be retained on file by the Administrative Agent.
3. No additional fees, operating costs, or charges shall be added to the approved rent (except, in the case of units in an assisted living residence, to cover the customary charges for food and services) without the express written approval of the Administrative Agent.
 - a. Operating costs, for the purposes of this section, include certificate of occupancy fees, move-in fees, move-out fees, mandatory internet fees, mandatory cable fees, mandatory utility submetering fees, and for developments with more than one and a half off-street parking spaces per unit, parking fees for one parking space per household.
4. Any fee structure that would remove or limit affordable unit occupant access to any amenities or services that are required or included for market-rate unit occupants is prohibited. Application fees (including the charge for any credit check) shall not exceed 5% of the monthly rent of the applicable restricted unit to be applied to the costs of administering the controls applicable to the unit as set forth in this Ordinance.
5. Fees for unit-specific, non-communal items that are charged to market-rate unit tenants on an optional basis, such as pet fees for tenants with pets, storage spaces, bicycle-share programs, or one-time rentals of party or media rooms, may also be charged to affordable unit tenants, if applicable.
6. Pet fees may not exceed \$30.00 per month and associated one-time payments for optional fees pertaining to pets, such as a pet cleaning fee, are prohibited.

7. Fees charged to affordable unit tenants for other optional, unit-specific, non-communal items shall not exceed the amounts charged to market-rate tenants.
8. For any prior round rental unit leased before December 20, 2024, elements of the existing fee structure that are consistent with prior rules, but inconsistent with 5:80-26.13(c)1, may continue until the occupant household's current lease term expires or that occupant household vacates the unit, whichever occurs later.

R. Tenant Income Eligibility.

1. Tenant income eligibility shall be determined pursuant to N.J.A.C. 5:80-26.14, as may be amended and supplemented, and shall be determined as follows:
 - a. Very low-income rental units shall be reserved for households with a gross household income less than or equal to 30% of the regional median income by household size.
 - b. Low-income rental units shall be reserved for households with a gross household income less than or equal to 50% of the regional median income by household size.
 - c. Moderate-income rental units shall be reserved for households with a gross household income less than 80% of the regional median income by household size.
2. The Administrative Agent shall certify a household as eligible for a restricted rental unit when the household is a very low-income, low-income or moderate-income household, as applicable to the unit, and the rent proposed for the unit does not exceed 35% (40% for age-restricted units) of the household's eligible monthly income as determined pursuant to N.J.A.C. 5:80-26.17, as may be amended and supplemented; provided, however, that this limit may be exceeded if one or more of the following circumstances exists:
 - a. The household currently pays more than 35% (40% for households eligible for age-restricted units) of its gross household income for rent, and the proposed rent will reduce its housing costs;
 - b. The household has consistently paid more than 35% (40% for households eligible for age-restricted units) of eligible monthly income for rent in the past and has proven its ability to pay;
 - c. The household is currently in substandard or overcrowded living conditions;
 - d. The household documents the existence of assets with which the household proposes to supplement the rent payments; or
 - e. The household documents reliable anticipated third-party assistance from an outside source such as a family member in a form acceptable to the Administrative Agent and the owner of the unit.
3. The applicant shall file documentation sufficient to establish the existence of any of the circumstances in 2.a. through 2.e. above with the Administrative Agent, who shall counsel the household on budgeting.

S. Municipal Housing Liaison.

1. The Municipal Housing Liaison shall be approved by municipal resolution.

2. The Municipal Housing Liaison shall be approved by the Division, or is in the process of getting approval, and fully or conditionally meets the requirements for qualifications, including initial and periodic training as set forth in N.J.A.C. 5:99-1 et seq.
3. The Municipal Housing Liaison shall be responsible for oversight and administration of the affordable housing program, including the following responsibilities, which may not be contracted out to the Administrative Agent:
 - a. Serving as the primary point of contact for all inquiries from the Affordable Housing Dispute Resolution Program, the State, affordable housing providers, administrative agents and interested households.
 - b. The oversight of the Affirmative Marketing Plan and affordability controls.
 - c. When applicable, overseeing and monitoring any contracting Administrative Agent.
 - d. Overseeing the monitoring of the status of all restricted units listed in the Fair Share Plan.
 - e. Verifying, certifying and providing annual information within AHMS at such time and in such form as required by the Division.
 - f. Coordinating meetings with affordable housing providers and administrative agents, as needed.
 - g. Attending continuing education opportunities on affordability controls, compliance monitoring, and affirmative marketing as offered or approved by the Division.
 - h. Overseeing the recording of a preliminary instrument in the form set forth at N.J.A.C. 5:80-26.1 for each affordable housing development.
 - i. Coordinating with the Administrative Agent, municipal attorney and municipal Construction Code Official to ensure that permits are not issued unless the document required in C.8. above has been duly recorded.
 - j. Listing on the municipal website contact information for the MHL and Administrative Agents.

T. Administrative Agent.

1. All municipalities that have created or will create affordable housing programs and/or affordable units shall designate or approve, for each project within its HEFSP, an administrative agent to administer the affordable housing program and/or affordable housing units in accordance with the requirements of the FHA, NJAC 5:99-1 et seq. and UHAC.
2. The fees for administrative agents shall be paid as follows:
 - a. Administrative agent fees related to rental units shall be paid by the developer/owner.
 - b. Administrative agent fees related to initial sale of units shall be paid by the developer.
 - c. Administrative agent fees related to resales shall be paid by the seller of the affordable home.
 - d. Administrative agent fees related to ongoing administration and enforcement shall be paid by the municipality.

3. An Operating Manual for each affordable housing program shall be provided by the Administrative Agent(s). The Operating Manual(s) shall be available for public inspection in the Office of the Clerk and in the office(s) of the Administrative Agent(s). Operating manuals shall be adopted by resolution of the Governing Body.
4. Subject to the role of the Administrative Agent(s), the duties and responsibilities as are set forth in N.J.A.C. 5:99-7 and which are described in full detail in the Operating Manual, including those set forth in UHAC, include:
 - a. Attending continuing education opportunities on affordability controls, compliance monitoring, and affirmative marketing as offered or approved by the Division;
 - b. Affirmative marketing:
 - i. Conducting an outreach process to affirmatively market affordable housing units in accordance with the Affirmative Marketing Plan of the municipality and the provisions of N.J.A.C. 5:80-26.16.
 - ii. Providing counseling, or contracting to provide counseling services, to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements; and landlord/tenant law.
 - c. Household certification.
 - i. Soliciting, scheduling, conducting and following up on interviews with interested households.
 - ii. Conducting interviews and obtaining sufficient documentation of gross income and assets upon which to base a determination of income eligibility for a low- or moderate-income unit;
 - iii. Providing written notification to each applicant as to the determination of eligibility or non-eligibility within 5 days of the determination thereof.
 - iv. Requiring that all certified applicants for restricted units execute a certificate substantially in the form, as applicable, of either the ownership or rental certificates set forth in the Appendices J and K of N.J.A.C. 5:80-26.1 et seq.
 - v. Creating and maintaining a referral list of eligible applicant households living in the housing region, and eligible applicant households with members working in the housing region, where the units are located.
 - vi. Employing a random selection process as provided in the Affirmative Marketing Plan when referring households for certification to affordable units.
 - d. Affordability controls.
 - i. Furnishing to attorneys or closing agents forms of deed restrictions and mortgages for the recording at the time of conveyance of title of each restricted unit.
 - ii. Ensuring that the removal of the deed restrictions and cancellation of the mortgage note are effectuated and filed properly with the County Register of Deeds or County Clerk's office after the termination of the affordability controls for each restricted unit in accordance with UHAC.

- iii. Communicating with lenders and the Municipal Housing Liaison regarding foreclosures.
- iv. Ensuring the issuance of Continuing Certificates of Occupancy or certifications pursuant to N.J.A.C. 5:80-26.11.
- e. Records retention.
 - i. Creating and maintaining a file on each restricted unit for its control period, including the recorded deed with restrictions, recorded recapture mortgage, and note, as appropriate.
 - ii. Records received, retained, retrieved, or transmitted in furtherance of crediting affordable units of a municipality constitute public records of the municipality as defined by N.J.S.A. 47:3-16, and are legal property of the municipality.
- f. Resales and re-rentals.
 - i. Instituting and maintaining an effective means of communicating information between owners and the Administrative Agent regarding the availability of restricted units for resale or re-rental.
 - ii. Instituting and maintaining an effective means of communicating information to very low-, low-, or moderate-income households regarding the availability of restricted units for resale or re-rental.
- g. Processing requests from unit owners.
 - i. Reviewing and approving requests from owners of restricted units who wish to refinance or take out home equity loans during the term of their ownership to determine that the amount of indebtedness to be incurred will not violate the terms of this ordinance.
 - ii. Reviewing and approving requests to increase sales prices from owners of restricted units who wish to make capital improvements to the units that would affect the selling price, such authorizations to be limited to those improvements resulting in additional bedrooms or bathrooms and the depreciated cost of central air conditioning systems.
 - iii. Notifying the municipality of an owner's intent to sell a restricted unit.
 - iv. Making determinations on requests by owners of restricted units for hardship waivers.
- h. Enforcement.
 - i. Securing annually from the municipality a list of all affordable ownership units for which property tax bills are mailed to absentee owners, and notifying all such owners that they must either move back to their unit or sell it;
 - ii. Securing from all developers and sponsors of restricted units, at the earliest point of contact in the processing of the project or development, written acknowledgement of the requirement that no restricted unit can be offered, or in any other way committed, to any person, other than a household duly certified to the unit by the Administrative Agent;

- iii. Sending annual mailings to all owners of affordable dwelling units reminding them of the notices and requirements outlined in N.J.A.C. 5:80-26.19(d)4;
 - iv. Establishing a program for diverting unlawful rent payments to the municipal Affordable Housing Trust Fund; and
 - v. Creating and publishing a written operating manual for each affordable housing program administered by the Administrative Agent setting forth procedures for administering the affordability controls.
- i. The Administrative Agent(s) shall, as delegated by the municipality, have the authority to take all actions necessary and appropriate to carry out its/their responsibilities, herein.

U. Responsibilities of The Owner of a development containing affordable units.

1. The owner of all developments containing affordable units subject to this subchapter or the assigned management company thereof shall provide to the administrative agent:
 - a. Site plan, architectural plan, or other plan that identifies the location of each affordable unit, if subject to the site plan approval, settlement agreement, or other applicable document regulating the location of affordable units. The administrative agent shall determine the location of affordable units if not set forth in the site plan approval, settlement agreement, or other applicable document.
 - b. The total number of units in the project and the number of affordable units.
 - c. The breakdown of the affordable units by or identification of affordable unit locations by bedroom count and income level, including street addresses / unit numbers, if subject to the site plan approval, settlement agreement, or other applicable document regulating the breakdown of affordable units. The administrative agent shall determine the bedroom and income distribution if not set forth in the site plan approval, settlement agreement, or other applicable document.
 - d. Floor plans of all affordable units, including complete and accurate identification of all rooms and the dimensions thereof.
 - e. A projected construction schedule.
 - f. The location of any common areas and elevators.
 - g. The name of the person who will be responsible for official contact with the administrative agent for the duration of the project, which must be updated if the contact changes.
2. In addition to A above, the owner of rental developments containing affordable rental units subject to this subchapter or the assigned management company thereof shall:
 - a. Send to all current tenants in all restricted rental units an annual mailing containing a notice as to the maximum permitted rent and a reminder of the requirement that the unit must remain their principal place of residence, which is defined as residing in the unit at least 260 days out of each calendar year, together with the telephone number, mailing address, and email address of the administrative agent to whom complaints of excess rent can be issued.

- b. Provide to the administrative agent a description of any applicable fees.
 - c. Provide to the administrative agent a description of the types of utilities and which utilities will be included in the rent.
 - d. Agree and ensure that the utility configuration established at the start of the rent-up process not be altered at any time throughout the restricted period.
 - e. Provide to the administrative agent a proposed form of lease for any rental units.
 - f. Ensure that the tenant selection criteria for the applicants for affordable units not be more restrictive than the tenant selection criteria for applicants for non-restricted units.
 - g. Strive to maintain the continued occupancy of the affordable units during the entire restricted period.
3. In addition to A, above, the owner of affordable for-sale developments containing affordable for-sale units subject to this subchapter or the assigned management company thereof shall provide the administrative agent:
- a. Proposed pricing for all units, including any purchaser options and add-on items.
 - b. Condominium or homeowner association fees and any other applicable fees.
 - c. Estimated real property taxes.
 - d. Sewer, water, trash disposal, and any other utility assessments.
 - e. Flood insurance requirement, if applicable.
 - f. The State-approved planned real estate development public offering statement and/or master deed, where applicable, as well as the full build-out budget.

V. Enforcement of Affordable Housing Regulations

1. Upon the occurrence of a breach of any of the regulations governing the affordable unit by an owner, developer or tenant, the municipality shall have all remedies provided at law or equity, including but not limited to foreclosure, tenant eviction, municipal fines, a requirement for household recertification, acceleration of all sums due under a mortgage, recoupment of any funds from a sale in the violation of the regulations, injunctive relief to prevent further violation of the regulations, entry on the premises, and specific performance.
2. After providing written notice of a violation to an owner, developer or tenant of an affordable unit and advising the owner, developer or tenant of the penalties for such violations, the municipality may take the following action against the owner, developer or tenant for any violation that remains uncured for a period of 60 days after service of the written notice:
 - a. The municipality may file a court action pursuant to N.J.S.A. 2A:58-11 alleging a violation, or violations, of the regulations governing the affordable housing unit. If the owner, developer or tenant is found by the Court to have violated any provision of the regulations governing affordable housing units the owner, developer or tenant shall be subject to one or more of the following penalties, at the discretion of the Court:

- i. A fine of not more than \$5,000 or imprisonment for a period not to exceed thirty (30) days, or both, unless otherwise specified below, provided that each and every day that the violation continues or exists shall be considered a separate and specific violation of these provisions and not a continuation of the initial offense;
 - ii. In the case of an owner who has rented his or her low- or moderate-income unit in violation of the regulations governing affordable housing units, payment into the Affordable Housing Trust Fund of the gross amount of rent illegally collected;
 - iii. In the case of an owner who has rented his or her affordable unit in violation of the regulations governing affordable housing units, payment of an innocent tenant's reasonable relocation costs, as determined by the Court.
3. The municipality shall have the authority to levy fines against the owner of the development for instances of noncompliance with NJHRC advertising requirements (N.J.S.A. 52:27D-321.6.e.(2)), following written notice to the owner. The fine for the first offense of noncompliance shall be \$5,000, the fine for the second offense of noncompliance shall be \$10,000, and the fine for each subsequent offense of noncompliance shall be \$15,000.
4. The municipality may file a court action in the Superior Court seeking a judgment, which would result in the termination of the owner's equity or other interest in the unit, in the nature of a mortgage foreclosure. Any judgment shall be enforceable as if the same were a judgment of default of the first purchase money mortgage and shall constitute a lien against the low- or moderate-income unit.
 - a. Such judgment shall be enforceable, at the option of the municipality, by means of an execution sale by the Sheriff, at which time the affordable unit of the violating owner shall be sold at a sale price which is not less than the amount necessary to fully satisfy and pay off any first purchase money mortgage and prior liens and the costs of the enforcement proceedings incurred by the municipality, including attorney's fees. The violating owner shall have the right to possession terminated as well as the title conveyed pursuant to the Sheriff's sale.
 - b. The proceeds of the Sheriff's sale shall first be applied to satisfy the first purchase money mortgage lien and any prior liens upon the low- or moderate-income unit. The excess, if any, shall be applied to reimburse the municipality for any and all costs and expenses incurred in connection with either the court action resulting in the judgment of violation or the Sheriff's sale. In the event that the proceeds from the Sheriff's sale are insufficient to reimburse the municipality in full as aforesaid, the violating owner shall be personally responsible for the full extent of such deficiency, in addition to any and all costs incurred by the municipality in connection with collecting such deficiency. In the event that a surplus remains after satisfying all of the above, such surplus shall be placed in escrow by the municipality for the owner and shall be held in such escrow for a maximum period of two years or until such earlier time as the owner shall make a claim with the municipality for such. Failure of the owner to claim such balance within the two year period shall automatically result in a forfeiture of such balance to the municipality. Any interest accrued or earned on such balance while being held in escrow shall belong to and shall be paid to the municipality, whether such balance shall be paid to the owner or forfeited to the municipality.

