

City of Newark

City Hall
920 Broad Street
Newark, New Jersey 07102



Meeting Agenda - Final

REGULAR MEETING

Wednesday, October 6, 2021

12:30 PM

Virtual Meeting

Municipal Council

Council Member Augusto Amador
Council Member C. Lawrence Crump
Council Member Carlos M. Gonzalez
Council Member John Sharpe James
Council Member Joseph A. McCallum, Jr.
Council Member LaMonica R. McIver
Council Member Eddie Osborne
Council Member Anibal Ramos, Jr.
President Luis A. Quintana

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.

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 (s) on December 29, 2020 and amended by Resolution 7R8-c (s) on September 30, 2021. In addition, the agenda for this meeting was disseminated on October 1, 2021 at the time of preparation and posted on the website of the City of Newark.

4. ROLL CALL**5. REPORTS AND RECOMMENDATIONS OF CITY OFFICERS, BOARDS, AND COMMISSIONS**

- 5.-a [21-1374](#) Joint Meeting of Essex and Union Counties, 2020 Annual Operational Report and 2020 Annual User Charge Apportionment Report
- 5.-b [21-1375](#) Joint Meeting of Essex and Union Counties, Minutes, April 15, 2021 and May 20, 2021
- 5.-c [21-1376](#) 2019 Annual Audit Report
- 5.-d [21-1429](#) North Jersey District Water Supply Commission, Minutes, August 25, 2021
- 5.-e [21-1430](#) NJIT Warren Lot 2 and Lot 11 Urban Renewal, LLC, Financial Statements, June 30, 2021
- 5.-f [21-1435](#) Morris Fairmount Associates Urban Renewal, LLC, Financial Statements, December 30, 2020

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

6PSF-a [21-0913](#) AN ORDINANCE AUTHORIZING CAPITAL SALE/LEASEBACK AGREEMENT AS A CAPITAL LEASE WITH BRANDYWINE ACQUISITION AND DEVELOPMENT, LLC, AS DESIGNATED REDEVELOPER, FOR THE REDEVELOPMENT OF THE IRVINE TURNER TRAFFIC FACILITY SITE FOR THE CITY OF NEWARK. (SOUTH WARD)

6PSF-b [21-1267](#) AN ORDINANCE OF THE CITY OF NEWARK, IN THE COUNTY OF ESSEX, STATE OF NEW JERSEY AUTHORIZING THE PROVISION OF A SUBSIDY BY THE CITY TO: (A) FUND DEFICIENCIES IN A DEBT SERVICE RESERVE FUND ESTABLISHED FOR AN AMOUNT NOT TO EXCEED \$110,000,000.00 MASS TRANSIT ACCESS TAX REVENUE BONDS (MULBERRY PEDESTRIAN BRIDGE REDEVELOPMENT PROJECT) (CITY SECURED) ISSUED TO FINANCE PROJECT COSTS FOR THE MULBERRY PEDESTRIAN BRIDGE REDEVELOPMENT PROJECT; AND (B) PAY THE PRINCIPAL OF AND INTEREST ON AN AMOUNT NOT TO EXCEED \$15,000,000.00 OF PROJECT NOTES WHEN DUE AND OWING ISSUED TO PROVIDE FUNDS TO PAY PRELIMINARY AND SOFT COSTS FOR SUCH PROJECT, TO PROVIDE ADDITIONAL SECURITY THEREFOR, AND AUTHORIZING THE EXECUTION AND DELIVERY OF ONE OR MORE SUBSIDY AGREEMENTS IN CONNECTION THEREWITH.
Deferred 6PSF-b 100621

6PSF-c [21-0912](#) AN ORDINANCE AUTHORIZING A CONTRACT FOR SALE OF REAL ESTATE TO BRANDYWINE ACQUISITION AND DEVELOPMENT, LLC FOR \$322,955.00 AS THE DESIGNATED REDEVELOPER OF BLOCK 2675, PROPOSED LOT 1.02, AND LOTS 25 and 46 FOR THE REDEVELOPMENT OF THE IRVINE TURNER TRAFFIC FACILITY SITE FOR THE CITY OF NEWARK. (SOUTH WARD)

6PSF-d [21-1032](#) AN ORDINANCE AMENDING TITLE VIII, BUSINESS AND OCCUPATIONS, OF THE REVISED GENERAL ORDINANCES OF THE CITY OF NEWARK, NEW JERSEY, 2000, AS AMENDED AND SUPPLEMENTED TO ADD A NEW CHAPTER 36 ENTITLED, TRAVEL SERVICE AND BUILDING SERVICE WORKER RETENTION.

No Action Taken 8-c (s) 081721

Deferred 6PSF-a 090121

Deferred 6PSF-a 091521

Deferred 6PSF-d 100621

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**7R2 Economic and Housing Development**

- 7R2-a** [20-1130](#) **Dept/ Agency:** Economic and Housing Development
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Private Sale/Redevelopment
Purpose: To combine city-owned property with an adjacent redeveloper-owned lot to build a two-family home.
Entity Name: ADDA NJ Properties, LLC
Entity Address: Newark, New Jersey 07103
Sale Amount: \$7,320.00
Cost Basis: (X) \$6.00 PSF () Negotiated () N/A () Other:
Assessed Amount: \$21,600.00
Appraised Amount: \$0.00
Contract Period: To commence within three (3) months and be completed within twelve (12) 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)
160 14th Avenue/Block 279/Lot 45/Central Ward
Additional Information:
Sale Price: Total Square Footage X PSF = 1,220 X \$6.00 = \$7,320.00.
Sale at prices set forth by Ordinance 6S&Fh, adopted on April 7, 2004, establishing the minimum sale price of City-owned properties.

