

City of Newark

*City Hall
920 Broad Street
Newark, New Jersey 07102*



Meeting Minutes - Final

SPECIAL MEETING

Tuesday, January 10, 2017

10:00 AM

Council Chamber

Municipal Council

*President Mildred C. Crump
Council Member Augusto Amador
Council Member Carlos M. Gonzalez
Council Member John Sharpe James
Council Member Gayle Chaneyfield Jenkins
Council Member Joseph A. McCallum, Jr.
Council Member Eddie Osborne
Council Member Luis A. Quintana
Council Member Anibal Ramos, Jr.*

Kenneth Louis, City Clerk Kathleen Marchetti, Deputy City Clerk

CALL TO ORDER

Special meeting of the Municipal Council was called to order on the above date in the Council Chamber, Second Floor, City Hall, Newark, New Jersey, at 10:09 a.m.

STATEMENT ON OPEN PUBLIC MEETINGS ACT

In accordance with New Jersey P.I. 1975, Chapter 231, Section 5, adequate notice of this meeting has been provided to the Star Ledger, the Jersey Journal and the public at large; establishing the date, time and location of this meeting, by posting on the designated bulletin board in City Hall and by filing with the Office of the City Clerk, the schedule of regular meetings and conferences of the Newark Municipal Council as adopted as 7R9-a on December 7, 2016. In addition, the agenda for this meeting was disseminated on January 9, 2017 at the time of preparation.

ROLL CALL

Present: 7 - Augusto Amador, John Sharpe James, Gayle Chaneyfield Jenkins, Eddie Osborne, Luis A. Quintana, Anibal Ramos Jr., and Mildred C. Crump

Absent: 2 - Carlos M. Gonzalez, and Joseph A. McCallum Jr.

McCallum arrived at 10:20 a.m.

Present: 8 - Augusto Amador, John Sharpe James, Gayle Chaneyfield Jenkins, Joseph A. McCallum Jr., Eddie Osborne, Luis A. Quintana, Anibal Ramos Jr., and Mildred C. Crump

Absent: 1 - Carlos M. Gonzalez

AGENDA RESOLUTION CODES PER DEPARTMENT

- 1 Administration**
- 2 Economic and Housing Development**
- 3 Engineering**
- 4 Finance**
- 5 Health and Community Wellness**
- 6 Law**
- 7 Mayor's Office**
- 8 Municipal Council and City Clerk**
- 9 Public Safety**
- 10 Public Works**
- 11 Recreation, Cultural Affairs and Senior Services**
- 12 Water and Sewer Utilities**

7. RESOLUTIONS

7R1 Administration

7R1-a(s) [16-1675](#)

Dept/ Agency: Administration/Office of the Business Administrator

Action: (X) Ratifying (X) Authorizing () Amending

Type of Service: Contract for Health Insurance Broker

Purpose: Health Insurance Brokerage Services

Entity Name: Frenkel Benefits, LLC.

Entity Address: 210 Hudson Street, Suite 601, Jersey City, New Jersey 07311

Contract Amount: \$195,000.00

Funding Source: Office of the Business Administrator/
011-200-2001-A-60570-B2016

Contract Period: January 1, 2017 through December 31, 2017

Contract Basis: () Bid () State Vendor () Prof. Ser. (X) EUS
(X) Fair & Open () No Reportable Contributions () RFP () RFQ
() Private Sale () Grant () Sub-recipient () n/a

Additional Information:

Failed 7R1-a 010517

Failed 7R1-a (s) 011017

A motion was made by the Council of the Whole that this item be Adopted. The motion Failed by the following votes:

Yes: 4 - Augusto Amador, John Sharpe James, Luis A. Quintana, and Anibal Ramos Jr.

No: 2 - Gayle Chaneyfield Jenkins, and Eddie Osborne

Absent: 2 - Carlos M. Gonzalez, and Joseph A. McCallum Jr.

Abstain: 1 - Mildred C. Crump

7R2 Economic and Housing Development

7R2-a(s) [16-1766](#)**Dept/ Agency:** Economic and Housing Development**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Investigation for Area in Need of Redevelopment**Purpose:** Central Planning Board to determine if area is in need of redevelopment**List of Property:****ADDRESS/BLOCK/LOT/ADDITIONAL LOTS/WARD**

219-221 Foundry Street Rear/5005/7/East
195-217 Foundry Street Rear/5005/12/East
191-241 Avenue P/5006.01/1/East
293-317 Roanoke Avenue/5010/34/East
319-351 Roanoke Avenue/5010/35/East
20-84 Doremus Ave/5011/1/East
8-18 Doremus Ave/5011/1.01/East
148-182 Doremus Ave/5011/12/12-A,14/East
184-188 Doremus Ave/5011/16/East
190 Doremus Ave/5011/17/East
214-252 Doremus Ave/5014/1.01/4/East
254-266 Doremus Ave/5014/7/7-A/East
291-307 Avenue P/5020/1/East
551 Avenue P/5020/65/East
567-589 Wilson Ave/5020/78/B5024/20,21/East
339-355 Avenue P/5020/136/East
551-565 Wilson Ave/5024/18/East
66-90 Rutherford St/5048/1/East
17-89 Rutherford St/5050.01/15/East
91-127 Rutherford St/5056/26/East
89 Rutherford St/5056/89/East
92-106 Rutherford St/5056.01/24/East
303-315 Doremus Ave/5060.01/7/East
317-329 Doremus Ave/5060.01/148/East
317-329 Doremus Ave/5060.01/151/East
284-300 Doremus Ave/5070/1/1.01/East
302-10&322-30 Doremus Ave/5070/3/3.01/East
332-352 Doremus Ave/5070/5/5.01/East
354-374 Doremus Ave Rear/5070/7.03/East
376-394 Doremus Ave/5070/9/9.01/East
396-414 Doremus Ave/5070/11/11.01/East
312-316 Doremus Ave/5070/36/East
873-915 Delancy St/5074/3/East
921-979 Delancy St/5074/25/East
245-253 Foundry St/5005/1.01/East
87-125 Doremus Ave/5010/7/East
127-167 Doremus Ave/5010/8/East
147-163 Doremus Ave/5010/21.01/East
125-145 Doremus Ave/5010/21.02/East
167 Doremus Ave/5010/21.03/East
192-212 Doremus Ave/5014/1/1.03,1.04/East
279-295 Doremus Ave/5016/4/B5060.01/130.02/East

