



**CITY COUNCIL  
REGULAR MEETING AGENDA**

[https://drive.google.com/drive/folders/1rcwtw5vtMkKQtK1u0ywGHII2LUZJvV\\_Z?usp=sharing](https://drive.google.com/drive/folders/1rcwtw5vtMkKQtK1u0ywGHII2LUZJvV_Z?usp=sharing)

**January 20, 2026  
7:00 P.M.**

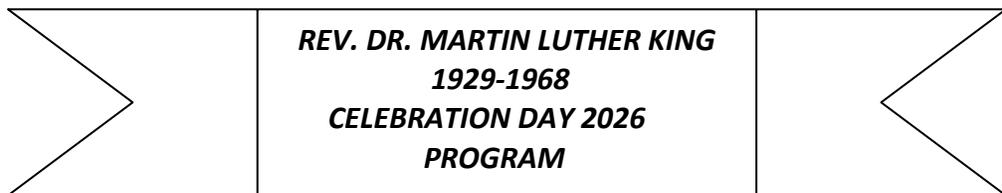
IN ACCORDANCE WITH CHAPTER 231 PUBLIC LAWS OF 1975, ADEQUATE NOTICE OF THIS MEETING WAS PROVIDED BY RESOLUTION OF THE MUNICIPAL COUNCIL ADOPTED ON JUNE 17, 2025, SETTING FORTH THE SCHEDULE OF MEETINGS FOR THE YEAR 2025-2026; SAID NOTICE WAS PUBLISHED AND POSTED ON THE CITY HALL BULLETIN BOARD BY THE 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 9, 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](http://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. MINUTES: July 15, 2025 -City Council Meeting

**V. 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.*

**VI. ORDINANCE FOR SECOND AND FINAL READING (HEARING IS REQUIRED)**

1. **ORDINANCE NO. 2506-25- ORDINANCE AMENDING THE REDEVELOPMENT PLAN FOR MARKET STREET REDEVELOPMENT PLAN AREA (*Introduced at the December 16, 2025 council meeting*)**

**VII. COMMUNICATION**

2. Dona Maria Restaurant & Bar LLC, 32 Bergen Street, submitting an application to renew their Entertainment License for the year 2026.
3. I Want You LLC, 822 Main Avenue, submitting an application to renew their Entertainment License for the year 2026.

**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.**

4. Hon. Hector C. Lora, Mayor, submitting the following:
  - Memorandum regarding New Fire Fighter Swearing-in
5. Planning Board of the City of Passaic submitting the following:
  - Agenda of their January 7, 2026 regular meeting
6. Zoning Board of Adjustment of the City of Passaic submitting the following:
  - Cancellation notice for their December 30, 2025 regular meeting
7. Parking Authority of the City of Passaic , submitting the following :
  - Meeting dates for the Calendar year 2026
8. Redevelopment Agency of the City of Passaic, submitting the following:
  - Meeting dates for the Calendar year 2026
9. Rent Leveling Board of the City of Passaic, submitting the following:
  - Meeting dates for the Calendar year 2026
  - Minutes of their February 26, 2025 Organizational meeting
  - Minutes of their March 3, 2025 special meeting
  - Minutes of their April 8, 2025 regular meeting
  - Minutes of their May 1, 2025 regular meeting
  - Minutes of their May 27, 2025 special meeting
  - Minutes of their May 29, 2025 special meeting
  - Minutes of their June 2, 2025 regular meeting
  - Minutes of their July 10, 2025 regular meeting
  - Minutes of their July 24, 2025 regular meeting
  - Minutes of their September 11, 2025 regular meeting
  - Minutes of their October 16, 2025 regular meeting
  - Minutes of their October 30, 2025 special meeting
  - Minutes of their November 13, 2025 regular meeting
10. Passaic Valley Water Commission, submitting the following:
  - Agenda of their December 17, 2025 regular meeting
11. North Jersey District Water Supply Commission , submitting the following:
  - Meeting dates for the Calendar year 2026
  - Meeting notice and agenda of their December 17, 2025 regular meeting
  - Minutes of their November 19, 2025 regular meeting
  - 2026 Budget adopted by the Board or Commissioners on December 17, 2025

12. Alcoholic Beverage Control of the City of Passaic, submitting the following:
- Notice of Cancellation of their January 15, 2025 Re- Organization meeting
  - Notice of their February 19, 2026 Re- Organization meeting
  - Notice of their annual meeting dates for the calendar year 2026.
  - Minutes of their January 16, 2025 Re- Organization Meeting
  - Minutes of their February 6, 2025 Special Meeting
  - Minutes of their February 20, 2025 regular meeting
  - Minutes of their March 20, 2025 regular meeting
  - Minutes of their April 17, 2025 regular meeting
  - Minutes of their May 15, 2025 regular meeting
  - Minutes of their June 12, 2025 regular meeting
  - Minutes of their September 18, 2025 regular meeting

13. Passaic County Board of Taxation submitting the following :
- 2025 Abstract of Retables

14. State of New Jersey State Planning Commission, submitting the following :
- Final State Development and Redevelopment Plan
  - Final Infrastructure Needs Assessment

*(Both on file and available for public inspection in the Office of the City Clerk during regular business hours)*

