

RESOLUTION #23-063
RESOLUTION OF PASSAIC VALLEY WATER COMMISSION APPROVING
LEASE EXTENSION - BEIRUT RESTAURANT

DATE OF ADOPTION: APRIL 26, 2023

Approved as to form and legality by Law Department on basis of facts set forth by Executive Director, Purchasing, Engineering and Finance Departments.

Introduced by Commissioner: **RIGO SANCHEZ**

Seconded by Commissioner: **JOSEPH KOLODZIEJ**

WHEREAS, on February 10, 2021, the Passaic Valley Water Commission ("PVWC") entered into a Lease Agreement (the "Lease") with Beirut Restaurant for the use of a specific portion of the parking lot adjacent to the PVWC building, located at 1525 Main Avenue, Clifton, NJ; and

WHEREAS, the Parties have previously extended the Lease for various time periods and are now desirous of entering into a one (1) year Lease Extension; and

WHEREAS, the Lease Extension, attached hereto as Exhibit A, includes the specific provisions governing the terms of the Lease Extension.

NOW, THEREFORE, BE IT RESOLVED, by Passaic Valley Water Commission, in the County of Passaic, New Jersey:

1. That the Lease Extension is approved.
2. That appropriate officials and employees of the PVWC be and are hereby directed to perform such acts and execute such documents as are necessary to implement the terms and intentions of this

Resolution as set forth hereinabove.

3. RECORD OF COMMISSION VOTE ON FINAL PASSAGE

	AYE	NAY	ABSTAIN	ABSENT
FRIEND, G.	<u>X</u>	___	___	___
DEPADUA, C.	<u>X</u>	___	___	___
VAN RENSALIER, R.	___	___	___	<u>X</u>
SANCHEZ, R.	<u>X</u>	___	___	___
KOLODZIEJ, J.	<u>X</u>	___	___	___
LEVINE, J.	___	___	___	<u>X</u>
COTTON, R.	<u>X</u>	___	___	___

Adopted at a meeting of Passaic Valley Water Commission.



President
GERALD FRIEND



Secretary
RUBY COTTON

This Resolution, when adopted, must remain in the custody of the Administrative Secretary.

CERTIFICATION

I, LOUIS AMODIO, Administrative Secretary of the Passaic Valley Water Commission in the County of Passaic, and the State of New Jersey do hereby certify that the foregoing Resolution is a true copy thereof of the foregoing Resolution duly passed and adopted by a majority of a legal quorum of the full membership of the Passaic Valley Water Commission at its duly noticed and convened meeting of the said Commission on April 26, 2023.



LOUIS AMODIO
Administrative Secretary

EXHIBIT A

**LEASE EXTENSION
BETWEEN THE PASSAIC VALLEY WATER COMMISSION
("PVWC"), "LESSOR,"
AND
BEIRUT RESTAURANT, "LESSEE."**

Whereas, the Parties initially entered into a Lease executed and entered into between the Parties on February 10, 2021, for Lessee to utilize a specific portion of PVWC's property; and

Whereas, the original Lease has been extended by mutual agreement, and is currently scheduled to expire on May 1, 2023; and

Whereas, the Parties are desirous of extending the Lease for an additional one (1) year period; and

Whereas, due to PVWC's need to utilize its property necessitates a change in the area in which Lessee is entitled to operate.

Now Therefore, the Parties agree as follows:

1. Lessee shall have the right to utilize the area marked in the attached Exhibit A, which is incorporated herein (the "Leased Premises"). The area shall be fenced in for the benefit of Lessee. This shall be the only area owned by PVWC in which Lessee may operate.

2. Lessee specifically waives any future claim(s) to any property rights, either in law or equity, to the Leased Premises, which shall remain solely and exclusively the property of PVWC.
3. Lessee shall pay the annual sum of Eighteen Thousand Dollars, (\$18,00.00), payable at a rate of One Thousand Five Hundred Dollars (\$1,500.00) per month to Lessor for said 12-month period, payable in the form of a bank/cashier's check to Lessor, "Passaic Valley Water Commission." The Parties shall engage in good faith negotiations within sixty (60) days of expiration of this Extension to extend the rental period.
4. Lessee does not possess a liquor license; however, Lessee does have a "BYOB", "Bring Your Own Beverage," privilege with the City of Clifton. Lessee continues to comply and comport with all regulations and provisions of same.
5. Lessee shall also provide proof of insurance for the Leased Premises and shall name Lessor as an additional insured to the Leased Premises.
6. The original Lease and this Extension are subject to all municipal laws, rules, and regulations governing outdoor dining. In the event that outdoor dining is limited or prohibited, either Party shall have the

right to immediately terminate the Lease
with five (5) days written notice.

IN WITNESS WHEREOF, the Parties hereto have
executed this Extension to the Lease.

LESSEE:

Beirut Restaurant

BY: 

MICHAEL BAWWAB/OWNER /PROPRIETOR

DATE: 4/6/23

LESSOR:

Passaic Valley Water Commission

BY: _____

Print Name and Title

Date: _____



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/23/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Khris Hill Agency - NJ
1339 North Avenue

Elizabeth NJ 07208

INSURED
Beirut Lebanese Restaurant
1543 Main St

Clifton NJ 07011

CONTACT NAME: Hilary Serrano
PHONE: (800) 754-7613 FAX: (800) 754-7613
E-MAIL: hilary@khrishill.com

INSURER(S) AFFORDING COVERAGE
INSURER A: Crum & Foster Insurance NAIC # 26611
INSURER B:
INSURER C:
INSURER D:
INSURER E:
INSURER F:

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INS. LTR.	TYPE OF INSURANCE	ADD. INSR. DATE	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY)	POLICY EXP. DATE (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY					EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY					DAMAGE TO RENTED PREMISES (Exclusions) \$ 100,000
	CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR					MED EXP (Any one person) \$ 5,000
			BAK-48831-1	03/16/2023	03/16/2024	PERSONAL & ADV INJURY \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:					GENERAL AGGREGATE \$ 2,000,000
	POLICY <input type="checkbox"/> PRO-ECT <input type="checkbox"/> LOC <input type="checkbox"/>					PRODUCTS - COMPOUND AGG BPP \$ 500,000
	AUTOMOBILE LIABILITY					COMBINED SINGLE LIMIT (Exclusions) \$
	ANY AUTO					BODILY INJURY (Per person) \$
	ALL OWNED AUTOS					BODILY INJURY (Per accident) \$
	RENTED AUTOS					PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LMB					EACH OCCURRENCE \$
	SUCCESS LMB					AGGREGATE \$
	EMP. RESPONSIBILITY					\$
	WORKERS COMPENSATION AND EMPLOYERS LIABILITY					NO STATE-TORY LIMITS OR
	ANY PRODUCT OR PARTNER/EXECUTIVE OFFICER/BOARDER EXCLUDED? (Mandatory in NJ) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		N/A			E.L. EACH ACCIDENT \$
	8 yrs. describe other DESCRIPTION OF OPERATIONS here					E.L. DISEASE - EA EMPLOYEE \$
						E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS (LOCATIONS / VEHICLES) (Attach ACORD 201, Additional Remarks Schedule, if more space is required)

Additional Insured:
Passaic Valley Water Commission 1525 Main Ave. Clifton NJ 07011

CERTIFICATE HOLDER

Passaic Valley Water Commission
1525 Main Ave

Clifton NJ 07011

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Hilary Serrano

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