271-277 Doremus Ave/5016/5/East
191-269 Doremus Ave Rear/5016/6/East
191-269 Doremus Ave/5016/30/East
173-189 Doremus Ave/5016.01/20/East
291-373 Avenue P Rear/5020/13/East
357-405 Avenue P/5020/14/East
461-549 Avenue P/5020/133/East
385-405 Avenue P/5020/138/East
152-164 Rutherford St/5056/20/East
108-134 Rutherford St/5056.01/25/East
672-696 Doremus Ave/5066/16/East

Additional Information:

Deferred to Special 7R2-b 010517

Deferred 7R2-a (s) 011017

A motion was made by Amador, seconded by Ramos that this item be Deferred. The motion was adopted by the following votes:

Yes: 6 - Augusto Amador, Gayle Chaneyfield Jenkins, Eddie Osborne, Luis A. Quintana, Anibal Ramos Jr., and Mildred C. Crump

Absent: 3 - Carlos M. Gonzalez, John Sharpe James, and Joseph A. McCallum Jr.

7R2-b(s) [16-1813](#)

Dept/ Agency: Economic and Housing Development
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Private Sale/Redevelopment
Purpose: Construction of a mixed-use project consisting of office space, collegiate space, retail, parking, and such other purposes as may be approved by the City
Entity Name: Claremont Properties, Inc.
Entity Address: 49 Route 202, Far Hills, New Jersey 07931
Sale Amount: \$2,794,000.00
Cost Basis: () \$ PSF (X) Negotiated () N/A (X) Other: Appraisal
Assessed Amount: \$0.00
Appraised Amount: \$0.00
Contract Period: To commence within three (3) months of execution and completed within twenty-four (24) months of execution
Contract Basis: () Bid () State Vendor () Prof. Ser. () EUS () Fair & Open () No Reportable Contributions () RFP () RFQ (X) Private Sale () Grant () Sub-recipient () n/a

List of Property:

(Address/Block/Lot/Ward)

- 13-15 Lock St./Block 2836/Lot 17/Central Ward
- 23 Lock St./Block 2836/Lot 22/Central Ward
- 25 Lock St./Block 2836/Lot 23/Central Ward
- 235 Central Ave./Block 2836/Lot 25/Central Ward
- 29 Lock St./Block 2836/Lot 26/Central Ward
- 31 Lock St./Block 2836/Lot 27/Central Ward
- 33 Lock St./Block 2836/Lot 28/Central Ward
- 229-233 Central Ave./Block 2836/Lot 29/Central Ward
- 37 Lock St./Block 2836/Lot 30/Central Ward
- 237-241 Central Ave./Block 2836/Lot 35 and 36/Central Ward
- 243-245 Central Ave./Block 2836/Lot 37/Central Ward
- 247-9 Central Ave./Block 2836/Lot 39/Central Ward
- 34 Dey St./Block 2836/Lot 40/Central Ward
- 32 Dey St./Block 2836/Lot 41/Central Ward
- 30 Dey St./Block 2836/Lot 42/Central Ward
- 26-28 Dey St./Block 2836/Lot 43/Central Ward
- 10-24 Dey St./Block 2836/Lot 44/Central Ward

Additional Information:

Sale Price as negotiated with purchaser pursuant to the City's authority under N.J.S.A. 40A:12A-8(g)

A motion was made by Chaneyfield Jenkins, seconded by Ramos that this item be Adopted. The motion was adopted by the following votes:

Yes: 6 - Augusto Amador, Gayle Chaneyfield Jenkins, Eddie Osborne, Luis A. Quintana, Anibal Ramos Jr., and Mildred C. Crump

Absent: 2 - Carlos M. Gonzalez, and John Sharpe James

Abstain: 1 - Joseph A. McCallum Jr.

7R2-c(s) [16-1928](#)

Dept/ Agency: Economic and Housing Development
Action: (X) Ratifying (X) Authorizing () Amending
Type of Service: Extension of Emergency Contract #E2016-06
Purpose: Emergency Asbestos Abatement, Air Monitoring, Structural Bracing and Demolition of 505 Clinton Avenue
Entity Name: Tricon Enterprises Inc.
Entity Address: 322 Beers Street, Keyport, New Jersey 07735
Contract Amount: Not to exceed \$889,000.00
Funding Source: Community Development Block Grant and Affordable Housing Trust Funds
Contract Period: Extension from July 3, 2016 until the Immediate Needs of the Emergency are Satisfied
Contract Basis: () Bid () State Vendor () Prof. Ser. () EUS () Fair & Open () No Reportable Contributions () RFP () RFQ () Private Sale () Grant () Sub-recipient (X) n/a
Additional Information:

The action for this item is on Page 17.