- c. Foreclosure due to violation of the regulations governing affordable housing units shall not extinguish the restrictions of the regulations governing affordable housing units as they apply to the low- and moderate-income unit. Title shall be conveyed to the purchaser at the Sheriff's sale, subject to the restrictions and provisions of the regulations governing the affordable housing unit. The owner determined to be in violation of the provisions of this plan and from whom title and possession were taken by means of the Sheriff's sale shall not be entitled to any right of redemption.
 - d. If there are no bidders at the Sheriff's sale, or if insufficient amounts are bid to satisfy the first purchase money mortgage and any prior liens, the municipality may acquire title to the affordable unit by satisfying the first purchase money mortgage and any prior liens and crediting the violating owner with an amount equal to the difference between the first purchase money mortgage and any prior liens and costs of the enforcement proceedings, including legal fees and the maximum resale price for which the affordable unit could have been sold under the terms of the regulations governing affordable housing units. This excess shall be treated in the same manner as the excess that would have been realized from an actual sale as previously described.
 - e. Failure of the low- or moderate-income unit to be either sold at the Sheriff's sale or acquired by the municipality shall obligate the owner to accept an offer to purchase from any qualified purchaser that may be referred to the owner by the municipality, with such offer to purchase being equal to the maximum resale price of the low- or moderate-income unit as permitted by the regulations governing affordable housing units.
 - f. The affordable unit owner shall remain fully obligated, responsible and liable for complying with the terms and restrictions of governing affordable housing units until such time as title is conveyed from the owner.
5. It is the responsibility of the municipal housing liaison and the administrative agent(s) to ensure that affordable housing units are administered properly. All affordable units must be occupied within a reasonable amount of time and be re-leased within a reasonable amount of time upon the vacating of the unit by a tenant. If an administrative agent or municipal housing liaison becomes aware of or suspects that a developer, landlord, or property manager has not complied with these regulations, it shall report this activity to the Division. The Division must notify the developer, landlord, or property manager, in writing, of any violation of these regulations and provide a 30-day cure period. If, after the 30-day cure period, the developer, landlord, or property manager remains in violation of any terms of this subchapter, including by keeping a unit vacant, the developer, landlord, or property manager may be fined up to the amount required to construct a comparable affordable unit of the same size and the deed-restricted control period will be extended for the length of the time the unit was out of compliance, in addition to the remedies provided for in this section. For the purposes of this subsection, a reasonable amount of time shall presumptively be 60 days, unless a longer period of time is required due to demonstrable market conditions and/or failure of the municipal housing liaison or the administrative agent to refer a certified tenant.
 6. Banks and other lending institutions are prohibited from issuing any loan secured by owner occupied real property subject to the affordability controls set forth in this subchapter if

such loan would be in excess of amounts permitted by the restriction documents recorded in the deed or mortgage book in the county in which the property is located. Any loan issued in violation of this subsection is void as against public policy.

7. The Agency and the Department hereby reserve, for themselves and for each administrative agent appointed pursuant to this subchapter, all of the rights and remedies available at law and in equity for the enforcement of this subchapter, including, but not limited to, fines, evictions, and foreclosures as approved by a county-level housing judge.
8. Appeals
 - a. Appeals from all decisions of an administrative agent appointed pursuant to this subchapter must be filed, in writing, with the municipal housing liaison. A decision by the municipal housing liaison may be appealed to the Division. A written decision of the Division Director upholding, modifying, or reversing an administrative agent's decision is a final administrative action.

W. Development Fees.

1. Purpose
 - a. This section establishes standards for the collection, maintenance, and expenditure of development fees that are consistent with the amended Fair Housing Act (P.L.2024, c.2), N.J.A.C. 5:99, and the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7). Fees collected pursuant to this Ordinance shall be used for the sole purpose of providing very low-, low- and moderate-income housing in accordance with a Court-approved Spending Plan.
2. Basic Requirements
 - a. The municipality shall not spend development fees until the court has approved a plan for spending such fees.
3. Residential Development Fees
 - a. Imposed fees
 - i. Residential developers, except for developers of the types of development specifically exempted below, shall pay a fee of 1.5% of the equalized assessed value for residential development, provided no increased density is permitted. Development fees shall also be imposed and collected when an additional dwelling unit is added to an existing residential structure; in such cases, the fee shall be calculated based on the increase in the equalized assessed value of the property due to the additional dwelling unit.
 - ii. When an increase in residential density is permitted pursuant to a "d" variance granted under N.J.S.A. 40:55D-70d(5), developers shall be required to pay a "bonus" development fee of 3.0% of the equalized assessed value for each additional unit that may be realized, except that this provision shall not be applicable to a development that will include affordable housing. If the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus development

fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application.

Example: If an approval allows four units to be constructed on a site that was zoned for two units, the fees could equal 1.5% of the equalized assessed value on the first two units; and the specified higher percentage of 3% of the equalized assessed value for the two additional units, provided zoning on the site has not changed during the two-year period preceding the filing of such a variance application.

- b. Eligible exactions, ineligible exactions and exemptions for residential development
 - i. Affordable housing developments, developments where the developer is providing for the construction of affordable units elsewhere in the municipality, and developments where the developer has made an eligible payment in lieu of on-site construction of affordable units, if permitted by ordinance, or by agreement with the municipality and if approved by a municipality prior to the statutory elimination of payments in-lieu on March 20, 2024 per P.L.2024, c.2, shall be exempt from development fees.
 - ii. Developments that have received preliminary or final site plan approval prior to the adoption of this ordinance and any preceding ordinance permitting the collection of development fees shall be exempt from the payment of development fees, unless the developer seeks a substantial change in the original approval. Where a site plan approval does not apply, the issuance of a zoning and/or building permit shall be synonymous with preliminary or final site plan approval for the purpose of determining the right to an exemption. In all cases, the applicable fee percentage shall be determined based upon the development fee ordinance in effect on the date that the construction permit is issued.
 - iii. Development fees shall be imposed and collected when an existing structure undergoes a change to a more intense use, is demolished and replaced, or is expanded, if the expansion is not otherwise exempt from the development fee requirement. The development fee shall be calculated on the increase in the equalized assessed value of the improved structure. This fee shall not apply to expansions of single-family detached or two-family dwellings.
 - iv. No development fee shall be collected for the demolition and replacement of a residential building resulting from a fire or natural disaster.

4. Non-Residential Development Fees

a. Imposition of fees

- i. Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall pay a fee equal to 2.5% of the equalized assessed value of the land and improvements, for all new non-residential construction on an unimproved lot or lots.
- ii. Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall also pay a fee equal to 2.5% of the increase in equalized assessed value resulting from any additions to existing structures to be used for non-residential purposes.

- iii. Development fees shall be imposed and collected when an existing structure is demolished and replaced. The development fee of 2.5% shall be calculated on the difference between the equalized assessed value of the pre-existing land and improvements and the equalized assessed value of the newly improved structure; i.e., land and improvements; and such calculation shall be made at the time a final certificate of occupancy is issued. If the calculation required under this section results in a negative number, the non-residential development fee shall be zero.
 - b. Eligible exactions, ineligible exactions and exemptions for non-residential development
 - i. The non-residential portion of a mixed-use inclusionary or market-rate development shall be subject to a 2.5% development fee, unless otherwise exempted below.
 - ii. The 2.5% fee shall not apply to an increase in equalized assessed value resulting from alterations, change in use within existing footprint, reconstruction, renovations and repairs.
 - c. Non-residential developments shall be exempt from the payment of non-residential development fees in accordance with the exemptions required pursuant to the Statewide Non-Residential Development Fee Act (N.J.S.A. 40:55D-8.1 through 8.7), as specified in Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption." Any exemption claimed by a developer shall be substantiated by that developer.
 - d. A developer of a non-residential development exempted from the non-residential development fee pursuant to the Statewide Non-Residential Development Fee Act shall be subject to the fee at such time as the basis for the exemption no longer applies, and shall make the payment of the non-residential development fee, in that event, within three years after that event or after the issuance of the final certificate of occupancy of the non-residential development, whichever is later.
 - e. If a property that was exempted from the collection of a non-residential development fee thereafter ceases to be exempt from property taxation, the owner of the property shall remit the fees required pursuant to this section within 45 days of the termination of the property tax exemption. Unpaid non-residential development fees under these circumstances may be enforceable by the municipality as a lien against the real property of the owner.
5. Collection Procedures
- a. Upon the granting of a preliminary, final or other applicable approval for a development, the applicable approving authority shall direct its staff to notify the construction official responsible for the issuance of a building permit.
 - b. For non-residential developments only, the developer shall also be provided with a copy of Form N-RDF, "State of New Jersey Non-Residential Development Certification/Exemption," to be completed by the developer as per the instructions provided in the Form N-RDF. The construction official shall verify the information submitted by the non-residential developer as per the instructions provided on Form N-

RDF. The tax assessor shall verify exemptions and prepare estimated and final assessments as per the instructions provided in Form N-RDF.

- c. The construction official responsible for the issuance of a building permit shall notify the tax assessor of the issuance of the first construction permit for a development that is subject to a development fee.
 - d. Within 90 days of receipt of that notice, the tax assessor shall provide an estimate, based on the plans filed, of the equalized assessed value of the development.
 - e. The construction official responsible for the issuance of a final certificate of occupancy shall notify the tax assessor of any and all requests for the scheduling of a final inspection on property that is subject to a development fee.
 - f. Within 10 business days of a request for the scheduling of a final inspection, the tax assessor shall confirm or modify the previously estimated equalized assessed value of the improvements associated with the development; calculate the development fee; and thereafter notify the developer of the amount of the fee.
 - g. Should the municipality fail to determine or notify the developer of the amount of the development fee within 10 business days of the request for final inspection, the developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in Subsection b. of section 37 of P.L.2008, c.46 (N.J.S.A. 40:55D-8.6).
 - h. Fifty percent (50%) of the development fee shall be collected at the time of issuance of the construction permit. The remaining portion shall be collected at the time of issuance of the certificate of occupancy. The developer shall be responsible for paying the difference between the fee calculated at the time of issuance of the construction permit and that determined at the time of issuance of certificate of occupancy.
6. Appeal of development fees
- a. A developer may challenge residential development fees imposed by filing a challenge with the County Board of Taxation. Pending a review and determination by that board, collected fees shall be placed in an interest-bearing escrow account by the municipality. Appeals from a determination of the board may be made to the Tax Court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S. 54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.
 - b. A developer may challenge non-residential development fees imposed by filing a challenge with the director of the Division of Taxation. Pending a review and determination by the director, which shall be made within 45 days of receipt of the challenge, collected fees shall be placed in an interest-bearing escrow account by the municipality. Appeals from a determination of the director may be made to the Tax Court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S. 54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

7. Affordable Housing Trust Fund

- a. A separate, interest-bearing Municipal Affordable Housing Trust Fund shall be maintained by the chief financial officer of the municipality for the purpose of depositing development fees collected from residential and non-residential developers and proceeds from the sale of units with extinguished controls.
- b. The following additional funds shall be deposited in the Municipal Affordable Housing Trust Fund and shall at all times be identifiable by source and amount:
 - i. Payments in lieu of on-site construction of an affordable unit, where previously permitted by ordinance or by agreement with the municipality and if approved by a municipality prior to the statutory elimination of payments in-lieu on March 20, 2024 per P.L.2024, c.2;
 - ii. Funds contributed by developers to make 10% of the adaptable entrances in a townhouse or other multistory attached dwelling unit development accessible;
 - iii. Rental income from municipally operated units;
 - iv. Repayments from affordable housing program loans;
 - v. Recapture funds;
 - vi. Proceeds from the sale of affordable units; and
 - vii. Any other funds collected in connection with the municipal affordable housing program including but not limited to interest earned on fund deposits.
- c. The municipality shall provide the Division with written authorization, in the form of a tri-party escrow agreement(s) between the municipality, the Division and the financial institution in which the municipal affordable housing trust fund has been established to permit the Division to direct the disbursement of the funds as provided for in N.J.A.C. 5:99-2.1 et seq.
- d. Occurrence of any of the following deficiencies may result in the Division requiring the forfeiture of all or a portion of the funds in the municipal Affordable Housing Trust Fund:
 - i. Failure to meet deadlines for information required by the Division in its review of a development fee ordinance;
 - ii. Failure to commit or expend development fees within four years of the date of collection in accordance with N.J.A.C. 5:99-5.5;
 - iii. Failure to comply with the requirements of the Non-Residential Development Fee Act and N.J.A.C. 5:99-3;
 - iv. Failure to submit accurate monitoring reports pursuant to this subchapter within the time limits imposed by the Act, this chapter, and/or the Division;
 - v. Expenditure of funds on activities not approved by the Superior Court or otherwise permitted by law;
 - vi. Revocation of compliance certification or a judgment of compliance and repose;

- vii. Failure of a municipal housing liaison or administrative agent to comply with the requirements set forth at N.J.A.C. 5:99-6, 7, and 8;
 - viii. Other good cause demonstrating that municipal affordable housing funds are not being used for an approved purpose.
- e. All interest accrued in the housing trust fund shall only be used on eligible affordable housing purposes approved by the Court.
8. Use of Funds
- a. The expenditure of all funds shall conform to a Spending Plan approved by Superior Court. Funds deposited in the municipal Affordable Housing Trust Fund may be used for any activity approved by the Court to address the fair share obligation and may be set up as a grant or revolving loan program. Such activities include, but are not limited to: preservation or purchase of housing for the purpose of maintaining or implementing affordability controls; housing rehabilitation; new construction of affordable housing units and related costs; accessory apartments; a market-to-affordable program; conversion of existing non-residential buildings to create new affordable units; green building strategies designed to be cost-saving and in accordance with accepted national or state standards; purchase of land for affordable housing; improvement of land to be used for affordable housing; extensions or improvements of roads and infrastructure to affordable housing sites; financial assistance designed to increase affordability; administration necessary for implementation of the Housing Element and Fair Share Plan; and/or any other activity permitted by Superior Court and specified in the approved Spending Plan.
 - b. Funds shall not be expended to reimburse the municipality or activities that occurred prior to the authorization of a municipality to collect development fees.
 - c. At least a portion of all development fees collected and interest earned shall be used to provide affordability assistance to very low-, low- and moderate-income households in affordable units included in the municipal Fair Share Plan. A portion of the development fees which provide affordability assistance shall be used to provide affordability assistance to very low-income households.
 - i. Affordability assistance programs may include down payment assistance, security deposit assistance, low-interest loans, rental assistance, assistance with homeowners association or condominium fees and special assessments, infrastructure assistance, and assistance with emergency repairs. The specific programs to be used for affordability assistance shall be identified and described within the Spending Plan.
 - ii. Affordability assistance for very low income households may include producing very low-income units or buying down the cost of low- or moderate-income units in the municipal Fair Share Plan to make them affordable to households earning 30% or less of median income.
 - d. No more than 20% of all affordable housing trust funds, exclusive of those collected to fund an RCA prior to July 17, 2008, shall be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultants' fees necessary to develop or implement a new construction program, prepare and implement

a Housing Element and Fair Share Plan, administer an Affirmative Marketing Program and for compliance with the Superior Court and the Program including the costs to the municipality of resolving a challenge.

