

# City of Newark

City Hall  
920 Broad Street  
Newark, New Jersey 07102



## Meeting Agenda - Final

### SPECIAL MEETING

Tuesday, August 30, 2022

10:00 AM

Council Chamber

### Municipal Council

*Council Member Patrick O. Council*  
*Council Member C. Lawrence Crump*  
*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 LaMonica R. McIver*

*Jerusha J. Schulze, Acting City Clerk    Jose DaSilva, Acting Deputy City Clerk*

**CALL TO ORDER****STATEMENT ON OPEN PUBLIC MEETINGS ACT***STATEMENT OF OPEN PUBLIC MEETING 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 15, 2021 and amended by Resolution 7R8-a (s) on January 4, 2022, allowing virtual meetings in January and February. In addition, the agenda for this meeting was disseminated on August 26, 2022 at the time of preparation and posted on the website of the City of Newark.*

**ROLL CALL****6. ORDINANCES****6PSF Public Hearing, Second Reading and Final Passage**

- 6PSF-a [22-1096](#) AN ORDINANCE GRANTING A THIRTY (30) YEAR TAX  
(s) ABATEMENT TO SOUTHSIDE VIEW, LLC, 1212 SPRINGFIELD AVENUE, IRVINGTON, NEW JERSEY 07111, FOR A PROJECT TO CONSTRUCT A NEW (40) UNIT AFFORDABLE HOUSING PROJECT CONSISTING OF (34) AFFORDABLE HOUSING RENTAL UNITS TO BE RENTED TO TENANTS AT 60% AREA MEDIAN INCOME ("AMI") OR LESS, (5) UNITS RESERVED FOR HOMELESS AT 30% AMI OR LESS AND (1) SUPERINTENDENT UNIT, A COMMUNITY CENTER AND ON-SITE PARKING LOCATED ON REAL PROPERTY COMMONLY KNOWN AS 654-668 SOUTH 11TH STREET, NEWARK, NEW JERSEY 07103 AND IDENTIFIED ON THE OFFICIAL TAX MAP OF THE CITY OF NEWARK, AS BLOCK 2617, LOTS 69, 70, 71, 72, 73, 74, 75, 85, 86, 87 AND 88.

- 6PSF-b [22-1118](#) AN ORDINANCE GRANTING A THIRTY (30) YEAR TAX ABATEMENT TO 77 UNIVERSITY URBAN RENEWAL, LLC, 87 HALSEY STREET, NEWARK, NEW JERSEY 07102, FOR A PROJECT TO CONSTRUCT A NEW (6) STORY MULTI-FAMILY BUILDING CONSISTING OF (107) MARKET RATE RESIDENTIAL RENTAL UNITS, (27) AFFORDABLE HOUSING RENTAL UNITS RESTRICTED TO TENANTS AT 50% OF AREA MEDIAN INCOME, OFF-STREET PARKING, RELATED AMENITIES AND A GROUND FLOOR CHARITABLE FACILITY ON PROPERTY LOCATED AT 65-81 UNIVERSITY AVENUE AND 28-44 EAGLES STREET, NEWARK, NEW JERSEY 07102 AND IDENTIFIED ON THE OFFICIAL TAX MAP OF THE CITY OF NEWARK, AS BLOCK 45, LOTS 21, 45, 47 AND 52.
- 6PSF-c [22-1136](#) AN ORDINANCE GRANTING A THIRTY (30) YEAR TAX ABATEMENT TO MAR NHA WSV PHASE 2, LLC, 921 ELIZABETH AVENUE, 5TH FLOOR, ELIZABETH, NEW JERSEY 07201, FOR A PROJECT TO CONSTRUCT A NEW BUILDING WITH A TOTAL OF (94) SENIOR RESIDENTIAL RENTAL UNITS, CONSISTING OF (10) UNITS THAT SHALL BE RENTED TO TENANTS AT 30% AREA MEDIAN INCOME ("AMI") OR LESS, (38) UNITS AT 50% AMI OR LESS, (45) UNITS AT 60% AMI OR LESS, AND (1) SUPERINTENDENT UNIT LOCATED ON REAL PROPERTY COMMONLY KNOWN AS 530-570 SOUTH 13TH STREET, NEWARK, NEW JERSEY 07103 AND IDENTIFIED ON THE OFFICIAL TAX MAP OF THE CITY OF NEWARK, AS BLOCK 310, LOT 1.
- 6PSF-d [22-1155](#) AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NEWARK AND/OR HIS DESIGNEE, THE DEPUTY MAYOR/DIRECTOR OF THE DEPARTMENT OF ECONOMIC AND HOUSING DEVELOPMENT TO EXECUTE THE SALE AND TRANSFER OF THE CITY OF NEWARK PROPERTIES IDENTIFIED ON THE OFFICIAL TAX MAP OF THE CITY OF NEWARK, AS BLOCK 34, LOTS 9, 10, 11, 12 AND 30 AND BLOCK 35 LOT 29 PURSUANT TO AN AGREEMENT FOR SALE AND REDEVELOPMENT OF LAND.