7R2-d(s) [16-1904](#)**Dept/ Agency:** Economic and Housing Development**Action:** (X) Ratifying (X) Authorizing () Amending**Type of Service:** Grant Agreement**Purpose:** To provide grant funding for fit out and building costs for the ShopRite Supermarket consisting of approximately 67,000 square feet.**Entity Name:** Newark Shoprite, LLC.**Entity Address:** 1409 Broad Street, Bloomfield, New Jersey 07003**Grant Amount:** \$2,000,000.00**Funding Source:** Community and Economic Development Dedicated Trust Fund**Total Project Cost:** \$13,098,000.00**City Contribution:** \$2,000,000.00**Other Funding Source/Amount:** \$0.00**Contract Period:** October 17, 2013 through October 14, 2017**Contract Basis:** () Bid () State Vendor () Prof. Ser. () EUS
() Fair & Open () No Reportable Contributions () RFP () RFQ
() Private Sale (X) Grant () Sub-recipient () n/a**List of Property:** (if applicable)**(Address/Block/Lot/Ward)**

206 Springfield Avenue/Block 236/Lot 1.05

Additional Information:

Entity is a Sub-lessee at 206 Springfield Avenue, Newark, New Jersey 07103 (ShopRite)

A motion was made by Chaneyfield Jenkins, seconded by Crump that this item be Adopted. The motion was adopted by the following votes:**Yes:** 8 - Augusto Amador, John Sharpe James, Gayle Chaneyfield Jenkins, Joseph A. McCallum Jr., Eddie Osborne, Luis A. Quintana, Anibal Ramos Jr., and Mildred C. Crump**Absent:** 1 - Carlos M. Gonzalez

7R6 Law

7R6-a(s) [16-1820](#)

Dept/ Agency: Law

Action: (X) Ratifying (X) Authorizing () Amending

Type of Service: Professional Services Contract

Purpose: Legal Services Conflict Counsel

Entity Name: Ricci, Fava & Bagley, L.L.C.

Entity Address: 45 Bleeker Street, Newark, New Jersey 07102

Contract Amount: An amount not to exceed \$25,000.00

Funding Source: 2017 Budget/ Law Department

Contract Period: January 1, 2017 through December 31, 2017

Contract Basis: () Bid () State Vendor (X) Prof. Ser. () EUS

(X) Fair & Open () No Reportable Contributions () RFP (X) RFQ

() Private Sale () Grant () Sub-recipient () n/a

Additional Information:

Deferred to Special 7R6-c 010517

A motion was made by the Council of the Whole that this item be Adopted. The motion was adopted by the following votes:

Yes: 8 - Augusto Amador, John Sharpe James, Gayle Chaneyfield Jenkins, Joseph A. McCallum Jr., Eddie Osborne, Luis A. Quintana, Anibal Ramos Jr., and Mildred C. Crump

Absent: 1 - Carlos M. Gonzalez

7R6-b(s) [16-1830](#)

Dept/ Agency: Law

Action: (X) Ratifying (X) Authorizing () Amending

Type of Service: Professional Services Contract

Purpose: To provide legal services concerning Environmental Remediation Counsel Matters.

Entity Name: Maraziti Falcon, LLP.

Entity Address: 150 John F. Kennedy Parkway, Short Hills, New Jersey 07078

Contract Amount: An amount not to exceed \$25,000.00

Funding Source: 2017 Budget/ Law Department

Contract Period: January 1, 2017 through December 31, 2017

Contract Basis: () Bid () State Vendor (X) Prof. Ser. () EUS (X) Fair & Open (X) No Reportable Contributions () RFP (X) RFQ () Private Sale () Grant () Sub-recipient () n/a

Additional Information:

Deferred to Special 7R6-d 010517

A motion was made by the Council of the Whole that this item be Adopted. The motion was adopted by the following votes:

Yes: 8 - Augusto Amador, John Sharpe James, Gayle Chaneyfield Jenkins, Joseph A. McCallum Jr., Eddie Osborne, Luis A. Quintana, Anibal Ramos Jr., and Mildred C. Crump

Absent: 1 - Carlos M. Gonzalez

7R6-c(s) [16-1833](#)

Dept/ Agency: Law
Action: (X) Ratifying (X) Authorizing () Amending
Type of Service: Professional Services Contract
Purpose: Labor/Employment Counsel
Entity Name: Law Offices of John Zidzuinas
Entity Address: 33 Plymouth Street, Montclair, New Jersey 07042
Contract Amount: An amount not to exceed \$75,000.00
Funding Source: 2017 Budget/ Law Department
Contract Period: January 1, 2017 through December 31, 2017
Contract Basis: () Bid () State Vendor (X) Prof. Ser. () EUS
(X) Fair & Open () No Reportable Contributions () RFP (X) RFQ
() Private Sale () Grant () Sub-recipient () n/a
Additional Information:
Deferred to Special 7R6-f 010517

A motion was made by Chaneyfield Jenkins, seconded by James that this item be Adopted. The motion was adopted by the following votes:

Yes: 7 - John Sharpe James, Gayle Chaneyfield Jenkins, Joseph A. McCallum Jr., Eddie Osborne, Luis A. Quintana, Anibal Ramos Jr., and Mildred C. Crump