9. Monitoring

- a. On or before February 15 of each year, the municipality shall provide annual electronic data reporting of trust fund activity for the previous year from January 1st to December 31st through the AHMS Reporting System. This reporting shall include an accounting of all Municipal Affordable Housing Trust Fund activity, including the sources and amounts of all funds collected and the amounts and purposes for which any funds have been expended. Such reporting shall include an accounting of development fees collected from residential and non-residential developers, previously eligible payments in lieu of constructing affordable units on site (if permitted by ordinance or by agreement with the municipality prior to the March 20, 2024 statutory elimination per P.L. 2024, c.4), funds from the sale of units with extinguished controls, barrier-free escrow funds, rental income from municipally-owned affordable housing units, repayments from affordable housing program loans, interest and any other funds collected in connection with municipal housing programs, as well as an accounting of the expenditures of revenues and implementation of the Spending Plan approved by the Court.

10. Ongoing Collection of Fees

- a. The ability to impose, collect and expend development fees shall continue so long as the municipality retains authorization from the Court in the form of Compliance Certification or the good faith effort to obtain it.
- b. If the municipality fails to renew its ability to impose and collect development fees prior to the expiration of its Judgment of Compliance, it may be subject to forfeiture of any or all funds remaining within its Affordable Housing Trust Fund. Any funds so forfeited shall be deposited into the New Jersey Affordable Housing Trust Fund established pursuant to section 20 of P.L.1985, c.222 (C. 52:27D-320).

11. Emergent Affordable Housing Opportunities. Requests to expend affordable housing trust funds on emergent affordable housing opportunities not included in the municipal fair share plan shall be made to the Division and shall be in the form of a governing body resolution. Any request shall be consistent with N.J.A.C. 5:99-4.1.

Repealer

All ordinances or code provisions or parts thereof inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Severability

If any section, subsection, paragraph, sentence or any other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance.

Effective Date

This ordinance shall take effect upon its passage and publication, as required by law.

ITEM NUMBER: R 089-26

ITEM NAME: Resolution: Approve Claims List Resolution for the March 3, 2026, City Council Meeting

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📎 Bills List	2/26/2026	Cover Memo

**RESOLUTION
TO APPROVE
Claims to be paid the meeting of March 3rd, 2026
Meeting of March 3rd, 2026**

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

Current Fund	\$	35,707,659.89
Grant Fund	\$	40,541.65
General Capital Fund	\$	213,863.00
Sewer Utility -Operating	\$	2,391,949.50
Sewer Utility-Capital	\$	18,152.63
Developers Escrow	\$	6,839.06
Dog Trust	\$	700.00
Police Extra Duty	\$	46,988.75
Trust Other	\$	349,264.34
Section 8 Public Housing	\$	4,087.55
Affordable Housing	\$	8,445.00
Community Development	\$	18,772.00
Tax Title Lien Redemption	\$	-
UCC Trust	\$	36,764.30
Self Insurance	\$	1,010,058.93
Fire Dedicated Penalties	\$	-
Revolving Loan Fund	\$	-
Tax Title Lien Redemption	\$	-
Unemployment Trust Fund	\$	1,856.29
Library	\$	100,474.67
General Liability Trust	\$	1,250,768.53
Workers Compensation Trust	\$	36,655.90
Trust Escrow	\$	-
Reserve for Housing	\$	-
Federal DOJ Forfeiture	\$	-
TOTAL CLAIMS	\$	41,243,841.99

ADOPTED _____

ATTEST _____
Kathleen Tolosi, City Clerk

List of Bills - (All Funds)

Meeting Date: 03/03/2026 For bills from 02/18/2026 to 03/03/2026

Vendor	Description	Account	PO Payment	Check Total
CDBG				
ACH 131 - DIAL INC. 17-201-20-118-000	CDBG Year 51 PO 65076 R501-25 January 2026 - DIAL FOR YR 51	2,500.00	2,500.00	2,500.00
17-201-20-114-300	7605 - Eric & Annie Cameron Year 47 Housing & Rehabilitation PO 64951 CHIP - 92 Edison St - first grant paymen	2,825.00	2,825.00	
17-201-20-114-300	Year 47 Housing & Rehabilitation PO 64953 CHIP - 92 Edison St - second grant payme	2,825.00	2,825.00	
17-201-20-114-300	Year 47 Housing & Rehabilitation PO 64954 CHIP - 92 Edison St - third grant paymen	2,850.00	2,850.00	
17-201-20-114-300	Year 47 Housing & Rehabilitation PO 64955 CHIP - 92 Edison St - fourth grant payme	2,100.00	2,100.00	
17-201-20-114-300	Year 47 Housing & Rehabilitation PO 64956 CHIP - 92 Edison St - fifth grant paymen	2,100.00	2,100.00	
17-201-20-114-300	Year 47 Housing & Rehabilitation PO 64957 CHIP - 92 Edison St - sixth grant paymen	2,600.00	2,600.00	15,300.00
17-201-20-117-100	6053 - HART HALSEY LLC Year 50 Public Facilites & Improvements PO 65089 Private Duty Police	972.00	972.00	972.00
CLAIMS FUND				
01-203-26-325-200	1211 - 115 - 167 RIVER ROAD (2025) Condo Services Act - Expenses PO 64841 2025 Municipal Reimbursement	7,671.56	7,671.56	7,671.56
01-203-26-325-200	1215 - 896 ALLWOOD ROAD (2025) Condo Services Act - Expenses PO 64870 2025 Municipal Reimbursement	1,770.36	1,770.36	1,770.36
ACH 01-201-27-331-200	197 - AAA ADVANCED PLUMBING & DRAIN CLEAN Human Services - Expenses PO 64991 HEALTH: EMERGENCY PLUMBLING SERVICES AT	4,473.80	4,473.80	4,473.80
ACH 01-201-27-331-200	197 - AAA ADVANCED PLUMBING & DRAIN CLEAN Human Services - Expenses PO 65000 HEALTH: PLUMBLING FOR CODE BLUE 2026	597.00	597.00	597.00
01-203-20-135-200	7421 - ACCLAIM INVENTORY LLC (2025) Auditing Expense PO 65215 Fixed Asset Reporting Services	5,400.00	5,400.00	5,400.00
ACH 27-201-20-300-000	720 - ACRISURE, LLC General Liability Insurance PO 65117 R631-25-2026 -Obsidian Speciality Insura	1,250,000.00	1,250,000.00	1,250,000.00

ACH	4294 - AIRGAS USA, LLC 01-201-25-265-200 Fire Department - Expenses	PO 65054 FIRE: Medical Oxygen Cylinders	95.99	95.99	95.99
ACH	4294 - AIRGAS USA, LLC 01-201-25-265-200 Fire Department - Expenses	PO 65055 FIRE: Medical Oxygen Cylinders	1,215.37	1,215.37	1,215.37
	6583 - ALVAREZ & MARSAL HOLDINGS LLC 27-201-20-400-000 Other Expenses	PO 64921 Law Dept. - OCC v. 21st Century Fox Amer	768.53	768.53	768.53
ACH	4446 - AMERICAN WEAR UNIFORMS 01-203-26-300-200 (2025) Public Works Administration - Expenses	PO 64976 R090-25 - 1/29/26 & 2/5/26 UNIFORM RENTA	1,399.80	1,399.80	1,399.80
	7147 - AMERIGAS 01-203-27-370-200 (2025) Public Playgrounds and Rec - Expenses	PO 64994 RECREATION: Propane Gas for Anzaldi Park	1,470.24	1,470.24	1,470.24
	4770 - ASSOCIATION OF MUNICIPAL ASSESSORS 01-201-20-145-200 Tax Assessor - Expenses	PO 65085 Association of Municipal Assessors of NJ	125.00	125.00	125.00
	110 - ATHENIA MASON SUPPLY, INC. 07-201-26-291-200 Sewer / Storm Systems - Expenses	PO 64662 DPW - SEWERS - MATERIAL NEEDED FOR REPAI	2,997.39	2,997.39	2,997.39
ACH	6346 - AXON ENTERPRISE, INC. 04-215-55-966-100 Police Dept Body Cameras	PO 64969 R279-21 AXON BWC's AND ACCESSORIES OFF T	121,643.50	121,643.50	121,643.50
ACH	6859 - BARBARA SAAD 01-201-43-490-200 Municipal Court - Expenses	PO 65024 Court: Arabic Interpreting Services	225.00	225.00	225.00
	1958 - BIRCH LUMBER CO., INC. 07-201-26-291-200 Sewer / Storm Systems - Expenses	PO 64556 DPW - SEWERS - SEWER + STORM WATER REPAI	298.35	298.35	298.35
	5920 - BIRDS BEWARE, INC. 01-203-28-375-200 (2025) Maintenance of Parks - Expenses	PO 64884 R057-25 - FEB 2026 GEESE CONTROL SERVICE	1,570.00	1,570.00	1,570.00
	5734 - BOBCAT OF NORTH JERSEY 04-215-55-954-600 DPW Improvements 7311-16	PO 64925 R060-26 DPW - GROUNDS - EMERGENCY PURCHA	44,220.43	44,220.43	44,220.43
ACH	6009 - CABLEVISION LIGHTPATH LLC 01-201-31-440-200 Telephone	PO 65225 2/1/26 - 2/28/26 - Security cameras 4 1	2,849.39	2,849.39	2,849.39
ACH	119 - CAMPBELL FOUNDRY COMPANY 07-203-26-291-200 (2025) Sewer / Storm Systems - Expenses	PO 63132 DPW - SEWERS - EQUIPMENT FOR DUMP TRUCK	148.80	148.80	148.80
ACH	4793 - CASTALDO SIGNS 02-213-40-706-000 Public Works Grant Expenditures	PO 64808 DPW - CLEAN COMMUNITIES - LANDSCAPER DEC	275.00	275.00	275.00

ACH	2456 - CHENOSA SYSTEMS CORP. 01-201-25-240-200	Police Department - Expenses	PO 64945	R142-23 POLICE DEPT: PRO PHOENIX MAINT &	84,123.44	84,123.44	84,123.44
ACH	5415 - CIVICPLUS IJNC 01-201-20-140-200	Management Info Systems - Expenses	PO 65199	MIS Dept. Website - Chatbot 2026	3,307.51	3,307.51	3,307.51
ACH	5415 - CIVICPLUS IJNC 01-201-20-140-200	Management Info Systems - Expenses	PO 65204	MIS Dept. Website AudioEye 2026	4,725.00	4,725.00	4,725.00
ACH	1222 - CLIFTON PUBLIC LIBRARY 01-201-20-120-200	City Clerk - Expenses	PO 64993	Overtime charges during Early Voting (32	1,558.66	1,558.66	1,558.66
	918 - CLIFTON, CITY OF - Petty Cash		PO 65017	2026 Petty Cash Fund - Recreation	200.00	200.00	200.00
ACH	5358 - COMMERCIAL TECHNOLOGY CONTRACTORS I 01-201-25-240-200	Police Department - Expenses	PO 64932	R601-25 POLICE DEPT: CTCI Repair - Case	150.00	150.00	150.00
	648 - CoreLogic Real Estate Tax Serv 01-205-55-000-001	TAX OVERPAYMENTS	PO 64861	R595-25 Disabled Veteran Refund B 62.01	4,732.88	4,732.88	4,732.88
	7595 - CSC HOLDINGS LLC 01-201-31-440-200	Telephone	PO 65112	2/1/26 - 2/28/26 - Station 4 Fire Range,	454.95	454.95	454.95
ACH	7486 - Cue Promotions LLC 01-203-27-336-200	(2025) Senior Citizens - Expenses	PO 63884	SENIOR CENTER: UNIFORM ORDER - POLOS AN	499.49	499.49	499.49
ACH	7486 - Cue Promotions LLC 01-203-27-336-200	(2025) Senior Citizens - Expenses	PO 63927	CLIFTON OUTREACH: UNIFORM ORDER	2,509.99	2,509.99	2,509.99
ACH	7486 - Cue Promotions LLC 01-203-27-335-200	(2025) Environment Protection Comm. - Expense	PO 64312	HEALTH: ENVIRONMENTAL COMMISSION T-SHIRTS	178.60	321.45	
	01-203-27-330-200	(2025) Health and Welfare - Expenses			142.85		321.45
ACH	1077 - DAJON ASSOCIATES, INC. 04-215-55-978-600	Dept Public Works Projects 7947-24	PO 64963	R047-26-DPW - EMERGENCY SERVICES ON THE	24,750.00	24,750.00	24,750.00
	968 - DONNA REALTY 01-203-26-325-200	(2025) Condo Services Act - Expenses	PO 64838	2025 Municipal Reimbursement	5,580.00	5,580.00	5,580.00
	5977 - EFFICIENT AIR SERVICES, LLC 01-201-26-290-200	Building Department (DPW) - Expenses	PO 65033	DPW - FACILITIES - FIRE HOUSE #1 COMMERC	646.00	646.00	646.00
ACH	133 - EMSL ANALYTICAL, INC.		PO 64970	HEALTH: LEAD DWELLING INSPECTIONS		915.65	

