

**CITY OF CLIFTON  
CLIFTON, NEW JERSEY  
REGULAR MEETING MINUTES JANUARY 19, 2021**

The Regular Meeting of the Municipal Council of the City of Clifton was held in the Municipal Court Room of Clifton City Hall, 900 Clifton Avenue, Clifton, New Jersey.

**8:05 P.M. CALL OF ROLL**

Mayor Anzaldi 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 also 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 2021 which was published as legal advertisements in the Herald News on December 26, 2020 and was additionally advertised in the Record on December 27, 2020. Further notice of this meeting was given on Friday prior to the meeting to The Herald News and by posting of said notice on the bulletin board at City Hall and on the Clifton Website which notice stated that formal action may or may not be taken on matters to come before the Municipal Council.

Upon roll call, the following were noted present:

Councilman Eagler	(PE)
Councilman Gibson	(BG)
Councilman Grabowski	(RG)
Councilwoman Murphy	(LM)
Councilwoman Pino	(RP)
Councilwoman Sadrakula	(MS)
Mayor Anzaldi	(JA) Via Zoom

Also present were City Manager, Dominick Villano; City Attorney, Matthew Priore; (via Zoom) Assistant City Attorney, David Bruins (via Zoom); Nancy Ferrigno, City Clerk and Deputy Clerk, Michele Butler

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

City Clerk

**PUBLIC HEARING**

Public Hearing for Amendment to the Administrative Plan for the Clifton Public Housing Agency  
SUBJECT: COVID 19 Statutory and Regulatory Waivers and Alternative Requirements - Revision 2 - Jan. 19, 2021 Council meeting

Mayor Anzaldi opened the floor to the public

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

(7-0-0-0) Councilman Eagler, Councilman Gibson, Councilman Grabowski, Councilwoman Murphy, Councilwoman Pino, Councilwoman Sadrakula and Mayor Anzaldi voted aye.

**APPROVAL OF MINUTES**

A Motion was made by Councilman Gibson, seconded by Councilman Eagler and passed on roll call vote to approve the Minutes of the Workshop, Executive and Regular Session Minutes of January 5, 2020 and the Special Meeting and Executive Session of December 17, 2020.

Minutes of Workshop Meeting of January 5, 2021  
Minutes of Executive Session of January 5, 2021

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Minutes of Regular Meeting of January 5, 2021

Minutes of Special Meeting of December 17, 2020

Minutes of Special Executive Session Meeting of December 17, 2020

(7-0-0-0) Councilman Eagler, Councilman Gibson, Councilman Grabowski, Councilwoman Murphy, Councilwoman Pino, Councilwoman Sadrakula and Mayor Anzaldi voted aye.

### **COMMUNICATIONS FROM THE CITY MANAGER**

C-1 Michael Ressetar PEO Officer Public Safety, resigned from his position effective 12/29/2020.

C-2 Michael Lisa Laborer 1, D.P.W. hired effective 01/04/2021 at \$29,141.81 annually.

### **COMMUNICATIONS – MEETING MINUTES**

C-3 Minutes of Alcoholic Beverage Control Board of December 9, 2020

### **SECOND READING ORDINANCES**

#### **A. Adoption of Ordinance 7627-21**

#### **B. Public Hearing on Ordinance 7627-21**

The Mayor opened the floor to the public with regard to the Ordinance 7627-21

With no one wishing to be heard, a Motion was made by Councilman Grabowski, seconded by Councilman Eagler 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, upon motion regularly made by Councilman Grabowski, seconded by Councilman Eagler and carried by roll call vote.

#### **An Ordinance to Amend, Revise and Supplement Chapter 99 of the Code of the City of Clifton, Entitled "Salaries and Compensation", More Particularly Article VI Thereof, Entitled "Confidential Officials and Employees", Section 99-34, Entitled "Minimum and Maximum Salaries Fixed" (Amends Compensation for 2021)**

(6-1-0-0) Councilman Eagler, Councilman Gibson, Councilman Grabowski, Councilwoman Murphy, Councilwoman Pino and Mayor Anzaldi voted aye. Councilwoman Sadrakula voted nay.

### **FIRST READING ORDINANCES**

#### **A. Introduction of Ordinance 7622-21**

A Motion was made by Councilwoman Sadrakula, seconded by Councilman Eagler and passed on roll call vote to table Ordinance 7622-21.

#### **An Ordinance of the City of Clifton, County of Passaic, New Jersey Approving and Adopting the Clifton HLR Redevelopment Plan - Phase III**

(7-0-0-0) Councilman Eagler, Councilman Gibson, Councilman Grabowski, Councilwoman Murphy, Councilwoman Pino, Councilwoman Sadrakula and Mayor Anzaldi voted aye.

### **B. Introduction of Ordinance 7628-21**

The entitled ordinance was introduced and read by the City Clerk, as first reading, which reading was by title, passed upon motion made by Councilwoman Murphy, seconded by Councilman Grabowski and carried by roll call vote.

#### **An Ordinance to Amend, Revise and Supplement Chapter 439 of the Code of the City of Clifton, Entitled "Vehicles and Traffic", More Particularly Section 439-37 Thereof, Entitled "Handicapped Parking on Streets" (Deletes 1 Restricted Handicapped Space)**

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, February 2, 2021 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 Eagler, Councilman Gibson, Councilman Grabowski, Councilwoman Murphy, Councilwoman Pino, Councilwoman Sadrakula and Mayor Anzaldi voted aye.