7R2-b

[20-1294](#)**Dept/ Agency:** Economic and Housing Development**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** To develop a twelve (12) unit passive housing apartment building.**Entity Name:** Community Development Group, LLC**Entity Address:** Newark, New Jersey 07107**Sale Amount:** \$49,806.00**Cost Basis:** (X) \$6.00 PSF () Negotiated () N/A () Other:**Assessed Amount:** \$127,700.00**Appraised Amount:** \$0.00**Contract Period:** To be commenced within three (3) months and be completed within eighteen (18) months following transfer of ownership from the City**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)**

86 9th Avenue/Block 1860/Lot 6/West Ward

88 9th Avenue/Block 1860/Lot 5/West Ward

90-92 9th Avenue/Block 1860/Lot 3/West Ward

Additional Information:

Sale Price: Total Square Footage X PSF = 8,301 X \$6.00 = \$49,806.00.

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

7R2-c

[20-1409](#)**Dept/ Agency:** Economic and Housing Development**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** To create a modern luxury apartment complex for rental purposes.**Entity Name:** 394 and 396-400 Broad Street, LLC**Entity Address:** 620-624 Orange Street, Newark, New Jersey 07107**Sale Amount:** \$83,382.39**Cost Basis:** (X) \$10.00 PSF () Negotiated () N/A () Other:**Assessed Amount:** \$216,200.00**Appraised Amount:** \$0.00**Contract Period:** To be commenced within three (3) months and be completed within twenty-four (24) months following transfer of property ownership by the City**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)**

394 Broad Street/Block 29/Lot 5/Central Ward

396-400 Broad Street/Block 29/Lot 2/Central Ward

Additional Information:

Sale Price: Total Square Footage X PSF = 8,338.239 X \$10.00 = \$83,382.39.

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

7R2-d

[20-1667](#)**Dept/ Agency:** Economic and Housing Development**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** To develop five (5) affordable multi-family homes across the West Ward.**Entity Name:** Benfica Development, LLC**Entity Address:** 18-20 Bloomfield Avenue, Belleville, New Jersey 07109**Sale Amount:** \$89,580.00**Cost Basis:** (X) \$6.00 PSF () Negotiated () N/A () Other:**Assessed Amount:** \$240,800.00**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)**

26 Stuyvesant Avenue/Block 4066/Lot 17/West Ward

140 Palm Street/Block 4199/Lot 146/West Ward

35 Salem Street/Block 4115/Lot 43/West Ward

59 Boylan Street/Block 4063/Lot 102/West Ward

116-118 Mead Street/Block 4104/Lot 3/West Ward

Additional Information:

Total Price: Square Footage X PSF = 14,930 X \$6.00 = \$89,580.00.

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

7R2-e

[20-1671](#)**Dept/ Agency:** Economic and Housing Development**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** To rehabilitate the property as affordable rental housing.**Entity Name:** Richard Talbert**Entity Address:** Newark, New Jersey 07106**Sale Amount:** \$24,476.40**Cost Basis:** (X) \$6.00 PSF () Negotiated () N/A () Other:**Assessed Amount:** \$208,100.00**Appraised Amount:** \$0.00**Contract Period:** To commence within three (3) months and be completed within twelve (12) 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)**

51-53 Salem Street/Block 4115/Lot 35/West Ward

Additional Information:

Sale Price: Total Square Footage X PSF = 4,079.4 X \$6.00 = \$24,476.40.

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

7R2-f

[21-0375](#)**Dept/ Agency:** Economic and Housing Development**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** To rehabilitate property into a multi-family owner-occupied home.**Entity Name:** Dasean Barnes**Entity Address:** Montclair, New Jersey 07043**Sale Amount:** \$31,020.80**Cost Basis:** (X) \$10.00 PSF () Negotiated () N/A () Other:**Assessed Amount:** \$143,500.00**Appraised Amount:** \$0.00**Contract Period:** To commence within three (3) months and be completed within twelve (12) 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)**

37 Homestead Park/Block 3044/Lot 8/South Ward

Additional Information:Sale Price: Total Square Footage X PSF = 3,102.08 X \$10.00 =
\$31,020.80.Sale at prices set forth by Ordinance 6S&Fh, adopted on April 7, 2004,
establishing the minimum sale price of City-owned properties.

7R2-g

[21-0524](#)**Dept/ Agency:** Economic and Housing Development**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** To develop properties into three (3) multi-family homes.**Entity Name:** Road to Prosperity, LLC**Entity Address:** 511 South Orange Avenue, Newark, New Jersey 07103**Sale Amount:** \$67,455.00**Cost Basis:** (X) \$6.00 and \$10.00 PSF () Negotiated () N/A ()

Other:

Assessed Amount: \$258,200.00**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)**

175 Dickerson Street/Block 1875/Lot 42/West Ward

562 Sanford Avenue/Block 4109/Lot 19/West Ward

823-825 South 17th Street/Block 2644/Lot 18/South Ward

Additional Information:Total Price: Square Footage X PSF = 5,010 X \$10.00 = \$50,100.00 and
2,892.5 X \$6.00 = \$17,355.00 (\$67,455.00).Sale at prices set forth by Ordinance 6S&Fh, adopted on April 7, 2004,
establishing the minimum sale price of City-owned properties.