Absent: 1 - Carlos M. Gonzalez

Abstain: 1 - Augusto Amador

ADDED STARTERS

7R4a(s/as) [16-2045](#)**Dept/ Agency:** Finance**Action:** () Ratifying (X) Authorizing () Amending**Purpose:** Stipulation of Settlements for Tax Appeals**List of Property:****(Tax Payer/Address/Block/Lot/Ward/Assmnt./Year/Refund Amount)**

154 Green Chadwick A/154 Chadwick Avenue/2687/45/South/\$124,700.00/2012/-/\$1,553.40

154 Green Chadwick A/154 Chadwick Avenue/2687/45/South/\$149,000.00/2013/-/\$764.83

154 Green Chadwick A/154 Chadwick Avenue/2687/45/South/\$149,000.00/2014/-/\$803.16

National Newark & Essex Bank/467-469 Central Avenue/1850/23/West/\$850,000.00/2010/-/\$1,081.20

National Newark & Essex Bank, c/o PNC Bank/467-469 Central Avenue/1850/23/ West/\$850,000.00/ 2011/-/\$1,131.52

National Newark & Essex Bank, c/o PNC Bank/467-469 Central Avenue/1850/23/West/\$850,000.00/ 2012/-/\$1,173.68

National Newark & Essex Bank, c/o PNC Bank/467-469 Central Avenue/1850/23/West/\$1,320,000.00/ 2014/-/\$3,888.65

Jose Cirqueira/32-34 Johnson Street/923/11.23/East/\$238,000.00/2012/-/\$9,040.79

Jose Cirqueira/32-34 Johnson Street/923/11.23/East/\$300,000.00/2013/-/\$888.85

Jose Cirqueira/32-34 Johnson Street/923/11.23/East/\$300,000.00/2014/-/\$933.40

Jose Cirqueira/32-34 Johnson Street/923/11.23/East/\$300,000.00/2015/-/\$996.01

AAAJ Realty, LLC/437-441 NJRR Avenue/1192/1/East/\$111,900.00/2009/\$0.00

AAAJ Realty, LLC /437-441 NJRR Avenue/1192/1/East/\$111,900.00/2010/\$0.00

AAAJ Realty, LLC /437-441 NJRR Avenue/1192/1/East/\$111,900.00/2012/\$0.00

AAAJ Realty, LLC /144-154 Astor Street/1192/9/East/\$98,900.00/2009/-/\$2,465.10

AAAJ Realty, LLC /144-154 Astor Street/1192/9/East/\$98,900.00/2010/-/\$2,862.00

AAAJ Realty, LLC /144-154 Astor Street/1192/9/East/\$98,900.00/2011/-/\$2,995.20

AAAJ Realty, LLC /144-154 Astor Street/1192/9/East/\$98,900.00/2012/-/\$3,106.80

AAAJ Realty, LLC /156-160 Astor Street/1192/16/East/\$129,800.00/2009/-/\$821.70

AAAJ Realty, LLC /156-160 Astor Street/1192/16/East/\$129,800.00/2010/-/\$954.00

AAAJ Realty, LLC /156-160 Astor Street/1192/16/East/\$129,800.00/2011/-/\$998.40

AAAJ Realty, LLC /156-160 Astor Street/1192/16/East/\$129,800.00/2012/-/\$1,035.60

AAAJ Realty, LLC /134 Emmet Street/1192/34/East/\$27,500.00/2009/\$0.00

AAAJ Realty, LLC /134 Emmet Street/1192/34/East/\$27,500.00/2011/\$0.00

AAAJ Realty, LLC /429 NJRR Avenue/1192/41/East/\$90,000.00/2009/\$0.00

AAAJ Realty, LLC /429 NJRR Avenue/1192/41/East/\$90,000.00/2010/\$0.00

AAAJ Realty, LLC /429 NJRR Avenue/1192/41/East/\$90,000.00/2011/\$0.00

AAAJ Realty, LLC /429 NJRR Avenue/1192/41/East/\$90,000.00/2012/\$0.00

AAAJ Realty, LLC /431-435 NJRR Avenue/1192/42/East/\$129,000.00/2009/-/\$547.80

AAAJ Realty, LLC /431-435 NJRR Avenue/1192/42/East/\$129,000.00/2010/-/\$636.00

AAAJ Realty, LLC /431-435 NJRR Avenue/1192/42/East/\$129,000.00/2011/-/\$665.60

AAAJ Realty, LLC /431-435 NJRR Avenue/1192/42/East/\$129,000.00/2012/-/\$690.40

329-331 Park Avenue LLC/326-328 Park Avenue/1928/69/Central/\$315,500.00/2011/-/\$3,328.00

329-331 Park Avenue LLC/326-328 Park Avenue/1928/69/Central/\$315,500.00/2012/-/\$3,452.00

329-331 Park Avenue LLC/326-328 Park Avenue/1928/69/Central/\$492,800.00/2013/-/\$8,649.34

Chadwick Realty LLC/212-214 Chadwick Avenue/2708/46/South/\$340,000.00/2013/-/\$5,480.77

Chadwick Realty LLC/212-214 Chadwick Avenue/2708/46/South/\$312,100.00/2014/-/\$3,101.00

Chadwick Realty LLC/212-214 Chadwick Avenue/2708/46/South/\$312,100.00/2015/-/\$3,309.00

