



**CITY OF CLIFTON  
COUNCIL MEETING AGENDA  
JULY 7, 2026  
6:30 PM**

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**I CONFIDENTIAL ITEMS/CLOSED SESSION (6:30PM - 7:30PM)**

- CON- 1 Potential Litigation ~ Council Members Life Insurance
- CON- 2 Litigation ~ In the Matter of the City of Clifton, Docket No.: PAS-L-000272-25
- CON- 3 Litigation ~ Priore v. Clifton, Docket No. PAS-L-1060-26
- CON- 4 Litigation ~ Kunz v. Clifton, Docket No.: PAS-L-2038-26
- CON- 5 Litigation ~ Villano v. Clifton, Docket No.: PAS-L-1827-25
- CON- 6 Litigation ~ Joseph Holman v. City of Clifton, et al., Case No.: 2:23-CV-02983-MCA-JSA
- CON- 7 Litigation ~ Liability Claims Against City of Clifton January 1, 2026 to June 30, 2026
- CON- 8 Litigation ~ Police Workers' Compensation Claim, Date of Loss: 10/30/20
- CON- 9 Potential Litigation ~ Legal Opinion Regarding Meeting Minutes
- CON- 10 Contracts ~ Lease Negotiations and Water Charges for City Owned Properties
- CON- 11 Contracts ~ Developer's Agreement, PB Nutelif Masters, LLC, 340 Kingsland Street, Block 80.02, Lot 1.01 (Proposed Lot 2) (R)
- CON- 12 Contracts ~ Developer's Agreement, Quicks Realty, LLC, 802 Van Houten Avenue, Block 36.10, Lot 16 (R)
- CON- 13 Contracts ~ Proposed PILOT Overview for the Hotel and the On3 Campus
- CON- 14 Contracts ~ Proposals for City Manager Recruitment Services
- CON- 15 Personnel

**WORK SESSION (7:30PM - 8:00PM)**

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

- 1 Invocation ~ Rabbi Kronenberg

**III PRESENTATION/HEARING/CONFERENCE APPEARANCE(S)**

**IV ACTION ITEMS**

Finance

- A-1 Authorization to Approve Chapter 159 Amending the 2026 City Budget for Additional Revenue and Appropriation (Alcohol Education, Rehabilitation, and Enforcement Fund) (R279-26)

- A-2 Authorization to Approve the Reclassification of Payments for Childhood Lead Poisoning Grant and Municipal Alliance Grant (R280-26 & R281-26)

### Health

- A-3 Authorization to Approve Accepting a Grant Between the City of Clifton Health Department and the Partners for Health Foundation for the General Operating Support Grant for a Period of July 1, 2026 Through June 30, 2029 (R282-26)

### Legal

- A-4 Authorization to Approve Two Renewal Entertainment Licenses (Octavio Perez t/a Palenque Bar and Grill) and (Duma Entertainment, LLC t/a Aruba Lounge & Restaurant) (R283-26 & R284-26)
- A-5 Authorizaton to Approve an Access Agreement with Greenfield Environmental Multistate Trust, LLC Allowing Access to a Right-of-Way at Kuller Road and Drainage Ditch for Soil and Groundwater Testing (R285-26)
- A-6 Authorization to Approve the Renewal of Underground Storage Tank Insurance Policy (08/07/2026 - 08/06/2027) (R286-25)
- A-7 Authorization to Approve the Clifton Police Department to Apply for the FY26 COPS Hiring Program (CHP) from the U.S. Department of Justice, Office of Community Oriented Policing Services (COPS) (R287-26)
- A-8 Authorization to Approve an Ordinance to Amend, Revise and Supplement Chapter 281 of the Code of the City of Clifton Entitled "Ice Cream Peddling" (Updates Ordinance at Various Locations to Conform to State Law and Amends Ordinance to Allow Ice Cream Trucks to Serve Soft Serve Ice Cream) (O8105-26)
- A-9 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 § 99-18 Thereof, Entitled "Minimum and Maximum Salaries Fixed" (Adds a Secondary Service Provider Fee) (O8106-26)
- A-10 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" (Adams Street) (O8107-26)
- A-11 Authorization to Approve the Adoption of a Bond Ordinance