	15-286-56-028-000	Lead-Based Paint Inspections			915.65		915.65
	01-201-25-265-200	4149 - ENVELOPES & PRINTED PRODUCTS, INC. Fire Department - Expenses	PO 64746	FIRE: R029-26 Business Cards for Fire H	44.00	44.00	44.00
	01-201-25-265-200	4149 - ENVELOPES & PRINTED PRODUCTS, INC. Fire Department - Expenses	PO 64789	FIRE: R029-26 Business Cards for Fire H	132.00	132.00	132.00
	01-201-20-165-200	4686 - ENVIRONMENTAL RESOLUTIONS, INC Engineering Services - Expenses	PO 64959	R021-26: LSRP SERVICES FOR YEAR 2026, P	9,957.50	9,957.50	9,957.50
		7225 - Eric M. Bernstein & Associates LLC	PO 64964	R341-25 - January 2026 - Affordable Hous	1,515.00	1,515.00	1,515.00
	01-201-26-290-200	848 - FAIRFIELD MAINTENANCE, INC. Building Department (DPW) - Expenses	PO 65040	DPW - FACILITIES - ROSE REPAIR	759.23	759.23	
	01-201-26-290-200	PO 65118 Building Department (DPW) - Expenses	PO 65118	DPW-FACILITIES- 2/16/26 - UST A&B OPERAT	347.10	347.10	
	01-201-26-290-200	PO 65119 Building Department (DPW) - Expenses	PO 65119	DPW-FACILITIES- 1/1/26 - UST A&B OPERATO	347.00	347.00	1,453.33
ACH	15-286-56-028-000	455 - FEDEX Lead-Based Paint Inspections	PO 64915	HEALTH: POSTAGE FOR LEAD DWELLING INSPEC	79.71	79.71	
	01-203-27-330-200	(2025) Health and Welfare - Expenses	PO 64915	HEALTH: POSTAGE FOR LEAD DWELLING INSPEC	109.92	109.92	189.63
ACH	01-201-26-290-200	576 - FELDMAN BROTHERS ELECTRICAL SUPPLY Building Department (DPW) - Expenses	PO 64573	DPW - FACILITIES - SENIOR CENTER LIGHT R	685.53	685.53	685.53
ACH	01-201-26-290-200	576 - FELDMAN BROTHERS ELECTRICAL SUPPLY Building Department (DPW) - Expenses	PO 64601	DPW - FACILITIES - CITY HALL PERSONNEL O	727.09	727.09	727.09
ACH	01-201-26-290-200	576 - FELDMAN BROTHERS ELECTRICAL SUPPLY Building Department (DPW) - Expenses	PO 65067	DPW - FACILITIES - FLAG BARN SERVICE INS	179.37	179.37	179.37
ACH	01-201-43-490-200	2841 - FERNANDEZ TRANSLATING SERVICES, LLC Municipal Court - Expenses	PO 65050	Court: R531-24 Spanish Interpreting Ser	4,375.00	4,375.00	4,375.00
		6731 - FIG 20 LLC	PO 65009	Tax Lien Redemption B# 9.16	3,228.89	3,228.89	
			PO 65009	Tax Lien Redemption B# 9.16	900.00	900.00	
			PO 65012	Tax Lien Redemption B# 16.01	600.00	600.00	
			PO 65012	Tax Lien Redemption B# 16.01	1,174.57	1,174.57	5,903.46
ACH		6840 - French & Parrello Associates,PA	PO 65090	R146-25 RECREATION: RELEASE Engineering		1,852.50	

	02-213-40-707-000	Recreation Department Grant Expenditures		1,852.50		1,852.50
	6304 - FRIEND & WENZEL LLC		PO 64996	2026 PROFESSIONAL SERVICES AS COUNSEL SE	2,400.00	
	01-201-21-180-200	Zoning and Planning - Expenses		2,400.00		2,400.00
	7049 - GANNETT MEDIA CORP.		PO 64952	Clerk's Office - January 2026 Legal Ads	1,687.74	
	01-203-20-120-200	(2025) City Clerk - Expenses		1,687.74		1,687.74
	2156 - GARFIELD LUMBER & MILLWORK, INC.		PO 64612	DPW - FACILITIES - SENIOR + ARTS CENTER	158.31	
	01-201-26-290-200	Building Department (DPW) - Expenses		158.31		158.31
	6743 - GIAMPAOLO & ASSOCIATES		PO 65066	Preparation of 1099's for 2025	2,056.57	
	16-289-56-081-000	Section 8 Spending Reserves		2,056.57		2,056.57
ACH	7548 - Giorgi Sikharulidze		PO 65048	Court: Georgian Interpreting Services	300.00	
	01-203-43-490-200	(2025) Municipal Court - Expenses		300.00		300.00
ACH	3723 - GLOBAL PAYMENTS DIRECT INC		PO 64987	Court: Credit Card Processing Fees for	4,780.17	
	01-201-43-490-200	Municipal Court - Expenses		4,780.17		4,780.17
ACH	183 - GRAINGER		PO 64821	R208-25-DPW - FACILITIES - CITY HALL	3,201.56	
	01-201-26-290-200	Building Department (DPW) - Expenses		3,201.56		3,201.56
ACH	6511 - GRAVIANO & GILLIS ARCHITECTS & PLANNERS		PO 64848	R024-26 Professional Services - Housing	6,930.00	
				6,930.00		6,930.00
ACH	5487 - GROUP SALES BOX OFFICE LLC		PO 64998	SENIOR TRIPS: TRIP TO RAGTIME ON SATURD	6,432.00	
	15-286-56-013-000	Clifton Senior Culture Trips		6,432.00		6,432.00
	6937 - HEALTHIER NEW JERSEY INSURANCE COMP		PO 65075	R587-25 Braven Health - February 2026 Re	10,286.46	
	21-201-20-100-000	Employee Group Health		10,286.46		10,286.46
	21-201-20-100-000	Employee Group Health	PO 65100	R587-25 Braven Health - March 2026 Retir	10,286.46	
				10,286.46		20,572.92
	1991 - HELD, GEORGE A. AIA & ASSOCIATES		PO 64927	R402-25 Police - BLANKET Professional Ar	3,000.00	
	04-215-55-971-400	Engineering Improvements 2021		3,000.00		3,000.00
	607 - HEP SOIL CONSERVATION DISTRICT		PO 65005	RECREATION: Nash Park Improvements	1,325.00	
	04-215-55-973-700	Recreation Projects 7740-22		1,325.00		1,325.00
ACH	6492 - IMMEDICENTER TOTOWA		PO 64865	R151-25 -Medical Exams	520.00	
	01-201-20-105-200	Personnel - Expenses		520.00		520.00
ACH	465 - JEN ELECTRIC, INC.		PO 64882	POLICE DEPARTMENT R406-25 - Police - Str	8,863.33	
	01-203-25-240-200	(2025) Police Department - Expenses		8,863.33		8,863.33

	1309 - JERSEY POWER EQUIPMENT, INC.	PO 64831	DFW - GROUNDS - SNOWBLOWERS	4,099.00	4,099.00	4,099.00
	3612 - JOHN GARCIA CONSTRUCTION CO. 08-215-55-957-400 Emergency Repairs	PO 65047	R063-24: On Call Emergency Sewer Repair	10,904.00	10,904.00	
	08-215-55-957-400 Emergency Repairs	PO 65070	R-063-24 On Call Emergency Ssewer Repair	7,248.63	7,248.63	18,152.63
ACH	3203 - JOHNNY ON THE SPOT LLC 15-286-56-005-000 Recreation Trust Accounts	PO 64901	RECREATION: Port-a-John for Albion Park	82.33	82.33	82.33
ACH	3203 - JOHNNY ON THE SPOT LLC 15-286-56-005-000 Recreation Trust Accounts	PO 64902	RECREATION: Port-a-John for Summer Conce	130.05	130.05	130.05
ACH	3203 - JOHNNY ON THE SPOT LLC 01-201-27-370-200 Public Playgrounds and Rec - Expenses	PO 64995	RECREATION: Port-a-John For Year Round P	65.63	65.63	
	15-286-56-005-000 Recreation Trust Accounts	PO 64995	RECREATION: Port-a-John For Year Round P	262.52	262.52	328.15
ACH	7091 - Joseph M Giordano 01-201-28-370-200 Arts Center & Sculpture Park - Expenses	PO 64910	HEALTH DEPARTMENT: ARTS CENTER	750.00	750.00	750.00
ACH	594 - KEV SECURITY, INC. 01-203-26-290-200 (2025) Building Department (DPW) - Expenses	PO 64695	DFW - FACILITIES CENTRAL MONITORING OF S	540.00	540.00	540.00
ACH	619 - LAN ASSOCIATES, INC. 02-213-40-707-000 Recreation Department Grant Expenditures	PO 65136	R378-24 Engineering Design Services for	7,594.75	7,594.75	7,594.75
	345 - LANGUAGE LINE SERVICES 01-201-27-330-200 Health and Welfare - Expenses	PO 64942	HEALTH: LANGUAGE LINE TRANSLATION SERVIC	940.10	940.10	940.10
ACH	260 - LAURA A. CARUCCI 12-286-56-851-000 Developer Escrows	PO 65110	ESCROW PAYMENTS FOR THE ZONING BOARD	450.00	450.00	450.00
	712 - LERCH, VINCI & BLISS, LLP 16-289-56-082-000 Section 8 Accumulated Reserves	PO 65101	Finance: R534-25 Nov 2025 Professional S	1,425.00	1,425.00	1,425.00
	2227 - LERETA LLC 01-205-55-000-001 TAX OVERPAYMENTS	PO 64740	R016-26, Disabled Veteran Refund - B 42.	13,129.46	13,129.46	13,129.46
ACH	7600 - LESS STRESS INSTRUCTIONAL SERVICES LLC 01-201-25-265-200 Fire Department - Expenses	PO 64928	FIRE: Officer Training Classes	2,750.00	2,750.00	2,750.00
	1561 - LIFESAVERS, INC. 01-201-25-240-200 Police Department - Expenses	PO 64439	POLICE DEPT. - CPR Recertification Mater	528.20	528.20	528.20

	928 - LITTLE FALLS TROPHY & ENGRAVING, IN 01-201-27-330-200 Health and Welfare - Expenses	PO 64900	HEALTH: PLAQUE - ADVISORY BOARD OF HEALT	271.00	271.00	271.00
	7608 - MARIA A. RIVERA 01-205-55-000-001 TAX OVERPAYMENTS	PO 64977	Tax overpayment refund - B 13.06 L 21	2,334.95	2,334.95	2,334.95
ACH	6819 - MARIE LUPO 02-213-40-702-000 Health Department Grant Expenditures	PO 64908	HEALTH: PROFESSIONAL SERVICES FOR LEAD G	440.00	440.00	440.00
ACH	4018 - MARRONE PEST MANAGEMENT SERVICES LLC 01-201-27-331-200 Human Services - Expenses	PO 64944	HEALTH: MARRONE PEST CONTROL MONTHLY SER	65.00	65.00	65.00
ACH	4018 - MARRONE PEST MANAGEMENT SERVICES LLC 01-201-27-330-200 Health and Welfare - Expenses	PO 65036	HEALTH: SERVICES FOR KNOLLWOOD TERRACE 2	60.00	60.00	60.00
ACH	4018 - MARRONE PEST MANAGEMENT SERVICES LLC 01-201-27-330-200 Health and Welfare - Expenses	PO 65037	HEALTH: SERVICES FOR URMA AVE 2026	50.00	50.00	50.00
	5876 - MAYDA E. LYON 01-201-43-490-200 Municipal Court - Expenses	PO 64983	Court: Turkish Interpreting Services	240.00	240.00	240.00
ACH	7213 - MCMANIMON, SCOTLAND & BAUMANN LLC 01-203-21-180-200 (2025) Zoning and Planning - Expenses	PO 65026	R586-25 December 2025 - Land Use Litigat	391.00	391.00	391.00
ACH	7213 - MCMANIMON, SCOTLAND & BAUMANN LLC 15-286-57-014-000 Escrow Deposits	PO 65027	R345-25 - Nov/Dec 2025 Roche Redevelopme	412.50	412.50	412.50
ACH	1095 - MCMAR, INC 07-201-26-291-200 Sewer / Storm Systems - Expenses	PO 64701	DPW - SEWERS - SEWER AND STORM SEWER REP	7,667.20	7,667.20	7,667.20
ACH	3560 - MORTON SALT, INC.	PO 64597	R522-25 - Road Salt -2026	70,385.72	70,385.72	70,385.72
	831 - MUNICIPAL COURT ADMIN ASSOC. 01-201-43-490-200 Municipal Court - Expenses	PO 64706	Court: Municipal Court Administrator's	200.00	200.00	200.00
	6521 - NADEJA ANTOINE 01-201-43-490-200 Municipal Court - Expenses	PO 65077	Court: Haitian/Creole Interpreting Serv	160.00	160.00	
	01-203-43-490-200 (2025) Municipal Court - Expenses	PO 65078	Court: Haitian/Creole Interpreting Serv	240.00	240.00	400.00
	272 - NATIONAL FUEL OIL INC 01-201-31-447-200 Fuel Oil - Diesel and Heating Oil	PO 64981	R599-25 - DIESEL OFF THE SOMERSET COUNTY	3,775.07	3,775.07	
	01-201-31-447-200 Fuel Oil - Diesel and Heating Oil	PO 65190	R599-25 - DIESEL OFF THE SOMERSET COUNTY	12,763.73	12,763.73	16,538.80

	6951 - NATIONAL HIGHWAY PRODUCTS INC 01-203-25-240-200 (2025) Police Department - Expenses	PO 64270	R306-24-POLICE DEPT. - PURCHASE OF Vario Expenses	3,819.67	3,819.67	3,819.67
ACH	7403 - NDS RADIOLOGY INC 01-194-16-650-000 REFUNDS TO APPROPRIATIONS	PO 65133	R148-25 CANCER SCREENINGS FOR THE FIRE F	121,740.00	121,740.00	121,740.00
ACH	215 - NEGLIA ENGINEERING ASSOCIATES 12-286-56-851-000 Developer Escrows 12-286-56-851-000 Developer Escrows 12-286-56-851-000 Developer Escrows	PO 65031	Developers Escrow Project	410.00 830.00 730.00	1,970.00	1,970.00
ACH	215 - NEGLIA ENGINEERING ASSOCIATES 12-286-56-851-000 Developer Escrows	PO 65042	Developers Escrow Project	2,499.70	2,499.70	2,499.70
	1381 - NEW JERSEY - DEPT. OF TREASURY 01-201-20-165-200 Engineering Services - Expenses	PO 65151	NJDEP Annual Site Remediation Fees - LSR	9,520.00	9,520.00	9,520.00
	489 - NEW JERSEY ENVIRONMENTAL HEALTH ASS 01-201-27-330-200 Health and Welfare - Expenses	PO 65057	HEALTH: NJEHA MEMBERSHIP	500.00	500.00	500.00
	730 - NEW JERSEY MOTOR VEHICLE COMM. 01-201-25-240-200 Police Department - Expenses	PO 65169	POLICE - R526-25 VIN Replacement for 201	60.00	60.00	60.00
ACH	2583 - NOC AUTOMOTIVE SOLUTIONS INC	PO 55346	POLICE DEPT: REPAIR OF 2023 POLICE DURAN	1,641.90	1,641.90	1,641.90
ACH	6325 - NORFOLK SOUTHERN RAILWAY COMPANY 12-286-56-853-000 Engineering Inspection Escrows	PO 65155	Quest - Railroad Crossing - Redevelopmen	1,919.36	1,919.36	1,919.36
	6183 - NORTH JERSEY FRIENDSHIP HOUSE 01-201-26-290-200 Building Department (DPW) - Expenses	PO 65072	R008-26 - BLANKET PO CUSTODIAL CLEANING	16,538.83	16,538.83	16,538.83
	7405 - NORTHERN NEW JERSEY PUBLIC HEALTH ASSOCI 01-201-27-330-200 Health and Welfare - Expenses	PO 65003	HEALTH: 2026 ANNUAL NNJPHA MEMBERSHIP	150.00	150.00	150.00
	1206 - NOUHAN, CHARLES 01-203-26-325-200 (2025) Condo Services Act - Expenses	PO 64842	2025 Municipal Reimbursement for Garbage	3,770.52	3,770.52	3,770.52
	6882 - ONLINE INFORMATION SERVICES INC. 16-289-56-081-000 Section 8 Spending Reserves	PO 64947	Inv. 1369680 Criminal and Eviction Rep	455.00	455.00	455.00
	167 - P S E & G 01-201-31-430-200 Electricity 01-201-31-435-200 Street Lighting	PO 65080	January 2026 - Current Charges - Acct #	20,085.70 12.80	20,098.50	20,098.50