LT Associates LLC/510 S 16th Street/333/54/West/\$20,000.00/2014/-/\$341.11

LT Associates LLC/510 S 16th Street/333/54/West/\$20,000.00/2015/-/\$363.99
LT Associates LLC/532-536 S 16th Street/333/65/West/\$30,000.00/2014/-/\$201.57
LT Associates LLC/532-536 S 16th Street/333/65/West/\$30,000.00/2015/-/\$215.09
LT Associates LLC/116 Littleton Avenue/258/20/West/\$20,000.00/2014/-/\$195.36
LT Associates LLC/116 Littleton Avenue/258/20/West/\$20,000.00/2015/-/\$208.47
LT Associates LLC/404 S 11th Street/266/26/West/\$20,000.00/2014/-/\$313.20
LT Associates LLC/404 S 11th Street/266/26/West/\$20,000.00/2015/-/\$334.21
Marcelo Ortega/336-346 6th Avenue, West/1921/63/West/\$725,200.00/2014/-/\$8,031.59
APD Real Estate LLC/2-14 Ferry Street/178/48/East\$1,342,800.00/2011/-/\$12,227.07
APD Real Estate LLC/2-14 Ferry Street/178/48/East\$1,360,000.00/2012/-/\$12,088.90
APD Real Estate LLC/2-14 Ferry Street/178/48/East\$2,000,000.00/2013/-/\$45,299.02
APD Real Estate LLC/2-14 Ferry Street/178/48/East\$1,785,500.00/2014/-/\$22,156.65
APD Real Estate LLC/2-14 Ferry Street/178/48/East\$1,785,500.00/2015/-/\$23,642.81
APD Real Estate LLC/2-14 Ferry Street/178/48/East\$1,785,500.00/2016 (F)/-\$24,578.80
Kenny Cheng/307 Lyons Avenue/3051/30/South\$250,000.00/2014/-/\$2,226.52
Kenny Cheng/307 Lyons Avenue/3051/30/South\$250,000.00/2015/-/\$2,375.86
ZM Brookdale LLC/110 Brookdale Avenue/4063.01/68/West/\$109,700.00/2014/-/\$778.35
ZM Brookdale LLC/110 Brookdale Avenue/4063.01/68/West/\$109,700.00/2015/-/\$830.56
Zygal Ltd/324-332 Frelinghuysen Avenue/3520/18/South/\$661,700.00/2010/-/\$7,950.00
Zygal Ltd/324-332 Frelinghuysen Avenue/3520/18/South/\$661,700.00/2011/-/\$8,320.00
Zygal Ltd/324-332 Frelinghuysen Avenue/3520/18/South/\$661,700.00/2012 (F)/-\$8,630.00
Zygal Ltd/324-332 Frelinghuysen Avenue, Rear/3520/19/South/\$883,700.00/2010/-/\$0.00
Zygal Ltd/324-332 Frelinghuysen Avenue, Rear/3520/19/South/\$883,700.00/2011/-/\$0.00
Zygal Ltd/324-332 Frelinghuysen Avenue, Rear/3520/19/South/\$883,700.00/2012 (F)/-\$0.00
Zygal Ltd/334 Frelinghuysen Avenue/3520/20/South/\$104,600.00/2010/\$0.00
Zygal Ltd/334 Frelinghuysen Avenue/3520/20/South/\$104,600.00/2011/\$0.00
Zygal Ltd/334 Frelinghuysen Avenue/3520/20/South/\$104,600.00/2012 (F)/\$0.00
Eureka Spring Co Inc/9-23 Manufacturers Place/2479/52/East/\$475,000.00/2013/-/\$5,914.86
875-881 Broad Street LLC/875-887 Broad Street/93/1/Central/875-881 Broad Street/\$3,500,000.00/2013/-/\$21,698.64
875-881 Broad Street LLC/875-887 Broad Street/93/1/Central/875-881 Broad Street/\$3,000,000.00/2014/-/\$38,291.15
875-881 Broad Street LLC/875-887 Broad Street/93/1/Central/875-881 Broad Street/\$2,750,000.00/2015/-/\$49,132.03
875-881 Broad Street LLC/875-887 Broad Street/93/1/Central/875-881 Broad Street/\$2,750,000.00/2016/-/\$51,077.12
229 N. Grove Street c/o Antos Lending/478 S 17th Street/327/50/West\$211,000.00/2010/-/\$1,004.88
229 N. Grove Street c/o Antos Lending/478 S 17th Street/327/50/West\$211,000.00/2011/-/\$1,051.65
229 N. Grove Street c/o Antos Lending/478 S 17th Street/327/50/West\$211,000.00/2012/-/\$1,090.83

Additional Information:

Total Tax Difference: -\$417,924.49

Invitation: Corporation Counsel, January 4, 2017

A motion was made by the Council of the Whole that this item be Adopted. The motion was adopted by the following votes:

Yes: 8 - Augusto Amador, John Sharpe James, Gayle Chaneyfield Jenkins, Joseph A. McCallum Jr., Eddie Osborne, Luis A. Quintana, Anibal Ramos Jr., and Mildred C. Crump

Absent: 1 - Carlos M. Gonzalez

7R4b(s/as) [17-0002](#)**Dept/ Agency:** Finance**Action:** () Ratifying (X) Authorizing () Amending**Purpose:** Stipulation of Settlements for Tax Appeals**List of Property:****(Tax Payer/Address/Block/Lot/Ward/Assmnt./Year/Refund Amount)**