7R2-h

[21-0632](#)**Dept/ Agency:** Economic and Housing Development**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** To develop two (2) modern multi-family homes.**Entity Name:** Sashi Homes, LLC**Entity Address:** 1115 Inman Avenue, Suite 179, Edison, New Jersey
08820**Sale Amount:** \$65,760.00**Cost Basis:** (X) \$6.00 PSF () Negotiated () N/A () Other:**Assessed Amount:** \$51,800.00**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)**

44 Milford Avenue/Block 2672/Lot 59/South Ward

46 Milford Avenue/Block 2672/Lot 58/South Ward

Additional Information:

Sale Price: Total Square Footage X PSF = 10,960 X \$6.00 = \$65,760.00.

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

7R2-i

[21-0718](#)**Dept/ Agency:** Economic and Housing Development**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** To develop the properties into three (3) multi-family homes.**Entity Name:** Affine Group, LLC**Entity Address:** 525 Route 73 North, Suite 104, Marlton, New Jersey 08053**Sale Amount:** \$77,335.80**Cost Basis:** (X) \$6.00 PSF () Negotiated () N/A () Other:**Assessed Amount:** \$185,800.00**Appraised Amount:** \$0.00**Contract Period:** To commenced 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)**

717 South 14th Street/Block 2621/Lot 34/South Ward

713-715 14th Street/Block 2621/Lot 35/South Ward

717-719 Springfield Avenue/Block 2640/Lot 40/South Ward

Additional Information:

Sale Price: Total Square Footage X PSF = 12,889.30 X \$6.00 = \$77,335.80.

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

7R2-j

[21-1143](#)**Dept./ Agency:** Economic and Housing Development**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Professional Services Contract**Purpose:** To provide Planning Consulting Services, specifically the preparation of a ten (10) Year Land Use Master Plan.**Entity Name:** Wallace Roberts and Todd, LLC**Entity Address:** 1700 Market Street, Suite 2800, Philadelphia, Pennsylvania 19103**Contract Amount:** Not to exceed \$350,000.00**Funding Source:** Community and Economic Development Fund**Contract Period:** One (1) year from the date of the issuance of a Notice to Proceed**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:

7R2-k

[21-1214](#)**Dept/ Agency:** Economic and Housing Development**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Referral of Proposed Ordinance to the Central Planning Board for Formal Review**Purpose:** Resolution referring to the Central Planning Board for review and recommendation a proposed Ordinance amending Title 41 of the Revised General Ordinances of the City of Newark, New Jersey, 2000, as Amended and Supplemented, entitled "Newark Zoning and Land Use Regulations", by amending Chapter 22, Section 6 entitled "Shipping Containers Zoning Regulations" by creating an exemption to shipping container zoning regulation as required by N.J.S.A. 40:55D-26 in accordance with N.J.S.A. 40:55D-64.**Additional Information:**

A copy of the proposed ordinance is attached as Exhibit A.

7R4 Finance

7R4-a

[21-1226](#)**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)**

1349-53, LLC/1811/21/119 South 7th Street/West/2018/\$145,000/- \$1,082.05
 1349-53, LLC/1811/21/119 South 7th Street/West/2019/\$145,000/- \$1,101.97
 172 Associates, LLC/4075/16/172 Brookdale Avenue/West/2018/\$160,000/- \$1,839.11
 172 Associates, LLC/4075/16/172 Brookdale Avenue/West/2019 /\$160,000/- \$1,872.98
 22 Second St., LLC/1842/11.01/20-22 2nd Street/Central/2019/\$250,000/- \$962.82
 240 Garside Ave., LLC/531/4/240 Garside Street/North/2017/\$125,000/- \$1,498.76
 240 Garside Ave., LLC/531/4/240 Garside Street/North/2018/\$125,000/- \$1,554.75
 240 Garside Ave., LLC/531/4/240 Garside Street/North/2019/\$125,000/- \$1,583.38
 240 Garside Ave., LLC/531/4/240 Garside Street/North/2020/\$125,000/- \$1,599.80
 255 Osbourne Terr., LLC/Newdoor, LLC/3606/10(11)/255-259 Osborne Terrace/South/2016/\$225,000/- \$1,097.36
 255 Osbourne Terr., LLC/Newdoor, LLC/3606/10(11)/255-259 Osborne Terrace/South/2017/\$225,000/- \$1,135.64
 255 Osbourne Terr., LLC/Newdoor, LLC/3606/10(11)/255-259 Osborne Terrace/South/2018/\$225,000/- \$1,178.07
 255 Osbourne Terr., LLC/Newdoor, LLC/3606/10(11)/255-259 Osborne Terrace/South/2019/\$225,000/- \$1,199.76
 255 Osbourne Terr., LLC/Newdoor, LLC/3606/10(11)/255-259 Osborne Terrace/South/2020/\$225,000/- \$1,212.20
 265-267 Clinton Ave., LLC/2668/23.04/265-267 Clinton Avenue/South/2018/\$165,000/- \$2,049.62
 265-267 Clinton Ave., LLC/2668/23.04/265-267 Clinton Avenue/South/2019/\$165,000/- \$2,087.36
 275-277 Osborne Terr, LLC/ & Laurel Van Springs LLC/3605/7(8)/275-277 Osborne Terrace/South/2016/\$215,000/- \$639.84
 275-277 Osborne Terr, LLC & Laurel Van Springs LLC/3605/7(8)/275-277 Osborne Terrace/South/2017/\$215,000/- \$662.16
 275-277 Osborne Terr, LLC & Laurel Van Springs LLC/3605/7(8)/275-277 Osborne Terrace/South/2018/\$215,000/- \$686.90
 275-277 Osborne Terr, LLC & Laurel Van Springs LLC/3605/7(8)/275-277 Osborne Terrace/South/2019/\$215,000/- \$699.55
 275-277 Osborne Terr, LLC & Laurel Van Springs LLC/3605/7(8)/275-277 Osborne Terrace/South/2020/\$215,000/- \$706.80
 276 Jelliff Ave. Associates, LLC/2691/39.08/276 Jelliff Avenue/South/2018/\$240,000/- \$2,141.94
 276 Jelliff Ave. Associates, LLC/2691/39.08/276 Jelliff Avenue/South/2019/\$240,000/- \$2,181.38
 32 Commerce Street, LLC/145/70/28 Clinton Street/Central/2019/\$375,000/- \$8,571.32
 33 Halsted St., LLC/4202/22/33-35 Halstead Street/West/2018/\$175,000/- \$1,846.50
 33 Halsted St., LLC/4202/22/33-35 Halstead Street/West/2019/\$175,000/- \$1,880.50
 360 Ridgewood Ave., LLC/3564/28/360-362 Ridgewood Avenue/South/2018/\$170,000/- \$1,107.90
 360 Ridgewood Ave., LLC/3564/28/360-362 Ridgewood Avenue/South/2019/\$170,000/

