



**CITY COUNCIL
REGULAR MEETING AGENDA**

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**January 8, 2026
8:00 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 DECEMBER 17, 2025, 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.2505-25-ORDINANCE AMENDING THE DESIGNATION OF RESTRICTED PARKING FOR DISABLED PERSONS BY NJ LICENSE PLATE NUMBER**
- 2. ORDINANCE NO. 2507-25 -ORDINANCE AMENDING CHAPTER 317-30B(8) "AFFORDABLE HOUSING MANDATORY SET-ASIDE"**

VI. COMMUNICATION

3. Missameach LLC t/a The Brightstone, 201 Randolph Street, submitting an application to renew their Entertainment License for the year 2026.
4. Hamlet Ent. LLC. t/a Mama Sushi, 663 Main Avenue, submitting an application to renew their Entertainment License for the year 2025.
5. Hamlet Ent. LLC. t/a Mama Sushi, 663 Main Avenue, submitting an application to renew their Entertainment License for the year 2026.
6. Cardona Hall LLC, 72 Hoover Avenue, submitting an application to renew their Entertainment License for the year 2026.
7. Scar Entertainment LLC, 2 Brighton Avenue, submitting an application to renew their Entertainment License for the year 2026.
8. BLP Investor LLC T/A Bar el Anochecer, 201 Randolph Street, submitting an application to renew their Entertainment License for the year 2026.
9. Idali Inez Colon T/A David Place, 361 Monroe Street, submitting an application to renew their Entertainment License for the year 2026.
10. Factory 220 LLC, 220 Passaic Street, submitting an application to renew their Entertainment License for the year 2026.
11. Arepas Exxpress II LLC, 23-27 Lexington Avenue, submitting an application to renew their Entertainment License for the year 2026.
12. Mayor Hector C. Lora's Youth Council, 330 Passaic Street, submitting an application to hold a FAFSA Assistance for College Student event, at Passaic City Hall Lobby, on January 19, 2026, from 12:00 p.m. to 4:00 p.m. ***(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.

13. Hon. Hector C. Lora, Mayor, submitting the following:
 - Memorandum appointing Angel M. Quinones to the Redevelopment Agency, term to commence immediately and expire June 30, 2027
14. Self Insurance Fund Commission of the City of Passaic submitting the following :
 - Meeting dates for the calendar year 2026
15. Zoning Board of Adjustment of the City of Passaic submitting the following:
 - Meeting dates for the calendar year 2026
16. Rent Leveling Board of the City of Passaic, submitting the following:
 - Agenda of their December 18, 2025 meeting
17. Passaic Valley Water Commission, submitting the following:
 - Agenda of their November 25, 2025 meeting
18. Dynamic Earth, LLC submitting the following:
 - Correspondence re: Classification Exception Area (CEA), McDonald's Restaurant #029-0272; 15-31 Central Avenue, Block 4126, Lot 5, City of Passaic, NJDEP PI No. 1019158

19. Boswell Engineering (Boswell) submitting the following:
 - Legal Notification Resubmission, NJDEP Waterfront Development Individual Permit WDIO (Waterward & Landward), Floor Hazard Area Individual Permit and FHA Verification- Method 1 – Dundee Island Park Improvements – Phase II
20. Alcoholic Beverage Control of the City of Passaic, submitting the following:
 - Agenda of their December 18, 2025 meeting
21. State of New Jersey , Department of Environmental Protection Contaminated Site Remediation & Redevelopment submitting the following:
 - Soil Remedial Action Permit Application
Case Name: Litton Systems Incorporated
Address: 270 Passaic Ave- Municipality: Passaic City
County: Passaic- SRP PI #: 005612- Activity Ref #: RAP210001

VII. RESOLUTIONS

22. RESOLUTION AUTHORIZING CLOSED EXECUTIVE SESSION OF THE CITY COUNCIL OF THE CITY OF PASSAIC ON JANUARY 8, 2026, AT 7:00 PM OR ANYTIME THEREAFTER TO DISCUSS PENDING LITIGATION; CONTRACT NEGOTIATIONS AND PERSONNEL MATTERS
23. RESOLUTION AUTHORIZING APPOINTMENT OF PUBLIC AGENCY COMPLIANCE OFFICER FOR THE CITY OF PASSAIC (***APPOINTING DORIS DUDEK, DIRECTOR OF PURCHASING***)
24. RESOLUTION REJECTING BIDS FOR 2025 NJDOT LOCAL AID AND URBAN AID ROADWAY IMPROVEMENTS
25. RESOLUTION AUTHORIZING SUBMISSION OF NJ DEPARTMENT OF TRANSPORTATION LOCAL FREIGHT IMPACT FUND FY26 (8TH STREET IMPROVEMENTS)
26. RESOLUTION AUTHORIZING SUBMISSION OF NJ DEPARTMENT OF TRANSPORTATION LOCAL FREIGHT IMPACT FUND FY26 (BRIGHTON AVENUE IMPROVEMENTS)
27. RESOLUTION AUTHORIZING CANCELLATION OF SMALL BALANCES
28. RESOLUTION AUTHORIZING INTEREST CHARGES ON DELINQUENT TAXES, ASSESSMENTS, AND OTHER MUNICIPAL LIENS OR CHARGES
29. RESOLUTION AUTHORIZING ANNUAL TAX SALE
30. RESOLUTION AUTHORIZING ELECTRONIC TAX SALE
31. RESOLUTION APPOINTING COMMISSIONER TO THE PASSAIC REDEVELOPMENT AGENCY (Angel M. Quinones, II)
32. RESOLUTION – CASH MANAGEMENT PLAN
33. A RESOLUTION DESIGNATING THE OFFICIAL BANK ACCOUNTS AND THE OFFICIAL DEPOSITORIES FOR SUCH BANK ACCOUNTS OF THE CITY OF PASSAIC
34. RESOLUTION-TEMPORARY BUDGET CALENDAR YEAR 2026
35. RESOLUTION AUTHORIZING THE CANCELLATION OF OUTSTANDING CHECKS

VIII. ORDINANCE FOR INTRODUCTION AND FIRST READING:

36. ORDINANCE AMENDING THE DESIGNATION OF RESTRICTED PARKING FOR DISABLED PERSONS BY NJ LICENSE PLATE NUMBER

- IX. PAYMENT OF BILLS**
- X. ADMINISTRATOR’S REPORT**
- XI. MAYOR’S REPORT**
- XII. ADJOURNMENT**

(Next meeting of the City Council – January 20, 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 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.