### Purchasing

- A-12 Authorization to Approve the Purchase of Picnic Tables from MRC, Inc. for the City of Clifton off of the NJ State Contract Purchasing Program Pursuant to N.J.S.A:40a:11-12a (R288-26)
- A-13 Authorization to Award a Contract for Fencing Repairs at Anzaldi Park to Absolute Fence, Inc., through the Bergen County Cooperative (R289-26)
- A-14 Authorization to Approve to Purchase Shade Structures for William Gibson Splash Pad at Nash Park for the City of Clifton off of NJ State Contract Purchasing Program Pursuant to N.J.S.A:40a:11-12a (R290-26)

- A-15 Authorization to Approve the Purchase of Safety Surface for Nash Tot Park from Marturano Recreation Company, Inc. off the Bergen County Cooperative Contract Pursuant to N.J.S.A. 40a:11-1 Et Seq. (R291-26)
- A-16 Authorization to Approve the Purchase of Playground Equipment for Nash Tot Park from Marturano Recreation Company, Inc. off the ESCNJ Cooperative Contract # 24/25-01 Pursuant to N.J.S.A. 40a:11-1 Et Seq. (R292-26)
- A-17 Authorization to Approve the Award of a Contract to Weatherproofing Technologies, Inc. for Roof Repairs at Community Recreation Center through Educational Services Commission of New Jersey Cooperative Purchasing Program Contract No. 23/24-30 (R293-26)
- A-18 Authorization to Approve the Purchase of Line Striping Services from Denville Line Painting, Inc. off the Morris County Cooperative Pricing Contract #36: Traffic Striping on Roadways through to December 31, 2026 (R294-26)
- A-19 Authorization to the Purchase of Two (2) Galvanized Hook Lift Skid Assemblies for Existing Salt Bodies for the Department of Public Works through the Educational Services Commission of New Jersey Cooperative Pricing System Pursuant to N.J.S.A. 40a:11-1 et seq. (R295-26)

Tax Collector

- A-20 Authorization to Approve a Refund of an Erroneous Payment of the 2026 1st Quarter Property Taxes and the 2026 2nd Quarter Property Taxes Made by Cotality f/k/a/ Corelogic for Property Known as Block 65.04, Lot 13 - Qualifier CD040 - 40 Chanda Ct. (R296-26)
- A-21 Authorization to Approve a Refund of an Erroneous Payment of the 2026 1st Quarter Property Taxes Made by 155 Hazel St. LLC % Atlas Healthcare for Property Known as Block 24.07, Lot 1.02 - 155 Hazel Street (R297-26)
- A-22 Authorization to Approve the Tax Collector to Participate in Electronic Tax Sale Process and Award Contract for Online Tax Sale Hosting to RealAuction.com (R298-26)
- A-23 Authorization to Approve the Tax Collector to Lien Property and Bill Property Owner and Collect for Reimbursement of Expenditures made by City of Clifton for Emergency Order Clean-Up (67 Homestead St.) (R299-26)

City Clerk

- A-24 Authorization to Fill a Vacancy and Move Alternate Positions on the Advisory Board of Recreation (R300-26)
- A-25 Authorization to Approve Request by Universal Peace Federation to use City Hall for "National Parents' Day Celebration" on July 25, 2026 from 10:00am - 12:30pm
- A-26 Authorization to Approve a Second Date Request to Hold a City Council Election Forum by the Clifton Republican Organization/League of Women Voters on October 15, 2026 from 6:00 p.m. to 8:00 p.m. in the Court Room (This event was previously approved by the Council for October 14, 2026)

**V DISCUSSION ITEMS/NEW BUSINESS**

- D- 1 Request for PVWC to attend City Council Meetings Regularly (JK)

- D- 2 Set a Special Meeting Date via Zoom to Interview City Manager Search Firms (JK)
- D- 3 Memo from CFO Regarding the Funding for City Manager National Search
- D- 4 Data Centers (MS)
- D- 5 Invoice for Chelsea Park Fence
- D- 6 Clifton Solar Feasibility Report - Talva Energy (GD)
- D- 7 International Day (MS)