-\$1,128.30
36-38 Commerce St., LLC/145/30/36-38 Commerce Street/Central/2019/\$410,500/
-\$3,678.26
465 South 15th St. Capital Group, LLC/3014/58/860 South 19th
Street/South/2018/\$115,000/- \$3,796.40
465 South 15th St. Capital Group, LLC/3014/58/860 South 19th
Street/South/2019/\$115,000/- \$3,866.31
520 S. 15th Associates, LLC/332/38/520 South 15th Street/West/2018/\$145,000/
-\$1,469.81
520 S. 15th Associates, LLC/332/38/520 South 15th Street/West/2019/\$145,000/
-\$1,496.88
533 S. 10th St., LLC/308/24/533 South 10th Street/Central/2018/\$140,000/- \$1,488.28
533 S. 10th St., LLC/308/24/533 South 10th Street/Central/2019/\$140,000/- \$1,515.68
53-55 Hobson St., LLC/3065/39(40)/53-55 Hobson Street/South/ 2020/\$410,000/-
\$1,983.60
77 Wolcott Terr. LLC & Opal Valley Springs, LLC/3622/23/77-79 Wolcott
Terrace/South/2016/\$250,000/- \$1,300.32
77 Wolcott Terr. LLC & Opal Valley Springs, LLC/3622/23/77-79 Wolcott
Terrace/South/2017/\$250,000/- \$1,345.68
77 Wolcott Terr. LLC & Opal Valley Springs, LLC/3622/23/77-79 Wolcott
Terrace/South/2018/\$250,000/- \$1,395.95
77 Wolcott Terr. LLC & Opal Valley Springs, LLC/3622/23/77-79 Wolcott
Terrace/South/2019/\$250,000/- \$1,421.66
78 Alexander St., LLC/4057/42/78 Alexander Street/West/2017/\$50,000/- \$776.08
78 Alexander St., LLC/4057/42/78 Alexander Street/West/2018/\$50,000/- \$805.07
78 Alexander St., LLC/4057/42/78 Alexander Street/West/2019/\$50,000/- \$819.90
87-125 Doremus Ave., LLC/5010/7/87-125 Doremus Avenue/East/2019/\$10,455,200/
-\$0.00
87-125 Doremus Ave., LLC/5010/7/87-125 Doremus Avenue/East/2020/\$6,750,000/
-\$140,797.60
875-881 Broad St., LLC/93/1(3,7,9,10,11,12,13,80)/875-887 Broad
Street/Central/2020/\$2,300,000/- \$17,100.00
875-881 Broad St., LLC/93/1(3,7,9,10,11,12,13,80)/875-887 Broad
Street/Central/2021/\$2,300,000/- \$17,100.00
889 Broad St., LLC/93/14/889-893 Broad Street/Central/2021/\$1,450,000/- \$7,600.00
937-37 Frelinghuysen, LLC/3758/20(24)/931-937 Frelinghuysen
Avenue/South/2020/\$671,500/- \$5,700.00
Addison Towers, LLC/609/23/398-406 Mt. Prospect Avenue/North/2019/\$7,845,000/
-\$9,402.50
Addison Towers, LLC/609/28/378-396 Mt. Prospect Avenue/North/2019/\$7,400,000/
-\$9,402.50
Annibale & Frank Avallone/834/7(8)/923-925 Broadway/North/2015/\$212,200/- \$2,584.33
Annibale & Frank Avallone/834/7(8)/923-925 Broadway/North/2016/\$212,200/- \$2,686.64
Annibale & Frank Avallone/834/7(8)/923-925 Broadway/North/2017/\$212,200/- \$2,780.36
Annibale & Frank Avallone/834/7(8)/923-925 Broadway/North/2018/\$212,200/- \$2,884.23
Annibale & Frank Avallone/834/7(8)/923-925 Broadway/North/2019/\$212,200/- \$2,937.34
Annibale & Frank Avallone/834/7(8)/923-925 Broadway/North/2020/\$212,200/- \$2,967.80
Antonio Silva/725/12/123-129 Riverside Avenue/North/2019/\$180,900/- \$2,538.68
Antonio Silva/725/16/1826-1848 McCarther Highway/North/2019/\$332,500/- \$35,635.48
Atlantis Realty Management/2759/17/282-288 Sherman Avenue/South/2018/\$351,800/
-\$1,041.43
Atlantis Realty Management/2759/17/282-288 Sherman Avenue/South/2020/\$351,800/
-\$1,071.60

