



**CITY OF CLIFTON
COUNCIL MEETING AGENDA
MARCH 17, 2026
6:30 PM**

WORK SESSION

I PRESENTATION/HEARING/CONFERENCE APPEARANCE(S)

II ACTION ITEMS

Engineering

- A-1 Authorization to Approve Traffic Signal Agreement at Route 3 Ramp at Passaic Avenue and Ward Avenue (R111-26)

Finance

- A-2 Authorization to Approve the Introduction of the 2026 Budget (R113-26)
- A-3 Authorization to Approve an Appropriation Reserve Budget Transfers (R114-26)
- A-4 Authorization to Approve to Readopt Bond Ordinance #8074-26 Which Provides for the Acquisition of Automotive Vehicles for the Police Department due to an Error in Advertising (O8074-26)

Fire Department

- A-5 Authorization to Approve the Acceptance of a \$23,980.00 Grant Award from the New Jersey Department of Law and Public Safety Division of Administration for the City Of Clifton FFY25 Hazardous Materials Emergency Preparedness (HMEP) Planning & Training (R115-26)

Health

- A-6 Authorization to Approve Entry into and Execution of Agreement with the County of Passaic, Division of Alcoholism, Drug Abuse & Addiction Services for Grant Administration of the Alliance to Prevent Alcoholism and Drug Abuse for Fiscal Year 2027 (R116-26)
- A-7 Authorization to Approve the Execution of Agreement with the City of Paterson Department of Health and Human Services, Division of Health, for Provision of Tuberculosis Control Health Services for Period January 1, 2026 Through December 31, 2026 (R117-26)
- A-8 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 IV Thereof, Entitled "Officials and Employees not Represented by a Bargaining Unit ", and More Particularly Section 99-18 Thereof, Entitled "Minimum and Maximum Salaries Fixed" (Adds the Title of Public Health Nurse, Pediatrics (Part-time), Social Services Assistant (Part-time), Registered

Environmental Health Specialist (Part-time) and Animal Attendant (Part-time)
(O8092-26)

Legal

- A-9 Authorization to Approve Cyber Liability Insurance Renewal for the Period of 4/6/26 to 4/6/27 (R118-26)
- A-10 Authorization to Approve the Endorsing and Approving Operating Manual for the Administration of the Affordable Housing Rehabilitation Program Prepared by Triad Associates (R119-26)
- A-11 Authorization to Approve Establishing Fees for Special Events Pursuant to Section 339-12 of the Code of the City of Clifton (R120-26)
- A-12 Authorization to Approve Ordinance for Extension of Lease Agreement by and Between HR Managing Group, LLC and the City of Clifton, for Property Located at 207 Parker Avenue, Clifton, New Jersey (O8091-26)
- A-13 Authorization to Approve the Lease for Schultheis Farms to City Green (O8093-26)
- A-14 Authorization to Approve an Ordinance Amending Chapter 317 of the Code of the City of Clifton Entitled "Motion-Picture Filming" of the Code of the City of Clifton in Order to Become a Certified Film Ready New Jersey Municipality (Repeals and Replaces the Entire Chapter) (O8094-26)

Police Department

- A-15 Authorization to Approve the Acceptance of a 2021 Jeep Gladiator Donated to the City of Clifton Police Department from Rafael Valenzuela (R123-26)

Purchasing

- A-16 Authorization to Approve the Advertisement for Request for Payroll, Time & Attendance and Human Resource Management System Proposals (RFP) Through Competitive Contracting for the City of Clifton (R124-26)
- A-17 Authorization to Approve the Purchase of the HVAC System as Replacement for the Clifton Main Avenue Post Office via Bergen County Cooperative Contract (R125-26)
- A-18 Authorization to Approve the Advertisement for Intent to Procure via National Cooperative Contract As needed HVAC Equipment Maintenance and Repairs for the City of Clifton Buildings (R126-26)
- A-19 Authorization to Approve the Advertisement for Notice of Intent for the Procurement of Ford OEM Automotive Parts and Supplies for the City of Clifton via Sourcewell National Cooperative Contract from Route 23 Automall (R127-26)
- A-20 Authorization to Approve the Purchase of the Heavy Equipment Repair Parts from Foley Inc. for the Department of Public Works (R128-26)

- A-21 Authorization to Approve the Purchase of the Heavy Duty Truck Repair Parts from At Northern New Jersey dba Allegience Trucks via Educational Services Commission of New Jersey (R129-26)
- A-22 Authorization to Approve the Contract for Nash Park Improvements to ADP Group for the City of Clifton Recreation Department (R130-26)
- A-23 Authorization to Approve the Award of Contract for Replacement of Sidewalk, Curbing and Fencing Along the Playground at Dunney Park for the City of Clifton (R131-26)
- A-24 Authorization to Award Contract for School Crossing Guard Services to All City Management Services (Year 2026-2027) (R132-26)
- A-25 Authorization to Approve Professional Services Contract for Psychological Evaluation Services to the Institute of Forensic Psychology (April 1, 2026 - March 31, 2027) (R133-26)
- A-26 Authorization to Award Professional Service Contract to _____ for Professional Medical Services (March 1, 2026 - February 28, 2027) (R134-26)
- A-27 Authorization to Approve the Award of a Contract to Boss Buildings for the Purchase and Installation of a Storage Garage Building for the Police Department (R135-26)

City Clerk

- A-28 Authorization to Approve Ice Cream Peddlers License Renewal - Summer's Ice Cream for Year 2026 (R136-26)
- A-29 Authorization to Appoint a Member to the Advisory Committee on Civil Rights (R137-26)
- A-30 Authorization to Approve a Flag Raising Request from Peruvian Parade, Inc. on Saturday, July 18, 2026 at 1:00pm
- A-31 Authorization to Approve a Flag Raising Request for Pride Month on Saturday, June 20, 2026 at 11:00am

III DISCUSSION ITEMS/NEW BUSINESS

- D- 1 Request for a Proclamation to Recognize April 2026 as National Arab American Heritage Month from the WAFAA Organization

COUNCIL MAIL

- CM- 1 Donation of Personal Protective Equipment (PPE) from the NJ Department of Health Division of Disaster Preparedness, Resiliency & Emergency Medical Services to the Police Department
- CM- 2 Memo from Legal Department relating to the Number of Votes Required for Council to Take Action
- CM- 3 Letter to the Commissioners Relating to the Allwood Road Project

- CM- 4 List of All Committees and Boards to Determine Whether to Allocate a Budget
- CM- 5 Memo from Court Administrator Regarding Credit Card Processing Fees
- CM- 6 List of Properties which Received Summonses as a Result of the Two (2) Snowstorms
- CM- 7 Library Expenditure Budget (Accounting Year 2025)
- CM- 8 Formal Request to Review and Repeal Chapter 407 (Tattooing Prohibition)
- CM- 9 Thank you note from The Pogorelec Family

V CONFIDENTIAL ITEMS/CLOSED SESSION

- CON- 1 Litigation ~ Angelina Tirado v. City of Clifton, et al., Docket No.: PAS-L-2238-25
- CON- 2 Litigation ~ John Rader v. City of Clifton Zoning Board of Adjustment, *et al.*
Docket No.: PAS-L-2238-25
- CON- 3 Litigation ~ Buttimore v. City of Clifton, Docket No. PAS-L-3194-23
- CON- 4 Litigation ~ Police Officer Workers' Compensation Claim, Date of Loss:
05/19/2023
- CON- 5 Litigation ~ DPW, Workers' Compensation Claim, Date of Loss: 03/27/2023
- CON- 6 Litigation Update ~ Occidental Chemical Corp. v. 21st Century Fox America, Inc.,
et al. - Civil Action No. 2:18-CV-11273
- CON- 7 Personnel ~

REGULAR MEETING

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

Father Monteleone ~ St. Philip's Church

VII PUBLIC HEARING

VIII PRESENTATION

Women's History Month Presentation

IX APPROVAL OF MINUTES

Regular Meeting Minutes of February 17, 2026

Workshop Meeting Minutes of March 3, 2026

Regular Meeting Minutes of March 3, 2026

X COMMUNICATIONS FROM THE PERSONNEL DEPARTMENT

- C- 1 Jiomara Fuentes, City Manager, Records Support Technician, hired effective March 2, 2026, at \$45,000.00 annually.
- C- 2 Miguel Cortes, Public Safety, retired from position as a Firefighter, effective March 1, 2026.
- C- 3 Gabriel Crespo, Human Services, hired as Keyboarding Clerk 1, at \$38,000.00 annually effective March 2, 2026.

XI COMMUNICATIONS - MEETING MINUTES

- C- 1 Meeting Minutes of Passaic Valley Water Commission on 01/21/2026
- C- 2 Meeting Minutes of the North Jersey District Water Supply Commission on 01/21/26
- C- 3 Meeting Minutes for the Clifton Historical Advisory Commission on 02/05/2026
- C- 4 Meeting Minutes of the ABC Board on 2/11/2026

XII ORDINANCE - SECOND READING

- O- 8074-26 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 Therefor and Authorizing the Issuance of \$760,000 Bonds or Notes of the City to Finance Part of the Cost Thereof
- 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)

XIII ORDINANCE - FIRST READING

- O- 8091-26 An Ordinance Authorizing Extension of Lease Agreement by and Between HR Managing Group, LLC and the City of Clifton, for Property Located at 207 Parker Avenue, Clifton, New Jersey
- O- 8092-26 An Ordinance to Amend, Revise and Supplement Chapter 99 of the Code of the City of Clifton, Entitled "Salaries and Compensation," More Particularly Article IV Thereof, Entitled "Officials and Employees not Represented by a Bargaining Unit," and More Particularly § 99-18 Thereof, Entitled "Minimum and Maximum Salaries Fixed" (Adds the Title of Public Health Nurse, Pediatrics (Part-Time), Social Services Assistant (Part-Time), Registered Environmental Health Specialist (Part-Time) and Animal Attendant (Part-Time))
- O- 8093-26 An Ordinance Amending an Ordinance Entitled "Ordinance Authorizing Lease of Schultheis Farm

to City Green, Inc.,” (#6928-11) Passed on February 15, 2011, Amending Prior Ordinance (#7103-13) Passed on July 2, 2013 and Amending Prior Ordinance (#7634-21) Passed on March 2, 2021

- O- 8094-26 An Ordinance Amending Chapter 317 of the Code of the City of Clifton Entitled “Motion-Picture Filming” of the Code of the City of Clifton in Order to Become a Certified Film Ready New Jersey Municipality (Repeal and Replaces the Entire Chapter)

XIV FLOOR TO MEMBERS OF THE PUBLIC

XV CITY MANAGER PRIVILEGE/RESPOND TO PUBLIC QUESTIONS

XVI COMMITTEE REPORTS

XVII COUNCIL PRIVILEGE

XVIII Resolutions

Engineering Resolutions

- R- 111-26 Resolution Authorizing Traffic Signal Agreement at Route 3 Ramp at Passaic Avenue and Ward Avenue

Finance Resolutions

- R- 112-26 Resolution to Authorize Approval of the Bills List for March 17, 2026

- R- 113-26 Resolution for the Introduction of 2026 Budget

- R- 114-26 Resolution Authorizing Appropriation Reserve Budget Transfers

Fire Department

- R- 115-26 Resolution Accepting a \$23,980.00 Grant Award from the New Jersey Department of Law and Public Safety Division of Administration for the City Of Clifton FFY25 Hazardous Materials Emergency Preparedness (HMEP) Planning & Training

Health Resolutions

- R- 116-26 Resolution Accepting a Grant Award from the County of Passaic, Division of Alcoholism, Drug Abuse & Addiction Services Grant Administration of the Alliance to Prevent Alcoholism and Drug Abuse for Fiscal Year 2027

- R- 117-26 Resolution Authorizing Execution of Agreement with the City of Paterson Department of Health and Human Services, Division of Health, for Provision of Tuberculosis Control Health Services for Period January 1, 2026 Through December 31, 2026

Legal Resolutions

- R- 118-26 Resolution Authorizing Cyber Liability Insurance for the Period of 4-6-2026 to 4-6-2027

- R- 119-26 Resolution Endorsing and Approving Operating Manual for the Administration of the Affordable Housing Rehabilitation Program Prepared by Triad Associates

- R- 120-26 Resolution Establishing Fees for Special Events Pursuant to Section 339-12 of the Code of the City of Clifton

- R- 121-26 Resolution Authorizing Execution of Cancellation of Mortgage Between City of Clifton and

Personnel Resolutions

R- 122-26 Resolution of Congratulations Upon Retirement - Miguel A. Cortes, Firefighter

Police Resolutions

R- 123-26 Resolution Authorizing Acceptance of a 2021 Jeep Gladiator Donated to the City of Clifton Police Department from Rafael Valenzuela

Purchasing Resolutions

- R- 124-26 Resolution Authorizing Advertisement for Request for Proposals for Payroll, Time & Attendance and Human Resource Management System Proposals (RFP) Through Competitive Contracting for the in the City of Clifton
- R- 125-26 Resolution Authorizing Purchase of the HVAC System as Replacement for the Clifton Post Office via Bergen County Cooperative Contract
- R- 126-26 Resolution to Authorize Advertisement of Intent to Procure via National Cooperative Contract As-Needed HVAC Equipment Maintenance and Repairs for the City of Clifton Buildings (Department of Public Works)
- R- 127-26 Resolution Authorizing Advertisement for Notice of Intent for the Procurement of Ford OEM Automotive Parts and Supplies for the City of Clifton via Sourcewell National Cooperative Contract from Route 23 Automall
- R- 128-26 Authorization to Approve the Purchase of the Heavy Equipment Repair Parts from Foley Inc. for the Department of Public Works
- R- 129-26 Resolution Authorizing the Purchase of Heavy Duty Truck Repair Parts from At Nothern New Jersey for the Department of Public Works
- R- 130-26 Authorization to Approve the Contract for Nash Park Improvements to ADP Group for the City of Clifton Recreation Department
- R- 131-26 Resolution Awarding Contract for Replacement of Sidewalk, Curbing and Fencing Along the Playground at Dunney Park for the City of Clifton
- R- 132-26 Resolution Awarding Contract for School Crossing Guard Services to All City Management Services (Year 2026-2027)
- R- 133-26 Resolution Awarding Professional Services Contract for Psychological Evaluation Services to Institute for Forensic Psychology April 1, 2026 - March 31, 2027
- R- 134-26 Resolution Awarding Professional Services Contract To _____ For Professional Medical Services (March 1, 2026 To Feb 28, 2027)
- R- 135-26 Resolution Authorizing the Award of a Contract to Boss Buildings for the Purchase and Installation of a Storage Garage Building for the Police Department

City Clerk Resolutions

R- 136-26 Resolution Authorizing Ice Cream Peddlers License Renewal - Summer's Ice Cream for Year 2026

- R- 137-26 Authorization to Appoint a Member to the Advisory Committee on Civil Rights
- R- 138-26 Resolution Proclaiming March 2026 to be “Women’s History Month” in the City of Clifton

XIX LICENSES

- L- 1 Clifton's Best Pizza Monte

XX ADJOURNMENT

ITEM NUMBER: 1

ITEM NAME: Authorization to Approve Traffic Signal Agreement at Route 3
Ramp at Passaic Avenue and Ward Avenue (R111-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Traffic Signal at Rt 3 ramp Passaic Ave & Ward 3-17-26	(Insert Upload Date)	(Insert Type)

A-

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**MEMORANDUM
OFFICE OF THE CITY ENGINEER**

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TO: Gary DeMarzo, City Manager

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

CC: Thomas Egan, Esq., Legal

DATE: March 6, 2026

SUBJECT: Passaic Avenue and Ward Avenue Traffic Signal Installation (NJDOT)
Traffic Signal Agreement

=====

The New Jersey Department of Transportation (NJDOT) has commenced construction on the much-anticipated signalization of the Passaic Avenue and Ward Avenue intersection. Once construction is completed but before the signal can be activated, the NJDOT is requesting the City execute the attached agreement, designating certain responsibilities to the City of Clifton, including but not limited to, payment of the electric current operating costs associated with the traffic signal. NJDOT is requesting the return of two (2) signed and sealed executed agreements with accompanying resolutions and acknowledgments.

The Legal Department has prepared a resolution authorizing execution of the NJDOT Traffic Signal Agreement. Kindly add this to the agenda of the next meeting of the City Council for authorization.



A

State of New Jersey

DEPARTMENT OF TRANSPORTATION

P.O. Box 600

Trenton, New Jersey 08625-0600

MIKIE SHERRILL
Governor

PRIYA JAIN
Acting Commissioner

DR. DALE G. CALDWELL
Lt. Governor

February 20, 2026

Kathleen Tolosi
City Clerk
City of Clifton
900 Clifton Avenue 1st Floor.
Clifton, NJ 07013

**Re: Traffic Signal Agreement
Route 3 Ramp at Passaic Avenue and Ward Avenue,
City of Clifton, County of Passaic.**

Dear Ms. Tolosi:

The New Jersey Department of Transportation will be installing a traffic signal at the above referenced intersection. In order to allocate responsibilities among the CITY and the STATE, the attached traffic signal agreement will have to be executed by the City of Clifton before we can recommend to the Commissioner of Transportation that the traffic signal be activated. In accordance with the provisions outlined in the agreement, the Department of Transportation will install and periodically inspect and maintain the traffic signal, including the relamping thereof, at no cost to the City of Clifton. The City of Clifton will be responsible for the payment of the electric current operating costs that are associated with the traffic signal.

Enclosed are two (2) original copies of the traffic signal agreement for the above intersection and a form of resolution and acknowledgment for the intersection, all of which need to be executed by your governing body and appropriate officials. It is respectfully requested that the City of Clifton take all necessary steps to adopt a resolution similar to the enclosed sample resolution, and prepare an acknowledgment form similar to the enclosed sample and execute the enclosed agreements. While the resolution need not be a verbatim copy of the sample, it must include paraphrase every paragraph therein.

NOTE: The sentence that is underlined in the enclosed sample resolution must be included.

"IMPROVING LIVES BY IMPROVING TRANSPORTATION"

New Jersey Is An Equal Opportunity Employer • Printed on Recycled and Recyclable Paper

Traffic Signal Agreement

Route 3 Ramp at Passaic Avenue and Ward Avenue,
City of Clifton, County of Passaic

After execution, the following should be returned to our office:

1. **Two (2) original signed and sealed traffic signal agreements.**
2. **Two (2) original signed and sealed resolutions.**
3. **Two (2) original signed and sealed acknowledgments.**

When the resolutions have been approved and when the acknowledgment forms and agreements have been properly signed and sealed by the Mayor and the Clerk, they should be returned to:

Ereny Markos
New Jersey Department of Transportation
Bureau of Traffic Engineering
7th Floor, Engineering & Operations Building
1035 Parkway Avenue
P. O. Box 600
Trenton, New Jersey 08625-0600

PLEASE BE SURE TO SUBMIT THE SAME NUMBER OF COPIES OF RESOLUTION AND ACKNOWLEDGMENT FORMS AS THERE ARE COPIES OF THE AGREEMENT AND PLEASE BE SURE THAT ALL COPIES OF THE AGREEMENT, RESOLUTION AND ACKNOWLEDGMENT FORMS HAVE ORIGINAL SIGNATURES AND SEALS.

The agreement forms should **NOT** be dated. When the Department of Transportation has completed its action, the agreement forms will be dated, and a copy will be returned to you for your file.

Since we cannot activate this traffic signal installation until the traffic signal agreements are executed and returned to our office, your prompt action is required.

If you have any questions concerning this matter, please contact Ereny Markos at (609) 963-1536.

Sincerely,



Abdul Rattu
Supervising Engineer, Electrical
Division of Traffic Engineering

NEW JERSEY DEPARTMENT OF TRANSPORTATION

DIVISION OF TRAFFIC ENGINEERING

TRAFFIC SIGNAL AGREEMENT

Route 3 ramp at Passaic Avenue and Ward Avenue

City of Clifton, County of Passaic

THIS AGREEMENT, made the _____ day of _____ Two Thousand and Twenty Six (2026), between the City of Clifton, located at 900 Clifton Avenue 1st Floor Clifton, NJ 07013, hereinafter referred to as **CITY** and the State of New Jersey, acting through its Commissioner of Transportation, New Jersey Department of Transportation, located at 1035 Parkway Avenue, P.O. Box 600, Trenton, New Jersey 08625, hereinafter referred to as **STATE**, witnesses that:

WHEREAS, traffic conditions exist at the intersection of route 3 ramp at Passaic Avenue and Ward Avenue in the City of Clifton, in the County of Passaic, which requires the installation and operation of a semi actuated traffic control signal with pedestrian push buttons and areas of presence detection; and

WHEREAS, the **CITY** has expressed a willingness to cooperate with the **STATE** in achieving the overall objective of safe and efficient movement of traffic on the said highway; and

WHEREAS, it is the purpose of this Agreement to provide for the participation of the **CITY** and the **STATE** in the cost of installation, maintenance and operation of the said traffic signal; and

WHEREAS, the Commissioner, under the powers vested in him by law and as more particularly set forth in N.J.S.A. 27:1A-5 and 27:7-21, has determined that it is in the **STATE's** best interest to enter into this Agreement;

NOW, THEREFORE, in consideration of the covenants contained herein, and pursuant to all applicable federal, state and local laws and ordinances, the **CITY** and the **STATE** agree as follows:

1. The **STATE** will determine the character, type, location, and operation of the traffic signal in accordance with N.J.S.A. 39:4-120.
2. The **STATE** will install the traffic signal at no cost to the **CITY**.
3. The **STATE** will provide all material and equipment and will perform all labor, by its own or by contract forces, necessary to the installation of the traffic signal.

**Traffic Signal Agreement
Passaic Avenue and Ward Avenue
City of Clifton, County of Passaic**

4. The **STATE** will paint such lane and pavement markings and erect such signs as it deems to be required to properly direct the flow of traffic. The **CITY** shall maintain or replace the lane and pavement markings and signs within their jurisdictions, in accordance with the latest edition of the Manual on Uniform Traffic Control Devices. The **STATE** will maintain and replace the lane and pavement markings and signs within the **STATE's** jurisdiction.
5. The **CITY** shall pay all costs for the future relocation or removal and reinstallation of any portion of the traffic signal system including presence detection equipment, if the relocation or removal and reinstallation of this equipment is made necessary by changes, such as excavations, resurfacing, widenings and corner radius changes, authorized or effectuated by the **CITY**.
6. The **STATE** will pay all costs for the future relocation or removal and reinstallation of any portion of the traffic signal system including detection equipment, if the relocation or removal and reinstallation of this equipment is made necessary by changes, such as excavations, resurfacings, widenings and corner radius changes, authorized or effectuated by the **STATE**.
7. The **STATE** will, at its own expense, periodically inspect and maintain the complete installation, including the re-lamping thereof.
8. The **CITY** shall, at its own expense, provide through the utility company for electric current necessary to the operation of the traffic signal system.
9. Subject to the provisions of the New Jersey Tort Claims Act, N.J.S.A. 59:1-1 et seq., the **CITY** shall be responsible for personal injuries and property damage caused by the actions of the **CITY** and its employees arising out of the performance of any services, actions, or operations in connection with this Agreement or any breach or default of this Agreement by the **CITY**.
10. Subject to the provisions of the New Jersey Tort Claims Act, N.J.S.A. 59:1-1 et seq., the **STATE** will be responsible for personal injuries and property damage caused by the actions of the **STATE** and its employees arising out of the performance of any services, actions, or operations in connection with this Agreement or any breach or default of this Agreement by the **STATE**.
11. The **CITY** shall allow the placement of any facility associated with the traffic signal system within areas of their jurisdiction, where necessary, and further shall allow the **STATE**, with its own or contract forces, to perform maintenance on these facilities or to open roadways or other areas under their jurisdiction, without the need for permits.
12. The **CITY** shall cause to be provided, police to direct traffic during the installation of the traffic signal system at no cost to the **STATE**. After the traffic signal system is completed and accepted by the **CITY**, the **STATE** shall cause to be provided, upon 72 hours written notice to the Clerk of the **STATE** by the **CITY**, police to direct traffic during repairs related to the traffic signal system. Further, the **STATE** shall cause police to be provided to direct traffic during emergency repairs, on telephonic notice to the **STATE** by the **CITY**.
13. In the event that the **CITY** fails to make any payments required hereunder to the **STATE**, the **CITY** authorizes the **STATE**, without the need for prior notice, to deduct the amount of such payment due from any funds payable or to be payable by the Department of Transportation to the **CITY**.
14. The **STATE** reserves the right to terminate this Agreement, for cause or for convenience, upon six months' written notice of its intention to terminate, which notice shall be served upon the Clerk of the **CITY**. However, upon a determination by the **STATE** that emergency conditions exist, the **STATE** may terminate this Agreement with less than the six months' notice specified above.
15. Written notice shall be sent, when required, by certified mail, return receipt, to the addresses set forth above, or to such other address or addresses as is set forth, in writing, in any notice of change of address, which has been sent to all parties to this Agreement.

**Traffic Signal Agreement
Passaic Avenue and Ward Avenue
City of Clifton, County of Passaic**

16. Pursuant to the New Jersey Uniform Electronic Transactions Act, N.J.S.A. 12A:12-1, et seq. ("UETA") the parties agree that all parties have the right to use electronic signatures in connection with this Agreement. All parties acknowledge the right to opt-out of this arrangement and can request hard copies of the applicable documents to sign and review upon thirty (30) days written notice to the other party. All parties agree to reserve the right to refuse to conduct other transactions by means of electronic signatures.
17. The **CITY** shall provide the necessary resolution authorizing it to enter into this Agreement.
18. This Agreement shall not become binding on any party until it is fully executed by the Commissioner of Transportation or designee.
19. This agreement is subject to appropriations and the availability of funds to the **STATE**.

"END OF TEXT"

**Traffic Signal Agreement
Passaic Avenue and Ward Avenue
City of Clifton, County of Passaic**

IN WITNESS WHEREOF, all parties have caused this instrument to be Signed, Attested to and Sealed:

ATTEST: SEAL

CITY OF CLIFTON

**Kathleen Tolosi
City Clerk**

Date:

By:

**Raymond Grabowski
Mayor**

Date:

ATTEST / WITNESSED / AFFIX SEAL

STATE OF NEW JERSEY

**Anika James
Department Secretary
New Jersey
Department of Transportation**
Date:

Approved
By:

**Parth Oza, P.E.
Assistant Commissioner
Capital Program Management**

Date:

**Reviewed and approved as to form
Jennifer Davenport
Acting Attorney General of New
Jersey**

By:

**Nonee Lee Wagner
Deputy Attorney General**

Date:

ITEM NUMBER: 2

ITEM NAME: Authorization to Approve the Introduction of the 2026 Budget
(R113-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Memo Introduction 2026 Budget 3-17-26	(Insert Upload Date)	(Insert Type)

Tolosi, Kathleen

From: Joseph Monzo
Sent: Thursday, March 12, 2026 7:18 AM
To: Tolosi, Kathleen
Cc: DeMarzo, Gary
Subject: Introduced Budget
Attachments: Clifton 2026 Introduced Budget.pdf

CAUTION: This email originated outside the City of Clifton's email system.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attached is a copy of the 2026 introduced budget in pdf format. I sent the resolution only the other day.

Explanation

The 2026 City of Clifton Municipal Budget is scheduled for introduction on March 17th. If passed the statutory requirement of introduction by March 31st will be satisfied.

The introduced budget has a local purpose property tax increase of 4% . This equates to 7 cents. Since the budget hearing I have made the following changes to achieve the 4%

1. eliminated the RIF for 4 staff members
2. recalculated the FICA match based on budgeted salaries
3. increased the revenue from the reserve for debt service balance in the capital fund
4. reduced the revenue from the trust fund from the Revolving Loan Fund. **The Revolving Loan Fund can now be used to support the sidewalk project that has been discussed by the City Council. That balance is approximately \$ 500,000**

If you have any questions please let me know

Joe

ITEM NUMBER: 3

ITEM NAME: Authorization to Approve an Appropriation Reserve Budget Transfers (R114-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Memo Budget Transfers 3-17-26	(Insert Upload Date)	(Insert Type)

Tolosi, Kathleen

From: Phoenix
Sent: Thursday, March 12, 2026 6:56 AM
To: Tolosi, Kathleen
Cc: DeMarzo, Gary
Subject: Budget Transfer
Attachments: Budget Transfer 03172026.docx

Please add the attached for adoption on Tuesday

Explanation

The December street lighting invoice is greater than the balance available in the 2025 appropriation reserve for that line item. This transfer will allow us to pay that invoice and avoid any overexpenditure.

Joe

Joe Monzo
Phoenix Advisors
Interim CFO

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.

ITEM NUMBER: 4

ITEM NAME: Authorization to Approve to Readopt Bond Ordinance #8074-26
Which Provides for the Acquisition of Automotive Vehicles for the
Police Department due to an Error in Advertising (O8074-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Memo regarding Bond Ord #8074-26 3-17-26	(Insert Upload Date)	(Insert Type)

DATE: March 17, 2026

TO: Mayor and Council

FROM: Kathleen Tolosi, City Clerk

RE: *Bond Ordinance #8074-26, 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 Therefor and Authorizing the Issuance of \$760,000 Bonds or Notes of the City to Finance Part of the Cost Thereof*

Bond Ordinance #8074-26 was introduced on January 20, 2026, and subsequently adopted on February 3, 2026. After adoption, it was discovered that when the ordinance was originally advertised for first reading, an incorrect ordinance was inadvertently posted.

The error has since been corrected and the proper ordinance has been re-advertised. However, in order to ensure the accuracy of the official record and to satisfy all procedural and documentation requirements, the ordinance must be formally readopted and published again.

This action is strictly administrative in nature and is being undertaken to ensure compliance with statutory notice and recordkeeping requirements.

ITEM NUMBER: 5

ITEM NAME: Authorization to Approve the Acceptance of a \$23,980.00 Grant Award from the New Jersey Department of Law and Public Safety Division of Administration for the City Of Clifton FFY25 Hazardous Materials Emergency Preparedness (HMEP) Planning & Training (R115-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

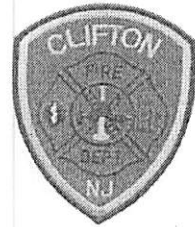
Description	Upload Date	Type
Memo to accept FFY25HMEP Grant 3-17-26	(Insert Upload Date)	(Insert Type)



Michael Rowan
Fire Chief

City of Clifton

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



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

To: Gary DeMarzo, City Manager

From: Michael Rowan, Fire Chief

Date: February 24, 2026

Re: Resolution to Accept FFY25HMEP Grant

I am requesting a resolution to accept the FFY25 Hazardous Materials Emergency Preparedness (HMEP) Planning and Training Grant in the amount of \$23,980.00. Acceptance of this grant will allow the City of Clifton to fund a 4-day, 32-hour training program titled "Emerging Alternative Fuels Response," which will cover fuels such as CNG, hydrogen, propane, ethanol, biofuels, and lithium-ion batteries. The grant requires no local match.

This program will enhance emergency response procedures, improve departmental preparedness, and develop community awareness initiatives for incidents involving flammable and toxic materials from highway, rail, and local vehicles.

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

Respectfully,

Michael Rowan
Fire Chief
Clifton Fire Department



NEW JERSEY DEPARTMENT OF LAW AND PUBLIC SAFETY
DIVISION OF ADMINISTRATION
SUBAWARD CONTRACT

FY AND GRANT NAME FFY25 HMEP Planning & Training	SUBAWARD AMOUNT Federal 23980.00 Match 0.00 Total 23980
PROJECT TITLE FY25 Hazardous Materials Emergency Preparedness Grant Program	Subrecipient Indirect Cost Rate (ICR) _____ %
SUBRECIPIENT City of Clifton	CFDA No. 20.703
UEI P1B5DD8TQ5M6	CFDA Amount 27000000.00
FEDERAL AWARD IDENTIFICATION NO. 693JK32540052HMEP	FEDERAL AWARD DATE 11/21/2025
FEDERAL AWARDOING AGENCY U.S. Department of Transportation	FEDERAL AWARD AMOUNT 655006.00 L&PS ICR N/A %
STATE ACCOUNT NO. 26-100-066-1200-703	DATE OF AWARD _____

In accordance with the provisions of Federal Hazardous Materials Transportation Law, 49 U.S.C. § 5101 et seq. as amended, the Department of Law and Public Safety hereby awards to the above named Subrecipient a subaward in the amount specified for the purposes set forth in the approved application for:

The Subrecipient will train employees to respond to accidents and incidents involving hazardous materials and/or develop emergency hazardous incident plans.

This subaward is subject to the requirements set forth in the appropriate Federal Regulations, the General Conditions for subawards promulgated by the Department of Law and Public Safety, all applicable Statutes of the State of New Jersey and the requirements of the State of New Jersey for State and local financial accounting including the filing of single audits as required under 2 C.F.R Part 200, Subpart F, Audit Requirements (2 C.F.R. §200.500, et seq.) and/or State Circular Letters 25-12-OMB and 07-05-OMB (if applicable). It is subject also to any general conditions and assurances, approved budget, application authorization, certifications, and special conditions attached to this program.

This subaward incorporates all conditions and representations contained or made in the application and notice of award (if applicable).

FOR THE RECIPIENT:

FOR THE STATE OF NEW JERSEY
DEPARTMENT OF LAW AND PUBLIC SAFETY

Signature of Authorizing Official

Attorney General or Designee

Typed Name and Title of Authorizing Official

Date

Date

Division Contact:

Name: Det. Sgt. Gregory Capriotti #7582

Title: Project Director

Email: Gregory.Capriotti@njsp.org

Phone Number: (732) 721-4040

Subaward Number: 2025-04

Subaward Period: 10/1/2025-9/30/2026

Subrecipient Fiscal Year Start Date: 1/26

ITEM NUMBER: 6

ITEM NAME: Authorization to Approve Entry into and Execution of Agreement with the County of Passaic, Division of Alcoholism, Drug Abuse & Addiction Services for Grant Administration of the Alliance to Prevent Alcoholism and Drug Abuse for Fiscal Year 2027 (R116-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Memo Authorize Agreement with CASA	(Insert Upload Date)	(Insert Type)



INTER-OFFICE MEMO

Date: March 9, 2026

To: Gary DeMarzo, City Manager

From: John E. Biegel III, Health Officer

CC: Kathleen Tolosi, City Clerk
Thomas Egan, Municipal Attorney
Joe Monzo, CFO
Edith Mayton, Treasurer

Subject: Resolution to Authorize Entry Into and Execution of Agreement with the County of Passaic, Division of Alcoholism, Drug Abuse & Addiction Services for Grant Administration of the Alliance to Prevent Alcoholism and Drug Abuse for Fiscal Year 2027.

I am requesting the Municipal Council prepare a resolution to enter into and execute an agreement with the County of Passaic, Division of Alcoholism, Drug Abuse & Addiction Services for grant administration of the Alliance to prevent alcoholism and drug abuse for FY 2027.

The grant for fiscal year 2027 is in the amount of:

Governor Council on Substance Use Disorder (GCSUD) Grant	\$19,469.00
Cash Match	\$ 4,867.25
In-Kind	\$14,601.75

Please contact me if you have any other questions.



State of New Jersey

GOVERNOR'S COUNCIL ON SUBSTANCE USE DISORDER

P. O. Box 345

TRENTON, NEW JERSEY 08625-0345

MIKIE SHERRILL

Governor

DR. DALE G. CALDWELL

Lt. Governor

NEIL VAN ESS

Acting Chairman

CELINA LEVY

Executive Director

FY 2027 LETTER OF INTENT

November 26, 2025

Robbin Gulino
900 Clifton Avenue
Clifton, New Jersey 07013

Dear Robbin Gulino:

Governor's Council on Substance Use Disorder (GCSUD) Grant

Passaic County is announcing its intention to provide a grant to Clifton City municipality for the Fiscal Year (FY) 2027 Alliance to Prevent Substance Use Disorder. The allocation for FY 2027, including coordination funds, is \$19,469.00. The required cash match is \$4,867.25 and the required in-kind match is \$14,601.75. The applicant agrees that each Municipal Alliance is required to provide a 100% match of their Municipal Alliance award with local resources. The matching requirement must be fulfilled with a minimum of a 25% cash match and a 75% in-kind services match. The municipal government is responsible for overseeing that the match is met.

The grant period will begin 07/01/26 and continue through 06/30/27. This letter of intent is contingent upon the availability of funds and is subject to the rules of the New Jersey Department of Treasury.

Municipal Alliance coordination funds are included in your funding award. Municipalities may take up to 15% of their GCSUD award for coordination. The total amount of coordination funds available for your Municipal Alliance for FY 2027 is \$2,920.35. Municipal Alliance spending plans will be approved by the County and GCSUD in accordance with established grant guidelines.

The municipality agrees that each Municipal Alliance is required to provide a 100% match of their Municipal Alliance award with local resources. The matching requirement must be fulfilled with a minimum of a 25% cash match and a 75% in-kind services match. The municipal government is responsible for overseeing that the matching requirement is met.

All funds will be reimbursed to the municipality after receipt and acceptance of the required expenditure reports, programmatic reports and vouchers including supporting backup documentation.

The submission and approval of the Municipal Alliance Plan will be required to access these funds. Plans must be submitted to County Alliance Coordinator by 01/16/26. *Plans received past the due date will not be assured of approval by the start of the grant term.*

The Municipality's continued cooperation and support are appreciated.

Sincerely,

Nataly Balah

C: Nataly Balah, Passaic County Alliance Coordinator

Governor's Council on Substance Use Disorder

STATEMENT OF ASSURANCES

In accepting this grant it is understood that the grantee agrees to abide by the following rules and conditions:

1. The activities proposed herein will be conducted in compliance with the provisions of P.L. 1989,c. 51, and in accordance with state and Federal statutes, as well as regulations and policies promulgated by either the state or Federal government.
2. All proposed prevention/early intervention efforts have been coordinated with existing services and systems in the community and demonstrate strong linkages with existing substance use disorder and related agencies and services.
3. The activities proposed herein identify and address identified logic model problem sequence.
4. The Municipal Alliance Committee has been consulted in the development of this strategic plan.
5. The proposed project is designed to be one component within a larger context of planning for substance use disorder prevention, education and intervention in the community.
6. The proposal includes provisions for the training of key alliance members. The municipal alliance shall consult with the County Alliance Steering Subcommittee to plan such training.
7. The municipality has committed the necessary financial resources and administrative support to accomplish the activities proposed herein.
8. The municipality shall use the proposed funding to increase the level of funds that would, in the absence of such a grant, be made available by the municipality for the purposes described herein. In no case will funds supplant, or will efforts funded pursuant to section 2 of P.L. 1983, C.531 be duplicated.
9. The municipality shall provide data to the Governor's Council on Substance Use Disorder for the purpose of evaluating the effectiveness of the projects funded by this grant program.
10. If the use of funds changes from the uses proposed herein, the municipality shall request a budget revision pursuant to guidelines established by its County Alliance Steering Subcommittee.
11. The municipality shall keep such records and provide such information to the Governor's Council on Substance Use Disorder and/or the County Alliance Steering Subcommittee as may be required for fiscal audit.
12. In the event that a final audit has not been performed prior to the closeout of the grant, GCSUD retains the right to recover any appropriate amount after fully considering the recommendations on disallowed costs resulting from the final audit.
13. The municipality agrees that in the event that the matching requirement is not met, the county government will only reimburse the GCSUD Grant Fund expenses in portion to the percentage of Cash Match and In-Kind that was expended/documented.
14. The facts, figures and representations made in this strategic plan, including exhibits and attachments hereto, are true and correct to the best of my knowledge.

Governor's Council on Substance Use Disorder

FISCAL REQUIREMENTS

In accepting this grant, it is understood that the grantee agrees to abide by the following rules and conditions:

1. The applicant agrees to develop a comprehensive plan to provide matching funds equivalent to the amount of the award.
2. The applicant agrees to submit full and complete records on the manner in which the community intends to acquire matching funds in accordance with County Steering Subcommittee regulations.
3. The applicant agrees to submit detailed and accurate accounting of the expenditures to the funding source through the Municipal Alliance Grant System (MAGS) in accordance with County Steering Subcommittee regulations.
4. The applicant agrees to submit periodic reports of the progress made in accomplishing the purpose of the grant and the method adopted to satisfy the fundraising goals as requested by the County Alliance Steering Subcommittee.
5. The applicant agrees not to use any of the funds to directly influence legislation or the outcome of an election or to undertake any activity for any purpose foreign to the purpose of this grant.
6. The applicant agrees that each Municipal Alliance is required to provide a 100% match of their Municipal Alliance award with local resources. The matching requirement must be fulfilled with a minimum of a 25% cash match and a 75% in-kind services match. The municipal government is responsible for overseeing that the matching requirement is met.
7. The applicant agrees that if an Alliance does not fully expend their GCSUD Grant funding in a grant year, the 25% cash match and 75% in-kind matching requirement will be based upon the actual level of GCSUD Grant expenditures within the grant year.
8. The applicant agrees that if the GCSUD Grant funding is fully expended but the cash match and in-kind requirement is not met, the County government will not fully reimburse the municipal GCSUD Grant expenses.
9. At the end of the fiscal year in which this grant falls, the applicant shall submit a financial statement explaining its use as well as any statistics and narrative which will indicate what this grant has accomplished in accordance with County Alliance Steering Subcommittee regulations.
10. The municipality or lead municipality will maintain information required about cash and in-kind match.

ITEM NUMBER: 7

ITEM NAME: Authorization to Approve the Execution of Agreement with the City of Paterson Department of Health and Human Services, Division of Health, for Provision of Tuberculosis Control Health Services for Period January 1, 2026 Through December 31, 2026 (R117-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Memo Approval of TB Service	(Insert Upload Date)	(Insert Type)
Contract Health Dept		



Clifton Health Department INTER-OFFICE MEMO

Date: March 6, 2026

To: Gary S. DeMarzo, City Manager

From: John E. Biegel III, Health Officer

Cc: Thomas Egan, Assistant Municipal Attorney
Joseph Monzo, CFO
Edith Mayton, Finance Department
Andrew Oddo, Assistant Municipal Attorney
Kathleen Tolosi, City Clerk

Subject: Approval of TB Service Contract between the City of Paterson and the City of Clifton for 2026

I am recommending a renewal of the contract agreement between the City of Paterson and the City of Clifton for tuberculosis (TB) control services for the period of January 1, 2026, through December 31, 2026. The \$14,000.00 fee is based on the percentage of usage from Clifton residents over the last 5 years. It would not be feasible for the Health Department to perform the services that are required to run a state mandated TB program. The City of Paterson TB Clinic can provide our residents with the most effective measures in diagnosis and treatment of this disease. This fee is the same amount as last year.

The \$14,000 can be taken from the Health Department Contractual Services 01-201-27-330-503.

2025 Information from the City of Paterson TB Clinic:

Total TB Visits	213
Active Cases (Direct Observation Therapy)	5
Total TB cases verified completing therapy	6
Total TB Contacts Tested Positive	6
Total TB Contacts Tested Negative	4
TB Contacts Identified	10

Latent TB Infection's	38
Alien Evaluations	33
Worksite Investigation 10 Contacts Identified	8 Negative, 2 Pending Testing

For your information, some of the requirements of running a TB Clinic would include employing a Pulmonologist to run the clinic, purchasing an x-ray machine, designating outreach hours, incorporating Direct Observation Therapy (DOT) for several weeks to ensure patients adhere to their treatment regiments, setting up a negative pressure isolation room to contain airborne pathogens like TB and prevent transmission.

**CITY OF PATERSON
DEPARTMENT OF HEALTH & HUMAN
SERVICES**

Joel D. Ramirez, MBA
Director

DIVISION OF HEALTH

Thakur "Paul" D. Persaud, M.D., M.P.H., PhD
Health Officer



**176 BROADWAY
PATERSON, NEW JERSEY 07505**

OFFICE: (973) 321-1277
FAX: (973) 321-1246

February 19, 2026

*Ms. Nancy Ferrigno, Municipal Clerk
City of Clifton
900 Clifton Avenue
Clifton, NJ 07013*

Dear Ms. Ferrigno:

Enclosed herewith, please find four (4) original TB contract agreements between the City of Paterson Department of Health and Human Services and the City of Clifton, Township of Little Falls and Totowa Health Department for Health Care Services during the period January 1, 2026 thru December 31, 2026.

Kindly sign, attest signatures and return all four (4) originals at your earliest possible to my attention at the address listed above. A fully-executed original will be returned to you once the execution process is completed.

Please do not hesitate to contact our office with any questions you may have on this regard.

Sincerely,

*Karla Paredes
Administrative Clerk*

RECEIVED
FEB 24 2026
CITY CLERK
CLIFTON, NJ

AGREEMENT BETWEEN THE CITY OF PATERSON
DEPARTMENT OF HEALTH AND HUMAN SERVICES, DIVISION OF HEALTH
AND THE CITY OF CLIFTON

THIS is made this 1st day of January 2026 between **THE CITY OF PATERSON** (hereinafter **PROVIDER**) and **THE CITY OF CLIFTON** (hereinafter **RECIPIENT**).

WHEREAS, the parties desire to contract for the furnishing of Tuberculosis Control Services of a technical and professional nature by the **PROVIDER** to the **RECIPIENT** pursuant to N.J.S.A. 26:3A2-1 et seq. and N.J.S.A. 40A:65-1 et seq. and N.J.A.C. 8:57-5; and for towns of Clifton \$12,000.00 and Little Falls \$2,000.00 for a total of \$14,000.00.

WHEREAS, public health services are administered in the Borough of Bloomingdale through an Advisory Board of Health or Health Authority as prescribed by N.J.S.A. 26:3-1.

NOW, THEREFORE, in consideration of the terms and conditions hereinafter set forth, the parties agree as follows:

I. RESPONSIBILITIES

1. The **PROVIDER** will deliver Tuberculosis clinical care (TB clinical care), case management and laboratory monitoring of suspects and cases of the **RECIPIENT** in accordance with the New Jersey Department of Health's (NJDOH) Standards of Care for Active Tuberculosis Disease and Latent Tuberculosis Infection, March 2007 and the recommendations of the American Thoracic Society, Centers for Disease Control & Prevention and the Infectious Diseases Society of America, published in the MMWR, June 30, 2003, "Treatment of Tuberculosis."
2. The **PROVIDER** will deliver TB clinical care, management and laboratory monitoring of latent TB infection of the **RECIPIENT** in accordance with New Jersey Department of Health and Senior Services' Standards of Care for Active Tuberculosis Disease and Latent Tuberculosis Infection, March 2007 and the recommendations of the American Thoracic Society and Centers for Disease Control & Prevention, published in the MMWR, June 9, 2000, "Targeted Tuberculin Testing and Treatment of Latent Tuberculosis Infection."
3. The **PROVIDER** will provide outreach services, by outreach staff to facilitate directly observed therapy (as ordered by the attending physician), interview of infectious or potentially infectious Tuberculosis persons and/or cases of the **RECIPIENT** to identify and refer contacts for clinical evaluation, locate patients overdue for medical care or follow-up and assist in transportation of patients to clinical care where county or state-owned vehicles are available.

4. The PROVIDER will target clinical care in support of those Tuberculosis cases and/or potential patients and/or patients in fact with Latent Tuberculosis Infection of the RECIPIENT's that meet at least one of the following criteria:
 - a. Patients who are HIV seropositive, on corticosteroid therapy (equivalent to 15mg/day of prednisone for at least one month) or on treatment with Tumor Necrosis Factor alpha blockers;
 - b. Patients confirmed or suspected to have active infectious or potentially infectious Tuberculosis;
 - c. Class A, B1 and/or B2 immigrants, refugees, asylees or humanitarian parolees;
 - d. Patients with Tuberculosis -like symptoms, regardless of tuberculin skin test reaction;
 - e. Foreign-born patients who have been in the US for 5 years or less;
 - f. Foreign-born and/or minority children through 17 years of age with a significant Tuberculin Skin Test result;
 - g. Adults (18 years or older) with co-existing medical conditions that increase the likelihood of progression to active disease (see TB Standards of Care, Standard #1: Tuberculin Skin Testing for a list of conditions), and
 - h. Injection drug users.
5. The PROVIDER will submit all required reports to the New Jersey State Department of Health Tuberculosis Program in compliance with patient confidentiality requirements under State and Federal law.
6. Upon request the RECIPIENT will assist the PROVIDER in investigation of a patient including but not necessarily limited to; verifying contact(s)'s home addresse(s) and notifying contact(s) of clinic appointment(s) in compliance with patient confidentiality requirements under State and Federal law.
7. The RECIPIENT will refer all known positive Purified Protein Derivatives or Quantiferon Tuberculosis Test to the Paterson Division of Health's Tuberculosis program/clinic.
8. With the exception of City of Paterson recognized holidays, the RECIPIENT will refer requests for Purified Protein Derivatives to the Tuberculosis program/clinic only on Mondays with a return appointment for Purified Protein Derivative readings on Wednesdays.

II. TERMS AND CONDITIONS

The following terms and conditions shall apply to this Agreement between the parties:

1. Except as otherwise set forth in this Agreement, all of the above activities shall be provided by the PROVIDER to the RECIPIENT, and shall meet the standards stated in N.J.A.C. 8:57-5 and "Attachment C" of the PROVIDER's New Jersey Department of Health Tuberculosis Control Grant.
2. This agreement is contingent upon continued level Tuberculosis control grant funding from the New Jersey Department of Health.
3. The PROVIDER shall provide the services specified herein from **January 1, 2026 through December 31, 2026**.
4. Thereafter, this Agreement shall be renewed or modified pursuant to law on an annual basis unless the PROVIDER shall give notice by Certified Mail that it no longer wishes to be bound by this Agreement to the Health Officer, Dr. Paul Persaud, the RECIPIENT forwards to the PROVIDER by Certified Mail a letter to **Dr. Paul Persaud, Health Officer, Division of Health, 176 Broadway, Paterson, NJ 07505** indicating that it no longer wishes to be bound by the Agreement at least six (6) months prior to the proposed withdrawal date.
5. The RECIPIENT, as noted in Section I, 8, in the above portion of this agreement is to pay the PROVIDER within thirty (30) days of receipt of invoice from PROVIDER. The PROVIDER shall invoice the RECIPIENT once per contract year although this may be subject to change depending on mutual agreement.
6. The PROVIDER shall not be liable to the RECIPIENT for any claims made against it for any damage, injury or violation of state, federal or any law, which may be sustained resulting directly or indirectly from the furnishing of services pursuant to this Agreement.
7. The PROVIDER and RECIPIENT and/or its agents agree to maintain insurance coverage for themselves for all acts or omissions while or related to the performing their responsibilities under this Agreement. The RECIPIENT agrees to add the PROVIDER as a named insured on such insurance and agrees to indemnify, and/or hold harmless and/or defend the City and/or its agents and/or employees from any and all liabilities, costs and expenses, direct or indirect, including counsel fees arising out of any acts or omissions related thereof.
8. **COMPLIANCE WITH LAW.** The Parties agree that the services covered by this Agreement shall be provided in full compliance with all federal, state and local laws, rules and regulations, including but not necessarily limited to N.J.A.C. 8:57-5, Health Insurance Portability and Accountability Act of 1996, as amended and as implemented among other laws. The parties agree to execute such other documents as may be needed to ensure full legal compliance.