### **C. Introduction of Ordinance 7629-21**

The entitled ordinance was introduced and read by the City Clerk, as first reading, which reading was by title, passed upon motion made by Councilman Gibson, seconded by Councilman Grabowski and carried by roll call vote.

#### **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 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, February 2, 2021 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 Eagler, Councilman Gibson, Councilman Grabowski, Councilwoman Murphy, Councilwoman Pino, Councilwoman Sadrakula and Mayor Anzaldi voted aye.

### **D. Introduction of Ordinance 7630-21**

The entitled ordinance was introduced and read by the City Clerk, as first reading, which reading was by title, passed upon motion made by Councilman Eagler, seconded by Councilman Grabowski and carried by roll call vote.

#### **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 No Longer in Use)**

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, February 2, 2021 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 Eagler, Councilman Gibson, Councilman Grabowski, Councilwoman Murphy, Councilwoman Pino, Councilwoman Sadrakula and Mayor Anzaldi voted aye.

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### **CITY MANAGER PRIVILEGE**

City Manager, Dominick Villano, discussed the COVID-19 vaccine shortage. He spoke about the process of the vaccine distribution to municipalities. Mr. Villano asked everyone to reach out to their legislature to discuss the vaccine shortage and the way it is being distributed throughout the State.

### **FLOOR TO MEMBERS OF THE PUBLIC**

Mary Flynn, 14 Breen Court, discussed the Tree Committee, tree ordinance amendments and having the public attend the Tree Committee meetings.

Allesia Eramo, 35 Merrill Rd., asked if there are any vacancies on the Tree Committee and public attendance of the Tree Committee meetings.

A Motion was made by Councilman Gibson, seconded by Councilman Grabowski and passed on roll call vote to close the Public Session.

(7-0-0-0) Councilman Eagler, Councilman Gibson, Councilman Grabowski, Councilwoman Murphy, Councilwoman Pino, Councilwoman Sadrakula and Mayor Anzaldi voted aye.

### **COUNCIL PRIVILEGE**

#### **Councilman Eagler**

Councilman Eagler thanked the City for installing blue lights in front of City Hall to honor all that passed from COVID-19. He spoke about the recent attack on the Capitol Building in Washington D.C.

#### **Councilman Gibson**

Councilman Gibson announced the upcoming Traffic Safety Council meeting and stated some issues he received involving Notch Road, Haddonfield Road and roads off Paulison Ave. which will be discussed. He asked if any resident knows of any other traffic issues that need to be addressed, they should contact him prior to the meeting. Councilman Gibson discussed public attendance at the Tree Committee meeting.

Councilman Eagler left the dais at 8:37 p.m.

Councilman Gibson spoke about committee vacancies and asked for an update on the Recycling study.

Councilman Eagler returned to the dais at 8:39 p.m.

Councilman Gibson congratulated the 7-11 on Van Houten Ave. and The Learning Studio on their grand openings.

#### **Councilman Grabowski**

Councilman Grabowski announced that individuals have been hired by the City to assist anyone who does not have access to a computer to sign up for the COVID-19 vaccine.

#### **Councilwoman Murphy**

Councilwoman Murphy discussed assisting individuals who do not have access to a computer to sign up for the COVID-19 vaccine. She remarked on the legality of municipalities reserving vaccine doses for residents only. Councilwoman Murphy spoke about complaints of loud cars and racing on various streets. She thanked the DPW for installing the blue lights on City Hall property to honor all COVID-19 victims. Councilwoman Murphy explained that she moved her seat at tonight's meeting because a Councilmember was not wearing a mask.

**Councilwoman Pino**

Councilwoman Pino discussed committee vacancies and setting up a Sub-Committee meeting to discuss committees. She thanked Councilman Grabowski for announcing the hiring of individuals to help residents that don't have computer access to register for the COVID-19 vaccination. Councilwoman Pino urged all residents to register for the COVID-19 vaccine.

**Councilwoman Sadrakula**

Councilwoman Sadrakula remarked on the organizing of a sub-committee meeting, speeding vehicles and an abandoned house on Walnut Street. She asked for updates on a location for a new firehouse and what work was being done to eliminate flooding on Clifton Avenue by Anzaldi Park. Councilwoman Sadrakula remarked that the resolution congratulating Joseph Gaccione for his service on the Junior Football League was not on the agenda. City Clerk, Nancy Ferrigno, responded that Mr. Gaccione asked that the creation of the resolution be postponed until further notice. Councilwoman Sadrakula discussed a newspaper article involving the Mayor of Paramus voting on police hires.

Councilwoman Pino left the dais at 9:00 p.m.

Councilman Sadrakula expressed her disappointment in how the COVID-19 vaccine distribution is being handled.

City Manager, Dominick Villano, announced that the owner of the abandoned property on Walnut Street has submitted plans to the City for redevelopment of the property.

**Mayor Anzaldi**

Mayor Anzaldi had nothing to report.

**RESOLUTIONS VOTED ON SEPERATELY**

A Motion was made by Councilwoman Pino, seconded by Councilwoman Murphy and passed on roll call vote to have Councilman Grabowski chair.