**VI COUNCIL MAIL**

- CM- 1 New Email Created for City Council Members - citycouncil@cliftonnj.org

**REGULAR MEETING (8:00PM - 11:00PM)**

**VII PUBLIC HEARING**

- PH- 1 Notice of Public Hearing and Public Display City of Clifton, NJ PY 2026 Annual Action Plan and Citizen Participation Plan Community Development Block Grant Program Yr. 52
- PH- 2 Public Hearing Community Development Amendment B-19 & 25 MC-34-0103 Program Income (2026) & General Admin. Yr. 45 to Public Facilities Yr. 51 and Yr. 45 Total Transfer: \$11,200.00
- PH- 3 Public Hearing for Community Development Amendment B-19, 21,22,23-MC-34-0103 Clean of up closed line items. Transfer from Yr. 45 General Admin; Yr. 47 & Yr. 48 General Admin. - Administrative Salaries and Yr. 49 St. Peter's Homeless Outreach to Yr. 51 Public Facilities IDIS Activity #788 Total Transfer: \$33,053.96

**VIII PRESENTATION**

- P- 1 Proclamation Honoring Marge Beissel with a Commemorative Street Sign
- P- 2 Proclamation Dedicating July 2026 as Disability Pride Month

**IX APPROVAL OF MINUTES**

- M- 1 Executive Meeting Minutes of June 3, 2026
- M- 2 Executive Meeting Minutes of June 16, 2026
- M- 3 Workshop Meeting Minutes of June 16, 2026

**X COMMUNICATIONS - MEETING MINUTES**

- C- 1 Meeting Minutes of the Clifton Art Center Advisory Board on April 27, 2026
- C- 2 Meeting Minutes of the Clifton Traffic Safety Committee on May 21, 2026
- C- 3 Meeting Minutes of the Passaic Valley Water Commission on May 27, 2026.
- C- 4 Meeting Minutes of the North Jersey District Water Supply Commission on May 27, 2026
- C- 5 Meeting Minutes of the Clifton Planning Board on May 28, 2026 and June 25, 2026

- C- 6 Meeting Minutes for the Advisory Board of Recreation on June 1, 2026
- C- 7 Meeting Minutes of the Clifton Advisory Committee for Individuals with Disabilities on June 15, 2026

**XI COMMUNICATIONS FROM THE PERSONNEL DEPARTMENT**

- C- 1 Joyce Bradley, Public Safety, retired position of School Traffic Guard, effective June 1, 2026.
- C- 2 Pablo Torres, Public Safety, resigned position of Fire Fighter, effective June 10, 2026.
- C- 3 John DeGroat, Public Safety, resigned position of Police Officer, effective June 24, 2026.
- C- 4 Douglas Johnson, Manager, retired position of Administrative Analyst, effective July 1, 2026.
- C- 5 Joseph Trentacost, Regulatory Affairs, retired position of Code Enforcement Officer, effective July 1, 2026.
- C- 6 Margaret Beissel, Public Safety, retired position of School Traffic Guard, effective July 1, 2026.
- C- 7 Amy Godfrey, Public Safety, retired position of School Traffic Guard, effective July 1, 2026.
- C- 8 Narda Jugo, Public Safety, retired position of School Traffic Guard, effective July 1, 2026.
- C- 9 Ana Delgado, Public Safety, retired position of School Traffic Guard, effective July 1, 2026.
- C- 10 Joyce Kotz, Public Safety, retired position of School Traffic Guard, effective July 1, 2026.
- C- 11 James Elliott, Public Safety, retired position of School Traffic Guard, effective July 1, 2026.
- C- 12 Miguel A. Sanchez-Negron, Public Safety, retired position of School Traffic Guard, effective July 1, 2026.