Andre Sayegh, Mayor
City of Paterson

Date _____

Raymond Grabowski, Mayor
City of Clifton

Date _____

Phyllis Riley, Deputy City Clerk
City of Paterson

Date _____

Nancy Ferrigno
Municipal Clerk
City of Clifton

Date _____

Joel D. Ramirez, Director
Department of Health & Human Services

Date _____

Thakur "Paul" Persaud, MD, MPH, PhD
Health Officer, City of Paterson

Date _____

Aymen Aboushi, Esq.
Corporation Counsel, City of Paterson

Date _____

Iman Boukadoum, Esq.
Assistant Corporation Counsel
City of Paterson

Date _____

ITEM NUMBER: 8

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 IV Thereof, Entitled "Officials and Employees not Represented by a Bargaining Unit ", and More Particularly Section 99-18 Thereof, Entitled "Minimum and Maximum Salaries Fixed" (Adds the Title of Public Health Nurse, Pediatrics (Part-time), Social Services Assistant (Part-time), Registered Environmental Health Specialist (Part-time) and Animal Attendant (Part-time) (O8092-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Memo from Health - Part-Time Positions Salary Ranges	(Insert Upload Date)	(Insert Type)



Clifton Health Department

INTER-OFFICE MEMO

Date: March 10, 2026

To: Gary DeMarzo, City Manager

From: John E. Biegel III, Health Officer

CC: Thomas Egan, Municipal Attorney
Andrew Oddo, Assistant Municipal Attorney
Liana Grasso, Assistant to City Manager
Gianna Cifelli, Personnel Aide
Jennifer Kidd, Health Projects Coordinator

Subject: Hourly Rate for Part-Time Health Department Positions

Please see below the part-time hourly rate for various part-time positions. These hourly rates are based upon the City's salary ranges for the full-time equivalent of each title.

Part-Time Public Health Nurse, Pediatrics
Hourly Rate Range: \$24.72/hr. - \$48.28/hr.

Part-Time Social Services Assistant
Hourly Rate Range: \$20.78/hr. – \$35.63/hr.

Part-Time Registered Environmental Health Specialist
Hourly Rate Range: \$22.81/hr. - \$39.37/hr.

The title found below is a new Civil Service job title for the City of Clifton to properly reflect the position that feeds, walks, and cares for the animals at the animal shelter. This position is also responsible for cleaning the shelter daily.

Part-Time Animal Attendant
Hourly Rate Range: NJ Minimum Wage Per Hour - \$22.00/hr.

Please include these titles and their accompanying salary ranges as ordinances under Chapter 99-18A.

ITEM NUMBER: 9

ITEM NAME: Authorization to Approve Cyber Liability Insurance Renewal for the Period of 4/6/26 to 4/6/27 (R118-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Cyber Liability Insurance Renewal	(Insert Upload Date)	(Insert Type)



City of Clifton

LAW DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

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

March 9, 2026

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

Re: Cyber Liability Insurance Renewal

Dear Mayor Grabowski & Council Members:

The City of Clifton's Cyber Liability Insurance is up for renewal on April 6, 2026. The City's insurance broker, Polaris Galaxy Group, has recommended a policy with Crum & Forster at a premium of \$35,401. The premium for the expiring policy was \$35,151. A resolution appears on the agenda authorizing the policy with Crum and Forster.

Thank you for your consideration of this matter.

Very truly yours,

/s/ Andrew P. Oddo

ANDREW P. ODDO
First Assistant Municipal Attorney

APO/ssj
Enc.



March 5th, 2026

City of Clifton
Attn: Mayor Grabowski and Councilmembers
900 Clifton Avenue,
Clifton, NJ 07013

RE: 2026-2027 Cyber Renewal on 4/6/2026

Dear Mayor Grabowski,

We received quotes from our incumbent carrier Crum & Forster and an alternate from Chubb. We received declinations from Great American, Corvus, Cowbell, and Travelers.

The cyber market continues to ease up, as you can see from the quotes within. Our recommendation would be to bind the \$2M quote with C&F with a \$25k deductible (highlighted in blue). C&F also quoted at a \$50,000 deductible but it only results in a minimal savings \$1,071. Chubb came in \$10,453 higher than the renewal quote and is at a \$50,000 deductible.

Our offices highly recommend binding the \$2,000,000 / \$25,000 policy with Crum & Forster for \$35,401.00 effective 4/6/2026. To bind, we would need:

- 1.) Your confirmation to do so.
- 2.) Name and Contact information for employee authorized to work w/ the insurer in response to a Cyber Event.

Please review the attached and let me know if you have any questions. We can issue a bind order to the carrier once a decision has been approved prior to April 6th, 2026.

Thank you,

Justin Gallo

Justin Gallo

City of Clifton - Cyber Renewal

4/6/2026 to 4/6/2027

	Crum & Forster		Crum & Forster (\$25k SIR, \$2M Dep BI)	Crum & Forster (\$50k SIR, \$2M Dep BI)	Chubb (\$50k SIR, \$2M Dep BI)
	\$2MIL Limits		\$2MIL Limits	\$2MIL Limits	\$2MIL Limits
Maximum Single Limit of Insurance	\$2,000,000		\$2,000,000	\$2,000,000	\$2,000,000
Maximum Policy Aggregate Limit of Insurance	\$2,000,000		\$2,000,000	\$2,000,000	\$2,000,000
Cyber Incident Response Team	\$2,000,000		\$2,000,000	\$2,000,000	\$2,000,000
Non-Panel Response Provider	n/a		n/a	n/a	n/a
Retention (all coverages)	\$25,000		\$25,000	\$50,000	\$50,000
Business Interruption/Loss & Extra Expense	\$2,000,000/\$2,000,000		\$2,000,000/\$2,000,000	\$2,000,000/\$2,000,000	\$2,000,000/\$2,000,000
Retention	\$25,000/ 8 Hours		\$25,000/ 8 Hours	\$50,000/10 Hours	\$50,000/10 Hours
Contingent Business Interruption Loss & Extra Expense	\$2,000,000/\$2,000,000		\$2,000,000/\$2,000,000	\$2,000,000/\$2,000,000	\$2,000,000/\$2,000,000
Unscheduled Providers	\$2,000,000/\$2,000,000		\$2,000,000/\$2,000,000	\$2,000,000/\$2,000,000	\$2,000,000/\$2,000,000
Retention	\$25,000/ 8 Hours		\$25,000/ 8 Hours	\$50,000/10 Hours	\$50,000/10 Hours
Digital Data Recovery	\$2,000,000/\$2,000,000		\$2,000,000/\$2,000,000	\$2,000,000/\$2,000,000	\$2,000,000/\$2,000,000
Network Extortion	\$2,000,000/\$2,000,000		\$2,000,000/\$2,000,000	\$2,000,000/\$2,000,000	\$2,000,000/\$2,000,000
Third Party Liability Insuring Agreement					
Cyber, Privacy, Network and Security Liability	\$2,000,000/\$2,000,000		\$2,000,000/\$2,000,000	\$2,000,000/\$2,000,000	\$2,000,000/\$2,000,000
Retention (all coverages)	\$25,000		\$25,000	\$50,000	\$50,000
Payment Card Loss	\$2,000,000/\$2,000,000		\$2,000,000/\$2,000,000	\$2,000,000/\$2,000,000	\$2,000,000/\$2,000,000
Regulatory Proceedings	\$2,000,000/\$2,000,000		\$2,000,000/\$2,000,000	\$2,000,000/\$2,000,000	\$2,000,000/\$2,000,000
Electronic, Social and printed media liability	\$2,000,000/\$2,000,000		\$2,000,000/\$2,000,000	\$2,000,000/\$2,000,000	\$2,000,000/\$2,000,000
Cyber Crime	\$500,000/\$500,000		\$500,000/\$500,000	\$500,000/\$500,000	\$250,000/\$250,000
Retroactive Date: Full Prior Acts Coverage					
Breach Costs Outside Limit?	Yes, \$2M		Yes, \$2M	Yes, \$2M	Yes, \$2M
Prior or Pending Proceedings Date 4/6/2019					
Renewal Premium	\$35,151.00		\$35,151.00	\$34,080.00	\$45,854.00
Includes Surcharges/Assessments/Taxes	\$250 broker fee		\$250 broker fee	\$250 broker fee	

ITEM NUMBER: 10

ITEM NAME: Authorization to Approve the Endorsing and Approving Operating Manual for the Administration of the Affordable Housing Rehabilitation Program Prepared by Triad Associates (R119-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Memo Affordable Housing Plan 3-17-26, City of Clifton Operating Manual for Affordable Housing Rehabilitation Program for Owners & Renters 3-17-26	(Insert Upload Date)	(Insert Type)



City of Clifton

LAW DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

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

March 12, 2026

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

Re: Affordable Housing Plan

Dear Mayor Grabowski & Council Members:

We are continuing to comply with the Fourth Round of Affordable Housing requirements. Attached you shall find a revised Operating Manual of the Administration of the Affordable Housing Rehabilitation Program prepared by Triad Associates. A resolution appears on the agenda adopting the manual. Also, the Affordable Housing ordinance which was introduced at the last meeting has been reviewed by the Planning Board and found to be in compliance with the Master Plan and therefore is on the agenda for final adoption.

Thank you for your consideration of this matter.

Very truly yours,

/s/ Andrew P. Oddo

ANDREW P. ODDO
First Assistant Municipal Attorney

APO/ef

CITY OF CLIFTON



OPERATING MANUAL

For the Administration of

The Affordable Housing Rehabilitation Program

For Owners & Renters

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

INTRODUCTION

This Housing Rehabilitation Program Operating Manual has been prepared to assist in the administration of the City of Clifton Housing Rehabilitation Program. It will serve as a guide to the program staff and applicants.

This Manual describes the basic content and operation of the program, examines program purposes and provides the guidelines for implementing the program. It has been prepared with a flexible format allowing for periodic updates of its sections, when required, due to revisions in regulations and/or procedures.

This Manual explains the various steps in the rehabilitation process. It describes the eligibility requirements for participation in the program, program criteria, funding terms and conditions, cost estimating, contract payments, record keeping and overall program administration.

The Housing Rehabilitation Program will be administered by the City of Clifton and their Housing Rehabilitation Program Consultant for Owner-Occupied and Rental Rehabilitation.

The following represents the procedures developed to offer an applicant the opportunity to apply for the program.

A. Fair Housing and Equal Housing Opportunities



It is unlawful to discriminate against any person making application to participate in the rehabilitation program or rent a unit regarding race, creed, color, national origin, ancestry, age, marital status, affectional or sexual orientation, familial status, disability, nationality, sex, gender identity or expression or source of lawful income used for mortgage or rental payments. For more information on discrimination or if anyone feels they are a victim of discrimination, please contact the New Jersey Division on Civil Rights at 1-866-405-3050 or <http://www.state.nj.us/lps/dcr/index.html>.

SECTION I. ELIGIBLE PARTICIPANTS

A. Categories of Participants

Owner-occupied and renter-occupied housing units are eligible to receive funding for rehabilitation provided that the occupants of the units are determined to be low- or moderate-income households and that the units are determined to be substandard. Owners of rental properties do not have to be low- or moderate-income households. If a structure contains two or more units and an owner, who is not income eligible, occupies one-unit, funding may be provided for the rehabilitation of the rest of the units if income-eligible households occupy those units. Units that are currently vacant will be rented through the City's Administrative Agent. Rents must be affordable to low- or moderate-income households.

B. Income Limits for Participation

The occupants of the units must have incomes that now fall within the income guidelines established for the *County of Passaic*, these limits are revised annually. Units that are vacant at the time of rehabilitation must be rented through the City's Administrative Agent, Triad Associates, to a qualified applicant.

C. Program Area

This is a municipal-wide program. The rehabilitation property must be located in the City of Clifton.

D. Certification of Substandard

The purpose of the program is to bring substandard housing up to code. Substandard units are those units requiring repair or replacement of at least one major system. A major system is defined as one of the following:

1. Roof
2. Plumbing (including wells)
3. Heating
4. Electrical
5. Sanitary plumbing (including septic systems)
6. Load bearing structural systems.
7. Lead paint abatement
8. Weatherization (building insulation for attic, exterior walls and crawl space, siding to improve energy efficiency, replacement storm windows and storm doors and replacement windows and doors)

Code violations will be determined by an inspection conducted by a program inspector.

SECTION II. AVAILABLE BENEFITS

A. Program Financing

Up to \$25,000 per unit may be available for improvements to eligible owner-occupied properties, the minimum average per unit rehabilitation hard costs shall be \$10,000, in accordance with N.J.A.C. 5:93-5.2(h)(2). If a particular unit requires more than \$25,000, the City will approve same on a case-by-case basis, keeping with the requirement dictating that the minimum average per unit rehabilitation hard cost shall be \$10,000.

For renter-occupied units; The average per unit rehabilitation costs shall be **\$10,000**. The landlords are required to ensure, upon rehabilitation, each unit will meet the New Jersey State Housing Code, N.J.A.C. 5:28 and each unit must meet the major system repair or replacement requirement upon completion. The maximum loan available per unit from the City of Clifton is \$10,000. If a particular unit requires more than \$10,000 investment from the City, the City of Clifton will review and approve on a case-by-case basis.

B. Renter-occupied Units - Program Financing/Program Affordability Controls

Eligible landlords of one-four-unit; buildings may be eligible for an interest free loan which will be due when title to the property is transferred. The landlords are required to provide at least fifty (50%) percent of the **total rehabilitation costs** needed for each unit to meet the New Jersey State Housing Code, N.J.A.C. 5:28 and each unit must meet the major system repair or replacement requirement. At the time the application is submitted, owners must submit proof of their share through bank statements, credit lines, etc. Title searches and property appraisals will be required to determine if there is sufficient equity in the property to cover the cost of the loan. The landlords will be expected to pay for the costs of the title searches and provide up to date property appraisals. In addition to the interest free, deferred payment loan, a (10) ten-year deed restriction, attached to the mortgage and note, will be used to control the contract rent and ongoing tenant eligibility on rental units that receive assistance. The loan will be due upon transfer of title to the property; however, the deed restrictions shall remain in effect for (10) ten years from the date the units are certified as standard. There are no monthly payments. The deed restriction and mortgage documents will be recorded in the county deed book.

In situations where the non-income eligible owner(s) of eligible rental units occupies a unit in the structure to be rehabilitated, repairs to shared systems (i.e.: roof, heating, foundations, etc.) will be prorated with the owner(s) receiving no financial assistance for the owner's share.

If a unit is vacant upon initial rental subsequent to rehabilitation, or if a renter-occupied unit is re-rented prior to the end of controls on affordability, the deed restriction shall require the unit to be rented to a low- or moderate- income

household at an affordable price and affirmatively marketed. Rents in rehabilitated units may increase annually, based on the standards in N.J.A.C. 5:93-9.15.

C. Owner-occupied Units – Program Financing/Program Affordability Controls

Loans will be a (10) ten-year interest-free, deferred payment loan secured by a mortgage payable upon transfer of title. After the (5) five-year anniversary of the Loan Signing, twenty (20%) percent of the mortgage loan principal will be forgiven for each of the remaining (5) five years. If the title has not transferred after (10) ten years, the entire loan is considered forgiven.

Should an owner-occupant die before repayment of the loan, the balance of the loan which has not been forgiven; will be due at the time of settlement of the estate. However, if the household inheriting the unit is income eligible and agrees to occupy the unit or even if not income-eligible agrees to rent the unit only to income-eligible households, the terms of the funding agreement shall be transferred to the inheriting household.

If an owner-occupied housing unit is sold prior to the end of the controls on affordability, the portion of the loan which has not been forgiven, shall be recaptured and used to rehabilitate another housing unit, unless the unit is sold to a low- or moderate-income household at an affordable price.

Funding for owner-occupied units will be secured by a mortgage and mortgage note to the City.

D. Subordination

The City of Clifton may agree to subordinate a loan if the mortgage company supplies an appraisal showing that the new loan plus the balance on the old loan does not exceed ninety-five 95% percent of the appraised value of the unit.

In order for the City to approve the request, the City must be subordinate to no more than (2) two loans and there must be sufficient equity in the property. Subordination requests will only be considered for the following reasons: *1) to reduce monthly mortgage payments; 2) debt consolidation; and, 3) additional home improvement funds to maintain the City of Clifton Code and/or Certificate of Occupancy Codes.*

SECTION III. ELIGIBLE PROPERTY IMPROVEMENTS

A. Eligible Improvements

Housing rehabilitation funds may be used only for repairs or system replacements necessary to bring a substandard unit into compliance with municipal health, safety and building codes, applicable code violations, as well as any other cosmetic work that is reasonable and deemed necessary or is related to the necessary repairs.

At least one major system must be replaced or included in the repairs, which includes one of the following:

- Roof
- Plumbing (including wells)
- Heating
- Electrical
- Sanitary plumbing (including septic systems)
- Load bearing structural systems
- Lead paint abatement
- Weatherization (building insulation for attic, exterior walls and crawl space, siding to improve energy efficiency, replacement storm windows and storm doors and replacement windows and doors)

The related work may include, but not be limited to the following:

- Interior trim work,
- Interior and/or exterior doors
- Interior and/or exterior hardware
- Window treatment
- Interior stair repair
- Exterior step repair or replacement
- Porch repair
- Wall surface repair
- Painting
- Exterior rain carrying system repair

B. Ineligible Improvements

Work not eligible for program funding includes but is not limited to luxury improvements (improvements which are strictly cosmetic), additions, conversions (basement, garage, porch, attic, etc.), repairs to structures separate from the living units (detached garage, shed, barn, etc.), furnishings, pools and landscaping. If determined unsafe, stoves may be replaced. The replacement or repair of other appliances is prohibited. Rehabilitation work performed by property owners shall not be funded under this program.

C. Rehabilitation Standards

Upon rehabilitation, housing deficiencies shall be corrected, and the unit shall comply with the New Jersey State Housing Code, N.J.A.C. 5:28. For construction projects that require the issuance of a construction permit, pursuant to the Uniform Construction Code, the unit must also comply with the requirements of the Rehabilitation Subcode (N.J.A.C. 5:23-6). In these instances, the more restrictive

requirements of the New Jersey State Housing Code or the Rehabilitation Subcode shall apply. For projects that require construction permits, the rehabilitated unit shall be considered complete at the date of final approval, pursuant to the Uniform Construction Code.

D. Certification of Standard

All code deficiencies noted in the inspection report must be corrected and rehabilitated. Units must be in compliance with the standards proscribed in subsection C above upon the issuance of a certificate of completion or occupancy. The program inspector must certify any structure repaired as a whole or in part with rehabilitation funds to be free of any code violations.

E. Emergency Repairs

A situation relating to safety and/or health hazard for the occupants would constitute an emergency. The program inspector will confirm the need for such work. In emergency cases, the formal solicitation process will not be followed. A minimum of three (3) estimates will be obtained, when possible, for the "emergency" work. However, eligibility, as stated in Section I, subsection B, must be determined prior to soliciting estimates. Application for additional non-emergency work may be made in accordance with the procedures outlined in this Operating Manual. The funding for the emergency work and any additional rehabilitation may not exceed the program financing provisions set forth in Section II, sub-section A above.

SECTION IV. OVERVIEW OF ADMINISTRATIVE PROCEDURES

A. Application

Property owners interested in participating in the housing rehabilitation program may submit preliminary applications to the Housing Rehabilitation Program Consultant.

Upon request, the program staff will mail a preliminary application to an interested property owner.

If, after the program staff reviews a preliminary application, an owner-occupant appears to be income eligible, an interview will be arranged with the applicant for a formal application to the program. At the time of the interview, the applicant must present the required documentation. Applicants for rental rehabilitation funding must provide a list of tenants and the rents paid by each. The program staff will contact the tenants to provide evidence of income eligibility of the occupants of the units.

Applications will be processed in the order of receipt. Only emergency situations shall be handled out of the order of receipt.

B. Income Eligibility and Program Certification

For the households seeking a determination of income eligibility, both owner-occupants and renter-occupants, all wage earners (18) eighteen years of age or older in the household must submit appropriate documentation to document the household income, as further described below.

Property owners of both owner-occupied and renter-occupied units must submit the following documentation:

- Copy of the deed to the property.
- Proof that property taxes and water and sewer bills are current.
- Proof of property insurance, including liability, fire and flood insurance, where necessary.

If after reviewing the income documentation submitted an applicant is determined to be ineligible, the applicant will receive a letter delineating the reasons for the determination of ineligibility. An applicant may be determined ineligible if the applicant's or each tenants' income exceeds the program income limits or, for owner occupied units, if the carrying costs of the unit (taxes, mortgage, insurance) exceed program's criteria (less than 35% of gross income for families, less than 40% of gross income for seniors).

The program staff will arrange for a title search of all properties entering the program.

After the initial interview and the program staff has substantiated that the occupant is income-eligible, and the title search is favorable, the Eligible Certification Form will be completed and signed.

Upon confirmation of income eligibility of the applicant or the applicant's tenants, the program staff will send a letter, including the Eligible Certification Form, to the applicant certifying the applicant's and or tenant's eligibility. Eligibility will remain valid for (6) six months. If the applicant has not signed a contract for rehabilitation within (6) six months of the date of the letter certifying eligibility, the applicant will be required to reapply for certification.

C. Housing Inspection/Substandard Certification

Once determined eligible, the program staff will arrange for the program inspector to inspect the entire residential property.

The program inspector will inspect the house, take photographs, and certify that at least one major system is substandard. All required repairs would be identified.

D. Ineligible Properties

If, after review of the property documentation submitted and the inspection report and/or work write-up, an applicant's property is determined to be ineligible, the program staff will send a letter delineating the reasons for the determination of ineligibility. An applicant's property may be determined to be ineligible for any one of the following reasons:

- Title search is unfavorable.
- Property does not need sufficient repairs to meet eligibility requirements.
- Real estate taxes are in arrears.
- Proof of property insurance not submitted.
- Property is listed for sale.
- Property is in foreclosure.
- Total debt on the property will exceed the value of the property.

The City of Clifton may disqualify properties requiring excessive repairs to meet municipal housing standards. The estimated or bid cost of repairs must exceed fifty (50%) percent of the estimated after-rehabilitation value of the property for the City to exclude the property.

If after reviewing the property documentation submitted and the inspection report and/or work write-up an applicant's property is determined to be eligible, the inspector will then certify that the dwelling is substandard by completing and signing the Certificate of Substandard Form and submitting this to the program staff.

F. Cost Estimate

The program inspector will prepare a Work Write-up and Cost Estimate. This estimate will include a breakdown of each major work item by category as well as by location in the house. It will contain information as to the scope and specific details on the materials to be used. A Cost Estimate will be computed and included within the program documentation. The program staff will review the Preliminary Work Write-up with the property owner. Only required repairs to units occupied by income eligible households will be funded through the housing rehabilitation program.

G. Contractor Bidding Negotiations

After the unit and the unit occupant have been certified as eligible, the program staff will provide a bid request to a list of approved, pre-qualified trade contractors for bidding.

Program staff will review the proposals and provide the property owner with a list of contractors who have submitted eligible bids for the work. Eligible bids will be those that:

- Satisfy with the specifications of the Work Write-Up
- Have no math errors
- Have been submitted by an eligible contractor

- Are no more than twenty (20%) percent above or below the Program Cost Estimator's final cost estimate for the work, unless an exception has been recommended by the Cost Estimator and approved by the Program Director.
- Have been submitted by a contractor who, in the opinion of the Program Director, has the ability to perform the designated tasks within a responsible period of time as is specified in the Contract documents.

The program staff and property owner will then review these bids. The lowest responsible trade contractor shall then be selected. If the property owner wishes to use a contractor other than the lowest responsible bidder, the property owner shall pay the difference between the lowest bid price and the bid price of the selected contractor.

Property owners may seek proposals from non-program participating contractors. However, the City must pre-approve the contractor prior to submitting a bid.

G. Contract Signing/Pre-Construction Conference

Program staff will provide the property owner with the bids to review. The program staff will then call a Pre-Construction Conference. Documents to be executed at the Pre-construction Conference include Contractors Agreement(s), Mortgage and Mortgage Note. The property owner, program staff representative and contractor will execute the appropriate documents and copies will be provided as appropriate. A staff member will outline project procedures to which property owner must adhere. A Proceed to Work Order, guaranteeing that the work will commence within fifteen (15) calendar days of the date of the conference and be totally completed within ninety (90) calendar days from the start of work, will be issued to each contractor at this Conference.

H. Progress Inspections

The program inspector will make periodic inspections to monitor the progress of property improvements. This is necessary to ensure that the ongoing improvements are in accordance with the scope of work outlined in the work write-up. It is the contractor's responsibility to notify the Building Inspector before closing walls on plumbing and electrical improvements.

I. Change Orders

If it becomes apparent during construction that additional repairs are necessary or the described repair needs to be amended, the program inspector will inspect the areas in need of repair and prepare a change order describing the work to be done. The applicant and the contractor will review the change order with the program staff and agree on a price. Once all parties approve of the change order and agree on the price, they will sign documents amending the contract agreement to include the change order.

J. Payment Schedule

The contract will permit two (2) payments if the project costs more than \$12,000. First payment is made when the project is one-half completed; final payment will be made upon completion.

The contractor will submit a payment request. The applicant will sign a payment approval if both the applicant and program inspector are satisfied with the work performed. The City will then release the payment. Final payment will be released once all final inspections are made, a Certificate of Occupancy is issued (if applicable) and the program staff receives Lien Releases and a Property Owner Sign-off letter.

K. Resolution of Disputes/Appeal Process

Should any dispute arise respecting the true meaning of the Work Write-Up, or should any dispute arise respecting the true value of the extra work or of the work omitted, or of improper workmanship or materials, or of any loss sustained by the Homeowner, the Homeowner may request a hearing before the City. Such a request must be made in writing to the Program Administrator and shall state the nature of the dispute. All parties to the dispute shall be notified in writing of the date and location of the hearing. An arbitration committee, consisting of three (3) members, shall convene and the final decision rests with the arbitration committee, with no further recourse on the part of the property owner.

L. Final Inspection

Upon notification by the contractor that all work is complete and where required a Certificate of Occupancy has been issued, a final inspection shall be conducted and photographs taken. The property owner and the necessary contractors shall be present at the final inspection to respond to any final punch list items.

M. Record Mortgage Documentation

Program staff will file the executed Mortgage with the County Clerk.

N. File Closing

After the final payment is made, the applicant's file will be closed by the program staff.

SECTION V. PROCEDURE FOR OWNER OCCUPIED INCOME-ELIGIBILITY CERTIFICATION

A. Complete a Household Eligibility Determination Form

The program staff shall require each member of an applicant household who is (18) eighteen years of age or older to provide documentation to verify their income, pursuant to the Uniform Housing Affordability Controls at N.J.A.C. 5:80-16.1 et. seq. Income verification documentation should include, but is not limited to the following for each member of a household who is eighteen (18) years of age or older:

- One (1) month (consecutive weeks) paystubs, including bonuses, overtime or tips, or a letter from the employer stating the present annual income figure or if self-employed, a current Certified Profit & Loss Statement and Balance Sheet.
- Copies of Federal and State income tax returns for each of the preceding three (3) tax years - A Form 1040 Tax Summary for the past three tax years can be requested from the local Internal Revenue Service Center or by calling 1-800-829-1040.
- A letter or appropriate reporting form verifying monthly benefits such as:
 - Social Security or SSI – Current award letter or computer printout letter
 - Unemployment – verification of Unemployment Benefits
 - Welfare -TANF¹ current award letter
 - Disability - Worker's compensation letter or
 - Pension income (monthly or annually) – a pension letter
- A letter or appropriate reporting form verifying any other sources of income claimed by the applicant, such as alimony or child support – copy of court order or recent original letters from the court or education scholarship/stipends – current award letter.
- Three (3) months of reports of savings and checking accounts (bank statements and passbooks) and income reports from banks or other financial institutions holding or managing trust funds, money market accounts, certificates of deposit, stocks or bonds (In brokerage accounts – most recent statements and/or in certificate form – photocopy of certificates).
- Evidence or reports of income from directly held assets, such as real estate or businesses.
- Interest in a corporation or partnership – Federal tax returns for each of the preceding three tax years.
- Current reports of assets – Market Value Appraisal or Realtor Comparative Market Analysis and Bank/Mortgage Co. Statement indicating Current Mortgage Balance. For rental property, attach copies of all leases.

¹ TANF – Temporary Assistance for Needy Families

The following is a list of various types of wages, payments, rebates and credits. Those that are considered as part of the household's income are listed under Income. Those that are not considered as part of the household's income are listed under Not Income.

Income

1. Wages, salaries, tips, commissions
2. Alimony
3. Regularly scheduled overtime
4. Pensions
5. Social security
6. Unemployment compensation (verify the remaining number of weeks they are eligible to receive)
7. TANF
8. Verified regular child support
9. Disability
10. Net income from business or real estate
11. Interest income from assets such as savings, certificates of deposit, money market accounts, mutual funds, stocks, bonds
12. Imputed interest (using a current average annual rate of two percent) from non-income producing assets, such as equity in real estate. Rent from real estate is considered income, after deduction of any mortgage payments, real estate taxes, property owner's insurance.
13. Rent from real estate is considered income
14. Any other forms of regular income reported to the Internal Revenue Service

Not Income

1. Rebates or credits received under low-income energy assistance programs
2. Food stamps
3. Payments received for foster care
4. Relocation assistance benefits
5. Income of live-in attendants
6. Scholarships
7. Student loans
8. Personal property such as automobiles
9. Lump-sum additions to assets such as inheritances, lottery winnings, gifts, insurance settlements
10. Part-time income of dependents enrolled as full-time students
11. Court ordered payments for alimony or child support paid to another household shall be deducted from gross annual income

To calculate income, the current gross income of the applicant is used to project that income over the next 12 (twelve) months.

Student Income

Only full-time income of full-time students is included in the income calculation. A full-time student is a member of the household reported to the IRS as a dependent who is enrolled in a degree seeking program for twelve (12) or more credit hours per semester; and part-time income is income earned on less than a thirty-five (35) hour workweek.

Income from Real Estate

If real estate owned by an applicant for affordable housing is a rental property, the rent is considered income. After deduction of any mortgage payments, real estate taxes, property owner insurance and reasonable property management expenses as reported to the Internal Revenue Service, the remaining amount shall be counted as income.

If an applicant owns real estate with mortgage debt, which is not to be used as rental housing, the Administrative Agent should determine the imputed interest from the value of the property. The Administrative Agent should deduct outstanding mortgage debt from the documented market value established by a market value appraisal. Based on current money market rates, interest will be input on the determined value of real estate.

B. Records Documenting Household Composition and Circumstances

The following are various records for documenting household information:

- Social Security records or cards. Either individual Social Security card or letter from Social Security Administration
- Adoption papers, or legal documents showing adoption in process
- Income tax return
- Birth Certificate or Passport
- Alien Registration Card

C. Income Certification

Certify the income eligibility of low- and moderate-income households by completing the application form. Provide the household with the original and keep a copy in the project files.

The complete submission of all the required documentation shall be submitted to the Program Staff within thirty (30) calendar days, or the applicant's application may be moved to the bottom of the selection list.

D. Appeals

Appeals from all decisions of an Administrative Agent shall be made in writing to the designated agency.

SECTION VI. CONTRACTOR RELATED PROCEDURES

A. Contractor Selection

Contractors must apply to the program staff to be placed on the pre-approved contractors list. Contractors seeking inclusion on the list must submit references from at least three recent general contracting jobs. Contractors also must submit documentation proving financial stability. Contractors must carry workmen's compensation coverage and liability insurance of at least \$100,000/\$300,000 for bodily injury or death and \$50,000 for property damage. Only licensed tradesmen will be permitted to perform specialty work such as plumbing, heating and electrical

B. Number of Proposals Required

The approved work write-up will be submitted to the contractors by the program staff. Contractors must visit the property and submit bids within *fourteen (14)* calendar days. The contract will be awarded to the lowest bidder², provided that the program inspector or the professional who drafted the work write-up certifies that the work can be completed at the price bid and that the bid is reasonably close to the cost estimate. Bids must fall within *twenty (20%) percent* of the cost estimate.

C. Contractor Requirements

Upon notification of selection, the contractor shall submit all required insurance certification to the program staff. A contract signing conference will be called by the program staff to be attended by the property owner and contractor. At the time of Agreement execution, the contractor shall sign a Certification of Work Schedule prepared by the program staff.

SECTION VII. MAINTENANCE OF RECORDS

A. Files To Be Maintained on Every Applicant

The program staff will maintain files on every applicant. All files will contain a preliminary application. If an applicant's preliminary application is approved, and the applicant files a formal application, the file will contain at a minimum:

- Application Form
- Tenant Information Form (Rental Units Only)
- Income Verification
- Letter of Certification of Eligibility or Letter of Determination of Ineligibility

B. Files of applicants approved for the program will also contain the following additional documentation:

- Housing Inspection Report
- Photographs - Before
- Certification of Property Eligibility or Determination of Ineligibility
- Proof of Homeowners Insurance
- Copy of Deed to Property

C. For properties determined eligible for the program where the applicants choose to continue in the program, the files shall contain the following:

- Work Write-Up/Cost Estimate
- Copies of Bids
- Applicant/Contractor Contract Agreement
- Recorded Mortgage/Lien Documents
- Copies of All Required Permits
- Contractor Requests for Progress Payments
- Progress Payment Inspection Reports

² If the property owner wishes to use a contractor other than the lowest responsible bidder, the property owner shall pay the difference between the lowest bid price and the bid price of the selected contractor.

- Progress Payment Vouchers
- Change Orders (If needed)
- Final Inspection Report
- Photographs - After
- Certification of Completion and Release of Contractor's Bond

A. Rehabilitation Log

A rehabilitation log will be maintained by the program staff that depicts the status of all applications in progress.

B. Monitoring

For each unit the following information must be retained to be reported annually:

- Street Address
- Block/Lot/Unit Number
- Owner/Renter
- Income: Very Low/Low/Mod
- Final Inspection Date
- Funds expended on Hard Costs
- Development Fees expended
- Funds Recaptured
- Major Systems Repaired
- Unit Below Code & Raised to Code
- Effective date of affordability controls
- Length of Affordability Controls (yrs)
- Date Affordability Controls removed
- Reason for removal of Affordability Controls

SECTION VIII. PROGRAM MARKETING

Upon the initial implementation of the program, the City will market the program as follows: 1). the City will include flyers with the tax bills and/or water bills to property owners currently owning rental units; 2). the City will advertise the program in the local newspaper and the local cable station; and, 3). program information will be available at the municipal building, city libraries; and on, the city website.

Prior to commencement of the program and periodically thereafter, the City will hold informational meetings on the program to all interested contractors. Each contractor will have the opportunity to apply for inclusion of the municipal contractor list.

ITEM NUMBER: 11

ITEM NAME: Authorization to Approve Establishing Fees for Special Events
Pursuant to Section 339-12 of the Code of the City of Clifton
(R120-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
memo army tank pull competition 6-7-26	(Insert Upload Date)	(Insert Type)



City of Clifton

LAW DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

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

March 12, 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 8:00 am and 4:00 pm. This matter was on the last Council meeting agenda but was tabled to allow the organization to reconsider the event plan. The new route will only require the closure of two intersection for eight hours so the fee for the event under § 339-12(A) of the City Code will be \$2,000.00.

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

Very truly yours,

Andrew P. Oddo/s

ANDREW P. ODDO
First Assistant Municipal Attorney

APO/ssj
Enc.

ITEM NUMBER: 12

ITEM NAME: Authorization to Approve Ordinance for Extension of Lease Agreement by and Between HR Managing Group, LLC and the City of Clifton, for Property Located at 207 Parker Avenue, Clifton, New Jersey (O8091-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Satellite office property located at 207 Parker Ave	(Insert Upload Date)	(Insert Type)



INTER-OFFICE MEMO

Date: March 9, 2026

To: Gary DeMarzo, City Manager

From: John E. Biegel III, Health Officer

CC: Kathleen Tolosi, City Clerk
Thomas Egan, Municipal Attorney
Joe Monzo, CFO
Edith Mayton, Treasurer

Subject: Botany Village Satellite Office Extension

As I sit here preparing this memo, I reflect on the very first request I submitted to the Mayor and Council seeking approval for the concept of opening a satellite office in the Botany Village area. That request was based on the Health Department's Community Health Assessment, which identified a significant need for services to improve the quality of life in the 07011 area, specifically within the Botany Village neighborhood.

The success of this satellite office has exceeded my expectations. The partnership between the Clifton Health Department (CHD) and the Clifton Police Department's Community Policing Division is unique and truly second to none. The attached graphs clearly demonstrate the positive impact of this collaboration. There were **752** quality of life complaint calls in 2022, prior to the satellite office opening. By 2025, that number had dropped to **135** calls annually. As illustrated, incidents decreased substantially after the first year of the satellite office's operation. These calls required police response and included disorderly conduct, noise complaints, city ordinance violations, and homeless-related complaints.

This success is a direct result of CHD and the Community Policing Division being proactive and working collaboratively with the community to resolve issues before they escalate. These efforts have significantly reduced the impact on the Clifton Police Department, allowing officers

to focus on other calls for service. In addition, the CHD Health Education and Social Services Divisions have conducted numerous screenings, clinics, and educational sessions, providing mental health workshops, resources, and direct assistance to residents.

Robert Domski, Sergeant of the Community Policing Division has stated "Working closely with the Clifton Health Department has been a game changer in Community Policing's efforts to address and curtail quality of life issues in our community. Access to the satellite office has allowed our Detectives to monitor and swiftly respond to any issues in the Botany Village area which helps keep patrol units available to handle other urgent matters. With the cooperation of the Health Department, we are able to address and provide resources to those individuals who need the most help along with providing a location for those unhoused individuals to speak with an officer in person. Due to the rapport we have built with the community, residents who do not normally approach the police now visit us in our satellite office on a regular basis. We look forward to our mutually beneficial partnership for many more years to come at the Satellite Office."

The CHD has also worked extensively with the unhoused population, which had previously generated numerous quality-of-life complaints, including loitering, public health concerns, encampments, and disorderly conduct. With the support of the Community Policing Division, the CHD has successfully assisted numerous unhoused individuals in obtaining permanent housing, placement in recovery facilities, and employment opportunities.

The satellite office's success would not be possible without our valued community partners. Please see the attached list of partners along with several of their comments reflecting the positive impact of this initiative.

The current lease for the satellite office will expire in September. However, we must notify the property owner now if we intend to continue the lease. The Health Department is currently paying \$2,889.58 per month, \$34,674.96 a year for the total rental sum of \$173,374.80; the option to renew would then become \$3,041.67 monthly which would be \$36,500.04 a year and the next 5 years for total rental sum \$182,500.20. CHD can continue operating the satellite office with current staffing levels. All furniture in the satellite office, except for the Community Policing office, was purchased through grant funding received by the Health Department. The funding for this lease is included in the Health Department's operating budget.

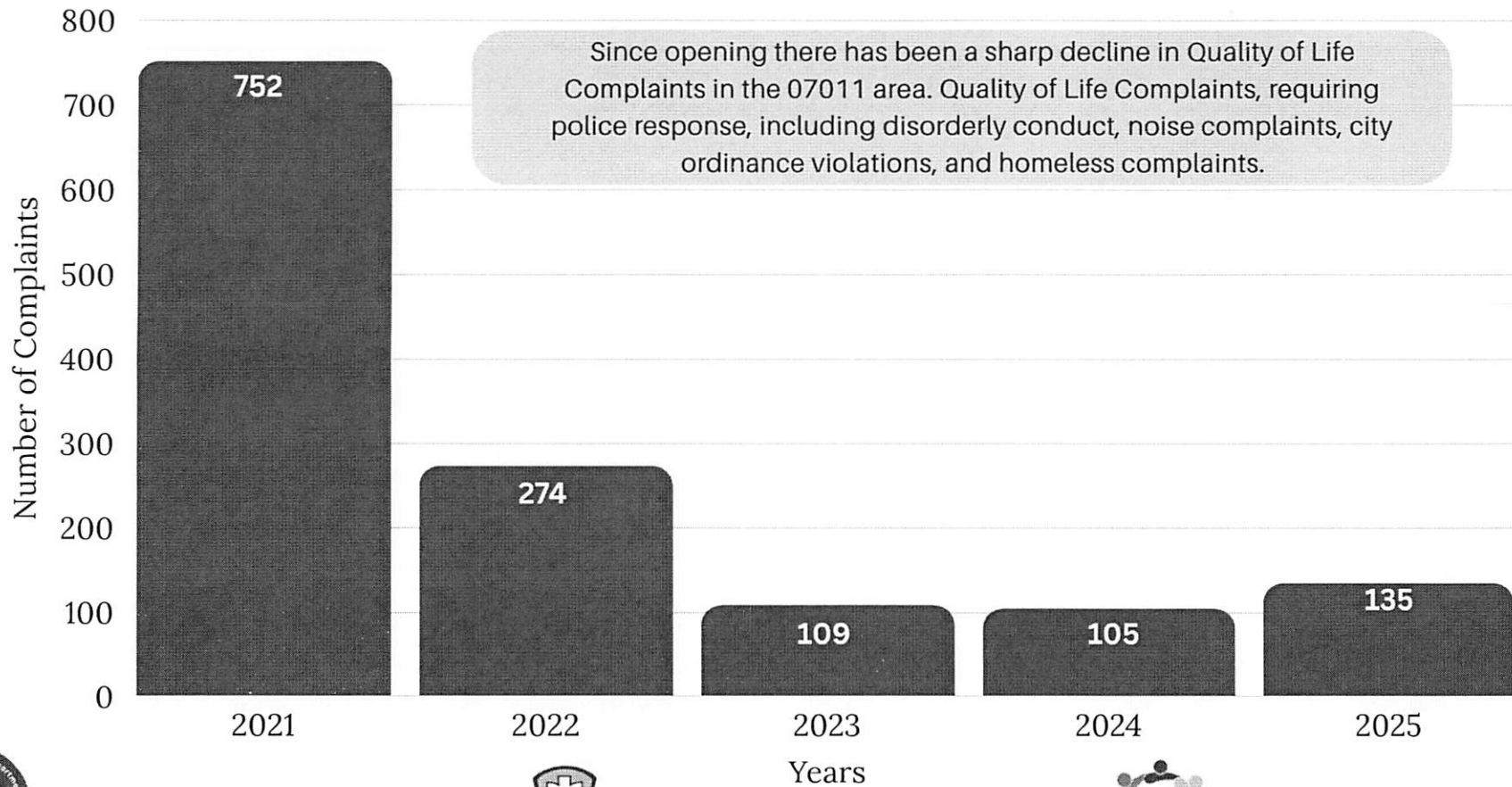
Therefore, I respectfully request approval to extend the lease so that CHD and the Community Policing Division may continue their successful work in the Botany Village area and help maintain a high quality of life for all residents of the City of Clifton.

Mountainside Medical Center: "Mountainside Medical Center is grateful for its partnership with the Clifton Health Department, a collaboration that amplifies our shared commitment to health and wellness. Together, we expand access to vital services, support community education, and promote healthier lives for residents throughout the region. This partnership is especially meaningful at the Botany Village Satellite Office, where we provide screenings for underserved community members and help bridge critical gaps in care. Through these joint efforts, we strengthen our ability to make a lasting, positive impact on the well-being of the communities we proudly serve."

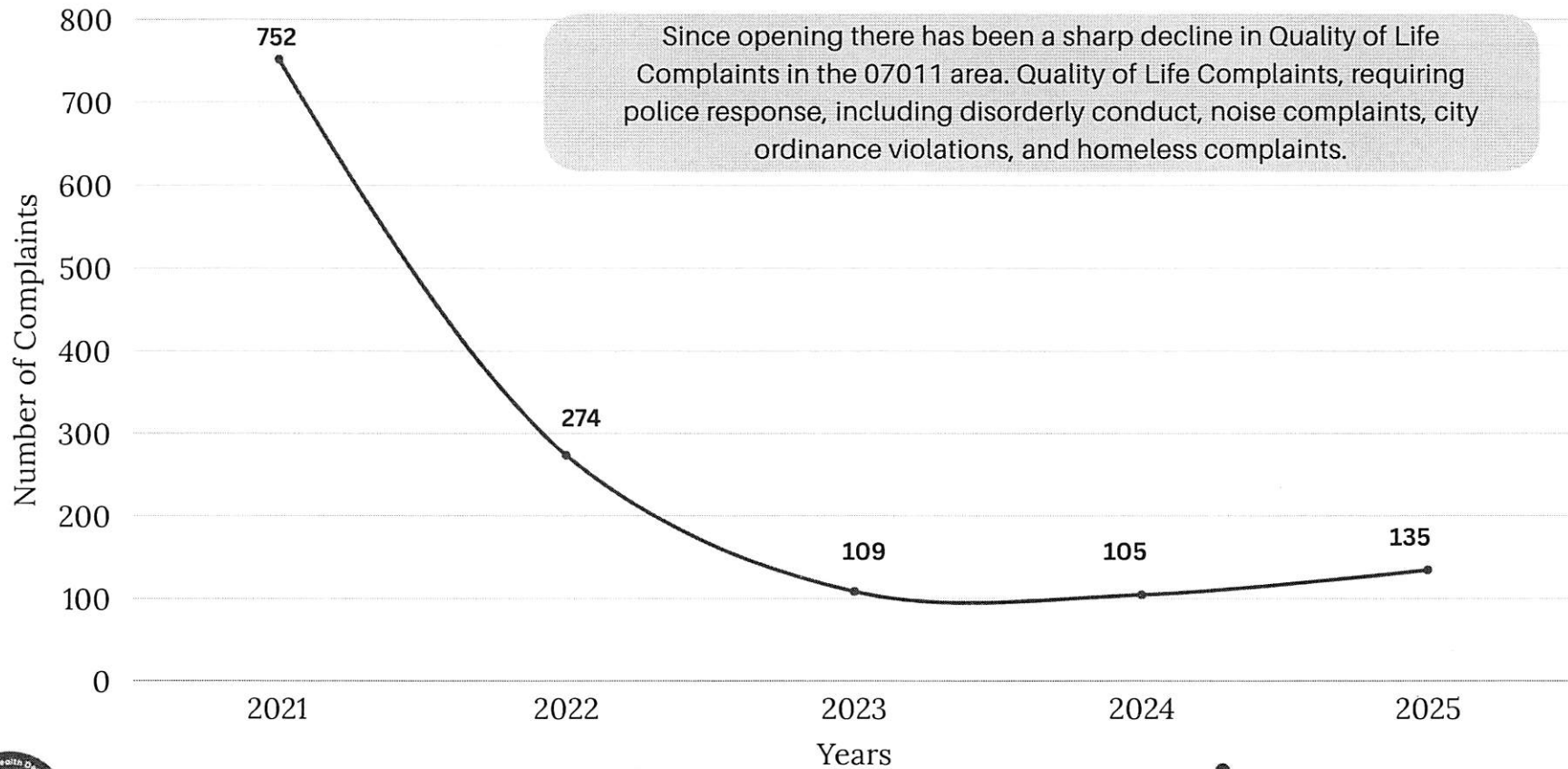
Clara Maass Medical Center: "The City of Clifton Satellite Office has been a wonderful collaborating partner for the Center of Excellence for Latino Health under the Clara Maass Medical Center Community Health Department. The Center's goal of reaching and assisting community members where they are at has been achieved with the help of the City of Clifton Satellite Office. It's convenient location in the city of Clifton allows us to reach the Latino population we focus on, as well as touch other diverse community members. The people served by the Satellite Office has actually inspired the Center of Excellence for Latino Health to donate 50 First Night Kits for people experiencing homelessness to the Satellite Office after observing how connected and resourceful it has been for that population among others. I have had the privilege of witnessing how foundational the Satellite Office has been for the City of Clifton community members – it is truly powerful and remarkable."

John Theurer Cancer Center: "The Clifton Health Department's satellite office has been an invaluable partner to Hackensack Meridian Health's JTCC Community Outreach and Engagement. By offering space for cancer education, screening event promotion, and the distribution of colorectal FIT kits, they have helped us expand our reach and better serve the community. This partnership reflects the power of strong local collaborations to increase engagement and improve access to lifesaving cancer prevention resources."

City of Clifton Satellite Office Quality of Life Complaints



City of Clifton Satellite Office Quality of Life Complaints



ITEM NUMBER: 13

ITEM NAME: Authorization to Approve the Lease for Schultheis Farms to City Green (O8093-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Lease for Shultheis Farm to City Green 3-17-26	(Insert Upload Date)	(Insert Type)



City of Clifton

LAW DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

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

March 12, 2026

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

Re: Lease for Schultheis Farm to City Green

Dear Mayor Grabowski and Members of the Municipal Council:

At the last meeting of the Mayor and Council the Council authorized a five year extension of the lease for Schultheis Farm to City Green at an annual rent of \$1. City Green is very happy with the Council's decision. The terms of the lease extension have been reviewed and approved by the New Jersey Department of Environmental Protection and can now be authorized by ordinance. An ordinance appears on the agenda for introduction.

Very truly yours,

Andrew P. Oddo

ANDREW P. ODDO
First Assistant Municipal Attorney

APO/ef
Enc.

EXTENSION OF LEASE AGREEMENT PURSUANT TO SECOND OPTION AND MODIFICATIONS TO “REVISED RIDER TO SCHULTHEIS FARM LEASE AGREEMENT”

The Revised Rider to Schultheis Farm Lease Agreement is amended as follows:

The Tenant, having exercised its third option for an additional five (5) year term, the parties do hereby agree that the term of the within Lease is hereby extended for a period of an additional five (5) years from March 1, 2026 until February 28, 2031.

The following modifications to, “Revised Rider to Schultheis Farm Lease Agreement” are hereby made:

1. Page 1, “**Rent**” is hereby amended to reflect that the parties agree that the rent for this third option period shall be as follows:

March 1, 2026 - February 28, 2027	\$1.00
March 1, 2027 - February 28, 2028	\$1.00
March 1, 2028 - February 28, 2029	\$1.00
March 1, 2029 - February 28, 2030	\$1.00
March 1, 2030 - February 28, 2031	\$1.00

All other provisions of the lease documents shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Rider this _____ day of _____ in the year 2026.

Witnessed or Attested by:

**LANDLORD
CITY OF CLIFTON**

KATHLEEN TOLOSI, City Clerk

RAYMOND GRABOWSKI, Mayor

Witnessed or Attested by:

**TENANT
CITY GREEN, INC.**

ITEM NUMBER: 14

ITEM NAME: Authorization to Approve an Ordinance Amending Chapter 317 of the Code of the City of Clifton Entitled “Motion-Picture Filming” of the Code of the City of Clifton in Order to Become a Certified Film Ready New Jersey Municipality (Repeals and Replaces the Entire Chapter) (O8094-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Memo re Film Ready 3-17-26	(Insert Upload Date)	(Insert Type)

Tolosi, Kathleen

From: DeMarzo, Gary
Sent: Thursday, March 12, 2026 8:16 PM
To: Antonio Latona; Chris D'Amato; Joseph Kolodziej; Mary Sadrakula; Rosemary Pino; William Gibson; Grabowski, Raymond
Cc: Egan, Thomas; Oddo, Andrew; Grasso, Liana; Tolosi, Kathleen; Krusznis, Megan
Subject: Film Ready New Jersey

Mayor and Members of Council,

Film Ready New Jersey is a five-step certification program of the New Jersey Motion Picture & Television Commission (NJMPVC). Designed to prepare municipalities to host motion picture and television productions by sharing useful information with local leaders on filming operations needed to support productions. Film Ready builds statewide consistency through predictable permitting and processing fees, creating a uniform production experience. Certified Film Ready Communities receive an elevated platform to market themselves as filming destinations and connect productions with trained municipal liaisons who provide local guidance, resource information, and location support.
Workshop

The Office of City Manager (aka Ms. Grasso and I) continues to review, complete and implement projects that have (for what ever reason) have fallen off the radar or into the abyss of bureaucracy.

One of the ideas was for the City of Clifton was to become certified with the Film Ready New Jersey Program. The previous administration struggled with the five-step program and the initiative failed.

The concept was handed to Ms. Grasso, who was given limited support and resources to obtain the Certification and with out the needed encouragement for the “production” the idea ended.

Upon my tenor in April of 2025, Councilman D'Amato requested that the idea be considered again.