**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****7R8 Municipal Council and City Clerk**

**7R8-a (s)** [22-1208](#) **Dept/ Agency:** Offices of Municipal Council/City Clerk  
**Action:** (X) Ratifying (X) Authorizing ( ) Amending  
**Type of Service:** Resolution Waiving Special Event Application Fees  
**Purpose:** Jacob Street Back-to-School Block Party  
**Date(s):** Saturday, August 27, 2022 (Rain Date: Saturday, September 3, 2022)  
**Event Time(s):** 12:00 P.M. until 7:00 P.M.  
**Location:** Jacob Street between 16th Avenue and Springfield Avenue  
**Sponsor(s):** Council President, LaMonica R. McIver  
**Additional Information:**  
The Jacob Street Back to School Block Party will take place on Jacob Street, between 16th Avenue and Springfield Avenue (Central Ward), on Saturday, August 27, 2022, from 12:00 P.M. until 7:00 P.M. (Rain Date: Saturday, September 3, 2022)  
The City of Newark's Special Event Permit Application Fee of \$50.00 for street closure shall be waived.

**7R8-b (s)** [22-1220](#) **Dept/ Agency:** Offices of Municipal Council/City Clerk  
**Action:** ( ) Ratifying (X) Authorizing ( ) Amending  
**Type of Service:** Resolution Waiving Special Event Application Fees  
**Purpose:** The Central Ward 280 West Block Party  
**Date(s):** Sunday, September 4, 2022  
**Time(s):** 12:00 P.M. until 8:30 P.M.  
**Location:** Orange Street and 7th Avenue  
**Sponsor(s):** Council Member, Louise Scott-Rountree and the Second Street Block Association  
**Additional Information:**  
The Central Ward 280 West Block Party will held on the cross streets of Orange Street and 7th Avenue from 12:00 P.M. until 8:30 P.M.  
The City of Newark's Special Event Permit Application Fees of (\$50.00) for street closure will be waived.

**ADDED STARTER RESOLUTIONS****7R2 Economic and Housing Development**

7R2-a  
(s/as)

[22-1239](#)

**Dept./ Agency:** Economic and Housing Development

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

**Type of Service:** Waiving 20 day period for an Ordinance to take effect

**Purpose:** This Resolution seeks to authorize an emergency be declared to exist, for Ordinance 6PSF-b(s), which grants a Thirty (30) Year Tax Abatement to 77 University Urban Renewal, LLC, 87 Halsey Street, Newark, New Jersey 07102, for the property located at 65-81 University Avenue and 28-44 Eagles Street, Newark, New Jersey 07102 and identified on the Official Tax Map of the City of Newark as Block 45, Lots 21, 45, 47 and 52, to become effective once adopted by the Municipal Council after Public Hearing, Second Reading and Final Passage, in accordance with N.J.S.A. 4:69A-181(b). This is due to the exigent need for the Project to meet the New Jersey Housing and Mortgage Finance Agency's 9% Tax Credits application deadline of August 31, 2022, and to address the need for affordable housing in the City of Newark.

**Ordinance No(s):**

Ordinance 6F-f(s), adopted on First Reading by the Municipal Council on August 16, 2022.

Ordinance 6PSF-b(s) is scheduled for a Public Hearing, Second Reading and Final Passage on August 30, 2022, subject to the Municipal Council's vote to pass this Resolution.

**Additional Information:**

7R2-b  
(s/as)

[22-1240](#)

**Dept./ Agency:** Economic and Housing Development

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

**Type of Service:** Waiving 20 day period for an Ordinance to take effect

**Purpose:** This Resolution seeks to authorize an emergency be declared to exist, for Ordinance 6PSF-c(s), which grants a Thirty (30) Year Tax Abatement to MAR NHA WSV Phase 2, LLC, 921 Elizabeth Avenue, 5th Floor, Elizabeth, New Jersey 07201, for a project to construct a new building with a total of ninety-four (94) senior residential rental units, consisting of ten (10) units that shall be rented to tenants at 30% area medium income ("AMI") of less, thirty-eight (38) units at 50% AMI or less, forty-five (45) units at 60% AMI or less, and one (1) superintendent unit located on real property commonly known as 530-570 South 13th Street, Newark, New Jersey 07103 and identified on the Official Tax Map of the City of Newark as Block 310, Lot 1, to become effective once adopted by the Municipal Council after Public Hearing, Second Reading and Final Passage, in accordance with N.J.S.A. 40:69A-181(b). This is due to the exigent need for the Project to meet the New Jersey Housing and Mortgage Finance Agency's 9% Tax Credits application deadline of August 31, 2022 and to address the need for affordable housing in the City of Newark.

