



CITY COUNCIL
REGULAR MEETING AGENDA

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February 3, 2026
7:00 P.M.

IN ACCORDANCE WITH CHAPTER 231 PUBLIC LAWS OF 1975, ADEQUATE NOTICE OF THIS MEETING WAS PROVIDED BY RESOLUTION OF THE MUNICIPAL COUNCIL ADOPTED ON JUNE 17, 2025, SETTING FORTH THE SCHEDULE OF MEETINGS FOR THE YEAR 2025-2026; SAID NOTICE WAS PUBLISHED AND POSTED ON THE CITY HALL BULLETIN BOARD BY THE OFFICE OF THE CITY CLERK

PLEASE BE FURTHER ADVISED THIS PUBLIC MEETING WILL BE CONDUCTED IN PERSON. THE ZOOM STREAM PROVIDED IS FOR VIEWING ONLY AND IS OFFERED TO THE PUBLIC AS A CONVENIENCE ON JANUARY 21, 2026, PUBLIC NOTICE AND ZOOM INSTRUCTIONS FOR THIS MEETING WERE PUBLISHED IN THE HERALD NEWS AND POSTED ON THE CITY OF PASSAIC WEBSITE AT: WWW.CITYOFPASSAIC.COM (COUNCIL AGENDAS)

INSTRUCTIONS ARE ALSO AVAILABLE ON THE LAST PAGE OF THIS AGENDA.

PLEASE BE GUIDED ACCORDINGLY.

- I. ROLL CALL
- II. INVOCATION
- III. PLEDGE OF ALLEGIANCE
- IV. HEARING OF CITIZENS

In Accordance with the Open Public Meetings Act (N.J.S.A. 10:4-1 et seq.). The Council opens every public meeting for comments of the public. However, in accordance with N.J.S.A. 10:4-12 "nothing in this Act shall be construed to limit the discretion of a public body to permit, prohibit or regulate the active participation at any meeting..."

Therefore, please be advised that the Council will not entertain any comments from persons who communicate obscene material, make statements which are considered bias intimidation in which a person intends to intimidate any individual or group because of race, color, religion, gender, handicap, sexual orientation or ethnicity or makes comments intending to harass or speak any offensive language. The person who makes these statements will relinquish their allotted five minutes for public discussion.

- V. ORDINANCE FOR SECOND AND FINAL READING (HEARING IS REQUIRED)
 1. ORDINANCE NO. 2508-26- ORDINANCE AMENDING THE DESIGNATION OF RESTRICTED PARKING FOR DISABLED PERSONS BY NJ LICENSE PLATE NUMBER (INTRODUCED AT THE JANUARY 8, 2026 COUNCIL MEETING)
 2. ORDINANCE NO. 2509-26 ORDINANCE AMENDING THE DESIGNATION OF RESTRICTED PARKING FOR DISABLED PERSONS BY NJ LICENSE PLATE NUMBER

3. **ORDINANCE NO. 2512-26** ORDINANCE AMENDING CHAPTER 100, "CERTIFICATE OF OCCUPANCY AND TENANCY", SECTION 100-1 "DEFINITIONS", SECTION 100-15 "SHORT TERM RENTAL UNIT REGISTRATION CERTIFICATE" OF THE CITY OF PASSAIC CODE TO PERMIT SHORT TERM RENTAL UNIT REGISTRATION CERTIFICATES
4. **ORDINANCE NO. 2513-26** ORDINANCE AMENDING CHAPTER 275 "TAXATION" TO INCLUDE ARTICLE V "HOTEL, MOTEL AND SHORT TERM RENTAL UNIT OCCUPANCY TAX" AUTHORIZING AND IMPOSING AN OCCUPANCY TAX ON CERTAIN RENTALS IN THE CITY OF PASSAIC