In conjunction with that direction, a fellow **Mayor of Clinton and Commissioner of the NJ Film Commission Janice Kovach** contact me to use the City of Clifton as a site of a film production.

I have worked with Ms. Kovach in the past on productions and know her success in the industry. Building on our relationship coupled with Ms. Grasso's drive and understanding of the process we were able to move the certification process forward.

Attached you will find an Action Item, asking to introduce the required Ordinance designating the City of Clifton as a “Film Ready Community”

Councilman D'Amato's unwavering support in this endeavor has been much appreciated and the fact that Ms. Grasso had agreed and completed the first two steps of the process are invaluable.

I was unaware of how much time and effort Ms. Grasso has already put in to completing the process, since 2024.

Ms. Grasso is the representative of municipal governments who received training and guidance from industry professionals, local mayors and NJMPTVC Commissioners and staff and walk away with a toolkit to attract and welcome productions to their community.

Additionally, **Ms. Grasso** is the designated Film Ready liaison must be employed by a division of the city or county's local government and be a skilled and knowledgeable official who knows the ins and outs of their communities.

Together we will now complete the final two steps (out of five) of the process; and idea that was conceptualized in 2024.

STEP 4 - UPLOAD FILM LOCATIONS

Designate a community affiliate to submit photos of 10 or more interesting and frequently requested filming locations in your community for inclusion in the NJMPTVC location library. At least 10 images (the more the better!) must accompany each location, along with a public description.

STEP 5 - SUBMIT A LIST OF LOCAL RESOURCES

A list of at least five (5) current local production resources, e.g. caterer/food truck, restaurant, lodging, construction supplies, car rental, office supplies, security services must be compiled and submitted.

Below is the website: to better understand the program and process.

[NJ Motion Picture & Television Commission - Film Ready New Jersey](#)

Please recognizes the efforts, energy and enthusiasm of all involved that is needed into bring these visions to life.

Understand that this vision would have been just a dream, if it wasn't for the commitment and dedication to the City of Ms. Grasso.

If there are any further questions, please do not hesitate to contact our office.

Enjoy the evening.

~gd & lg

Mr. Gary S. DeMarzo & Ms. Liana Grasso
Office of the City Manager

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ITEM NUMBER: 15

ITEM NAME: Authorization to Approve the Acceptance of a 2021 Jeep Gladiator
Donated to the City of Clifton Police Department from Rafael
Valenzuela (R123-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Donation of Vehicle to Police Department 3-17-26	(Insert Upload Date)	(Insert Type)



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

March 9, 2026

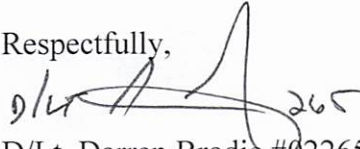
Mayor Grabowski and Clifton City Council,

On behalf of the Clifton Police Department, I would respectfully request your approval on receiving a 2021 Jeep Gladiator, VIN#1C6HJTFG7ML520312, that was impounded by this agency via Clifton Police Department Case #25-78937. Through an extensive investigation, this vehicle was determined to be previously reported stolen in Mt. Holly, NJ on November 24, 2022. The VIN plates were subsequently changed to fictitious VIN plates and the vehicle was resold.

Based on the fictitious VIN, this vehicle is unable to be released to any member of the public due to its inability to obtain a clean title. This vehicle is solely releasable to the insurance company who suffered the loss payout to the original owner and has assumed ownership. New Jersey Manufacturers Insurance Company has paid the claim on this total loss vehicle and wishes to donate ownership of this vehicle to the Clifton Police Department. The vehicle owner, who inadvertently purchased the stolen vehicle, provided a signed agreement relinquishing his rights to any and all ownership interests in the motor and transmission. This being witnessed by his attorney, Victor Urbacz.

If approved, I would need to arrange for the vehicle to be retagged with a special VIN plate by a specific DMV agency and then we can obtain a special title. There will be a minor expense to this as there is with other vehicles that we title and should not exceed \$400.00. An additional fee of \$155.00 will be paid to the towing company to cover the initial tow fee. The vehicle has no body damage and the interior is in pristine condition as the vehicle is approximately 5 years old, currently with 14,475 miles on the odometer. We have trained mechanics on staff at our DPW garage who currently service these types of vehicles, similar to those in our current undercover fleet. This is a great opportunity to obtain a relatively new vehicle for almost no expense to our taxpayers. It should be noted that this vehicle will replace a 2010 Buick Enclave currently in our fleet that has been deemed to be at the end of its practical life. Our fleet will not be *increased* by the addition of this vehicle, it will be a replacement vehicle. I have attached the Salvage Title authorizing the transfer of ownership to the City of Clifton which is signed by Susan Rossi, NJM's Title Clerk. Mr. Egan of the Legal Department has reviewed this request and approved the same. Chief Thomas Rinaldi has also approved the receipt of this vehicle.

Respectfully,


D/Lt. Darren Brodie #02265

AGREEMENT BETWEEN THE CITY OF CLIFTON AND RAFAEL VALENZUELA

This Agreement ("Agreement") is entered into by and between the Rafael Valenzuela and the City of Clifton (the "City"), collectively referred to as the "Parties."

WHEREAS, the Clifton Police Department conducted a lawful stop of a 2021 Jeep Gladiator bearing Pennsylvania registration ZYW2810;

WHEREAS, it was determined that the vehicle identification number had been altered and/or tampered with and that the vehicle was stolen having been identified as a 2021 Jeep Gladiator bearing VIN #1C6HJTFT7ML520312;

WHEREAS, further investigation revealed that the engine and transmission were not stolen and originated from a lawfully owned salvage vehicle bearing VIN #1C6HJTFFT4ML558161;

WHEREAS, the Clifton Police Department lawfully seized and impounded the subject vehicle;

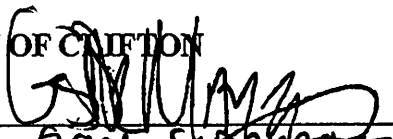
WHEREAS, claimant Rafael Valenzuela asserts an ownership interest in the engine and transmission;

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, the Parties agree as follows:

1. The parties acknowledge that the seizure and impoundment of the 2021 Jeep Gladiator bearing Pennsylvania registration ZYW2810 was lawful.
2. Rafael Valenzuela hereby waives any property interest in the 2021 Jeep Gladiator bearing Pennsylvania registration ZYW2810.
3. Rafael Valenzuela hereby transfers any property interest in the engine and transmission contained in the 2021 Jeep Gladiator bearing Pennsylvania registration ZYW2810 to the City of Clifton.
4. Rafael Valenzuela hereby releases, waives, and forever discharges the City of Clifton, the Clifton Police Department, and all of their officers, employees, and agents from any and all claims, demands, actions, whether known or unknown, relating to the seizure of the 2021 Jeep Gladiator bearing Pennsylvania registration ZYW2810.
5. This Agreement constitutes the entire understanding between the Parties with respect to the subject matter herein and supersedes all prior negotiations, discussions, and agreements, whether written or oral.
6. This Agreement may be amended only by a written instrument signed by both Parties.
7. This Agreement shall be governed by and construed in accordance with the laws of the State of New Jersey.

IN WITNESS WHEREOF, the Parties have executed this Agreement.

CITY OF CAIFTON

By: 

Name: GARY S. BENMARZO

Title: CITY MANAGER

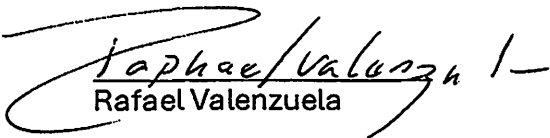
Dated: 3/9/26



Victor M. Urbaez, Esq.

Attorney for Rafael Velenzuela

Dated:


Rafael Velenzuela

Rafael Velenzuela

Dated: 2/24/2026

CERTIFICATE OF TITLE

2022-610768

PREFIX IDENTIFICATION NUMBER SUFFIX YEAR MAKE MODEL BODY TYPE
1 1C6HJ TFG7M L5203 12 2021 JEE GLA PKUP

TYPE OF TITLE DUPLICATE NO. GVW/WG/LGTH COLOR/MT/HP DEALER I.D. AXLES/PROP FUEL
SALVAGE 05000 GRY 2
FEE ISSUE DATE VIN-REPLACEMENT MILEAGE STATUS
60.00 03-08-2023 10200 A S

OWNER(S)
NJ MFGRS INS CO
SULLIVAN WY
W TRENTON NJ 08628

F-EXCISE
P-POLICE
S-SALVAGE
T-TAXI
L-LEMON LAW
A-ACTUAL MILEAGE
N-NOT THE ACTUAL MILEAGE
M-MILEAGE EXCEEDS THE MECHANICAL LIMITS

NUMBER OF OWNERS: 1
NUMBER OF LIENHOLDERS:

OWNER DL/CC #: 60456 44650 86280

I, CHIEF ADMINISTRATOR OF THE MOTOR VEHICLE COMMISSION, OF THE STATE OF NEW JERSEY, DO HEREBY CERTIFY THAT EVIDENCE OF PURCHASE OF OWNERSHIP, IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEW JERSEY, OF THE DESCRIBED ARTICLE, HAS BEEN RECORDED AND FILED WITH ME, AND I DO HEREBY ISSUE THIS CERTIFICATE OF OWNERSHIP SUBJECT TO SECURITY AGREEMENT OR LIEN, IF ANY AS STATED.


SIGNATURE

CONTROL NUMBER ST702300



State of New Jersey
MOTOR VEHICLE COMMISSION

DATE
SECOND LIENHOLDER
DATE
FIRST LIENHOLDER

LIEN RELEASED BY:
SIGNATURE
TITLE DATE
LIEN RELEASED BY:
SIGNATURE
TITLE DATE

ISM/SS2 (R4/18)

PH V320230670101

ALTERATION OR ERASURE VOIDS THIS TITLE.

KEEP IN SAFE PLACE

VOID IF ALTERED

FOLD AND TEAR AT PERFORATION

THIS IS A RECEIPT DOCUMENT ONLY
VIN: 1 1C6HJTFG7ML520312 MILEAGE: 10200 A DUP: STATUS: S
JEE 2021 PKUP GLA GRY 05000 AXLE:2
60456 44650 86280 TITLE I : 60.00
NJ MFGRS INS CO SALES TAX :
SULLIVAN WY LFIS : 0.00
W TRENTON NJ 08628 TOTAL (K) : 60.00
PH V320230670101 60.00 I SALVAGE

2022-610768

ST702300

ODOMETER DISCLOSURE STATEMENT AND STATEMENT OF SELLER

NOTE: FEDERAL LAW requires that you state the mileage upon transfer of ownership. Failure to complete this disclosure or providing false information may result in fines and/or imprisonment.

PLEASE RUB TO VERIFY

We state that the odometer now reads _____ (do not show tenths of a mile) and to the best of my/our knowledge that reflects the actual mileage of the vehicle described on the reverse side of this Certificate of Ownership, unless one of the following statements is checked:

- ____(1) I/We hereby certify that to the best of my/our knowledge the odometer has exceeded its mechanical limits and the reading started again at zero.
- ____(2) WARNING - ODOMETER DISCREPANCY - I/We hereby certify that the odometer reading is NOT the actual mileage, and should not be relied upon for accuracy.

NOTE: New Jersey statute provides that anyone who knowingly or willfully misrepresents the description of a vehicle or makes a false statement in any title papers; forges, changes or counterfeits a part of title papers; or uses title papers on or for the wrong motor vehicle is guilty of a misdemeanor.

We hereby assign this Certificate of Ownership of the vehicle described subject to the following liens or encumbrances, if any, and none other. I/We certify the accuracy of sale price, the mileage specified above, and that I/we am/are the owner(s) of the vehicle described on this Certificate of Ownership.

Buyer's Name (Print) _____

Driver Lic. # _____

Buyer's Address _____

Corpcode # _____

Sales Tax Exemption # _____

Co-Buyer's Name (Print) _____

Driver Lic. # _____

Co-Buyer's Address _____

Corpcode # _____

Enholder's Name (Print) _____

Driver Lic. # _____

Enholder's Address _____

Corpcode # _____

Seller's Name (Print) _____

Date of Sale _____

Seller's Address _____

Sale Price \$ _____

NJ MANUFACTURERS INS. COMPANIES
301 SULLIVAN WAY
W. TRENTON, NJ 08628-3496

Net Sale \$ _____

SELLER SIGN HERE

Sales Tax Paid \$ _____

Seller's Name (Hand Print) Susan Rossi

SUSAN ROSSI Co-Seller's Name (Hand Print) _____

Seller's Signature X Susan Rossi

NJ MFRS INS. CO. TITLE CLERK

Co-Seller's Signature X _____

Auction Name _____

Date of Odometer Statement _____

Auction Location _____

MVC Auction ID _____

STATEMENT OF BUYER

I, the undersigned, hereby certify that the motor vehicle described on the reverse side of this Certificate of Ownership was purchased by me/us and I/We have compared the vehicle identification number shown on this certificate with that of the motor vehicle purchased and found that they agree in every particular.

NOTE: N.J.S.A. 39:10-11 requires that this certificate after assignment be presented to the MOTOR VEHICLE COMMISSION within ten days. Failure to do so will result in a penalty of \$25 which will be in addition to the filing fee for a new Certificate of Ownership.

BUYER SIGN HERE

Buyer's Name (Hand Print) _____

Co-Buyer's Name (Hand Print) _____

Buyer's Signature X _____

Co-Buyer's Signature X _____

ALTERATIONS OR ERASURES WILL VOID THIS CERTIFICATE

ST702300

CUSTOMER COPY

KEEP THIS COPY IN A SAFE PLACE, SEPARATE FROM THE TITLE,
 SHOULD YOU REQUIRE THE INFORMATION THAT IS AVAILABLE ON
 THIS FORM FOR FUTURE REFERENCE.



Essex County Recovery Bureau Inc.

329 Broad Street (Rear), Bloomfield NJ 07003
Phone: (973) 680-0097 | Fax : (973) 680-0202

Impound Invoice

Printed 3/9/2026

Call # 2223679
Stock # 25962503
Account Clifton Police Department
Date/Time Impounded: 12/4/2025 11:49 AM

Reason for Impound Police
VIN Number 1C6HJTFG4ML558161
Model 2021 Jeep Gladiator
License Plate ZYW2810 (PA)
Drivable Yes
Keys No
Towed from Crooks Ave & Lakeview Ave, Paterson, NJ 07503, USA
Stored at Clifton DPW
307 East 7th Street, Clifton NJ 07011

Towing charges	Quantity	Price	Line Total
(Towing) Tow/Hook Fee	1	\$155.00	\$155.00
Subtotal			\$155.00
Taxes			\$0.00
Grand Total			\$155.00
Amount Due:			\$155.00

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM LEGALLY AUTHORIZED AND ENTITLED TO TAKE POSSESSION OF THE VEHICLE DESCRIBED ABOVE AND ALL PERSONAL PROPERTY THEREIN. I HAVE RECIEVED THE ABOVE VEHICLE IN SATISFACTORY CONDITION.

Signature: _____ Date: _____

USDOT: 1697167

ITEM NUMBER: 16

ITEM NAME: Authorization to Approve the Advertisement for Request for Payroll, Time & Attendance and Human Resource Management System Proposals (RFP) Through Competitive Contracting for the City of Clifton (R124-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Memo- Time Attendance Management and HR Management Software-Request to solicit RFPs	(Insert Upload Date)	(Insert Type)



City of Clifton
Finance Department

INTEROFFICE MEMORANDUM

To: Gary DeMarzo, City Manager

From: Amisha J. Jariwala, QPA

Date: March 11, 2026

Re: Payroll, Time & Attendance, and Human Resource Management System services

This memorandum is to request authorization to advertise a Request for Proposals (RFP) through the competitive contracting process for Payroll, Time & Attendance, and Human Resource Management System services for the City of Clifton.

The City previously awarded a contract for these services pursuant to Resolution R399-24. That contract is scheduled to expire on October 31, 2026. In order to ensure continuity of these essential services, the City must initiate the procurement process to solicit proposals for a new contract.

In accordance with N.J.S.A. 40A:11-4.1, local contracting units may utilize competitive contracting in lieu of public bidding for the procurement of specialized goods and services when the cost exceeds the bid threshold. Payroll, Time & Attendance, and Human Resource Management Systems constitute specialized software and related services, making them appropriate for procurement through the competitive contracting process.

Upon authorization, the Purchasing Division will advertise a Notice to Bidders and receive public RFP responses for these services through a Fair and Open process. The Notice to Bidders will be published once in the legal newspaper of the City of Clifton in accordance with N.J.S.A. 40A:11-1 et seq.

Please advise if you approve moving forward with the advertisement of this RFP. Resolution is attached herewith.

Respectfully,

Amisha Jariwala
Qualified Purchasing Agent

ITEM NUMBER: 17

ITEM NAME: Authorization to Approve the Purchase of the HVAC System as Replacement for the Clifton Main Avenue Post Office via Bergen County Cooperative Contract (R125-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
DPW Dir memo Authorization to Replace HVAC System at the Clifton Post Office (002)	(Insert Upload Date)	(Insert Type)



City of Clifton Department of Public Works

INTEROFFICE MEMORANDUM

To: Gary DeMarzo, City Manager
CC: Amisha Jariwala, Purchasing Agent
CC: Joseph Monzo, Chief Financial Officer
From: Jason Vanwinkle, Director of Public Works
Date: March 11, 2026
Re: Authorization to Replace HVAC System at The Clifton Main Avenue Post Office

Please accept this memo as my request for Council Approval to replace the HVAC System at the Clifton Main Avenue Post Office. The City of Clifton is the Owner of the Building and the United States Post office is the Tennant. As per the Maintenance agreement it is our responsibility to make sure that the HVAC unit is in good working order. The Current unit is in a State of failure and is no longer able to be repaired.

It is the Public Works Department recommendation to have the unit replaced with a new high efficiency HVAC System.

We have met with several vendors to obtain pricing; however, we never received a proposal from them. This issue has been going on for almost a year due to no one responding. We Have been able to secure a proposal from F&G Mechanical. F&G Mechanical is on the Bergen County Cooperative contract # BC-Bid_24-55 CK04.

The quote is as follows:

- Equipment \$41,795.00
- Material.....\$12,870.00
- Rigging.....\$6,275.00
- Electrical..... \$12,750.00

- Sheet Metal..... \$34,750.00
- Labor..... \$18,419.00
- Total..... \$126,859.00

The Public Works Department recommends using F&G Mechanical to replace the HVAC System at the Clifton Post Office.

F&G Mechanical is located at 348 New County Road, Secaucus, NJ 07094

Funding for these items is Available in the following accounts:

04-215-55-954-609 Vav Boxes city hall Ordinance #7311-16 Balance \$100,000.00
 04-215-55-973-610 Snow Melter Ordinance # 7311-22 Balance \$29,269.00

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

ITEM NUMBER: 18

ITEM NAME: Authorization to Approve the Advertisement for Intent to Procure via National Cooperative Contract As needed HVAC Equipment Maintenance and Repairs for the City of Clifton Buildings (R126-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Intent-Trane using Omnia Partners 2026 (005)	(Insert Upload Date)	(Insert Type)



City of Clifton Department of Public Works

INTEROFFICE MEMORANDUM

To: Gary DeMarzo, City Manager
CC: Amisha Jariwala, Purchasing Agent
CC: Joseph Monzo, Chief Financial Officer
From: Jason Vanwinkle, Director of Public Works
Date: March 11, 2026
Re: Memo of Intent – Trane Company using Omnia Partners National Cooperative

I would like to present this memorandum of intent, signifying the Department of Public Works, Facilities Division's interest in purchasing from Trane company the Maintenance and Repairs for HVAC Equipment for City Owned Buildings Utilizing the Omnia Partners National Cooperative.

Utilizing the Omnia Cooperative will ensure we are receiving competitive pricing so that we are able to use the Trane Company for the Maintenance and repairs of City owned HVAC equipment. The majority of the City owned HVAC equipment is Trane equipment. Using the Trane company will Guarantee that Factory Trained personnel and parts are used for all the Trane HVAC equipment repairs.

The Omnia Partners Cooperative contract expires August 31, 2027

Accordingly, I request the Purchasing Agent, Amisha Jariwala to please prepare the applicable Resolution.

ITEM NUMBER: 19

ITEM NAME: Authorization to Approve the Advertisement for Notice of Intent for the Procurement of Ford OEM Automotive Parts and Supplies for the City of Clifton via Sourcewell National Cooperative Contract from Route 23 Automall (R127-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Intent-Route 23 Automall 2026	(Insert Upload Date)	(Insert Type)



City of Clifton Department of Public Works

INTEROFFICE MEMORANDUM

To: Gary DeMarzo, City Manager
CC: Amisha Jariwala, Purchasing Agent
CC: Joseph Monzo, Chief Financial Officer
From: Jason Vanwinkle, Director of Public Works
Date: March 11, 2026
Re: Memo of Intent – Route 23 Automall

I would like to present this memorandum of intent, signifying the Department of Public Works, Fleet Division's interest in purchasing Parts and Supplies from Route 23 Automall.

It has come to our attention that Route 23 Automall is no longer on any State or local contracts for parts, however, they are a member of Sourcewell National Cooperative. We already utilize several other vendors for OE Ford parts but, Route 23 has proven to provide the fastest delivery times and most robust parts available.

As the Sourcewell agreement #080124-FMC expires on November 14, 2028, I recommend and ask permission for Clifton to participate until said contract expires.

Funding for this work is available in Current Account Listed as Vehicle Maintenance 01-201-26-315-202.

Accordingly, I request the Purchasing Agent, Amisha Jariwala to please prepare the applicable Resolution for a not to exceed amount of \$35,000.00 for the Budget year of 2026.

ITEM NUMBER: 20

ITEM NAME: Authorization to Approve the Purchase of the Heavy Equipment
Repair Parts from Foley Inc. for the Department of Public Works
(R128-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Foley Memo 2026	(Insert Upload Date)	(Insert Type)



City of Clifton Department of Public Works

INTEROFFICE MEMORANDUM

To: Gary DeMarzo, City Manager
CC: Amisha Jariwala, Purchasing Agent
CC: Joseph Monzo, Chief Financial Officer
From: Jason Vanwinkle, Director of Public Works
Date: March 11, 2026
Re: Authorization to Purchase Heavy Equipment Parts from Foley Incorporated

The Public Works Department is Requesting a not to exceed amount of \$40,000 To Purchase Heavy Equipment repair parts for the Budget year of 2026.

These Parts will be purchased from Foley Incorporated, Located at 855 Centennial Avenue, Piscataway, NJ 08854.

Foley Incorporated is currently an approved vendor on state approved cooperative, ESCNJ. Bid # 22/23-12 contract #65MCESCOPS. This cooperative expires 8/31/2026

Funding is available in the Temporary Vehicle Maintenance Auto Expense account 01-201-26-315-202.

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

ITEM NUMBER: 21

ITEM NAME: Authorization to Approve the Purchase of the Heavy Duty Truck Repair Parts from At Northern New Jersey dba Allegience Trucks via Educational Services Commission of New Jersey (R129-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
At Northern Memo 2026	(Insert Upload Date)	(Insert Type)



City of Clifton Department of Public Works

INTEROFFICE MEMORANDUM

To: Gary DeMarzo, City Manager

CC: Amisha Jariwala, Purchasing Agent

CC: Joseph Monzo, Chief Financial Officer

From: Jason Vanwinkle, Director of Public Works

Date: March 11, 2026

Re: Authorization to Purchase Heavy Duty Truck Parts from At Northern New Jersey/
Allegiance Trucks

The Public Works Department is Requesting a not to exceed amount of \$55,000 To Purchase Heavy Duty Truck repair parts for the Budget year of 2026.

These Parts will be purchased from At Northern New Jersey / Allegiance Trucks, Located at 525 West Linden Ave, Linden NJ, 07036

At Northern New Jersey/ Allegiance Trucks is currently an approved vendor on state approved cooperative, ESCNJ. Bid # 23/24-04 contract #65MCECOPS. This cooperative expires 6/30/2026

Funding is available in the Temporary Vehicle Maintenance Auto Expense account 01-201-26-315-202.

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

ITEM NUMBER: 22

ITEM NAME: Authorization to Approve the Contract for Nash Park
Improvements to ADP Group for the City of Clifton Recreation
Department (R130-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
031126 Memo Bid Award, Memo from Recreation -Nash Park Construction Bid Submittal, BID Recommendation letter- LAN Associates, Bid Tabulation	(Insert Upload Date)	(Insert Type)

**MEMORANDUM
OFFICE OF THE CITY ENGINEER**

TO: Gary DeMarzo, City Manager

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

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

DATE: March 11, 2026

SUBJECT: Nash Park Improvements –
Recommendation of Award

On Thursday March 5, 2026, we received and opened three (3) bids for the Nash Park Improvements project.

The qualifying low bidder is ADP Group Inc. of Paterson, New Jersey in the amount of \$1,733,900.00, which is comprised of the base bid, allowance no. 1 and alternates AA#4 through AA#6 per the attached bid tabulation sheet. Based on a review of completed projects and communications with references provided, we have deemed ADP Group as being qualified to complete this project. Therefore, I have prepared a resolution authorizing the award of the contract to ADP Group in the total amount of their bid. Kindly add this to the agenda of the next meeting of the City Council for authorization.

PROJECT SUMMARY

Site improvements include a new splash park, modifications and upgrades to the existing public restrooms and fieldhouse, dog park, playgrounds, basketball courts, rose garden and site-wide ADA-compliant pathways and aesthetic landscaping.

This project is funded under the following account nos.:

04-215-55-978-703
04-215-55-978-704
04-215-55-978-705
04-215-55-978-706
04-215-55-978-707
04-215-55-978-708

Recreation Department

Interoffice Memorandum

TO: City Manager: Gary DeMarzo

CC: Amisha Jariwala, Purchasing Agent
Joseph Monzo, Chief Financial Officer
Mike Lardner, City Engineer

FROM: Debbie J. Oliver, Recreation Supervisor

DATE: March 9, 2026

RE: Nash Park Improvements – Bid Recommendations

We have reviewed all of the submitted bid proposals for the Nash Park Improvement Project. We considered cost, subcontractors selected and their references and have come up with the same conclusion as LAN Associates (see attached memo from Elio Qorri, Senior Engineer, LAN Associates). ADP Group Inc. of Paterson, NJ has the lowest bid of \$1,733,900.00 inclusive of the allowance of \$75,000 for unforeseen conditions and add alternates #4 – #6 and should be the selected vendor for this project. The review of their subcontractors and references was favorable as well.

The funds are available in the following accounts:

02-213-40-707-103	NJ Green Acres Grant	\$353,597.37
02-213-40-707-104	NJ Urban Parks Grant	\$500,000.00
04-215-55-973-702	Dog Park Capital Account	\$93,089.72
04-215-55-973-704	Nash Park Field House Bathroom Capital Acct.	\$100,000.00
04-215-55-978-703	Basketball Courts - Dudiak, Normandy, Sper Capital Acct.	\$40,515.94
04-215-55-978-704	Playgrounds - Normandy, Surgent, Washing Capital Acct.	\$228,696.97
04-215-55-978-705	Tennis/Pickleball - Dunny, Ravine Capital Account	\$271,000.00
04-215-55-978-706	Sport Field Reno - Oak Ridge, Washington Capital Acct.	\$100,000.00
04-215-55-978-707	Picnic Tables / Concrete Pads Various Pa Capital Acct.	\$12,000.00
04-215-55-978-708	Park Signage-Albion, Lakeview, Oak Ridge Capital Acct.	\$35,000.00
Total:		\$1,733,900.00

At the November 17th Council Meeting, Action Item #5, the Council approved using Capital Accounts 04-215-55-978-703, 04-215-55-978-704, 04-215-55-978-705, 04-215-55-978-706, 04-215-55-978-707 and 04-215-55-978-708 for the Nash Park Improvement Project.



Engineering,
Planning,
Architecture,
Surveying Inc.

March 9, 2026

City of Clifton
900 Clifton Avenue
Clifton, NJ 07013

Attention: Ms. Amisha Jariwala,
Purchasing Agent

Email: ajariwala@cliftonnj.org

Subject: City of Clifton/Cont. #2 – Nash Park Improvements – **Bid Recommendation**
LAN Job #2.20355.02

Dear Ms. Jariwala:

Bids were received and opened for the subject project on Thursday, March 5, 2026, at 11:00 a.m. at the Finance Office, located on the 2nd Floor of 900 Clifton Ave, Clifton, NJ 07013. A total of three (3) bids were received.

The numerically low bidder for the base bid was ADP Group Inc. of Paterson, NJ in the amount of \$1,733,900.00 inclusive of the Allowance of \$75,000 for Unforeseen Conditions and Add Alternates #4 through #6.

The contract also included six alternates to consider:

- Deduct Alternate #1 for the replacement of standard FRP Panels in lieu of Artizan Max FRP Panels.
- Deduct Alternate #2 for the removal of the booster pump, tank & electrical connections from the scope of work.
- Deduct Alternate #3 for the removal of the dog park equipment & associated concrete footings from the scope of work.
- Add Alternate #4 for the purchase and installation of dog park equipment.
- Add Alternate #5 for the purchase and installation of ADA picnic tables & associated footings.
- Add Alternate #6 for the Rose Garden improvements.

We recommend rejecting Deduct Alternate #1 through #3 and accepting Add Alternate #4 through #6.

The second numerically low bidder for the base bid was Furino and Sons Inc. of Branchburg, NJ in the amount of \$1,753,000.00 inclusive of the Allowance of \$75,000 for Unforeseen Conditions and Add Alternates #4 through #6.

We have reviewed the paperwork, and it appears to be in order for ADP Group Inc. As always, we recommend that your attorney reviews all bid documents before any contract is awarded. Should your attorney find the bid to be complete, we would recommend the award of contract to ADP Group Inc.

Respectfully submitted,

LAN Associates, Engineering, Planning,
Architecture, Surveying, Inc.



Elio Qorri, PE
Senior Civil Engineer

EQ:kt \\lan-nj.com\projects\20000-AE\20300-20399\20355\20355.02\Admin\Letters\2035502Lbidrecommendation_Jariwala_03092026.docx 3/8/2026 8:02 AM

Attachment: #1 - Bid Recording Forms Dated 03/05/2026

cc: File #2.20355.02

BID RECORDING FORM
CITY OF CLIFTON/CONT. #2 - NASH PARK IMPROVEMENTS

THURSDAY, MARCH 5, 2026 AT 11:00 AM

CONTRACTOR: (NAME & ADDRESS)	Furino and Sons 66 Columbia Rd Branchburg, NJ 08876	ADP Group Inc 27 East 33rd St Paterson, NJ 07514	Zenith Construction 365 Thoams Rd Orange, NJ 07050
TELEPHONE NO:	908-756-7736	862-343-5343	973-674-2500
CONTACT:	Mr. William Battaglia	Mr. Anthony Blazeski	Mr. Jason Iledan
EMAIL:	bbattaglia@furinoandsons.com	estimating@adpgrp.com	Office@zcsnj.com
Cont. #2 - BB - Nash Park Improvements	\$1,500,000.00	\$1,520,800.00	\$1,927,499.00
Allowance #1 - Unforeseen Conditions	\$75,000.00	\$75,000.00	\$75,000.00
TOTAL (BB + Allowance #1):	\$1,575,000.00	\$1,595,800.00	\$2,002,499.00
Cont. #2A- DA#1 - Standard FRP Panels, Class A Rated, in lieu of Artizan Max FRP Panels, Class A Rated	\$13,000.00	\$11,500.00	\$5,000.00
Cont. #2B- DA#2 - Bootser Pump, Tank, & Electrical Connections	\$2,400.00	\$7,200.00	\$5,000.00
Cont. #2C- DA#3 - Dog Park Equipment & Associated Concrete Footings	\$30,000.00	\$38,500.00	\$7,500.00
Cont. #2D- AA#4 - Dog Park Pet Waste Stations, Leash Posts & Surface Mounted Benches	\$28,000.00	\$15,800.00	\$10,000.00
Cont. #2E- AA#5 - ADA Picnic Tables & Concrete Footings	\$40,000.00	\$34,500.00	\$20,000.00
Cont. #2F- AA#6 - Rose Garden Improvements	\$110,000.00	\$87,800.00	\$60,000.00
Cont. #2G -UP#1 - Replacement of Roof Sheathing	\$7.50	\$16.00	\$15.00
Cont. #2H- UP#2 - Selective Asphalt Sub-Base Repair	\$10.00	\$8.00	\$9.00
Cont. #2I- UP#3 - Selective Asphalt Base Course Repair	\$20.00	\$8.00	\$10.00
Cont. #2J- UP#4 - Concrete Walkway Replacement	\$20.00	\$25.00	\$16.00
Cont. #2K- UP#5 - Concrete Curb Replacement	\$50.00	\$70.00	\$75.00
Cont. #2L- UP#6 - Chain Link Fence Removal	\$50.00	\$140.00	\$25.00
Total (BB + Allowance #1 + AA #4-#6):	\$1,753,000.00	\$1,733,900.00	\$2,092,499.00
Bid Guarantee Pursuant to N.J.S.A. 40A:11-21	X	X	
Certificate from a Surety Company Pursuant to N.J.S.A. 40A:11-22	X	X	
Stockholder Disclosure Certification	X	X	
Subcontractors' Identification Form Pursuant to N.J.S.A. 40A:11-16	X	X	
Acknowledgement of Addenda	X	X	
Required Evidence EEO/Affirmative Action Regulations Questionnaire	X	X	
Prevailing Wage Compliance Declaration	X	X	
Proof of Business Registration Certificate	X	X	
Non-Collusion Affidavit	X	X	
Public Works Contractor Registration for the Bidder & Designated Subcontractors shall be registered at the time of the Bid. * May submit Certification prior to contract award.	X	X	
Disclosure of Investment Activities in Iran, Russia and Belarus, Russia, and Belarus * May submit Certification prior to contract award.	X	X	
Debarred, Suspended and Disqualified Bidders Affidavit	X	X	
Statement of Qualifications	X	X	
Certification of available equipment (owns, leases or controls necessary equipment)	X	X	
Record of Recent Contract Awards	X	X	
Bid Proposal Form	X	X	
W-9 Form			
Licensed Master Plumber (attach photocopy of license)	X	X (Plumbing Sub)	
Electrical Contractors Permit and License (attach photocopies of business permit and license)	X	X	
License(s), Certification(s), and References as required in the specifications, if applicable	X	X	

CITY OF CLIFTON/CONT. #2 - NASH PARK IMPROVEMENTS
LAN Job #2.20355.02

Name of Bidder: Furino & Sons

Sub-Contract	Plumbing	HVAC	Electric	Structural Steel
Name of Sub-Contractor		KF Mechanical, LLC	Quality Electrical Co.	
DPMC Notice of Classification				
Total Amount of Uncompl. Contracts				
NJSDA Classification				
License		X	X	
Public Works Contractors Reg. Act - Subcontractors		X	X	
Business Registration Certificate		X		
Certificate of Authority			X	

Name of Bidder: ADP Group Inc

Sub-Contract	Plumbing	HVAC	Electric	Structural Steel
Name of Sub-Contractor	Peter Hywel Plumbing & Heating, Inc.	Anas Plumbing and Heating LLC	Hertz Electric LLC	
DPMC Notice of Classification	C030			
Total Amount of Uncompl. Contracts	X			
NJSDA Classification				
License	X	X	X	
Public Works Contractors Reg. Act - Subcontractors	X	X	X	
Business Registration Certificate	X	X	X	
Certificate of Authority	X		X	

Name of Bidder: _____

Sub-Contract	Plumbing	HVAC	Electric	Structural Steel
Name of Sub-Contractor				
DPMC Notice of Classification				
Total Amount of Uncompl. Contracts				
NJSDA Classification				
License				
Public Works Contractors Reg. Act - Subcontractors				
Business Registration Certificate				
Certificate of Authority				

BID RECORDING FORM
CITY OF CLIFTON/CONT. #2 - NASH PARK IMPROVEMENTS

THURSDAY, MARCH 5, 2026 AT 11:00 AM

CONTRACTOR: (NAME & ADDRESS)	Furino and Sons 66 Columbia Rd Branchburg, NJ 08876	ADP Group Inc 27 East 33rd St Paterson, NJ 07514	Zenith Construction 365 Thoams Rd Orange, NJ 07050
TELEPHONE NO:	908-756-7736	862-343-5343	973-674-2500
CONTACT:	Mr. William Battaglia	Mr. Anthony Blazeski	Mr. Jason Iledan
EMAIL:	bbattaglia@furinoandsons.com	estimating@adpgrp.com	Office@zcsnj.com
Cont. #2 - BB - Nash Park Improvements	\$1,500,000.00	\$1,520,800.00	\$1,927,499.00
Allowance #1 - Unforeseen Conditions	\$75,000.00	\$75,000.00	\$75,000.00
TOTAL (BB + Allowance #1):	\$1,575,000.00	\$1,595,800.00	\$2,002,499.00
Cont. #2A- DA#1 - Standard FRP Panels, Class A Rated, in lieu of Artizan Max FRP Panels, Class A Rated	\$13,000.00	\$11,500.00	\$5,000.00
Cont. #2B- DA#2 - Bootser Pump, Tank, & Electrical Connections	\$2,400.00	\$7,200.00	\$5,000.00
Cont. #2C- DA#3 - Dog Park Equipment & Associated Concrete Footings	\$30,000.00	\$38,500.00	\$7,500.00
Cont. #2D- AA#4 - Dog Park Pet Waste Stations, Leash Posts & Surface Mounted Benches	\$28,000.00	\$15,800.00	\$10,000.00
Cont. #2E- AA#5 - ADA Picnic Tables & Concrete Footings	\$40,000.00	\$34,500.00	\$20,000.00
Cont. #2F- AA#6 - Rose Garden Improvements	\$110,000.00	\$87,800.00	\$60,000.00
Cont. #2G -UP#1 - Replacement of Roof Sheathing	\$7.50	\$16.00	\$15.00
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Total (BB + Allowance #1 + AA #4-#6):	\$1,753,000.00	\$1,733,900.00	\$2,092,499.00
Bid Guarantee Pursuant to N.J.S.A. 40A:11-21	X	X	
Certificate from a Surety Company Pursuant to N.J.S.A. 40A:11-22	X	X	
Stockholder Disclosure Certification	X	X	
Subcontractors' Identification Form Pursuant to N.J.S.A. 40A:11-16	X	X	
Acknowledgement of Addenda	X	X	
Required Evidence EEO/Affirmative Action Regulations Questionnaire	X	X	
Prevailing Wage Compliance Declaration	X	X	
Proof of Business Registration Certificate	X	X	
Non-Collusion Affidavit	X	X	
Public Works Contractor Registration for the Bidder & Designated Subcontractors shall be registered at the time of the Bid. * May submit Certification prior to contract award.	X	X	
Disclosure of Investment Activities in Iran, Russia and Belarus, Russia, and Belarus * May submit Certification prior to contract award.	X	X	
Debarred, Suspended and Disqualified Bidders Affidavit	X	X	
Statement of Qualifications	X	X	
Certification of available equipment (owns, leases or controls necessary equipment)	X	X	
Record of Recent Contract Awards	X	X	
Bid Proposal Form	X	X	
W-9 Form			
Licensed Master Plumber (attach photocopy of license)	X	X (Plumbing Sub)	
Electrical Contractors Permit and License (attach photocopies of business permit and license)	X	X	
License(s), Certification(s), and References as required in the specifications, if applicable	X	X	

ITEM NUMBER: 23

ITEM NAME: Authorization to Approve the Award of Contract for Replacement of Sidewalk, Curbing and Fencing Along the Playground at Dunney Park for the City of Clifton (R131-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
DPW Dir memo Authorization to Repair the sidewalks at Dunney Park, Angels Sidewalk, Angles fence replace, Angles Guardrail, Laras construction Fence replace, Laras Guardrail repair, Laras sidewalk replacement	(Insert Upload Date)	(Insert Type)



City of Clifton Department of Public Works

INTEROFFICE MEMORANDUM

To: Gary DeMarzo, City Manager
CC: Amisha Jariwala, Purchasing Agent
CC: Joseph Monzo, Chief Financial Officer
From: Jason Vanwinkle, Director of Public Works
Date: March 11, 2026
Re: Authorization to Replace Sidewalk, Curbing and Fencing along the Playground at Dunney Park

Please accept this memo as my request for Council to Approve the Repairs needed at this park as it has become a safety hazard and has been brought to our attention by the Public. This purchase exceeds the City Manager authorization of \$17,500.00.

I have solicited (2) Two Quotations from Angel's landscaping/Suburban Sidewalks and Laras Construction.

The quotes are as follows.

- Angels Landscaping/Suburban Sidewalks \$ 24,085.58
- Laras Construction \$26,600.00

I am requesting we award a Contract to Angels Landscaping/Suburban Sidewalks, Located at 1River Drive, Garfield, New Jersey 07026

Funding for this Request is Available in the Reserve for Open Space Trust Fund account 03-201-44-000-000.

Additionally this type of improvement is within the compliance criteria of the Open Space Grant

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

JASON VAN WINKLE
307 EAST 7TH STREET
CLIFTON, NEW JERSEY 07011

Sales: Christopher Narvaez
82 Cherry Street-Concrete: Sidewalk, curb, apron
82 Cherry Street Clifton, New Jersey 07014

Est ID: EST5838285
Date: Oct-31-2025

Cambridge Catalogue: www.cambridgepavers.com/catalog/

Please read Contract Terms & Conditions below and thanks.

Sidewalk & Curb	\$18,924.00
----------------------------	--------------------

-We will remove and replace approximately 150 linear feet of existing asphalt walkway with a new concrete walkway, measuring 4'-5" wide by 4" thick, constructed with 4000 PSI concrete mix.

-In addition, we will construct a new concrete curb in front of the sidewalk, approximately 140 linear feet in length, 6-8 inches wide, and 30-36 inches high, also using 4000 PSI concrete mix.

Note: The removal of the existing fence and asphalt will be performed by Angels.

Subtotal	\$18,924.00
Taxes	\$0.00
Estimate Total	\$18,924.00

CONTRACT TERMS & CONDITIONS

PLEASE READ BEFORE SIGNING

This Agreement ("Contract") is between Angels Landscape Contractors – Suburban Sidewalks Inc. ("Angels Contractors") and the Customer ("Client"). The signed Proposal plus these Terms form a binding contract.

1. Scope of Work

Work will be completed as described in the Proposal in a professional manner. No extra work will be done without a signed change order.

2. Permits & Fees

Angels Contractors will obtain required permits unless noted otherwise. Engineering/architectural plans or police assistance (if required by the town) are the Client's responsibility.

3. Estimate Validity

Proposals are valid for 30 days. Prices may change afterward.

4. Payment Terms

- Sidewalks: 50% on signing, balance on completion.
- Jobs under \$20k: 40% on signing, 40% on day two, 20% on completion.
- Jobs over \$20k: 40% on signing, 30% end of first week, 20% at 75% completion, 10% on completion.
- Late payments accrue 1.5% per month interest. Legal/collection fees are the Client's responsibility.

Note: Landscape work is taxable. ST8 form required for capital improvement projects.

5. Client Responsibilities

- Keep site clear before work begins.
- Angels Contractors not liable for sprinkler/utility damage.
- Stored materials become Client's responsibility.

6. Completion & Delays

Work start and completion dates are estimates and may be delayed by weather, town inspections, or other factors beyond Angels Contractors' control.

7. Warranties

- Planting: 1-year warranty only if Angels-installed irrigation system is in place. No warranty for perennials, ground covers, bare root, or Client-supplied plants.
- Hardscape: 1-year warranty on labor and materials. Manufacturer warranties apply.

- Sidewalk Replacement: 1-year warranty. Sidewalk resets carry no warranty; additional charges apply if slabs break.
- Asphalt/Concrete Driveways: Extra charges apply if thickness exceeds 3".

8. Maintenance

Client is responsible for care after completion. Optional maintenance programs available.

9. Disputes

Handled by New Jersey courts or arbitration if agreed.

10. Insurance

Angels Contractors carries full General Liability, Auto, and Workers' Comp insurance.

11. Cancellations

Either party may cancel this Agreement at any time. However, for the Client to receive a full refund, cancellation must be made within three (3) business days of signing.

- To cancel, the Client must provide a signed and dated written notice by certified mail, email, or personal delivery to Angels Contractors.
- Refunds will be issued within 30 days of cancellation notice.

NEW LAWN CARE GUIDE

(For Seed & Sod Installation)

Watering

- Seed:
 - Days 1–15: Water twice daily (morning & evening).
 - After Day 15: Water once daily in the morning until Sept. 30.
- Sod:
 - Water heavily and frequently for the first 10 days.
 - Check by lifting a corner — soil should be wet at least a few inches deep.
 - Reduce to every other day once roots take hold, increase during hot/dry weather.

Cutting

- First cut when grass reaches 3 inches.
- Never cut more than 1/3 of blade height.
- Keep mower blades sharp.

Fertilizing

- Starter fertilizer applied at installation.
- Additional fertilizer may be added after the first few mowings.
- Regular fertilization is recommended after the first season.

General Tips

- Avoid heavy foot traffic for the first few weeks.
- Be patient — lawns from seed take up to 2 years to fully establish.
- Sod is “instant” but still needs careful watering and care to thrive.
- Use calcium instead of salt in winter — salt damages concrete and grass.

Remember: Proper watering and mowing are the keys to a healthy lawn.

Questions? Call us at 973-594-0600 anytime.

Client Commitments (Initial each):

- ____ I will provide the required ST8 form when applicable.
 - ____ I understand Angels is not responsible for sprinkler system damage.
-

License #13VH02642900

By signing, Client accepts this Agreement and Proposal.

Contractor: _____
Christopher Narvaez

Client: _____

Signature Date: 12/03/2025

Signature Date: _____

Email: Christopher@angelscontractors.co
m

JASON VAN WINKLE
307 EAST 7TH STREET
CLIFTON, NEW JERSEY 07011

Sales: Christopher Narvaez
82 Cherry Street-Concrete: Sidewalk, curb, apron
82 Cherry Street Clifton, New Jersey 07014

Est ID: EST5910508
Date: Dec-18-2025

Cambridge Catalogue: www.cambridgepavers.com/catalog/

Please read Contract Terms & Conditions below and thanks.

Install chain-link fencing	\$3,888.00
-----------------------------------	-------------------

We will install approximately 140 linear feet of chain-link fencing following completion of the concrete work.

Subtotal	\$3,888.00
Taxes	\$0.00
Estimate Total	\$3,888.00

CONTRACT TERMS & CONDITIONS

PLEASE READ BEFORE SIGNING

This Agreement ("Contract") is between Angels Landscape Contractors – Suburban Sidewalks Inc. ("Angels Contractors") and the Customer ("Client"). The signed Proposal plus these Terms form a binding contract.

1. Scope of Work

Work will be completed as described in the Proposal in a professional manner. No extra work will be done without a signed change order.

2. Permits & Fees

Angels Contractors will obtain required permits unless noted otherwise. Engineering/architectural plans or police assistance (if required by the town) are the Client's responsibility.

3. Estimate Validity

Proposals are valid for 30 days. Prices may change afterward.

4. Payment Terms

- Sidewalks: 50% on signing, balance on completion.
- Jobs under \$20k: 40% on signing, 40% on day two, 20% on completion.
- Jobs over \$20k: 40% on signing, 30% end of first week, 20% at 75% completion, 10% on completion.
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- Stored materials become Client's responsibility.

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Work start and completion dates are estimates and may be delayed by weather, town inspections, or other factors beyond Angels Contractors' control.

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- Hardscape: 1-year warranty on labor and materials. Manufacturer warranties apply.
- Sidewalk Replacement: 1-year warranty. Sidewalk resets carry no warranty; additional charges apply if slabs break.
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 - Check by lifting a corner — soil should be wet at least a few inches deep.
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- First cut when grass reaches 3 inches.
- Never cut more than 1/3 of blade height.
- Keep mower blades sharp.

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- Starter fertilizer applied at installation.
- Additional fertilizer may be added after the first few mowings.
- Regular fertilization is recommended after the first season.

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Remember: Proper watering and mowing are the keys to a healthy lawn.

Questions? Call us at 973-594-0600 anytime.

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- ____ I understand Angels is not responsible for sprinkler system damage.

License #13VH02642900

By signing, Client accepts this Agreement and Proposal.

Contractor: _____
Christopher Narvaez

Client: _____

Signature Date: _____
12/23/2025

Signature Date: _____

Email: Christopher@angelscontractors.co
m

JASON VAN WINKLE
307 EAST 7TH STREET
CLIFTON, NEW JERSEY 07011

Sales: Christopher Narvaez
82 Cherry Street-Concrete: Sidewalk, curb, apron
82 Cherry Street Clifton, New Jersey 07014

Est ID: EST5914263

Date: Dec-23-2025

Cambridge Catalogue: www.cambridgepavers.com/catalog/

Please read Contract Terms & Conditions below and thanks.

Guardrail	\$1,273.58
------------------	-------------------

We will replace one bent guardrail and attempt to reuse the existing post. If the post cannot be reused, it will be replaced.

	Subtotal	\$1,273.58
	Taxes	\$0.00
	Estimate Total	\$1,273.58

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PLEASE READ BEFORE SIGNING

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(For Seed & Sod Installation)

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 - Check by lifting a corner — soil should be wet at least a few inches deep.
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- Regular fertilization is recommended after the first season.

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- Avoid heavy foot traffic for the first few weeks.
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- Sod is “instant” but still needs careful watering and care to thrive.
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Remember: Proper watering and mowing are the keys to a healthy lawn.

Questions? Call us at 973-594-0600 anytime.

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- ____ I will provide the required ST8 form when applicable.
- ____ I understand Angels is not responsible for sprinkler system damage.

License #13VH02642900

By signing, Client accepts this Agreement and Proposal.

Contractor: _____
Christopher Narvaez

Client: _____

Signature Date: _____
12/23/2025

Signature Date: _____

Email: Christopher@angelscontractors.co
m

**Lara's General Contractor LLC**

195 Parker Avenue
Passaic, NJ 07055
Phone: (973) 572-5345
martinalara1212@gmail.com
Lic.#: 13VH11182200

ESTIMATE

City of Clifton
900 Clifton Ave.
Clifton, NJ 07013

<u>Date</u>	<u>Quote #</u>
11/28/25	1043

Work to be completed	
Remove approx. 140 ft of chain link fence and replace with approx. 140 ft of black chain link fence	\$5,800.00
TOTAL	\$5,800.00

It was a pleasure meeting with you, and we thank you for considering Lara's General Contractor LLC for your renovation needs.

Not: The estimate is not a contract or a bill. It is our best guess at the total price to complete the work stated above, based upon our initial inspection. If prices change or additional parts and labor are required, we will inform you before proceeding with the work.



Lara's General Contractor LLC
195 Parker Avenue
Passaic, NJ 07055
Phone: (973) 572-5345
martinlara1212@gmail.com
Lic.#: 13VH11182200

ESTIMATE

City of Clifton
900 Clifton Ave.
Clifton, NJ 07013

<u>Date</u>	<u>Quote #</u>
11/28/25	1043

Work to be completed	
• Repair guardrail	\$1,800.00
TOTAL	\$1,800.00

It was a pleasure meeting with you, and we thank you for considering Lara's General Contractor LLC for your renovation needs.

Not: The estimate is not a contract or a bill. It is our best guess at the total price to complete the work stated above, based upon our initial inspection. If prices change or additional parts and labor are required, we will inform you before proceeding with the work.