**Ordinance No(s):**

Ordinance 6F-e(s), adopted on First Reading by the Municipal Council on August 16, 2022.

Ordinance 6PSF-c(s) is scheduled for a Public Hearing, Second Reading and Final Passage on August 30, 2022 subject to the Municipal Council's vote to pass this Resolution.

**Additional Information:**

7R2-c  
(s/as)

[22-1241](#)

**Dept./ Agency:** Economic and Housing Development

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

**Type of Service:** Waiving 20 day period for an Ordinance to take effect

**Purpose:** This Resolution seeks to authorize an emergency be declared to exist, for Ordinance 6PSF-a(s), which grants a Thirty (30) Year Tax Abatement to Southside View, LLC, 1212 Springfield Avenue, Irvington, New Jersey 07111, for a project to construct a new forty (40) unit affordable housing project consisting of thirty-four (34) affordable housing rental units to be rented to tenants at 60% area median income ("AMI") or less, five (5) units reserved for homeless at 30% AMI or less and one (1) superintendent unit, a community center and on-site parking located on real property commonly known as 654-668 South 11th Street, Newark, New Jersey 07103 and identified on the Official Tax Map of the City of Newark as Block 2617, Lots 69, 70, 71, 72, 73, 74, 75, 85, 86, 87 and 88, to become effective once adopted by the Municipal Council after Public Hearing, Second Reading and Final Passage, in accordance with N.J.S.A. 40:69A-181(b). This is due to the exigent need for the Project to meet the New Jersey Housing and Mortgage Finance Agency's 9% Tax Credits application deadline of August 31, 2022 and to address the need for affordable housing in the City of Newark.

**Ordinance No(s):**

Ordinance 6F-d(s), adopted on First Reading by the Municipal Council on August 16, 2022.

Ordinance 6PSF-a(s), is scheduled for a Public Hearing, Second Reading and Final Passage on August 30, 2022 subject to the Municipal Council's vote to pass this Resolution.

**Additional Information:**



7R2-d  
(s/as)

[22-1243](#)

**Dept./ Agency:** Economic and Housing Development

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

**Type of Service:** Waiving 20 day period for an Ordinance to take effect

**Purpose:** This Resolution seeks to authorize an emergency be declared to exist, for Ordinance 6PSF-d(s), which authorizes the execution of an Agreement for the Sale and Redevelopment of Land between the City of Newark and the Newark Museum Association, 49 Washington Street, Newark, New Jersey 07102, for the redevelopment, sale and transfer of the City of Newark properties identified on the Official Tax Map of the City of Newark, as Block 34, Lots 9, 10, 11, and 12 and Block 35, Lot 29 and 30, for a project to construct a mixed-use arts, retail, and residential development to be known as Museum Parc ("Museum Parc"), to become effective once adopted by the Municipal Council after Public Hearing, Second Reading and Final Passage, in accordance with N.J.S.A. 40:69A-181(b). This is due to the exigent need for the Museum Parc Project to meet the New Jersey Housing and Mortgage Finance Agency's 9% Tax Credits application deadline of August 31, 2022, and to address the need for affordable housing in the City of Newark.

**Ordinance No(s):**

Ordinance 6F-g(s), adopted on First Reading by the Municipal Council on August 16, 2022.

Ordinance 6PSF-d(s) is scheduled for a Public Hearing, Second Reading and Final Passage on August 30, 2022, subject to the Municipal Council's vote to pass this Resolution.

**Additional Information:**

**7R8      Municipal Council and City Clerk****7R8-c  
(s/as)**[22-1170](#)**Dept/ Agency:** Offices of Municipal Council/City Clerk**Action:** ( ) Ratifying    (X) Authorizing    ( ) Amending**Type of Service:** Hold Harmless and Indemnification Agreement**Purpose:** Home Buyers Seminar**Entity Name:** Waterfront Recreation Center**Entity Address:** 2 Grafton Avenue, Newark, New Jersey 07104**Event Location:** Waterfront Recreation Center, 2 Grafton Avenue,  
Newark, New Jersey 07104**Event Date(s):** Saturday, September 10, 2022**Event Time:** 10:00 A.M. until 4:00 P.M.**Sponsor:** Council Member, Anibal Ramos, Jr.**Additional Information:****ADJOURNMENT****JERUSHA J. SCHULZE****ACTING CITY CLERK OF THE MUNICIPAL COUNCIL****NEWARK, NEW JERSEY**