Broad Triangle Realty, LLC/449/29/9-17 Broadway/Central/2018/\$425,000/- \$3,246.15
Broad Triangle Realty, LLC/449/29/9-17 Broadway/Central/2019/\$425,000/- \$3,305.92
Delaware Properties, MOH, LLC/316/36/638 South 13th Street/South/2018/\$220,000/
-\$3,766.86
Cedar Holdings MO LLC/316/36/638 South 13th Street/South/2019/\$220,000/-0
\$3,836.22
Celtic Properties Management/65/9/58-64 New Street/Central/2015/\$670,700/- \$0.00
Celtic Properties Management/65/9/58-64 New Street/Central/2016/\$625,000/- \$1,572.08
Celtic Properties Management/65/9/58-64 New Street/Central/2017/\$625,000/- \$1,626.92
Celtic Properties Management/65/9/58-64 New Street/Central/2018/\$625,000/- \$1,687.70
Celtic Properties Management/65/9/58-64 New Street/Central/2019/\$808,500/- \$11,283.00
Celtic Properties Management/65/9/58-64 New Street/Central/2020/\$1,108,500/- \$0.00
Clinton Commons MOH, LLC/3018/22/853-855 Clinton Avenue/South/2018/\$400,000/
-\$3,966.28
Diaz, Jose A & Margarita, Castilla, K/778/37(38)/356-358 Woodside
Avenue/North/2020/\$319,400/- \$311.60
EP&HS Enterprise, LLC/367/8/89-91 19th Avenue/South/2018/\$250,000/- \$1,048.81
EP&HS Enterprise, LLC/367/8/89-91 19th Avenue/South/2019/\$250,000/- \$1,068.12
Fenny Enterprise, LLC/4114/1(2)/982-984 South Orange Avenue/West/2017/\$358,500/
-\$890.00
Fenny Enterprise, LLC/4114/1(2)/982-984 South Orange
Avenue/West/2018/\$358,500-\$923.25
Fenny Enterprise, LLC/4114/1(2)/982-984 South Orange Avenue/West/2019/\$358,500/
-\$940.25
Fenny Enterprise, LLC/4114/1(2)/982-984 South Orange Avenue/West/2020/\$358,500/
-\$950.00
Gillette Place, LLC/2817/33/34-36 Gillette Place/East/2017/\$681,000/- \$3,517.28
Gillette Place, LLC/2817/33/34-36 Gillette Place/East/2018/\$681,000/- \$3,648.68
Gillette Place, LLC/2817/33/34-36 Gillette Place/East/2019/\$681,000/- \$3,715.87
Gillette Place, LLC/2817/33/34-36 Gillette Place/East/2020/\$681,000/- \$3,754.40
Graceful Manner, LLC/263/66/271-277 South Orange Avenue/West/2019/\$850,000/
-\$12,482.76
Group Realty, Corp. % Hobby Res/59/30/34-38 Branford Place/Central/2016/\$550,000/
-\$1,953.92
Group Realty, Corp. % Hobby Res/59/30/34-38 Branford Place/Central/2017/\$550,000/
-\$2,022.08
Group Realty, Corp. % Hobby Res/59/30/34-38 Branford Place/Central/2018/\$550,000/
-\$2,097.62
Group Realty, Corp. % Hobby Res/59/34/32 Branford Place/Central/2016/\$400,000/
-\$2,143.12
Group Realty, Corp. % Hobby Res/59/34/32 Branford Place/Central/2017/\$400,000/
-\$2,217.88
Group Realty, Corp. % Hobby Res/59/34/32 Branford Place/Central/2018/\$400,000/
-\$2,300.74
Hipatia Navas/612/8/104-108 Wakeman Avenue/North/2015/\$1,211,400/- \$0.00
Hipatia Navas/612/8/104-108 Wakeman Avenue/North/2016/\$1,211,400/- \$0.00
Hipatia Navas/612/8/104-108 Wakeman Avenue/North/2017/\$1,211,400/- \$0.00
Hipatia Navas/612/8/104-108 Wakeman Avenue/North/2018/\$1,150,000/- \$0.00
Hipatia Navas/612/8/104-108 Wakeman Avenue/North/2019/\$1,070,000/- \$3,008.80
Hipatia Navas/612/8/104-108 Wakeman Avenue/North/2020/\$1,070,000/- \$3,040.00
Liberty 357 Wilson, LLC/5030/14/357-391 Wilson Avenue/East/2020/\$7,000,000/
-\$197,600.00
Lincoln West, LLC/123/36/67-69 Lincoln Park/Central/2016/\$400,000/- \$4,822.88