**Lara's General Contractor LLC**

195 Parker Avenue

Passaic, NJ 07055

Phone: (973) 572-5345

martinlara1212@gmail.com

Lic.#: 13VH11182200

ESTIMATE

City of Clifton
900 Clifton Ave.
Clifton, NJ 07013

<u>Date</u>	<u>Quote #</u>
11/28/25	1043

Work to be completed	
• Remove approx. 165ft x 5ft of asphalt to replace with concrete sidewalk. • Install approx. 140ft of curving for fence installation.	\$19,000.00
TOTAL	\$19,000.00

It was a pleasure meeting with you, and we thank you for considering Lara's General Contractor LLC for your renovation needs.

Not: The estimate is not a contract or a bill. It is our best guess at the total price to complete the work stated above, based upon our initial inspection. If prices change or additional parts and labor are required, we will inform you before proceeding with the work.

ITEM NUMBER: 24

ITEM NAME: Authorization to Award Contract for School Crossing Guard Services to All City Management Services (Year 2026-2027) (R132-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Legal Memo Crossing Guards 3-17-26, Crossing Guards 3-17-26	(Insert Upload Date)	(Insert Type)



City of Clifton

LAW DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

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

March 10, 2026

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

Re: **Clifton Schools Crossing Guards**

Dear Mayor Grabowski and Members of the Municipal Council:

At the February 17, 2026 meeting, Council was provided with the results of the bid that was received regarding the City's proposal to privatize the school crossing guard services. The bid received was from All City Management Services and came in with a cost of \$27.77 per crossing guard per hour for an annual cost of \$699,054.00 covering the 2026-2027 and 2027-2028 school years, and a cost of \$28.71 per crossing guard per hour for an annual cost of \$722,717.00 for the 2028-2029 school years. After reviewing the bid with Council as well as the Police Department, City Manager and Mr. Monzo, the recommendation is to authorize the City to contract with All City Management Services to commence the services at the start of the 2026-2027 school year which begins in September 2026.

All the existing crossing guards will be subject to the City's layoff plan. However, as specified by Council in the bid specifications, All City Management Services has agreed to offer all current guards employment so that any current crossing guard that wishes to continue to work can do so.

A Resolution appears on the agenda authorizing the City to enter into a contract with All City Management Services. Thank you for your consideration in this matter. Please contact me should you have any questions.

Very truly yours,

THOMAS M. EGAN
Municipal Attorney

TME/ssj
Enc.

A -

Tolosi, Kathleen

From: Phoenix
Sent: Friday, February 27, 2026 8:40 AM
To: Tolosi, Kathleen; DeMarzo, Gary; Jariwala, Amisha
Subject: Support for All City

In consideration of the contract for All City to manage the X guards starting with the next school year.

The potential savings for the last 4 months of the budget year are approximately \$120,000. The budget savings will be for FICA, prescription, unemployment insurance, uniforms and police overtime.

It is my recommendation that this contract be awarded.

Joe

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.



City of Clifton *Finance Department*

INTEROFFICE MEMORANDUM

To: Gary DeMarzo, City Manager
From: Amisha J. Jariwala, QPA
Date: February 17, 2026
Re: School Crossing Guard Services

This memorandum is to advise the Mayor and Municipal Council regarding the award of contract for School Crossing Guard Services for the 2026–2027 school year.

The City duly advertised for bids in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq. Bid specifications were requested by OPUS Operations and **All City Management Services**. Bids were publicly opened on February 17, 2026. The City received one (1) bid from **All City Management Services**.

The bid has been reviewed by the appropriate City officials and has been determined to be responsive and responsible.

The pricing submitted is as follows:

Option 1 – Two (2) Year Contract (Fixed Rate)

- Year 1 (2026–2027): \$27.77 per hour
Total Annual Cost: \$699,054.00
- Year 2 (2027–2028): \$27.77 per hour
Total Annual Cost: \$699,054.00

Based on an estimated forty-one (41) week school operating period (approximately 180 student days), the weekly invoice amount is calculated at **\$17,050.10**, with the total annual contract amount not to exceed **\$699,054.00**.

Option 2 – Two (2) Year Contract with CPI Adjustment

- Year 3 (2028–2029): \$28.71 per hour
Total Annual Cost: \$722,717.00
(Based upon a 3.4% increase in the 2027 New Jersey Consumer Price Index)

The above pricing includes Workers' Compensation coverage, Liability Insurance, Payroll Taxes, Uniforms, Equipment, and compliance with applicable Sick Leave laws. Additionally, **All City Management Services** has indicated that they will hire all current Crossing Guards at the rate they are presently being paid by the City of Clifton.

The contract term will commence on September 6, 2026 and conclude on June 20, 2027, with the option to extend for up to two (2) additional one-year terms pursuant to the bid specifications.

No services shall commence prior to the issuance of a Purchase Order by the Finance Department. Funds will be certified by the Chief Financial Officer and charged accordingly as expenses occur.

Respectfully Submitted,

Amisha J Jariwala, QPA
Qualified Purchasing Agent

CITY OF CLIFTON
BID PROPOSAL FORM

The undersigned proposes to furnish and deliver the above services pursuant to the Bid Specifications, which are made a part hereof. All material to be supplied will be in accordance with the Bid Specifications that were received, read and understood by the undersigned.

PRICE BID

OPTION 1

1ST YEAR

PER HOUR RATE AMOUNT: \$27.77

TOTAL AMOUNT OF BID (COST TO CITY) FOR 1ST YEAR (2026-2027): \$699,054.00

OPTION 2

1ST YEAR

PER HOUR RATE AMOUNT: \$27.77 Total: \$699,054.00

2ND YEAR

PER HOUR RATE AMOUNT: \$28.71 Total: \$722,717.00 *

* Based on 2026 Consumer Price Index of 3.4% for New Jersey

TOTAL AMOUNT OF BID (COST TO CITY) FOR 1ST (2027-2028) AND 2ND (2028-2029) YEAR:

Total: \$1,421,771.00

The undersigned declares that the entire Bid Specifications have been carefully examined for the proposed goods or services for which receipt of Bids has been advertised and, having examined the Bid Specifications, will contract to furnish all goods or services mentioned in said Bid Specifications in the manner prescribed therein at the prices specified above.

BIDDER'S SIGNATURE: _____

DATE: 2/12/2026

PRINT NAME: _____

Demetra Farwell

TITLE: _____

Corporate Secretary

If Bid is submitted by a corporation, affix a seal.



FIRM NAME: All City Management Services, Inc.
ADDRESS: 11643 Telegraph Rd.
Santa Fe Springs, CA 90670
TELEPHONE NO.: 800 540 9290

ITEM NUMBER: 25

ITEM NAME: Authorization to Approve Professional Services Contract for Psychological Evaluation Services to the Institute of Forensic Psychology (April 1, 2026 - March 31, 2027) (R133-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Memo from QPA-Award of Contract to Institute for Forensic Psychology for April 1 2026- March 31 2027, IFP - Psychological Evaluation Services - Proposal	(Insert Upload Date)	(Insert Type)



City of Clifton
Finance Department

INTEROFFICE MEMORANDUM

To: Gary DeMarzo, City Manager
From: Amisha J. Jariwala, QPA
Date: March 10, 2026
Re: Authorization to Award Professional Services Contract for Psychological Evaluations to the Institute for Forensic Psychology

In an effort to ensure compliance with Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.), On March 5th, 2026, the City of Clifton solicited Requests for Proposals (RFP) for psychological evaluation services, with the RFP opening due for 11:00 AM. We have received response from one firm:

1. **Institute of Forensic Psychology**
 - o **Location:** 5 Fir Court Suite 2, Oakland, NJ 07436

Their proposal sheet is attached herewith with memo. In 2025 we spent \$25,800 with the Institute of Forensic Psychology Services.

The Purchasing Agent is recommending Professional Services contract be awarded to Institute for Forensic Psychology, 5 Fir Court, Oakland, as IFP is responsible vendor for City of Clifton to perform such evaluations as deemed necessary by the City subsequent to all the due diligence having been performed. RFP submittal has all the compliance documents attached.

A Resolution appears on the agenda.

Respectfully Submitted,

Amisha Jariwala, QPA
Qualified Purchasing Agent



FEES FOR PRINCIPAL IFP PSYCHOLOGICAL SERVICES

(Effective January 1, 2026 through January 1, 2027)

For further billing information, please email Wendy at billing@ifp-testing.com

RECRUIT SCREENINGS

SWORN POLICE, PAID FIRE, CORRECTIONS, DETECTIVE, SHERIFF OFFICER, DEPUTY SHERIFF, SLEO II (<i>weapons carrying</i>), AUXILIARY POLICE (<i>weapons carrying</i>) CANDIDATES	\$575.00
SLEO III CANDIDATES	\$500.00
HUMANE LEO CANDIDATES	\$525.00
SLEO I, EMT, JUVENILE DETENTION OFFICER, HOSPITAL SECURITY, DISPATCHER, AUXILIARY POLICE (<i>non-weapons carrying</i>), VOLUNTEER F/F CANDIDATES	\$475.00
MODIFIED CANDIDATES (<i>update evaluation of a candidate seen for same or comparable position within the prior 12 months</i>)	\$350.00
CUSTOMS & BORDER PATROL, FBI, OTHER FEDERAL CANDIDATES	\$2,500.00

PROMOTIONAL EVALUATIONS

WITH RANKINGS OF CANDIDATES IF DESIRED

Corporal/Sergeant = \$800.00 Lieutenant, Captain, Deputy Chief = \$1,100.00 Chief = \$1,600.00

FITNESS FOR DUTY / GUN PERMIT EVALUATIONS

EVALUATION OF A SERVING OFFICER / EMPLOYEE / STUDENT REFERRED BY A GOVERNMENT OR PRIVATE AGENCY FOR CONSULTATION PURPOSES. NOT FOR LITIGATION PURPOSES.	\$3,000.00
---	------------

A CHARGE OF \$500.00 WILL BE MADE TO THE JURISDICTION IN THE CASE OF A 'NO-SHOW,' OR A
PERSON WHO APPEARS BUT THEN REFUSES TO COOPERATE WITH THE EXAMINATION.

FITNESS FOR DUTY RE-EVALUATIONS

FOLLOW-UP ASSESSMENT AFTER AN EMPLOYEE HAS COMPLETED A COURSE OF TREATMENT	\$1,500.00
---	------------

<u>CRITICAL INCIDENT DEBRIEFINGS & REPORTS</u>	\$475.00 per officer
--	----------------------

<u>SWAT, CANINE, & OTHER SPECIAL TEAMS SCREENINGS</u>	\$500.00
---	----------

<u>IME / FORENSIC EVALUATIONS</u>	
ATTORNEY REFERRED EVALUATION FOR LITIGATION PURPOSES	\$450.00 per hour

<u>TESTIMONY, HEARINGS, DEPOSITIONS, LETTERS OF OPINION, RESPONSES TO SUBPOENAS, & OTHER CONSULTING SERVICES</u>	\$450.00 per hour
--	-------------------

<u>WELLNESS PROGRAM</u>	\$275.00 per subject
ANNUAL PSYCHOEDUCATIONAL MEETING WITH PSYCHOLOGIST	

FOR TRAINING OR OTHER SPECIALIZED CONSULTATION,
PLEASE CALL (201) 749-0556 OR VISIT WWW.IFP-TESTING.COM

ITEM NUMBER: 26

ITEM NAME: Authorization to Award Professional Service Contract to
_____ for Professional Medical Services
(March 1, 2026 - February 28, 2027) (R134-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Award of Contract for Professional Medical Services 2026 memo, Tabulation - Preemployment Physicals 2026	(Insert Upload Date)	(Insert Type)



City of Clifton
Finance Department

INTEROFFICE MEMORANDUM

To: DeMarzo Gary, City Manager
From: Amisha J. Jariwala, QPA
Date: March 11, 2025
Re: Authorization to Award Professional Medical Services Contract
Year 2026-2027

Pursuant to the solicitation for proposals for **Pre-Employment Physical Examinations for the 2026 calendar year**, the Purchasing received proposals from the following vendors:

1. Totowa Primary Care, Totowa, NJ
2. Hackensack Meridian Team Health, East Orange, NJ
3. Atlantic Health System – Morristown Medical Center, Morristown, NJ

The proposals were reviewed and tabulated in accordance with the procurement requirements of the New Jersey Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq. Based on the tabulation of proposals, Totowa Primary Care, Totowa, New Jersey, submitted the lowest responsible proposal for the required services across the categories listed in the proposal specifications, including pre-employment physicals for dispatchers, traffic guards, clerical employees, police officers, firefighters, and related drug testing services.

A copy of the bid/proposal tabulation is attached for your review. The pricing submitted by Totowa Primary Care was significantly lower than the other respondents in most service categories while meeting the specifications outlined in the solicitation. I request council to make the recommendation City award the contract for Pre-Employment Physical Examination Services for the 2026 calendar year subject to certification of funds and approval by the City Council.

A Resolution appears on the agenda.

Respectfully Submitted,
Amisha Jariwala, QPA
Qualified Purchasing Agent

I. PRE-EMPLOYMENT EXAM FOR DISPATCHER, TRAFFIC GUARD, CLERICAL AND PART-TIME LABORER

<u>Vendor</u>	1	3	2
	<u>Totowa Primary Care</u> <u>Totowa,NJ</u>	<u>Hackensack Meridian Team Health</u> <u>Eatontown ,NJ</u>	<u>Atlantic Health System</u> <u>Morristown Medical Center</u>
a) Services Provided			
1. Establish a record of full medical history			
2. Hands on Physical			
3. Visual acuity (shall include near, far and color)			
4. Audiometric hearing testing using an OSHA approved soundproof booth			
5. Urinalysis			
6. Mantoux Test			
7. Complete blood profile including complete blood count, electrolytes, blood glucose, liver functions and a cholesterol-cardiac risk profile			
8. Urine drug screen*			
b) Results to be provided within three (3) business days of pre-employment examination			
* Not performed on Dispatchers or Traffic Guards			
a) Cost per Candidate (Physical, Urine Drug Screens)	\$ 150.00	\$ 584.00	\$ 279.00
b) Cost per Dispatcher or Traffic Guard (No Urine Drug Screen)	\$ 115.00	\$ 484.00	\$ 243.00
c) Cost per Dispatcher or Traffic Guard (Urine Drug Screen Only - No Physical)	\$ 35.00	\$ 100.00	\$ 159.00

II. PRE-EMPLOYMENT PHYSICALS FOR POLICE DEPARTMENT

<u>Vendor</u>	1 <u>Totowa Primary Care</u> <u>Totowa,NJ</u>	3 <u>Hackensack Meridian Team Health</u> <u>Eatontown ,NJ</u>	2 <u>Atlantic Health System</u> <u>Morristown Medical Center</u>
a) Services Provided			
1. Establish a record of full personal and occupational history			
2. Hands on Physical			
3. Visual acuity (shall include near, far and color)			
4. Audiometric hearing testing using an OSHA approved soundproof booth			
5. One view Chest X-Ray			
6. Urinalysis			
7. Mantoux Test			
8. Complete blood profile including complete blood count, electrolytes, blood glucose, liver functions and a cholesterol-cardiac risk profile			
9. Cardiac treadmill stress test performed by a board certified cardiologist on the same day as the pre-employment physical.			
* Concentra will provide a board -certified cardiologist			
10. Completion of Police and Firemen's Retirement System and Police Training Commission on Medical Certification Form.			
11. Urine drug screen			
12. Spirometry Test			
b) Results to be provided within three (3) business days of pre-employment examination			
Cost per Candidate (items 1 through 12)	\$ 370.00	\$ 1,074.00	\$ 428.00
Cost per Candidate (without Urine drug screen)	\$ 335.00	\$ 974.00	\$ 392.00

III. PRE-EMPLOYMENT PHYSICALS FOR FIRE DEPARTMENT

Vendor	1 Totowa Primary Care Totowa, NJ	3 Hackensack Meridian Team Health Eatontown, NJ	2 Atlantic Health System Morristown Medical Center
a) Services Provided			
1. Establish a record of full personal and occupational history			
2. Hands on Physical			
3. Visual acuity (shall include near, far and color)			
4. Audiometric hearing testing using an OSHA approved soundproof booth			
5. One view Chest X-Ray			
6. Urinalysis			
7. Mantoux Test			
8. Complete blood profile including complete blood count, electrolytes, blood glucose, liver functions and a cholesterol-cardiac risk profile			
9. Cardiac treadmill stress test performed by a board certified cardiologist on the same day as the pre-employment physical.			
* Concentra will provide a board -certified cardiologist			
10. Spirometry (full pulmonary function testing to allow evaluation for negative respiratory clearance)			
11. Completion of Police and Firemen's Retirement System and Police Training Commission on Medical Certification Form.			
12. Urine drug screen			
b) Results to be provided within three (3) business days of pre-employment examination			
Cost per Candidate	\$ 405.00	\$ 1,074.00	\$ 456.00

IV. PRE-EMPLOYMENT EXAM FOR FULL TIME LABORER

<u>Vendor</u>	1	3	2
	<u>Totowa Primary Care</u> <u>Totowa,NJ</u>	<u>Hackensack Meridian Team Health</u> <u>Eatontown ,NJ</u>	<u>Atlantic Health System</u> <u>Morristown Medical Center</u>
a) Services Provided			
1. Establish a record of full medical history			
2. Hands on Physical			
3. Visual acuity (shall include near, far and color)			
4. Audiometric hearing testing using an OSHA approved soundproof booth			
5. One view Chest X-Ray			
6. Urinalysis			
7. Mantoux Test			
8. Complete blood profile including complete blood count, electrolytes, blood glucose, liver functions and a cholesterol-cardiac risk profile			
9. Cardiac treadmill stress test performed by a board certified cardiologist on the same day as the pre-employment physical.			
10. Urine drug screen			
b) Results to be provided within three (3) business days of pre-employment examination			
Cost per Candidate	\$ 370.00	\$ 979.00	\$ 376.00

V. NON-DOT DRUG TESTING FOR CLIFTON FIRE DEPARTMENT-MONTHLY RANDOM TESTING

Vendor	1	3	2
	Totowa Primary Care Totowa,NJ	Hackensack Meridian Team Health Eatontown ,NJ	Atlantic Health System Morristown Medical Center
a) Urine Drug			
Cost per Candidate	\$ 35.00	\$ 100.00	\$ 36.00
b) Breath Alcohol			
Cost per Candidate	\$ 25.00	\$ 60.00	\$ 25.00

VI. Hazmat Physicals for FIRE DEPARTMENT

Vendor

a) Services Provided

1. Establish a record of full medical history
2. Hands on Physical
3. Spirometry (full pulmonary function testing to allow evaluation for negative respiratory clearance) on Medical Certification Form.
4. Urine drug screen
5. Complete blood profile including complete blood count,electrolytes,blood glucose,liver functions and cholesterol cardiac risk profile

Cost per Candidate

2	3	1
<u>Totowa Primary Care</u> <u>Totowa,NJ</u>	<u>Hackensack Meridian Team Health</u> <u>Eatontown ,NJ</u>	<u>Atlantic Health System</u> <u>Morristown Medical Center</u>
\$ 363.00	\$ 474.00	\$ 180.00

ITEM NUMBER: 27

ITEM NAME: Authorization to Approve the Award of a Contract to Boss
Buildings for the Purchase and Installation of a Storage Garage
Building for the Police Department (R135-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
storage building_20260312170838	(Insert Upload Date)	(Insert Type)



City of Clifton

LAW DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

(973) 47 7
FAX: (973) 47 4

February 26, 2026

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

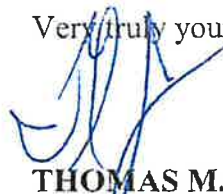
Re: Storage Building for "On-Hold" Vehicles

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,

D/Lt. Darren Brodie #265

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

CUSTOMER DETAILS

Darren Brodie 116 East Market St Clifton, Passaic, New Jersey 07013 116 East Market St Clifton, Passaic, New Jersey 07013 @ dbrodie@cliftonpolice.org (973) 470-5800	Standard Garages - 24 x 60 x 16 ☐ Roof Color: Pewter Gray ☐ Trim Color: Pewter Gray ☒ Sides/Ends Color: Barn Red ☐ Wainscot Color: NA			
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

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		

NOTES ****Sale only valid till February 27th, Deposit is non refundable unless county denies permit****Customer aware must provide a full lift on site for installation****	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

BUILDING VIEW



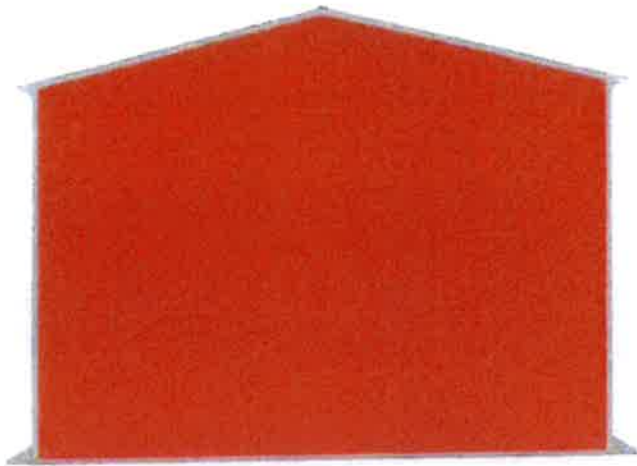
FRONT

BUILDING VIEW



RIGHT

BUILDING VIEW

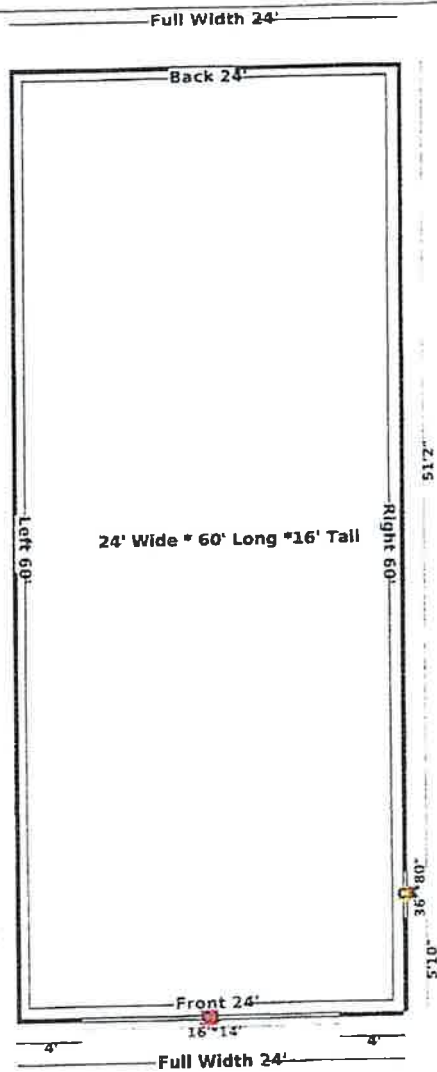


BACK

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



ITEM NUMBER: 28

ITEM NAME: Authorization to Approve Ice Cream Peddlers License Renewal - Summer's Ice Cream for Year 2026 (R136-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Summer Ice Cream (Ice Cream Truck)_20260310105938	(Insert Upload Date)	(Insert Type)



2026

Paid
\$125.00

LICENSE APPROVAL CHECK LIST

Owner Name: Ahmed Abdelrahman

Address: 12 Grove St. Paterson, N.J. 07503

Business Name: Summer Ice Cream

License For: Ice cream Truck

Date Approved

✓ Police Department 3-4-2026

 Fire Department

✓ Zoning Department 3-9-2026

✓ Health Department 3-4-2026

 Engineering Department

 Police Traffic

ITEM NUMBER: 29

ITEM NAME: Authorization to Appoint a Member to the Advisory Committee on Civil Rights (R137-26)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Application for Civil Rights Committee	(Insert Upload Date)	(Insert Type)

CITY OF CLIFTON
APPLICATION TO SERVE ON
CIVIL RIGHTS COMMITTEE

Name: SEEROSHNA Leith Date: 2/27/26

Address: 43 Orchard DR

Telephone: _____

Cell Phone: _____

Business: Retired

E-mail: _____

Section Applying For: Civil Rights Against hate and
discrimination.

Reason for Applying: Retired and wanted to help

List Work Experience: 30 years in psych, in
hospital with patients

List Educational Background: Medical Assit

List Previous Boards Served On: None

Seeroshna Leith
Signature

ITEM NUMBER: 30

ITEM NAME: Authorization to Approve a Flag Raising Request from Peruvian Parade, Inc. on Saturday, July 18, 2026 at 1:00pm

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Flag Raising Peruvian Parade Inc.	(Insert Upload Date)	(Insert Type)



City Clerk's Office
900 Clifton Avenue, Clifton NJ 07013
ktolosi@cliftonnj.org | (973) 470-5828

RECEIVED

MAR 06 2026

CITY CLERK
CLIFTON, NJ

CITY OF CLIFTON
FLAG RAISING APPLICATION

- No person shall hold a flag-raising ceremony on any public property unless a flag-raising approval has been obtained from the City Clerk.
- A person applying for a flag-raising permit shall file an application with the City Clerk not less than 30 days but not longer than six months prior to the flag-raising date.
- Each flag raising event to be held at City Hall will be limited to 2 hours which will be strictly enforced.
- Flag-raising events may be held on weekdays no earlier than 5:00 p.m. and on Saturdays between 10:00 a.m. and 6:00 p.m. Council prefers that Sundays be used only as rain dates, when possible.
- To avoid controversy, the Council suggests that no negative political discussions or speeches be given at these events.
- The Council suggests that the flags be raised within the first half hour of the event with speeches to follow.
- NO HOMEMADE FOOD will be allowed (packaged goods only)
- The City will provide a podium, microphone and approximately 20 folding chairs.

ORGANIZATION INFORMATION

Organization Name	PERUVIAN PARADE INC.
Contact's Name	JAVIER MORAN
Address	246 BERSHIRE AVE. PATERSON NJ 07502
Phone Number	
Email Address	

Date of Flag Raising:	07/18/2026
Time of Flag Raising:	1 PM
Number of people expected to attend:	100
Comments:	

ITEM NUMBER: 31

ITEM NAME: Authorization to Approve a Flag Raising Request for Pride Month on Saturday, June 20, 2026 at 11:00am

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Flag Raising Pride Month	(Insert Upload Date)	(Insert Type)



CITY OF CLIFTON FLAG RAISING APPLICATION

- No person shall hold a flag-raising ceremony on any public property unless a flag-raising approval has been obtained from the City Clerk.
- A person applying for a flag-raising permit shall file an application with the City Clerk not less than 30 days but not longer than six months prior to the flag-raising date.
- Each flag raising event to be held at City Hall will be limited to 2 hours which will be strictly enforced.
- Flag-raising events may be held on weekdays no earlier than 5:00 p.m. and on Saturdays between 10:00 a.m. and 6:00 p.m. Council prefers that Sundays be used only as rain dates, when possible.
- To avoid controversy, the Council suggests that no negative political discussions or speeches be given at these events.
- The Council suggests that the flags be raised within the first half hour of the event with speeches to follow.
- NO HOMEMADE FOOD will be allowed (packaged goods only)
- The City will provide a podium, microphone and approximately 20 folding chairs.

ORGANIZATION INFORMATION

Organization Name	<i>Pride Month</i> Garden State Equality in conjunction w/ Clifton coordinators
Contact's Name	Ray Robertello
Address	66 Woodlawn Ave
Phone Number	
Email Address	

Date of Flag Raising:	Saturday, June 20 th
Time of Flag Raising:	11 A.M.
Number of people expected to attend:	Approx 75 - 100
Comments:	This continues an annual flag raising ceremony begun in 2016.

ITEM NUMBER: 1

ITEM NAME: Request for a Proclamation to Recognize April 2026 as National Arab American Heritage Month from the WAFAA Organization

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Request for Arabic Heritage Month Proclamation 3-17-26	(Insert Upload Date)	(Insert Type)

Tolosi, Kathleen

From: wafaa organization
Sent: Monday, March 09, 2026 11:00 AM
To: Tolosi, Kathleen
Subject: 2026 Arabic Heritage Month Proclamation
Attachments: 2026-NAAHM-Proclamation-Kit (6).docx (4).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated outside the City of Clifton's email system.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I hope this email finds you well. This is Jennifer from the WAFAA Organization. We are reaching out regarding this year's Arabic Heritage Month Proclamation and to inquire if you would be willing to provide us with one. I have attached the proclamation request kit for your reference. We would greatly appreciate it. We look forward to hearing from you. Thank you so much for your time and consideration!

Best Regards
WAFAA Organization

Email:

Phone:

Website: <https://www.wataaorganization.org>

Facebook: <https://www.facebook.com/WomenandFamilyAscendingAssociation/>,

<https://www.facebook.com/wsaad12>, and <https://www.facebook.com/thewafaasaad>

Instagram: <https://www.instagram.com/wafaaorganization/>

Twitter: <https://x.com/WafaaSaad3>

Charity Navigator: <https://www.charitynavigator.org/ein/462711683>

TikTok: <https://www.tiktok.com/discover/wafaa-organization>





Date: Monday, March 9th, 2026

Dear Mayoral Office of Mayor Raymond Grabowski,

As a member of the National Arab American Heritage Month Committee, we invite you to recognize April 2026 as [National Arab American Heritage Month](#).

Throughout April, the Arab America Foundation formally acknowledges the accomplishments of Arab Americans. This celebration is embraced by cultural institutions, school districts, municipalities, state legislatures, public servants, and non-profit organizations nationwide. Special events and proclamations honor our community's rich heritage and contributions to American society.

The National Arab American Heritage Month initiative, launched in 2017 by Arab America and the Arab America Foundation, has gained significant momentum. Last year, our grassroots network, comprising over 250 Arab American volunteers in 26 states, secured over 140 [proclamations](#) from states, counties, municipalities, and local school districts.

In 2024, the President of the United States recognized April as National Arab American Heritage Month. In 2025, Congress, and close to 40 state governors commemorated this initiative.

We would be honored to receive a proclamation from you, and we've provided sample language, including whereas clauses, for your convenience.

The Arab America Foundation (www.arabamericafoundation.org) is a non-profit educational and cultural organization dedicated to promoting Arab heritage in the U.S., educating Americans about Arab heritage and identity, and connecting and empowering Arab Americans.

We eagerly anticipate your positive response and appreciate your support as we commemorate National Arab American Heritage Month in April 2026.

Best wishes,

National Arab American Heritage Month Committee
Arab America Foundation

**2026 Proclamation
National Arab American Heritage Month**

WHEREAS, for over a century, Arab Americans have been making valuable contributions to virtually every aspect of American society: in medicine, law, business, education, technology, government, military service, culture; and

WHEREAS, since migrating to America, men and women of Arab descent have shared their rich culture and traditions with neighbors and friends, while also setting fine examples of model citizens and public servants; and

WHEREAS, they brought with them to America their resilient family values, strong work ethic, dedication to education, and diversity in faith and creed that have added strength to our great democracy; and

WHEREAS, Arab Americans have also enriched our society by sharing in the entrepreneurial American spirit that makes our nation free and prosperous; and

WHEREAS, the celebration of Arab American ancestry and cultural heritage educates our fellow Americans and counters misconceptions, harmful stereotyping, and shared misconceptions by other ethnic groups, and

WHEREAS, they join all Americans in the desire to see a peaceful and diverse society, where every individual is treated equally and feels safe; and

WHEREAS, the incredible contributions and heritage of Arab Americans have helped us build a better nation; and

NOW, THEREFORE, we announce that the Arab America Foundation celebrates the contributions Arab Americans have made to society, and does hereby declare April 2026 to be National Arab American Heritage Month by (state, city, county, school district, organization, public servant) _____. We encourage our citizens to join us in this special observance.

Revised: March 2026

ITEM NUMBER: 1

ITEM NAME: Donation of Personal Protective Equipment (PPE) from the NJ Department of Health Division of Disaster Preparedness, Resiliency & Emergency Medical Services to the Police Department

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
CM - PPE donation to Police Dept 3-17-26	(Insert Upload Date)	(Insert Type)



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 Whom It May Concern:

On February 27th, 2026, we received donated Personal Protective Equipment from the New Jersey Department of Health Division of Disaster Preparedness, Resiliency, & Emergency Medical Services (DPREMS). This donation was applied for in October of 2025. The donated equipment includes:

- 25 – Tyvek Coveralls – Size M
- 50 – Tyvek Coveralls – Size 2XL
- 192 – Face Shields
- 10,000 – Rubber Gloves – Size XL
- 4,500 – N95 Surgical Masks – Size Regular
- 4,500 – N95 Surgical Masks – Size Small
- 300 – Anti-Skid Shoe Covers

These items will be distributed to the Patrol Division for personal protection when responding to emergencies.


Capt. Darren Kester

BILL OF LADING

SHIP FROM		Bill of Lading #:	0000000000005029
Name:	NJDOH Division of Disaster Preparedness, Resiliency, & Emergency Medical Services (DPREMS) c/o AMS Logistics		
Address:	1 Cory Road	Carrier Name:	AMD LLC TRANSPORTATION
City/State/Zip:	Morristown, NJ 07960	Trailer #:	
Vendor #:		Seal #:	
SID #:		SCAC:	
SHIP TO		Pronumber:	
Name:	Clifton Police Department	Freight Charge Terms: (freight charges are prepaid unless marked otherwise)	
Address:	D/Lt. Darren Brodie	Prepaid:	Collect: 3rd Party:
Address:	900 Clifton Ave		
City/State/Zip:	Clifton, NJ 07013		
Phone:	973-470-2044		
CID #:			
THIRD PARTY FREIGHT CHARGES BILL TO			
Name:			
Address:			
City/State/Zip:			
Phone:			
SPECIAL INSTRUCTIONS			

CUSTOMER ORDER INFORMATION				
CUSTOMER ORDER NUMBER	# PKGS	WEIGHT	PALLET Yes / No	ADDITIONAL SHIPPER INFORMATION
REF#: 2026-076 PO#: 2026-076		380		
GRAND TOTAL		380		

CARRIER INFORMATION									
HANDLING UNIT		PACKAGE						LTL ONLY	
QTY	TYPE	QTY	TYPE	WEIGHT	H.M. (X)	COMMODITY DESCRIPTION Commodities requiring special or additional care or attention in handling or stowing must be so marked and packaged as to ensure safe transportation with ordinary care. See Section 2(e) of NMFC Item 360		NMFC	CLASS
1	Pallet	25	Each	9		TYVEK-400-MD TYVEK COVERALL SIZE MEDIUM			
1	Double Pallet	50	Each	24		TYVEK-400-2XL TYVEK 400 COVERALL SIZE 2XL			
1	Pallet	192	Each	33		P&G-FACE-SHIELD FACE SHIELD P&G			
1	Double Pallet	10,000	Each	129		CHEMO-GLOVES-XL CHEMO EXAM GLOVES-XL			
2	Double Pallet	4,500	Each	90		RP88020 PRO-PROGER N95 SURGICAL MASK			

Where the rate is dependent on value, shippers are required to state specifically in writing the agreed or declared value of the property as follows: "The agreed or declared value of the property is specifically stated by the shipper to be not exceeding _____ per _____."	COD Amount: \$ Fee Terms: Collect: ☐ Prepaid: ☐ Customer check acceptable: ☐
--	---

NOTE Liability Limitation for loss or damage in this shipment may be applicable. See 49 U.S.C. § 14706(c)(1)(A) and (B).	
RECEIVED, subject to individually determined rates or contracts that have been agreed upon in writing between the carrier and shipper, if applicable, otherwise to the rates, classifications and rules that have been established by the carrier and are available to the shipper, on request, and to all applicable state and federal regulations.	
SHIPPER SIGNATURE / DATE This is to certify that the above named materials are properly classified, described, packaged, marked and labeled, and are in the proper condition for transportation according to the applicable regulations of the Department of Transportation	Trailer Loaded: ☐ By Shipper ☐ By Driver Freight Counted: ☐ By Shipper ☐ By Driver/ pallets said to contain ☐ By Driver/Pieces CARRIER SIGNATURE / PICKUP DATE Carrier acknowledges receipt of packages and required placards. Carrier certifies emergency response information was made available and/or carrier has the DOT emergency response guidebook or equivalent. Property described above is received in good order, except as noted.

BILL OF LADING

				CARRIER INFORMATION					
HANDLING UNIT		PACKAGE						LTL ONLY	
QTY	TYPE	QTY	TYPE	WEIGHT	H.M. (X)	COMMODITY DESCRIPTION		NMFC	CLASS
						Commodities requiring special or additional care or attention in handling or stowing must be so marked and packaged as to ensure safe transportation with ordinary care. See Section 2(e) of NMFC Item 360			
2	Double Pallet	4,500	Each	90		RP88010 PRO-PROGER N95 SURGICAL MASK SMALL			
1	Double Pallet	300	Each	5		INTERNATIONAL-SHOECOVER-300PK INTERNATIONAL ANTI SKID SHOE COVER 300PK			
9		19,567		380 GRAND TOTAL					

Where the rate is dependent on value, shippers are required to state specifically in writing the agreed or declared value of the property as follows:
 "The agreed or declared value of the property is specifically stated by the shipper to be not exceeding _____ per _____."

COD Amount: \$

Fee Terms:

Collect: ☐Prepaid: ☐Customer check acceptable: ☐

NOTE Liability Limitation for loss or damage in this shipment may be applicable. See 49 U.S.C. § 14706(c)(1)(A) and (B).

RECEIVED, subject to individually determined rates or contracts that have been agreed upon in writing between the carrier and shipper, if applicable, otherwise to the rates, classifications and rules that have been established by the carrier and are available to the shipper, on request, and to all applicable state and federal regulations.

SHIPPER SIGNATURE / DATE

This is to certify that the above named materials are properly classified, described, packaged, marked and labeled, and are in the proper condition for transportation according to the applicable regulations of the Department of Transportation

Trailer Loaded:

- ☐ By Shipper
☐ By Driver

Freight Counted:

- ☐ By Shipper
☐ By Driver/ pallets
☐ By Driver/Pieces

CARRIER SIGNATURE / PICKUP DATE

Carrier acknowledges receipt of packages and required placards. Carrier certifies emergency response information was made available and/or carrier has the DOT emergency response guidebook or equivalent. Property described above is received in good order, except as noted.

ITEM NUMBER: 2

ITEM NAME: Memo from Legal Department relating to the Number of Votes
Required for Council to Take Action

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Number of Votes Required 3- 17-26	(Insert Upload Date)	(Insert Type)



City of Clifton

LAW DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

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

March 11, 2026

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

Re: Number of Votes Required for Council to Take Action

Dear Mayor Grabowski & Council Members:

At the last Council meeting, a question arose with regard to the number of votes necessary under the municipal manager form of government that is necessary for the Council to take action. Pursuant to N.J.S.A. 40:81-20, a majority of all the members of the Council is necessary to constitute a quorum and the affirmative vote of the majority of all the members is "necessary to take any action or pass any measure, except as otherwise provided by law." I am attaching the Appellate Division's decision in Country Club Towers Tenants' Association v. Country Club Towers I and II, 195 N.J. Super. 110, (App. Div. 1984), which coincidentally involved the City of Clifton, in which the Appellate Division specifically held that a three to two Council vote was a nullity because less than a majority of all seven members of the Council voted affirmatively on the action. A copy of this decision is attached for Council reference. In reaching its holding, the Appellate Division stated "we construe the phrase 'except as otherwise provided by law' in N.J.S.A. 40:81-20 as a limitation on the preceding definition of what constitutes a quorum and what constitutes a majority necessary for council action, without reference to and independent of the original legislative source of the power exercised by the council unless that legislative source prescribes expressly a different minimum voting formula." Accordingly, unless expressly prescribed by another legislative source, the majority vote of all seven Council members is required under N.J.S.A. 40:81-20 for the Council to take any action or pass any measure.

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/ef

195 N.J.Super. 110

Superior Court of New Jersey, Appellate Division.

COUNTRY CLUB TOWERS TENANTS'

ASSOCIATION, Plaintiff-Appellant,

v.

COUNTRY CLUB TOWERS I AND II, trading

as B & K Properties, Municipal Council of the

City of Clifton, and Rent Levelling Board of

the City of Clifton, Defendants-Respondents.

A-1553-83T3

|

Argued May 23, 1984.

|

Decided June 22, 1984.

Synopsis

Tenants' association appealed from judgment of the Superior Court, Law Division, Bergen County, upholding decision of municipal council that its vote to reverse rent-levelling board capital improvement surcharge was a nullity. The Superior Court, Appellate Division, held that decision of the council in city having municipal manager form of government that its vote by three members to two to reverse the surcharge was a nullity because less than majority of all seven members of the council voted affirmatively was correct interpretation of statutory council voting requirements under the Municipal Manager Act.

Affirmed.

Procedural Posture(s): On Appeal.

West Headnotes (2)

[1] **Municipal, County, and Local Government** ➡ Number of votes required

Decision of municipal council in city having municipal manager form of government that its vote by three members to two to reverse a rent-levelling board capital improvement surcharge was a nullity because less than a majority of all seven members of the council voted affirmatively was correct interpretation of statutory council voting requirements. *N.J.S.A. 40:79-1 to 40:84-19, 40:81-20*.

[2] **Municipal, County, and Local Government** ➡ Number of votes required

Phrase "except as otherwise provided by law" in Municipal Manager Act provision relating to requirement of majority vote of entire municipal council membership is a limitation on the preceding definition of what constitutes a quorum and what constitutes a majority necessary for council action, without reference to and independent of the original legislative source of power exercised by the council, unless that legislative source prescribes expressly a different minimum voting formula. *N.J.S.A. 40:81-20*.

Attorneys and Law Firms

*111 **420 Anthony Fiorello, Totowa, for plaintiff-appellant (Fiorello, Moraff & Foster, Totowa, attorneys).

Martin Kesselhaut, West Orange, for defendant-respondent Country Club Towers I and II (Ravin & Kesselhaut, West Orange, attorneys).

Sam Monchak, City Counsel, Clifton, for defendant-respondent Municipal Council of the City of Clifton.

Before Judges FURMAN and DEIGHAN.

Opinion

PER CURIAM.

[1] Plaintiff tenants' association appeals from a judgment upholding a decision of the Municipal Council of Clifton that its vote by three members to two to reverse a rent levelling board capital improvement surcharge was a nullity because less than a majority of all seven members of the council voted affirmatively. We affirm.

Clifton has a municipal manager form of government under *N.J.S.A. 40:79-1 to 40:84-19*. Pursuant to *N.J.S.A. 40:81-20*, a majority of all the members of the council is a quorum and the affirmative vote of a majority of all the members is "necessary to take any action or pass any measure, except as otherwise provided by law." We are cited no provision of statute law which would authorize an affirmative vote of

a **421 majority of a *112 quorum but of less than all the members of the council upon appellate review of a rent levelling board decision.

Plaintiff's argument on appeal is attenuated and, we conclude, unsound. The municipal authority to enact rent control ordinances derives from *N.J.S.A. 40:48-2* of the Home Rule Act of 1917. See *Inganamort v. Bor. of Fort Lee*, 62 N.J. 521, 536, 303 A.2d 298 (1973). The Home Rule Act imposes no limitation on the common law rule that a majority of a quorum of a municipal governing body is sufficient to take action or to pass a measure. Because, in administering a rent control ordinance the council is exercising a power granted by the Home Rule Act, not by the Municipal Manager Act, plaintiff contends that the common law rule, not *N.J.S.A. 40:81-20*, should govern.

In our view, the flaws in plaintiff's argument are as follows. To begin with, the police power delegated to municipalities under the Home Rule Act was continued in the municipal council under the Municipal Manager Act, enacted in 1923. *N.J.S.A. 40:81-9* provides:

The municipal council shall be the governing body of the municipality and except as herein otherwise provided, shall have and possess all administrative, judicial and legislative powers and duties now had, possessed and exercised by the governing body of such municipality and all other executive or legislative bodies in such municipality, and shall have complete control and supervision over the affairs of the municipality to be exercised in the manner herein prescribed.

[2] Plaintiff would construe the phrase "except as otherwise provided by law," which follows the requirement of a majority vote of the entire council membership in *N.J.S.A. 40:81-20*, as "except as otherwise provided by any specific statute or by common law when the council is exercising a power conferred originally by a statute which fails to provide a minimum voting formula."

That construction would limit the majority of the entire council membership requirement of *N.J.S.A. 40:81-20* to internal administrative matters which the council is authorized to take action on pursuant to the Municipal Manager Act. It would nullify the statutory voting limitation whenever the *113 council was passing a measure or acting administratively or judicially in the exercise of its delegated police power under the Home Rule Act or in the exercise of any other delegated statutory power, unless, as in the Municipal Land Use Law, *N.J.S.A. 40:55D-1 et seq.*, the minimum voting formula incorporated in the legislation was identical to that in *N.J.S.A. 40:81-20*.

To the contrary, we construe the phrase "except as otherwise provided by law" in *N.J.S.A. 40:81-20* as a limitation on the preceding definition of what constitutes a quorum and what constitutes a majority necessary for council action, without reference to and independent of the original legislative source of the power exercised by the council unless that legislative source prescribes expressly a different minimum voting formula. Nothing in *N.J.S.A. 40:81-20* confines the majority of the entire council membership requirement to the exercise of powers conferred solely by the Municipal Manager Act.

We recognize that, in so construing *N.J.S.A. 40:81-20*, we may differ from *Manno v. City of Clifton*, 14 N.J.Super. 100, 81 A.2d 368 (App.Div.1951), which in the same city upheld a three to two vote suspending a retail liquor license under the Alcoholic Beverage Control Act, *N.J.S.A. 33:1-1 et seq.*, by applying the common law majority of a quorum rule. *Manno* may be read as limited to council action within its jurisdiction as the "other issuing authority" under *N.J.S.A. 33:1-19*.

In challenging the judgment below, plaintiff raises the additional issues that the capital improvement rental surcharge ordinance should be struck down as unconstitutional, that it should not have been applied retrospectively and that the rent levelling board misapplied it as a matter of law. We **422 affirm as to those three issues substantially for the reasons stated by Judge Harvey Smith in his oral opinion of October 27, 1983.

We affirm.

All Citations

195 N.J.Super. 110, 478 A.2d 420

End of Document

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ITEM NUMBER: 3

ITEM NAME: Letter to the Commissioners Relating to the Allwood Road Project

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
CM- Letter to the Commissioners 3-17-26	(Insert Upload Date)	(Insert Type)

Tolosi, Kathleen

From: Nysk, Margaret
Sent: Thursday, March 05, 2026 3:37 PM
To: DeMarzo, Gary; 'Larry Waxman'; Egan, Thomas; Grasso, Liana; Tolosi, Kathleen; Krusznis, Megan
Subject: RE: Letter to the Commissioners

Good afternoon,

The clerk of the Bd of Commissioners (Lou Imhoff) just returned my call from this morning and he stated that he delivered our letter to all commissioners as well as the county engineer and he stated that the email sent from Nordon Murphy on 12/1/25 stands and that there will be further discussions on phase 1, and when they start the next phase of this project they will let us know when this will be scheduled as of right now nothing has been scheduled. Any questions or concerns, please advise. Thank you and have a nice day.

Email dated from: 12/1/2025

Gary,

There will be no further public meetings for this phase of the project. In response to public comment, the plans have been revised to eliminate all new left turn lanes, and therefore trees will be removed with the project. Local officials will be included in project meeting when the project enters the next design phase, for which we do not yet have a schedule.

Feel free to contact me if you have any additional questions.



Nordan Murphy, PE, PP, County Engineer

County of Passaic
Department of Engineering

Office: 973-881-4450 Cell: 973-617-7187

Address: 401 Grand Street, Room 524, Paterson, NJ

passaiccountynj.org



ITEM NUMBER: 4

ITEM NAME: List of All Committees and Boards to Determine Whether to Allocate a Budget

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Index of Committee List - ADVISORY BOARDS	(Insert Upload Date)	(Insert Type)

**CITY OF CLIFTON
COMMITTEE AND BOARD INDEX**

A. APPOINTMENTS OF MAYOR

A1 Planning Board.....
A2 Trustees of Free Public Library of the City of Clifton.....
A3 Property Tax Reduction Committee/User Fee Committee.....
A4 Environmental Commission.....

B. APPOINTMENTS BY RESOLUTION OF THE MUNICIPAL COUNCIL

B1 Advisory Beautification Committee.....
B2 Advisory Board of Health.....
B3 Advisory Board of Recreation.....
B4 Advisory Committee for Individuals with Disabilities.....
B5 Affordable Housing Agency.....
B6 Board of Alcoholic Beverage Control of City of Clifton.....
B7 Bureau of Insurance/Health Benefits Committee.....
B8 Clean Communities Committee.....
B9 Clifton Arts Center & Sculpture Committee.....
B10 Clifton CA-TV Committee.....
B11 Clifton Senior Citizens Advisory Committee.....
B12 Clifton Senior Citizens Housing Corporation.....
B13 Clifton Traffic Safety Council.....
B14 Downtown Clifton Economic Group.....
B15 Disaster Mitigation Committee.....
B16 Hazardous Materials Control Board (HAZMAT).....
B17 Historic Botany Village Sid Board of Directors.....
B18 Historical Commission.....
B19 Historical – Friends of Morris Canal Park.....
B20 Finance/Bond Advisory Board.....
B21 Real Estate Committee.....
B22 Recycling Committee.....
B23 Rent Leveling Board.....
B24 Youth Week Committee.....
B25 Zoning Board of Adjustment.....
B26 Tree Committee.....
B27 Sewer Tax Committee.....
B28 Advisory Committee on Civil Rights
B29 Open Space Trust Fund Advisory Committee.....

C. APPOINTMENTS OF:

C1 Chaplains (Fire Department).....
C2 Chaplains (Police Department).....
C3 Office of Emergency Management.....
C4 Safety Committee.....

D. APPOINTMENTS OF MEMBERS OF MUNICIPAL COUNCIL

D1 DPW Committee.....
D2 Holiday Committee.....
D3 Clifton Records Committee.....
D4 Code Enforcement Committee.....
D5 Committee on City Manager Matters.....
D6 Committee on Economic Development.....
D7 Committee for Grants/Revenues/Facilitations with Legislators.....
D8 Committee on Police Matters.....
D9 Fire Review Committee.....
D10 Joint Board/Council Alliance Committee.....
D11 Picnic Committee.....
D12 Revolving Loan Fund Committee.....
D13 Safety Town Committee.....
D14 Towing Sub Committee.....
D15 Zoning Ordinance Review Committee.....

E. AUTONOMOUS CITY ORGANIZATION

E1 Clifton Board of Education.....
E2 Serv Centers of New Jersey, Inc.....

F. CITY OFFICIALS

F1 Non-City Employees (Appointment).....
F1a) Passaic Valley Water Commission.....
F1b) Municipal Historian.....
F1c) Public Defenders – City of Clifton.....
F1d) Clifton Veterans’ Committee.....
F1e) 2006 Passaic County Solid Waste Advisory Committee.....
F2 City Employees/Professionals.....
F2a) Municipal Council.....
F2b) City Officials – Appointments of Municipal Council.....
F2c) City Officials – Appointments of City Manager.....
F2d) City Official – Appointment of Library Board.....
F3 Action Clifton (All Clifton Together in Our Neighborhoods).....

ITEM NUMBER: 5

ITEM NAME: Memo from Court Administrator Regarding Credit Card Processing Fees

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
CM - Memo Credit Card Processing Fees 3-17-26	(Insert Upload Date)	(Insert Type)



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: Mayor Grabowski and Clifton City Council

FROM: Alexis Mitreski, Municipal Court Administrator

RE: Credit Card Processing Fees

DATE: March 5, 2026

Below are the average credit card processing fees based on invoices received from Global Payments.

Please note that the significant increase in fees is largely due to a higher number of litigants choosing to pay their fines by credit card rather than by cash or check.

In 2025, the Clifton Municipal Court collected \$1,154,622.86 more than in 2024, which is reflected in the higher processing fees. As previously advised, credit card processing fees cannot be passed on to litigants in accordance with Court Directive #8-98.

