

City of Newark

*City Hall
920 Mayor Kenneth A. Gibson Boulevard
Newark, New Jersey 07102*



Meeting Agenda - Final

REGULAR MEETING

Wednesday, December 3, 2025

12:30 PM

Council Chamber

Municipal Council

*Council Member Amina Bey
Council Member Patrick O. Council
Council Member Carlos M. Gonzalez
Council Member Dupré L. Kelly
Council Member Luis A. Quintana
Council Member Anibal Ramos, Jr.
Council Member Louise Scott-Rountree
Council Member Michael J. Silva*

President C. Lawrence Crump

Kecia Daniels, City Clerk Abraham Negrón, Deputy City Clerk

1. CALL TO ORDER

2. NATIONAL ANTHEM / PLEDGE OF ALLEGIANCE

I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all.

INVOCATION

*Pastor Jalil Marrow
New Psalmist Worship Center
401 Avon Avenue
Newark, New Jersey 07108*

3. STATEMENT ON OPEN PUBLIC MEETINGS ACT

In accordance with New Jersey P.L. 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 7R8-a on December 4, 2024. In addition, the agenda for this meeting was disseminated on December 1, 2025 at the time of preparation and posted on the website of the City of Newark.

4. ROLL CALL

6. ORDINANCES**6F First Reading**

- 6F-a [25-1281](#) AN ORDINANCE OPTING INTO THE GARDEN STATE C-PACE PROGRAM TO FACILITATE THE FINANCING OF C-PACE PROJECTS**
Deferred 8-e 100125
Deferred 9-a 102225
Deferred 9-a 110625
- 6F-b [25-1390](#) ORDINANCE AUTHORIZING THE CITY OF NEWARK TO ACCEPT DONATION OF LAND FROM THE NEWARK HOUSING AUTHORITY (BLOCK 1, LOT 24 & BLOCK 130, LOT 29) FOR THE CONSTRUCTION AND MAINTENANCE OF NEWARK RIVERFRONT PARK.**

The Ordinances adopted today on First Reading will be advertised in accordance with law, and a public hearing will be held at a regular meeting on December 17, 2025, or as soon thereafter as practical, in the Council Chamber, Second Floor, City Hall, Newark, New Jersey.

6PSF Public Hearing, Second Reading and Final Passage

6PSF-a [25-1313](#) AN ORDINANCE AMENDING AND SUPPLEMENTING TITLE XXIX (STREETS AND SIDEWALKS) CHAPTER 5 (CONSTRUCTION AND STREET WORK ACTIVITIES; DISTURBANCES OF STREET SURFACES) SECTION 3 (REPLACEMENT OF SURFACES) OF THE REVISED GENERAL ORDINANCES OF THE CITY OF NEWARK, NEW JERSEY, 2000, AS AMENDED AND SUPPLEMENTED, TO INCLUDE ADDITIONAL PROVISIONS FOR MILLING AND PAVING REQUIREMENTS FOR STREET SURFACE DISTURBANCE AND TRENCH RESTORATION.

Public Hearing will be held on December 17, 2025 due to advertising.

6PSF-b [25-1354](#) AN ORDINANCE AMENDING TITLE XXIII, TRAFFIC, CHAPTER 5, PARKING, STOPPING AND STANDING, GENERALLY, SECTION 23:5-7, PARKING OR STANDING PROHIBITED IN CERTAIN AREAS AT CERTAIN TIMES FOR STREET CLEANING, OF THE REVISED GENERAL ORDINANCES OF THE CITY OF NEWARK, NEW JERSEY, 2000, AS AMENDED AND SUPPLEMENTED, TO REMOVE TREADWELL STREET, ON THE NORTH SIDE, BETWEEN RIDGE STREET AND MOUNT PROSPECT AVENUE; AND INCLUDE TREADWELL STREET, ON THE SOUTH SIDE, BETWEEN RIDGE STREET AND MOUNT PROSPECT AVENUE (NORTH WARD).

Public Hearing will be held on December 17, 2025 due to advertising.