Manuel Cardoso/640/37/631 North 6th Street/North/2015/\$575,000/-1,843.11
Manuel Cardoso/640/37/631 North 6th Street/North/2016/\$575,000/-1,916.08
Manuel Cardoso/640/37/631 North 6th Street/North/2017/\$575,000/-1,982.92
Manuel Cardoso/640/37/631 North 6th Street/North/2018/\$575,000/-2,057.00
Manuel Cardoso/640/37/631 North 6th Street/North/2019/\$575,000/-2,094.88
Manuel Cardoso/640/37/631 North 6th Street/North/2020/\$575,000/-2,116.60
Market St. Holdings, LLC/71/31/221 Washington Street/Central/2020/\$500,000/
-\$2,447.20
Market St. Holdings, LLC/71/31/221 Washington Street/Central/2021/\$500,000/-414.20
Metropolitic Wine Merchants, Inc./2462/1.19/29 Libella Court/East/2020/\$250,000/
-\$4,362.40
MOH Capital 14, LLC/2646/36/840 South 16th Street/South/2018/\$140,000/-2,075.47
Monday, O & Queensley, O. /2624/7.01/9-15 Rose Terrace/South/2017/\$275,000/
-\$1,039.52
Monday, O & Queensley, O. /2624/7.01/9-15 Rose Terrace/South/2018/\$275,000/
-\$1,078.36
Monday, O & Queensley, O. /2624/7.01/9-15 Rose Terrace/South/2019/\$275,000/
-\$1,098.21
Monday, O & Queensley, O. /2624/7.01/9-15 Rose Terrace/South/2020/\$275,000/
-\$1,109.60
Newark 18, LLC/2790/21(22, 23, 24)/78-84 Frelinghuysen Avenue/South/2020/\$777,000/
-\$11,400.00
Oberwill Corp./5038/97/366-394 Wilson Avenue Rear/East/2020/\$652,500/-5,084.40
Omanzane, Thaddeus & Joseph/3616/18/305-307 Renner Avenue/South/2016/\$260,000/
-\$1,692.48
Omanzane, Thaddeus & Joseph/3616/18/305-307 Renner Avenue/South/2017/\$260,000/
-\$1,751.52
Omanzane, Thaddeus & Joseph/3616/18/305-307 Renner Avenue/South/2018/\$260,000/
-\$1,816.96
Omanzane, Thaddeus & Joseph/3616/18/305-307 Renner Avenue/South/2019/\$260,000/
-\$1,850.41
Omanzane, Thaddeus & Joseph/3616/18/305-307 Renner Avenue/South/2020/\$260,000/
-\$1,869.60
Opal Valley Springs, LLC/3622/23/77-79 Wolcott Terrace/South/2017/\$250,000/
-\$1,345.68
Opal Valley Springs, LLC/3622/23/77-79 Wolcott Terrace/South/2018/\$250,000/
-\$1,395.95
Opal Valley Springs, LLC/3622/23/77-79 Wolcott Terrace/South/2019/\$250,000/
-\$1,421.66
Opal Valley Springs, LLC/3622/23/77-79 Wolcott Terrace/South/2020/\$250,000/
-\$1,436.40
Parkway Arms, Inc. /796/1/864-888 North 7th Street/North/2011/\$1,206,500/-0.00
Parkway Arms, Inc. /796/1/864-888 North 7th Street/North/2012/\$2,092,500/-0.00
Parkway Arms, Inc. /796/1/864-888 North 7th Street/North/2013/\$1,800,000/-8,637.53
Parkway Arms, Inc. /796/1/864-888 North 7th Street/North/2014/\$1,800,000/-9,070.43
Parkway Arms, Inc. /796/1/864-888 North 7th Street/North/2015/\$1,800,000/-9,678.83
Parkway Arms, Inc. /796/1/864-888 North 7th Street/North/2016/\$1,800,000/-10,062.00
Parkway Arms, Inc. /796/1/864-888 North 7th Street/North/2017/\$1,800,000/-10,413.00
Parkway Arms, Inc. /796/1/864-888 North 7th Street/North/2018/\$1,800,000/-10,802.03
Parkway Arms, Inc. /796/1/864-888 North 7th Street/North/2019/\$1,800,000/-11,000.93
Parkway Arms, Inc. /796/1/864-888 North 7th Street/North/2020/\$1,800,000/-11,115.00
Scott London/671/27/463-471 Parker Street/North/2019/\$371,700/-1,850.41
Silpas Enterprises, LLC/3594/50/377 Chadwick Avenue/South/2018/\$200,000/-1,166.99