(7-0-0-0) Councilman Eagler, Councilman Gibson, Councilman Grabowski, Councilwoman Murphy, Councilwoman Pino, Councilwoman Sadrakula and Mayor Anzaldi voted aye.

A Motion was made by Councilman Eagler, seconded by Councilman Gibson to vote on the following items separately:

Item 308, Page 1  
Item 5367, Page 11

R043-21 Resolution: Approve Claims List Resolution for the City Council Meeting of January 19, 2021.

**RESOLUTION TO APPROVE CLAIMS TO BE PAID  
MEETING OF JANUARY 19, 2021**

Resolved that all claims on the attached sheets are approved as reasonable and proper claims against the City of Clifton.

Current Fund	\$	6,164,383.76
Grant Fund	\$	766,978.06
General Capital Fund	\$	196,699.05
Sewer Utility - Operating	\$	55,226.49
Sewer Utility - Capital	\$	110,666.51
Developers Escrow	\$	19,765.74
Dog Trust	\$	754.00

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Police Extra Duty	\$	263,064.00
Trust Other	\$	604,274.39
Section 8 Public Housing	\$	261,987.05
Community Development	\$	107,103.98
COAH	\$	
Self Insurance	\$	401,403.92
Fire Dedicated Penalties	\$	
Revolving Loan Fund	\$	
Tax Title Lien Redemption	\$	
Unemployment Trust Fund	\$	
Library	\$	168,080.80
General Liability Trust	\$	24,127.75
Workers Compensation Trust	\$	
<b>TOTAL CLAIMS</b>	<b>\$</b>	<b>9,144,515.50</b>

(6-0-1-0) Councilman Eagler, Councilman Gibson, Councilman Grabowski, Councilwoman Murphy, Councilwoman Pino, and Councilwoman Sadrakula voted aye. Mayor Anzaldi abstained.

A Motion was made by Councilman Eagler, seconded by Councilman Gibson and passed on roll call to vote on the following resolutions separately:

R043-21 Resolution: Approve Claims List Resolution for the City Council Meeting of January 19, 2021.

**RESOLUTION  
TO APPROVE CLAIMS TO BE PAID  
MEETING OF JANUARY 19, 2021**

Resolved that all claims on the attached sheets are approved as reasonable and proper claims against the City of Clifton.

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General Liability Trust	\$	24,127.75
Workers Compensation Trust	\$	
<b>TOTAL CLAIMS</b>	<b>\$</b>	<b>9,144,515.50</b>

R045-21 Resolution - Reclassification of Payments

**RESOLUTION  
RECLASSIFICATION OF PAYMENTS**

**BE IT RESOLVED**, by the Mayor and City Council of the City of Clifton, County of Passaic, State of New Jersey, that the Chief Financial Officer is hereby authorized to reclassify the following payments as follows:

<u>CHECK#</u>	<u>DATE</u>	<u>PAYEE</u>	<u>AMOUNT</u>	<u>FROM</u>	<u>TO</u>
129973 (partial)	8/8/2020	CASTALDO SIGNS	\$300.00	01-203-27-370-522	02-213-40-719-020
130313 (partial)	9/15/2020	CASTALDO SIGNS	\$1,170.00	01-203-27-370-248	02-213-40-719-020
131033 (partial)	11/2/2020	Decotiis, Fitzpatrick, Cole & Giblin	\$1,902.50	01-203-20-105-263	02-213-40-719-020
131723 (partial)	12/15/2020	TANNER NORTH JERSEY	\$135.00	01-203-20-105-226	02-213-40-719-020

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R053-21 Resolution Awarding Contract to DeCotiis, FitzPatrick, Cole & Giblin, LLP for Special Counsel Services in Connection with Affordable Housing Litigation for 2021

**RESOLUTION AWARDING CONTRACT TO DE COTIIS, FITZ PATRICK, COLE & GIBLIN LLP, FOR SPECIAL COUNSEL SERVICES IN CONNECTION WITH AFFORDABLE HOUSING LITIGATION FOR 2021**

**WHEREAS**, the City of Clifton requires the services of special counsel to perform certain legal services for the City of Clifton in connection with Affordable Housing; and

**WHEREAS**, DeCotiis, FitzPatrick, Cole & Giblin LLP of Paramus, NJ, has previously handled the declaratory judgment action as required by the decision of the New Jersey Supreme Court and also previously handled the action to approve the City’s spending plan as well as other services in connection with Affordable Housing; and

**WHEREAS**, their services are again required for 2021; and

**WHEREAS**, the services shall be rendered at the same rate of \$175.00 per hour and not to exceed \$10,000.00 for the contract term without the require the approval of the Municipal Council and the adoption of a supplementary resolution; and

**WHEREAS**, the services to be performed are professional and/or extraordinary unspecifiable 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 therefor without public advertising for bids and bidding in accordance with N.J.S.A 40A:11-5; and

**WHEREAS**, this award is of a non-fair and open contract in accordance with N.J.S.A 19:44-A-20.5; and

**WHEREAS**, the Business Entity Disclosure Certification has been received from counsel and is incorporated in the contract awarded hereby, along with the Determination of Value; and

**WHEREAS**, there are funds available for the payment of the aforesaid services;

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**NOW, THEREFORE, BE IT RESOLVED**, that:

A contract for professional special counsel services in connection with Affordable Housing, in the form as approved by the Clifton Law Department, is awarded to DeCotiis, FitzPatrick, Cole & Giblin LLP, for 2021 and the rate to be paid for said services is \$175.00 per hour, not to exceed \$10,000.00 for the term of the contract without the express approval of the Municipal Council and adoption of a supplementary resolution.