1084-1092 Broad St. Urban Renewal, Rite Aid Corporation 3647-02(Lessee)/1084-1092 Broad Street/897/1.01/East/2014/- \$4,715,000.00/- \$7,913.75

1084-1092 Broad St. Urban Renewal, Rite Aid Corporation 3647-02(Lessee)/1084-1092 Broad Street/897/1.01/East/2015/- \$4,715,000.00/- \$8,444.57

1084-1092 Broad St. Urban Renewal, Rite Aid Corporation 3647-02(Lessee)/1084-1092 Broad Street/897/1.01/East/2016/- \$4,715,000.00/- \$8,778.88

General Chemical/302-310 Doremus Avenue/5070/3/East/2013/- \$2,622,000.00/- \$16,371.43

General Chemical/302-310 Doremus Avenue/5070/3/East/2014/- \$2,622,000.00/- \$17,191.94

General Chemical/302-310 Doremus Avenue/5070/3/East/2015/- \$2,622,000.00/- \$18,345.10

General Chemical/302-310 Doremus Avenue/5070/3/East/2016/- \$2,622,000.00/- \$19,071.36

General Chemical/332-352 Doremus Avenue/5070/5/East/2012/- \$1,092,600.00/- \$15,858.49

Dry Ice Corp c/o 39 McClellan LLC/9-39 Mc Clellan Street/3773/25/South/2013/ - \$1,000,000.00/- \$10,167.18

BT Property LLC/1-23 Olympia Drive/5084/112/East/2014/- \$4,256,500.00/- \$24,808.00

BT Property LLC/1-23 Olympia Drive/5084/112/East/2015/- \$4,256,500.00/- \$26,472.00

BT Property LLC/1-23 Olympia Drive/5084/112/East/2016/- \$3,856,500.00/- \$41,280.00

Manuel Abadin/120-132 Pacific Street/948/2/East/2012/- \$952,400.00/- \$9,455.03

Mataji & Ganesh, LLC v Newark/135 Brunswick Street/2802/18/South/2013/ - \$48,000.00/\$0.00

Mataji & Ganesh, LLC v Newark/135 Brunswick Street/2802/18/South/2014/ - \$48,000.00/\$0.00

Mataji & Ganesh, LLC v Newark/135 Brunswick Street/2802/18/South/2015/ - \$48,000.00/\$0.00

Mataji & Ganesh, LLC v Newark/135- Brunswick Street/2802/19/South/2013/ - \$10,500.00/\$0.00

Mataji & Ganesh, LLC v Newark/135- Brunswick Street/2802/19/South/2014/ - \$10,500.00/\$0.00

Mataji & Ganesh, LLC v Newark/135- Brunswick Street/2802/19/South/2015/ - \$10,500.00/\$0.00

Mataji & Ganesh, LLC v Newark/188-194 Clinton Avenue/2802/39/South/2013/- \$891,500.00/- \$17,396.12

Mataji & Ganesh, LLC v Newark/188-194 Clinton Avenue/2802/39/South/2014/- \$841,500.00/- \$19,818.49

Mataji & Ganesh, LLC v Newark/188-194 Clinton Avenue/2802/39/South/2015/- \$766,500.00/- \$23,629.57

Normandie Group, LLC/103-123 Chancellor Avenue/3691.01/45/South/2014/- \$4,000,000.00/- \$3,101.00

CDL Urban Renewal Corp/1199-Broad Street/2806/21/East/2013/- \$626,100.00/\$0.00

CDL Urban Renewal Corp/1199-Broad Street/2806/21/East/2014/- \$470,000.00/- \$4,840.66

Fiallo, Jorge L. /45 Bloomfield Avenue/515/31/Central/2012/- \$343,500.00/\$0.00

Fiallo, Jorge L. /45 Bloomfield Avenue/515/31/Central/2013/- \$566,300.00/\$0.00

Fiallo, Jorge L. /45 Bloomfield Avenue/515/31/Central/2014/- \$475,000.00/- \$2,831.21

Fiallo, Jorge L. /45 Bloomfield Avenue/515/31/Central/2015/- \$475,000.00/- \$3,021.12

Fiallo, Jorge L. /45 Bloomfield Avenue/515/31/Central/2016/- \$475,000.00/- \$3,140.72

AMB Liberty LLC/158-178 Mt. Olivet Avenue/5090/75/South/2011/- \$7,800,000.00/- \$16,640.00

AMB Liberty LLC/158-178 Mt. Olivet Avenue/5090/75/South/2012/- \$7,800,000.00/- \$17,260.00

AMB Liberty LLC/158-178 Mt. Olivet Avenue/5090/75/South/2013/- \$10,393,500.00/\$0.00

AMB Liberty LLC/158-178 Mt. Olivet Avenue/5090/75/South/2014/- \$10,704,400.00/\$0.00