VI. COMMUNICATION

5. Weatherly Frias, City Clerk, submitting the following :
 - Request for a cash bond refund in the amount of \$2000.00 to Doin in the Park (Event: July 12, 2025)
6. La Bella Ballroom LLC, 42 Wall Street, submitting an application to renew their Entertainment License for the year 2026.
7. The Castle Hall LLC, 190 Passaic Street, submitting an application to renew their Entertainment License for the year 2026.
8. Passaic NAACP, PO BOX 1321, Passaic NJ 07055, submitting an application to hold a Flag Raising on February 7, 2026, in front of Passaic City Hall Courtyard from 10:00 a.m. to 11:00 a.m. **(Contingent Upon Departmental approvals)**
9. Public School No. 11 , 390 Gregory Avenue, submitting the following application:
 - Field Day at Christopher Columbus Field, on May 20, 2026 from 8:00 a.m. to 4:00 p.m. **(Rain date: May 27, 2026) (Contingent Upon Departmental Approvals)**
 - 8th Grade Picnic at Christopher Columbus Field, on June 18, 2026 from 8:00 a.m. to 3:00 p.m. **(Rain date: June 22, 2026) (Contingent Upon Departmental Approvals)**
10. Passaic Arts & Science Charter School, 40 Tulip Street, submitting an application to hold a Field Day at Christopher Columbus Field, on June 5, 2026 from 7:00 a.m. to 2:00 p.m. **(Rain date: June 8, 2026) (Contingent Upon Departmental Approvals)**

ALL MATTERS LISTED HEREUNDER ARE CONSIDERED ROUTINE IN NATURE AND WILL BE ENACTED BY ONE MOTION ANY COUNCIL MEMBER MAY REQUEST THAT AN ITEM BE REMOVED FOR SEPARATE CONSIDERATION.

11. Zoning Board of Adjustment of the City of Passaic submitting the following:
 - Agenda of their January 20, 2026 regular meeting
12. Passaic Valley Water Commission, submitting the following:
 - Notice of their January 21, 2026 Re- Organization and Regular public meeting
 - Minutes of their November 25, 2025
13. Eikon Planning and Design , LLC, P.O. Box 469, Hackettstown, New Jersey 07840, submitting the following :
 - Second Request for Property Access for Environmental Sampling- Air Testing - 213 Randolph Street

14. 14-16 Hammond Ave LLC , 231 Jasper Street, Paterson NJ 07522, submitting the following:
 - Notice to property owners within 200ft of Development: 14 Hammond Avenue and 16 Hammond Avenue, Passaic, New Jersey Block 2197 Lot 8 and Block 2197 Lot 8.01: Zoning Board hearing Scheduled for January 20, 2026
15. Care Environmental Remediation Services, Inc., 1248 Sussex Turnpike Bldg A-6 Randolph, NJ 07869, submitting the following :
 - Notice of Intent to remove one (1) regulated #2 heating oil underground storage tank at the following property: Perfay Corp –PI#033662 183 Monroe Street; Passaic City; Passaic County, NJ 07055 Block 4067 Lot 1, 9& 10
16. North Jersey District Water Supply Commission submitting the following:
 - Agenda of their January 21, 2026 regular meeting
 - Special Announcement- January 21, 2026 virtual meeting
17. Passaic Board of Education, submitting the following:
 - Notices of their January 26, 2026 regular meeting