**XII ORDINANCE - SECOND READING**

- O- 8105-26 An Ordinance to Amend, Revise and Supplement Chapter 281 of the Code of the City of Clifton Entitled "Ice Cream Peddling" (Updates Ordinance at Various Locations to Conform to State Law and Amends Ordinance to Allow Ice Cream Trucks to Serve Soft Serve Ice Cream)

**XIII ORDINANCE - FIRST READING**

- O- 8106-26 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 a Secondary Service Provider Fee)
- O- 8107-26 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" (Adams Street)

- XIV FLOOR TO MEMBERS OF THE PUBLIC**
- XV CITY MANAGER PRIVILEGE/RESPOND TO PUBLIC QUESTIONS**
- XVI COMMITTEE REPORTS**
- XVII COUNCIL PRIVILEGE**
- XVIII CONSENT AGENDA**

Finance

- R- 279-26 Resolution to Approve Chapter 159 Amending the 2026 City Budget for Additional Revenue and Appropriation (Alcohol Education, Rehabilitation, and Enforcement Fund)
- R- 280-26 Resolution Authorizing the Reclassification of Payments for Childhood Lead Poisoning Grant
- R- 281-26 Resolution Authorizing the Reclassification of Payments for Municipal Alliance Grant

Health

- R- 282-26 Resolution Accepting Grant Between the City of Clifton Health Department and the Partners for Health Foundation for the General Operating Support Grant for a Period of July 1, 2026 through June 30, 2029

Legal

- R- 283-26 Resolution Authorizing Entertainment License for Octavio Perez t/a Palenque Bar and Grill, 283 Parker Avenue
- R- 284-26 Resolution Authorizing Entertainment License for Duma Entertainment, LLC t/a Aruba Lounge & Restaurant, 240 Dayton Avenue
- R- 285-26 Resolution Approving Access Agreement with Greenfield Environmental Multistate Trust, LLC Allowing Access to a Right-of-Way at Kuller Road and Drainage Ditch for Soil and Groundwater Testing
- R- 286-26 Resolution Authorizing Renewal of Underground Storage Tank Insurance Policy (08/07/2026 - 08/06/2027)
- R- 287-26 Resolution Authorizing the Clifton Police Department to Apply for the FY26 COPS Hiring Program (CHP) from the U.S. Department of Justice, Office of Community Oriented Policing Services (COPS)

Purchasing

- R- 288-26 Resolution to Purchase Picnic Tables from MRC, Inc. for the City of Clifton off of the NJ State Contract Purchasing Program Pursuant to N.J.S.A:40a:11-12a
- R- 289-26 Resolution Awarding Contract for Fencing Repairs at Anzaldi Park to Absolute Fence, Inc., Through the Bergen County Cooperative
- R- 290-26 Resolution to Purchase Shade Structures for William Gibson Splash Pad at Nash Park for the City of Clifton off of NJ State Contract Purchasing Program Pursuant to N.J.S.A:40a:11-12a
- R- 291-26 Resolution Authorizing Purchase of Safety Surface for Nash Tot Park from Marturano Recreation Company, Inc. off the Bergen County Cooperative Contract Pursuant to N.J.S.A.

40a:11-1 Et Seq.

- R- 292-26 Resolution Authorizing Purchase of Playground Equipment for Nash Tot Park from Marturano Recreation Company, Inc. off the ESCNJ Cooperative Contract # 24/25-01 Pursuant to N.J.S.A. 40a:11-1 Et Seq.
- R- 293-26 Resolution Authorizing the Award of a Contract to Weatherproofing Technologies, Inc. for Roof Repairs at Community Recreation Center through Educational Services Commission of New Jersey Cooperative Purchasing Program Contract No. 23/24-30
- R- 294-26 Resolution Authorizing Purchase of Line Striping Services from Denville Line Painting, Inc. off the Morris County Cooperative Pricing Contract #36: Traffic Striping on Roadways through to December 31, 2026
- R- 295-26 Resolution Authorizing the Purchase of Two (2) Galvanized Hook Lift Skid Assemblies for Existing Salt Bodies for the Department of Public Works through the Educational Services Commission of New Jersey Cooperative Pricing System Pursuant to N.J.S.A. 40a:11-1 et seq.

#### Tax Collector

- R- 296-26 Resolution Authorizing the Refund of an Erroneous Payment of the 2026 1st Quarter Property Taxes and the 2026 2nd Quarter Property Taxes Made by Cotality f/k/a/ Corelogic for Property Known as Block 65.04, Lot 13 - Qualifier CD040, 40 Chanda Ct.
- R- 297-26 Resolution Authorizing Refund of an Erroneous Payment of the 2026 1st Quarter Property Taxes Mafe by 155 Hazel St. LLC % Atlas Healthcare for Property Known as Block 24.07, Lot 1.02 - 155 Hazel Street
- R- 298-26 Resolution Authorizing Tax Collector to Participate in Electronic Tax Sale Process and Award Contract for Online Tax Sale Hosting to RealAuction.com
- R- 299-26 Resolution Authorizing Tax Collector to Lien Property and Bill Property Owner and Collect for Reimbursement of Expenditures made by City of Clifton for Emergency Order Clean-Up (67 Homestead St.)