Silpas Enterprises, LLC/3594/50/377 Chadwick Avenue/South/2019/\$200,000/- \$1,188.48
South 14th Capital, LLC/2634/9/737 South 14th Street/South/2018/\$225,000/- \$402.54
South 14th Capital, LLC/2634/9/737 South 14th Street/South/2019/\$225,000/- \$409.95
SR Ferry, LLC/186/2/73-75 Ferry Street/East/2019/\$1,200,000/- \$30,088.00
Waramaug Newark, LLC/5088.01/76.05/652-672 US Highway Route
1&9/East/2020/\$13,500,000/- \$95,000.00
Waramaug Newark, LLC/5088.01/76.05/652-672 US Highway Route
1&9/East/2021/\$10,000,000/- \$228,000.00
Wilson Ave., Associates/2033/9.04/69-87 Alyea Street/East/2019/\$1,250,000/
-\$12,610.63
Wilson Ave., Associates/2033/9.04/69-87 Alyea Street/East/2020/\$1,250,000/
-\$12,741.40
Wilson Ave., Associates/2033/9.04/69-87 Alyea Street/East/2021/\$1,250,000/
-\$12,460.20

Additional Information:

Total Tax Credit Difference: - \$1,158,847.24

7R6 Law**7R6-a [21-1258](#)**

Dept/ Agency: Law

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

Purpose: Pre-Litigation Settlement of Civil Claim

Docket No.: Not Applicable

Claimant: R. Tahirah Abdullah, 9 Merrywood Drive, West Orange, New Jersey 07052

Claimant's Attorney: Not Applicable

Settlement Amount: \$70,000.00

Funding Source: Insurance Commission Fund

Additional Comments:

7R7 Mayor's Office

- 7R7-a** [21-0540](#) **Dept/ Agency:** Office of the Mayor
Action: (X) Ratifying (X) Authorizing () Amending
Type of Service: Professional Service Contract
Purpose: To provide a list of Visiting Judges to preside over court sessions in the event of the unavailability of the Newark Municipal Court's full-time judges.
Entity Name:
1. Honorable Donald L. O'Connor, J.M.C.
2. Honorable Sherwin G. Campbell, J.M.C.
3. Honorable Michael A. Hackett, J.M.C.
4. Honorable Chandra L. Rainey Cole, J.M.C.
5. Honorable Joanne Cocchiola, J.M.C.
6. Honorable Wilfredo Benitez, J.M.C.
7. Honorable Marvin Thomas Braker, J.M.C.
8. Honorable Lindal Louise Scott Foster, J.M.C.
9. Honorable Steven Brister, J.M.C.
10. Honorable Rashidah N. Hasan, J.M.C.
Entity Address: See Exhibit A Attached
Contract Amount: Not to exceed \$17,500.00 per Judge in an aggregate total contract amount not to exceed \$175,000.00
Funding Source: 2021 Budget/Office of the Mayor/Municipal Court
Contract Period: January 1, 2021 through December 31, 2021
Contract Basis: () Bid () State Vendor (X) Prof. Ser. () EUS
() Fair & Open () No Reportable Contributions () RFP () RFQ
() Private Sale () Grant () Sub-recipient () n/a
Additional Information:
As authorized by Cross-Assignment Order of the New Jersey Superior Court Assignment Judge for Essex County Vicinage.

7R8 Municipal Council and City Clerk

- 7R8-a** [21-1348](#) **Dept/ Agency:** Office of the Municipal Council/City Clerk
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Attestation of Review of City Audit
Purpose: To comply with Local Finance Board Regulations
City Audit Year: 2019
Additional Information:
A certified copy of this Resolution and Municipal Council's Affidavit will be submitted to the Local Finance Board.

7R8-b [21-1439](#) **EXPRESSING PROFOUND SORROW AND REGRET**

Sponsored by President Luis A. Quintana

1. Rosemarie Martha Schulze-Potter

Sponsored by Council Member C. Lawrence Crump

2. Joyce Smith Gibbs

Sponsored by Council Member John Sharpe James

3. Zakariyyah Zakee Selph
4. Sundiatta Shakur

7R8-c

[21-1331](#)**RECOGNIZING & COMMENDING****Sponsored by President Luis A. Quintana**

1. Octavio "Tave" Padilla, Ceremonial Street Dedication
2. Carmen "Tati" Vega, Ceremonial Street Dedication
3. Jesus Casiano, Jr., Ceremonial Street Dedication
4. Individuals honored during the Illustrious Puerto Rican of 2021 and the 60th Anniversary of the Puerto Rican Parade
5. Honorable Javier Jimenez, Mayor of San Sebastian, Puerto Rico, Sister Cities Agreement Event, held on Wednesday, September 15, 2021
6. Medalion Restaurant, on its Grand Opening and Welcoming Night, at the Robert Treat Hotel
7. Geraldo "Sambuca" Lopez
8. Delegation of students from Hatillo, Puerto Rico, honored for their successful competition with Newark, New Jersey
9. Individuals honored during the Annual Hispanic Heritage Month Celebration
10. La India, The Princess of Salsa, performers during the Annual Hispanic Heritage Month Celebration
11. Willie B. Brown, Ceremonial Street Dedication
12. Julio A. Quinones, Ceremonial Street Dedication
13. Gladys Candelaria, on her retirement after twenty-five (25) years of public service with Jersey City Public Schools
14. Hernan "Chico" Borja, Soccer
15. Hernan "Piri" Borja, Golfer
16. Loyda Rivera, on her retirement after thirty-seven (37) years of service at the Hispanic Center for Community Development, Inc., Focus, Inc.,

Sponsored by C. Lawrence Crump

17. Marcy Phillips
18. Reverend Albert Nzeh, Pastor of Blessed Sacrament St. Charles Borromeo Church, a Silver Jubilee Celebration of his Priestly Ordination, held on Friday, September 24, 2021