	167 - P S E & G 01-201-31-430-200	Electricity	PO 65081	January 2026 - Current Charges - Acct #	46.57	46.57	46.57
	167 - P S E & G 01-201-31-430-200	Electricity	PO 65082	January 2026 - Current Charges - Acct #	306.50	306.50	306.50
	167 - P S E & G 01-201-31-430-200	Electricity	PO 65083	January 2026 - Current Charges - Acct 74	2,059.03	2,059.03	2,059.03
	167 - P S E & G 01-201-31-430-200	Electricity	PO 65138	January 2026 - Current Charges - Acct #	219.89	219.89	219.89
	167 - P S E & G 01-201-31-430-200	Electricity	PO 65139	January 2026 - Current Charges - Acct #	487.28	487.28	487.28
	167 - P S E & G 01-203-31-430-200	(2025) Electricity	PO 65196	December 2025 - Current Charges - Acct 1	34,225.77	34,581.04	
	01-203-31-435-200	(2025) Street Lighting			355.27		34,581.04
ACH	1216 - PARKVIEW ESTATES CONDS ASSN 01-203-26-325-200	(2025) Condo Services Act - Expenses	PO 64855	2025 MUNICIPAL REIMBURSEMENT #12	2,207.40	2,207.40	2,207.40
	1072 - PASSAIC COUNTY CLERK 01-201-20-165-200	Engineering Services - Expenses	PO 64980	Deed Notice - Block 34.04, Lot 19	335.00	335.00	335.00
	7370 - PASSAIC, COUNTY OF		PO 64914	SENIOR CENTER TRIP: TRANSPORTATION ON M	290.00	290.00	290.00
ACH	392 - PITNEY BOWES, INC. 01-201-20-105-200	Personnel - Expenses	PO 64883	Supplies for Pitney Bowes Machine	4,613.84	4,613.84	4,613.84
ACH	212 - PRECISION COMPUTER OF FORT LEE, INC 04-215-55-977-500	Police Department Projects	PO 64859	R532-24 POLICE DEPT. Network Switches Up	18,668.00	18,668.00	18,668.00
ACH	212 - PRECISION COMPUTER OF FORT LEE, INC 01-201-20-140-200	Management Info Systems - Expenses	PO 64935	R532-24-MIS Dept. Cisco Smartnet Renewal	2,198.00	2,198.00	2,198.00
ACH	212 - PRECISION COMPUTER OF FORT LEE, INC 01-201-20-140-200	Management Info Systems - Expenses	PO 64946	R532-24-MIS Dept. Adobe Software	360.00	360.00	360.00
	6251 - PRO CAP 8, LLC		PO 65010	Tax Lien Redemption B# 5.22 L# 7 Cert	863.92	863.92	
			PO 65010	Tax Lien Redemption B# 5.22 L# 7 Cert	1,000.00	1,000.00	
			PO 65011	Tax Lien Redemption B# 12.21 L# 12 C	1,000.00	1,000.00	
			PO 65011	Tax Lien Redemption B# 12.21 L# 12 C	814.48	814.48	

				1,157.04		
		PO 65019	Tax Lien Redemption B# 40.10 L# 24 Cer	1,100.00	1,100.00	2,257.04
	7340 - RAM Tax Lien Fund II LP	PO 65020	Tax Lien Redemption B# 59.01 L# 19 Cer	10,059.47	10,059.47	
		PO 65020	Tax Lien Redemption B# 59.01 L# 19 Cer	13,400.00	13,400.00	23,459.47
	6857 - RC FITNESS LLC	PO 64904	RECREATION: Instructor payment for EVOLV	90.00	90.00	90.00
	15-286-56-005-000 Recreation Trust Accounts					
ACH	4951 - REDICARE, LLC	PO 64881	November 2025 Service of First Aid Packa	68.00	68.00	68.00
	01-203-20-105-200 (2025) Personnel - Expenses					
ACH	483 - REINER OVERHEAD DOORS, LLC	PO 65038	DPW - FACILITIES - FIRE STATION #6	1,300.00	1,300.00	1,300.00
	01-201-26-290-200 Building Department (DPW) - Expenses					
	1658 - RR DONNELLEY	PO 64605	Clerk's Office - Certified Safety Paper	213.00	213.00	213.00
	01-201-20-120-200 City Clerk - Expenses					
ACH	7484 - RUSSELL REID WASTE HAULING AND DISPOSAL	PO 65096	DPW - FACILITIES PUBLIC WORKS FACILITY W	189.00	189.00	189.00
	01-201-26-290-200 Building Department (DPW) - Expenses					
	6263 - Saveway Cleaners	PO 64893	HEALTH: SAVE WAY CLEANER FOR CODE BLUE 2	651.87	651.87	651.87
	01-201-27-331-200 Human Services - Expenses					
	1189 - SHERIDAN PINES, LLC.	PO 64854	2025 Municipapl Reimbursement	1,290.00	1,290.00	1,290.00
	01-203-26-325-200 (2025) Condo Services Act - Expenses					
	3036 - SHI International Corp.	PO 64693	R405-24-FIRE: VPN for FD Apparatus	355.18	355.18	355.18
	01-201-25-265-200 Fire Department - Expenses					
	2713 - THE ACADEMY OF MARTIAL ARTS, LLC	PO 64903	RECREATION: Instructor payment for Ninja	260.00	260.00	260.00
	15-286-56-005-000 Recreation Trust Accounts					
	7603 - THE NEW YORK CITY CHURCH OF CHRIST INC.	PO 64988	PED ESCROW REFUND - New York City Church	756.00	756.00	756.00
	14-292-56-000-002 Reserve for Police Extra Duty					
ACH	958 - THOMAS A. HAWRYLKO, SR	PO 64898	HEALTH: ADVERTISING	700.00	700.00	700.00
ACH	5100 - TIGRIS AQUATIC SERVICES LLC	PO 64982	DPW - GROUNDS - AUTO RENEWING POND SERVI	150.00	150.00	150.00
	01-201-28-375-200 Maintenance of Parks - Expenses					
ACH	7130 - Topp Copying Products Inc.	PO 65049	Court: Service Contract for FTR Gold So		2,094.75	

	01-201-43-490-200	Municipal Court - Expenses		2,094.75		2,094.75
	461 - TURN OUT UNIFORMS, INC.		PO 64909	FIRE: ID Panels for 82, 85 & 86 Rain Coa	114.00	114.00
	01-201-25-265-200	Fire Department - Expenses		114.00		114.00
ACH	6509 - UGI ENERGY SERVICES, LLC		PO 65006	December 2025 - Utilities	18,148.43	18,148.43
	01-203-31-430-200	(2025) Electricity		18,148.43		18,148.43
	3214 - ULINE, INC.		PO 64781	POLICE DEPT. - Evidence Packaging Suppli	932.91	932.91
	01-201-25-240-200	Police Department - Expenses		932.91		932.91
ACH	348 - V.E. RALPH & SON, INC.		PO 65056	FIRE: R602-25 Procurement of Medical and	106.96	106.96
	01-201-25-265-200	Fire Department - Expenses		106.96		106.96
ACH	7156 - VALENTINA BREN-BUZIL		PO 65025	Court: Ukranian Interpreting Services v	200.00	200.00
	01-201-43-490-200	Municipal Court - Expenses		200.00		200.00
	2874 - VANDERHOOF TRANSPORTATION CO INC		PO 65094	SENIOR TRIPS: TRANSPORTATION ON FEBRUAR	1,155.00	1,155.00
	15-286-56-013-000	Clifton Senior Culture Trips		1,155.00		1,155.00
	2112 - VERIZON COMMUNICATIONS INC.		PO 65059	Fire: Internet Services for Fire HQ 02/0	39.88	39.88
	01-201-31-440-200	Telephone		39.88		39.88
	807 - VETERINARY EMERGENCY GROUP - BERGEN		PO 64919	R169-25 OCT, DEC 2025 & JAN 2026 CONTRAC	2,591.99	2,591.99
	01-201-27-340-200	Animal Control Shelter - Expenses		2,591.99		2,591.99
ACH	387 - W. B. MASON CO, INC.		PO 64555	R206-25-CITY MANAGER: OFFICE SUPPLIES S1	48.05	48.05
	01-201-20-100-200	City Manager - Expenses		48.05		48.05
ACH	387 - W. B. MASON CO, INC.		PO 64591	R206-25-POLICE - OFFICE SUPPLIES #S1581	1,307.07	1,307.07
	01-201-25-240-200	Police Department - Expenses		1,307.07		1,307.07
ACH	387 - W. B. MASON CO, INC.		PO 64653	R206-25/25-087 HEALTH: OFFICE SUPPLIES /	1,046.13	1,221.33
	01-201-27-331-200	Human Services - Expenses		1,046.13		1,221.33
	01-201-27-330-200	Health and Welfare - Expenses		175.20		1,221.33
ACH	387 - W. B. MASON CO, INC.		PO 64728	R206-25 Finance - Office Supplies #S1587	191.72	191.72
	01-201-20-130-200	Financial Administration - Expense		191.72		191.72
ACH	387 - W. B. MASON CO, INC.		PO 64735	R206-25 HEALTH DEPARTMENT: ARTS CENTER #	16.98	16.98
	01-201-28-370-200	Arts Center & Sculpture Park - Expenses		16.98		16.98
ACH	387 - W. B. MASON CO, INC.		PO 64836	R206-25 Clerk's Office - Office Supplies	184.95	184.95
	01-201-20-120-200	City Clerk - Expenses		184.95		184.95

ACH	387 - W. B. MASON CO, INC. 01-201-28-370-200 Arts Center & Sculpture Park - Expenses	PO 64894 R 206-25 HEALTH DEPARTMENT; ARTS CENTER	46.11	46.11	46.11
ACH	387 - W. B. MASON CO, INC. 01-201-27-331-200 Human Services - Expenses	PO 64906 R206-25 HEALTH: CODE BLUE SUPPLIES 2026	285.66	285.66	285.66
ACH	387 - W. B. MASON CO, INC. 01-201-25-265-200 Fire Department - Expenses	PO 64962 FIRE: R206-25 Office Supplies #S15931557	1,235.14	1,235.14	1,235.14
ACH	387 - W. B. MASON CO, INC. 01-201-27-330-200 Health and Welfare - Expenses	PO 64985 R206-25-HEALTH: OFFICE SUPPLIES 2026 #S1	105.16	105.16	105.16
ACH	387 - W. B. MASON CO, INC. 01-201-27-331-200 Human Services - Expenses	PO 65034 R206-25- HEALTH: CODE BLUE SUPPLIES 2026	713.83	713.83	713.83
ACH	387 - W. B. MASON CO, INC. 16-289-56-081-000 Section 8 Spending Reserves	PO 65045 R206-25-Section 8 Office Supplies #S1596	150.98	150.98	150.98
	1194 - WHITE & SHAUGER, INC. 01-201-26-290-200 Building Department (DPW) - Expenses	PO 65030 DPW - FACILITIES - STATION #4 HEAT	398.91	398.91	
	01-201-26-290-200 Building Department (DPW) - Expenses	PO 65051 DPW - FACILITIES - STATION #6 HEAT	274.91	274.91	673.82
	7122 - WHITE CAP LP 07-203-26-291-200 (2025) Sewer / Storm Systems - Expenses	PO 63590 DPW - SEWERS - USED FOR SEWER&STORM SEWE	90.00	90.00	90.00
	4560 - WINDSTREAM HOLDINGS, INC. 01-201-31-440-200 Telephone	PO 65205 R179-24-2/4/26 - Phone lines PRI/T1 line	10,344.21	10,344.21	10,344.21

TOTAL

2,319,135.52

Total to be paid from Fund 01 CURRENT FUND	585,976.43
Total to be paid from Fund 02 STATE & FEDERAL GRANTS	10,162.25
Total to be paid from Fund 04 CAPITAL	213,606.93
Total to be paid from Fund 07 SEWER UTILITY - OPERATING	11,201.74
Total to be paid from Fund 08 SEWER UTILITY - CAPITAL	18,152.63
Total to be paid from Fund 12 DEVELOPERS ESCROW	6,839.06
Total to be paid from Fund 13 ANIMAL TRUST	700.00
Total to be paid from Fund 14 POLICE EXTRA DUTY	756.00
Total to be paid from Fund 15 OTHER TRUST	169,094.48
Total to be paid from Fund 16 SECTION 8	4,087.55
Total to be paid from Fund 17 CDBG	18,772.00
Total to be paid from Fund 18 COAH	8,445.00
Total to be paid from Fund 21 MEDICAL SELF-INSURANCE	20,572.92
Total to be paid from Fund 27 General Liability Trust	1,250,768.53

	2,319,135.52

Checks Previously Disbursed

260099	CLIFTON, CITY OF - Payroll Entry		Cash - Checking 02/13/26 Payroll	2,839,347.31	2/15/2026
908257	APPRAISAL SYSTEMS INC.	PO# 62890	R368-25-Tax Assessor - BLANKET PO	320,000.00	2/19/2026
2026038	PASSAIC VALLEY SEWERAGE COMMISSION	PO# 65099	2026 Sewer Payment	2,339,594.58	2/02/2026
2026039	PASSAIC, COUNTY OF - FINANCE DEPT.	PO# 65148	2026 Open Space County Tax Levy	375,714.73	2/18/2026
2026040	PASSAIC, COUNTY OF - FINANCE DEPT.	PO# 65148	2026 Open Space County Tax Levy	4,933.65	2/13/2026
2026041	PASSAIC, COUNTY OF - FINANCE DEPT.	PO# 65098	2026 County Tax Levy	17,732,147.80	2/13/2026
2026042	PASSAIC, COUNTY OF - FINANCE DEPT.	PO# 65098	2026 County Tax Levy	231,974.74	2/13/2026
2026043	NEW JERSEY DEPT. OF LABOR & THE WOR	PO# 65087	Unemployment Reimbursement Charges	1,856.29	2/20/2026
2026044	CLIFTON BOARD OF EDUCATION	PO# 64522	2025/2026 School Tax Levy -Januar	13,233,518.00	3/02/2026
2026045	TREASURER, STATE OF NEW JERSEY	PO# 65149	2026 Debt Service - 2007 Green Acr	27,777.23	2/06/2026
2026046	THE DEPOSITORY TRUST COMPANY	PO# 65109	2026 Debt Service -Series 2025 GO	354,503.89	2/13/2026
2026047	HORIZON BLUE CROSS & BLUE SHIELD OF	PO# 65079	GROUP#86613&86614 - HEALTH CARE CL	567,523.89	2/17/2026
2026048	HORIZON BLUE CROSS & BLUE SHIELD OF	PO# 65147	GROUP#86613&86614 - HEALTH CARE CL	421,962.12	2/18/2026
2026049	CLIFTON, CITY OF - Reimbursement	PO# 65203	2.28.26 - Out of Pocket Expenses	256.07	2/27/2026
2026050	CLIFTON, CITY OF - Petty Cash	PO# 65201	Petty Cash - 2/28/2026 Payroll - W	128.10	2/27/2026
2026052	CLIFTON, CITY OF - SELF INSURANCE	PO# 65238	2026 Worker's Comp Checks	36,655.90	2/27/2026
20260049	CLIFTON, CITY OF - Reimbursement	PO# 65203	2.28.26 - Out of Pocket Expenses	1,638.01	2/27/2026