Pagon, Ramon/379 6th Avenue West/1924/39/West/2012/- \$20,000.00/- \$165.70

Saleem, Hakeem & Gwendolyn/324-326 West Runyon Street/3036/45/South/2013/
-\$325,000.00/-2,775.82
Saleem, Hakeem & Gwendolyn/324-326 West Runyon Street/3036/45/South/2014/
-\$318,500.00/-3,116.51
Saleem, Hakeem & Gwendolyn/324-326 West Runyon Street/3036/45/South/2015/
-\$285,000.00/-4,434.06
Saleem, Hakeem & Gwendolyn/324-326 West Runyon Street/3036/45/South/2016/
-\$285,000.00/-4,609.60
Elizabeth Custer Partners, LLC/463-473 Elizabeth Avenue/3565/18/South/2013/
-\$3,200,000.00/\$0.00
Elizabeth Custer Partners, LLC/463-473 Elizabeth Avenue/3565/18/South/2014/
-\$2,755,500.00/-13,783.95
Elizabeth Custer Partners, LLC/463-473 Elizabeth Avenue/3565/18/South/2015/
-\$2,450,000.00/-24,817.50
Circle PW, LLC/34-60 Rutherford Street/5050/12/East/2013/-2,450,000.00/-32,952.53
Circle PW, LLC/34-60 Rutherford Street/5050/12/East/2014/-2,100,000.00/-45,457.56
Circle PW, LLC/34-60 Rutherford Street/5050/12/East/2015/-1,750,000.00/-60,088.13
Dinardo, Antonio & Germano, & Cutri/48 Commerce Street/145/38/Central/2013/
-\$600,000.00/-702.81
Dinardo, Antonio & Germano, & Cutri/48 Commerce Street/145/38/Central/2014/
-\$550,000.00/-2,288.54
Adams, Cornell/1191-1199 Broad Street/2806/16/East/2013/-506,700.00/\$0.00
Adams, Cornell/1191-1199 Broad Street/2806/16/East/2014/-470,000.00/-1,138.07
Roque, Jose C. & Rebimbis J.D./108-116 Johnson Str/933/26.10/East/2013/-450,000.00/
-\$2,096.63
Roque, Jose C. & Rebimbis J.D./108-116 Johnson Str/933/26.10/East/2014/-450,000.00/
-\$2,201.71
De Bellis, Eugene & Lorraine/477 Bloomfield Avenue/645/19/North/2013 -\$62,100.00/\$0.00
De Bellis, Eugene & Lorraine/479-485 Bloomfield Avenue/645/21/North/2013/-221,400.00/
-\$6,496.60
Bergen Holdings LLC/955-959 Bergen Street/3667/1/South/2014/-750,000.00/-1,085.35
Bergen Holdings LLC/955-959 Bergen Street/3667/1/South/2015/-710,000.00/-2,481.75
Tavares, Lucio & Fatima M./45 Pacific Street/938/26/East/2013/-322,700.00/-2,953.00
Tavares, Lucio & Fatima M./45 Pacific Street/938/26/East/2014/-322,700.00/-3,101.00
Melvin, Walter/360-362 Peshine Avenue/3578/36/South/2012/-136,800.00/\$0.00
Melvin, Walter/360-362 Peshine Avenue/3578/36/South/2013/-110,000.00/-750.06
Melvin, Walter/358 Peshine Avenue/3578/38/South/2012/-137,200.00/\$0.00
Melvin, Walter/358 Peshine Avenue/3578/38/South/2013/-110,000.00/-1,249.12
RBH Group Partners, IX, LP/93-95 Market Street/72/6/Central/2013/-480,500.00/-24,323.86
RBH Group Partners, IX, LP/93-95 Market Street/72/6/Central/2014/-480,500.00/-7,746.30
RBH Group Partners, IX, LP/93-95 Market Street/72/6/Central/2015/-480,500.00/-8,265.88
RBH Group Partners, IX, LP/93-95 Market Street/72/6/Central/2016/-480,500.00/-8,593.12
Wells Fargo Bank/226 West Runyon Street/3028/4/South/2011/-250,000.00/-1,976.83
Christopher Crayton/14-16 Jay Street/2851/6.04/Central/2011/-346,600.00/-3,328.00
Riverbank Service Station Inc/638-646 Raymond Blvd/2020/4/East/2013/-500,000.00/
-\$4,674.60
Riverbank Service Station Inc/638-646 Raymond Blvd/2020/4/East/2014/-500,000.00/
-\$4,908.88
550 Broad Street Landlord LP & 550 Broad Investors/548-556 Broad
Street/14/9/Central/2012/-16,929,000.00/\$0.00
550 Broad Street Landlord LP & 550 Broad Investors/548-556 Broad
Street/14/9/Central/2013/-32,187,900.00/-28,771.08
550 Broad Street Landlord LP & 550 Broad Investors/548-556 Broad
Street/14/9/Central/2014/-30,044,200.00/-96,689.18
550 Broad Street Landlord LP & 550 Broad Investors/548-556 Broad
Street/14/9/Central/2015/-22,892,600.00/-339,821.06
550 Broad Street Landlord LP & 550 Broad Investors/548-556 Broad