6PSF-c [25-1355](#) AN ORDINANCE AMENDING TITLE XXIII, TRAFFIC, CHAPTER 5, PARKING, STOPPING AND STANDING, GENERALLY, SECTION 23:5-1, PARKING PROHIBITED AT ALL TIMES, OF THE REVISED GENERAL ORDINANCES OF THE CITY OF NEWARK, NEW JERSEY, 2000, AS AMENDED AND SUPPLEMENTED, TO PROHIBIT PARKING AT ALL TIMES ON TREADWELL STREET, SOLELY ON THE NORTH SIDE, BETWEEN RIDGE STREET AND MOUNT PROSPECT AVENUE (NORTH WARD).

Public Hearing will be held on December 17, 2025 due to advertising.

6PSF-d [24-1359](#) AN ORDINANCE GRANTING A THIRTY (30) YEAR TAX ABATEMENT TO CROWN VILLAGE URBAN RENEWAL, INC., 27 PRINCE STREET, ELIZABETH, NEW JERSEY 07208, FOR A PROJECT TO CONSTRUCT TWO RESIDENTIAL AFFORDABLE HOUSING BUILDINGS CONSISTING OF ONE-HUNDRED-EIGHTY-FIVE (185) RESIDENTIAL RENTAL UNITS, WHEREIN THE FIRST BUILDING SHALL CONSIST OF ONE-HUNDRED-EIGHT (108) SENIOR AFFORDABLE HOUSING UNITS, OF WHICH TWENTY (20) UNITS SHALL BE RESTRICTED TO TENANTS AT 50% AREA MEDIAN INCOME ("AMI") AND EIGHTY-EIGHT (88) UNITS SHALL BE RESTRICTED TO TENANTS AT 60% AMI (THE "BUILDING 1 INCOME RESTRICTED UNITS"), AND THE SECOND BUILDING SHALL CONSIST OF SEVENTY-SEVEN (77) NON-SENIOR AFFORDABLE HOUSING UNITS, OF WHICH FOUR (4) UNITS SHALL BE RESTRICTED TO TENANTS AT 50% AMI AND SEVENTY-THREE (73) UNITS SHALL BE RESTRICTED TO TENANTS AT 60% AMI (THE "BUILDING 2 INCOME RESTRICTED UNITS"), AND APPROXIMATELY 9,115 SQUARE FEET OF COMMERCIAL SPACE AND APPROXIMATELY 86% OF ON-SITE PARKING SPACES LOCATED AT 552 AND 554-566 SOUTH ORANGE AVENUE AND 412, 414, 416, AND 418 GROVE STREET, NEWARK, NEW JERSEY AND IDENTIFIED ON THE CITY'S TAX MAP AS BLOCK 4001, LOTS 1, 2, 19, 20, 21, AND 32. (WEST WARD)

Public Hearing will be held on December 17, 2025 due to advertising.

6PSF-e [24-1360](#) AN ORDINANCE GRANTING A THIRTY (30) YEAR TAX ABATEMENT TO SOUTH ORANGE AVE. 1 URBAN RENEWAL, INC., 27 PRINCE STREET, ELIZABETH, NEW JERSEY 07208, FOR A PROJECT TO CONSTRUCT ONE-HUNDRED-FORTY-FOUR (144) NON-SENIOR AFFORDABLE HOUSING RESIDENTIAL RENTAL UNITS, WHEREIN TWELVE (12) UNITS SHALL BE RESTRICTED TO TENANTS AT 50% AREA MEDIAN INCOME ("AMI") AND ONE-HUNDRED-THIRTY-TWO (132) UNITS SHALL BE RESTRICTED TO TENANTS AT 60% AMI (THE "INCOME RESTRICTED UNITS") AND APPROXIMATELY 8,149 SQUARE FEET OF COMMERCIAL SPACE AND APPROXIMATELY 33% OF ON-SITE PARKING SPACES LOCATED AT 572-588 SOUTH ORANGE AVENUE, 80-82 WHITNEY STREET, 84 WHITNEY STREET, 86-88 WHITNEY STREET, AND 391-419 GROVE STREET, NEWARK, NEW JERSEY AND IDENTIFIED ON THE CITY'S MAP AS BLOCK 4002, LOTS 1, 18, 19, 20, AND 30. (WEST WARD)

Public Hearing will be held on December 17, 2025 due to advertising.