Visa – 5.25%

Discover – 5.25%

Mastercard – 5.25%

American Express – 5%

ITEM NUMBER: 6

ITEM NAME: List of Properties which Received Summonses as a Result of the Two (2) Snowstorms

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
CM- Address received summons for 2 snowstorms	(Insert Upload Date)	(Insert Type)

Address	1/25/26 -1st Storm	2/23/26 -2nd Storm
10 lincoln ave	1	
669 clifton ave		1
25 spring hill rd		1
57 1st St	1	
79 Pricilla St	1	
15 E PARKWAY	1	
363 S PARKWAY	1	
129 S PARKWAY	1	
300 MAIN AVE (X2)	1	
464 S PARKWAY	1	
329 DELAWANNA AVE	1	
334 RUTHERFORD BLVD	1	
10 W PARKWAY	3	3
668 PASSAIC AVE	1	
24 BELMONT AVE	1	
4 STANCHAK CT	1	
125 DELAWANNA AVE	1	
425 MAIN AVE	2	1
415 MAIN AVE	1	1
5Th Ave # 95	1	
Crooks	1	
Curie # 35	1	
Donald # 26	1	
E 2nd # 158	1	
E 4th # 334	1	
E 7th # 130	1	
Edward # 66	4	
Fernwood # 1	1	
Gordon #95	1	
Hazel # 138-140	2	
Hazel # 155	2	

Hazel # 166	1	
Hazel # 270	1	
Hazel # 349	2	
Hazel # 509	5	
Louise # 162	2	
Louise # 179	2	
Madeline # 185	1	
Main # 1607	1	
Main # 1610	4	
Piaget # 528	1	
Piaget # 534	2	
Roosevelt # 160	1	
Serven # 8	1	
Trenton # 62	4	
Vreeland # 148	1	
Walman # 14	1	
W 2nd # 232	1	
W 2nd # 240	3	
W 2nd # 66	3	
W 3rd # 112	1	
Norwood # 47		1
Inwood # 21		1
Edward # 66		1
Van Orden # 10		1
7Th St. # 248		1
Fairmount # 86		1
Main # 1462		1
E 7th # 182		1
5 th Ave. # 95		1
Crooks # 85-87		1
72 Virginia Ave.	1	
98 Virginia Ave.	1	
55 Garfield Ave.	1	

43 Garfield Ave.	1	
3 Ravona St.	1	
68 Ravona St.	1	
1380 Clifton Ave.	1	
87 Wesley St.	1	
113 Major St.	1	
760 Van Houten Ave.	1	
943 Van Houten Ave.	1	
925 Clifton Ave.	1	
44 Liberty St.	1	
65 La Salle Ave.	1	
87 Larkspur Ln.		1
283 Pershing Rd.		1
963 Van Houten Ave.		1
113 Major St.		1
932 Bloomfield Ave.		1
87 Larkspur Ln. (2 nd Storm)		1
35 La Salle Ave.		1
47 BYRON 1-25	1	
140 CLIFTON BLVD	1	
421 CLIFTON AVE	1	
489 CLIFTON AVE	1	
515 CLIFTON AVE	1	
517 CLIFTON AVE	1	
547 CLIFTON AVE	1	
555 CLIFTON AVE	1	
564 CLIFTON AVE	1	
673 CLIFTON AVE	1	
789 CLIFTON AVE	1	
99 CLINTON AVE	1	
104 COLFAX AVE	1	
129 COLFAX AVE	1	
99 CLOVERDALE	1	

157 DEMOTT AVE	1	
184 DEMOTT AVE	1	
196 DEMOTT AVE	1	
26 FOSTER	1	
101 HADLEY	1	
104 HADLEY	1	
108- HADLEY	1	
11HAMMOND	3	
21 HAMMOND	1	
152 MADISON	1	
185 MADISON	1	
160 MADISON	2	
663 PAULISON	1	
497 PIAGET	1	
495 PIAGET	1	
802 VAN HOUTON	1	
240 WASHINGTON	1	
178 2 nd ST	1	
402 CLIFTON AVE		2
8 FEDERAL		1
34 SARGEANT		1
564 VAN HOUTON		1
541 VAN HOUTON		1
66 Piaget Ave	1	
217 Lakeview Ave	1	
41 Center St	1	
231 Lakeview Ave	1	
129 Clifton Ave	1	
635 Lexington Ave	1	
98 Van Riper Ave	1	
162 Van Riper Ave	1	
501 Lexington Ave	1	
123 Hamilton Ave	1	

22 Van Riper Ave	1	
108 Center St		1
388 Lexington Ave		1
162 Van Riper Ave		1
166 Hamilton Ave – Piaget Ave Side of property		1
346 Lexington Ave		1
10 Arthur St	1	
1 ATHENIA AVE	1	
11 BREEZY HILL CT	1	
11 SCOTT TERR	1	
122 ABBE LANE	1	
124 THANKSGIVING LANE	4	
137 HUEMMER TERR	2	
148 CHITTENDEN RD	2	
166 ELMWOOD DR	1	
181 MAPLEWOOD AVE	1	
189 LOCKWOOD DR	1	
19 FIELD RD	1	
19 FIELD RD		1
19 KNOLLWOOD TERR	2	
20 CRAIG PL	3	
201 NOTCH RD	1	
208 HIGHVIEW DR	1	
257 MC COSH RD	10	
28 TAMBOER AVE	1	
3 HILLCREST AVE	1	
30 WOODLAWN AVE	3	
30 WOODLAWN AVE		1
300 VALLEY RD	1	
31 MAYFAIR PL	11	
341 GROVE ST	5	
353 MAPLEWOOD AVE		1
37 HOMESTEAD ST	1	

401 GROVE ST	3	
41 HOMESTEAD ST	2	
41 HOMESTEAD ST		2
458 BROAD ST	6	
46 SILLECK ST	1	
471 GROVE ST	1	
5 CHITTENDEN RD	2	
5 EARNSHAW PL	1	
5 EARNSHAW PL		1
5 HUGO ST	1	
6 E EMERSON ST	9	
6 HUGO ST	1	
60 MC COSH RD	1	
60 MC COSH RD		1
61 HOMESTEAD ST	1	
642 BROAD ST	1	
66 FORDHAM RD	3	
667 ALLWOOD RD	1	
69 ROBIN HOOD RD	1	
7 BREEZY HILL CT	1	
7 SCOTT TERR	1	
75 EMERSON ST	2	
75 PLOCH RD	1	
75 PLOCH RD		2
79 PRISCILLA ST	4	
863 ALLWOOD RD	1	
9 IRVINGTON PL	1	
97 GOURLEY AVE	1	
97 WOODLAWN AVE	1	
97 WOODLAWN AVE		1
98 PLOCH RD	1	
A 1 MT WASHINGTON DR	1	
109 Fornelius Avenue	1	

please note: number indicates how many summonses were issued related to each storm

ITEM NUMBER: 7

ITEM NAME: Library Expenditure Budget (Accounting Year 2025)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Library 2025	(Insert Upload Date)	(Insert Type)

Expenditure Budget

LIBRARY

Activity to 12/30/2025 (Accounting Year 2025)

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

Account Number	Description	Budget	Activity	Encumbered	Balance
26-201-29-390-100	Public Library - Salaries	2,500,000.00	-	-	2,500,000.00
26-201-29-390-101	Full Time Salaries	-	1,691,837.05	-	(1,691,837.05)
26-201-29-390-102	Part Time Salaries	-	423,608.49	-	(423,608.49)
26-201-29-390-108	Excess Accumulated Time	-	31.20	-	(31.20)
26-201-29-390-109	Overtime	-	7,090.29	-	(7,090.29)
26-201-29-390-110	Sick Time Buy Out	-	2,182.70	-	(2,182.70)
26-201-29-390-111	Health Care Buy Out	-	19,999.68	-	(19,999.68)
		2,500,000.00	2,144,749.41	-	355,250.59
26-201-29-390-200	Public Library Expenses	2,464,828.00	-	-	2,464,828.00
26-201-29-390-201	PERS	-	298,947.20	-	(298,947.20)
26-201-29-390-202	Auto Expenses	-	103,130.14	-	(103,130.14)
26-201-29-390-204	Books, Magazines, Periodicals	-	179,676.76	-	(179,676.76)
26-201-29-390-207	Uniform Allowance	-	2,441.55	-	(2,441.55)
26-201-29-390-217	Janitorial Supplies	-	14,613.67	-	(14,613.67)
26-201-29-390-221	Fuel - Gasoline	-	1,827.36	-	(1,827.36)
26-201-29-390-224	Printing	-	1,550.00	-	(1,550.00)
26-201-29-390-225	Computer Equipment & Supplies	-	6,696.61	-	(6,696.61)
26-201-29-390-226	Office Supplies	-	5,231.59	-	(5,231.59)
26-201-29-390-242	Other Equipment	-	6,515.98	-	(6,515.98)
26-201-29-390-261	Electric and Gas	-	148,398.97	-	(148,398.97)
26-201-29-390-269	Telephone	-	15,784.77	-	(15,784.77)
26-201-29-390-300	Employer Taxes	-	145,563.44	-	(145,563.44)
26-201-29-390-310	Group Insurance	-	440,893.51	159,106.49	(600,000.00)
26-201-29-390-312	Postage	-	2,945.14	-	(2,945.14)
26-201-29-390-316	Subscriptions & Memberships	-	3,845.00	-	(3,845.00)
26-201-29-390-320	Consultant Services	-	45,221.85	-	(45,221.85)
26-201-29-390-325	Education, Training, Seminars	-	2,179.59	-	(2,179.59)
26-201-29-390-330	Other Insurance Premiums	-	200.00	-	(200.00)
26-201-29-390-405	Maintenance & Repairs	-	261,232.03	-	(261,232.03)
26-201-29-390-501	DCRP	-	13,753.72	-	(13,753.72)
		2,464,828.00	1,700,648.88	159,106.49	605,072.63
TOTALS		4,964,828.00	3,845,398.29	159,106.49	960,323.22

ITEM NUMBER: 8

ITEM NAME: Formal Request to Review and Repeal Chapter 407 (Tattooing Prohibition)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
CM- Request to Review Tattooing Prohibition 3-17-26	(Insert Upload Date)	(Insert Type)

Tolosi, Kathleen

From: Diamonique
Sent: Thursday, March 12, 2026 11:53 AM
To: Tolosi, Kathleen
Subject: Formal Request to Review and Repeal Chapter 407 (Tattooing Prohibition)

CAUTION: This email originated outside the City of Clifton's email system.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

"Good evening, Mayor and members of the Council.

My name is **Diamonique Harley**, and I am asking to formally request that the Council review and repeal **Chapter 407-1** of the Clifton Municipal Code, which currently places a total ban on the business of tattooing.

As you are aware, Clifton's current ordinance dates back to an era when tattooing was not strictly regulated. However, today, the **New Jersey State Sanitary Code (Chapter VIII, N.J.A.C. 8:27-1)** provides exhaustive, world-class safety and sterilization requirements for 'Body Art Establishments.' These state regulations are already enforced by local health departments across New Jersey to ensure public safety. Furthermore, several New Jersey municipalities—most recently **Hoboken**—have repealed similar bans after recognizing that tattooing is a **protected form of free speech** under the First Amendment. Maintaining a total prohibition leaves the city vulnerable to costly legal challenges that have already been settled in favor of business owners in federal courts.

I am a professional looking to bring a high-end, tax-paying, and safe business to Clifton. I am asking the Council to:

1. **Refer this matter to the City Attorney** to review the constitutionality of a total ban.
2. **Direct the Planning Board** to establish reasonable zoning districts where these state-regulated businesses can operate.

Clifton already successfully regulates and licenses **body piercing** under Chapter 211. There is no logical or legal reason to treat tattooing differently under the law.

I have prepared state health standard and example of successful ordinances from neighboring town, down below ...

[Township of Bloomfield, NJ](#)

- **Zoning Integration:** Instead of a blanket ban, [Bloomfield](#) allows tattoo parlors as "Personal Service Establishments" specifically in the **CBD (Central Business District)** and **B-2 (Neighborhood Business District)**.
- **Adoption of State Standards:** The ordinance explicitly states that all establishments must comply with N.J.A.C. 8:27-1, the [New Jersey State Sanitary Code](#).
- **Local Licensing & Fees:**
 - Requires a local **Certificate of Sanitation** from the Board of Health.
 - Establishes an annual license fee (e.g., \$100–\$200) to cover the cost of city inspections.
- **Safety Protections:** Includes local rules for:
 - **Age Restrictions:** No tattoos for anyone under 18 without parental consent.
 - **Record Keeping:** Requirements for keeping permanent patron records for at least four years.
 - **Facility Layout:** Rules for smooth, easily cleaned walls/floors and specific sink requirements for artists.

Thank you for your time."

Sent from my iPad

ITEM NUMBER: 9

ITEM NAME: Thank you note from The Pogorelec Family

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
CM - Thank you 3-17-26	(Insert Upload Date)	(Insert Type)

To: Maym Grabowski, Council
and Administration,

Our sincere thank you
for the beautiful flowers and the
support you have shown John over
these many years.

Your expressions of sympathy
will long be remembered.

Sincerely,
The Oppeneb Family

ITEM NUMBER: 1

ITEM NAME: Litigation ~ Angelina Tirado v. City of Clifton, et al., Docket No.: PAS-L-2238-25

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
None	(Insert Upload Date)	(Insert Type)

ITEM NUMBER: 2

ITEM NAME: Litigation ~ John Rader v. City of Clifton Zoning Board of Adjustment, *et al.* Docket No.: PAS-L-2238-25

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
None	(Insert Upload Date)	(Insert Type)

ITEM NUMBER: 3

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

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
None	(Insert Upload Date)	(Insert Type)

ITEM NUMBER: 4

ITEM NAME: Litigation ~ Police Officer Workers' Compensation Claim, Date of Loss: 05/19/2023

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
None	(Insert Upload Date)	(Insert Type)

**CITY OF CLIFTON
COUNCIL
MEETING AGENDA
MARCH 17, 2026 @ 6:30 PM**

ITEM NUMBER: 5

ITEM NAME: Litigation ~ DPW, Workers' Compensation Claim, Date of Loss:
03/27/2023

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
None	(Insert Upload Date)	(Insert Type)

ITEM NUMBER: 6

ITEM NAME: Litigation Update ~ Occidental Chemical Corp. v. 21st Century Fox America, Inc., *et al.* - Civil Action No. 2:18-CV-11273

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
None	(Insert Upload Date)	(Insert Type)

ITEM NUMBER: 7

ITEM NAME: Personnel ~

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
None	(Insert Upload Date)	(Insert Type)

ITEM NUMBER:

ITEM NAME: Father Monteleone ~ St. Philip's Church

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
None	(Insert Upload Date)	(Insert Type)

ITEM NUMBER:

ITEM NAME: Women's History Month Presentation

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
None	(Insert Upload Date)	(Insert Type)

ITEM NUMBER:

ITEM NAME: Regular Meeting Minutes of February 17, 2026

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
February 17, 2026 Regular	(Insert Upload Date)	(Insert Type)

**CITY OF CLIFTON
REGULAR MEETING MINUTES
FEBRUARY 17, 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 De Marzo; City Clerk, Kathleen Tolosi; Deputy City Clerk, Megan Krusznis.

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

Father Joseph DeMarzo ~ St. Andrew's Church

Gary Perino brought a point of order to the attention of the council prior to business and requested clarity on whether Councilwoman Pino is classified as a full-time employee. City Attorney Tom Egan and City Manager Gary De Marzo responded that the Councilwoman is an elected official, and in the user-friendly budget council members are listed under the umbrella of employees. The determination was made that she will not be required to recuse herself from proceedings, as all council members are listed as part-time.

PUBLIC HEARING

There was no public hearing during the Regular Meeting.

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 Workshop Meeting Minutes of February 3, 2026

COMMUNICATIONS FROM THE CITY MANAGER

- C-1 Matthew Failla, Public Safety, Supervising Public Safety Telecommunicator, retired effective February 1, 2026.
- C-2 Kenneth Mascuch, Public Safety, Resigned position of School Traffic Guard, effective January 19, 2026.
- C-3 Darvin Chaclan-Hernandez, Public Safety, Hired as Public Safety Telecommunicator, effective February 2, 2026, at \$45,000.00 annually.
- C-4 Margaret Morse, Manager, Resigned Position of Communications Manager, Effective February 6, 2026.
- C-5 Christopher Peltyszyn, Human Services, Resigned position of Keyboarding Clerk 1, effective February 6, 2026.

COMMUNICATIONS MEETING MINUTES

- C-6 Meeting Minutes of the Clifton Cable Advisory Committee on 12/03/2025
- C-7 Meeting Minutes of the Clifton Historical Advisory Commission on 12/04/2025
- C-8 Meeting Minutes of the Advisory Committee on Civil Rights on 12/22/2025 and 02/02/2026
- C-9 Meeting Minutes of the Environmental Commission on 10/8/2025, 11/19/2025, 12/10/2025 and 1/14/2026
- C-10 Meeting Minutes for the Advisory Board of Health for 10/14/2025, 12/9/2025, and 1/13/2026
- C-11 Meeting Minutes for the Hazardous Materials Control Board of 10/15/2025, 11/19/2025, and 12/17/2025
- C-12 Meeting Minutes of the Advisory Committee for Individuals with Disabilities on 01/12/2026 & 02/09/2026
- C-13 Meeting Minutes of the ABC Board on 1/14/2026

SECOND READING ORDINANCES

- A. Adoption of Ordinance 8077-25**
- B. Public Hearing on Ordinance 8077-25**

Mayor Grabowski opened the floor to the public with regard to the Ordinance 8077-25

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

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

An Ordinance to Amend, Revise and Supplement Chapter 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)

(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. Adoption of Ordinance 8078-25**
- B. Public Hearing on Ordinance 8078-25**

Mayor Grabowski opened the floor to the public with regard to the Ordinance 8078-25

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

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

An Ordinance to Amend, Revise and Supplement Chapter 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)

(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. Adoption of Ordinance 8080-25**
- B. Public Hearing on Ordinance 8080-25**

Mayor Grabowski opened the floor to the public with regard to the Ordinance 8080-25

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

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

An Ordinance to Amend, Revise and Supplement the Code of the City of Clifton to Add a Chapter Entitled "Cost Share Sidewalk Repair Program (Creates Regulations Regarding Sidewalk Repair Program)

(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 8081-26**

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 Councilwoman Sadrakula.

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)

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 March 3, 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.

- A. Introduction of Ordinance 8082-26**

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 Councilwoman Sadrakula and seconded by Councilman D'Amato.

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)

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 March 3, 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.

A. Introduction of Ordinance 8083-26

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 Councilwoman Sadrakula and seconded by Councilman D’Amato.

An Ordinance to Amend, Revise and Supplement Chapter 439 of the Code of the City of Clifton, Entitled "Vehicles and Traffic", More Particularly Section 439-38 Thereof, Entitled "Handicapped Parking on Streets for Private Residences" (Adds 9 Restricted Handicapped Spaces)

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 March 3, 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.

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

A. Introduction of Ordinance 8084-26

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 Councilwoman Sadrakula and seconded by Councilman D’Amato.

An Ordinance to Amend, Revise and Supplement Chapter 439 of the Code of the City of Clifton, Entitled "Vehicles and Traffic," More Particularly Section 439-38 Thereof, Entitled "Handicapped Parking on Streets for Private Residences" (Deletes 6 Restricted Handicapped Spaces)

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 March 3, 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.

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

A. Introduction of Ordinance 8085-26

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 Councilwoman Sadrakula.

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)

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 March 3, 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.

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

A. Introduction of Ordinance 8086-26

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 Gibson.

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)

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 March 3, 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.

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

FLOOR TO THE MEMBERS OF THE PUBLIC

Members of Boy Scouts Troop 123, Kyle, Angelo, Joseph, and Arjun, invited the council and the residents to participate in the team pancake breakfast on March 1, 2026 at Athenia Veterans Post from 8:30 am until 12:00 pm. The tickets are \$10 each.

Tom Whittles announced he is running for city council. He asked the current council members to reflect on what they've done over the last three years.

Guy Madsen complimented the Boy Scout troop for coming up and speaking. He noted that Jersey's Best Meatball was awarded to Clifton's Lucci's, and he asked the council to do a proclamation. He believes DPW did a terrible job during the January snowstorm, and the city should have activated OEM. He believes we should be searching for the best candidate for the office of the City Manager role. He noted the health benefits are under review at the Attorney General's office.

Pat Caesar requested council change the ordinance affecting parking on McCosh Road from Woodlawn Avenue to Maclean Road to have signage stating permit parking from 9 am to 5 pm. She asked for a longer response time to letters sent out by the police department in case residents are away. She also requested the ability to call in to the police department if a resident is having a party to prevent residents from having to obtain temporary parking passes for one day.

Gary Perino thanked the legal team, the mayor, and the city manager for their opinions. He praised the Police Chief and the department for their hard work solving a case. He asked who is responsible for clearing the tracks. He asked if the crossing guard privatization is just a discussion or if it is in motion. He believes it is a sin that Councilman D'Amato is not running this November.

James Lasgar thanked the council for amending the speed limit on Delawanna Avenue.

Ahmed Abdelbaki thanked the DPW employees for their work putting together the Ramadan crescent for the lighting ceremony. He believes the expectation for DPW to plow curb-to-curb is unrealistic. He feels Clifton will do better without hate and bigotry in the city, and he is proud of the students who recently walked out in protest of ICE.

Donna Popowich noted the live feed has been cutting in and out and asked if it can be checked. She thanked the council for reducing the speed limit on Delawanna Avenue. The CFO made a great presentation last week regarding the budget. She requested anyone clearing out unopened food to please donate to the Little Free Pantry.

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

(7-0-0-0) Councilman 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, noted the city currently does not have a contract for the crossing guards and the consideration is privatization.

COMMITTEE REPORT

Councilman Kolodziej reported that the Municipal Alliance Board met and discussed traffic control on Colfax Avenue where the ramp from the high school comes down. They asked for a marked police vehicle be placed there to assist with traffic. They requested placing cameras on buses, and placing “no parking when roads are snow covered” signs between the existing “no parking during drop off” signs. There was additional comments made to make Washington Ave coming off of Paulison a one-way in front of School 3. There is a pending Senate Bill requiring school districts to participate in the PILOT agreement discussions and that the new agreements will guarantee funding to the school districts. There was a discussion about the Christopher Columbus Middle School tunnel with the NJ DOT grant, which should be near completion in 2028. The Alliance thanked the Board of Education for assistance with snow removal. The next meeting is April 13th.

COUNCIL PRIVILEGE

Councilman Gibson

Councilman Gibson reported there is activity at the corner of Dwight and Pershing Road and there are driveways being blocked, and he would like to know what is happening. He added the council should investigate the parking conditions in Montclair Heights.

Councilwoman Sadrakula

Councilwoman Sadrakula asked if the letter expressing the displeasure of the council for a lack of public meeting went out to the County regarding the Allwood Road project, and if it has not been sent, she made a motion to send one which was seconded by Councilman D’Amato. She requested a report for how many summonses were issued during the January snowstorm for un-shoveled sidewalks and another report for number of summonses issued in 2025 by our Quality-of-Life department. Zoning Ordinances, specifically for houses of worship, need to be updated. She asked for an update on when the Zoning Committee will be meeting next. She requested to know why OEM was not activated during the last storm, and what the procedure is for activation and who is authorized to activate it.

Councilman Latona

Councilman Latona acknowledged the warmer temperatures and stated there will be an after-action report for the storm. He felt the lack of activating OEM and lack of communication during the storm was atrocious. He felt the county performed worse than the city. On February 28th there will be a flag raising for Black History Month. He stated that the meeting has been going very well tonight and is proud that our July 4th fireworks will be on July 4th. He noted his appreciation for a new planner for the city and also noted there will be progress on the items the council has been requesting. He asked the public to support the Boy Scouts on their Pancake Breakfast. He congratulated all the potential candidates in the upcoming council election. He wished everyone a happy Ramadan and wished Dorothy a happy 98th birthday.

Councilwoman Pino

Councilwoman Pino reminded the Clifton residents and organizations working to fundraise that her office is in possession of tricky tray baskets that are ready to be donated. Please contact her at her council email address. The Clifton Behind the Scenes initiative is coming up next month and asked everyone to tune in or sign up. She advised the public that the spring semester youth program is currently accepting applications. She believes the Pizza Bowl event was well organized and was happy to have purchased tickets to attend and support the Tunnels to Towers Foundation.

Councilman Kolodziej

Councilman Kolodziej explained the functions of the office of OEM. He believes the response from DPW during the last snowstorm was due to poor financial decisions made by council. The current council needs to address and fix some of the financial errors of the past and move forward. He also feels we need more revenue generators for 2026. The discussion about revenue generators needs to happen at the next budget meeting.

Councilman D’Amato

Councilman D’Amato wished everyone a happy first night of Ramadan and noted the Crescent lighting event was wonderful. He shared a personal friend’s health diagnosis and the fragility of life. He asked the City Manager to request the Army Corp of Engineers attend a meeting regarding the Third River Project. He expressed interest in having a World Cup streaming event. Lastly, he noted an alternative method to provide storage to qualified non-profits in the city, and asked if community partners can loan space to the non-profits in need.

Mayor Grabowski

Mayor Grabowski wished everyone a happy Chinese New Year and a happy Ramadan. He thanked Gary Perino for being respectful at the microphone. He announced that Nellie Pou called and is getting Clifton two grants for Holster Park. He announced that old friends getting together for events is not collusion. Our form of government is strong city manager and the city manager is responsible for day-to-day operations, and the council is responsible for policy and budgets.

RESOLUTIONS

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

RESOLUTION 061-26

**RESOLUTION
TO APPROVE**

**Claims to be paid the meeting of February 17th, 2026
Meeting of February 17th, 2026**

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

Current Fund	\$	18,770,834.74
Grant Fund	\$	41,462.32
General Capital Fund	\$	190,578.50
Sewer Utility -Operating	\$	190,572.21
Sewer Utility-Capital	\$	42,603.26
Developers Escrow	\$	21,920.79
Dog Trust	\$	2,652.87
Revolving Loan Fund	\$	-
Police Extra Duty	\$	36,445.50
Trust Other	\$	293,057.43
Section 8 Public Housing	\$	213,569.99
Affordable Housing	\$	1,155.00
Community Development	\$	-
Payroll Agency	\$	-
Tax Title Lien Redemption	\$	-
UCC Trust	\$	36,371.78
	\$	-
Self Insurance	\$	1,475,879.83
Fire Dedicated Penalties	\$	-
Revolving Loan Fund	\$	-
Tax Title Lien Redemption	\$	-
Unemployment Trust Fund	\$	-
Library	\$	95,741.66
General Liability Trust	\$	22,209.67
Workers Compensation Trust	\$	96,156.88
Trust Escrow	\$	-
Reserve for Housing	\$	-
Federal DOJ Forfeiture	\$	-
TOTAL CLAIMS	\$	21,531,212.43

RESOLUTION 062-26

**RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE
NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION GREEN ACRES
PROGRAM FOR FUNDING OF IMPROVEMENTS
AT SURGENT PARK**

WHEREAS, the New Jersey Department of Environmental Protection, Green Acres Program (“State”), provides grants and/or loans to municipal and county governments and grants to nonprofit organizations for assistance in the acquisition, development, and stewardship of lands for outdoor recreation and conservation purposes; and

WHEREAS, the City of Clifton – an Urban Aid Community -- desires to further the public interest by obtaining total funding in the amount of \$1,806,000, in the form of a \$1,806,000 matching grant and, if available, a \$0.00 loan, from the State to fund the following project, which will take place in an Overburdened Community Subject to Adverse Stressors: *Improvements at Surgent Park* at a cost of \$1,806,000;

WHEREAS, the State shall determine if the application is complete and in conformance with the scope and intent of the Green Acres Program, and notify the applicant of the amount of the funding award; and

WHEREAS, the applicant is willing to use the State’s funds in accordance with such rules, regulations, and applicable statutes, and is willing to enter into an agreement with the State for the above-named project;

NOW, THEREFORE, the governing body/board resolves that:

1. Raymond Grabowski or the successor to the office of Mayor of the City of Clifton is hereby authorized to:
 - a. make application for such a loan and/or such a grant,
 - b. provide additional application information and furnish such documents as may be required, and
 - c. act as the authorized correspondent of the above-named applicant;
2. The applicant agrees to provide its matching share to the Green Acres funding request, if a match is required, in the amount of \$0.00;
3. In the event the State’s funds are less than the total project cost specified above, the applicant has the balance of funding necessary to complete the project;
4. The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and
5. This resolution shall take effect immediately.

RESOLUTION 063-26

**RESOLUTION AUTHORIZING PERMISSION TO BID FOR ON-
CALL EMERGENCY SEWER REPAIR SERVICES**

WHEREAS, the City of Clifton shall incur no expense exceeding \$17,500, except where either authorized by law or waived by the Municipal Council up to the State of New Jersey bid threshold; and,

WHEREAS, the City of Clifton seeks construction services estimated to cost in excess of \$17,500 without waiver; and

WHEREAS, the scope of work includes on-call emergency sewer repair services throughout the City of Clifton; and

WHEREAS, the City Engineer of the City of Clifton has prepared Bid Specifications, Notice to Bidders, Proposals and Specifications for said improvements in anticipation of the public bidding for same and finds same to be acceptable for public bidding; and,

NOW THEREFORE BE IT RESOLVED by the Mayor and Municipal Council of the City of Clifton that the Purchasing Agent is authorized to advertise a Notice to Bidders and to receive public bids for the services described therein; and,

BE IT FURTHER RESOLVED that the Notice to Bidders shall be published once in a legal newspaper of the City of Clifton no later than the next Municipal Council meeting, in accordance with N.J.S.A. 40A:11-1 *et seq.*

RESOLUTION 064-26

RESOLUTION AUTHORIZING FIREWORKS TO BE DISPLAYED ON JULY 4, 2026

WHEREAS, N.J.S.A. 21:3-3 requires that a municipal governing body authorize the display of fireworks within its boundaries as a precondition to such display in accordance with the above statute; and

WHEREAS, it is the City of Clifton’s desire to conduct such a display on the night of July 6, 2025 (with no rain date) at Clifton Stadium at Main Memorial Park, Route 46 and Piaget Avenue, Clifton, New Jersey with Serpico Pyrotechnics LLC located in 133 Orchid Court Toms River NJ 08753 for not to exceed \$20,000.00;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of Clifton, in the County of Passaic hereby authorizes the display of such fireworks upon satisfaction of all statutory requirements with regard to same by the approved contractor.

RESOLUTION 065-26

**RESOLUTION AWARDDING CONTRACT FOR
WILD GEESE CONTROL SERVICES 2026**

WHEREAS, the City of Clifton has a need to maintain Geese Control Services at the following locations:

- | | |
|------------------|----------------------|
| • Nash Park | • Zelenka Park |
| • Oak Ridge Park | • Main Memorial Park |
| • Albion Park | • Clifton City Hall |
| • Latteri Park | • Mt Prospect Park |

WHEREAS, quotations were solicited for the purpose of providing environmentally safe Canada Geese control services with the use of border collies. The following two vendors submitted the quotes:

		Monthly Cost	Annual Cost
1.	Geese Chasers North Jersey LLC	\$1,560.00	\$18,720.00
2.	Birds Beware, Inc.	\$1,570.00	\$18,840.00

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

WHEREAS, the estimated value of the contract is expected to be in excess of \$17,500.00; and

WHEREAS, the Business Entity Disclosure Certification has been received from Birds Beware. and is incorporated in the contract awarded hereby; and

WHEREAS, upon review of the submitted quotes, it is recommended the contract be awarded to the lowest responsive and responsible vendor Geese Chasers North Jersey LLC. in the amount of \$18,720.00; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Municipal Council, that the contract (by way of a purchase order) for Geese Chasers North Jersey be awarded to the lowest respondent, Geese Chasers North Jersey LLC., P.O.Box 282, Great Meadows NJ 07838 in an amount not to exceed \$18,720.00. Term of contract shall commence March 1, 2026, and end on February 28, 2027; and

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

CERTIFICATION OF FUNDS: Funds are available upon adoption of the 2026 budget in account number 01-201-28-375-503.

RESOLUTION 066-26

**RESOLUTION AUTHORIZING THE SOLICITATION OF INFORMAL QUOTATIONS
FOR A FOOD AND BEVERAGE CONCESSION AT ANZALDI PARK FOR THE CITY
OF CLIFTON RECREATION DEPARTMENT**

WHEREAS, the City of Clifton Recreation Department desires to provide food and beverage concession services (including the sale of both drinks and food) at Anzaldi Park for the benefit and enjoyment of the general public; and

WHEREAS, pursuant to N.J.A.C. 5:34-9.4(d), the governing body of a contracting unit may, by resolution, commence the procurement of a concession; and

WHEREAS, pursuant to N.J.S.A. 40A:11-15 et seq., the City may award a concession contract, the award of which shall be based upon the fees paid to the City and such other factors as may be deemed to be most advantageous to the City; and

WHEREAS, the City intends to solicit proposals through informal quotations for said concession services in accordance with applicable law; and

WHEREAS, the successful concessionaire shall be responsible to supply, install (if applicable), maintain, stock, and service the concession operation at no cost to the City, except for those minimal administrative costs associated with administering the contract; and

WHEREAS, no additional cost shall be incurred by the City other than those costs associated with the administration of the contract; and

WHEREAS, the provision of concession services will benefit park patrons and enhance recreational activities for the general public.

NOW, THEREFORE, BE IT RESOLVED by the Municipal Council of the City of Clifton, County of Passaic, State of New Jersey, that the Recreation Department, in coordination with the appropriate City officials, is hereby authorized to solicit informal quotations for a food and beverage concession at Anzaldi Park in accordance with N.J.A.C. 5:34-9.4(d) and N.J.S.A. 40A:11-15 et seq.; and

BE IT FURTHER RESOLVED that the award of the concession contract shall be made to the respondent whose proposal is determined to be most advantageous to the City, price and other relevant factors considered; and

BE IT FURTHER RESOLVED that the appropriate City officials are hereby authorized to take any and all actions necessary to effectuate the purposes of this Resolution.

RESOLUTION 067-26

**RESOLUTION AUTHORIZING ADVERTISEMENT OF NOTICE OF INTENT FOR
PURCHASE AND INSTALLATION OF SPLASH PAD FOR NASH PARK FOR CITY
OF CLIFTON VIA SOURCEWELL NATIONAL COOPERATIVE CONTRACT**

WHEREAS, the City of Clifton is allowed to participate in inter-local purchasing systems per N.J.S.A. 52:34-6.2 (b) P.L. 2011, c.139 which was enacted into law permitting agencies to utilize cooperative purchasing agreements with other states; and

WHEREAS, pursuant to resolution R274-18, adopted June 19, 2018, the City of Clifton is a member of Sourcewell, formerly known as National Joint Powers Alliance (NJPA), a national cooperative, in accordance with N.J.S.A. 52:34-6.2, and LFN 2012-10; and

WHEREAS, the City of Clifton seeks permission to advertise the City's interest in participating with the Sourcewell national cooperative for **Aquatic Play Solutions and Cooling Solutions**, which was awarded to Vortex Aquatic Structures International, 3500 South Dupont Highway Suite EP-101, Dover DE 19901; and

WHEREAS, information regarding the contract may be found on Sourcewell's website at <https://www.sourcewell-mn.gov/cooperative-purchasing/101625-VOR> ; and

WHEREAS, the current contract term for Sourcewell contract #101625-VOR, for **Aquatic Play Solutions and Cooling Solutions** which expires on December 17, 2029; and

WHEREAS, barring comments to the contrary, it is the intent of the City of Clifton to award a contract to Vortex Aquatic Structures International, 3500 South Dupont Highway Suite EP-101, Dover DE 19901, pursuant to the proposal submitted in response to Sourcewell's Notice to Bidders Titled "Playground, Water Play and Aquatic Equipment, Site Amenities, and Outdoor Fitness Equipment with related Accessories and Services #101625-VOR for Aquatic Play Solutions and Cooling Solutions; and

NOW, THEREFORE BE IT RESOLVED, that the City of Clifton authorizes the Purchasing Agent to advertise the Notice of Intent to Award Contract under a National Cooperative Purchasing Agreement with a comment period ending March 3, 2026.

Comment Period ends: March 3, 2026

RESOLUTION 068-26

**RESOLUTION AWARDING PROFESSIONAL ENGINEERING SERVICES CONTRACT TO
LAN ASSOCIATES FOR CONSTRUCTION MANAGEMENT ENGINEERING REQUEST IN
CONNECTION WITH THE NASH PARK IMPROVEMENTS PROJECT**

WHEREAS, the City of Clifton requires professional engineering services for Construction Management Engineering in connection with the Nash Park Improvements Project; and

WHEREAS, the Recreation Supervisor recommends that a contract for Construction Management Engineering Request be awarded to LAN Associates in accordance with its submitted proposal, dated November 11, 2025, in the amount not to exceed \$72,000.00; and

WHEREAS, after reviewing the proposal and upon the recommendation of the Recreation Department, the Municipal Council wishes to award a contract to LAN Associates for the provision of said services, in the amount not to exceed \$72,000.00; and

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

WHEREAS, this award is of a non-fair and open contract in accordance with *N.J.S.A.* 19:44A-20.5, and, therefore, the Business Entity Disclosure Certification has been received from the 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 be not to exceed \$72,000.00, and the duration of the contract is until completion;

NOW, THEREFORE, BE IT RESOLVED, that a professional engineering services contract for Engineering Design Services in connection with the Nash Park Improvements Project is hereby awarded to **LAN ASSOCIATES**, in accordance with its proposal dated November 11, 2025, in the amount not to exceed \$72,000.00, and shall not exceed that amount except upon the adoption of a supplemental resolution authorizing additional funding; 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:	LAN Associates, Midland Park, New Jersey
Services:	Engineering Design Services
Project:	Nash Park Improvements Project
Cost:	Not to exceed \$72,000.00
Term:	Until completion

RESOLUTION 069-26

**RESOLUTION AUTHORIZING PURCHASE OF MULTIPLE PRODUCTS FROM
ATLANTIC TACTICAL OF NJ OFF OF THE NJ STATE CONTRACT PURCHASING
PROGRAM PURSUANT TO N.J.S.A. 40A:11-12a FOR CLIFTON POLICE
DEPARTMENT**

WHEREAS, the City of Clifton Police Department has a requested to purchase multiple products including ammunition and related items like firearm and range equipment; and

WHEREAS, Atlantic Tactical Inc., 763 Corporate Circle, New Cumberland, PA 17070, has been assigned NJ State Contract No. T0106/17-FLEET-00732 - Law Enforcement Firearms Equipment and Supplies; 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 aforementioned purchase above from Atlantic Tactical Inc., 763 Corporate Circle, New Cumberland, PA 17070, which has been assigned NJ State Contract No. T0106/17-FLEET-00732, at a cost not to exceed \$60,000.

CERTIFICATION OF FUNDS: Funds shall be charged accordingly as expenses occur with presentation of properly executed Purchase Order based on budget adoption.

RESOLUTION 070-26

**RESOLUTION AUTHORIZING AWARDING CONTRACT
FOR LANGUAGE INTERPRETATION AND TRANSLATION SERVICES
TO LANGUAGE LINE SERVICES – (POLICE DEPARTMENT)**

WHEREAS, , the Police Department and the Municipal Court require language interpretation and translation services to ensure effective communication with callers and defendants, as mandated by law; and

WHEREAS, the Police Department solicited proposal from qualified service provider and received proposal from one vendor **Language Line Services**; and

WHEREAS, the proposal from Language Line Services offers the following rates:

- Spanish interpretation at \$1.85 per minute
- Chinese (Mandarin and Cantonese), French, Japanese, Korean, Russian, and Vietnamese interpretation at \$1.95 per minute
- All other languages at \$1.95 per minute; and

WHEREAS, after evaluating proposal, it has been determined that Language Line Services provides a more cost-effective solution due to its per-minute billing structure without excessive minimum charges; 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 is expected to be in excess of \$17,500.00; and

WHEREAS, the business entity disclosure certification has been received from Language Line Services. and is incorporated in the contract awarded hereby, along with the determination of value; and

NOW, THEREFORE, BE IT RESOLVED, that a professional services contract for Interpretation and Translating Services is hereby awarded Language Line Services - One Lower Ragsdale Drive, Building #2 Monterey CA 93940 in an amount not to exceed a total of \$30,000 ; 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.

RESOLUTION 071-26

**RESOLUTION AWARDING A CONTRACT TO SPECTROTEL HOLDING
COMPANY, LLC. FOR TERRESTRIAL COMMUNICATION PHONE LINES FOR
THE CITY OF CLIFTON**

WHEREAS, the City of Clifton MIS Department has conducted a comprehensive review of the City's voice and data telecommunications services over the past year; and

WHEREAS, prior to consolidation, the City maintained separate telecommunications services with Verizon at a cost of approximately \$9,600.00 per month and Windstream at a cost of

approximately \$10,400.00 per month, for a total monthly cost of \$20,000.00, exclusive of taxes, regulatory charges, and fees; and

WHEREAS, the MIS Department has proposed this modernized services into a single, unified voice and data solution with Spectrotel Holding Company LLC at a cost of \$13,500.00 per month; and

WHEREAS, this consolidation results in an estimated annual savings of approximately \$78,000.00, while modernizing the City's telecommunications infrastructure and reducing operational complexity through vendor consolidation; and

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

WHEREAS, the Business Entity Disclosure Certification has been received from the Spectrotel Holding Company LLC, and is incorporated into the contract awarded hereby, along with the Determination of Value; and,

WHEREAS, the total value of the contract is determined not to exceed \$162,000.00, and the duration of the contract is for twelve (12) months; and,

NOW, THEREFORE, BE IT RESOLVED, that the non-fair and open contract for internet and related services and equipment be awarded to Spectrotel Holding Company LLC, located at 3535 State Highway 66 Bldg 7, for the total not to exceed amount of \$162,000.00; and,

BE IT FURTHER RESOLVED, that the Mayor and City Clerk are authorized and directed to execute all required documents on behalf of the City of Clifton; and

BE IT FURTHER RESOLVED, that this resolution and the invoice be kept on file and available for public inspection in the Office of the City Clerk; and

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

RESOLUTION 072-26

**RESOLUTION AUTHORIZING ADVERTISEMENT OF NOTICE OF INTENT FOR
PROCUREMENT OF INDUSTRIAL SUPPLIES FROM LAWSON PRODUCTS FOR
DEPARTMENT OF PUBLIC WORKS FOR CITY OF CLIFTON VIA OMNIA
PARTNERS NATIONAL COOPERATIVE CONTRACT**

WHEREAS, the City of Clifton is allowed to participate in inter-local purchasing systems per N.J.S.A. 52:34-6.2 (b) P.L. 2011, c.139 which was enacted into law permitting agencies to utilize cooperative purchasing agreements with other states; and

WHEREAS, the City of Clifton is a member of the Omnia Partners (formerly U.S. Communities), a national cooperative, since January 1, 2012 thru present, in accordance with N.J.S.A. 52:34-6.2, and LFN 2012-10, which allows local contracting units to utilize national cooperative contracts as a method of procurement; and,

WHEREAS, the City of Clifton seeks permission to advertise the City's interest in participating with the Omnia Partners National cooperative for Educational Software Solutions and Services for vendor management, which was awarded to Payment Works through Carahsoft Technology Corporation., located at 11493 Sunset Hills Road Suite 100 Reston Virginia 20190; and

WHEREAS, information regarding the contract may be found on Omnia Partners website at <https://www.omniapartners.com/suppliers/lawson-products/public-sector/contract-documents> ; and

WHEREAS, the current contract term for Omnia Partners contract #R240804, for Industrial Supplies from Lawson Products which expires on March 31,2027; and

WHEREAS, barring comments to the contrary, it is the intent of the City of Clifton to award a contract to Lawson Products , located at 1 Henoch Ave, Clifton, NJ 07013, pursuant to the proposal submitted in response to Omnia Partners Notice to Bidders Titled “Education Service Center for Maintenance, Repair and Operations & Related Services, available through OMNIA Partners.” and Contract Award #R240804 ; and

NOW, THEREFORE BE IT RESOLVED, that the City of Clifton authorizes the Purchasing Agent to advertise the Notice of Intent to Award Contract under a National Cooperative Purchasing Agreement with a comment period ending March 3,2026

Comment Period ends: March 3,2026

RESOLUTION 073-26

**RESOLUTION AWARDING CONTRACT TO FAIRFIELD MAINTENANCE INC. OFF
OF NEW JERSEY STATE CONTRACT FOR MAINTENACE AND REPAIRS TO
GASOLINE FUELING SITE AT CITY HALL TO MEET NJDEP REGULATION
PURSUANT TO N.J.S.A. 40A:11-12a**

WHEREAS, the Department of Public Works of the City of Clifton has a need to modify the gasoline fuel site at City Hall to meet the new NJDEP Regulation deadline of December 31,2026 in the City; and

WHEREAS, New Jersey State Contract No. 42264 under T-0849 -Above Ground Fuel Tanks associated equipment installations and Tank Removal and Services was awarded; and

WHEREAS, the contract has been extended until August 28, 2026; and

WHEREAS, pursuant to said Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., the Municipal Council wishes to authorize the aforesaid mentioned purchases and delegate the power to make the same to the following named official: **Amisha 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 services above from Fairfield Maintenance Inc., 414 Fairfield Road, Fairfield New Jersey, 07004, off the New Jersey State Contract No. 42264 under T-0849, at a cost not to exceed \$75,000 from January 1,2026 through December 31, 2026; and

BE IT FURTHER RESOLVED, a properly executed purchase order, processed as needed, shall be the instrument of fund encumbrance for each department and division usage, budgetary appropriations considered.

RESOLUTION 074-26

**RESOLUTION EXTENDING THE TERMS OF APPOINTMENT OF THE CITY’S
OFFICIAL TOWERS UNTIL APRIL 30, 2026**

WHEREAS, pursuant to Article I of Chapter 425 of the Code of the City of Clifton, the Municipal Council shall appoint persons or entities engaged in the business of furnishing 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 who meet all the requirements as set forth in Chapter 425 of the Code of the City of Clifton to qualify as an Official Tower on an annual basis; and

WHEREAS, Essex County Recovery Bureau, Inc., Nicolette Towing, Telp Motors and New Trimble Auto Body were appointed as the City’s Official Towers effective March 1, 2025; and

WHEREAS, pursuant to § 425(2)(C) of the Code of the City of Clifton, the terms of appointment of the Official Towers was to expire on February 28, 2025; and

WHEREAS, the Municipal Council has directed that the terms of the current Official Towers be extended until April 30, 2026;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Municipal Council of the City of Clifton, that the terms of appointment of the City’s current Official Towers be extended until April 30, 2026; and

BE IT FURTHER RESOLVED, that said Official Towers shall continue to serve at the pleasure of the Mayor and Municipal Council and shall comply with all applicable city ordinances, State statutes and Administrative Code regulations dealing with towers.

RESOLUTION 075-26

**RESOLUTION APPOINTING PUBLIC AGENCY COMPLIANCE OFFICER (P.A.C.O.)
FOR THE CITY OF CLIFTON FOR 2026**

BE IT RESOLVED, by the Mayor and the Municipal Council of the City of Clifton, that Amisha Jariwala is hereby appointed and designated as the Public Agency Compliance Officer (P.A.C.O) for the City of Clifton for the year 2026, in accordance with the provisions of *N.J.A.C. 17:27-3.2*.

RESOLUTION 076-26

**RESOLUTION AUTHORIZING 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 1/1/26 - 12/31/26**

WHEREAS, the City of Clifton requires services for the administration of liability self-insurance claims for the period January 1, 2026 through December 31, 2026; and

WHEREAS, after soliciting proposals through the City’s broker of record, the Municipal Council wishes to award a renewal contract to Bergen Risk Managers, Inc. An Acrisure Partner Agency, for the provision of said services, in accordance with its proposal dated February 6, 2026, which provides the best and most cost effective service for the City; and

WHEREAS, the subject matter is below the bid threshold and may be awarded without public advertising for bids and bidding; and

WHEREAS, this award is of a non-fair and open contract in accordance with *N.J.S.A 19:44-A-20.5*, and 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 estimated value of the contract is determined to be \$33,350, and the duration of the contract is for a period of one (1) year; and

NOW, THEREFORE, BE IT RESOLVED, that a contract for liability self-insurance claims service administration, for the period January 1, 2026 through December 31, 2026, is hereby awarded to Bergen Risk Managers, Inc., an Acrisure Partner Agency, in accordance with its proposal dated February 6, 2026, for a price of \$33,350.00; 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.

RESOLUTION 077-26

**RESOLUTION AUTHORIZING RENEWAL OF 2026 LIMOUSINE LICENSE –
VIP SERVICE LIMO, LLC**

WHEREAS, the Mayor and Council of the City of Clifton, County of Passaic, State of New Jersey are in receipt of a Limousine License Renewal Application from Murad Alshawabkeh the owner and operator of VIP Service Limo, LLC, 29 Notch Road, Clifton, NJ 07013; and

WHEREAS, all paperwork has been completed and all fees have been paid; and

WHEREAS, all inspections have been completed by the Police and Zoning Departments;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Clifton, County of Passaic, State of New Jersey that approval of renewal of Limousine License from Murad Alshawabkeh, the owner and operator of VIP Service Limo, LLC in the City of Clifton is hereby granted.

Company name:

VIP Service Limo, LLC

Owner and Operator:

Murad Alshawabkeh

Approved Vehicles:

2021 Chevrolet Suburban 1GNSKD3MR164860

Approved Parking Location:

29 Notch Road, Clifton, NJ

RESOLUTION 078-26

**RESOLUTION AUTHORIZING RENEWAL OF 2026 LIMOUSINE LICENSE –
GMS LUXURY TRANSPORTATION, LLC**

WHEREAS, the Mayor and Council of the City of Clifton, County of Passaic, State of New Jersey are in receipt of a Limousine License Renewal Application from Jhonatan A. Mesa the owner and operator of GMS Luxury Transportation, LLC, 80 E. Clifton Avenue, Clifton, NJ 07011; and

WHEREAS, all paperwork has been completed and all fees have been paid; and

WHEREAS, all inspections have been completed by the Police and Zoning Departments;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Clifton, County of Passaic, State of New Jersey that approval of renewal of Limousine License from Jhonatan A. Mesa, the owner and operator of GMS Luxury Transportation, LLC in the City of Clifton is hereby granted.

Company name:

GMS Luxury Transportation, LLC

Owner and Operator:

Jhonatan A. Mesa

Approved Vehicles:

2023 Chevrolet Wagon Suburban 1GNSKCKD8PK249938

Approved Parking Location:

80 E. Clifton Avenue, Clifton, NJ 07011

RESOLUTION 079-26

**RESOLUTION AUTHORIZING RENEWAL OF 2026 LIMOUSINE LICENSE –
AKS LUXURY RIDE, LLC**

WHEREAS, the Mayor and Council of the City of Clifton, County of Passaic, State of New Jersey are in receipt of a Limousine License Renewal Application from Serguei Akimov the owner and operator of AKS Luxury Ride, LLC, 21 Barrister Street, Clifton, NJ 07013; and

WHEREAS, all paperwork has been completed and all fees have been paid; and

WHEREAS, all inspections have been completed by the Police and Zoning Departments;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Clifton, County of Passaic, State of New Jersey that approval of renewal of Limousine License from Serguei Akimov, the owner and operator of AKS Luxury Ride, LLC in the City of Clifton is hereby granted.