				38,489,532.31	

Totals by fund	Previous Checks/Voids	Current Payments	Total
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Fund 01 CURRENT FUND	35,121,683.46	585,976.43	35,707,659.89
Fund 02 STATE & FEDERAL GRANTS		10,162.25	10,162.25
Fund 04 CAPITAL	256.07	213,606.93	213,863.00
Fund 07 SEWER UTILITY - OPERATING	2,339,594.58	11,201.74	2,350,796.32
Fund 08 SEWER UTILITY - CAPITAL		18,152.63	18,152.63
Fund 12 DEVELOPERS ESCROW		6,839.06	6,839.06
Fund 13 ANIMAL TRUST		700.00	700.00
Fund 14 POLICE EXTRA DUTY		756.00	756.00
Fund 15 OTHER TRUST		169,094.48	169,094.48
Fund 16 SECTION 8		4,087.55	4,087.55
Fund 17 CDBG		18,772.00	18,772.00
Fund 18 COAH		8,445.00	8,445.00
Fund 21 MEDICAL SELF-INSURANCE	989,486.01	20,572.92	1,010,058.93
Fund 25 UNEMPLOYMENT	1,856.29		1,856.29
Fund 27 General Liability Trust		1,250,768.53	1,250,768.53
Fund 28 Workers Compensation Trust	36,655.90		36,655.90
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BILLS LIST TOTALS	38,489,532.31	2,319,135.52	<u>40,808,667.83</u>

ITEM NUMBER: R 090-26

ITEM NAME: Resolution Authorizing Appropriation Reserve Budget Transfers
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📎 RESOLUTION	2/25/2026	Cover Memo

CITY OF CLIFTON

RESOLUTION AUTHORIZING APPROPRIATION RESERVE BUDGET TRANSFERS

WHEREAS, N.J.S.A. 40A:4-59 of the Local Budget Law provides for the transfer of funds from appropriations deemed to have an excess, to appropriations where sufficient balances are not available to fulfill the purpose of the appropriation to the end of the fiscal year, providing that no transfers may be made to appropriations for contingent expenses or deferred charges, and no transfers may be made from appropriation for contingent expenses, deferred charges, cash deficit of the preceding year, reserve for uncollected taxes, down payments, capital improvements fund and debt service; and

WHEREAS, N.J.S.A. 40A:4-45a and 45.38 of the Budget Law restrict transfers from appropriations excluded from the Cap Law to appropriations within the Cap Law and also between appropriations excluded from the Cap Law except that transfers may be made to debt service; and

WHEREAS, N.J.S.A 40A:4-59 of the Local Budget Law allows transfers during the first three months of any fiscal year between appropriations of the immediately preceding fiscal year.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Clifton that the following transfers are authorized between appropriations in the 2025 appropriation reserve budget and that a certified copy of this resolution adopted by not less than a two-thirds (2/3) vote of the full membership of the governing body be transmitted to the CFO.

From:

Tac Collector Salaries	\$ 30,000.00
Legal Salaries	\$ 60,000.00
Clerk Salaries	\$ 60,000.00
Zoning Board Salaries	\$ 60,000.00
Police Salaries	\$250,000.00
Human Services- Salaries	\$ 45,000.00

Total **\$505,000.00**

To:

Road - Other Expenses	\$500,000.00
Finance- Other Expenses	\$ 5,000.00

Total **\$505,000.00**

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: February 17, 2026

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 091-26

ITEM NAME: Resolution Authorizing 2026 Emergency Temporary Budget
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📎 resoluton	2/23/2026	Cover Memo

**CITY OF CLIFTON
2026 EMERGENCY TEMPORARY BUDGET**

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

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

WHEREAS, the initial temporary budget was adopted according to N.J.S.A. 40A:4-19; and

WHEREAS, any subsequent temporary budgets are required to be classified as emergency temporary budgets,

NOW, THEREFORE, BE IT RESOLVED, that the emergency temporary appropriations amendments are hereby authorized to provide for contracts, commitments, and payments prior to the adoption of the 2026 Municipal Budget as follows:

City Manager - Salaries	150,000.00
City Manager - Expenses	40,000.00
Personnel - Salaries	160,000.00
Personnel - Expenses	100,000.00
Advertising and Postage - Expenses	25,000.00
Municipal Council - Salaries	15,000.00
Municipal Council - Expenses	3,000.00
City Clerk - Salaries	200,000.00
City Clerk - Expenses	85,000.00
Financial Administration - Salaries	180,000.00
Financial Administration - Expense	180,000.00
Management Info Systems - Salaries	85,000.00
Management Info Systems - Expenses	75,000.00
Cable Television - Salaries	45,000.00
Cable Television - Expenses	5,000.00
Tax Assessor - Salaries	200,000.00
Tax Assessor - Expenses	50,000.00
Tax Collector - Salaries	100,000.00
Tax Collector - Expenses	30,000.00
Legal Service - Salaries	300,000.00
Legal Service - Expenses	50,000.00
Engineering Services - Salaries	150,000.00
Engineering Services - Expenses	100,000.00
Economic Development - Salaries	2,000.00
Economic Development - Expenses	2,000.00
Zoning and Planning - Salaries	100,000.00
Zoning and Planning - Expenses	50,000.00
Housing Director - Salaries	150,000.00
Housing Director - Expenses	30,000.00
Insurance - General Liability	1,000,000.00
Insurance - Worker Comp	400,000.00
Insurance - Employee Group Health	10,000,000.00
Police Department - Salaries	2,500,000.00
Police Department - Expenses	500,000.00
Office Emergency Management - Expenses	8,000.00
Fire Department - Salaries	1,500,000.00
Fire Department - Expenses	500,000.00
Building Department (DPW) - Salaries	210,000.00
Building Department (DPW) - Expenses	210,000.00
Roads Department - Salaries	300,000.00
Roads Department - Expenses	100,000.00
Public Works Administration - Salaries	200,000.00

Public Works Administration - Expenses	35,000.00
Recycling - Salaries	400,000.00
Recycling - Expenses	10,000.00
Vehicle Maintenance - Salaries	300,000.00
Vehicle Maintenance - Expenses	235,000.00
Health and Welfare - Salaries	500,000.00
Health and Welfare - Expenses	70,000.00
Human Services - Salaries	135,000.00
Human Services - Expenses	30,000.00
Senior Citizens - Salaries	125,000.00
Senior Citizens - Expenses	10,000.00
Animal Control Shelter - Salaries	75,000.00
Animal Control Shelter - Expenses	25,000.00
Public Playgrounds and Rec - Salaries	300,000.00
Public Playgrounds and Rec - Expenses	50,000.00
Shade Tree - Salaries	250,000.00
Shade Tree - Expenses	25,000.00
Arts Center & Sculpture Park - Salaries	50,000.00
Arts Center & Sculpture Park - Expenses	10,000.00
Maintenance of Parks - Salaries	325,000.00
Maintenance of Parks - Expenses	50,000.00
Electricity	500,000.00
Street Lighting	450,000.00
Telephone	300,000.00
Fuel Oil - Diesel and Heating Oil	200,000.00
Purchase/Lease Autos	250,000.00
Gasoline	300,000.00
Statutory Expenditures - DCRP	30,000.00
Municipal Court - Salaries	325,000.00
Municipal Court - Expenses	100,000.00
Public Defender - Salaries	25,000.00
Library- OE	2,500,000.00
Public Employee Retirement System	2,742,598.00
Police and Fire Retirement System	12,111,760.00
Temporary Budget for Operations	42,934,358.00

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: March 3, 2026

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 092-26

ITEM NAME: Resolution Authorizing 2026 Emergency Temporary Budget - Sewer Utility
RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📎 resoution	2/23/2026	Cover Memo

CITY OF CLIFTON

RESOLUTION AUTHORIZING 2026 EMERGENCY TEMPORARY BUDGET - SEWER UTILITY

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

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

WHEREAS, the initial temporary budget was adopted according to N.J.S.A. 40A:4-19; and

WHEREAS, any subsequent temporary budgets are required to be classified as emergency temporary budgets,

NOW, THEREFORE, BE IT RESOLVED, that the emergency temporary appropriations amendments are hereby authorized to provide for contracts, commitments, and payments prior to the adoption of the 2026 Municipal Budget- Sewer Utility as follows:

:

Sewer / Storm Systems - Salaries		750,000.00
Sewer / Storm Systems - Expenses		400,000.00
Sewer Utility Allocations - Other Exp.		150,000.00
Sewer Fees		2,500,000.00
Statutory Expenditures - Social Security		80,000.00
Emergency Temporary Budget for Operations		<u>3,880,000.00</u>

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: March 3, 2026

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 093-26

ITEM NAME: Resolution Awarding Contract to DeBlock Environmental Services, LLC for C-4 Licensed Sewer Collection System Operator Services for Period from January 1, 2026 Through December 31, 2027

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📎 resolution	2/26/2026	Cover Memo

CITY OF CLIFTON

RESOLUTION AWARDING CONTRACT TO DeBLOCK ENVIRONMENTAL SERVICES, LLC FOR C-4 LICENSED SEWER COLLECTION SYSTEM OPERATOR SERVICES FOR PERIOD FROM JANUARY 1, 2026 THROUGH DECEMBER 31, 2027

BE IT RESOLVED, that a contract for C-4 Licensed Sewer Collection System Operator Services for the City of Clifton is awarded to DeBlock Environmental Services, LLC, for the period January 1, 2026 through December 31, 2027, at a fee of \$1,000 per month, not to exceed \$12,000.00 for the term of the contract.

BE IT FURTHER RESOLVED, that the Mayor and City Clerk is hereby authorized and directed to execute a contract on behalf of the City of Clifton, and that the original of this resolution award the contract above referred to be placed on file and made available for inspection at the Office of the City Clerk of the City of Clifton; and

Certification of Funds: Funds are Available for Payment of Services in

Account # 07-201-26-291-503. Subject to the 2026 sewer utility budget being adopted.



 Joseph Morizo, CFO Date: 3-3-26

ROLL CALL

Name	1 st	2 nd	Ave	Nav	Abstain	No Vote	Absent
Councilman D'Amato							
Councilman Gibson							
Councilman Kolodziej							
Councilman Latona							
Councilwoman Pino							
Councilwoman Sadrakula							
Mayor Grabowski							

Adopted: March 3, 2026

 Kathleen Tolosi, City Clerk

ITEM NUMBER: R 094-26

ITEM NAME: Resolution Authorizing Purchase of Ten (10) New 2026 Dodge Durango Pursuit AWD Vehicles (WDEE75) for Clifton Police Department off New Jersey State Contract Pursuant to N.J.S.A. 40A:11-12a

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📎 resolution	2/26/2026	Cover Memo

CITY OF CLIFTON

RESOLUTION AUTHORIZING PURCHASE OF TEN (10) NEW 2026 DODGE DURANGO PURSUIT AWD VEHICLES (WDEE75) FOR CLIFTON POLICE DEPARTMENT OFF NEW JERSEY STATE CONTRACT PURSUANT TO N.J.S.A. 40A:11-12a

WHEREAS, the City of Clifton Police Department has a requested to purchase ten (10) 2026 Dodge Durango pursuit vehicles; and

WHEREAS, Nielsen Fleet, 31 Williams Parkway, East Hanover, NJ 07936 has been awarded New Jersey State Contract No. 23-FLEET-34933, Sport Utility Vehicles, Gasoline /Hybrid/ Electric, which expires on June 17, 2026; and

WHEREAS, the Clifton Police Department has obtained quotes from Nielsen Fleet for 2026 Dodge Durango Pursuit vehicles at \$42,876.35 per vehicle, including optional equipment in accordance with the contract awarded by New Jersey State, in a not to exceed total amount of \$428,763.50 for ten (10) of the above vehicles; 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, 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 Nielsen Fleet, 31 Williams Parkway, East Hanover, NJ 07936, off the NJ State Contract No 23-FLEET-34933 for a price of \$42,876.35 each unit, and a total not to exceed amount for three units of \$428,763.50; and

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

CERTIFICATION OF FUNDS: Funds are available from account

#04-215-55-980-500-2025 Bond Ordinance #8074-26


Joe Monzo, CFO

Date

ROLL CALL

Name	1 st	2 nd	Ave	Nav	Abstain	No Vote	Absent
Councilman D'Amato							
Councilman Gibson							
Councilman Kolodziej							
Councilman Latona							
Councilwoman Pino							
Councilwoman Sadrakula							
Mayor Grabowski							

Adopted: March 3, 2026

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 095-26

ITEM NAME: Resolution to Approve the Furnishing and Installation of Vehicle Emergency Lights and Other Equipment off New Jersey State Contract for the City of Clifton Police Department From Nielson Fleet of East Hanover

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📎 resolution	2/27/2026	Cover Memo

CITY OF CLIFTON

RESOLUTION AUTHORIZING FURNISHING AND INSTALLATION OF VEHICLE EMERGENCY LIGHTS AND OTHER EQUIPMENTS OFF NEW JERSEY STATE CONTRACT FOR THE CITY OF CLIFTON POLICE DEPARTMENT FROM NIELSEN FLEET OF EAST HANOVER

WHEREAS, subsequent to approval of Resolution for procurement of ten 2026 Dodge Durango, on March 3, 2026, the City of Clifton needs to upfit ten (10) Dodge Durango Pursuit AWD SUV's (WDEE75) off New Jersey State Contract; and

WHEREAS, the City of Clifton Police Department is seeking to install the required emergency lights, sirens, center consoles, prisoners' partitions, weapon retention system and computer mounting equipment necessary for Patrol Usage and other equipment for the aforementioned ten (10) Dodge Durango Pursuit vehicles, the cost of which shall exceed the Local Public Contracts Law bid threshold; and,

WHEREAS, Nielsen Fleet, located at 31 Williams Parkway, East Hanover, NJ 07936, which was awarded following NJ State contracts, which encompasses the outfitting of the above vehicles; and,

17-FLEET-00719	Consoles and Computer Mounting Equipment necessary for Patrol Usage- Havis Brand	\$126,624.98
17-FLEET-00761	Emergency Lighting, Sirens and Wiring -Whelen brand equipment	\$87,686.50
17-FLEET-00768	Center Consoles, Prisoners Partitions and Weapon Retention System- Setina Brand Equipment	\$65,870.00
Total		\$280,181.48