6PSF-f [25-0142](#) AN ORDINANCE GRANTING A TWENTY-FIVE (25) YEAR LONG TERM TAX ABATEMENT TO CASA MIA APARTMENTS URBAN RENEWAL, LLC, C/O CAPITAL REALTY GROUP, INC., 86 ROUTE 59 EAST SPRING VALLEY, NEW YORK 10977, FOR A PROJECT, LOCATED IN THE NORTH WARD AT 502-504 SUMMER AVENUE, NEWARK, NEW JERSEY AND IDENTIFIED ON THE CITY'S TAX MAP AS BLOCK 625, LOT 46 (THE "PROPERTY"), TO REHABILITATE A SIX (6) STORY ELEVATOR 100% AFFORDABLE SENIOR-LIVING RESIDENTIAL RENTAL BUILDING WITH A TOTAL OF NINETY-ONE (91) RESIDENTIAL UNITS, CONSISTING OF NINE (9) RESIDENTIAL RENTAL UNITS WHICH SHALL BE RESTRICTED TO TENANTS UP TO 60% OF AREA MEDIAN INCOME ("AMI") (THE "INCOME RESTRICTED UNITS"), AND ONE (1) NON-INCOME SUPERINTENDENT UNIT (NORTH WARD).

Public Hearing will be held on December 17, 2025 due to advertising.

6PSF-g [25-1195](#) AN ORDINANCE GRANTING A TWENTY-FIVE (25) YEAR LONG TERM TAX ABATEMENT TO 1213-1221 ON BROAD URBAN RENEWAL, LLC, 36 CHRISTOPHER COLUMBUS BOULEVARD, JACKSON, NEW JERSEY 08527 FOR A PROJECT, LOCATED IN THE EAST WARD AT 1213 MAYOR KENNETH A. GIBSON BLVD., 1215-21 MAYOR KENNETH A. GIBSON BLVD., AND 124 MILLER ST., NEWARK, NEW JERSEY 07114 AND IDENTIFIED AS BLOCK 2797, LOTS 4, 5, AND 9 ON THE TAX MAP OF THE CITY (THE "PROPERTY"), TO CONSTRUCT A NEW 5 STORY BUILDING WITH SIXTY (60) RESIDENTIAL RENTAL UNITS CONSISTING OF FORTY-EIGHT (48) MARKET RATE RESIDENTIAL RENTAL UNITS (SIX (6) STUDIO UNITS, FORTY-ONE (41) ONE-BEDROOM UNITS, AND ONE (1) TWO-BEDROOM UNITS), (THE "MARKET RATE UNITS"), AND TWELVE (12) AFFORDABLE HOUSING RENTAL UNITS, OF WHICH THREE (3) UNITS SHALL BE RESTRICTED TO TENANTS AT 40% OF AREA MEDIAN INCOME ("AMI"), CONSISTING OF TWO (2) STUDIO UNITS AND ONE (1) ONE-BEDROOM UNIT, THREE (3) UNITS SHALL BE RESTRICTED TO TENANTS AT 60% OF AMI, CONSISTING OF THREE (3) ONE-BEDROOM UNITS, AND SIX (6) UNITS SHALL BE RESTRICTED TO TENANTS AT 80% OF AMI, CONSISTING OF THREE (3) ONE-BEDROOM UNITS, AND THREE (3) TWO-BEDROOM UNITS (THE "INCOME RESTRICTED UNITS"), FORTY-TWO (42) MONTHLY RENTAL PARKING SPACES, A GYM, AND ONE (1) ELEVATOR (COLLECTIVELY, THE "PROJECT") (EAST WARD)

Public Hearing will be held on December 17, 2025 due to advertising.

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 Sewer Utility**

7. RESOLUTIONS**7R1 Administration**

7R1-a [25-1537](#) **Dept/ Agency:** Administration/Office of Management and Budget
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Budget Insertion
Purpose: To provide grant funding to the City of Newark, the Brick City Peace Collective (BCPC) Grant to foster initiatives, programs and opportunities to reduce violence and strengthen relationships between law enforcement and Newark communities
Funding Source: New Jersey Department of Community Affairs, Division of Housing and Community Resources
Appropriation Amount: \$1,000,000.00
Budget Year: 2025
Contract Basis: () Bid () State Vendor () Prof. Ser. () EUS
() Fair & Open () No Reportable Contributions () RFP () RFQ
() Private Sale (X) Grant () Sub-recipient () n/a
Additional Information:
Funds accepted by Resolution # Apply and Accept submitted under separate cover as Legistar ID #25-1508
Operating Agency: Department of Administration
Two-Thirds vote of full membership required.