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 Mayor and City Clerk are authorized and directed to execute a contract on behalf of the City of Clifton.

The original of this resolution and the contract in question shall be placed on file and made available for public inspection in the City Clerk's Office of the City of Clifton.

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R056-21 Resolution Appointing Member to the Clifton Zoning Board of Adjustment

**RESOLUTION APPOINTING MEMBER TO THE  
CLIFTON ZONING BOARD OF ADJUSTMENT**

**WHEREAS**, the Mayor and Council of the City of Clifton, County of Passaic and State of New Jersey, are aware that a member vacancy has occurred on the Zoning Board of Adjustment; and

**WHEREAS**, the Mayor and Council are in receipt of two applications for membership on said Board; and

**WHEREAS**, currently, Scott Sochon holds the Alternate #1 position and Zalman Gurkov holds the Alternate #2 position;

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Municipal Council of the City of Clifton, that Scott Sochon be moved to the Member position for a four-year term commencing this day and expiring on December 31, 2024; and

**BE IT FURTHER RESOLVED** that Zalman Gurkov be moved to the Alternate #1 position which term will expire on February 28, 2021; and

**BE IT FURTHER RESOLVED** that George Silva be and is hereby appointed as Alternate #2 of the Zoning Board of Adjustment to fill the unexpired term of Zalman Gurkov expiring on February 28, 2021.

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R057-21 Resolution in Support of Solar Landscape Community Solar Project in the City of Clifton

**RESOLUTION IN SUPPORT OF SOLAR LANDSCAPE COMMUNITY SOLAR  
PROJECT IN THE CITY OF CLIFTON**

**WHEREAS**, for more than a decade, the State of New Jersey has promoted energy policies that have created a vibrant solar energy market; and

**WHEREAS**, the State of New Jersey adopted the 2019 New Jersey Energy Master Plan, Pathway to 2050 (IMP); and

**WHEREAS**, Strategy 6 of the EMP calls for support of community energy planning and action with an emphasis on encouraging and supporting participation by low- and moderate-income and environmental justice communities; and



**WHEREAS**, Goal 6.2.1 of the EMP calls for the support of community-led development of community solar projects; and

**WHEREAS**, this governing body is knowledgeable about the direct benefits of community solar projects as approved by the New Jersey Board of Public Utilities, including the following:

- Local, clean power generation
- Support for active participation in the program by low- and moderate-income families
- Reduction of energy bills for all participants
- Job training and support

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Clifton supports the Solar Landscape community solar project proposed for 1234 Route 46; and

**BE IT FURTHER RESOLVED**, that the City of Clifton endorses for selection by the New Jersey Board of Public Utilities the Solar Landscape community solar project listed above.

(6-1-0-0) Councilman Eagler, Councilman Gibson, Councilman Grabowski, Councilwoman Murphy, Councilwoman Pino and Mayor Anzaldi voted aye. Councilwoman Sadrakula voted nay.

### **RESOLUTIONS**

A Motion was made by Councilman Eagler, seconded by Councilman Grabowski and passed on roll call vote to move the group:

(7-0-0-0) Councilman Eagler, Councilman Gibson, Councilman Grabowski, Councilwoman Murphy, Councilwoman Pino, Councilwoman Sadrakula and Mayor Anzaldi voted aye.

R044-21 Resolution: Coronavirus Response 2021 Continuation

## **CITY OF CLIFTON COUNTY OF PASSAIC, NEW JERSEY**

### **CORONAVIRUS RESPONSE 2021 CONTINUATION**

**WHEREAS**, the City of Clifton passed Resolution R148-20 on March 17, 2020 to concur with this Public Health Emergency and usage of Storm Recovery Reserves to help fund said costs; and,

**WHEREAS**, the Governor of the State of New Jersey, through Executive Orders 103 and 104, has declared Public Health Emergency in the State of New Jersey, with regards to the Coronavirus Pandemic, and has renewed such Executive Orders; and

**WHEREAS**, the State of New Jersey, Department of Community Affairs, Division of Local Government Services, issued Local Finance Notice (LFN) 2020-06, Dated March 16, 2020, to give guidance to municipalities; and

**WHEREAS**, LFN 2020-06 authorized the use of Storm Recovery Reserve Trust Funds to be used as “any purposed necessary to protect the safety, security, health, and welfare of its citizens from the damage caused by an emergency declared by the Governor or the President of the United States.”; and

**WHEREAS**, a copy of LFN 2020-06 is attached to this Resolution for reference; and,

**WHEREAS**, the Governing Body shall adopt a resolution approving such continued usage from the original resolution for the City of Clifton,

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and City Council, City of Clifton, County of Passaic, State of New Jersey, that the Finance Office be authorized to utilize the Storm Recovery Trust Account for said purpose stated above;

**BE IT FURTHER RESOLVED**, that any reimbursement for said expenditures shall be deposited back into the Storm Recovery Trust Account.