VII. RESOLUTIONS

18. RESOLUTION AUTHORIZING CLOSED EXECUTIVE SESSION OF THE CITY COUNCIL OF THE CITY OF PASSAIC ON FEBRUARY 3, 2026, AT 7:00 PM OR ANYTIME THEREAFTER TO DISCUSS PENDING LITIGATION; CONTRACT NEGOTIATIONS AND PERSONNEL MATTERS
19. RESOLUTION APPROVING A CONTRACT FOR EXCHANGE OF REAL ESTATE WITH THE PASSAIC BOARD OF EDUCATION AND AUTHORIZING THE MAYOR TO EXECUTE SAME
20. RESOLUTION AUTHORIZING THE PURCHASE OF A NEW TELECOMMUNICATIONS SYSTEM 69 JEFFERSON STREET (*AWARDED TO JCT SOLUTIONS, JERSEY CITY, NJ \$ 45,674.62*)
21. RESOLUTION AUTHORIZING THE PURCHASE OF COMPUTER HARDWARE (*CDW GOVERNMENT LLC IN THE APPROXIMATE AMOUNT OF \$150,000.00*)
22. RESOLUTION AWARDING CONTRACT FOR 2025 NJDOT MUNICIPAL AID VARIOUS ROAD PROJECT (*CONTRACT AWARDED TO YOUR WAY, IRVINGTON, NJ, IN AN AMOUNT NOT TO EXCEED \$661,359.24, INCLUSIVE OF ALTERNATES A, B, C & D*)
23. RESOLUTION AUTHORIZING AGREEMENT WITH STV INCORPORATED FOR PRELIMINARY ENGINEERING DESIGN SERVICES FOR STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION'S 2024 SAFE ROUTES TO SCHOOL PROJECT
24. RESOLUTION AUTHORIZING APPLICATION FOR THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS 2026 LOCAL RECREATION IMPROVEMENT GRANT PROGRAM
25. RESOLUTION AUTHORIZING SETTLEMENT OF TAX APPEALS JJI PROPERTIES, LLC V. CITY OF PASSAIC BLOCK 1001 LOT 7
26. RESOLUTION AUTHORIZING SETTLEMENT OF TAX APPEALS 156 GREGORY AVE, LLC V. CITY OF PASSAIC BLOCK 2146 LOT 42
27. RESOLUTION AUTHORIZING THE CITY OF PASSAIC TO ACCEPT A GRANT FROM THE PASSAIC COUNTY DEPARTMENT OF HUMAN SERVICES LOCAL STATION HOUSE ADJUSTMENT PROGRAM FUNDING (*\$52,039*)
28. RESOLUTION AUTHORIZING THE CITY OF PASSAIC TO ACCEPT A GRANT FROM THE PASSAIC COUNTY DEPARTMENT OF HUMAN SERVICES REGIONAL STATION HOUSE ADJUSTMENT PROGRAM FUNDING (*\$23,467*)
29. RESOLUTION – 2025 APPROPRIATION RESERVE TRANSFERS

30. RESOLUTION AUTHORIZING THE PURCHASE OF TWO (2) 2026 FORD F-250 4X4 TRUCKS (*AWARDED TO ALL AMERICAN FLEET, PARAMUS, NJ IN THE AMOUNT OF \$ 119,456.00*)
31. RESOLUTION DIRECTING A RECOMMENDATION FROM THE PASSAIC CITY PLANNING BOARD REGARDING BLOCK 3256 LOTS 51, 54, 67, 70, 72, 76 AS AN AREA IN NEED OF REDEVELOPMENT/REHABILITATION (24 ORCHARD STREET, 10-16 ORCHARD STREET, 115 WESTERVELT PLACE, 119 WESTERVELT PLACE, 123 WESTERVELT PLACE & INTERIOR OF WESTERVELT PLACE)

VIII. ORDINANCE FOR INTRODUCTION AND FIRST READING:

32. ORDINANCE AMENDING THE DESIGNATION OF RESTRICTED PARKING FOR DISABLED PERSONS BY NJ LICENSE PLATE NUMBER
33. ORDINANCE AMENDING CHAPTER 100, "CERTIFICATES OF OCCUPANCY AND TENANCY", SECTION 10 "FEES" OF THE CODE OF THE CITY OF PASSAIC TO ADJUST CERTIFICATE OF OCCUPANCY FEES
34. ORDINANCE AUTHORIZING THE EXCHANGE OF REAL PROPERTY BETWEEN THE CITY OF PASSAIC AND THE PASSAIC BOARD OF EDUCATION PURSUANT TO N.J.S.A. 40A:12-16

IX. PAYMENT OF BILLS

X. ADMINISTRATOR'S REPORT

XI. MAYOR'S REPORT

XII. ADJOURNMENT

(Next meeting of the City Council – February 17, 2026, at 7:00 p.m.)

Members of the public can view, but not participate in, the City Council meeting starting at 7:00 P.M. by using the "Zoom" online meeting platform using the following Internet link: <https://us02web.zoom.us/j/89892612341>

MEMBERS OF THE PUBLIC VIEWING VIA ZOOM WHO WOULD LIKE TO HAVE A STATEMENT INCLUDED IN THE RECORD:

Please email your prepared statement to publiccomment@cityofpassaicnj.gov by 3:00 P.M. on the day of the meeting. Please note that viewing the meeting via Zoom and submitting a written statement are not substitutes for live attendance and do not constitute official meeting participation under the Open Public Meetings Act.