7R1-b

[25-1540](#)**Dept/ Agency:** Administration/Office of Management and Budget**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Budget Insertion**Purpose:** The 2026 Anti-Violence for Out-of-School Youth Project for the Newark Street Academy, which will support One hundred five (105) out of school youth, who have either dropped out of school or are in serious risk of dropping out and have not succeeded in a traditional academic environment (All Wards)**Funding Source:** New Jersey Department of Community Affairs, Division of Housing and Community Resources**Appropriation Amount:** \$2,000,000.00**Budget Year:** 2025**Contract Basis:** () Bid () State Vendor () Prof. Ser. () EUS
() Fair & Open () No Reportable Contributions () RFP () RFQ
() Private Sale (X) Grant () Sub-recipient () n/a**Additional Information:**

Funds accepted by Resolution Apply and Accept submitted under separate cover as Legistar ID #25-1509

Operating Agency: Department of Administration

Two-Thirds vote of full membership required.

7R1-c

[25-1541](#)**Dept/ Agency:** Administration/Office of Management and Budget**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Budget Insertion**Purpose:** The purpose of enhancing the Dr. Martin Luther King, Jr. Boulevard corridor through improved urban tree canopy, expanded public green space, public art installations, litter and debris removal.**Funding Source:** Keep America Beautiful**Appropriation Amount:** \$20,000.00**Budget Year:** 2025**Contract Basis:** () Bid () State Vendor () Prof. Ser. () EUS
() Fair & Open () No Reportable Contributions () RFP () RFQ
() Private Sale (X) Grant () Sub-recipient () n/a**Additional Information:**

Funds accepted by Resolution Apply and Accept Legistar ID #25-0984

Operating Agency: Department of Administration

Two-Thirds vote of full membership required.

7R1-d

[25-1465](#)**Dept/ Agency:** Administration/Office of Business Administrator**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Application for Grant Funds**Purpose:** To Apply for the New Jersey Board of Public Utilities (NJBPUP) Community Energy Planning Grant to develop Newark's Community Energy Plan in alignment with New Jersey's Energy Master Plan.**Entity Name:** New Jersey Board of Public Utilities (NJBPUP)**Entity Address:** 44 South Clinton Avenue, 1st Floor, Trenton, NJ 08625**Grant Amount:** \$25,000.00**City Contribution:** \$0.00**Other Funding Source/Amount:**\$ 0.00**Grant Period:** January 1, 2026 to December 31, 2026**Contract Basis:** () Bid () State Vendor () Prof. Ser. () EUS
() Fair & Open () No Reportable Contributions () RFP () RFQ
() Private Sale (X) Grant () Sub-recipient () n/a**Additional Information:**

The New Jersey Board of Public Utilities Community Energy Planning Grant program supports municipalities in developing local community energy plans that align with the State's Energy Master Plan: Pathway to 2050. The program enables municipalities to assess local energy use, plan for renewable energy integration, reduce greenhouse gas emissions, and engage residents in developing equitable clean energy strategies.

7R1-e

[25-1508](#)**Dept/ Agency:** Administration/Office of the Business Administrator**Action:** (X) Ratifying (X) Authorizing () Amending**Type of Service:** Application/Acceptance of the 2026 Brick City Peace Collective (BCPC) Grant**Purpose:** To submit an Application and enter into Agreements with the New Jersey Department of Community Affairs, Division of Housing and Community Resources for the 2026 Brick City Peace Collective (BCPC) Grant.**Entity Name:** New Jersey Department of Community Affairs, Division of Housing and Community Resources**Entity Address:** 101 South Broad Street, 5th Floor, Trenton, New Jersey 08625-0811**Total Grant Amount:** \$1,000,000.00**Funding Source:** New Jersey Department of Community Affairs, Division of Housing and Community Resources**Grant Period:** July 1, 2025 through December 31, 2027, until funds are fully expended**Contract Basis:** () Bid () State Vendor () Prof. Ser. () EUS
() Fair & Open () No Reportable Contributions () RFP () RFQ
() Private Sale (X) Grant () Sub-recipient () n/a**Monitoring Dept/Agency:** Not Applicable**Additional Information:**

To foster initiatives, programs, and opportunities to reduce violence and strengthen relationships between law enforcement and Newark communities.