Street/14/9/Central/2016/- \$23,151,300.00/- \$344,374.96
 48 Branford Place Ass LLC/48-54 Branford Place/59/21/Central/2010/- \$950,000.00/
 -\$7,950.00
 48 Branford Place Ass LLC/48-54 Branford Place/59/21/Central/2011/- \$950,000.00/
 -\$8,320.00
 48 Branford Place Ass LLC/48-54 Branford Place/59/21/Central/2012/- \$950,000.00/
 -\$8,630.00
 48 Branford Place Ass LLC/48-54 Branford Place/59/21/Central/2014/- \$1,350,000.00/
 -\$2,325.75
 48 Branford Place Ass LLC/48-54 Branford Place/59/21/Central/2015/- \$1,350,000.00/
 -\$2,481.75
 396 Associates, LLC/151-155 Market Street/55/10/Central/2010/- \$3,000,000.00/- \$39,867.66
 396 Associates, LLC/151-155 Market Street/55/10/Central/2011/- \$3,000,000.00/- \$41,723.14
 396 Associates, LLC/151-155 Market Street/55/10/Central/2012/- \$3,000,000.00/- \$43,277.72
 396 Associates, LLC/151-155 Market Street/55/10/Central/2013/- \$2,500,000.00/- \$9,573.63
 396 Associates, LLC/151-155 Market Street/55/10/Central/2014/- \$2,500,000.00/- \$10,053.44
 396 Associates, LLC/151-155 Market Street/55/10/Central/2015/- \$2,000,000.00/- \$10,727.78

Additional Information:

Total Tax Difference: -\$1,612,987.24

Invitation: Corporation Counsel, January 4, 2017

A motion was made by the Council of the Whole that this item be Adopted. The motion was adopted by the following votes:

Yes: 8 - Augusto Amador, John Sharpe James, Gayle Chaneyfield Jenkins, Joseph A. McCallum Jr., Eddie Osborne, Luis A. Quintana, Anibal Ramos Jr., and Mildred C. Crump

Absent: 1 - Carlos M. Gonzalez

8. COMMUNICATIONS

Received from Business Administrator Jack Kelly

8.-a (s) [16-1347](#)

AN ORDINANCE AMENDING TITLE 41 OF THE MUNICIPAL CODE OF THE CITY OF NEWARK, NEW JERSEY TO ESTABLISH A NEW CHAPTER, ENTITLED "INCLUSIONARY ZONING FOR AFFORDABLE HOUSING."

A motion was made by Osborne, seconded by James that this item be advanced to first reading. The motion was adopted by the following votes:

Yes: 8 - Augusto Amador, John Sharpe James, Gayle Chaneyfield Jenkins, Joseph A. McCallum Jr., Eddie Osborne, Luis A. Quintana, Anibal Ramos Jr., and Mildred C. Crump

Absent: 1 - Carlos M. Gonzalez

7R2-c(s) [16-1928](#)

Dept/ Agency: Economic and Housing Development
Action: (X) Ratifying (X) Authorizing () Amending
Type of Service: Extension of Emergency Contract #E2016-06
Purpose: Emergency Asbestos Abatement, Air Monitoring, Structural Bracing and Demolition of 505 Clinton Avenue
Entity Name: Tricon Enterprises Inc.
Entity Address: 322 Beers Street, Keyport, New Jersey 07735
Contract Amount: Not to exceed \$889,000.00
Funding Source: Community Development Block Grant and Affordable Housing Trust Funds
Contract Period: Extension from July 3, 2016 until the Immediate Needs of the Emergency are Satisfied
Contract Basis: () Bid () State Vendor () Prof. Ser. () EUS () Fair & Open () No Reportable Contributions () RFP () RFQ () Private Sale () Grant () Sub-recipient (X) n/a
Additional Information:

A motion was made by the Council of the Whole that this item be Adopted. The motion was adopted by the following votes:

Yes: 7 - Augusto Amador, John Sharpe James, Gayle Chaneyfield Jenkins, Joseph A. McCallum Jr., Luis A. Quintana, Anibal Ramos Jr., and Mildred C. Crump

Absent: 2 - Carlos M. Gonzalez, and Eddie Osborne

MOTIONS**7Ma(s)** [17-0221](#)

A motion requesting that the National League of Cities (NLC) increase its focus and lobbying efforts to ensure that Community Development Block Grants (CDBG) and affordable housing funding are not reduced under the Trump Administration.

A motion was made by Quintana, seconded by Crump, that this item be Adopted. The motion was adopted by the following votes:

Yes: 7 - Augusto Amador, John Sharpe James, Gayle Chaneyfield Jenkins, Joseph A. McCallum Jr., Luis A. Quintana, Anibal Ramos Jr., and Mildred C. Crump

Absent: 2 - Carlos M. Gonzalez, and Eddie Osborne

7Mb(s) [17-0220](#)

A motion once again requesting that the Administration refrain from scheduling ceremonial events, i.e.: groundbreakings, ribbon-cuttings, Department of Public Safety Graduations, promotions and special events, on days and times when the Municipal Council is in session.

A motion was made by Crump, seconded by Quintana, that this item be Adopted. The motion was adopted by the following votes:

Yes: 7 - Augusto Amador, John Sharpe James, Gayle Chaneyfield Jenkins, Joseph A. McCallum Jr., Luis A. Quintana, Anibal Ramos Jr., and Mildred C. Crump

Absent: 2 - Carlos M. Gonzalez, and Eddie Osborne

12. ADJOURNMENT

A motion was made by the Council of the Whole that this meeting be Adjourned at 10:48 a.m. The motion was adopted by the following votes:

Yes: 7 - Augusto Amador, John Sharpe James, Gayle Chaneyfield Jenkins, Joseph A. McCallum Jr., Luis A. Quintana, Anibal Ramos Jr., and Mildred C. Crump

Absent: 2 - Carlos M. Gonzalez, and Eddie Osborne

MILDRED C. CRUMP
PRESIDENT OF THE MUNICIPAL COUNCIL
NEWARK, NEW JERSEY

KENNETH LOUIS
CLERK OF THE MUNICIPAL COUNCIL
NEWARK, NEW JERSEY