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R046-21 Resolution Releasing Guarantees for Site Improvements: Clifton Cheder School, 1333 Broad Street, Block 76.01, Lot 5

**RESOLUTION RELEASING GUARANTEES FOR SITE IMPROVEMENTS: CLIFTON CHEDER SCHOOL, 1333 BROAD STREET BLOCK 76.01, LOT 5**

**WHEREAS**, Clifton Cheder School (the Developer) originally posted with the City of Clifton Safety and Stabilization Bond No. S323881 in the amount of \$5,000.00 and Performance Bond No. S323879 in the amount of \$27,392.00 for site improvements at their facility located at 1333 Broad Street, designated as Block 76.01, Lot 5; and

**WHEREAS**, the City of Clifton Engineering Department has inspected the site improvements and finds that the Developer has satisfactorily completed all the work in accordance with the approved plan, and is acceptable; and

**WHEREAS**, prior to the return of the Performance Guarantees, the Developer agrees to submit to the City of Clifton a Maintenance Bond in the amount of \$5,143.86; and

**NOW, THEREFORE, BE IT RESOLVED**, that the site improvements at 1333 Broad Street, New Jersey, Block 76.01, Lot 5 are accepted, the City Engineer is hereby directed to return the Safety and Stabilization and Performance Bonds and all escrow funds to Clifton Cheder School upon receipt of the aforementioned Maintenance Bond.

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R047-21 Resolution Authorizing Permission to Bid for Hazel Street Area Curb and Sidewalk Improvements (NJDOT)

**RESOLUTION AUTHORIZING PERMISSION TO BID FOR HAZEL STREET AREA CURB AND SIDEWALK IMPROVEMENTS (NJDOT)**

**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 the replacement of curbs and sidewalks within the Hazel section between Butler Street and Richmond Street; 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.

R048-21 Resolution Authorizing and Ratifying Emergency Mold Remediation at the Main Memorial Library

**RESOLUTION AUTHORIZING AND RATIFYING EMERGENCY  
MOLD REMEDIATION AT THE MAIN MEMORIAL LIBRARY**

**WHEREAS**, a report, dated November 20, 2020 was submitted to the City Manager by City Engineer Michael J. Lardner, which summarized the emergency work to remediate mold at the Main Memorial Library; and

**WHEREAS**, the report notes that a report by ABS Environmental had confirmed the presence of mold within the Main Memorial Library HVAC equipment, ductwork and reference books; and

**WHEREAS**, because of the emergent nature of mold which rendered the HVAC system inoperable and which would have impacted the health, safety and welfare of the public, it was necessary to engage the services of Insurance Restoration Specialists, Inc. of Monroe Township, New Jersey to cope with the emergency conditions, all without the necessity of formal bidding for services; and

**WHEREAS**, the emergency was abated by cleaning and remediation of the HVAC equipment, ductwork and reference books; and

**WHEREAS**, the emergency mold remediation was completed and deemed effective and satisfactory in accordance with a post-remedial report by ABS Environmental; and

**WHEREAS**, The City Engineer recommends an expenditure to cover the cost of the work at this location, and this Governing Body wishes to approve and ratify the emergency services and the expenditure of funds:

**NOW THEREFORE BE IT RESOLVED**, by the Mayor and Municipal Council of the City of Clifton, that the emergency mold remediation work performed at the Main Memorial Library by Insurance Restoration Specialists, Inc. is hereby approved and ratified, and an amount not to exceed \$105,227.45 is authorized to be allocated to this project.

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R049-21 Resolution Rejecting Bids for a Time and Materials Contract for Licensed Electrical Contractor Services for the Department of Public Works and Authorizing Advertisement for New Substantially Revised Bids

**RESOLUTION REJECTING BIDS FOR A TIME AND MATERIALS CONTRACT FOR  
LICENSED ELECTRICAL CONTRACTOR SERVICES FOR THE DEPARTMENT OF  
PUBLIC WORKS AND AUTHORIZING ADVERTISEMENT FOR NEW  
SUBSTANTIALLY REVISED BIDS**

**WHEREAS**, on December 15, 2020, the Mayor and Council of the City of Clifton authorized bids to be solicited for Licensed Electrical Contractor Services for The Department of Public Works, via resolution R468-20; and,

**WHEREAS**, two (2) bids were received and publicly opened on December 31, 2020, pursuant to the above; and,

**WHEREAS**, upon review of the submitted bids by the Public Works Director, substantial changes were deemed as necessary, specifically adding specifications regarding pricing, to allow for optimal hourly rate structuring that would be more advantageous to the City of Clifton, and for the clarifying of contractor response time and related considerations; and,

**NOW, THEREFORE, BE IT RESOLVED**, that the bids received for Licensed Electrical Contractor Services for The Department of Public Works are rejected in order to substantially

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revise the specifications and issue a new bid request, one for Licensed Electrical Contractor Services for The Department of Public Works.

**BE IT FURTHER RESOLVED**, that the City Clerk is authorized and directed hereby to return the bid bonds placed on deposit with said bids, if applicable; and

**BE IT FURTHER RESOLVED**, that the Purchasing Agent is hereby authorized and directed to advertise and seek new bids for the for Licensed Electrical Contractor Services for The Department of Public Works for the City of Clifton.