7R1-f

[25-1509](#)**Dept/ Agency:** Administration/Office of the Business Administrator**Action:** (X) Ratifying (X) Authorizing () Amending**Type of Service:** Application and Agreements**Purpose:** Application/Acceptance of the 2026 Anti-Violence

Out-of-School Grant with the New Jersey Department of Community Affairs, Division of Housing and Community Resources.

Entity Name: New Jersey Department of Community Affairs, Division of Housing and Community Resources**Entity Address:** 101 South Broad Street, 5th Floor, Trenton, New Jersey 08625-0811**Total Grant Amount:** \$2,000,000.00**Funding Source:** New Jersey Department of Community Affairs, Division of Housing and Community Resources**Grant Period:** October 1, 2025 through December 31, 2027, until funds are fully expended**Contract Basis:** () Bid () State Vendor () Prof. Ser. () EUS
() Fair & Open () No Reportable Contributions () RFP () RFQ
() Private Sale (X) Grant () Sub-recipient () N/A**Monitoring Dept./Agency:** Not Applicable**Additional Information:**

This Grant will provide funding for the Newark Youth Academy targeting One Hundred and Five (105) out-of-school juveniles, who have not succeeded in a traditional academic environment.

7R1-g

[25-1529](#)**Dept/ Agency:** Administration/Office of the Business Administrator**Action:** (X) Ratifying (X) Authorizing () Amending**Type of Service:** Application/Acceptance of the Arts & Education District 2026 Grant**Purpose:** To submit an Application and enter into Agreements with the New Jersey Department of Community Affairs, Division of Housing and Community Resources for the Arts & Education District 2026 Grant.**Entity Name:** New Jersey Department of Community Affairs, Division of Housing and Community Resources**Entity Address:** 101 South Broad Street, 5th Floor, Trenton, New Jersey 08625-0811**Total Grant Amount:** \$1,000,000.00**Funding Source:** New Jersey Department of Community Affairs, Division of Housing and Community Resources**Grant Period:** July 1, 2025 through December 31, 2026, until funds are fully expended**Contract Basis:** () Bid () State Vendor () Prof. Ser. () EUS
() Fair & Open () No Reportable Contributions () RFP () RFQ
() Private Sale (X) Grant () Sub-recipient () n/a**Monitoring Dept/Agency:** Not Applicable**Additional Information:**

To support year-round activations including festivals, concerts, art walks, pop-ups, family nights, film screenings, seasonal markets, and partnerships with local venues; and contribute to beautification of the arts and cultural district

7R2 Economic and Housing Development

7R2-a [25-0509](#) **Dept/ Agency:** Economic and Housing Development
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Private Sale/Redevelopment
Purpose: New construction of a 2-family home to sell at market rate
Entity Name: Ortech Renovation and Construction Limited Liability Company
Entity Address: 255 Lehigh Avenue, Newark, New Jersey 07112
Sale Amount: \$39,650.00
Cost Basis: (X) \$13.00 PSF () Negotiated () N/A () Other:
Assessed Amount: \$12,200.00
Appraised Amount: N/A
Contract Period: To commence within three (3) months and be completed within eighteen (18) months following transfer of property ownership from the City to the Redeveloper
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)
18 Seymour Avenue/Block 2657/Lot 49/South Ward
Additional Information:
Sale Price: Total Square Footage X PSF = 3,050 X \$13.00 = \$39,650.00.
Sale at prices set forth by Ordinance 6S&Fh, adopted on April 7, 2004, establishing the minimum sale price of City-owned properties.
Deferred 7R2-f 102225
Deferred 7R2-c 110625
Deferred 7R2-a 112525

7R2-b

[25-0784](#)**Dept/ Agency:** Economic and Housing Development**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** To rehabilitate property and sell to an owner-occupant homeowner at 80% Area Median Income or less**Entity Name:** Community Asset Preservation Corporation**Entity Address:** 100 Albany Street, Suite 250, New Brunswick, New Jersey 08901**Sale Amount:** \$20,741.63**Cost Basis:** (X) \$13.00 PSF () Negotiated () N/A () Other:**Assessed Amount:** \$83,100.00**Appraised Amount:** \$0.00**Contract Period:** To commence within three (3) months and be completed within eighteen (18) months following transfer of property ownership from the City to the Redeveloper**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)**