15. State of New Jersey , Department of Environmental Protection submitting the following:
- Ground Water Remedial Action Permit Modification: Site Facile Holdings, Inc. Address:185-199 6th Avenue, Paterson City, Passaic County: SRP PROGRAM INTEREST #: 002566: Ground Water Remedial Action Permit #: RAP250001 (Supersedes RAP180001) BLOCK / LOT: BLOCK 2004, LOT 1
  - Suspected Hazardous Substance Discharge Notification NJDEP Case Number: 25-12-22-1608-48
  - Notice of Public Hearing regarding the Proposed FFY 2026 / SFY 2027 Clean Water State Revolving Fund (CWSRF) and Drinking Water State Revolving Fund (DWSRF) Intended Use Plans, scheduled for Wednesday, January 7, 2026, at 11:00 a.m., to be conducted via Microsoft Teams.
  - Apply for a Land Use Authorization Permit –Land Use Authorization or Permit –Name: Dundee Island Park Improvements Phase II : Veterans Court : Service IDL: 2010992

16. Passaic Municipal Court submitting the following :
- Passaic Monthly Court Report –November 2025

17. Millennium Strategies submitting the following:
- Contract Year End Activity Report

## VIII. RESOLUTIONS

18. RESOLUTION AUTHORIZING CLOSED EXECUTIVE SESSION OF THE CITY COUNCIL OF THE CITY OF PASSAIC ON JANUARY 20, 2026, AT 7:00 PM OR ANYTIME THEREAFTER TO DISCUSS PENDING LITIGATION; CONTRACT NEGOTIATIONS AND PERSONNEL MATTERS
19. RESOLUTION AUTHORIZING THE PURCHASE OF GOODS AND SERVICES VIA NEW JERSEY STATE CONTRACTS AND COOPERATIVE PURCHASING AGREEMENT CY 2026
20. RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A FEDERAL AID AGREEMENT WITH THE NJDOT
21. STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION GREEN ACRES ENABLING RESOLUTION FOR SUPPLEMENTAL FUNDING
22. RESOLUTION AUTHORIZING REFUND OF TAX OVERPAYMENTS *(\$14,149.81)*

23. RESOLUTION AUTHORIZING REFUND OF TAX OVERPAYMENTS *(\$13,745.91)*
24. RESOLUTION OF SUPPORT AUTHORIZING THE SUSTAINABLE JERSEY PSEG FOUNDATION SUSTAINABLE JERSEY GRANTS APPLICATION
25. RESOLUTION AUTHORIZING SUBMISSION OF AN APPLICATION TO THE NEW JERSEY DEPARTMENT OF HUMAN SERVICES 2025 SENIOR WELLNESS PILOT GRANT PROGRAM FY25 *(250,000.00)*
26. RESOLUTION AUTHORIZING 2026 INTERLOCAL SERVICES AGREEMENT WITH PASSAIC ENTREPISE ZONE DEVELOPMENT CORPORATION FOR A MEDIA TECHNICIAN III *(38, 287.00)*
27. RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION, ACCEPTANCE OF A GRANT, EXECUTION OF AN AGREEMENT AND EXPENDITURE OF FUNDS FOR THE PASSAIC UEZ ROAD CONSTRUCTION PROJECT PHASE 2 TO THE NJ URBAN ENTERPRISE ZONE AUTHORITY
28. RESOLUTION AUTHORIZING THE REALLOCATION OF A PORTION OF THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2025 FUNDING
29. RESOLUTION AUTHORIZING AMENDMENT OF CONTRACT FOR CONFLICTS COUNSEL/ADVISORY LEGAL/RENT LEVELING BOARD ATTORNEY *(Increasing original contract \$10,000.00, amending original contract to \$ 160,000.00)*
30. RESOLUTION AUTHORIZING SUBMISSION OF GRANT APPLICATION AND STRATEGIC PLAN TO THE GOVERNOR'S COUNCIL ON SUBSTANCE USE DISORDER FISCAL GRANT CYCLE JULY 2026-JUNE 2027
31. RESOLUTION RE-APPOINTING MEMBERS TO THE PASSAIC BOARD OF ZONING ADJUSTMENT (HAROLD HESS AND DENEEN RHODES )

**IX. ORDINANCE FOR INTRODUCTION AND FIRST READING:**

32. ORDINANCE AMENDING THE DESIGNATION OF RESTRICTED PARKING FOR DISABLED PERSONS BY NJ LICENSE PLATE NUMBER
33. ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 4108 LOT 64 (185 LEXINGTON AVENUE) IN THE CITY OF PASSAIC, NEW JERSEY *(SECOND AND FINAL HEARING TO BE SET FOR FEBRUARY 17, 2026)*
34. ORDINANCE AMENDING CHAPTER 317, "ZONING", ARTICLE III "DEFINITIONS AND WORD USAGE", SECTION 317-10 "DEFINITIONS", ARTICLE VI "CONDITIONAL USES", SECTION 317-16 "ALL ZONES" AND ARTICLE IV "SCHEDULE OF REGULATION", SECTION 317-11 "ADOPTION OF SCHEDULE" OF THE CITY OF PASSAIC CODE TO PERMIT SHORT TERM RENTAL UNITS IN ALL ZONING DISTRICTS *(SECOND AND FINAL HEARING TO BE SET FOR FEBRUARY 17, 2026)*
35. 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
36. 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

- X. PAYMENT OF BILLS**
- XI. ADMINISTRATOR'S REPORT**
- XII. MAYOR'S REPORT**
- XIII. ADJOURNMENT**

***(Next meeting of the City Council – February 3, 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 READ AT THE MEETING:**

Please email your prepared statement to [publiccomment@cityofpassaicnj.gov](mailto: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.