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R050-21 Resolution to Purchase Industrial Supplies and Equipment from W.W. Grainger for the City of Clifton off of NJ State Contract Purchasing Program Pursuant to N.J.S.A. 40A:11-12a

**RESOLUTION TO PURCHASE INDUSTRIAL SUPPLIES AND EQUIPMENT  
FROM W.W. GRAINGER FOR THE CITY OF CLIFTON  
OFF OF NJ STATE CONTRACT PURCHASING PROGRAM  
PURSUANT TO N.J.S.A:40A:11-12a**

**WHEREAS**, the City of Clifton, Department of Public Works has need to purchase the Industrial Supplies and Equipment; and,

**WHEREAS**, W.W. Grainger was awarded New Jersey State Contract number 79875 for Industrial Supplies and Equipment, expiring June 30, 2023; and,

**WHEREAS**, the Department of Public Works recommends authorization to procure goods on an as-needed basis from W.W. Grainger, Grainger Industrial Supply Division, Government Call Center, 55 Jackson Drive, Cranford, NJ 07016-3582, pursuant to New Jersey State Contract number 79875; 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 into 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: James J. Jorgensen, 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 W.W. Grainger, Grainger Industrial Supply Division, Government Call Center, 55 Jackson Drive, Cranford, NJ 07016-3582 via New Jersey State Contract number 79875, in an amount not to exceed \$85,000.00, for the period of January 1, 2021 through to December 31, 2021.

**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.

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R051-21 Resolution Authorizing Purchase of Office Supplies from W.B. Mason off the NJ State Contract Purchasing Program Pursuant to N.J.S.A. 40A:11-12a

**RESOLUTION AUTHORIZING PURCHASE OF OFFICE SUPPLIES FROM  
W.B. MASON OFF THE NJ STATE CONTRACT PURCHASING PROGRAM  
PURSUANT TO N.J.S.A. 40A:11-12a**

**WHEREAS**, the City of Clifton has a need to purchase office supplies for its departments and divisions; and,

**WHEREAS**, W.B. Mason Co Inc., 535 Secaucus Road, Secaucus, NJ 07094, was awarded New Jersey State Contract No. A-00003 to provide discounted pricing off their office supplies catalog, which the City is permitted to use cooperatively; and,

**WHEREAS**, the contract has been extended until May 6, 2021; 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: James J. Jorgensen, 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 purchases above from W.B. Mason Co Inc., 535 Secaucus Road, Secaucus, NJ 07094, off the New Jersey State Contract No. A-00003, at a cost not to exceed \$50,000 from January 1, 2021 through May 6, 2021.

**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.

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R052-21 Resolution Rejecting Bids for COVID-19 Testing Services at Five Senior Residences and Other Sites as Needed for the Clifton Health Department and Authorizing Advertisement for New Substantially Revised Bids

**RESOLUTION REJECTING BIDS FOR COVID-19 TESTING SERVICES AT FIVE SENIOR RESIDENCES AND OTHER SITES AS-NEEDED FOR THE CLIFTON HEALTH DEPARTMENT AND AUTHORIZING ADVERTISEMENT FOR NEW SUBSTANTIALLY REVISED BIDS**

**WHEREAS**, on December 15, 2020, the Mayor and Council of the City of Clifton authorized bids to be solicited for COVID-19 Testing Services at Five Senior Residences and Other Sites As-Needed, via resolution R469-20; and,

**WHEREAS**, two bids were received and publicly opened on January 13, 2020, pursuant to the above; and,

**WHEREAS**, upon review of the submitted bids by the Purchasing Agent and subsequent discussions with the Health Official, changes to the scope of work were deemed as necessary, specifically adding additional location clarifications and revising quantifications and clarifying the bid checklist, which would result in substantially revised specifications; and,

**WHEREAS**, there is no need for a performance bond for the work specified, and as such the Purchasing Agent is requesting a waiver for the requirement for a new bid issuance; and,

**NOW THEREFORE BE IT RESOLVED**, that the bids received for COVID-19 Testing Services at Five Senior Residences and Other Sites As-Needed are rejected in order to substantially revise the specifications and issue a new bid request, one for COVID-19 Testing Services at Five Senior Residences and Other Sites As-Needed.

**BE IT FURTHER RESOLVED**, that the City Clerk is authorized and directed hereby to return the bid bonds placed on deposit with said bids, if applicable; and

**BE IT FURTHER RESOLVED**, that the Purchasing Agent is hereby authorized and directed to advertise and seek new bids, with the performance bond requirement waived, for COVID-19 Testing Services at Five Senior Residences and Other Sites As-Needed for the City of Clifton.

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R054-21 Resolution Authorizing Execution of Cancellation of Mortgage Between City of Clifton and Carolyn Ferriero-Cocchino (Clifton Home Improvement Program)

**RESOLUTION AUTHORIZING EXECUTION OF CANCELLATION OF MORTGAGE BETWEEN CITY OF CLIFTON AND CAROLYN FERRIERO-BOCCHINO (CLIFTON HOME IMPROVEMENT PROGRAM)**

**WHEREAS**, on May 20, 2015, in conjunction with a CHIP grant to Carolyn Ferriero-Bocchino, a mortgage in the amount of \$880.00 was given by the City of Clifton for property situated at 16 Doremus Place, Clifton, New Jersey (Block 40.06, Lot 22); and

**WHEREAS**, the Program Director of the Clifton Home Improvement Program has advised that the aforesaid mortgage 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.