90 Garside Street/Block 490/Lot 23/ Central Ward

Additional Information:Sale Price: Total Square Footage X PSF = 1,595.51 X \$13.00 =
\$20,741.63.Sale at prices set forth by Ordinance 6S&Fh, adopted on April 7, 2004,
establishing the minimum sale price of City-owned properties**Deferred 7R2-g 110625****Deferred 7R2-c 112525**

7R2-c

[25-0811](#)**Dept/ Agency:** Economic and Housing Development**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** On 555 South Orange Ave., new construction of a mix-used building with a resource center on the ground floor and 4 residential apartments above. On 25-27 Martin Luther King Boulevard will be new construction of a 4-family home to sell to a first-time homebuyer at market rate.**Entity Name:** Transcend Outreach Center, Inc.**Entity Address:** 971 Clinton Avenue, Irvington, New Jersey 07111**Sale Amount:** \$90,238.20**Cost Basis:** (X) \$15.00 PSF () Negotiated () N/A () Other:**Assessed Amount:** \$90,900.00**Appraised Amount:** N/A**Contract Period:** To commence within three (3) months and be completed within twenty-four (24) months following transfer of property ownership from the City to the Redeveloper**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)**

555 South Orange Avenue /Block 1789/Lot 30/ West Ward

25 Martin Luther King Boulevard /Block 486/Lot 12/ Central Ward

27 Martin Luther King Boulevard /Block 486/Lot 13/ Central Ward

Additional Information:Sale Price: Total Square Footage X PSF = 6,015. 88 X \$15.00 =
\$90,238.20Sale at prices set forth by Ordinance 6S&Fh, adopted on April 7, 2004,
establishing the minimum sale price of City-owned properties.**Deferred 7R2-d 112525**

7R2-d

[25-0990](#)**Dept/ Agency:** Economic and Housing Development**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** To provide new construction of two (2) two-family homes, one being sold at market rate and the other at an affordable rate**Entity Name:** Road to Prosperity LLC**Entity Address:** 511 South Orange Avenue, Newark, New Jersey 07103**Sale Amount:** \$78,400.00**Cost Basis:** (X) \$14.00 PSF () Negotiated () N/A () Other:**Assessed Amount:** \$20,200.00**Appraised Amount:** N/A**Contract Period:** To commence within three (3) months and be completed within eighteen (18) months following transfer of property ownership from the City to the Redeveloper**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)**

556-558 Sandford Avenue/Block 4109/Lot 16/West Ward

Additional Information:

Sale Price: Total Square Footage X PSF = 5,600 X \$14.00 = \$78,400.00.

Sale at prices set forth by Ordinance 6S&Fh, adopted on April 7, 2004, establishing the minimum sale price of City-owned properties.

Deferred 7R2-f 112525

7R2-e

[25-1176](#)**Dept/ Agency:** Economic and Housing Development**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** On 522- Central Avenue, there will be new construction of a two (2) family home to rent at 60-80% AMI and will rehabilitate property to create a new office headquarters at 508 15th Avenue.**Entity Name:** S.G. Global Enterprise LLC**Entity Address:** 212 Dayton Street, Apt 2, Ridgewood, New Jersey 07450**Sale Amount:** \$60,345.00**Cost Basis:** (X) \$15.00 PSF () Negotiated () N/A () Other:**Assessed Amount:** \$65,400.00**Appraised Amount:** N/A**Contract Period:** To commence within three (3) months and be completed within eighteen (18) months following transfer of property ownership from the City to the Redeveloper**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)**

522 Central Avenue/Block 1828 /Lot 64/ West Ward

508 15th Avenue/ Block 284/ Lot 1/ Central Ward

Additional Information:

Sale Price: Total Square Footage X PSF = 4,023 X \$15.00 = \$60,345.00

Sale at prices set forth by Ordinance 6S&Fh, adopted on April 7, 2004, establishing the minimum sale price of City-owned properties.