Company name:

AKS Luxury Ride, LLC

Owner and Operator:

Serguei Akimov

Approved Vehicles:

2024 Cadillac Wagon 1GYKPCRS4RZ712475

Approved Parking Location:

21 Barrister Street, Clifton, NJ 07013

RESOLUTION 080-26

**RESOLUTION AUTHORIZING RENEWAL OF 2026 LIMOUSINE LICENSE –
GIO RIDES, LLC**

WHEREAS, the Mayor and Council of the City of Clifton, County of Passaic, State of New Jersey are in receipt of a Limousine License Renewal Application from Eduardo Romero the owner and operator of GIO Rides, LLC, 29 Harrison Place, Apt. 2F, Clifton, NJ 07011; and

WHEREAS, all paperwork has been completed and all fees have been paid; and

WHEREAS, all inspections have been completed by the Police and Zoning Departments;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Clifton, County of Passaic, State of New Jersey that approval of renewal of Limousine License from Eduardo Romero, the owner and operator of GIO RIDES, LLC in the City of Clifton is hereby granted.

Company name:

GIO Rides, LLC

Owner and Operator:

Eduardo Romero

Approved Vehicles:

2023 Chevrolet Wagon Suburban 1GNSKFKD4PR181042

Approved Parking Location:

29 Harrison Place Apt 2F, Clifton, NJ 07011

RESOLUTION 081-26

**RESOLUTION AUTHORIZING RENEWAL OF 2026 LIMOUSINE LICENSE –
ASAP LIMOUSINE, LLC**

WHEREAS, the Mayor and Council of the City of Clifton, County of Passaic, State of New Jersey are in receipt of a Limousine License Renewal Application from Gideon Terer the owner and operator of ASAP Limousine, LLC, 832 Clifton Avenue, Clifton, NJ 07013; and

WHEREAS, all paperwork has been completed and all fees have been paid; and

WHEREAS, all inspections have been completed by the Police and Zoning Departments;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Clifton, County of Passaic, State of New Jersey that approval of renewal of Limousine License from Gideon Terer, the owner and operator of ASAP Limousine, LLC in the City of Clifton is hereby granted.

Company name:

ASAP Limousine, LLC

Owner and Operator:

Gideon Terer

Approved Vehicles:

2023 Chevrolet Wagon Tahoe 1GNSKSKL7PR407719

Approved Parking Location:

832 Clifton Avenue, Clifton, NJ 07013

RESOLUTION 082-26

**RESOLUTION AUTHORIZING RENEWAL OF 2026 LIMOUSINE LICENSE –
THOVAMAX LIMO CORP.**

WHEREAS, the Mayor and Council of the City of Clifton, County of Passaic, State of New Jersey are in receipt of a Limousine License Renewal Application from Camilo A. Pareja Quintero the owner and operator of Thovamax Limo, Corp., 95 Boll Street, Clifton, NJ 07014; and

WHEREAS, all paperwork has been completed and all fees have been paid; and

WHEREAS, all inspections have been completed by the Police and Zoning Departments;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Clifton, County of Passaic, State of New Jersey that approval of renewal of Limousine License from Camilo A. Pareja Quintero, the owner and operator of Thovamax Limo Corp. in the City of Clifton is hereby granted.

Company name:

Thovamax Limo Corp.

Owner and Operator:

Camilo A. Pareja Quintero

Approved Vehicles:

2023 Cadillac Escalade 1GYS4JKL2PR243223

Approved Parking Location:

95 Boll Street, Clifton, NJ 07014

RESOLUTION 083-26

**RESOLUTION AUTHORIZING RENEWAL OF 2026 LIMOUSINE LICENSE –
LEONARDO CRUZ, LLC**

WHEREAS, the Mayor and Council of the City of Clifton, County of Passaic, State of New Jersey are in receipt of a Limousine License Renewal Application from Leonardo Cruz, the owner and operator of Leonardo Cruz, LLC., 134 Avondale Avenue, Clifton, NJ 07013; and

WHEREAS, all paperwork has been completed and all fees have been paid; and

WHEREAS, all inspections have been completed by the Police and Zoning Departments;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Clifton, County of Passaic, State of New Jersey that approval of renewal of Limousine License from Leonardo Cruz, the owner and operator of Leonardo Cruz, LLC in the City of Clifton is hereby granted.

Company name:

Leonardo Cruz, LLC

Owner and Operator:

Leonarde Cruz

Approved Vehicles:

2021 Chevrolet Wagon Tahoe 1GNSKSKD7MR148928

Approved Parking Location:

134 Avondale Avenue, Clifton, NJ 07013

RESOLUTION 084-26

RESOLUTION AUTHORIZING RENEWAL OF 2026 LIMOUSINE LICENSE –

CLIFTON TAXI LIMO & CAR SERVICE, LLC

WHEREAS, the Mayor and Council of the City of Clifton, County of Passaic, State of New Jersey are in receipt of a Limousine License Renewal Application from Said Y. Saleh, the owner and operator of Clifton Taxi Limo & Car Service, LLC, 76 E. Emerson Street, Clifton, NJ 07013; and

WHEREAS, all paperwork has been completed and all fees have been paid; and

WHEREAS, all inspections have been completed by the Police and Zoning Departments;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Clifton, County of Passaic, State of New Jersey that approval of renewal of Limousine License from Said Y. Saleh, the owner and operator of Clifton Tax Limo & Car Service, LLC in the City of Clifton is hereby granted.

Company name:

Said Y. Saleh

Owner and Operator:

Clifton Taxi Limo & Car Service, LLC

Approved Vehicles:

2021 GMC Yukon XL 1GKS2GKD4MR357800

Approved Parking Location:

76 E. Emerson Street, Clifton, NJ 07013

RESOLUTION 085-26

**RESOLUTION FOR APPOINTMENT TO THE
ACTION CLIFTON COMMITTEE**

WHEREAS, the Mayor and Council of the City of Clifton, County of Passaic, State of New Jersey are in receipt of an application from Sidra Habal to become a Member of the Action Clifton Committee (Montclair Heights Section);

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Municipal Council of the City of Clifton, County of Passaic, State of New Jersey that Sibra Habal is hereby appointed as a Member of the Action Clifton Committee commencing this day.

RESOLUTION 086-26

**RESOLUTION OF CONGRATULATIONS UPON RETIREMENT –
MATTHEW FAILLA
SUPERVISING PUBLIC SAFETY TELECOMMUNICATOR**

WHEREAS, on February 2, 2026, Supervising Public Safety Telecommunicator, Matthew Failla, officially retired from his position with the City of Clifton; and

WHEREAS, he was appointed as a Public Safety Telecommunicator on December 2, 1988 and his retirement will conclude an 37 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

**MATTHEW FAILLA
SUPERVISING PUBLIC SAFETY TELECOMMUNICATOR**

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 **MATTHEW FAILLA**.

RESOLUTION 087-26

**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.

RESOLUTION 088-26

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 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 TBD - Bid Due 2-17-26)* Personnel ~ School Crossing Guards
- CON-4 *(LATE ITEM TBD)* Litigation ~ Buttimore vs. City of Clifton, Docket No. PAS-L-3194-23
- CON-5 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 February 17, 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 Yemeni Honey & Perfume

RESOLUTION FOR PRELIMINARY APPROVAL
FOR YEMENI HONEY & PERFUME CORP.
T/A YEMENI HONEY & PERFUME
ADDRESS 351-353 CROOKS AVE CLIFTON, NJ 07011

TYPE OF FOOD ESTABLISHMENT INTENDED GROCERY-CONTINUED USE
FORMERLY OR NEW HONEYBEES & NUTS
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 Donia 1

RESOLUTION FOR FINAL APPROVAL
BE IT RESOLVED, THAT THE APPLICATION OF DONIA 1 LLC
T/A DONIA 1
for permission to conduct a: RESTAURANT-CONTINUED USE
for a period ending January 31, 2027 on the premises known as:
213 PARKER AVE CLIFTON, NJ 07011
be and the same is hereby approved and licenses so issued in the compliance with the approval of
the Board of Health, Fire Department, Police and Zoning Officer

L-3 Yummy Baking Co

RESOLUTION FOR PRELIMINARY APPROVAL
FOR 363 LAKEVIEW CLIFTON, LLC
T/A YUMMY BAKING CO
ADDRESS 363 LAKEVIEW AVE., CLIFTON, NJ 07011
TYPE OF FOOD ESTABLISHMENT INTENDED GROCERY/BAKERY - CONTINUED USE
FORMERLY OR NEW FITZGERALD HARP N BARD
ZONE
PERMITTED YES
VARIANCE REQUIRED NO
FINAL APPROVAL WILL BE ISSUED PENDING APPROVAL OF THIS RESOLUTION.
FURTHER PROCESSING AND APPROVAL OF VARIOUS CITY DEPARTMENTS.

L-4 Thrive Cafe

RESOLUTION FOR PRELIMINARY APPROVAL
FOR THRIVE CAFÉ, LLC
T/A THRIVE CAFÉ
ADDRESS 245 PARKER AVE., CLIFTON, NJ 07011
TYPE OF FOOD ESTABLISHMENT INTENDED RESTAURANT - NEW
FORMERLY OR NEW NEW
ZONE
PERMITTED YES
VARIANCE REQUIRED NO
FINAL APPROVAL WILL BE ISSUED PENDING APPROVAL OF THIS RESOLUTION.
FURTHER PROCESSING AND APPROVAL OF VARIOUS CITY DEPARTMENTS.

ADJOURNMENT

Upon a Motion made by Councilman Latona, seconded by Councilman D’Amato, the meeting was adjourned at 9:41 p.m.

Respectfully Submitted,

Kathleen Tolosi, City Clerk

Raymond Grabowski, Mayor

ITEM NUMBER:

ITEM NAME: Workshop Meeting Minutes of March 3, 2026

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
March 3, 2026 Workshop	(Insert Upload Date)	(Insert Type)

**CITY OF CLIFTON
WORKSHOP MEETING MINUTES
MARCH 3, 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)
Councilwoman Pino	(RP) Arrived at 7:07 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)

There were no presentations, hearings or conference appearances this evening.

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)

Approved: AL/CD. Councilwoman Sadrakula objected.

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)

Approved: CD/AL.

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)

Approved: CD/JK. Councilman Latona and Councilwoman Sadrakula objected.

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)

Approved: CD/BG. Councilman Latona and Councilwoman Sadrakula objected.

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)

Approved: CD/JK. Councilman Latona and Councilwoman Sadrakula objected.

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)

Approved: CD/AL. Councilwoman Sadrakula abstained.

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)

Approved: MS/CD.

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)

Approved: CD/MS.

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)

Approved: JK/MS.

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)

Approved: AL/MS.

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)

Approved: CD/JK.

A-12 Authorization to Appoint a Public Member to the Rent Leveling Board Committee (R103-26)

Approved: MS/AL.

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)

TABLED: MS/CD.

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)

Approved: CD/MS.

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)

Approved: CD/AL.

A-16 Authorization to Approve the Affordable Housing Compliance (R105-26) (O8089-26 & O8090-26)

Approved: MS/JK.

DISCUSSION ITEMS/NEW BUSINESS

D-1 Storage Building for "On-Hold" Vehicles

Councilwoman Sadrakula noted her objection to support one tower. Councilman Kolodziej believes the new building is a good first step. Councilman Latona noted the need for our own storage for preservation of evidence and chain of custody. Councilman Gibson agreed with Councilmen Latona and Kolodziej. Councilwoman Sadrakula stated the council should have investigated a towing authority.

D-2 Clifton Adult Opportunity Center

Assistant City Attorney Andrew Oddo noted for the record that the AOC has a lease with the city ending in 2057, and the AOC is currently requesting a lease in perpetuity. Mayor Grabowski requested to know who is responsible for utilities and insurance for the property. Mr. Oddo responded that the city is already insured for the property and the utilities will remain with whoever is responsible for them now. It was noted by a representative of the Adult Opportunity Center, Mr. Peter Gaudioso, Esq., some of the benefits of allowing the lease in perpetuity. Councilman Kolodziej motioned to approve, which was seconded by Councilman D'Amato. There were no objections.

D-3 Capital Bonding Projects - City Manager

A document will be presented to council at the upcoming budget meeting by the City Manager. Councilman Latona replied that he will be forwarding a list from iBank regarding the funds available. Councilman Kolodziej asked what the estimated realistic number is, and Mr. De Marzo responded approximately \$5.8 Million, and the list of requests is about \$24 Million total due to no Capital Bonding projects in 2025. Councilman Latona believes this route is an upgrade to how we are spending funds. Councilman Kolodziej noted that iBank is for water, stormwater, and infrastructure projects. The issue we are now solving is that we never hired professionals in the past, and now utilizing professionals helps the city apply for more grants.

D-4 Appointment of Various Professionals

Councilman D'Amato noted his support for going out to bid for all positions open. Councilwoman Sadrakula was in support of going out to bid for outside counsel. Councilman D'Amato motioned, and Councilman Kolodziej seconded, to go out to bid for all professionals.

D-5 Holiday Committee Discussion of Procedures (CD/MS)

Councilwoman Sadrakula requested Ms. Paula LoBue rescind her resignation letter and asked for by-laws to be created for the Holiday Committee. She also feels that a committee member should be allowed to call for a meeting. Councilwoman Pino stated the Holiday Committee raised enough money last year making this year’s 4th of July fireworks fully funded and believes the committee to be functioning properly. She asked council members to join the committee and complimented the volunteers and thanked city employees who volunteer their time.

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

Councilwoman Sadrakula noted she wants to see the addresses listed on this report, and she also requested a list for the February storm. Councilman Latona noted a significantly better response during the February storm compared to January. Councilwoman Sadrakula asked if more part-time Code Enforcement Officers can be hired and paid out of the Code Enforcement/Zoning line. City Manager De Marzo responded that the short answer is yes. Councilman Kolodziej asked if there is a table of organization listing how many employees may work per department. City Manager De Marzo noted there is not for city hall staff.

CM-5 Civil Rights Committee - Request for Budget

Councilwoman Pino noted the request from the Civil Rights Committee for a \$1,500 budget. Councilwoman Sadrakula noted that no other advisory committees have budgets, and they only fundraise. Councilman Kolodziej motioned, and Councilwoman Pino seconded the motion, to allow all advisory committees a budget of \$1,500. There were no objections noted. Councilwoman Sadrakula asked for a list of all the advisory committees.

CM-6 Letter of Resignation from the Historical Committee

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 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 ~

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

ITEM NUMBER:

ITEM NAME: Regular Meeting Minutes of March 3, 2026

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
March 3, 2026 Regular	(Insert Upload Date)	(Insert Type)

**CITY OF CLIFTON
REGULAR MEETING MINUTES
MARCH 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)
Councilwoman Pino	(RP)
Councilwoman Sadrakula	(MS)
Mayor Grabowski	(RG)

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

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

Rev. Eric Farrar ~ Hope Reformed Church

PUBLIC HEARING

There was no public hearing during the Regular Meeting.

APPROVAL OF MINUTES

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

Approval of 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

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.

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

SECOND READING ORDINANCES

A. Adoption of Ordinance 8081-25

B. Public Hearing on Ordinance 8081-25

Mayor Grabowski opened the floor to the public with regard to the Ordinance 8081-25

Gary Perino thanked the council for amending the speed limit.

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

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

An Ordinance to Amend, Revise and Supplement Chapter 439 of the Code of the City of Clifton, Entitled "Vehicles and Traffic," More Particularly Section 439-33 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)

(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 8082-25

B. Public Hearing on Ordinance 8082-25

Mayor Grabowski opened the floor to the public with regard to the Ordinance 8082-25

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

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

An Ordinance to Amend, Revise and Supplement Chapter 349 of the Code of the City of Clifton Entitled "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)

(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 8083-25

B. Public Hearing on Ordinance 8083-25

Mayor Grabowski opened the floor to the public with regard to the Ordinance 8083-25

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

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

An Ordinance to Amend, Revise and Supplement Chapter 439 of the Code of the City of Clifton, Entitled "Vehicles and Traffic", More Particularly Section 439-38 Thereof, Entitled "Handicapped Parking on Streets for Private Residences" (Adds 9 Restricted Handicapped Spaces)

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

A. Adoption of Ordinance 8084-25

B. Public Hearing on Ordinance 8084-25

Mayor Grabowski opened the floor to the public with regard to the Ordinance 8084-25

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

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

An Ordinance to Amend, Revise and Supplement Chapter 439 of the Code of the City of Clifton, Entitled "Vehicles and Traffic," More Particularly Section 439-38 Thereof, Entitled "Handicapped Parking on Streets for Private Residences" (Deletes 6 Restricted Handicapped Spaces)

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

A. Adoption of Ordinance 8085-25

B. Public Hearing on Ordinance 8085-25

Mayor Grabowski opened the floor to the public with regard to the Ordinance 8085-25

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

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

An Ordinance to Amend, Revise and Supplement Chapter 439 of the Code of the City of Clifton, Entitled "Vehicles and Traffic," More Particularly Section 439-38 Thereof, Entitled "Handicapped Parking on Streets for Private Residences" (Amends 9 Handicapped Parking Placard Numbers)

(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 8086-25

B. Public Hearing on Ordinance 8086-25

Mayor Grabowski opened the floor to the public with regard to the Ordinance 8086-25

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

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

An Ordinance to Amend, Revise and Supplement Chapter 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)

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

FIRST READING ORDINANCES

A. Introduction of Ordinance 8087-26

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 Councilwoman Sadrakula and seconded by Councilman D'Amato.

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

It was regularly moved, seconded, and carried that the ordinance now pending be further considered for final passage after public hearing at the regular meeting of the Municipal Council to be held Tuesday March 17, 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.

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

A. Introduction of Ordinance 8088-26

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 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)

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 March 17, 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.

A. Introduction of Ordinance 8089-26

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 7 of the Code of the City of Clifton, Entitled "Affordable Housing" (Repeals Article I and Recodifies the Chapter as "Affordable Housing Administration")

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 March 17, 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.

A. Introduction of Ordinance 8090-26

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 Councilwoman Sadrakula and seconded by Councilman D'Amato.

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)

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 March 17, 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

Michael Scaduto reported on a text discussion between his wife Gina Scaduto and the City Manager, stating it was inappropriate and deeply offensive. He feels the messages were vulgar and included body shaming.

Guy Madsen reiterated Mr. Scaduto's statements and asked if the current City Manager is the best the city can do. He feels trust has been broken. He feels the conduct was unbecoming of the highest appointed official in this city.

Dorothy Gilmore spoke out regarding comments that were made about her in the text discussion between Gina Scaduto and the City Manager.

Samantha Bassford spoke out regarding the City Manager's comments, stating they have no place in our city. Residents should feel safe communicating with city officials. She feels the conduct was unbecoming of the highest appointed official in this city.

Keith Bassford spoke out regarding the City Manager's comments that feel it was deeply demoralizing to women, and stated he expects high value from our city officials. We should be listening to the residents and employees and acknowledge harm done. History will remember what the council does tonight.

Pat Caesar requested the policy for parking be changed on McCosh Road to allow residents to have parties and call in to the Police Department.

Pete Tandon commented on several vehicles with tinted windows and license plate covers that the Police Department should address. He feels that Lowry Field and Wienbrock Field are not used, and the city should sell them for revenue generation. He additionally feels the city should sell the Allwood Library. He asked the council to consider the slow speed of trash pick-up with a machine picking up the bins. He asked if the 360-degree camera feed can be put on the live stream. He thinks security should be performed by a private company to assist the officers.

Tarek Alnatur asked if the city is serving the constituents in the best way possible. He feels transformation tables bring leaders and community members together. The key to the process is collaboration. He feels community strength is measured by trust.

Venise Bolden asked about tax information, and a line-item breakdown of projects new and old, and debts, for the 2026 budget.

A resident who called himself “anonymous” spoke about a preschool in town.

Ahmed Abdelbaki thanked the mayor and members of the Planning Board for voting in favor of the mosque.

Gary Perino asked what the status is on the privatization of the crossing guards. He also noted the Zoning Ordinance for parking at houses of worship needs to be changed.

Joseph Siano thanked the mayor, Councilman Latona, Councilman D’Amato, and City Manager De Marzo for attending the relaunch of JK Realty. He noted two events coming up for the public on 3/14, the Girl Scouts will be selling cookies, and there will be a St. Patrick’s Day event from 10AM to 2PM. He is not in support of selling the Allwood Library. He added that international politics should not influence or affect city business.

Judy Gergats stated the allegations against the City Manager are disturbing and she feels it is unbecoming of a city official. She requested a background check and noted the need to be searching for a new City Manager.

Donna Popowich requested support from the community for the Little Free Pantry, and noted the need for cereals, proteins, and canned goods like soups.

Mary Fran Simmons asked the council to consider the women affected and insulted by the comments made by the City Manager. The council has all the information they need to act.

Paula LoBue, via Zoom, asked what the duties of a Holiday Committee member are. She asked what the procedures are and stated she’s been trying to contact Committee members for answers for a couple of months.

A Zoom Caller who called himself “Mark” feels the conduct was unbecoming of the highest appointed official in this city. He also noted the Zoning Ordinance for houses of worship needs to be changed.

Adele Gimon, via Zoom, noted the behavior of the council and conduct during meetings makes other municipalities laugh. She also gave her sympathies to Dotty.

With no one else wishing to be heard, a Motion was made by Councilman Latona, seconded by Councilwoman Sadrakula and passed on roll call vote to close the public 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, stated there have been two tort notices filed and he will conference with the legal department in the morning.

COUNCIL PRIVILEGE

Councilman Kolodziej

Councilman Kolodziej announced the Arts Center is having an exhibit done by the children in the community on March 4th and March 28th, titled Little Hands Big History which is celebrating the 250th anniversary of America. He commented that the gentleman who remained anonymous had the Board of Education president and a Board of Education member in attendance at the meeting who will bring the matter to the attention of the Superintendent. He is pleased the Little League Parade is resolved by specifying it is under the umbrella of our Recreation Department. He requested it be codified as an ordinance amendment. The city advertised for a consultant to provide interim City Manager duties and conduct a search for a permanent City Manager. Two firms responded, one pulled out, and three individuals responded only to the interim City Manager position. The position was awarded to one individual as an employee position rather than a consultant position. He added that the same thing he said last year still applies, and he is hoping to have this matter resolved and have a national search done for the City Manager position.

After discussion in closed session, Councilman Latona motioned to suspend City Manager De Marzo without pay for 5 days, giving him the option to utilize accrued vacation time or in the form of five (5) unpaid workdays. The motion also included training in professionalism and workplace etiquette within 90 days. This motion was seconded by Councilwoman Pino.

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

Councilman Kolodziej motioned, and Councilman D'Amato seconded, putting out an RFP for performing a nationwide search for the position of City Manager.

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

City Manager De Marzo apologized to the council and accepted the penalties they have imposed.

Councilwoman Sadrakula

Councilwoman Sadrakula stated she has no tolerance for harassment of any kind. She feels people do not deserve the type of comments that were made. She feels the punishment for the City Manager was not severe enough. She requested to know if the letter to the County for the Allwood Road project meeting was sent out. The City Manager responded that the letter did go out via email. She agreed with the anonymous speaker about the school. She also agreed with Gary Perino that the Ordinances for Zoning need to be updated. She advised that she read to two schools during Read Across America, and the program is great.

Councilman Latona

Councilman Latona noted that the Black History Month flag raising was last week, and he stated Dana and Elias did a great job leading it. There was also an interfaith dinner this past week which all religions and backgrounds were invited to and there was a great turnout. He advised that the Revaluation notices went out to all the residents. He asked for an audit of the city's health insurance to make sure anyone who has passed away is removed from coverage. He asked if there is anything that can be done for multiple commercial vehicles parking on the city streets that are owned by the same resident. There is a grant we may be eligible to receive for shared services which he learned from a County Economic Developer. With regard to the Zoning Ordinances, he reminded the public we cannot change the past, we can only fix the future and we are going to keep moving forward. He was speaking with his colleagues on the topic of the rules of order to hopefully add more structure to the meetings. He notified the public the city did go out for bids for privatization of the crossing guards and the council will be making a decision soon. He noted his disappointment in the behavior of the City Manager. He asked for everyone to continue praying for our troops deployed around the world.

Councilwoman Pino

Councilwoman Pino highlighted the Civil Rights Committee on their first flag raising for Black History Month. She participated in Read Across America at School 17 and School 5, and noted it was a great experience and was thankful for the opportunity. This month is the first month of Clifton Behind the Scenes and she is hopeful many will participate. The ECHO youth program is due to begin in April and the registration is open. She addressed the comments made by the public regarding the conversation between a resident and the City Manager. She feels that some of the residents who spoke out tonight and demanded that all women deserve respect should reflect on the treatment she had received in the past from a resident.

Councilman D'Amato

Councilman D’Amato reflected on 2021 when the council was in a post-COVID state with clear barriers up between all the council members. He feels that the city should have embraced marijuana back then. He congratulated the Civil Rights Committee and praised Dana Williams’ leadership. The Black History Month flag raising ceremony should be a model for what flag raising events should be. He feels the committee has bright days ahead of them and he is very proud. He feels Tarek will make an excellent Councilman. He apologized to the public seated in the chambers and watching from home and the employees of the city for the ugliness of the events this evening.

Councilman Gibson

Councilman Gibson responded to some of the public’s comments regarding his recusal from the vote determining the punishment for the City Manager. He advised the public of the background of why he did not participate. The Scaduto family is like family to him, Gina’s daughter assists him multiple times a week. He added that Guy Madsen is also like family to him, and noted the tremendous history between the families. He explained his position on the council and had to give everyone the benefit of the doubt. He asked what will be happening with McCosh Road and if the hours will be changing, or if the permit parking on McCosh Road will be rescinded.

Mayor Grabowski

Mayor Grabowski wished Tom Egan a happy birthday. He stated that the Black History Month flag raising ceremony was a great event. He noted the new Planning Board Planner is working on the Zoning Ordinance changes, and the changes to the Master Plan, that were requested and they are coming soon. He added that Paula LoBue is a great source of resources and a hard worker for the committees and he vouched for her tremendous ability to help out.

RESOLUTIONS

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

RESOLUTION 089-26

**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
Revolving Loan Fund	\$	-
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
Payroll Agency	\$	-
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

RESOLUTION 090-26

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.

<u>From:</u>	
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	<u>\$505,000.00</u>

<u>To:</u>	
Road - Other Expenses	\$500,000.00
Finance- Other Expenses	\$ 5,000.00
Total	<u>\$505,000.00</u>

RESOLUTION 091-26

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

RESOLUTION 092-26

**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		<u>80,000.00</u>
Emergency Temporary Budget for Operations		<u>3,880,000.00</u>

RESOLUTION 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

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.

RESOLUTION 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

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

RESOLUTION 095-26

**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 IF 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, 17-FLEET-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

RESOLUTION 096-26

**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 IF 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

RESOLUTION 097-26

**RESOLUTION AWARDING CONTRACT FOR PURCHASE OF TECHNOLOGY
PRODUCTS THROUGH SHI INTERNATIONAL VIA BERGEN COUNTY
COOPERATIVE (CK04) 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)

RESOLUTION 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**

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.

RESOLUTION 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

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

RESOLUTION 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**

WHEREAS, the City of Clifton experienced significant impacts from Storm Hernando, resulting in the need for immediate debris removal, roadway clearance, and other storm-related emergency operations; and

WHEREAS, the Department of Public Works (DPW) requires additional heavy equipment to properly respond to and mitigate the effects of Storm Hernando; and

WHEREAS, due to the emergent nature of the storm event and the immediate need to protect public health, safety, and property, the City must secure equipment without delay; and

WHEREAS, the City proposes to rent the following equipment from **Foley Incorporated** for a minimum period of six (6) months:

- Caterpillar 938 Loader – \$7,500.00 per month (6 months total: \$45,000.00)
- Caterpillar 914 Loader – \$4,500.00 per month (6 months total: \$27,000.00)

WHEREAS, Foley Incorporated was awarded Educational Services Commission of New Jersey Contract ESCNJ 22/23-12 under 65MCESCCPS expiring on August 31,2026 ; and

WHEREAS, the total minimum cost for the six-month rental period is \$72,000.00; and

WHEREAS, the DPW Department recommends authorization to rent the above two equipment for six months basis from Foley Incorporated located at 855 Centennial Ave, P.O Box 155,Piscataway NJ 08855, pursuant to ESCNJ 22/23-12 under 65MCESCCPS; 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 Foley Incorporated located at 855 Centennial Ave, P.O Box 155,Piscataway NJ 08855 , pursuant to ESCNJ 22/23-12 under 65MCESCCPS, in an amount not to exceed \$72,000; 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.

Certification of Funds: Funds are available in Storm Recovery Trust Fund- 15-286-56-004-000

RESOLUTION 101-26

**RESOLUTION TO AMEND RESOLUTION R522-25 PURCHASE ROAD
ROCK SALT FOR THE CITY OF CLIFTON
OFF OF NEW JERSEY STATE CONTRACT 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.

RESOLUTION 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 (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

RESOLUTION 103-26

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.

RESOLUTION 104-26

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.

RESOLUTION 105-26

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.

RESOLUTION 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)

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.

RESOLUTION 107-26

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.

RESOLUTION 108-26

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.

No establishment that is licensed to serve alcoholic beverages shall advertise, promote or hold a “teen night” for individuals under the age of 18. When holding a private party in which individuals under the age of 21 are invited, no alcoholic beverages may be served to individuals under the age of 21.

RESOLUTION 109-26

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 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 ~

CON-4 LATE ITEM – Legal Opinion – Conflicts of Interest

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.

LICENSES

L- 1 Villa Pizza

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.

L- 2 Deli Mart

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)

for permission to conduct a:
RESTAURANT/GROCERY/MILK -
CONINUTED USE

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

L- 3 Munchie Xpress

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.

L- 4 Manuel Deli Piaget

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.

ADJOURNMENT

Upon a Motion made by Councilwoman Sadrakula, seconded by Councilman Latona, the meeting was adjourned at 11:35 p.m.

Respectfully Submitted,

Kathleen Tolosi, City Clerk

Raymond Grabowski, Mayor

ITEM NUMBER: 1

ITEM NAME: Jiomara Fuentes, City Manager, Records Support Technician, hired effective March 2, 2026, at \$45,000.00 annually.

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
None	(Insert Upload Date)	(Insert Type)

ITEM NUMBER: 2

ITEM NAME: Miguel Cortes, Public Safety, retired from position as a Firefighter, effective March 1, 2026.

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
None	(Insert Upload Date)	(Insert Type)

ITEM NUMBER: 3

ITEM NAME: Gabriel Crespo, Human Services, hired as Keyboarding Clerk 1, at \$38,000.00 annually effective March 2, 2026.

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
None	(Insert Upload Date)	(Insert Type)

ITEM NUMBER: 1

ITEM NAME: Meeting Minutes of Passaic Valley Water Commission on
01/21/2026

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
None	(Insert Upload Date)	(Insert Type)

ITEM NUMBER: 2

ITEM NAME: Meeting Minutes of the North Jersey District Water Supply
Commission on 01/21/26

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
None	(Insert Upload Date)	(Insert Type)

ITEM NUMBER: 3

ITEM NAME: Meeting Minutes for the Clifton Historical Advisory Commission
on 02/05/2026

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
None	(Insert Upload Date)	(Insert Type)

ITEM NUMBER: 4

ITEM NAME: Meeting Minutes of the ABC Board on 2/11/2026

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
None	(Insert Upload Date)	(Insert Type)

ITEM NUMBER: 1

ITEM NAME: 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 Therefor and Authorizing the Issuance of \$760,000 Bonds or Notes of the City to Finance Part of the Cost Thereof

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Ord #8074-26	(Insert Upload Date)	(Insert Type)

**CITY OF CLIFTON
ORDINANCE #8074-26**

**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 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$760,000 BONDS
OR NOTES OF THE CITY TO FINANCE PART OF THE COST THEREOF**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLIFTON, IN
THE COUNTY OF PASSAIC, NEW JERSEY** (not less than two-thirds of all members
thereof affirmatively concurring) **AS FOLLOWS:**

Section 1. The improvement described in Section 3(a) of this bond ordinance is hereby authorized to be undertaken by the City of Clifton, in the County of Passaic, New Jersey (the "City") as a general improvement. For the improvement or purpose described in Section 3(a), there is hereby appropriated the sum of \$800,000, including the sum of \$40,000 as the down payment required by the Local Bond Law. The down payment is now available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the improvement or purpose not covered by application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount of \$760,000 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is the acquisition of automotive vehicles for the Police Department, including outfitting and further including all related costs and expenditures necessary therefor and incidental thereto.

(b) The estimated maximum amount of bonds or bond anticipation notes to be issued for the improvement or purpose is as stated in Section 2 hereof.

(c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The City hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the City is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

- (a) The improvement or purpose described in Section 3(a) of this bond ordinance is not a current expense. It is an improvement or purpose that the City may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.
- (b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 5 years.
- (c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the City as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$760,000, and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.
- (d) An aggregate amount not exceeding \$5,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

Section 7. The City hereby declares the intent of the City to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3(a) of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of the Treasury Regulations.

Section 8. Any grant moneys received for the purpose described in Section 3(a) hereof shall be applied either to direct payment of the cost of the improvement or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the City is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the City and to execute such disclosure document on behalf of the City. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the City pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the City and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the City fails to comply with its undertaking, the

City shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the City are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the City, and the City shall be obligated to levy *ad valorem* taxes upon all the taxable property within the City for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Introduced: January 20, 2026

Adopted: _____

Raymond Grabowski, Mayor

Kathleen Tolosi, City Clerk

ITEM NUMBER: 2

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
Ord #8087-26

Upload Date
(Insert Upload Date)

Type
(Insert Type)

**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: 3

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**

Ord #8088-26

Upload Date

(Insert Upload Date)

Type

(Insert Type)

**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: 4

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
Ord #8089-26	(Insert Upload Date)	(Insert Type)

**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: 5

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
Ord #8090-26	(Insert Upload Date)	(Insert Type)

**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.A.C. 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: 1

ITEM NAME: An Ordinance Authorizing Extension of Lease Agreement by and Between HR Managing Group, LLC and the City of Clifton, for Property Located at 207 Parker Avenue, Clifton, New Jersey

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
8091-26 Ordinance for 207 Parker Ave Lease Extension 3-17-26	(Insert Upload Date)	(Insert Type)

**CITY OF CLIFTON
ORDINANCE #8091-26**

**AN ORDINANCE AUTHORIZING EXTENSION OF LEASE AGREEMENT BY AND
BETWEEN HR MANAGING GROUP LLC. AND THE CITY OF CLIFTON, FOR
PROPERTY LOCATED AT 207 PARKER AVENUE, CLIFTON, NEW JERSEY**

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

1. A Lease Agreement by and between HR Managing Group LLC and the City of Clifton, for property located at 207 Parker Avenue, Clifton, New Jersey, (Block 4.22, Lot 19) consisting of store 3 (825 sq. ft.) and store 4 (main & storage 1,000 sq. ft.) for a period of five (5) years, commencing upon completion of fit up work (October 1, 2021) and delivery of the premises to the City, at a sum of \$2,889.58 per month or the total rental sum of \$173,374.80 over five (5) years, was authorized and approved by the Mayor and Council of the City of Clifton. This lease will expire on September 30, 2026.
2. The Lease Agreement contains an option to renew for an additional five (5) year term at a sum of \$3,041.67 per month or the total rental sum of \$182,500.00 over five (5) years.
3. The Mayor and Council of the City of Clifton are desirous of exercising the five (5) year lease option.
4. The Mayor and City Clerk are hereby authorized and directed to execute a Lease Agreement Extension to implement the within ordinance.
5. This ordinance shall take effect upon final passage and publication in accordance with the law.

Introduced: March 17, 2026

Adopted: _____

Raymond Grabowski, Mayor

Kathleen Tolosi, City Clerk

ITEM NUMBER: 2

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 IV Thereof, Entitled “Officials and Employees not Represented by a Bargaining Unit,” and More Particularly § 99-18 Thereof, Entitled “Minimum and Maximum Salaries Fixed” (Adds the Title of Public Health Nurse, Pediatrics (Part-Time), Social Services Assistant (Part-Time), Registered Environmental Health Specialist (Part-Time) and Animal Attendant (Part-Time))

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Ord #8092-26	(Insert Upload Date)	(Insert Type)

**CITY OF CLIFTON
ORDINANCE #8092-26**

**AN ORDINANCE TO AMEND, REVISE AND SUPPLEMENT CHAPTER 99 OF THE
CODE OF THE CITY OF CLIFTON, ENTITLED "SALARIES AND
COMPENSATION," MORE PARTICULARLY ARTICLE IV THEREOF, ENTITLED
"OFFICIALS AND EMPLOYEES NOT REPRESENTED BY A BARGAINING UNIT,"
AND MORE PARTICULARLY § 99-18 THEREOF, ENTITLED "MINIMUM AND
MAXIMUM SALARIES FIXED" (ADDS THE TITLE OF PUBLIC HEALTH NURSE,
PEDIATRICS (PART-TIME), SOCIAL SERVICES ASSISTANT (PART-TIME),
REGISTERED ENVIRONMENTAL HEALTH SPECIALIST (PART-TIME) AND
ANIMAL ATTENDANT (PART-TIME))**

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

1. Chapter 99 of the Code of the City of Clifton, as entitled above, is hereby amended, revised and supplemented to add the title of part-time public health nurse, pediatrics, part-time social services assistant, and part-time registered environmental health specialist, as follows:

ARTICLE IV

Officials and Employees Not Represented by a Bargaining Unit

§ 99-18. Minimum and maximum salaries fixed.

* * *

Title	Minimum	Maximum
Public Health Nurse, Pediatrics (Part-Time)	\$24.74 per hour	\$48.28 per hour
Social Services Assistant (Part-Time)	\$20.78 per hour	\$35.63 per hour
Registered Environmental Health Specialist (Part-Time)	\$22.81 per hour	\$39.37 per hour
Animal Attendant (Part-Time)	NJ Minimum Wage	\$22.00 per hour

* * *

2. All other provisions of said chapter are unchanged 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 after final passage and publication as provided by law.

Introduced: March 17, 2026
Adopted: _____

Raymond Grabowski, Mayor

Kathleen Tolosi, City Clerk

ITEM NUMBER: 3

ITEM NAME: An Ordinance Amending an Ordinance Entitled “Ordinance Authorizing Lease of Schultheis Farm to City Green, Inc.,” (#6928-11) Passed on February 15, 2011, Amending Prior Ordinance (#7103-13) Passed on July 2, 2013 and Amending Prior Ordinance (#7634-21) Passed on March 2, 2021

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Ord #8093-26 Schultheis Farm to City Green 3-17-26	(Insert Upload Date)	(Insert Type)

**CITY OF CLIFTON
ORDINANCE #8093-26**

**AN ORDINANCE AMENDING AN ORDINANCE ENTITLED “ORDINANCE
AUTHORIZING LEASE OF SCHULTHEIS FARM TO CITY GREEN, INC.,” (#6928-
11) PASSED ON FEBRUARY 15, 2011, AMENDING PRIOR ORDINANCE (#7103-13)
PASSED ON JULY 2, 2013 AND AMENDING PRIOR ORDINANCE (#7634-21)
PASSED ON MARCH 2, 2021**

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

1. The Lease previously authorized by the ordinances to which this ordinance is an amendment is hereby amended to include “Extension of Lease Agreement Pursuant to Third Option and Modifications to ‘Revised Rider to Schultheis Farm Lease Agreement’”, attached hereto as Exhibit “A”. The Tenant, having exercised its third option for an additional five (5)-year term from March 1, 2026 until February 28, 2031, and the parties having made certain modifications to the Revised Rider; and, the Green Acres Program of the NJDEP having approved of same, Exhibit “A” is hereby formally authorized and approved, and the Mayor and City Clerk are hereby authorized to execute same.

2. The rent shall be reduced to \$1.00 per year.

3. All other provisions of the Lease and the ordinance(s) to which this ordinance is an amendment shall remain in full force and effect and are not further amended hereby.

4. This Ordinance shall take effect upon final passage and publication in accordance with the provisions of law.

Introduced: March 17, 2026

Adopted: _____

Raymond Grabowski, Mayor

Kathleen Tolosi, City Clerk

ITEM NUMBER: 4

ITEM NAME: An Ordinance Amending Chapter 317 of the Code of the City of Clifton Entitled “Motion-Picture Filming” of the Code of the City of Clifton in Order to Become a Certified Film Ready New Jersey Municipality (Repeal and Replaces the Entire Chapter)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Ord #8094-26 Ordinance for film ready	(Insert Upload Date)	(Insert Type)

**CITY OF CLIFTON
ORDINANCE #8094-26**

AN ORDINANCE AMENDING CHAPTER 317 OF THE CODE OF THE CITY OF CLIFTON ENTITLED “MOTION-PICTURE FILMING” OF THE CODE OF THE CITY OF CLIFTON IN ORDER TO BECOME A CERTIFIED FILM READY NEW JERSEY MUNICIPALITY (REPEALS AND REPLACES THE ENTIRE CHAPTER)

WHEREAS, the City of Clifton is desirous of becoming a certified Film Ready New Jersey municipality; and

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the City of Clifton that Chapter 317 of the Code of the City of Clifton entitled “Motion-Picture Filming” shall be repealed in its entirety and replaced with the following:

Chapter 317 Filming

§ 317-1 Definitions.

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

FILMING

The taking of still or motion pictures either on film or videotape or similar recording medium, for commercial or educational purposes intended for viewing on television, in theaters, major linear broadcast network or streaming platforms, or for institutional uses. The provisions of this chapter shall not be deemed to include the "filming" of news stories within the municipality.

MAJOR MOTION PICTURE

Any film which is financed and/or distributed by a major motion picture studio, including but not limited to the following: NBCUniversal, including Peacock; Warner Bros. Discovery, including New Line Cinema, HBO, DC Studios and Castle Rock Entertainment; Paramount Pictures, including Miramax, MTV Films, Showtime, Skydance, Dreamworks and Nickelodeon Movies; Walt Disney Studios, including 20th Century Studios, Searchlight Pictures, Hulu and Marvel Studios; Sony Pictures, including Columbia Pictures, Screen Gems and Tristar Pictures; Amazon MGM Studios; Netflix Studios; A24; any film for which the budget is at least \$20,000,000; or any recurrent weekly television series programming.

PUBLIC LANDS

Any and every public street, highway, sidewalk, square, public park or playground or any other public place within the municipality which is within the jurisdiction and control of the municipality.

§ 317-2 Permit required.

A. No person or organization shall film or permit filming on public or on private property where such filming involves the use of public property for the operation, placement or temporary storage of vehicles or equipment utilized in such filming, including, but not limited to, any temporary structure, barricade or device intended to restrict or block off pedestrian or vehicular traffic, without first having obtained a permit from the office of the Municipal Clerk, which permit shall set forth the approved location of such filming and the approved duration of such filming by specific reference to day or dates. Said permit must be readily available for inspection by City officials at all times at the site of the filming.

B. All permits shall be applied for and obtained from the office of the Municipal Clerk during normal business hours. Applications for such permits shall be in a form approved by the Municipal Clerk and be accompanied by a permit fee in the amount established by this chapter in § 10 herein.

C. If a permit is issued and, due to inclement weather or other good cause, filming does not in fact take place on the dates specified, the Municipal Clerk may, at the request of the applicant, issue a new permit for filming on other dates subject to full compliance with all other provisions of this chapter. No additional fee shall be paid for this permit.

§ 317-3 Issuance of permits.

A. No permits will be issued by the Municipal Clerk unless applied for at least four or more business days prior to the requested shooting date; provided, however, that the City Manager may waive the four-day period if, in his judgment, the applicant has obtained all related approvals and adjacent property owners or tenants do not need to be notified.

B. No permit shall be issued for filming upon public lands unless the applicant shall provide the municipality with satisfactory proof of the following:

(1) Proof of insurance coverage as follows:

(a) For bodily injury to any one person in the amount of \$500,000 and any occurrence in the aggregate amount of \$1,000,000.

(b) For property damage for each occurrence in the aggregate amount of \$300,000.

(2) An agreement, in writing, whereby the applicant agrees to indemnify and save harmless the municipality from any and all liability, expense, claim or damages resulting from the use of public lands.

(3) The hiring of an off-duty police officer, if required by the Chief of Police, according to the agreed upon public safety plan, for the times indicated on the permit.

C. The holder of the permit shall take all reasonable steps to minimize interference with the free passage of pedestrians and traffic over public lands and shall comply with all lawful directives issued by the Police Department with respect thereto.

D. Filming shall be permitted 7:00am to 9:00pm (camera wrap) and crew wrap at 10:00pm, Monday through Sunday. Night filming restrictions shall only apply to a Project with exterior filming. Exterior filming in residential zones outside of the aforementioned hours shall be approved in the permit to be granted in accordance with § 3 herein.

§ 317-4 Interference with public activity; notice of filming.

A. The holder of a permit shall conduct filming in such a manner as to minimize the inconvenience or discomfort to adjoining property owners attributable to such filming and shall, to the extent practicable, abate noise and park vehicles associated with such filming off the public streets.

B. The holder shall avoid any interference with previously scheduled activities upon public lands and limit, to the extent possible, any interference with normal public activity on such public lands. Where the applicant's production activity, by reason of location or otherwise, will directly involve and/or affect any businesses, merchants or residents, these parties shall be given written notice of the filming at least three days prior to the requested shooting date and be informed that objections may be filed with the Municipal Clerk, said objections to form a part of applicant's application and be considered in the review of the same. Proof of service of notification to adjacent owners shall be submitted to the Municipal Clerk within two days of the requested shooting date.

§ 317-5 Refusal to issue permit; employment of patrolmen and electrician.

A. The City Manager may refuse to issue a permit whenever the Manager determines, on the basis of objective facts and after a review of the application and a report thereon by the Police Department and by other City agencies involved with the proposed filming site, that filming at the location and/or the time set forth in the application would violate any law or ordinance or would unreasonably interfere with the use and enjoyment of adjoining properties, unreasonably impede the free flow of vehicular or pedestrian traffic or otherwise endanger the public's health, safety or welfare.

B. Further, the Chief of Police reserves the right to require one or more on-site patrolmen in situations where the proposed production may impede the proper flow of traffic and according to the agreed upon public safety plan. The cost of said patrolman to be borne by the applicant as a cost of production. Where existing electrical power lines are to be utilized by the production, an on-site licensed electrician may be similarly required if the production company does not have a licensed electrician on staff.

§ 317-6 Appeals.

A. Any person aggrieved by a decision of the City Manager denying or revoking a permit or a person requesting relief may appeal to the City Council. A written notice of appeal setting forth the reasons for the appeal shall be filed with the Manager.

B. An appeal from the decision of the Manager shall be filed within 10 days of the Manager's decision. The City Council shall set the matter down for a hearing within 30 days of the day on which the notice of appeal was filed. The decision of the City Council shall be in the form of a resolution supporting the decision of the City Manager at the first regularly scheduled public meeting of the City Council after the hearing on the appeal, unless the appellant agrees in writing to a later date for the decision. If such a resolution is not adopted within the time required, the decision of the Manager shall be deemed to be reversed, and a permit shall be issued in conformity with the application or the relief shall be deemed denied.

§ 317-7 Waiver of requirements of chapter by Manager.

The City Manager may authorize a waiver of any of the requirements, provisions or restrictions of this chapter if the Manager determines that a waiver thereof may be granted without endangering the public health, safety and welfare. In determining whether to issue a waiver, the Manager shall consider the following factors:

- (1) Potential traffic congestion at the location.
- (2) The applicant's ability to remove the applicant's vehicles and equipment from the public streets or other public property.
- (3) The extent to which the applicant is requesting restrictions on the use of public streets or public parking facilities during filming.
- (4) The nature of the filming, including whether filming will take place indoors or outdoors, and the proposed hours for filming.
- (5) The extent to which the filming may affect adjoining and nearby property owners and occupants.
- (6) The City's prior experience with the applicant, if any.

§ 317-8 Copies of permit; inspections.

Copies of the approved permit will be sent to the Police and Fire Departments before filming takes place and to the New Jersey Motion Picture and Television Commission at njfilm@njeda.gov. The applicant shall permit the Fire Prevention Bureau or other City inspectors to inspect the site and the equipment to be used, if deemed necessary. The applicant shall comply with all safety instruction issued by the Fire Prevention Bureau or other City inspectors.

§ 317-9 Reimbursement of certain costs.

In addition to any other fees or costs mentioned in this chapter, the applicant shall reimburse the City for any lost revenue, such as parking meter revenue, repairs to public property or other revenues that the City was prevented from earning because of filming.

§ 317-10 Fees.

CATEGORY		FEE (not to exceed)
Basic filming permit (one-time; with 4 or more days advance notice of the first day of filming)		\$100
Expedited basic filming permit (one-time; with 3 or less days advance notice of the first day of filming)		\$250
Basic filming permit for nonprofits, including student films (one-time; no daily rate required)		\$25
Daily filming on public property		
<i>Film and television projects with a budget under \$20mm</i>		\$150
<i>Film and television projects with a budget over \$20mm</i>		\$500
Daily filming on private property		NO FEE CHARGED BY MUNICIPALITY
Public Safety		
<i>Hiring of off-duty police and fire inspections, according to agreed upon public safety plan</i>		The municipality's standard hourly rates for police and fire
Inconvenience fees		
<i>Street closures - less than 10,000 residents</i>		Up to \$1,000 per day
<i>Street closures - more than 10,000 residents</i>		Up to \$5,000 per day
<i>Properties in background - or used - in shot</i>		Fee is negotiated between a production company and a private business or residence
<i>Daily prep of business that is being "dressed"</i>		Fee is negotiated between a production company and a private business
<i>Daily filming of business that is "dressed"</i>		Fee is negotiated between a production company and a private business
Parking fees		Same rates that are charged to the public

§ 317-11 Violations and penalties.

Any person who violates any provision of this chapter shall, upon conviction thereof, be punished by a fine not exceeding \$2,000, imprisonment in the county/municipal jail for a term not exceeding 90 days, or a period of community service not exceeding 90 days, or any combination thereof as determined by the Municipal Court Judge. Each day on which a violation of an ordinance exists shall be considered a separate and distinct violation and shall be subject to imposition of a separate penalty for each day of the violation as the Municipal Court Judge may determine.

Introduced: March 17, 2026

Adopted: _____

Raymond Grabowski, Mayor

Kathleen Tolosi, Clerk

ITEM NUMBER: 32

ITEM NAME: Resolution Authorizing Traffic Signal Agreement at Route 3 Ramp
at Passaic Avenue and Ward Avenue

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Reso Auth Traffic Signal agreement at Rt 3 Ramp at Passaic & Ward	(Insert Upload Date)	(Insert Type)

CITY OF CLIFTON

RESOLUTION AUTHORIZING TRAFFIC SIGNAL AGREEMENT AT ROUTE 3
RAMP AT PASSAIC AVENUE AND WARD AVENUE

WHEREAS, a traffic condition exists at the intersection of Route 3 ramp at Passaic Avenue and Ward Avenue, in the City of Clifton, in the County of Passaic, which requires the operation of a semi-actuated traffic control signal with pedestrian push buttons and areas of presence detection; and

WHEREAS, it is necessary to expedite the safe movement and conduct of pedestrian and vehicular traffic; and

WHEREAS, the State of New Jersey has indicated its willingness to install a traffic control signal at said intersection; and

WHEREAS, the State of New Jersey has proposed a form of Agreement pertaining to maintenance of said traffic signal;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Municipal Council of the City of Clifton, that authorization is hereby given to enter into an Agreement with the State of New Jersey, acting through its Commissioner of Transportation, for the purpose aforesaid, a copy of said Agreement being attached hereto and made a part hereof;

BE IT FURTHER RESOLVED, that the Mayor and Municipal Council of the City of Clifton, be and hereby are authorized to execute said Agreement.