WHEREAS, the proposed not to exceed amount for the furnishing and installing of the above equipment is \$280,181.48, via NJ State Contracts mentioned above; and,

WHEREAS, the City Purchasing Agent has reviewed and verified the above NJ State contracts for upfitting the vehicles with the necessary equipment, and services; and,

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Municipal Council do hereby approve and authorize the aforementioned purchase above from Nielsen Fleet, 31 Williams Parkway, East Hanover, NJ 07936, off the New Jersey State Contract No. 17-FLEET-00719,17FLEET-00761 and 17-FLEET-00768, for a total not to exceed amount of \$280,181.48; and

CERTIFICATION OF FUNDS: Funds shall be available in the following account number: 04-215-55-980-500- Purchase of Police Cars



 Joe Monzo, CFO Date: 3-3-26

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: March 3, 2026

 Kathleen Tolosi, City Clerk

ITEM NUMBER: R 096-26

ITEM NAME: Resolution Authorizing Furnishing and Installation of Computer Equipment with Networking Equipment Necessary for ten (10) Dodge Duragos from SHI, Inc. off Bergen County Cooperative Contract for the City of Clifton Police Department

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
 resolution	2/26/2026	Cover Memo

CITY OF CLIFTON

**RESOLUTION AUTHORIZING FURNISHING AND INSTALLING OF
COMPUTER EQUIPMENT WITH NETWORKING EQUIPMENT NECESSARY FOR
(10) TEN DODGE DURANGOS FROM SHI, INC. OFF BERGEN COUNTY
COOPERATIVE CONTRACT FOR THE CITY OF CLIFTON POLICE DEPARTMENT**

WHEREAS, subsequent to the adoption of the Resolution, adoption on March 3,2026 the City of Clifton authorized the procurement of ten (10) Dodge Durango Pursuit Vehicles, the Police department will have a need to install the computer and networking equipment; and,

WHEREAS, the City of Clifton Police Department is seeking to install the required computer and networking equipment for the ten (10) vehicles of the aforementioned ten vehicles, the cost of which shall exceed the Local Public Contracts Law bid threshold; and,

WHEREAS, SHI, Inc., located at 290 Davidson Ave, Somerset NJ 08873, is a proven vendor, and reputable outfitter/installer, which was awarded Bergen County Cooperative contract BC-BID-24-38 till June 2026, for Computer Equipment and Peripherals - COOP, which encompasses the outfitting equipment and lights; and,

WHEREAS, the proposed not to exceed amount for the furnishing and installing of the above equipment is \$60,347.50, via Bergen County Cooperative Contract BC-BID-24-38; and,

WHEREAS, the City Purchasing Agent has reviewed and verified the above NJ State contract provides the lights, equipment, and services; and,

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Municipal Council do hereby approve and authorize the aforementioned purchase above from SHI, Inc., located at 290 Davidson Ave, Somerset NJ 08873, off the Bergen County Cooperative Contract BC-BID-24-38, for a total not to exceed amount of \$60,347.50.

CERTIFICATION OF FUNDS: funds shall be available in the following account number:
04-215-55-980-500- Purchase of Police Cars



Joe Monzo, CFO Date: 3-3-26

ROLL CALL

Name	1 st	2 nd	Aye	Nav	Abstain	No Vote	Absent
Councilman D' Amato							
Councilman Gibson							
Councilman Kolodziej							
Councilman Latona							
Councilwoman Pino							
Councilwoman Sadrakula							
Mayor Grabowski							

Adopted: March 3, 2026

Kathlen Tolosi, City Clerk

ITEM NUMBER: R 097-26

ITEM NAME: Resolution Awarding Contract for Purchase of Technology Products Through SHI International via Bergen County Cooperative (CKO4) Contract and New Jersey State NASPO Contract

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

	Description	Upload Date	Type
<input type="checkbox"/>	resolution	2/23/2026	Cover Memo
<input type="checkbox"/>	Certification of Funds	2/25/2026	Cover Memo

CITY OF CLIFTON

RESOLUTION AWARDING CONTRACT FOR PURCHASE OF TECHNOLOGY PRODUCTS THROUGH SHI INTERNATIONAL VIA BERGEN COUNTY COOPERATIVE (CKO4) CONTRACT AND NEW JERSEY STATE NASPO CONTRACT

WHEREAS, the City of Clifton, via Resolution R262-16 authorized participation in the Bergen County Cooperative Pricing System (#CK04-BERGEN); and

WHEREAS, the Police Department has a need purchase certain Technology products for departments and vehicles including hardware, software and applications which are necessary for the day-to-day operations; and

WHEREAS, the Police Department requests from SHI International for a total amount of \$350,000 off the Bergen County Cooperative BC-BID 24-38 and state contracts 21-TELE- 01506 -Data Communication Products and Services until September 30,2026; and

WHEREAS, Bergen County contract #22-24 for Computer Equipment and Peripherals, which was awarded to SHI International Corp., 290 Davidson Ave, Somerset, NJ 08873 and New Jersey State has awarded NASPO contract 21-TELE- 01506 and Bergen County Cooperative BC-BID 24-38; and

WHEREAS, the Purchasing Agent is satisfied with the procurement process conducted by Bergen County and State Contract, which was awarded to SHI International Corp., 290 Davidson Ave, Somerset, NJ 08873; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Municipal Council of the City of Clifton, State of New Jersey as follows:

1. The award to SHI International Corp for the purchase of the Technology Products is hereby authorized; and
2. The Procurement of Technology Products from SHI International Corp, for a total not to exceed amount of \$350,000 is hereby awarded; and
3. Regarding Fund Certification, funds are available under the following account number:
 01-215-55-980-500 (Purchase of Vehicles)
 01-201-25-240-225 (Computer Equipment & Supplies)
 01-201-25-240-405 (Maintenance & Repairs)
 01-201-25-240-503 (Contractual Services)
 01-201-25-240-242 (Other Equipment)

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: March 3, 2026

 Kathleen Tolosi, City Clerk

FINANCE
CERTIFICATION OF FUNDS

I, Joseph Monzo, Phoenix Advisors, Interim CFO for the City of Clifton, County of Passaic, State of New Jersey hereby certify that there are adequate funds available for the above-named agreement of:

Certification for:	SHI International
Purpose:	Contract for Purchase of Technology Products
Department:	Police Department
Budget Account #:	01-215-55-980-500 (Purchase of Vehicles) 01-201-25-240-225 (Computer Equipment & Supplies) 01-201-25-240-405 (Maintenance & Repairs) 01-201-25-240-503 (Contractual Services) 01-201-25-240-242 (Other Equipment)
Total Amount:	total not to exceed amount of \$350,000

Joseph Monzo
Phoenix Advisors
Interim CFO

Council Meeting Date: 3-3-2026

FINANCE
CERTIFICATION OF FUNDS

I, Joseph Monzo, Phoenix Advisors, Interim CFO for the City of Clifton, County of Passaic, State of New Jersey hereby certify that there are adequate funds available for the above-named agreement of:

Certification for:	SHI International
Purpose:	Contract for Purchase of Technology Products
Department:	Police Department
Budget Account #:	01-215-55-980-500 (Purchase of Vehicles) 01-201-25-240-225 (Computer Equipment & Supplies) 01-201-25-240-405 (Maintenance & Repairs) 01-201-25-240-503 (Contractual Services) 01-201-25-240-242 (Other Equipment)
Total Amount:	total not to exceed amount of \$350,000



Joseph Monzo
Phoenix Advisors
Interim CFO

Council Meeting Date: 3-3-2026

ITEM NUMBER: R 098-26

ITEM NAME: Resolution to Purchase of Uniforms and Public Safety Telecommunication Products and Equipment for the Police Department from Turn Out Uniforms for the City of Clifton Off of NJ State Contract Purchasing Program and Bergen County Cooperative Pursuant to N.J.S.A:40a:11-12a

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> resolution	2/23/2026	Cover Memo
<input type="checkbox"/> certification of funds	2/27/2026	Cover Memo

CITY OF CLIFTON

RESOLUTION TO PURCHASE OF UNIFORMS AND PUBLIC SAFETY TELECOMMUNICATION PRODUCTS AND EQUIPMENT FOR THE POLICE DEPARTMENT FROM TURN OUT UNIFORMS FOR THE CITY OF CLIFTON OFF OF NJ STATE CONTRACT PURCHASING PROGRAM AND BERGEN COUNTY COOPERATIVE PURSUANT TO N.J.S.A:40A:11-12a

WHEREAS, the City of Clifton, Police Department has need to purchase the Police Uniforms; various multiple products and equipment; and

WHEREAS, Turn Out Uniforms was awarded New Jersey State Contract number 17-FLEET-00751 expiring on May 14, 2026 and other products and equipment off Bergen County Cooperative #24-62 with the term of November 29, 2025 to November 28, 2026; and

WHEREAS, the Police Department recommends authorization to procure goods on an as-needed basis from Turn Out Uniforms located at 195 Paterson Ave Little Falls NJ 07424, pursuant to New Jersey State Contract number 17-Fleet-00751 and BCCPC#24-62; and

WHEREAS, the City of Clifton, pursuant to N.J.S.A. 40A:11-12a and N.J.A.C. 5:34-7.29(c), may by resolution and without advertising for bids, purchase any goods or services under the State of New Jersey Purchasing Program for any State contracts entered on behalf of the State by the Division of Purchase and Property in the Department of Treasury; and

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

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Municipal Council do hereby approve and authorize the Purchasing Agent to procure goods as-needed from Turn Out Uniforms located at 195 Paterson Ave Little Falls NJ 07424, pursuant to New Jersey State Contract number 17-Fleet-00751 and BCCPC#24-62, in an amount not to exceed \$30,000; and

BE IT FURTHER RESOLVED, a properly executed purchase order, processed as needed, shall be the instrument of fund encumbrance for Fire department usage, budgetary appropriations considered.

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: March 3, 2026

Kathleen Tolosi, City Clerk

FINANCE
CERTIFICATION OF FUNDS

I, Joseph Monzo, Phoenix Advisors, Interim CFO for the City of Clifton, County of Passaic, State of New Jersey hereby certify that there are adequate funds available for the above-named agreement of:

Certification for:	Turn Out Uniforms
Purpose:	Uniforms and Public Safety Telecommunication Products and Equipment
Department:	Police Departments
Budget Account #:	01-201-25-240-207 - Uniform Allowance 01-201-25-240-242 - Other Equipment
Total Amount:	in an amount not to exceed \$30,000

Joseph Monzo
Phoenix Advisors
Interim CFO

Council Meeting Date: March 3, 2026

FINANCE
CERTIFICATION OF FUNDS

I, Joseph Monzo, Phoenix Advisors, Interim CFO for the City of Clifton, County of Passaic, State of New Jersey hereby certify that there are adequate funds available for the above-named agreement of:

Certification for:	Turn Out Uniforms
Purpose:	Uniforms and Public Safety Telecommunication Products and Equipment
Department:	Police Departments
Budget Account #:	01-201-25-240-207 - Uniform Allowance 01-201-25-240-242 - Other Equipment
Total Amount:	in an amount not to exceed \$30,000

Joseph P Monzo

Joseph Monzo
Phoenix Advisors
Interim CFO

Council Meeting Date: March 3, 2026

ITEM NUMBER: R 099-26

ITEM NAME: Resolution Awarding Contract for Uniform Rental Cleaning and Management Services for the Department of Public Works to American Wear Uniform Off of Hunterdon County Educational Services Commission (HCESC) Cooperative

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
 resolution	2/27/2026	Cover Memo

CITY OF CLIFTON

RESOLUTION AWARDING CONTRACT FOR UNIFORM RENTAL CLEANING AND MANAGEMENT SERVICES FOR THE DEPARTMENT OF PUBLIC WORKS TO AMERICAN WEAR UNIFORM OFF OF HUNTERDON COUNTY EDUCATIONAL SERVICES COMMISSION (HCESC) COOPERATIVE

WHEREAS, the Department of Public Works has requested authorization to utilize American Wear Uniforms, located at 261 N. 18th Street, East Orange, New Jersey 07017, to provide uniform rental, cleaning, and management services for Department of Public Works employees for the 2026 calendar year; and

WHEREAS, the City has previously utilized American Wear Uniforms for uniform services and has found the services to be satisfactory; and

WHEREAS, the above HCESC contract provides for the furnishing of Uniform Rental Services, for a not to exceed amount of \$35,000.00; and

WHEREAS, under a hybrid service model available through said cooperative contract, the City anticipates an estimated annual savings of approximately \$15,000.00 compared to the prior year’s contract amount of \$50,000.00; and

WHEREAS, the hybrid model aligns service levels with actual employee usage and provides the following pricing structure:

- Full-Service Rental Program (City laundering): \$7.37 per employee per week
- Lease Program (Employee-laundered): \$4.97 per employee per week; and

WHEREAS, pursuant to resolution R616-19, the City is a member of the Hunterdon County Educational Services Commission (HCESC), from which the above contract was awarded for a bid term of Effective April 22, 2024 through April 22, 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 purchase and delegate the power to make the same to the following named official: **Amisha J. Jariwala, Purchasing Agent**; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Municipal Council do hereby approve and authorize the aforementioned award of contract to Wear Uniforms, located at 261 N. 18th Street, East Orange, New Jersey 07017, based on the contract period and terms outlined in the Hunterdon County Educational Services Commission contract in an amount not to exceed \$35,000.00, for the providing of Uniform Rental Services; and

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

CERTIFICATION OF FUNDS:

Administration Operating Account: 01-201-26-300-207

Sewer Utility Operating Account: 07-201-26-291-207.



 Joe Monzo, CFO

_____ Date

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: March 3, 2026

 Kathleen Tolosi, City Clerk

ITEM NUMBER: R 100-26

ITEM NAME: Resolution to Purchase of Emergency Rental Equipment Related to Snowstorms from Foley Incorporated for the City of Clifton off of Educational Service Commission of New Jersey Pursuant to N.J.S.A. 40A:11-12a

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
 resolution	2/27/2026	Cover Memo

ITEM NUMBER: R 101-26

ITEM NAME: Resolution to Amend Resolution R022-25 Purchase Road Rock Salt for the City of Clifton off Passaic County Cooperative Pricing System Pursuant to N.J.S.A. 4A:11-12a

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📎 resolution	2/27/2026	Cover Memo

CITY OF CLIFTON

**RESOLUTION TO AMEND RESOLUTION R522-25 PURCHASE ROAD
ROCK SALT FOR THE CITY OF CLIFTON OFF OF PASSAIC COUNTY COOPERATIVE
PRICING SYSTEM PURSUANT TO N.J.S.A:40A:11-12a**

WHEREAS, pursuant to R522-25, adopted October 21, 2025, the City Council authorized the City to purchase Road Rock Salt off Passaic County Cooperative Pricing System ID#38PCCP at \$70.34 per ton; and

WHEREAS, Resolution R522-25 established a not to exceed amount of \$280,000.00 for the purchase of Bulk Road Rock Salt Delivered for the period of December 20, 2025 through April 30, 2026; and

WHEREAS, the Department of Public Works advises that due to several significant snowstorms during the 2025–2026 winter season, a greater than anticipated quantity of salt has been required to maintain safe roadway conditions throughout the City; and

WHEREAS, as a result, the originally authorized not to exceed amount is insufficient to meet the operational needs of the Department for the remainder of the winter season; and

WHEREAS, Morton Salt, located at 444 West Lake Street, Suite 3000, Chicago, Illinois 60606, was awarded Passaic County Cooperative Contract SB-25-061 titled “Winter Products, Including Bulk Salt, Grits, Bagged Calcium Chloride, Liquid Calcium Chloride and Bagged Magnesium Chloride”, which expires November 30, 2027, as amended; and

WHEREAS, the City of Clifton, pursuant to N.J.S.A. 40A:11-5 may by resolution and without advertising for bids, purchase any goods or services under a State of New Jersey Division of Local Government Services approved cooperative purchasing program, pursuant to N.J.S.A. 40A:11-12a; and

WHEREAS, it is in the best interest of the City of Clifton to procure Road Rock Salt in preparation of hazardous road conditions that occur with winter weather; and

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

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Municipal Council do hereby amend R408-22 pursuant to the above and authorize the Purchasing Agent to amend R522-25 for additional amount to procure goods as-needed from Morton Salt, 444 West Lake Street, Suite 3000, Chicago, Illinois 60606 via Passaic County Cooperative Contract SB-25-061, in an estimated not to exceed amount of \$280,000, for the period of December 20, 2025 through to April 30, 2026 (remainder of 2025-2026 Winter Season).