Deferred 7R2-h 112525

7R2-f

[25-1409](#)**Dept./ Agency:** Economic and Housing Development**Action:** (X) Ratifying (X) Authorizing () Amending**Type of Service:** Resolution of Support**Purpose:** To provide Municipal Council support for the submission of an application by Developer for funding from the New Jersey Department of Community Affairs, New Jersey Affordable Housing Trust Funds**Entity Name:** A-7 West End Development Associates, LLC**Entity Address:** 211 Warren Street, Newark, New Jersey 07103**Grant Amount:** \$0.00**Total Project Cost:** \$3,366,890.00**City Contribution:** \$0.00**Other Funding Source/Amount:****Grant Period:****Contract Basis:** () Bid () State Vendor () Prof. Ser. () EUS

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

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

List of Property**(Address/Block/Lot/Ward)**

87 West End Avenue/Block 4052/Lot 43/West Ward

53 Pine Grove Terrace/Block 4053/Lot 26/West Ward

55-57 Pine Grove Terrace/Block 4053/Lot 28/West Ward

59 Pine Grove Terrace/Block 4053/Lot 29/West Ward

61-63 Pine Grove Terrace/Block 4053/Lot 30/West Ward

67-69 Pine Grove Terrace/Block 4053/Lot 33/West Ward

Additional Information:**Deferred 7R2-k 112525**

7R8 Municipal Council and City Clerk

- 7R8-a** [25-1547](#) **Dept/ Agency:** Offices of Municipal Council/City Clerk
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Establishing Municipal Council Meeting Dates
Purpose: To establish 2026 Pre-Meetings, Regular Meetings, Special Meetings, and Conference Dates.
Additional Information:
Open Public Meetings Act notice to be sent to newspapers and posted.
- 7R8-b** [25-1546](#) **Dept/ Agency:** Offices of Municipal Council/City Clerk
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Establishing the 2026 Municipal Holiday Schedule
Purpose: 2026 Municipal Paid Holidays
Additional Information:
- 7R8-c** [25-1472](#) **Dept/ Agency:** Offices of Municipal Council/City Clerk
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Hold Harmless and Indemnification Agreement
Purpose: Annual Holiday Parade of Lights
Entity Name: Essex County Department of Public Works, Division of Roads and Bridges
Entity Address: 99 W Bradford Ave, Cedar Grove, New Jersey 07009
Event Location: Mount Prospect Avenue (beginning on Elwood Avenue, between Summer Avenue and Mount Prospect Avenue and concluding on Second Avenue and Mount Prospect Avenue), Newark, New Jersey 07104
Event Date(s): Friday, December 12, 2025
Event Time: 5:30 PM until 9:00 PM
Additional Information:
Sponsor: Council Member Anibal Ramos, Jr.

7R8-d

[25-1473](#)

Dept/ Agency: Offices of Municipal Council/City Clerk
Action: (X) Ratifying (X) Authorizing () Amending
Type of Service: Exception to Public Bidding - N.J.S.A. 40A:11-5(1)(a)
(i) and N.J.S.A. 40A: 11-(5)(1)(a)(i)(I)
Purpose: To provide legal services to the Office of the City Clerk in connection with Election Matters
Entity Name: Anselmi & Carvelli, LLP.
Entity Address: 56 Headquarters Plaza, West Tower 5th Fl., Morristown, New Jersey 07960
Contract Amount: Not to exceed \$50,000.00
Funding Source: Office of the City Clerk
NW011-020-0201-96110-B2025 and B2026
Contract Period: One (1) year commencing November 27, 2025 through November 26, 2026
Contract Basis: () Bid () State Vendor (X) Prof. Ser. () EUS
() Fair & Open (X) No Reportable Contributions () RFP () RFQ
() Private Sale () Grant () Sub-recipient () n/a
Additional Information:
Partial Certification of Funds in the amount of \$1,000.00.

7R8-e

[25-1538](#)

Dept/ Agency: Offices of Municipal Council/City Clerk
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Exception to Public Bidding - (N.J.S.A. 40A:11-5(1)(L)) permits award of a contract for goods and services necessary or required to prepare and conduct an election without public bidding
Purpose: To provide printing and mailing services for the May 2026 Municipal Election and any necessary Municipal Run-Off Election
Entity Name: Reliance Graphics Inc.
Entity Address: 80 Pompton Avenue, Verona, New Jersey 07044
Contract Amount: Amount not to exceed \$358,000.00
Funding Source: 2026 Budget/Office of the City Clerk
Contract Period: January 1, 2026 through September 30, 2026
Contract Basis: () Bid () State Vendor () Prof. Ser. () EUS
() Fair & Open (X) No Reportable Contributions () RFP () RFQ
() Private Sale () Grant () Sub-recipient () n/a
Additional Information:

7R8-f

[25-1544](#)**RECOGNIZING AND COMMENDING****Sponsored by Council Member Patrick O. Council**

1. Individuals honored during the International Girls Academy UJIMA Business Program
2. Irvin B. Poochie Hill

Sponsored by Council Member Carlos M. Gonzalez

3. Individuals honored during the New Jersey Health Care District 1199j Training and Development Fund Graduation

Sponsored by Council Member Louise Scott-Rountree

4. Individuals honored during the East Orange Hall of Fame Induction Ceremony
5. Individuals honored during the Bishop Joseph A. Francis Annual Scholarship Brunch
6. Reverend Dr. Andre Speight and Lady Shanique Speight, Second Pastoral Anniversary
7. Individuals honored during the Newark Public Library 125th Anniversary Gala

Sponsored by Council Member Michael J. Silva

8. Raymond Montalvo

7R8-g

[25-1545](#)**EXPRESSING PROFOUND SORROW AND REGRET****Sponsored by Council Member Louise Scott-Rountree**

1. Fannie Mae Gordon
2. Benjamin Adolphus Kofi Tay
3. Professor James Rufflin
4. Masi Ibn Ahmeed Rogers
5. Pedro R. Merlo

7R12 Water Sewer Utility

7R12-a [25-1396](#)

Dept/ Agency: Water and Sewer Utilities

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

Type of Service: Bid Contract

Purpose: Cedar Grove Reservoir Stormwater Improvements- Ridge Road- Contract 24-WS2025

Entity Name: CMS Construction Inc

Entity Address: 521 North Avenue, Plainfield, New Jersey 07060

Contract Amount: Not to exceed \$261,400.00

Funding Source: 2025 Budget/Department of Water and Sewer Utilities/ NW038-800-8007-71970

Contract Period: Forty-five (45) calendar days from the date of a written Notice to Proceed.

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

Additional Information:

Bid Packages Distributed: Twelve (12)

Bids Received: Five (5)

9. PENDING BUSINESS ON THE AGENDA

- 9-a** [25-1414](#) **Dept/ Agency:** Office of the Mayor
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Appointment
Purpose: Appointment to the Newark Public Library Board as a Trustee
Name of Appointee: Ms. Kimberly C. Clark
Appointment Term: Upon confirmation and ending on the unexpired term, January 31, 2030.
Additional Information:
Deferred 8-c110625
Deferred 9-b 112525
- 9-b** [25-1510](#) **AN ORDINANCE AMENDING TITLE 41, ZONING AND LAND USE REGULATIONS, CHAPTER 20, ENVIRONMENTAL JUSTICE AND CUMULATIVE IMPACTS OF THE REVISED GENERAL ORDINANCES OF THE CITY OF NEWARK, NEW JERSEY, 2000, AS AMENDED AND SUPPLEMENTED, TO PROHIBIT ANY NEW OR EXPANDED FOSSIL FUEL FACILITY, INCLUDING FOSSIL FUEL POWER GENERATION**
Deferred 8-f 112525
- 9-c** [25-1511](#) **ORDINANCE AMENDING TITLE X, FINANCE AND TAXATION OF THE REVISED GENERAL ORDINANCES OF THE CITY OF NEWARK, NEW JERSEY, 2000, AS AMENDED AND SUPPLEMENTED BY ADDING A NEW SECTION CHAPTER 34, PROHIBITION ON USE OF CITY FUNDS FOR FOSSIL FUEL INCLUDING FOSSIL FUEL POWER GENERATION.**
Deferred 8-g 112525

11. HEARING OF CITIZENS

[25-1553](#)

1. ALIF MUHAMMAD
2. JOHN GOLDSTEIN
3. LISA MITCHELSON-PARKER
4. FELICIA ALSTON-SINGLETON
5. CASSANDRA DOCK
6. DONNA JACKSON
7. LOUIS SHOCKLEY
8. OPAL R. WRIGHT
9. DEBRA SALTERS
10. FAHKERIA BRADLEY
11. DARNELLA LEE

MOTIONS

12. ADJOURNMENT

**KECIA DANIELS
CITY CLERK OF THE MUNICIPAL COUNCIL
NEWARK, NEW JERSEY**