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 17, 2026

Kathleen Tolosi, City Clerk

ITEM NUMBER: 33

ITEM NAME: Resolution to Authorize Approval of the Bills List for March 17, 2026

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
3-17-26 Bills List	(Insert Upload Date)	(Insert Type)

**RESOLUTION
TO APPROVE
Claims to be paid the meeting of March 17th, 2026
Meeting of March 17th, 2026**

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

Current Fund	\$	3,942,046.04
Grant Fund	\$	40,567.65
General Capital Fund	\$	307,723.94
Sewer Utility -Operating	\$	35,237.04
Sewer Utility-Capital	\$	21,715.85
Developers Escrow	\$	22,293.54
Dog Trust	\$	2,400.80
Police Extra Duty	\$	36,303.25
Trust Other	\$	149,220.89
Section 8 Public Housing	\$	238,021.01
Affordable Housing	\$	5,273.75
Community Development	\$	195,876.21
Tax Title Lien Redemption	\$	-
UCC Trust	\$	38,103.71
Self Insurance	\$	1,334,557.91
Fire Dedicated Penalties	\$	-
Revolving Loan Fund	\$	-
Tax Title Lien Redemption	\$	-
Unemployment Trust Fund	\$	-
Library	\$	94,920.15
General Liability Trust	\$	66,481.73
Workers Compensation Trust	\$	14,374.56
Trust Escrow	\$	-
Reserve for Housing	\$	-
Federal DOJ Forfeiture	\$	-
TOTAL CLAIMS	\$	6,545,118.03

ADOPTED _____

ATTEST _____
Kathleen Tolosi, City Clerk

Report Printed 2026-03-12 15:18:19 CITY OF CLIFTON

List of Bills - (All Funds)

Meeting Date: 03/17/2026 For bills from 03/04/2026 to 03/17/2026

Vendor	Description	Account	PO Payment	Check Total
CDBG				
1 - CLIFTON, CITY OF - CURRENT ACCOUNT	PO 65114 Reimbursement CDBG Fringes - January, 202		4,077.76	
17-201-20-118-000 CDBG Year 51		66.44		
17-201-20-118-000 CDBG Year 51		2,780.60		
17-201-20-118-000 CDBG Year 51		1,230.72		4,077.76
1 - CLIFTON, CITY OF - CURRENT ACCOUNT	PO 65115 Reimbursement for CDBG Payrolls for Janu		17,193.32	
17-201-20-118-000 CDBG Year 51		868.50		
17-201-20-118-000 CDBG Year 51		9,554.38		
17-201-20-118-000 CDBG Year 51		6,770.44		17,193.32
1 - CLIFTON, CITY OF - CURRENT ACCOUNT	PO 65123 Reimbursement - Indirect Costs Yr. 51		27,000.00	
17-201-20-118-000 CDBG Year 51		27,000.00		27,000.00
ACH 1026 - CLIFTON, CITY OF - POLICE	PO 65116 Reimbursement - CDBG Sewer Project - Po		722.50	
17-201-20-117-100 Year 50 Public Facilites & Improvements		722.50		722.50
ACH 3814 - POWER OF ONE CHRISTIAN COACHING & O	PO 65220 R113-25- 2/24/26 FOOD DISTRIBUTION SERVI		5,356.44	
17-201-20-112-000 CDBG Year 45		5,356.44		5,356.44
ACH 1945 - TRIAD ADVISORY SERVICES, INC.	PO 65221 R524-25 CDBG Professional Planner Yr 51		7,300.00	
17-201-20-118-000 CDBG Year 51		7,300.00		7,300.00
7556 - VORTEX SERVICES LLC	PO 63702 R544-25 2025 HUD - CD Sanitary Sewer Lin		134,226.19	
17-201-20-117-100 Year 50 Public Facilites & Improvements		134,226.19		134,226.19
CLAIMS FUND				
6193 - ABSOLUTE AUTO AND FLAT GLASS	PO 64822 DPW-FLEET WINDSHIELD FOR P.D. 2301		453.31	
01-201-26-315-200 Vehicle Maintenance - Expenses		453.31		453.31
103 - AIR POWER INTERNATIONAL, INC.	PO 65349 FIRE: Yearly Service Contract - Air Fill		536.25	
01-203-25-265-200 (2025) Fire Department - Expenses		536.25		536.25
ACH 4294 - AIRGAS USA, LLC	PO 64780 POLICE DEPT. - OXYGEN & NITROGEN TANKS -		448.96	
01-201-25-240-200 Police Department - Expenses		448.96		448.96

ACH	4294 - AIRGAS USA, LLC 01-201-25-265-200	Fire Department - Expenses	PO 65344	FIRE: Medical Oxygen Cylinders	314.54	314.54	314.54
ACH	4294 - AIRGAS USA, LLC 01-201-25-265-200	Fire Department - Expenses	PO 65347	FIRE: Medical Oxygen Cylinders	957.68	957.68	957.68
	7188 - ALERT 360 OPCO INC. 01-201-27-370-200	Public Playgrounds and Rec - Expenses	PO 65315	RECREATION: Fire Inspection for CRC	231.50	231.50	231.50
	1948 - AMAZING AMUSEMENTS & ENTERTAINMENT, 01-201-27-370-200	Public Playgrounds and Rec - Expenses	PO 65178	RECREATION: Rides for Bunny Bash	2,700.00	2,700.00	2,700.00
	6003 - Amazon Capital Services 01-201-27-370-200	Public Playgrounds and Rec - Expenses	PO 65185	RECREATION: Supplies for Events	415.73	415.73	415.73
ACH	107 - AMERICAN HOSE & HYDRAULIC CO., INC. 01-201-26-315-200	Vehicle Maintenance - Expenses	PO 64611	DPW-FLEET REPAIR PARTS	445.63	445.63	445.63
ACH	107 - AMERICAN HOSE & HYDRAULIC CO., INC.		PO 65173	DPW-FLEET REPAIR PARTS	549.00	549.00	549.00
ACH	107 - AMERICAN HOSE & HYDRAULIC CO., INC.		PO 65176	DPW-FLEET REPAIR PARTS FOR SALT TRUCK PL	1,730.18	1,730.18	1,730.18
ACH	107 - AMERICAN HOSE & HYDRAULIC CO., INC. 01-201-26-315-200	Vehicle Maintenance - Expenses	PO 65193	DPW-FLEET REPAIR PARTS FOR PLOW TRUCKS	280.12	280.12	280.12
ACH	4446 - AMERICAN WEAR UNIFORMS 01-203-26-300-200	(2025) Public Works Administration - Expenses	PO 65350	R090-25 - 2/12, 2/19 & 2/26 2026 RENTAL	2,105.13	2,105.13	2,105.13
	7147 - AMERIGAS 01-201-27-370-200	Public Playgrounds and Rec - Expenses	PO 65182	RECREATION: Propane Gas for Anzaldis Park	989.52	989.52	989.52
	3899 - AT&T Mobility LLC 01-201-31-440-200	Telephone	PO 65470	1/27/26 - 2/26/26MIS wireless service -	47.67	47.67	47.67
ACH	2452 - ATLANTIC UNIFORM CO. 01-201-25-240-200	Police Department - Expenses	PO 64442	R407-25 - POLICE DEPT. - Purchase of Sho	2,079.84	2,079.84	2,079.84
ACH	6859 - BARBARA SAAD 01-201-43-490-200	Municipal Court - Expenses	PO 65137	Court: Arabic Interpreting Services	900.00	900.00	900.00
	7183 - Ben Shaffer Recreation Inc. 15-286-56-005-000	Recreation Trust Accounts	PO 64907	RECREATION: Water Fountain for Schulthei	8,429.60	8,429.60	8,429.60

ACH	114 - BENECARD SERVICES, INC. 21-201-20-100-000 Employee Group Health	PO 65354 R590-25 - March 2026 Prescription Drug	632,428.53	632,428.53	632,428.53
ACH	2307 - BUY WISE AUTO PARTS 01-201-26-315-200 Vehicle Maintenance - Expenses	PO 64912 DPW-FLEET REPAIR PARTS	616.68	616.68	616.68
	401 - CABLEVISION SYSTEMS CORP 01-201-31-440-200 Telephone	PO 65337 03/01/26 - 03/31/26 - Cable Service for	105.94	105.94	105.94
	401 - CABLEVISION SYSTEMS CORP 01-201-31-440-200 Telephone	PO 65426 3/1/26 - 3/31/26 - CPD internet services	167.27	167.27	167.27
	401 - CABLEVISION SYSTEMS CORP 01-201-31-440-200 Telephone	PO 65427 3/1/26 - 3/31/26 - DPW Cable Services: A	96.51	96.51	96.51
	401 - CABLEVISION SYSTEMS CORP 01-201-31-440-200 Telephone	PO 65428 3/1/26 - 3/31/26 - cable service: Accoun	168.00	168.00	168.00
	401 - CABLEVISION SYSTEMS CORP 01-201-31-440-200 Telephone	PO 65429 2/23/26 - 3/22/26 - CPD Cameras Account:	229.00	229.00	229.00
ACH	7373 - CHRISTOPHER FAVOCCI INC. 01-201-26-315-200 Vehicle Maintenance - Expenses	PO 64846 DPW-FLEET-REMOVE & REBUILD TRANSMISSION	5,995.00	5,995.00	5,995.00
	1 - CLIFTON, CITY OF - CURRENT ACCOUNT 16-289-56-081-000 Section 8 Spending Reserves	PO 65113 Reimbursement - Section 8 Payrolls & Fri	23,639.10	23,639.10	23,639.10
ACH	1026 - CLIFTON, CITY OF - POLICE 08-215-55-956-100 Sewer Improvements 7741-22	PO 65195 R063-24: On Call Emergency Sewer Repair	2,295.00	2,295.00	2,295.00
ACH	6943 - CMF Business Supplies Inc. 01-201-43-490-200 Municipal Court - Expenses	PO 65239 Court: Office Supplies / Paper Purchase	598.20	598.20	598.20
ACH	6943 - CMF Business Supplies Inc. 01-201-25-240-200 Police Department - Expenses	PO 65276 POLICE DEPT. - PAPER NEEDED TO REPLENISH	1,595.20	1,595.20	1,595.20
ACH	6057 - COVERALL NORTH AMERICA, INC. 01-201-28-370-200 Arts Center & Sculpture Park - Expenses	PO 65353 HEALTH: ARTS CENTER MARCH 2026	825.00	825.00	825.00
ACH	7127 - CROWN AWARDS 15-286-56-005-000 Recreation Trust Accounts	PO 65275 RECREATION: Trophies for Bunny Bash	90.33	90.33	90.33
	7595 - CSC HOLDINGS LLC 01-201-31-440-200 Telephone	PO 65462 3/1/26 - 3/31/26 - Optimum - Station 4 F	454.95	454.95	454.95

ACH	7486 - Cue Promotions LLC 01-201-27-331-200 Human Services - Expenses	PO 65257 HEALTH: CODE BLUE T-SHIRTS AND HOODIES	1,503.81	1,503.81	1,503.81
ACH	127 - CUSTOM BANDAG, INC. 01-201-26-315-200 Vehicle Maintenance - Expenses	PO 65046 R408-25-DPW-FLEET TIRES FOR FLEET - 25-F	1,841.08	1,841.08	1,841.08
ACH	3242 - D & L PAVING CONTRACTORS, INC. 04-215-55-978-400 Engineering Projects 7947-24	PO 65355 R401-25 2025 Road Resurfacing Program -	58,775.50	58,775.50	58,775.50
	5805 - DAVID ZUIDEMA, INC 01-201-27-331-200 Human Services - Expenses	PO 65164 HEALTH: SHOWER TRAILER - 2/13/2026	365.00	365.00	365.00
	7475 - DAY BOAT INC 15-286-56-013-000 Clifton Senior Culture Trips	PO 65187 SENIOR TRIPS: LUNCHEON ON 4-15-2026 @ 1	1,998.00	1,998.00	1,998.00
	7487 - DELTA DENTAL OF NEW JERSEY INC. 21-201-20-100-000 Employee Group Health	PO 65356 R591-25-January 2026 Dental Insurance Co	51,635.61	51,635.61	51,635.61
ACH	131 - DIAL INC. 01-201-27-336-200 Senior Citizens - Expenses	PO 65352 AGREEMENT BETWEEN CITY OF CLIFTON AND D	1,000.00	1,000.00	1,000.00
	7276 - DIFRANCESCO, BATEMAN, KUNZMAN, DAVIS, LE 01-201-20-105-200 Personnel - Expenses	PO 65128 R344-25 - January 2026 Clifton PD - Matt	115.50	115.50	
	01-201-20-105-200 Personnel - Expenses	PO 65129 R344-25 - January 2026 Clifton PD - Matt	511.50	511.50	
	01-201-20-105-200 Personnel - Expenses	PO 65130 R344-25 - January 2026 Clifton Litigatio	885.00	885.00	
	01-201-20-105-200 Personnel - Expenses	PO 65131 R344-25 - January 2026 Clifton FL - Matt	577.50	577.50	
	01-201-20-105-200 Personnel - Expenses	PO 65132 R344-25 - January 2026 Clifton Labor Cou	20,251.54	20,251.54	
	01-201-20-105-200 Personnel - Expenses	PO 65134 R344-25 - January 2026 Clifton Labor Dis	6,501.00	6,501.00	28,842.04
	1499 - DRIVE LINE SERVICE OF N.J., INC. 01-201-26-315-200 Vehicle Maintenance - Expenses	PO 65071 DPW-FLEET REPAIR DRIVESHAFT ON EMS 5	723.96	723.96	723.96
ACH	462 - ECONOMY PAPER & RESTAURANT SUPPLY	PO 64686 HEALTH: ANIMAL CONTROL SUPPLIES 2026	1,725.38	1,725.38	1,725.38
ACH	133 - EMSL ANALYTICAL, INC. 15-286-56-028-000 Lead-Based Paint Inspections	PO 65231 HEALTH: LEAD DWELLING INSPECTIONS	935.90	935.90	935.90
ACH	5279 - ENTERPRISE FM TRUST 01-201-31-458-200 Purchase/Lease Autos	PO 65454 R238-23 - March 2026 Fleet Maintenance L	28,084.71	28,084.71	
		PO 65454 R238-23 - March 2026 Fleet Maintenance L	120.84	120.84	28,205.55

	4149 - ENVELOPES & PRINTED PRODUCTS, INC.	PO 64940	FIRE: R029-26 Business Cards for Fire H	44.00	44.00	44.00
	01-201-25-265-200 Fire Department - Expenses					
	4686 - ENVIRONMENTAL RESOLUTIONS, INC	PO 65335	R021-26: LSRP SERVICES FOR YEAR 2026, P	10,912.50	10,912.50	10,912.50
	01-201-20-165-200 Engineering Services - Expenses					
ACH	4081 - EQUIPTECH, LLC	PO 64594	DPW-FLEET REPAIR PARTS FOR MORBARK STUMP	618.24	618.24	618.24
	01-201-26-315-200 Vehicle Maintenance - Expenses					
	7225 - Eric M. Bernstein & Associates LLC	PO 65343	R341-25 - February 2026 - Affordable Hou	3,705.00	3,705.00	3,705.00
ACH	5033 - ESO SOLUTIONS, INC	PO 65465	FIRE: R031-26 EMS Software- 2nd Quarterl	5,067.74	5,067.74	5,067.74
	01-201-25-265-200 Fire Department - Expenses					
	5576 - ESSEX COUNTY RECOVERY BUREAU	PO 65278	POLICE DEPT - POLICE TOW Clifton Police	75.00	75.00	75.00
	01-201-25-240-200 Police Department - Expenses					
	848 - FAIRFIELD MAINTENANCE, INC.	PO 65121	DPW - FACILITIES - REMOVAL OF EXCESSIVE	70.00	70.00	70.00
	01-201-26-290-200 Building Department (DPW) - Expenses					
ACH	455 - FEDEX	PO 65200	HEALTH: POSTAGE FOR LEAD DWELLING INSPEC	42.04	42.04	42.04
	15-286-56-028-000 Lead-Based Paint Inspections					
	7305 - Final Gift Pet Memorial -New Jersey	PO 65321	ANIMAL CONTROL: SERVICES - JAN & FEB 202	227.60	227.60	227.60
	6820 - Fire and Security technologies	PO 65232	FIRE: Fire Extinguisher Maintenance & Re	1,380.00	1,380.00	1,380.00
	01-201-25-265-200 Fire Department - Expenses					
ACH	7379 - FIRST SECURITY MUNICIPAL ADVISORS INC.	PO 65362	R568-25 & R569-25 - February 2026 Interi	15,000.00	15,000.00	15,000.00
	01-201-20-130-200 Financial Administration - Expense					
ACH	7371 - FISHER AUTO PARTS INC.	PO 64892	DPW-FLEET REPAIR PARTS	722.67	722.67	722.67
	01-201-26-315-200 Vehicle Maintenance - Expenses					
ACH	7371 - FISHER AUTO PARTS INC.	PO 65235	DPW-FLEET REPAIR PARTS	345.80	345.80	345.80
	01-201-26-315-200 Vehicle Maintenance - Expenses					
ACH	136 - FOLEY, INC.	PO 64801	DPW-FLEET REPAIR PARTS FOR 908 CAT LOADE	304.45	304.45	304.45
	01-201-26-315-200 Vehicle Maintenance - Expenses					
ACH	136 - FOLEY, INC.	PO 64868	DPW - FLEET CATERPILLAR DIAGNOSTIC SOFTW	1,550.00	1,550.00	1,550.00
	01-201-26-315-200 Vehicle Maintenance - Expenses					

ACH	136 - FOLEY, INC. 01-201-26-315-200	Vehicle Maintenance - Expenses	PO 64888	DPW-FLEET REPAIR PARTS FOR LOADER 156	22.84	22.84	22.84
ACH	136 - FOLEY, INC. 01-201-26-315-200	Vehicle Maintenance - Expenses	PO 64899	DPW-FLEET REPAIR PARTS FOR CAT LOADERS	489.44	489.44	489.44
	6304 - FRIEND & WENZEL LLC 01-201-21-180-200	Zoning and Planning - Expenses	PO 65213	2/4/26 PROFESSIONAL SERVICES - COUNSEL S	1,200.00	1,200.00	1,200.00
	7049 - GANNETT MEDIA CORP. 01-201-21-180-200	Zoning and Planning - Expenses	PO 65303	Acct: 1184288 February Newspaper Ads for	132.15	132.15	
	01-203-20-120-200	(2025) City Clerk - Expenses	PO 65306	Clerk's Office - February 2026 Legal Ads	1,320.76	1,320.76	1,452.91
	6242 - GLIA Group LLC		PO 65285	Tax Lien Redemption B# 18.17 L# 5	21,948.08	21,948.08	
			PO 65285	Tax Lien Redemption B# 18.17 L# 5	14,000.00	14,000.00	35,948.08
ACH	183 - GRAINGER 01-201-26-315-200	Vehicle Maintenance - Expenses	PO 64905	R208-25-DPW - WINTER SUPPLIES FOR FLEET	1,405.28	1,405.28	1,405.28
ACH	183 - GRAINGER 01-201-25-265-200	Fire Department - Expenses	PO 65028	FIRE: R208-25 Janitorial Supplies - NJ S	3,097.20	3,097.20	3,097.20
ACH	183 - GRAINGER 01-201-25-265-200	Fire Department - Expenses	PO 65255	FIRE: R208-25 Janitorial Supplies - NJ S	270.30	270.30	270.30
ACH	183 - GRAINGER 01-201-25-265-200	Fire Department - Expenses	PO 65302	FIRE: R208-25 Janitorial Supplies - NJ S	198.46	198.46	198.46
ACH	183 - GRAINGER 01-201-25-265-200	Fire Department - Expenses	PO 65332	FIRE: R208-25 Tools & Equipment	212.80	212.80	212.80
	6948 - GREENMAN-PEDERSEN, INC. 04-215-55-959-900	Administrative Cost 7471-18	PO 65209	R278-24: NJDOT SRTS 2022 Christopher Co	15,563.14	15,563.14	15,563.14
ACH	7585 - HazMat 101 Consultants 15-286-58-001-000	National Opiate Settlement Funds	PO 65384	HAZMAT: OPERATIONAL REFRESHER TRAINING 3	7,945.00	7,945.00	7,945.00
	6950 - HUDSON COUNTY MOTORS INC. 01-201-26-315-200	Vehicle Maintenance - Expenses	PO 64916	DPW-FLEET REPAIR PARTS	248.65	248.65	248.65
ACH	6492 - IMMEDICENTER TOTOWA 01-201-20-105-200	Personnel - Expenses	PO 65216	Medical Exams	160.00	160.00	160.00

ACH	6492 - IMMEDICENTER TOTOWA 01-201-25-265-200	Fire Department - Expenses	PO 65256 FIRE: Drug Testing	180.00	180.00	180.00
ACH	7609 - INSERRA SUPERMARKETS INC. 01-201-27-370-200	Public Playgrounds and Rec - Expenses	PO 65180 RECREATION: Supplies for Buddy Canteen	24.99	24.99	24.99
	1098 - INSTITUTE FOR PROFESSIONAL DEVELOPM 01-201-20-120-200	City Clerk - Expenses	PO 65309 Clerk's Office - Registrar Training, Mar	100.00	100.00	100.00
	1098 - INSTITUTE FOR PROFESSIONAL DEVELOPM 01-201-20-120-200	City Clerk - Expenses	PO 65310 Clerk's Office - Registrar Training, Jan	50.00	50.00	50.00
	4126 - INTRUDER ALERT ALARMS LLC		PO 65157 HEALTH: ANIMAL CONTROL SHEALTER ALARM SY	360.00	360.00	360.00
	7598 - Jared Nixon 01-201-25-240-200	Police Department - Expenses	PO 65250 POLICE DEPT. - 2026 Money Laundering Cla	390.00	390.00	390.00
ACH	465 - JEN ELECTRIC, INC. 01-201-25-240-200	Police Department - Expenses	PO 65252 POLICE DEPARTMENT R406-25 - Police - Str	3,768.00	3,768.00	3,768.00
	408 - JESCO, INC. 01-201-26-315-200	Vehicle Maintenance - Expenses	PO 64890 DFW-FLEET REPAIR PARTS FOR JOHN DEERE BU	1,426.16	1,426.16	
	01-201-26-315-200	Vehicle Maintenance - Expenses	PO 65206 DFW-FLEET REPAIR PARTS	117.10	117.10	1,543.26
	3612 - JOHN GARCIA CONSTRUCTION CO. 08-215-55-957-400	Emergency Repairs	PO 65236 R063-24: On Call Emergency Sewer Repair	15,768.03	15,768.03	
	08-215-55-957-400	Emergency Repairs	PO 65260 R063-24: On Call Emergency Sewer Repair	3,652.82	3,652.82	19,420.85
ACH	3203 - JOHNNY ON THE SPOT LLC 01-201-27-370-200	Public Playgrounds and Rec - Expenses	PO 65295 RECREATION: Port-a-John For Year Round P	65.63	65.63	
	15-286-56-005-000	Recreation Trust Accounts	PO 65295 RECREATION: Port-a-John For Year Round P	262.52	262.52	328.15
ACH	5042 - KNOWLEDGE CAPITAL ALLIANCE, INC. 01-201-27-330-200	Health and Welfare - Expenses	PO 65108 HEALTH: 2026 VMSG DASHBOARD PERFORMANCE	1,000.00	1,000.00	1,000.00
ACH	7527 - KNOX ASSOCIATES INC.		PO 65064 KNOX Key Secure unis for fire apparatus.	7,060.00	7,060.00	7,060.00
ACH	7554 - Kodex, Inc. 01-201-25-240-200	Police Department - Expenses	PO 65277 POLICE DEPT: Yahoo Subpoena, Clifton PD	45.00	45.00	45.00
	7557 - KRONICK RESOLUTIONS 01-203-20-105-200	(2025) Personnel - Expenses	PO 65162 Arbitrator PBA Local	1,600.00	1,600.00	1,600.00

ACH	619 - LAN ASSOCIATES, INC. 02-213-40-707-000	Recreation Department Grant Expenditures	PO 65336	R378-24 Engineering Design Services for	3,125.00	3,125.00	3,125.00
	345 - LANGUAGE LINE SERVICES 01-203-25-240-200	(2025) Police Department - Expenses	PO 65268	R192-25 POLICE DEPT: JAN 2026 LANGUAGE L	796.93	796.93	
	01-203-25-240-200	(2025) Police Department - Expenses	PO 65340	R192-25 POLICE DEPT: FEB 2026 LANGUAGE L	399.53	399.53	1,196.46
ACH	7588 - LATSIX DISTRIBUTION LLC 01-201-26-315-200	Vehicle Maintenance - Expenses	PO 64572	DFW-FLEET REPAIRS TO PRESSURE WASHER	584.19	584.19	584.19
ACH	260 - LAURA A. CARUCCI 01-201-21-180-200	Zoning and Planning - Expenses	PO 65210	2026 ZONING BOARD - 2/19/26 COURT REPORT	300.00	300.00	300.00
ACH	260 - LAURA A. CARUCCI 01-201-21-180-200	Zoning and Planning - Expenses	PO 65214	2/4/26 ZONING BOARD - COURT REPORTING SE	300.00	300.00	300.00
ACH	260 - LAURA A. CARUCCI 01-201-21-180-200	Zoning and Planning - Expenses	PO 65357	FEB 2026 CONSULTANT SERVICES - PLANNING	300.00	300.00	300.00
	990 - LEISERV, INC 01-201-27-370-200	Public Playgrounds and Rec - Expenses	PO 65211	RECREATION: 2/14/26 Special Olympics Bow	182.00	182.00	
	01-201-27-370-200	Public Playgrounds and Rec - Expenses	PO 65338	RECREATION: 2/28/26 Special Olympics Bow	182.00	182.00	
	01-201-27-370-200	Public Playgrounds and Rec - Expenses	PO 65339	RECREATION: 2/21/26 Special Olympics Bow	143.00	143.00	507.00
	6723 - LEXIPOL LLC 01-201-25-240-200	Police Department - Expenses	PO 65273	POLICE DEPT. - CLIFTON PD PST ONLINE IN	4,285.36	4,285.36	4,285.36
	6670 - Lokai Rose Foundation Inc 15-286-56-005-000	Recreation Trust Accounts	PO 65186	RECREATION: Instructor payment for Wild	225.00	225.00	225.00
	6550 - MARIA JABR 01-203-26-325-200	(2025) Condo Services Act - Expenses	PO 65243	2025 Municipal Reimbursement	2,065.42	2,065.42	2,065.42
ACH	6819 - MARIE LUPO 02-213-40-702-000	Health Department Grant Expenditures	PO 65202	HEALTH: PROFESSIONAL SERVICES FOR LEAD G	240.00	240.00	240.00
ACH	4018 - MARRONE PEST MANAGEMENT SERVICES LLC 01-201-27-370-200	Public Playgrounds and Rec - Expenses	PO 65212	RECREATION: RELEASE - Monthly Pest Contr	320.00	320.00	320.00
ACH	7213 - MCMANIMON, SCOTLAND & BAUMANN LLC 04-215-55-959-900	Administrative Cost 7471-18	PO 65300	R597-25 - Bond Counsel Services January	6,596.20	6,596.20	6,596.20

ACH	7213 - MCMANIMON, SCOTLAND & BAUMANN LLC 01-201-21-180-200 Zoning and Planning - Expenses	PO 65364 R586-25 January 2026 - Land Use Litigati	370.00	370.00	370.00
ACH	3560 - MORTON SALT, INC.	PO 65351 R522-25 - Road Salt - Winter 2026 - 2/26	17,749.59	17,749.59	17,749.59
ACH	3243 - MOTOROLA, INC. 04-215-55-971-300 Fire Dept. Improvements 2021	PO 63152 FIRE: Desk & Bank Chargers for Fire HQ /	7,053.14	7,053.14	7,053.14
ACH	2437 - MRC INC 01-201-27-370-200 Public Playgrounds and Rec - Expenses	PO 65270 R007-26- RECREATION: Washington Park Ben	1,477.72	1,477.72	1,477.72
ACH	4264 - MUSCO CORPORATION 04-215-55-979-400 Engineering Projects	PO 65120 R430- 25 REC: Sports Lighting Equipment	188,120.00	188,120.00	188,120.00
	272 - NATIONAL FUEL OIL INC 01-201-31-447-200 Fuel Oil - Diesel and Heating Oil	PO 65217 R599-25 - DIESEL OFF THE SOMERSET COUNTY	11,084.37	11,084.37	11,084.37
	6951 - NATIONAL HIGHWAY PRODUCTS INC 01-201-25-240-200 Police Department - Expenses	PO 65294 R306-24-POLICE DEPT. - PURCHASE OF HANDI	36.96	36.96	36.96
	6909 - NEAL TECHNOLOGIES INC. 01-201-26-315-200 Vehicle Maintenance - Expenses	PO 64793 DFW-FLEET REPAIR PARTS FOR DFW 15	4,145.72	4,145.72	4,145.72
ACH	215 - NEGLIA ENGINEERING ASSOCIATES 12-286-56-851-000 Developer Escrows	PO 65192 Developers Escrow Project	1,357.50	1,357.50	1,357.50
ACH	215 - NEGLIA ENGINEERING ASSOCIATES 12-286-56-851-000 Developer Escrows	PO 65194 Developers Escrow Project	7,741.04	7,741.04	7,741.04
ACH	215 - NEGLIA ENGINEERING ASSOCIATES 12-286-56-851-000 Developer Escrows	PO 65246 Developers Escrow Project	533.75	11,029.25	
	12-286-56-851-000 Developer Escrows		247.00		
	12-286-56-851-000 Developer Escrows		952.50		
	12-286-56-851-000 Developer Escrows		741.00		
	12-286-56-851-000 Developer Escrows		2,472.50		
	12-286-56-851-000 Developer Escrows		337.50		
	12-286-56-851-000 Developer Escrows		708.00		
	12-286-56-851-000 Developer Escrows		1,347.50		
	12-286-56-851-000 Developer Escrows		1,292.00		
	12-286-56-851-000 Developer Escrows		1,270.00		
	12-286-56-851-000 Developer Escrows		512.50		
	12-286-56-851-000 Developer Escrows		615.00		11,029.25
ACH	215 - NEGLIA ENGINEERING ASSOCIATES 12-286-56-851-000 Developer Escrows	PO 65296 Developers Escrow Project	693.75	1,640.75	
	12-286-56-853-000 Engineering Inspection Escrows		509.50		
	12-286-56-853-000 Engineering Inspection Escrows		437.50		1,640.75

ACH	215 - NEGLIA ENGINEERING ASSOCIATES 12-286-56-853-000 Engineering Inspection Escrows	PO 65329 Developers Escrow Project	525.00	525.00	525.00
ACH	803 - NEW JERSEY STATE ASSOCIATION 01-201-25-240-200 Police Department - Expenses	PO 65279 POLICE DEPT. - 2026 Advanced Internal Af	449.00	449.00	449.00
ACH	803 - NEW JERSEY STATE ASSOCIATION 01-201-25-240-200 Police Department - Expenses	PO 65361 POLICE DEPT. - Background Investigations	299.00	299.00	299.00
ACH	2583 - NOC AUTOMOTIVE SOLUTIONS INC 27-201-20-500-000 Deductables	PO 65122 DI: 1-29-26-PHD-0868-26- 2020 Dodge Dura	1,000.00	1,000.00	1,000.00
ACH	2583 - NOC AUTOMOTIVE SOLUTIONS INC 27-201-20-500-000 Deductables	PO 65245 DI: 2-10-26-PHD-0869-26- 2023 Dodge Dura	1,000.00	1,000.00	1,000.00
ACH	6295 - NORTH JERSEY TRUCK CENTER, INC. 01-201-26-315-200 Vehicle Maintenance - Expenses	PO 65141 DPW-FLEET REPAIR PARTS FOR F.D.	194.00	194.00	194.00
ACH	2208 - NOVER ENGLESTEIN & ASSOCIATES, INC. 01-201-27-330-200 Health and Welfare - Expenses	PO 65233 HEALTH: ANNUAL SOFTWARE MAINTENANCE -	4,265.00	4,265.00	4,265.00
	7561 - ON LOCATION EMERGENCY SERVICES TRAINING 01-201-25-265-200 Fire Department - Expenses	PO 64926 FIRE: R051-26 EMT Refresher Classes	18,750.00	18,750.00	18,750.00
ACH	7494 - P & G Auto Inc. 01-201-26-315-200 Vehicle Maintenance - Expenses	PO 64960 DPW-FLEET REPAIR PARTS	659.54	659.54	659.54
	167 - P S E & G 01-201-31-430-200 Electricity	PO 65424 January 2026 - Current Charges - Acct #	235.80	235.80	235.80
	6614 - PARASOLS BY MARISOL 01-201-27-331-200 Human Services - Expenses	PO 65234 HEALTH: PAINT N SIP PROGRAMS - 2/11/2026	450.00	450.00	450.00
	6669 - Passaic County Fire Prevention & Protect	PO 65305 FIRE: 2026 Membership dues	100.00	100.00	100.00
	162 - PASSAIC VALLEY WATER COMMISSION 01-201-27-330-200 Health and Welfare - Expenses	PO 65208 HEALTH: PASSAIC VALLEY WATER COMMISSION J	62.02	62.02	
	01-203-27-330-200 (2025) Health and Welfare - Expenses	PO 65298 HEALTH: WELL WATER TESTING - NOVEMBER 20	303.73	303.73	365.75
	209 - PAULISON CAR WASH & DETAILING INC. 01-203-26-315-200 (2025) Vehicle Maintenance - Expenses	PO 64961 DPW - FLEET CAR WASHES FOR DECEMBER 2025	490.00	490.00	490.00
ACH	7575 - PIERCE APPAREL LLC	PO 64999 HEALTH: SOLID BEANIE W/ CUFF 2026		925.00	

	01-201-27-330-200	Health and Welfare - Expenses		925.00		925.00
ACH	7592 - Planting Fields Foundation 15-286-56-013-000	Clifton Senior Culture Trips	PO 65188 SENIOR TRIPS: TRIP TO PLANTING FIELDS O	1,008.00	1,008.00	1,008.00
ACH	212 - PRECISION COMPUTER OF FORT LEE, INC 01-201-20-140-200	Management Info Systems - Expenses	R008-25-MIS Dept. new equipment - repair	2,464.00	2,464.00	2,464.00
	4069 - PRIMEPOINT, LLC. 01-201-25-240-200	Police Department - Expenses	PO 64922 POLICE DEPT. - PrimePoint Time Clock for	1,735.91	1,735.91	
	01-201-20-130-200	Financial Administration - Expense	PO 65467 R399-24 - 2026 Software - Blanket PO for	4,306.20	4,306.20	6,042.11
	6251 - PRO CAP 8, LLC		PO 65281 Tax Lien Redemption B# 6.06 L# 17	1,000.00	1,000.00	
			PO 65281 Tax Lien Redemption B# 6.06 L# 17	773.12	773.12	
			PO 65283 Tax Lien Redemption B# 12.14 L# 2 Cer	7,124.95	7,124.95	
			PO 65287 Tax Lien Redemption B# 25.01 L# 1 Q	4,529.29	4,529.29	
			PO 65287 Tax Lien Redemption B# 25.01 L# 1 Q	100.00	100.00	
			PO 65289 Tax Lien Redemption B# 67.07 L# 27	887.35	887.35	
			PO 65289 Tax Lien Redemption B# 67.07 L# 27	1,000.00	1,000.00	
			PO 65290 Tax Lien Redemption B# 73.03 L# 34 C	916.29	916.29	16,331.00
	6251 - PRO CAP 8, LLC		PO 65290 Tax Lien Redemption B# 73.03 L# 34 C	1,000.00	1,000.00	
			PO 65292 Tax Lien Redemption B# 78.07 L# 32 Cer	1,000.00	1,000.00	
			PO 65292 Tax Lien Redemption B# 78.07 L# 32 Cer	909.17	909.17	2,909.17
ACH	5866 - PSG NJ LLC 01-201-31-440-200	Telephone	PO 64938 R050-26-MIS Department - Phone Server	56,636.37	56,636.37	56,636.37
ACH	5866 - PSG NJ LLC 01-201-31-440-200	Telephone	PO 65324 MIS Dept. SD-WAN Migration	6,048.00	6,048.00	6,048.00
ACH	7581 - Quadient, Inc. 04-215-55-977-000	2024 Capital Ordinance 7934-24	PO 64391 iX-9A Mailroom System - NJ state Contrac	19,652.06	19,652.06	19,652.06
ACH	169 - RACHLES/MICHELE'S OIL CO., INC. 01-201-31-460-200	Gasoline	PO 65421 R600-25 - UNLEADED GAS - NJ STATE CONT #	7,792.48	7,792.48	7,792.48
	7340 - RAM Tax Lien Fund II LP		PO 65282 Tax Lien Redemption B# 12.12 L# 20		1,500.00	

		PO 65282	Tax Lien Redemption	B# 12.12 L# 20	1,500.00		
					1,695.05	1,695.05	3,195.05
7340 - RAM Tax Lien Fund II LP		PO 65286	Tax Lien Redemption	B# 22.02 L# 7	442.43	442.43	
		PO 65286	Tax Lien Redemption	B# 22.02 L# 7	400.00	400.00	842.43
7340 - RAM Tax Lien Fund II LP		PO 65288	Tax Lien Redemption	B# 43.21 L# 10	1,148.80	1,148.80	
		PO 65288	Tax Lien Redemption	B# 43.21 L# 10	1,100.00	1,100.00	2,248.80
7340 - RAM Tax Lien Fund II LP		PO 65291	Tax Lien Redemption	B# 75.01 L #7 Ce	1,400.00	1,400.00	
		PO 65291	Tax Lien Redemption	B# 75.01 L #7 Ce	1,593.63	1,593.63	2,993.63
7340 - RAM Tax Lien Fund II LP		PO 65293	Tax Lien Redemption	B# 81.14 L# 29 Cer	1,636.09	1,636.09	
		PO 65293	Tax Lien Redemption	B# 81.14 L# 29 Cer	1,100.00	1,100.00	2,736.09
7074 - Remington And Vernick Engineers II Inc. 04-215-55-959-900 Administrative Cost 7471-18		PO 65237	R626-23 -CONSTRUCTION MGMT & INSPECTION		1,302.50	1,302.50	1,302.50
ACH 6491 - RICCIARDI BROTHERS 01-201-26-290-200 Building Department (DPW) - Expenses		PO 65061	DFW - FACILITIES CITY CLERK OFFICE PROJE		141.97	141.97	141.97
ACH 263 - ROBERTS & SON, INC. 01-201-26-315-200 Vehicle Maintenance - Expenses		PO 64895	DFW-FLEET REPAIR PARTS		1,102.83	1,102.83	1,102.83
6704 - ROGO FASTENER CO., INC.		PO 65124	DFW - FLEET - LOADER EDGE BOLTS		576.57	576.57	576.57
ACH 2191 - ROUTE 23 AUTOMALL, LLC 01-201-26-315-200 Vehicle Maintenance - Expenses		PO 65156	R80-25, R299-25 DFW -FLEET REPAIR PARTS		1,520.53	1,520.53	1,520.53
518 - RUTGERS, THE STATE UNIVERSITY OF NJ 07-203-26-292-200 (2025) Sewer Utility Allocations - Other Exp.		PO 64341	Sahil Doshi - Class Registration		821.00	821.00	
01-201-20-120-200 City Clerk - Expenses		PO 65142	Clerk's Office - Clerk Classes - Heeral		653.00	653.00	
01-201-20-130-200 Financial Administration - Expense		PO 65333	Municipal Current Fund Accounting 2 - S.		1,037.00	1,037.00	2,511.00
6263 - Saveway Cleaners 01-201-27-331-200 Human Services - Expenses		PO 65105	HEALTH: CODE BLUE DRY-CLEANING SERVICES		40.00	40.00	40.00

ACH	5252 - SELECT A PRINT LLC 01-203-25-240-200 (2025) Police Department - Expenses	PO 64069	POLICE DEPT. - 2026/2027 INSIDE WINDOW D	4,625.00	4,625.00	4,625.00
	3111 - SIGNS OF 2000, INC. 01-203-27-330-200 (2025) Health and Welfare - Expenses	PO 64346	HEALTH: T-SHIRTS AND HOODIES	1,753.20	1,753.20	
	01-201-20-140-200 Management Info Systems - Expenses	PO 65313	MIS Dept. Digital Sign Repairs - equipme	2,050.00	2,050.00	3,803.20
ACH	7297 - Spectrotel Holding Company LLC 01-201-31-440-200 Telephone	PO 65172	R071-26 - MIS Dept. Phone system - Blank	10,112.82	10,112.82	10,112.82
	3718 - SPOK, INC.	PO 65322	HEALTH: ANIMAL CONTROL PAGER SERVICES 20	87.82	87.82	87.82
ACH	4174 - SRI FINE ART SERVICES 01-201-42-490-200 Interlocal Service - Haz Mat	PO 65107	HEALTH: ART CENTER SRI MONTHLY STORAGE M	261.73	261.73	261.73
	493 - STRYKER SALES CORP 01-201-25-265-200 Fire Department - Expenses	PO 64732	FIRE: Suction Cups for LUCAS Machine	1,260.58	1,260.58	1,260.58
	1840 - SUBURBAN CONSULTING ENGINEERS, INC. 04-215-55-978-700 Recreation Projects 7947-24	PO 65334	RECREATION: R218-25 Construction Managem	332.50	332.50	332.50
ACH	2440 - SUBURBAN DISPOSAL, INC. 01-201-32-465-200 Sanitation - Contractual - Expenses	PO 65453	R025-26 - Solid Waste & Vegetative Colle	798,416.66	798,416.66	798,416.66
ACH	175 - Symetra Life Insurance Company 21-201-20-100-000 Employee Group Health	PO 65341	R593-24 - December 2025 Stop Loss Policy	263,952.61	263,952.61	263,952.61
ACH	175 - Symetra Life Insurance Company 21-201-20-100-000 Employee Group Health	PO 65346	March 2026 Life Insurance Policy	1,992.26	1,992.26	1,992.26
ACH	1789 - TELVUE CORPORATION 01-201-20-141-200 Cable Television - Expenses	PO 65297	CableTv - Telvue care hardware/software	346.50	346.50	346.50
ACH	1676 - THE ARTCRAFT GROUP INC 01-203-27-330-200 (2025) Health and Welfare - Expenses	PO 64324	Health Education -Program Supplies	1,865.20	1,865.20	1,865.20
ACH	2223 - THE OFFICE CONCEPTS GROUP 01-201-25-265-200 Fire Department - Expenses	PO 65069	FIRE: Water for Firefighters	475.00	475.00	475.00
ACH	2223 - THE OFFICE CONCEPTS GROUP 01-201-43-490-200 Municipal Court - Expenses	PO 65111	Court: Office Supplies	929.64	929.64	929.64
ACH	958 - THOMAS A. HAWRYLKO, SR	PO 65207	SENIOR CENTER: AD FOR CLIFTON MAGAZINE	400.00	400.00	

	01-201-27-336-200	Senior Citizens - Expenses		400.00		400.00
	2050 - TLO, LLC		PO 65104	POLICE DEPT --JANUARY 2026 DATABASE INVES	502.30	502.30
	01-201-25-240-200	Police Department - Expenses		502.30		502.30
ACH	7102 - Tonsa Automotive Inc.		PO 64913	DPW-FLEET REPAIR PARTS	1,158.87	1,158.87
	01-201-26-315-200	Vehicle Maintenance - Expenses		1,158.87		1,158.87
	7079 - TOSHIBA AMERICA BUSINESS SOLUTIONS, INC.		PO 65084	POLICE DEPT: ID/SCANCARD PRINTER UPGRADE	10,328.90	10,328.90
	04-215-55-977-500	Police Department Projects		10,328.90		10,328.90
ACH	881 - TRAFFIC SAFETY & EQUIPMENT CO., INC		PO 64316	POLICE DEPT - 10 FT Uchannel Posts for S	3,030.00	3,030.00
	01-203-25-240-200	(2025) Police Department - Expenses		3,030.00		3,030.00
ACH	1945 - TRIAD ADVISORY SERVICES, INC.		PO 65247	R302-25 - Tech Assistance - Affordable H	1,568.75	1,568.75
				1,568.75		1,568.75
ACH	6509 - UGI ENERGY SERVICES, LLC		PO 65422	January 2026 - Utilities	21,872.21	21,872.21
	01-201-31-430-200	Electricity		21,872.21		21,872.21
	3214 - ULINE, INC.		PO 64929	FIRE: Storage Boxes & Bins for New Ambul	385.75	385.75
	01-201-25-265-200	Fire Department - Expenses		385.75		385.75
ACH	348 - V.E. RALPH & SON, INC.		PO 64648	POLICE DEPT. - 2026 BADGES FOR NEW Date	1,736.00	1,736.00
	01-201-25-240-200	Police Department - Expenses		1,142.40		1,142.40
	01-203-25-240-200	(2025) Police Department - Expenses		593.60		593.60
ACH	348 - V.E. RALPH & SON, INC.		PO 65348	FIRE: R602-25 Procurement of Medical and	484.02	484.02
	01-201-25-265-200	Fire Department - Expenses		484.02		484.02
	7286 - VERIZON COMMUNICATIONS INC.		PO 64990	DPW - FLEET BLANKET PURCHASE ORDER FOR G	3,679.50	3,679.50
	02-213-40-706-000	Public Works Grant Expenditures		3,679.50		3,679.50
	2112 - VERIZON COMMUNICATIONS INC.		PO 65432	1/25/26 - 2/24/26 - Master Account# 658-	129.99	129.99
	01-201-31-440-200	Telephone		129.99		129.99
			PO 65464	2/25/26 - 3/24/26 - Acct# 151-742-434-00	129.99	129.99
	01-201-31-440-200	Telephone		129.99		259.98
	708 - Verizon New Jersey, Inc.		PO 64719	MIS: Verizon telephone services - Blanke	2,535.49	2,535.49
	01-201-31-440-200	Telephone		2,535.49		2,535.49
	708 - Verizon New Jersey, Inc.		PO 65459	1/31/26 & 2/28/26 Bill Dates - MIS: Veri	11,726.77	11,726.77
	01-201-31-440-200	Telephone		11,726.77		11,726.77
	179 - VERIZON WIRELESS		PO 65457	1/2/26 - 2/1/26 - Wireless Service City	6,335.16	6,335.16
	01-201-31-440-200	Telephone		6,335.16		6,335.16

	01-201-31-440-200	Telephone	PO 65458 1/22/26 - 2/21/26 - Wireless Service Pol	4,576.17	4,576.17	
			PO 65461 2/2/26 - 3/1/26 - Fire Dept Account#: 94	1,702.72	1,702.72	
	01-201-31-440-200	Telephone				12,614.05
ACH	3638 - VISUAL COMPUTER SOLUTIONS, INC.		PO 64939 R048-26 POLICE DEPT: VCS POSS SCHEDULING	20,360.47	20,360.47	
	01-201-25-240-200	Police Department - Expenses		20,360.47		20,360.47
ACH	387 - W. B. MASON CO, INC.		PO 64364 R206-25 HEALTH ; OFFICE SUPPLIES 2025-20	277.33	277.33	
	01-203-27-330-200	(2025) Health and Welfare - Expenses		277.33		277.33
ACH	387 - W. B. MASON CO, INC.		PO 65095 R206-25 Toner #S159775469	896.26	896.26	
	16-289-56-081-000	Section 8 Spending Reserves		896.26		896.26
ACH	387 - W. B. MASON CO, INC.		PO 65181 R206-25 RECREATION: General Supplies #S	672.60	672.60	
	01-203-27-370-200	(2025) Public Playgrounds and Rec - Expenses		672.60		672.60
ACH	394 - WALLINGTON PLUMBING SUPPLY		PO 65032 DFW - FACILITIES - 1ST FLOOR CITY HALL	1,685.01	1,685.01	
	01-201-26-290-200	Building Department (DPW) - Expenses		1,685.01		1,685.01
	4560 - WINDSTREAM HOLDINGS, INC.		PO 65451 R179-24- 3/4/26 - Phone lines PRI/T1 lin	10,303.55	10,303.55	
	01-201-31-440-200	Telephone		10,303.55		10,303.55
ACH	4209 - WITMER PUBLIC SAFETY GROUP INC		PO 65183 Flashlights for fire inspectors and fire	2,448.65	2,448.65	
				2,448.65		2,448.65
TOTAL						2,847,538.13
Total to be paid from Fund 01 CURRENT FUND			1,232,972.95			
Total to be paid from Fund 02 STATE & FEDERAL GRANTS			7,044.50			
Total to be paid from Fund 04 CAPITAL			307,723.94			
Total to be paid from Fund 07 SEWER UTILITY - OPERATING			821.00			
Total to be paid from Fund 08 SEWER UTILITY - CAPITAL			21,715.85			
Total to be paid from Fund 12 DEVELOPERS ESCROW			22,293.54			
Total to be paid from Fund 13 ANIMAL TRUST			2,400.80			
Total to be paid from Fund 15 OTHER TRUST			74,871.22			
Total to be paid from Fund 16 SECTION 8			24,535.36			
Total to be paid from Fund 17 CDBG			195,876.21			
Total to be paid from Fund 18 COAH			5,273.75			
Total to be paid from Fund 21 MEDICAL SELF-INSURANCE			950,009.01			
Total to be paid from Fund 27 General Liability Trust			2,000.00			
			<u>2,847,538.13</u>			

Checks Previously Disbursed

260130	CLIFTON, CITY OF - Payroll Entry	Cash - Checking 02/27/26 Payroll	2,691,300.51	2/27/2026
2026053	Quadient Finance USA Inc.	PO# 65419 February 2026 Quadient Postage All	201.74	2/13/2026

2026054	TREASURER, STATE OF NEW JERSEY	PO# 65150	2026 Debt Service - 2010 Green Acr	12,436.64	3/06/2026
2026055	HORIZON BLUE CROSS & BLUE SHIELD OF	PO# 65386	GROUP#86613&86614 - HEALTH CARE CL	355,140.14	2/27/2026
2026056	CLIFTON, CITY OF - Reimbursement	PO# 65398	3.15.26 - Out of Pocket Expenses	686.71	3/13/2026
2026057	CLIFTON, CITY OF - Petty Cash	PO# 65418	Petty Cash - 3/15/2026 Payroll - W	5.49	3/13/2026
2026058	HORIZON BLUE CROSS & BLUE SHIELD OF	PO# 65385	R592-24 - January 2026 Group Insur	29,408.76	2/27/2026
2026059	CLIFTON, CITY OF - SELF INSURANCE	PO# 65455	2026 Worker's Comp Checks	14,374.56	3/13/2026
2026060	CLIFTON, CITY OF - General Liability	PO# 65469	2026 General Liability Checks	64,481.73	3/17/2026
20260053	Quadient Finance USA Inc.	PO# 65419	February 2026 Quadient Postage All	4,798.26	2/13/2026
20260056	CLIFTON, CITY OF - Reimbursement	PO# 65398	3.15.26 - Out of Pocket Expenses	516.44	3/13/2026
20260057	CLIFTON, CITY OF - Petty Cash	PO# 65418	Petty Cash - 3/15/2026 Payroll - W	21.24	3/13/2026

				3,173,372.22	

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 CURRENT FUND	2,709,073.09	1,232,972.95	3,942,046.04
Fund 02 STATE & FEDERAL GRANTS		7,044.50	7,044.50
Fund 04 CAPITAL		307,723.94	307,723.94
Fund 07 SEWER UTILITY - OPERATING		821.00	821.00
Fund 08 SEWER UTILITY - CAPITAL		21,715.85	21,715.85
Fund 12 DEVELOPERS ESCROW		22,293.54	22,293.54
Fund 13 ANIMAL TRUST		2,400.80	2,400.80
Fund 15 OTHER TRUST	692.20	74,871.22	75,563.42
Fund 16 SECTION 8		24,535.36	24,535.36
Fund 17 CDBG		195,876.21	195,876.21
Fund 18 COAH		5,273.75	5,273.75
Fund 21 MEDICAL SELF-INSURANCE	384,548.90	950,009.01	1,334,557.91
Fund 27 General Liability Trust	64,481.73	2,000.00	66,481.73
Fund 28 Workers Compensation Trust	14,374.56		14,374.56
Fund 30 UCC TRUST	201.74		201.74

BILLS LIST TOTALS	3,173,372.22	2,847,538.13	6,020,910.35

ITEM NUMBER: 34

ITEM NAME: Resolution for the Introduction of 2026 Budget

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Resolution to Introduce the Clifton Municipal Budget 3-17- 26	(Insert Upload Date)	(Insert Type)

MUNICIPAL BUDGET NOTICE

Resolution # _____

Section 1.