#### City Clerk

- R- 300-26 Resolution to Fill a Vacancy and Move Alternate Positions on the Advisory Board of Recreation

## **XIX RESOLUTIONS**

#### Engineering

- R- 301-26 Resolution Authorizing the Submittal of a Grant Application and Execution of a Grant Agreement with the New Jersey Department of Transportation for FY2027 NJDOT Municipal Aid Grant Program for the Notch Road Pedestrian Safety Improvements Phase Project

#### Finance

- R- 302-26 Resolution to Authorize Approval of the Bills List of July 7, 2026

#### Legal

- R- 303-26 Resolution Approving a Developer's Agreement between the City of Clifton and PB Nutcliff Masters, LLC
- R- 304-26 Resolution Approving a Developer's Agreement between the City of Clifton and Quicks Realty,

LLC

- R- 305-26 Resolution Appointing Special Counsel to Represent the City of Clifton - Joseph Kunz v. Sadrakula, et. al

Miscellaneous

- R- 306-26 Resolution Approving Amendment to Community Development Block Grant Program Budget - Amendment B-19 & 25-MC-34-0103 (Transfer of CDBG Funds from: Yr 51 Program Income Received 4-21-2026 for CHIP) and (Yr. 45 General Administration to Year 51 Public Facilities and Yr. 45 Public Facilities 7-7-26)
- R- 307-26 Resolution Approving Amendment to Community Development Block Grant Program Budget - Amendment B-19, 21,22,23 - MC-34-0103 (Transfer of CDBG Funds from Yr. 45, 47, 48 General Administration and Yr. 49 St. Peter's Homeless Outreach) to Year 51 Public Facilities 7-7-26
- R- 308-26 Resolution Approving Changes in Income Requirements for the Clifton Community Development Block Grant Program Beginning June 1, 2026
- R- 309-26 Resolution Authorizing the City of Clifton to Make Application for Community Development Year 52 Funds Grant No. B-26-MC-34-0103
- R- 310-26 Resolution of the City Council of the City of Clifton Approving the PY2026 Action Plan for the Community Development Block Grant (CDBG) Program

Personnel

- R- 311-26 Resolution of Congratulations Upon Retirement - Joyce Bradley, School Traffic Guard
- R- 312-26 Resolution of Congratulations Upon Retirement - Douglas Johnson, Administrative Analyst
- R- 313-26 Resolution of Congratulations Upon Retirement - Joseph Trentacost, Code Enforcement Officer
- R- 314-26 Resolution of Congratulations Upon Retirement - Margaret Beissel, School Traffic Guard
- R- 315-26 Resolution of Congratulations Upon Retirement - Amy Godfrey, School Traffic Guard
- R- 316-26 Resolution of Congratulations Upon Retirement - Narda Jugo, School Traffic Guard
- R- 317-26 Resolution of Congratulations Upon Retirement - Ana Delgado, School Traffic Guard
- R- 318-26 Resolution of Congratulations Upon Retirement - Joyce Kotz, School Traffic Guard
- R- 319-26 Resolution of Congratulations Upon Retirement - James Elliott, School Traffic Guard
- R- 320-26 Resolution of Congratulations Upon Retirement - Miguel A. Sanchez-Negron, School Traffic Guard
- R- 321-26 Resolution Authorizing Executive Session

**XX LICENSES**

- L- 1 Hookah Engineer 2 - 1072 Main Ave., Clifton, NJ 07011  
Final Approval
- L- 2 Rayan's Market - 285 Lakeview Ave., Clifton, NJ 07011  
Preliminary Approval

Grocery - new

L- 3 Abul-Ezz Kitchen - 1197 A Main Ave., Clifton, NJ 07011  
Preliminary Approval  
Restaurant - continued use

**XXI ADJOURNMENT**