Sponsored by Council Member Carlos M. Gonzalez

19. Senior Citizens, the Golden Pearls
20. Individuals honored during the 6th Annual Mexican Flag Raising and Independence Day, held on Monday, September 20, 2021

Sponsored by Council Member John Sharpe James

21. Vincent S. Thomas
22. Reverend John H. Gamble, Jr., on his installation as Moderator of the North Jersey District Missionary Baptist Association, held on Saturday, September 25, 2021

23. Pastor Raymond Grier, on his 71st Birthday Celebration and 14th Pastoral Anniversary, held on Sunday, September 26, 2021
24. Dr. Albert J. Lewis and the World Gospel Music Association, on its 53rd Convention, held on Wednesday, September 29, 2021 thru Saturday, October 2, 2021
25. Pastor Victor Jackson, newly elected to the Emanuel Missionary Baptist Church, to be held on Sunday, October 10, 2021
26. Bishop Alvin Crone, of Pilgrim Cathedral of New Jersey, on his 67th Birthday Celebration
27. Reverend Dr. Timothy Levi Adkins Jones, of Bethany Baptist Church, on celebrating his 5th Pastoral Anniversary

Sponsored by Council Member Joseph A. McCallum, Jr.

28. Bishop Barbara Glanton

Sponsored by Council Member Anibal Ramos, Jr.

29. Second Annual Forest Hill Porch Fest, organized by the Forest Hill Community Association, held on Saturday, September 25, 2021

ADDED STARTER RESOLUTIONS

- 7R12-a** **21-1155** **Dept/ Agency:** Water and Sewer Utilities
(as) **Action:** () Ratifying (X) Authorizing () Amending
Type of Service: Bid Contract
Purpose: Contract 08-WS2021 Soil Removal and Disposal Services
(Removal from Storage Yard: 63 Newark Street, Newark, New Jersey
07103)
Entity Name: Crossroads Paving
Entity Address: Belleville, New Jersey 07109
Contract Amount: Not to exceed \$1,124,900.00
Funding Source: 2021 Budget/Department of Water and Sewer
Utilities/NW051-G21-WARP0-94710-B2021
Contract Period: 730 consecutive calendar days from the date of a
written Notice to Proceed
Contract Basis: (X) Bid () State Vendor () Prof. Ser. () EUS
(X) Fair & Open () No Reportable Contributions () RFP () RFQ
() Private Sale () Grant () Sub-recipient () n/a
Additional Information:
Bids Solicited: Five (5)
Bids Received: Four (4)
Bids Rejected: One (1)
- 7R12-b** **21-1208** **Dept/ Agency:** Water and Sewer Utilities
(as) **Action:** () Ratifying (X) Authorizing () Amending
Type of Service: Bid Contract
Purpose: Phase-2(A) Sewer Cleaning and Rehabilitation - Contract
15-WS2017
Entity Name: Montana Construction Corporation, Inc.
Entity Address: 80 Contant Avenue, Lodi, New Jersey 07644
Contract Amount: Not to exceed \$2,669,590.00
Funding Source: 2011 Budget/Department of Water and Sewer Utilities
Budget/Business Unit: NW044, Dept. 11G, Div./Proj. 11SAO Activity A,
Account #94710, Budget Ref. B2011
Contract Period: 320 calendar days to final completion from the date of
the written Notice to Proceed
Contract Basis: (X) Bid () State Vendor () Prof. Ser. () EUS
(X) Fair & Open () No Reportable Contributions () RFP () RFQ
() Private Sale () Grant () Sub-recipient () N/A
Additional Information:
Bid Packages Distributed: Eight (8)
Bids Received: Three (3)

8. COMMUNICATIONS**Received from Honorable Ras J. Baraka, Mayor**

- 8-a** [21-1399](#) **Dept/ Agency:** Office of the Mayor
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Re-Appointment
Purpose: Newark Municipal Court Judge
Name of Appointee: Wanda L. Nieves, Esq.
Appointment Term: Three (3) year term upon Municipal Council confirmation on or about October 6, 2021 and term ending on August 7, 2024
Sponsor:
Additional Information:
- 8-b** [21-1400](#) **Dept/ Agency:** Office of the Mayor
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Re-Appointment
Purpose: Newark Municipal Court Judge
Name of Appointee: Vivian Sanks-King, Esq.
Appointment Term: Three (3) year term upon Municipal Council confirmation on or about October 6, 2021 and term ending on March 6, 2024
Sponsor:
Additional Information:

11. HEARING OF CITIZENS

[21-1381](#)

1. LISA MITCHELSON-PARKER
2. FELICIA ALSTON-SINGLETON
3. GAYLE CHANEYFIELD JENKINS
4. CASSANDRA DOCK
5. DONNA JACKSON
6. DION McCUTCHEON
7. MUNIRAH BOMANI EL
8. DELORES BLACK
9. CAPRISHA McKOY
10. QUADEER PORTER
11. OPAL R. WRIGHT
12. DEBRA SALTERS
13. BABERA DAVIS
14. THOMAS AFRIKA IBIANG
15. JUDY LAUDATI

MOTIONS

12. ADJOURNMENT

**KENNETH LOUIS
CLERK OF THE MUNICIPAL COUNCIL
NEWARK, NEW JERSEY**