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R055-21 Resolution Authorizing Acceptance of Grant from the New Jersey Historic Trust, State of New Jersey for the U.S. Animal Quarantine Station (Garage/Barn S-2)

**RESOLUTION AUTHORIZING EXECUTION OF CANCELLATION OF MORTGAGE BETWEEN CITY OF CLIFTON AND CAROLYN FERRIERO-BOCCHINO (CLIFTON HOME IMPROVEMENT PROGRAM)**

**WHEREAS**, on May 20, 2015, in conjunction with a CHIP grant to Carolyn Ferriero-Bocchino, a mortgage in the amount of \$880.00 was given by the City of Clifton for property situated at 16 Doremus Place, Clifton, New Jersey (Block 40.06, Lot 22); and

**WHEREAS**, the Program Director of the Clifton Home Improvement Program has advised that the aforesaid mortgage 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.

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R058-21 Resolution of Thanks and Appreciation to Timothy Kowal for Service on the Clifton Planning Board

**RESOLUTION OF THANKS AND APPRECIATION TO TIMOTHY KOWAL FOR SERVICE ON THE CLIFTON PLANNING BOARD**

**BE IT RESOLVED**, that the Mayor and Members of the Municipal Council of the City of Clifton, New Jersey, on behalf of the City and all its citizens, do hereby formally and officially extend to

**TIMOTHY KOWAL**

their sincere thanks and appreciation for his contribution of time and talent to the good and welfare of the City of Clifton through his years of dedicated service on the CLIFTON PLANNING BOARD; and

**BE IT FURTHER RESOLVED**, that this resolution be spread upon the minutes of this meeting, and a copy thereof presented to TIMOTHY KOWAL.

R059-21 Resolution of Thanks and Appreciation to Stanley Kwolek for Service on the Clifton Rent Leveling Board

**RESOLUTION OF THANKS AND APPRECIATION TO STANLEY KWOLEK FOR SERVICE ON THE CLIFTON RENT LEVELING BOARD**

**BE IT RESOLVED**, that the Mayor and Members of the Municipal Council of the City of Clifton, New Jersey, on behalf of the City and all its citizens, do hereby formally and officially extend to

**STANLEY KWOLEK**

their sincere thanks and appreciation for his contribution of time and talent to the good and welfare of the City of Clifton through his years of dedicated service on the **CLIFTON RENT LEVELING BOARD**; and

**BE IT FURTHER RESOLVED**, that this resolution be spread upon the minutes of this meeting, and a copy thereof presented to **STANLEY KWOLEK**.

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R060-21 Resolution of Thanks and Appreciation to Frances Dinino Powers for Service on the Clifton Rent Leveling Board

**RESOLUTION OF THANKS AND APPRECIATION TO DININO POWERS FOR SERVICE ON THE CLIFTON RENT LEVELING BOARD**

**BE IT RESOLVED**, that the Mayor and Members of the Municipal Council of the City of Clifton, New Jersey, on behalf of the City and all its citizens, do hereby formally and officially extend to

**DININO POWERS**

their sincere thanks and appreciation for his contribution of time and talent to the good and welfare of the City of Clifton through his years of dedicated service on the **CLIFTON RENT LEVELING BOARD**; and

**BE IT FURTHER RESOLVED**, that this resolution be spread upon the minutes of this meeting, and a copy thereof presented to **DININO POWERS**.

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R061-21 Alternative Requirements for the Public Housing, Housing Choice Voucher (including Mainstream and Mod Rehab), Indian Housing Block Grant and Indian Community Development Block Grant Program, Suspension of Public Housing Assessment System and Section Eight Management Assessment Program - Revision 2

**RESOLUTION APPROVING AMENDMENTS TO THE ADMINISTRATIVE PLAN FOR THE CLIFTON PUBLIC HOUSING AGENCY TO PROVIDE FOR COVID 19 STATUTORY AND REGULATORY WAIVERS AND ALTERNATIVE REQUIREMENTS FOR THE PUBLIC HOUSING, HOUSING CHOICE VOUCHER (INCLUDING MAINSTREAM AND MOD REHAB), INDIAN HOUSING BLOCK GRANT AND INDIAN COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM, SUSPENSION OF PUBLIC HOUSING ASSESSMENT SYSTEM AND SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM – REVISION 2**

**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

January 19, 2021

**WHEREAS**, the purpose of this Agency is to make available certain federal funds to aid the housing needs of certain extremely low, low- and moderate-income citizens of the City of Clifton; and

**WHEREAS**, the Clifton Public Housing Agency administers the Section 8 Housing Choice Voucher Program; and

**WHEREAS**, the Clifton Public Housing Agency administers only Housing Choice Vouchers and does not own any public housing buildings; and

**WHEREAS**, due to the COVID-19 emergency, HUD has made available to Public Housing Agencies certain waivers and alternative requirements for statutory and regulatory requirements for the Housing Choice Voucher Program, all of which the Clifton Public Housing Agency wishes to avail itself of as may be needed, and all of which are fully set forth in Schedule A which is attached hereto and made a part hereof; and

**WHEREAS**, in accordance with U.S. Department of Housing and Urban Development (H.U.D.) regulations, these regulations and policy changes will be updated in the Clifton Public Housing Agency's annual and administrative plan;

**NOW, THEREFORE, BE IT RESOLVED** that the aforesaid amendments and changes to the annual and administrative plan as set forth in Schedule A, which is attached hereto and made a part hereof, are hereby adopted and shall become effective immediately upon adoption of this resolution and shall continue in each instance for such period(s) of time as allowed by HUD .