Municipal Budget of the _____ CITY _____ of _____ CLIFTON _____, County of _____ PASSAIC _____ for the Fiscal Year 2026

Be it Resolved, that the following statements of revenues and appropriations shall constitute the Municipal Budget for the year 2026;

Be it Further Resolved, that said Budget be published on the official website _____ www.cliftonnj.org _____ on _____ March _____ 19th _____, 2026;

Also, if applicable, it will be advertised in the following on-line publication of _____ on _____, 2026.

The Governing Body of the _____ CITY _____ of _____ CLIFTON _____ does hereby approve the following as the Budget for the year 2026:

RECORDED VOTE

(Insert Last Name)

Ayes

Nays

Abstained

Absent

Notice is hereby given that the Budget and Tax Resolution was approved by the _____ COUNCIL MEMBERS _____ of the _____ CITY _____ of _____ CLIFTON _____, County of _____ PASSAIC _____, on _____ March _____ 17th _____, 2026.

A Hearing on the Budget and Tax Resolution will be held at _____ City Hall _____, on _____ April _____ 21st _____, 2026 at 8:00 pm o'clock _____ at which time and place objections to said Budget and Tax Resolution for the year 2026 may be presented by taxpayers or other interested persons.

EXPLANATORY STATEMENT

SUMMARY OF CURRENT FUND SECTION OF APPROVED BUDGET

			YEAR 2026
General Appropriations For: (Reference to item and sheet number should be omitted in advertised budget)			XXXXXXXXXXXXX
1. Appropriations within "CAPS" -			XXXXXXXXXXXXX
(a) Municipal Purposes {(Item H-1, Sheet 19)(N.J.S.A. 40A:4-45.2)}			123,967,363.00
2. Appropriations excluded from "CAPS" -			XXXXXXXXXXXXX
(a) Municipal Purposes {(Item H-2, Sheet 28)(N.J.S.A. 40A:4-53.3 as amended)}			14,814,920.98
(b) Local District School Purposes in Municipal Budget (Item K, Sheet 29)			-
Total General Appropriations excluded from "CAPS" (Item O, Sheet 29)			14,814,920.98
3. Reserve for Uncollected Taxes (Item M, Sheet 29) Based on Estimated	98.70%	Percent of Tax Collections	4,500,000.00
4. Total General Appropriations (Item 9, Sheet 29)			143,282,283.98
5. Less: Anticipated Revenues Other Than Current Property Tax (Item 5, Sheet 11) (i.e. Surplus, Miscellaneous Revenues and Receipts from Delinquent Taxes)			40,011,727.00
6. Difference: Amount to be Raised by Taxes for Support of Municipal Budget (as follows)			XXXXXXXXXXXXX
(a) Local Tax for Municipal Purposes Including Reserve for Uncollected Taxes (Item 6(a), Sheet 11)			97,637,629.22
(b) Addition to Local District School Tax (Item 6(b), Sheet 11)			-
(c) Minimum Library Tax			5,632,927.76

ITEM NUMBER: 35

ITEM NAME: Resolution Authorizing Appropriation Reserve Budget Transfers

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
3-17-26 Resolution for Budget Transfers	(Insert Upload Date)	(Insert Type)

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:

Electricity \$ 30,000.00

Total

To:

Street Lighting \$ 30,000.00

Total

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 17, 2026

Kathleen Tolosi, City Clerk

ITEM NUMBER: 36

ITEM NAME: Resolution Accepting a \$23,980.00 Grant Award from the New Jersey Department of Law and Public Safety Division of Administration for the City Of Clifton FFY25 Hazardous Materials Emergency Preparedness (HMEP) Planning & Training

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
3-17-26 Reso accept grant for FFY25 Hazardous Materials Emergency Preparedness (HMEP) Planning & Training	(Insert Upload Date)	(Insert Type)

CITY OF CLIFTON

RESOLUTION ACCEPTING A \$23,980.00 GRANT AWARD FROM THE NEW JERSEY DEPARTMENT OF LAW AND PUBLIC SAFETY DIVISION OF ADMINISTRATION FOR THE CITY OF CLIFTON FFY25 HAZARDOUS MATERIALS EMERGENCY PREPAREDNESS (HMEP) PLANNING & TRAINING

WHEREAS, the New Jersey Department of Law and Public Safety Division of Administration awarded the City of Clifton a grant to fund a 4-day, 32-hour training program in the amount of \$23,980.00, for the funding timeline of October 1, 2025 through September 30, 2026; and

NOW, THEREFORE, BE IT RESOLVED, by the Municipal Council of the City of Clifton that the City of Clifton hereby accepts the \$23,980.00 grant award from the New Jersey Department of Law and Public Safety Division of Administration to fund the FFY25 Hazardous Materials Emergency Preparedness (HMEP) Planning & Training from October 1, 2025 through September 30, 2026; and

BE IT FURTHER RESOLVED, that Gary DeMarzo, City Manager, and Michael Rowan, Fire Chief, are hereby authorized to:

- (a) Execute grant agreements; and
- (b) Provide additional application information and furnish such documents as may be required; and
- (c) Act as the authorized correspondent.

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 17, 2026

Kathleen Tolosi, City Clerk

ITEM NUMBER: 37

ITEM NAME: Resolution Accepting a Grant Award from the County of Passaic, Division of Alcoholism, Drug Abuse & Addiction Services Grant Administration of the Alliance to Prevent Alcoholism and Drug Abuse for Fiscal Year 2027

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
3-17-26 Resolution auth to accept CASA grant for 2027	(Insert Upload Date)	(Insert Type)

CITY OF CLIFTON

RESOLUTION ACCEPTING A GRANT AWARD FROM THE COUNTY OF PASSAIC, DIVISION OF ALCOHOLISM, DRUG ABUSE & ADDICTION SERVICES GRANT ADMINISTRATION OF THE ALLIANCE TO PREVENT ALCOHOLISM AND DRUG ABUSE FOR FISCAL YEAR 2027

WHEREAS, the County of Passaic, Division of Alcoholism, Drug Abuse & Addiction Services for Grant Administration of the Alliance to Prevent Alcoholism and Drug Abuse for Fiscal Year 2027 awarded the City of Clifton Department of Health in the amount of \$19,469.00 with a cash match of \$4,867.25 and in-kind services match of \$14,601.75 for the 2027 fiscal year; and

NOW, THEREFORE, BE IT RESOLVED, by the Municipal Council of the City of Clifton that the City of Clifton hereby accepts the \$19,469.00 with a cash match of \$4,867.25 and in-kind services match of \$14,601.75 grant award from the County of Passaic, Division of Alcoholism, Drug Abuse & Addiction Services for Grant Administration of the Alliance to Prevent Alcoholism and Drug Abuse for Fiscal Year 2027; and

BE IT FURTHER RESOLVED, that Gary DeMarzo, City Manager, and John E. Biegel III, Director of Health and Human Services, are hereby authorized to:

- (a) Execute grant agreements; and
- (b) Provide additional application information and furnish such documents as may be required; and
- (c) Act as the authorized correspondent.

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 17, 2026

Kathleen Tolosi, City Clerk

ITEM NUMBER: 38

ITEM NAME: Resolution Authorizing Execution of Agreement with the City of Paterson Department of Health and Human Services, Division of Health, for Provision of Tuberculosis Control Health Services for Period January 1, 2026 Through December 31, 2026

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
3-17-26 Reso auth agreement with Paterson Health for provision of TB Control 2026, COF Paterson Dept Health TB	(Insert Upload Date)	(Insert Type)

CITY OF CLIFTON

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH THE CITY OF PATERSON DEPARTMENT OF HEALTH AND HUMAN SERVICES, DIVISION OF HEALTH, FOR PROVISION OF TUBERCULOSIS CONTROL HEALTH SERVICES FOR PERIOD JANUARY 1, 2026 THROUGH DECEMBER 31, 2026

BE IT RESOLVED, that the Mayor and City Clerk be and they are hereby authorized and directed to execute an agreement with the City of Paterson, Department of Health & Human Services, Division of Health, for the provision of Tuberculosis Control Health Services to assist the Clifton Health Department, for the period January 1, 2026 through December 31, 2026, at a cost of \$14,000.00 for the twelve-month period.

Certification of Funds attached.

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 17, 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:	Paterson Department of Health & Human Services, Division of Health
Purpose:	Provision of Tuberculous Control Health Services
Department:	Health Department
Budget Account #:	
Total Amount:	\$14,000.00 for period of 1/1/26 – 12/31/26

Joseph Monzo
Phoenix Advisors
Interim CFO

Council Meeting Date: 3-17-2026

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:	Paterson Department of Health & Human Services, Division of Health
Purpose:	Provision of Tuberculous Control Health Services
Department:	Health Department
Budget Account #:	
Total Amount:	\$14,000.00 for period of 1/1/26 – 12/31/26



Joseph Monzo
Phoenix Advisors
Interim CFO

Council Meeting Date: 3-17-2026

ITEM NUMBER: 39

ITEM NAME: Resolution Authorizing Cyber Liability Insurance for the Period of 4-6-2026 to 4-6-2027

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
3-17-26 Reso auth Cyber Liability Insurance, COF Crum& Forester Insurance	(Insert Upload Date)	(Insert Type)

CITY OF CLIFTON

RESOLUTION AUTHORIZING CYBER LIABILITY INSURANCE
FOR THE PERIOD 4/6/26 TO 4/6/27

BE IT RESOLVED, that pursuant to the recommendation of the City’s Broker of Record, Polaris Galaxy Insurance Company, and based upon the Standard Certification Declaration for an Extraordinary Unspecifiable Service of the City Manager which is attached hereto and incorporated herein by reference, the Mayor and Municipal Council of the City of Clifton hereby authorize the following provider of insurance coverage and management for the period beginning April 6, 2026 and ending April 6, 2027 for Crum & Forster, for the reason that this provider has offered the best and most cost effective services for the City of Clifton:

Crum & Forster Insurance Company
305 Madison Avenue
Morristown, NJ 07960

The subject matter falls within the exception provisions of *N.J.S.A. 40A:11-5 et seq.* and *N.J.A.C. 5:34-2.3(B) et seq.* and may be awarded without public advertising for bids and bidding therefor.

BE IT FURTHER RESOLVED, that the original of this resolution be placed on file and made available for public inspection at the Office of the City Clerk of the City of Clifton; and

BE IT FURTHER RESOLVED, that the Mayor and City Clerk are hereby authorized and directed to execute any and all required documents in connection with this matter on behalf 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

The City of Clifton has authorized the provision of insurance coverage pursuant to the exception provisions of *N.J.S.A. 40:11-5(1)(a)(ii)* and (m) and *N.J.A.C. 5:34-2.3(B)*. The contract and authorizing resolution is available for public inspection in the Office of the City Clerk.

Awarded to: Crum & Forster Insurance Company, 305 Madison Avenue, Morristown, NJ 07960
Services: Cyber Liability Insurance
Estimated Cost: \$35,401.00
Term: 4/6/26 - 4/6/27

Adopted: March 17, 2026
Kathleen Tolosi, City Clerk

Certification of Funds attached.

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 17, 2026

Kathleen Tolosi, City Clerk

STANDARD CERTIFICATION DECLARATION FOR AN EXTRAORDINARY
UNSPECIFIABLE SERVICE

TO: Members of the Governing Body
FROM: Gary S. DeMarzo, City Manager
DATE: March 17, 2026
SUBJECT: Contract(s) for insurance coverage.

This is to request your approval of a resolution authorizing a contract to be executed as follows:

Firm: Crum & Forster Insurance Company, 305 Madison Avenue, Morristown, NJ
07960
Estimated Cost: \$35,401.00
Duration: 4/6/26 - 4/6/27
Purpose: Cyber Liability Insurance

This is to request the award of contract without the receipt of formal bids as an Extraordinary Unspecifiable Service [*N.J.S.A.* 40A:11-5(1)(a)(ii) and *N.J.A.C.* 5:34-2.3(B)]. I do hereby certify to the following:

- 1. **Provide a clear description of the nature of the work to be done.**

Resolution authorizing cyber liability insurance for the period 4/6/26 to 4/6/27
- 2. **Describe in detail why the contract meets the provisions of the statute and rules:**

N.J.S.A. 40A:11-5(1)(m)
- 3. **The service(s) is of such a specialized and qualitative nature that the performance of the service(s) cannot be reasonably described by written specifications because:**

N/A
- 4. **Describe the informal solicitation of quotations:**

Quotations received by City’s Broker of Record, Polaris Galaxy Insurance Company
- 5. **I have reviewed the rules of the Division of Local Government Service pursuant to *N.J.A.C.* 5:34-2.1 *et seq.* and certify that the proposed contract may be considered an extraordinary unspecifiable service in accordance with the requirements thereof.**

Respectfully,

Name: **Gary S. DeMarzo**
Title: **City Manager**

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:	Crum & Forester Insurance Company
Purpose:	Renewal of Cyber Liability Insurance
Department:	Legal Department
Budget Account #:	
Total Amount:	Estimated cost of \$35,401.00 from 4-6-26 to 4-6-27



Joseph Monzo
Phoenix Advisors
Interim CFO

Council Meeting Date: 3-17-2026

41

ITEM NUMBER: 40

ITEM NAME: Resolution Endorsing and Approving Operating Manual for the
Administration of the Affordable Housing Rehabilitation Program
Prepared by Triad Associates

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
3-17-26 Reso endorsing and approving Operation Manual by Triad Associates	(Insert Upload Date)	(Insert Type)

CITY OF CLIFTON

RESOLUTION ENDORSING AND APPROVING OPERATING MANUAL FOR THE
ADMINISTRATION OF THE AFFORDABLE HOUSING REHABILITATION
PROGRAM 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 Operating Manual for the Administration of the Affordable Housing Rehabilitation Program 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 17, 2026

Kathleen Tolosi, City Clerk

ITEM NUMBER: 41

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
3-17-26 Resolution Tank pull competition 2026	(Insert Upload Date)	(Insert Type)

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 two intersections for approximately 8 hours; and,

NOW THEREFORE BE IT RESOLVED that the Council approves the request of the New Jersey Knights of Columbus Catholic Charities to conduct the event on June 7, 2026; and,

BE IT FURTHER RESOLVED that pursuant to § 339-12(A), the fee for this event is \$2,000.00; and,

BE IT FURTHER RESOLVED that the aforementioned fee shall be payable at least 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 17, 2026

Kathleen Tolosi, City Clerk

ITEM NUMBER: 42

ITEM NAME: Resolution Authorizing Execution of Cancellation of Mortgage Between City of Clifton and Therese Z. Bishara (Clifton Home Improvement Program)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
3-3-26 Reso Auth cancellation of Mortgage with Bishara	(Insert Upload Date)	(Insert Type)

CITY OF CLIFTON

RESOLUTION AUTHORIZING EXECUTION OF CANCELLATION OF
MORTGAGE BETWEEN CITY OF CLIFTON AND THERESE Z. BISHARA
(CLIFTON HOME IMPROVEMENT PROGRAM)

WHEREAS, on March 20, 2019, in conjunction with a CHIP grant to Therese Z. Bishara, a mortgage in the amount of \$10,000.00 was given by the City of Clifton for property situated at 886 Allwood Road #7, Clifton, New Jersey (Block 65.02, Lot 28); 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: 43

ITEM NAME: Resolution of Congratulations Upon Retirement - Miguel A. Cortes, Firefighter

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
3-17-26 Resolution Retirement Miguel Cortes	(Insert Upload Date)	(Insert Type)

CITY OF CLIFTON

RESOLUTION OF CONGRATULATIONS UPON RETIREMENT –
MIGUEL A. CORTES
FIREFIGHTER

WHEREAS, on March 1, 2026, Firefighter, Miguel A. Cortes, officially retired from his position with the City of Clifton; and

WHEREAS, he was appointed as a Firefighter on February 20, 2001 and his retirement will conclude an 25 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

MIGUEL A. CORTES
FIREFIGHTER

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 **MIGUEL A. CORTES**.

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 17, 2026

Kathleen Tolosi, City Clerk

ITEM NUMBER: 44

ITEM NAME: Resolution Authorizing Acceptance of a 2021 Jeep Gladiator
Donated to the City of Clifton Police Department from Rafael
Valenzuela

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
3-17-26 Resolution Authorizing (Insert Upload Date) Acceptance of a 2021 Jeep Gladiator Donated to the Police Department		(Insert Type)

CITY OF CLIFTON

RESOLUTION AUTHORIZING ACCEPTANCE OF A 2021 JEEP GLADIATOR
DONATED TO THE CITY OF CLIFTON POLICE DEPARTMENT FROM RAFAEL
VALENZUELA

BE IT RESOLVED, by the Mayor and Municipal Council of the City of Clifton, that authorization is hereby given for acceptance of a 2021 Jeep Gladiator, Vin#1C6HJTFG7ML520312, donated to the City of Clifton Police Department from Rafael Valenzuela.

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 17, 2026

Kathleen Tolosi, City Clerk

ITEM NUMBER: 45

ITEM NAME: Resolution Authorizing Advertisement for Request for Proposals for Payroll, Time & Attendance and Human Resource Management System Proposals (RFP) Through Competitive Contracting for the in the City of Clifton

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
3-17-26 Resolution Authorizing (Insert Upload Date) Permission to RFPs for Payroll Time Attendance and Human Resource Management System		(Insert Type)

CITY OF CLIFTON

RESOLUTION AUTHORIZING ADVERTISEMENT FOR REQUEST FOR
PAYROLL, TIME & ATTENDANCE AND HUMAN RESOURCE MANAGEMENT
SYSTEM PROPOSALS (RFP) THROUGH COMPETITIVE CONTRACTING FOR
THE IN THE CITY OF CLIFTON

WHEREAS, the City of Clifton previously awarded a Competitive Contract for Payroll, Time & Attendance and Human Resource Management System services pursuant to Resolution R399-24, which is scheduled to expire on October 31, 2026; and

WHEREAS, the City desires to continue providing these services and must therefore solicit proposals for a new contract; and

WHEREAS, in accordance with N.J.S.A. 40A:11-4-1, local contracting units may use competitive contracting in lieu of public bidding for procurement of specialized goods and services, the price of which exceeds the bid threshold; and

WHEREAS, Payroll, Time & Attendance, and Human Resource Management Systems constitute specialized software and related services appropriate for procurement through the competitive contracting process.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Municipal Council of the City of Clifton that the Purchasing Agent is authorized to advertise a Notice to Bidders and to receive public RFPs response for the services described herein via Fair and Open process; and

BE IT FURTHER RESOLVED that the Notice to Bidders shall be published once in the legal newspaper of the City of Clifton, in accordance with N.J.S.A. 40A:11-1 et seq.

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 17, 2026

Kathleen Tolosi, City Clerk

ITEM NUMBER: 46

ITEM NAME: Resolution Authorizing Purchase of the HVAC System as Replacement for the Clifton Post Office via Bergen County Cooperative Contract

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Reso purchase of HVAC for Post Office 3-17-26, COF for F&G Mechanical Corp 3-17-26	(Insert Upload Date)	(Insert Type)

CITY OF CLIFTON

RESOLUTION AUTHORIZING PURCHASE OF THE HVAC SYSTEM AS REPLACEMENT FOR THE CLIFTON POST OFFICE VIA BERGEN COUNTY COOPERATIVE CONTRACT

WHEREAS, pursuant to resolution R262-16, the City is a member of the Bergen County Cooperative Contract from which the BC-BID-24-10- Commercial Grounds Equipment contract was awarded for a bid term of October 1,2025, through September 30, 2026; and

WHEREAS, the City of Clifton is the owner of the building located at the Clifton Main Avenue Post Office, which is currently leased to the United States Postal Service; and

WHEREAS, pursuant to the maintenance agreement with the tenant, the City of Clifton is responsible for maintaining the HVAC system and ensuring that the unit remains in good working order; and

WHEREAS, the existing HVAC unit is in a state of failure and can no longer be repaired; and

WHEREAS, the Department of Public Works has recommended replacement of the existing HVAC unit with a new high-efficiency HVAC system; and

WHEREAS, the City approached several vendors and has received a proposal from F&G Mechanical Corporation, located at 348 New County Road, Secaucus, New Jersey 07094, through the Bergen County Cooperative Purchasing Program Contract #BC-BID-24-55; and

WHEREAS, the proposal submitted by F&G Mechanical Corporation for the replacement of the HVAC system at the Clifton Main Avenue Post Office is in the total amount of \$126,859.00, broken down as follows:

- Equipment: \$41,795.00
- Material: \$12,870.00
- Rigging: \$6,275.00
- Electrical: \$12,750.00
- Sheet Metal: \$34,750.00
- Labor: \$18,419.00

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 aforementioned purchase above from F&G Mechanical Corporation,, located at 348 New County Road, Secaucus, New Jersey 07094, in an amount not to exceed amount of **\$126,859.00**, off the Bergen County Cooperative contract number BC-BID-24-55- Commercial Grounds Equipment, pursuant to the same.

CERTIFICATION OF FUNDS: Funding is available from the following accounts:

- Account No. 04-215-55-954-609 – VAV Boxes City Hall (Ordinance #7311-16) – Balance \$100,000.00
- Account No. 04-215-55-973-610 – Snow Melter (Ordinance #7311-22) – Balance \$29,269.00

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							

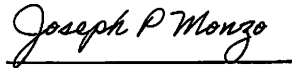
Adopted: March 17,2026

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:	F&G Mechanical Corporation
Purpose:	HVAC System as Replacement for Clifton Post Office
Department:	DPW
Budget Account #:	Account No. 04-215-55-954-609 – VAV Boxes City Hall (Ordinance #7311-16) – Balance \$100,000.00 Account No. 04-215-55-973-610 – Snow Melter (Ordinance #7311-22) – Balance \$29,269.00
Total Amount:	Amount not to exceed amount of \$126,859.00, off the Bergen County Cooperative contract number BC-BID-24-55- Commercial Grounds Equipment



Joseph Monzo
Phoenix Advisors
Interim CFO

Council Meeting Date: 3-17-2026

ITEM NUMBER: 47

ITEM NAME: Resolution to Authorize Advertisement of Intent to Procure via National Cooperative Contract As-Needed HVAC Equipment Maintenance and Repairs for the City of Clifton Buildings (Department of Public Works)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
3-17-26 Reso Auth Advertising (Insert Upload Date) for Omnia Point contract for As-Needed Parts and Repairs of Trane HVAC Equip for City Owned buildings		(Insert Type)

CITY OF CLIFTON

RESOLUTION TO AUTHORIZE ADVERTISEMENT OF INTENT TO
PROCURE VIA NATIONAL COOPERATIVE CONTRACT
AS-NEEDED HVAC EQUIPMENT MAINTENANCE AND REPAIRS FOR THE
CITY OF CLIFTON BUILDINGS (DEPARTMENT OF PUBLIC WORKS)

WHEREAS, Trane U.S., Inc., was awarded Omnia Partners national cooperative contract Racine County WI Contract#3341 for HVAC Products, Installation, Labor Based Solutions and Related Products and Services”, which provides for as-needed maintenance and repairs for Trane HVAC equipment and systems; and

WHEREAS, the City of Clifton is a member of the Omnia Partners (formerly U.S. Communities), a national cooperative, since January 1, 2012 thru present, in accordance with N.J.S.A. 52:34-6.2, and LFN 2012-10, which allows local contracting units to utilize national cooperative contracts as a method of procurement; and

WHEREAS, the City has previously installed Trane HVAC related equipment at various City facilities, therefore with fleet consideration, the Department of Public Works has requested the City procure maintenance and as-needed repair contract for any repairs of products not under warranty; and

WHEREAS, Omnia Partners (formerly U.S. Communities) awarded the above referenced contract (Racine County WI Contract#3341), to Trane U.S., Inc., 19 Chapin Road, Bldg. B, Suite 200, Pine Brook, NJ 07058, for a term of September 1, 2022 – August 31, 2027, which provides for purchase of HVAC Products, Installation, Labor Based Solutions and related products and services; and

WHEREAS, the contract award and related documentation are available via the following website link: <https://www.Autorization.t.omniapartners.com/suppliers/trane/public-sector/contract-documents> ; and,

WHEREAS, absent comment, it is the intent of the City of Clifton to award a contract to Trane U.S., Inc., 19 Chapin Road, Bldg. B, Suite 200, Pine Brook, NJ 07058, for as-needed parts and repairs, via the OMNIA Point national cooperative contract number Contract#3341, pursuant to the proposal submitted in response to the Racine County, Wisconsin Contract for HVAC Products, Installation, Services and Related Products and Services (Racine Contract #3341), subsequent to a ten (10) day period for public comment; and,

WHEREAS, the City of Clifton is permitted to join national cooperative purchasing agreements under the authority of N.J.S.A. 52:34-6.2(b)(3); and,

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Municipal Council of the City of Clifton authorize the Purchasing Agent to advertise the Notice of Intent to Award Contract under a National Cooperative Purchasing Agreement,

Comment Period ending: April 2,2026.

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: April 2,2026

Kathleen Tolosi, City Clerk

ITEM NUMBER: 48

ITEM NAME: Resolution Authorizing Advertisement for Notice of Intent for the Procurement of Ford OEM Automotive Parts and Supplies for the City of Clifton via Sourcewell National Cooperative Contract from Route 23 Automall

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
reso auth advertisement of notice of intent for procurement of Ford OEM auto parts 3-17-26	(Insert Upload Date)	(Insert Type)

CITY OF CLIFTON

RESOLUTION AUTHORIZING ADVERTISEMENT OF NOTICE OF INTENT FOR
PROCUREMENT OF FORD OEM AUTOMOTIVE PARTS AND SUPPLIES FOR
CITY OF CLIFTON VIA SOURCEWELL NATIONAL COOPERATIVE CONTRACT

WHEREAS, the City of Clifton is allowed to participate in inter-local purchasing systems per N.J.S.A. 52:34-6.2 (b) P.L. 2011, c.139 which was enacted into law permitting agencies to utilize cooperative purchasing agreements with other states; and

WHEREAS, pursuant to resolution R274-18, adopted June 19, 2018, the City of Clifton is a member of Sourcewell, formerly known as National Joint Powers Alliance (NJPA), a national cooperative, in accordance with N.J.S.A. 52:34-6.2, and LFN 2012-10; and

WHEREAS, the City of Clifton seeks permission to advertise the City’s interest in participating with the Sourcewell national cooperative for OEM Automotive Parts, Service and Supplies, which was awarded to Route 23 Automall LLC, 1301 Route 23 Butler NJ 07405; and

WHEREAS, information regarding the contract may be found on Sourcewell’s website at <https://www.sourcewell-mn.gov/cooperative-purchasing/080124-FMC> ; and

WHEREAS, the current contract term for Sourcewell contract #080124-FMC, for Ford Automotive Parts, Service and Supplies which expires on November 14,2028; and

WHEREAS, barring comments to the contrary, it is the intent of the City of Clifton to award a contract to Route 23 Automall LLC, 1301 Route 23 Butler NJ 07405, pursuant to the proposal submitted in response to Sourcewell’s Notice to Bidders Titled “Ford Automotive Parts and Supplies#080124-FMC for Ford OEM Automotive Parts, Service and Supplies; and

NOW, THEREFORE BE IT RESOLVED, that the City of Clifton authorizes the Purchasing Agent to advertise the Notice of Intent to Award Contract under a National Cooperative Purchasing Agreement with a comment period ending March 31,2026.

Comment Period ends: March 31,2026

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 17, 2026

Kathleen Tolosi, City Clerk

ITEM NUMBER: 49

ITEM NAME: Authorization to Approve the Purchase of the Heavy Equipment
Repair Parts from Foley Inc. for the Department of Public Works

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Reso Heavy Duty Equipment Repair from Foley Inc, COF for Foley, Inc 3-17-26	(Insert Upload Date)	(Insert Type)

CITY OF CLIFTON

RESOLUTION AUTHORIZING THE PURCHASE OF HEAVY EQUIPMENT REPAIR PARTS FROM FOLEY INC. FOR THE DEPARTMENT OF PUBLIC WORKS

WHEREAS, the Department of Public Works of the City of Clifton requires the purchase of heavy-equipment parts for the year 2026; and

WHEREAS, the City is a member of the Educational Services Commission of New Jersey (ESCNJ), from which the above contract was awarded for a bid term extended to August 31,2026; and

WHEREAS, Foley Inc located at 855 Centennial Avenue, Piscataway NJ 08854, is a current approved vendor on the Educational Services Commission 22/23-12 Contract is valid till extended to August 31,2026; and

WHEREAS, the total amount of the purchase for the year 2026 shall not exceed the sum of \$40,000; and

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Clifton, that the City of Clifton is hereby authorized to purchase heavy-equipment parts from Foley Inc located at 855 Centennial Avenue, Piscataway NJ 08854 for an amount not to exceed \$40,000.00 for the term of Year 2026, in accordance with the terms of the Educational Services Commission 22/23-12.

CERTIFICATION OF FUNDS: Funds are available in account :
01-201-26-315-202 – Vehicle Maintenance Auto Expense Account

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 17, 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:	Foley, Inc.
Purpose:	Purchase of Heavy Equipment Repair parts
Department:	DPW
Budget Account #:	01-201-26-315-202 – Vehicle Maintenance Auto Expense Account
Total Amount:	amount not to exceed \$40,000.00 for the term of Year 2026, in accordance with the terms of the Educational Services Commission 22/23-12



Joseph Monzo
Phoenix Advisors
Interim CFO

Council Meeting Date: 3-17-2026

ITEM NUMBER: 50

ITEM NAME: Resolution Authorizing the Purchase of Heavy Duty Truck Repair Parts from At Nothern New Jersey for the Department of Public Works

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
3-17-26 Resolution Authorizing (Insert Upload Date) Purchase of Heavy Duty Truck Repair Parts for the Department of Public Works to At Northern NJ, COF At Northern NJ	(Insert Upload Date)	(Insert Type)

CITY OF CLIFTON

RESOLUTION AUTHORIZING THE PURCHASE OF HEAVY DUTY TRUCK REPAIR PARTS FOR THE DEPARTMENT OF PUBLIC WORKS

WHEREAS, the Department of Public Works of the City of Clifton requires the purchase of heavy-duty truck repair parts for the year 2026; and

WHEREAS, the City is a member of the Educational Services Commission of New Jersey (ESCNJ), from which the above contract was awarded for a bid term from July 1, 2023 to June 30, 2026; and

WHEREAS, At Northern New Jersey dba Allegiance Trucks, located at 525 West Linden Avenue, Linden, NJ 07036, is a current approved vendor on the Educational Services Commission 23/24-04 Contract is valid till June 30, 2026; and

WHEREAS, the total amount of the purchase for the year 2026 shall not exceed the sum of \$55,000.00; and

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Clifton, that the City of Clifton is hereby authorized to purchase heavy-duty truck repair parts from At Northern New Jersey dba Allegiance Trucks for an amount not to exceed \$55,000.00 for the term of Year 2026, in accordance with the terms of the Educational Services Commission 23/24-04.

CERTIFICATION OF FUNDS: Funds are available in account :
01-201-26-315-202 – Vehicle Maintenance Auto Expense Account

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 17, 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:	At Northern New Jersey dba Allegiance Trucks
Purpose:	Purchase of Heavy Duty Truck Repair Parts
Department:	Public Works
Budget Account #:	01-201-26-315-202 – Vehicle Maintenance Auto Expense Account
Total Amount:	amount not to exceed \$55,000.00 for the term of Year 2026, in accordance with the terms of the Educational Services Commission 23/24-04



Joseph Monzo
Phoenix Advisors
Interim CFO

Council Meeting Date: 3-17-2026

ITEM NUMBER: 51

ITEM NAME: Authorization to Approve the Contract for Nash Park
Improvements to ADP Group for the City of Clifton Recreation
Department

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Reso award contract to Nash Park Improvements, COF for ADP Group 3-17-26	(Insert Upload Date)	(Insert Type)

APPROVED AS TO ENGINEERING
MR CITY ENGINEER

Resolution # _____

CITY OF CLIFTON

RESOLUTION AWARDING CONTRACT FOR
NASH PARK IMPROVEMENTS

BE IT RESOLVED: that the contract for the **NASH PARK IMPROVEMENTS** be and the same is hereby awarded to **ADP Group Inc. of Paterson, New Jersey**, the low bidder meeting the specifications at a grand total bid price of **\$1,733,900.00**, in accordance with bids received on **March 5, 2026**, and recommended by communication dated **March 11, 2026** to the Mayor and Council; and

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

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

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 17, 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:	ADP Group, Inc.
Purpose:	Nash Park Improvements
Department:	Engineering
Budget Account #:	
Total Amount:	\$1,733,900.00

Joseph P Monzo

Joseph Monzo
Phoenix Advisors
Interim CFO

Council Meeting Date: 3-17-2026

ITEM NUMBER: 52

ITEM NAME: Resolution Awarding Contract for Replacement of Sidewalk,
Curbing and Fencing Along the Playground at Dunney Park for the
City of Clifton

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Reso awarding contract for replacement of sidewalk playground Dunney Park 3-17- 26, COF for Angels Contractors 3-17-26	(Insert Upload Date)	(Insert Type)

CITY OF CLIFTON

RESOLUTION AWARDING CONTRACT FOR REPLACEMENT OF SIDEWALK, CURBING AND FENCING ALONG THE PLAYGROUND AT DUNNEY PARK FOR THE CITY OF CLIFTON

WHEREAS, the City of Clifton Department of Public Works is requesting to replace sidewalk, curbing and fencing along the Playground at Dunney Park; and

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

	Name of Vendor	Cost
1.	Angels Contractors & Suburban Sidewalks	\$24,085.58
2.	Laras Construction	\$26,600.00

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

WHEREAS, the estimated value of the contract is expected to be in excess of \$17,500.00; and

WHEREAS, the Business Entity Disclosure Certification has been received from Angels Contractors and Suburban Sidewalks and is incorporated in the contract awarded hereby; and

WHEREAS, upon review of the submitted quotes, it is recommended the contract be awarded to the Angels Contractors and Suburban Sidewalks located at 1 River Drive, Garfield NJ 07026 which is lowest quote and specifications are acceptable to the Director of Public Works; and

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

BE IT FURTHER RESOLVED that the Mayor and Municipal Council is hereby authorized and directed to replace sidewalk, curbing and fencing along the playground at Dunney Park to lowest respondent Angels Contractors and Suburban Sidewalks located at 1 River Drive, Garfield NJ 07026 in an amount not to exceed \$24,085.58; and

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

CERTIFICATION OF FUNDS: Funds are available in account number Open Space Trust Fund Account (03-201-44-000-000)

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							

Date: March 17,2026

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:	Angels Contractors and Suburban Sidewalks
Purpose:	Curbing and fencing for playground and Dunney Park
Department:	DPW
Budget Account #:	Open Space Trust Fund Account (03-201-44-000-000)
Total Amount:	amount not to exceed \$24,085.58



Joseph Monzo
Phoenix Advisors
Interim CFO

Council Meeting Date: 3-17-2026

ITEM NUMBER: 53

ITEM NAME: Resolution Awarding Contract for School Crossing Guard Services to All City Management Services (Year 2026-2027)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
3-17-26 Resolution to authorize the award of the contract for School Crossing Guard Services to All City Management Services_	(Insert Upload Date)	(Insert Type)

CITY OF CLIFTON

RESOLUTION AWARDING CONTRACT FOR SCHOOL CROSSING GUARD SERVICES
TO ALL CITY MANAGEMENT SERVICES (YEAR 2026-2027)

WHEREAS, the City of Clifton duly advertised for bids for School Crossing Guard Services for the 2026–2027 contract year with an option to extend for two (2) additional year; and

WHEREAS, bid specifications were requested by OPUS Operations and All City Management Services; and

WHEREAS, bids were received and publicly opened on February 17, 2026, in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.; and

WHEREAS, one (1) bid was received from All City Management Services;

WHEREAS, the bid submitted by All City Management Services has been reviewed by the appropriate City officials and determined to be responsive and responsible; and

WHEREAS, the bid proposal provides the following pricing structure:

OPTION 1 – Two (2) Year Contract (Fixed Rate)

Year 1 (2026–2027)

Hourly Rate: \$27.77

Total Cost to City: \$699,054.00

Year 2 (2027–2028)

Hourly Rate: \$27.77

Total Cost to City: \$699,054.00 (Weekly Invoice Based on Total Contract

Total contract amount: \$699,054.00

41 weeks :- $699,054 \div 41 = 17,050.10$

OPTION 2 – Two (2) Year Contract with CPI Adjustment

Year 3 (2028–2029)

Hourly Rate: \$28.71

Total Cost to City: \$722,717.00

(Based upon a 3.4% increase in the 2027 New Jersey Consumer Price Index)

WHEREAS, the school operating period generally consists of approximately 180 student days, or approximately forty (40) to forty-one (41) weeks, consistent with the bid specifications; and

WHEREAS, the term of said contracts will be renewed and will commence on September 6, 2026 and end on June 20,2027 and can be extended for two -one-year extensions; and

NOW, THEREFORE, BE IT RESOLVED, that the City hereby authorizes award under options mentioned for the contract term commencing with the 2026–2027 and 2027-2028 school year, with an option to extend for one (2) additional years pursuant to the pricing set forth in the bid specifications and weekly invoice shall be \$17,050.10 with total contract not to exceed \$699,054.00 annually.

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.

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 17, 2026

Kathleen Tolosi, City Clerk

ITEM NUMBER: 54

ITEM NAME: Resolution Awarding Professional Services Contract for Psychological Evaluation Services to Institute for Forensic Psychology April 1, 2026 - March 31, 2027

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
3-17-26 Resolution awarding contract for Psychological Evaluations Services 2026-27, COF Institute for Forensic Psychology 3-17-26	(Insert Upload Date)	(Insert Type)

CITY OF CLIFTON

RESOLUTION AWARDING PROFESSIONAL SERVICES CONTRACT
FOR PSYCHOLOGICAL EVALUATION SERVICES
TO INSTITUTE FOR FORENSIC PSYCHOLOGY
APRIL 1, 2026 - MARCH 31, 2027

WHEREAS, pursuant to Local Public Contracts Law N.J.S.A. 40A:11-1 et seq. the City of Clifton advertised for the Proposals for psychological evaluation services on the City’s website and newspaper for a licensed medical facility in its proximity to perform psychological evaluation services as required by the City of Clifton; and

WHEREAS, one proposals was received from Institute of Forensic Psychology located at 5 Fir Court Suite 2, Oakland, NJ 07436; and

WHEREAS, Institute for Forensic Psychology is a medical facility that is responsive and responsible vendor and is authorized by law to conduct various psychological evaluation services, practices of which are regulated by law; and

WHEREAS the required professional psychological evaluation services for the City of Clifton have been optimally provided by the Institute for Forensic Psychology, and the proposed fees for 2024 services are provided; and

WHEREAS, notwithstanding the aforementioned exemption for competitive bidding, the City requested proposals for the said services and has awarded this contract under a “Fair and Open Process” that requires public advertising for contracts for “Professional Services”; and

NOW, THEREFORE, BE IT RESOLVED, that a professional services contract for Psychological Evaluation Services is hereby awarded to the Institute for Forensic Psychology, 5 Fir Court, Oakland, New Jersey in an amount not to exceed a total of \$35,000.00, for the contract period of April 1, 2026 thru March 31, 2027; 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

Certification of funds: a properly executed purchase order, processed as-needed, shall be the instrument of fund encumbrance.

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 17, 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:	Institute for Forensic Psychology
Purpose:	Contract for Psychological Evaluation Services
Department:	Police Department
Budget Account #:	
Total Amount:	Amount not to exceed a total of \$35,000.00, for the contract period of April 1, 2026 - March 31, 2027



Joseph Monzo
Phoenix Advisors
Interim CFO

Council Meeting Date: 3-17-2026

ITEM NUMBER: 55

ITEM NAME: Resolution Awarding Professional Services Contract To

For Professional Medical Services (March
1, 2026 To Feb 28, 2027)

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
3-17-26 Resolution - Awarding Professional Medical Services Contract for 2026-2027	(Insert Upload Date)	(Insert Type)

CITY OF CLIFTON

RESOLUTION AWARDING PROFESSIONAL SERVICES CONTRACT TO
_____ FOR PROFESIONAL MEDICAL SERVICES
(MARCH 1, 2026 TO FEB 28, 2027)

WHEREAS, pursuant to Local Public Contracts Law N.J.S.A 40A:11-1 et seq. the City of Clifton advertised for the Proposals for professional medical services on the City’s website and newspaper for a licensed medical facility in its proximity to perform certain medical services as required by the City of Clifton; and

WHEREAS, the sealed proposals were received from two (2) Medical Facilities 1) Totowa Primary Care Center, Clifton NJ 2) Hackensack Meridian Health (HM works) 3) Atlantic Health ; and

WHEREAS, the Mayor and Municipal Council desire to award a contract for the required professional medical services for the City of Clifton to _____ for March 1,2026 to Feb 28,2027 under the terms of the Local Public Contracts Law N.J.S.A. 40A:11-1 et seq. under “Fair and Open Process”, in accordance with its proposal in an amount not to exceed \$50,000 and and were most advantageous, price and other factors considered of two proposals received; and

WHEREAS, said 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 with public advertising for Request for Proposals in accordance with N.J.S.A 40A:11-1 *et seq.*; and

NOW, THEREFORE, BE IT RESOLVED, that a professional services contract for medical services such as drug testing and employment physicals, practices of which are regulated by law and were most advantageous, price & other factors is hereby awarded to Totowa Primary Care Center, located at 160 Union Blvd, Totowa, NJ ; and in accordance with its proposal for a total amount not to exceed \$50,000 without the adoption of a supplemental resolution and term will be twelve months from the March 1,2026; 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 during regular business hours; and

CERTIFICATION OF FUNDS: Funds will be certified at the time of purchase/service based on the properly executed purchase order for each department respectively.

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 17, 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:	
Purpose:	Professional Medical Services
Department:	Administration
Budget Account #:	Funds will be certified at the time of purchase/service based on the properly executed purchase order for each department respectively.
Total Amount:	In accordance with its proposal for a total amount not to exceed \$50,000 without the adoption of a supplemental resolution and term will be twelve months from the March 1,2026

Joseph Monzo
Phoenix Advisors
Interim CFO

Council Meeting Date: 3-17-2026

ITEM NUMBER: 56

ITEM NAME: Resolution Authorizing the Award of a Contract to Boss Buildings for the Purchase and Installation of a Storage Garage Building for the Police Department

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
3-17-26 Reso Auth the Award of a Contract to Boss Buildings for the Purchase and Installation of a Metal Storage Garage, COF Boss Building 3-17-26	(Insert Upload Date)	(Insert Type)

CITY OF CLIFTON

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO BOSS BUILDINGS FOR THE PURCHASE AND INSTALLATION OF A STORAGE GARAGE BUILDING

WHEREAS, at the February 3, 2026 meeting of the City Council, the Council directed that an expense analysis be conducted regarding the construction of a building to store “on-hold” vehicles in the rear of Fire Station No. 4, located at 144 Main Avenue in the City of Clifton; and

WHEREAS, the Clifton Police Department identified a secured fenced area measuring approximately forty (40) feet by one hundred twenty (120) feet at the rear of said location as suitable for the installation of a structure to provide protected storage for such vehicles; and

WHEREAS, the proposed structure consists of a metal building constructed of 16-gauge steel measuring approximately twenty-four (24) feet wide by sixty (60) feet long with a height of sixteen (16) feet, providing approximately 1,440 square feet of indoor protected storage; and

WHEREAS, the structure will include a sixteen (16) foot wide roll-up door with a height of fourteen (14) feet to allow tow trucks to enter and deposit vehicles, as well as a thirty-six (36) inch side entrance door with card reader/electric locking mechanism; and

WHEREAS, the proposed building meets applicable New Jersey structural requirements including a snow load rating of thirty-five (35) pounds per square foot and a wind rating of one hundred forty-five (145) miles per hour; and

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

	Name of Vendor	Cost
1.	Boss Buildings, Elkin, NC	\$20,501.13
2.	Toro Steel Buildings, Grand Rapids, MI	\$39,700.00

WHEREAS, the quotation submitted by Boss Buildings includes the building, delivery, site drawings, and installation of the structure, whereas the quotation from Toro Steel Buildings does not include installation and would require the City to retain a contractor or utilize Department of Public Works staff; and

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

WHEREAS, the estimated value of the contract is expected to be in excess of \$17,500.00; and

WHEREAS, the Business Entity Disclosure Certification has been received from Angels Contractors and Suburban Sidewalks and is incorporated in the contract awarded hereby; and

WHEREAS, upon review of the submitted quotes, it is recommended the contract be awarded to the **Boss Buildings**, 116 East Market Street, Suite 200, Elkin, North Carolina, in the amount of **\$20,501.13**.which is lowest quote and specifications are acceptable to the Police Department; and

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

BE IT FURTHER RESOLVED that the Mayor and Municipal Council is hereby authorized and directed to purchase metal storage garage to lowest respondent **Boss Buildings**, 116 East Market Street, Suite 200, Elkin, North Carolina, in an amount not to exceed \$20,501.13.; 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: attached

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							

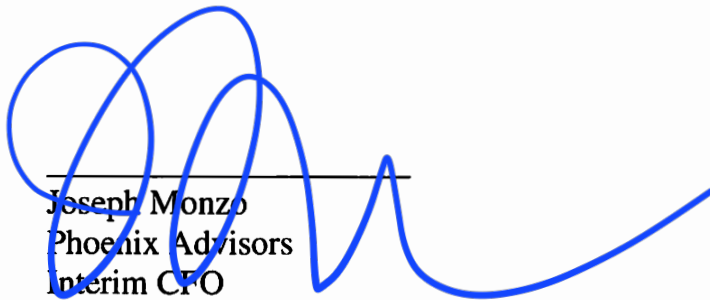
Date: March 17, 2026

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:	Boss Buildings
Purpose:	Purchase and Installation of Storage Garage Building
Department:	Police Department
Budget Account #:	04-215-55-977-000 Police Cap
Total Amount:	In an amount not to exceed \$20,501.13



Joseph Monzo
Phoenix Advisors
Interim CFO

Council Meeting Date: 3-17-2026

ITEM NUMBER:

ITEM NAME: Resolution Authorizing Ice Cream Peddlers License Renewal -
Summer's Ice Cream for Year 2026

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
3-17-26 Reso auth renewal of Ice Cream Peddler - Summer's Ice Cream 2026	(Insert Upload Date)	(Insert Type)

CITY OF CLIFTON

RESOLUTION AUTHORIZING ICE CREAM PEDDLERS LICENSE RENEWAL –
SUMMER’S ICE CREAM FOR YEAR 2026

WHEREAS, the Mayor and Council of the City of Clifton, County of Passaic, State of New Jersey are in receipt of a renewal application for an Ice Cream Peddlers License from Ahmad Abdelrahman owner of Summer Ice Cream, 12 Grove Street in the City of Paterson, New Jersey; and

WHEREAS, all paperwork has been completed by the applicant and all fees have been paid; and

WHEREAS, all inspections have been completed by the Health and Police Departments; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Clifton, County of Passaic, and State of New Jersey that approval for a renewal application for an Ice Cream Peddlers License from Ahmad Abdelrahman owner of Summer Ice Cream, 12 Grove Street in the City of Paterson is hereby granted.

Company name:
Summer Ice Cream

Owner:
Ahmad Abdelrahman

Approved Operator:
Ahmad Abdelrahman

Approved Vehicle:
2003 GMC SUV 1GDHG35R221232888

Parking Location:
12 Grove St. – Paterson, NJ 07503

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 17, 2026

Kathleen Tolosi, City Clerk

ITEM NUMBER:

ITEM NAME: Authorization to Appoint a Member to the Advisory Committee on Civil Rights

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
3-17-26 Resolution to Appoint a member to Advisory Committee on Civil Right S. Leith	(Insert Upload Date)	(Insert Type)

CITY OF CLIFTON

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 Seeroshna Leith to become a Member of the Civil Rights Committee to begin a two-year term on 3/17/2026 through 12/31/2029;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Municipal Council of the City of Clifton, County of Passaic, State of New Jersey that Seeroshna Leith be and is hereby appointed to the Civil Rights Committee commencing 3/17/2026.

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 17, 2026

Kathleen Tolosi, City Clerk

ITEM NUMBER:

ITEM NAME: Resolution Proclaiming March 2026 to be “Women’s History Month” in the City of Clifton

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
3-17-26 Reso naming March 2026 as Women's History Month	(Insert Upload Date)	(Insert Type)

CITY OF CLIFTON

RESOLUTION PROCLAIMING MARCH 2026 TO BE
“WOMEN’S HISTORY MONTH” IN THE CITY OF CLIFTON

WHEREAS, the City of Clifton proudly recognizes the month of March as Women’s History Month, a time to celebrate the achievements, leadership, and lasting contributions of women in our community and throughout our nation; and

WHEREAS, women of every race, class, and ethnic background have made historic contributions to the growth and strength of Our Country in countless recorded and unrecorded ways; and

WHEREAS, women have played a unique role throughout the history of Our Country by providing the majority of the volunteer labor force; and

WHEREAS, women were particularly important in the establishment of early charitable, philanthropic, and cultural institutions in Our Country; and

WHEREAS, women in Clifton, New Jersey have played vital roles in strengthening our neighborhoods, advancing education, supporting local businesses, and serving in public service and community organizations; and

WHEREAS, Women’s History Month provides an opportunity to honor the generations of women who have worked to expand opportunity, promote equality, and inspire future leaders;

NOW, THEREFORE, BE IT RESOLVED, that we, the Mayor and Members of the Municipal Council of the City of Clifton, County of Passaic, State of New Jersey do hereby proclaim March 2026 as **Women’s History Month in the City of Clifton**, and encourage all residents to recognize and celebrate the accomplishments and contributions of women who continue to shape our city and our future.

ROLL CALL

Name	1 st	2 nd	Aye	Nay	Abstain	No Vote	Absent
Councilman D’Amato							
Councilman Gibson							
Councilman Kolodziej							
Councilman Latona							
Councilwoman Pino							
Councilwoman Sadrakula							
Mayor Grabowski							

Adopted: March 17, 2026

Kathleen Tolosi, City Clerk

ITEM NUMBER: 1

ITEM NAME: Clifton's Best Pizza Monte

RECOMMENDATION:

SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Cliftons Best Pizza Monte - FINAL APPROVAL	(Insert Upload Date)	(Insert Type)

RESOLUTION FOR FINAL APPROVAL

BE IT RESOLVED, THAT THE APPLICATION OF GMFoods LLC

T/A Clifton's Best Pizza Monte

for permission to conduct a: Restaurant - Continued Use

for a period ending January 31, 2027 on the premises known as:

849 Clifton Ave., Clifton, NJ 07013

be and the same is hereby approved and licenses so issued in the compliance with the approval of
the Board of Health, Fire Department, Police and Zoning Officer.

FOR OFFICE USE ONLY:

LICENSE #

ISSUED

ADOPTED _____

ATTEST _____

CITY CLERK