BE IT FURTHER RESOLVED, funds shall be available from Storm Recovery Trust Fund #15-286-56-004-000, budget adoption and subsequent year budgetary appropriations considered.

Joseph P Monzo

Joe Monzo, CFO Date: 3-3-26

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: March 3, 2026

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 102-26

ITEM NAME: Resolution Authorizing the Award of a Non-Fair and Open Contract to Global Payments for Credit Card Processing Services - Municipal Court Violations Department

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📎 resolution	2/26/2026	Cover Memo

CITY OF CLIFTON

RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT TO GLOBAL PAYMENTS FOR CREDIT CARD PROCESSING SERVICES – MUNICIPAL COURT VIOLATIONS DEPARTMENT (NON-FAIR AND OPEN CONTRACT)

WHEREAS, the New Jersey Administrative Office of the Courts issued Directive #8-98 dated November 17, 1998, which outlines the Municipal Court’s inability to charge litigants for fees incurred in processing credit card payments; and

WHEREAS, the Municipal Court of the City of Clifton was the first department within City Hall to implement a credit card payment system, which was established prior to the current administration and negotiated at that time by the former Court Director with Global Payments; and

WHEREAS, the volume of credit card transactions has substantially increased over the years, resulting in a significant rise in processing fees; and

WHEREAS, it is anticipated that processing fees will continue to increase during 2026, and it is necessary to establish a contract with a “not to exceed” amount of \$60,000.00 to cover such expenses; and

WHEREAS, due to the Municipal Court’s inability to charge litigants for these processing fees pursuant to Directive #8-98, the City is required to enter into a Non-Fair and Open Contract for these services; and

WHEREAS, the services were rendered during Calendar Year 2026, and payment is required for Credit Card services; 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 engineer and is incorporated into the contract awarded hereby, along with the Determination of Value; 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 Global Payments, 10 Glenlake Parkway, North Towers, Atlanta GA 30328-3473 for credit card processing services for the Municipal Court Violations Department for the 2026 calendar year in an amount not to exceed \$60,000.00

Certification of Funds: funds are available in Account No. 01-201-43-490-503.

Joseph P Monzo
Joe Monzo, CFO

Date

ROLL CALL

Table with 8 columns: Name, 1st, 2nd, Aye, Nay, Abstain, No Vote, Absent. Rows include Councilman D'Amato, Councilman Gibson, Councilman Kolodziej, Councilman Latona, Councilwoman Pino, Councilwoman Sadrakula, Mayor Grabowski.

Adopted: March 3, 2026

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 103-26

ITEM NAME: Resolution to Appoint a Public Member to the Rent Leveling Board Committee

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📎 resolution	2/26/2026	Cover Memo

CITY OF CLIFTON

RESOLUTION TO APPOINT A PUBLIC MEMBER TO THE RENT LEVELING BOARD COMMITTEE

WHEREAS, the Mayor and Council of the City of Clifton, County of Passaic and State of New Jersey are in receipt of an application of a resident willing to serve as a Member of the Rent Leveling Board Committee; and

WHEREAS, Kathy Rogers has applied and qualifies as a Public Member and said application was approved by the Mayor and Council at the March 3, 2026 Council Meeting;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Clifton, County of Passaic and State of New Jersey, that Kathy Rogers as a Public Member of the Rent Leveling Board Committee commencing this day and expiring on June 30, 2029.

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: March 3, 2026

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 104-26

ITEM NAME: Resolution Establishing Fees for Special Events Pursuant to Section 339-12 of the Code of the City of Clifton

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📎 resolution	2/27/2026	Cover Memo

CITY OF CLIFTON

RESOLUTION ESTABLISHING FEES FOR SPECIAL EVENTS PURSUANT TO SECTION 339-12 OF THE CODE OF THE CITY OF CLIFTON

WHEREAS, the governing body of the City of Clifton regulates parades and special events in accordance with Chapter 339 of the Code of the City of Clifton; and,

WHEREAS, events that require street closures are subject to fees that are set forth in §339-12(A); and,

WHEREAS, the New Jersey Knights of Columbus Catholic Charities submitted a request to conduct an Army Tank Pull Competition event at Oak Ridge Park on Sunday, June 7, 2026 between the hours of 7:00 am and 5:00 pm; and,

WHEREAS, this event will require the closure of three intersections for approximately 12 hours; and,

WHEREAS, pursuant to § 339-12(A), the fee for this event is \$4,500.00; and,

WHEREAS, the aforementioned fee shall be due seven (7) business days in advance of the event.

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: March 3, 2026

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 105-26

ITEM NAME: Resolution Endorsing and Approving Affirmative Marketing and Spending Plans Prepared by Triad Associates

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📎 resolution	2/27/2026	Cover Memo

CITY OF CLIFTON

RESOLUTION ENDORSING AND APPROVING AFFIRMATIVE MARKETING AND SPENDING PLANS PREPARED BY TRIAD ASSOCIATES

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Municipal Council of the City of Clifton, do hereby endorse and approve the Affirmative Marketing and Spending Plans prepared by Triad Advisory Services, Inc. t/a Triad Associates; and

BE IT FURTHER RESOLVED, that Affordable Housing Counsel is hereby directed to transmit and seek approval of same by the Superior Court of New Jersey; and

BE IT FURTHER RESOLVED, that the Mayor and City Clerk be and they are hereby authorized to execute any and all documents required to effectuate the above.

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: March 3, 2026

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 106-26

ITEM NAME: Resolution Authorizing Execution of Cancellation of Mortgage Between City of Clifton and Anthony J. Fersch and Jean U. Fersch (Clifton Home Improvement Program)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📎 resolution	2/20/2026	Cover Memo

Resolution # _____

CITY OF CLIFTON

RESOLUTION AUTHORIZING EXECUTION OF CANCELLATION OF MORTGAGE BETWEEN CITY OF CLIFTON AND ANTHONY J. FERSCH AND JEAN U. FERSCH (CLIFTON HOME IMPROVEMENT PROGRAM)

WHEREAS, on December 26, 2019, in conjunction with a CHIP grant to Anthony J. Fersch and Jean U. Fersch, a mortgage in the amount of \$10,000.00 was given by the City of Clifton for property situated at 67 Maple Place, Clifton, New Jersey (Block 11.09, Lot 4); and

WHEREAS, the Program Director of the Clifton Home Improvement Program has advised that the aforesaid mortgages has 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.

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: March 3, 2026

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 107-26

ITEM NAME: Resolution Authorizing the Appointment of the Municipal Housing Liaison for the Year 2026

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📄 RESOLUTION	2/25/2026	Cover Memo

CITY OF CLIFTON

RESOLUTION AUTHORIZING THE APPOINTMENT OF THE MUNICIPAL HOUSING LIAISON FOR THE YEAR 2026

WHEREAS, pursuant to N.J.A.C. 5:96-3.2 and N.J.A.C. 5:97-3.2, each municipality participating in the Fair Housing Act process is required to appoint a Municipal Housing Liaison responsible for oversight and administration of the City’s affordable housing program; and

WHEREAS, the Municipal Housing Liaison shall serve as the primary point of contact between the City’s, the Administrative Agent, the New Jersey Department of Community Affairs, and the public, in accordance with applicable state monitoring requirements.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Clifton, County of Passaic, State of New Jersey, that Liana M. Grasso, is hereby appointed as the Municipal Housing Liaison for the City of Clifton effective immediately; and

BE IT FURTHER RESOLVED, that the Municipal Housing Liaison shall have the responsibilities set forth at N.J.A.C. 5:96-3.2 and N.J.A.C. 5:97-3.2, including coordination of the City’s affordable housing activities, communication with the Administrative Agent, and submission of monitoring reports as required by the State of New Jersey; and

BE IT FURTHER RESOLVED, that the Mayor, City Clerk, and any other appropriate City officials are hereby authorized to take any and all actions necessary to effectuate the intent and purpose of this resolution.

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: March 3, 2026

Kathleen Tolosi, City Clerk

ITEM NUMBER: R 108-26

ITEM NAME: Resolution Authorizing Entertainment License for Dante's Place, LLC t/a Dante's

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📎 resolution	2/26/2026	Cover Memo

CITY OF CLIFTON

RESOLUTION AUTHORIZING ENTERTAINMENT LICENSE FOR DANTE’S PLACE, LLC T/A DANTE’S

BE IT RESOLVED, by the Municipal Council of the City of Clifton, that the application of Dante’s Place LLC, of 955 Valley Road, Clifton, New Jersey (B-C Zone), is approved, and entertainment is authorized for the period from February 17, 2026 through June 30, 2026, on the following terms and conditions:

1. NIGHTS - STANDARD ENTERTAINMENT NIGHTS/HOURS:

Three (3) nights per week: Wednesday, Thursday, Friday
 Wednesday, Thursday, Friday: 6:00 pm to 10:30 pm

2. OPTIONAL ENTERTAINMENT NIGHTS:

New Year’s Eve

3. OPTIONAL ENTERTAINMENT HOURS:

Hours: 6:00 pm to 1:00 am

4. TYPE OF ENTERTAINMENT (one of the following at permitted times):

3 Piece Amplified Band

5. TERM OF AUTHORIZATION FOR ENTERTAINMENT:

February 17, 2026 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: March 3, 2026

 Kathleen Tolosi, City Clerk

ITEM NUMBER: R 109-26

ITEM NAME: Resolution Authorizing Executive Session

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
📎 resolution	2/27/2026	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; and

CON-1 Contracts ~ Lease for Schultheis Farms to City Green

CON-2 Litigation ~ Buttimore vs. City of Clifton, Docket No. PAS-L-3194-23

CON-3 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 March 3, 2026 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.

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: March 3, 2026

Kathleen Tolosi, City Clerk

ITEM NUMBER: L- 1

ITEM NAME: Villa Pizza
RECOMMENDATION:

SUMMARY:
Villa Pizza, LLC
t/a Villa Pizza
290 Lakeview Ave., Clifton, NJ 07011
Final Approval
Restaurant - continued use

ATTACHMENTS:

Description	Upload Date	Type
📄 Villa Pizza - Final Resolution	2/18/2026	Cover Memo

RESOLUTION FOR FINAL APPROVAL

BE IT RESOLVED, THAT THE APPLICATION OF VILLA PIZZA, LLC

T/A VILLA PIZZA

for permission to conduct a: RESTAURANT - CONTINUED USE

for a period ending January 31, 2027 on the premises known as:

290 LAKEVIEW AVE., CLIFTON, NJ 07011

be and the same is hereby approved and licenses so issued in the compliance with the approval of the Board of Health, Fire Department, Police and Zoning Officer.

FOR OFFICE USE ONLY:

LICENSE #

ISSUED

ADOPTED _____

ATTEST _____

CITY CLERK

ITEM NUMBER: L- 2

ITEM NAME: Deli Mart
RECOMMENDATION:

SUMMARY:
Dipan & Nehan Corporation
t/a Deli Mart (formally listed as Shop Mart on Preliminary Approval)
786 Bloomfield Ave., Clifton, NJ 07012
Final Approval
Restaurant/Grocery/Milk - continued use

ATTACHMENTS:

Description	Upload Date	Type
📄 Deli Mart - Final Resolution	2/24/2026	Cover Memo

RESOLUTION FOR FINAL APPROVAL

BE IT RESOLVED, THAT THE APPLICATION OF DIPAN & NEHAN CORPORATION

T/A DELI MART (FORMALLY LISTED AS SHOP MART ON PRELIMINARY APPROVAL)

RESTAURANT/GROCERY/MILK -
CONINUTED USE

for permission to conduct a:

for a period ending January 31, 2027 on the premises known as:

786 BLOOMFIELD AVE., CLIFTON, NJ 07012

be and the same is hereby approved and licenses so issued in the compliance with the approval of the Board of Health, Fire Department, Police and Zoning Officer.

FOR OFFICE USE ONLY:

LICENSE #

ISSUED

ADOPTED _____

ATTEST _____

CITY CLERK

ITEM NUMBER: L- 3

ITEM NAME: Munchie Xpress
RECOMMENDATION:

SUMMARY:
Munchie Mart, LLC
t/a Munchies Xpress
553 Lexington Ave., Clifton, NJ 07011
Final Resolution
Grocery - continued use

ATTACHMENTS:

Description	Upload Date	Type
☐ Munchies Xpress - Final Resolution	2/24/2026	Cover Memo

RESOLUTION FOR FINAL APPROVAL

BE IT RESOLVED, THAT THE APPLICATION OF MUNCHIE MART, LLC

T/A MUNCHIE XPRESS

for permission to conduct a: GROCERY - CONTINUED USE

for a period ending January 31, 2027 on the premises known as:
553 LEXINGTON AVE., CLIFTON, NJ 07011

be and the same is hereby approved and licenses so issued in the compliance with the approval of the Board of Health, Fire Department, Police and Zoning Officer.

FOR OFFICE USE ONLY:

LICENSE # _____

ISSUED _____

ADOPTED _____

ATTEST _____

CITY CLERK

ITEM NUMBER: L- 4

ITEM NAME: Manuel Deli Piaget

RECOMMENDATION:

SUMMARY:

Manuel Deli Piaget, LLC
t/a Manuel Deli Piaget
401 Piaget Ave., Clifton, NJ 07011
Preliminary Approval
Grocery/Milk - continued use

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Manuel Deli Piaget - Preliminary Resolution	2/25/2026	Cover Memo

RESOLUTION FOR PRELIMINARY APPROVAL

FOR Manuel Deli Piaget, LLC

T/A Manuel Deli Piaget

ADDRESS 401 Piaget Ave., Clifton, NJ 07011

TYPE OF FOOD ESTABLISHMENT INTENDED Grocery/Milk - Continued Use

FORMERLY OR NEW Village News

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