R062-21 Late - Resolution Amending Resolution 329-20 Entitled "Resolution Authorizing Agreement Between the City of Clifton Community Development Office (CDBG) and St. Peter's Haven as Grant Sub-Recipient of COVID Cares Act Grant"

**RESOLUTION AMENDING RESOLUTION 329-20 ENTITLED "RESOLUTION AUTHORIZING AGREEMENT BETWEEN THE CITY OF CLIFTON COMMUNITY DEVELOPMENT OFFICE (CDBG) AND ST. PETER'S HAVEN AS GRANT SUB-RECIPIENT OF COVID CARES ACT GRANT"**

**WHEREAS**, the Council previously adopted Resolution 329-20 on September 1, 2020; and

**BE IT RESOLVED** that the above entitled resolution be and hereby is amended to extend the December 31, 2020 funding period as permitted by HUD. The period of performance shall be extended thru July 31, 2025 and the expedited expenditure requirement of 80% shall be no later than the end of the third year of the period of performance. All other provisions of said resolution remain in effect and is not changed hereby.

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R063-21 Late - Resolution Amending Resolutions R035-21 and R327-20 Entitled "Resolution Authorizing Agreement Between the City of Clifton Community Development Office (CDBG) and Clifton Health Department as Grant Sub-Recipient of COVID Cares Act Grant"

**RESOLUTION AMENDING RESOLUTIONS 035-21 AND 327-20 ENTITLED "RESOLUTION AUTHORIZING AGREEMENT BETWEEN THE CITY OF CLIFTON COMMUNITY DEVELOPMENT OFFICE (CDBG) AND CLIFTON HEALTH DEPARTMENT AS GRANT SUB-RECIPIENT OF COVID CARES ACT GRANT"**

**WHEREAS**, the Council previously adopted Resolution 035-21 on January 5, 2021 and Resolution 327-20 on September 1, 2020; and

**BE IT RESOLVED** that the above entitled resolutions be and hereby are amended to extend the December 31, 2020 funding period as permitted by HUD. The period of performance shall be extended thru July 31, 2025 and the expedited expenditure requirement of 80% shall be no later



than the end of the third year of the period of performance. All other provisions of said resolutions remain in effect and are not changed hereby.

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R064-21 Late - Resolution Amending Resolution R328-20 Entitled "Resolution Authorizing Agreement Between the City of Clifton Community Development Office (CDBG) and Power of One Christian Coaching and Outreach Ministries, Inc. as Grant Sub-Recipient of COVID Cares Act Grant"

**RESOLUTION AMENDING RESOLUTION 328-20 ENTITLED "RESOLUTION AUTHORIZING AGREEMENT BETWEEN THE CITY OF CLIFTON COMMUNITY DEVELOPMENT OFFICE (CDBG) AND POWER OF ONE CHRISTIAN COACHING AND OUTREACH MINISTRIES, INC. AS GRANT SUB-RECIPIENT OF COVID CARES ACT GRANT"**

**WHEREAS**, the Council previously adopted Resolution 328-20 on September 1, 2020; and

**BE IT RESOLVED** that the above entitled resolution be and hereby is amended to extend the December 31, 2020 funding period as permitted by HUD. The period of performance shall be extended thru July 31, 2025 and the expedited expenditure requirement of 80% shall be no later than the end of the third year of the period of performance. All other provisions of said resolution remain in effect and is not changed hereby.

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R065-21 Executive Session

**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 wit:

- CON- 1 Hickory Lake Assoc., LLP-HHG&Co. - Tax Appeals 2019-2021
- CON- 2 Schultheis Lease - Renewal Option Negotiations
- CON- 3 Financial Disclosure in Connection with City Green Lease Negotiations
- CON- 4 Condemnation of Havre Bernard Way
- CON- 5 FMBA Contract Negotiations
- CON- 6 SOA Contract Negotiations
- CON- 7 Samuel Arnowitz, et al v. City of Clifton, et al.
- CON- 8 COAH Spending Plan – Legal Question
- CON- 9 PBA Contract Negotiations

**NOW, THEREFORE, BE IT RESOLVED** that the public shall be excused and excluded from that portion of the Council’s meeting to be held on January 19, 2021 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.

A Motion was made by Councilman Grabowski, seconded by Councilman Eagler and passed on roll call vote to return to Executive Session.

(7-0-0-0) Councilman Eagler, Councilman Gibson, Councilman Grabowski, Councilwoman Murphy, Councilwoman Pino, Councilwoman Sadrakula and Mayor Anzaldi voted aye.

January 19, 2021

**ADJOURNMENT**

Upon motion made by Councilman Eagler, seconded by Councilman Grabowski and passed on roll call vote, the meeting was adjourned at 9:44 p.m.

(7-0-0-0) Councilman Eagler, Councilman Gibson, Councilman Grabowski, Councilwoman Murphy, Councilwoman Pino, Councilwoman Sadrakula and Mayor Anzaldi voted aye.

Respectfully Submitted,

Nancy Ferrigno  
City Clerk

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James Anzaldi, Mayor