

City of Newark

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



Meeting Minutes - Final

SPECIAL MEETING

Tuesday, April 29, 2025

10:00 AM

Council Chamber

Municipal Council

*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 Negron, Deputy City Clerk

CALL TO ORDER

Regular 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 10:00 A.M.

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 April 25, 2025 at the time of preparation and posted on the website of the City of Newark.

ROLL CALL

Present: 6 - Patrick O. Council, Carlos M. Gonzalez, Dupré L. Kelly, Luis A. Quintana, Michael J. Silva, and C. Lawrence Crump

Absent: 2 - Anibal Ramos Jr., and Louise Scott-Rountree

EXECUTIVE SESSION

During the Pre-Meeting on this date, a motion was made by the Council of the Whole to enter Executive Session at 10:02 A.M.

7CRA [25-0601](#)

Dept/Agency: Offices of Municipal Council and City Clerk

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

Type of Service: Executive Session

Purpose: To exclude public from portion of meeting to discuss attorney-client privileged matters.

Meeting: Special Meeting

Date: April 29, 2025

Time: Commencing at 10:02 A.M. and ending at 10:50 A.M.

Additional Information:

The motion was adopted by the following votes:

Yes: 6 - Patrick O. Council, Carlos M. Gonzalez, Dupré L. Kelly, Luis A. Quintana, Michael J. Silva, and C. Lawrence Crump

Absent: 2 - Anibal Ramos Jr., and Louise Scott-Rountree

Executive Session Ended at 10:50 A.M.

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**

All Council Members were in attendance at the start of the Special Meeting.

Present: 8 - Patrick O. Council, Carlos M. Gonzalez, Dupré L. Kelly, Luis A. Quintana, Anibal Ramos Jr., Louise Scott-Rountree, Michael J. Silva, and C. Lawrence Crump

7. RESOLUTIONS**7R2 Economic and Housing Development**

7R2-a (s) [25-0511](#)

Dept/ Agency: Economic and Housing Development

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

Type of Service: Private Sale/Redevelopment

Purpose: First Amendment to the Agreement for the Sale and Redevelopment of Land to CO Enterprises, LLC, to change the Entity Name and amend the scope of the Project.

Entity Name: Sheila Y Oliver Senior Housing Community, LLC

Entity Address: 28 Valley Road Suite 1, Montclair, New Jersey 07042

Sale Amount: \$185,580.00

Cost Basis: (X) \$9.00PSF () Negotiated () N/A () Other:

Assessed Amount: \$332,300.00

Appraised Amount: \$0.00

Contract Period: To commence within three (3) months and be completed within twenty-four (24) months from the transfer of 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)

117 Aldine Street/ Block 3051/ Lot 21/South Ward

119-121 Aldine Street/ Block 3051/Lot 22 and 23/South Ward

295 Lyons Avenue/ Block 3051/ Lot 24/South Ward

297-299 Lyons Avenue/ Block 3051/ Lot 25 and 26/South Ward

301 Lyons Avenue/ Block 3051/ Lot 27/South Ward

303 Lyons Avenue/Block 3051/Lot 28/South Ward

Additional Information:

Resolution 7R2-c adopted on March 20, 2024, authorized the Private Sale/Redevelopment pursuant to the Agreement for the Sale and Redevelopment of Land.

This Resolution authorizes a First Amendment to the Agreement for the Sale and Redevelopment of Land to change the Entity Name and amend the scope of the Project.

Brandi Daniel, Legislative Administrator Department Economic and Housing

Development commented.

A motion was made by Council, seconded by Crump to Adopt. The motion was adopted by the following votes:

Yes: 8 - Patrick O. Council, Carlos M. Gonzalez, Dupré L. Kelly, Luis A. Quintana, Anibal Ramos Jr., Louise Scott-Rountree, Michael J. Silva, and C. Lawrence Crump

7R2-b (s) [25-0559](#)

Dept./ Agency: Economic and Housing Development

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

Type of Service: Private Sale/Redevelopment/Subordination Agreement

Purpose: An Agreement to subordinate the City's Reverter Rights by entering into a First Amendment to the Agreement for Sale and Redevelopment of Land and a Subordination Agreement in order to permit financing necessary for the redevelopment of rental or for-sale owner-occupied housing

Entity Name: Ascension Capital Partners I, LLC

Entity Address: 59 Lincoln Park, Suite 200, Newark, New Jersey 07102

Sale Amount: \$116,099.20

Cost Basis: () \$ PSF () Negotiated (X) N/A () Other:

Assessed Amount: \$0.00

Appraised Amount: \$0.00

Contract Period: Not Applicable

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)

529 Springfield Avenue/Block 2614/Lot 1/South Ward

527 Springfield Avenue/Block 2614/Lot 2/Additional Lot 34/South Ward

521 Springfield Avenue/Block 2614/Lot 5/South Ward

461 18th Avenue/Block 2614/Lot 7/South Ward

459 18th Avenue/Block 2614/Lot 8/South Ward

457 18th Avenue/Block 2614/Lot 9/South Ward

15 Brenner Street/Block 2614/Lot 28/South Ward

9-11 Brenner Street/Block 2614/Lot30/Additional Lot 31/South Ward

608 South 10th Street/Block 2614/Lot 32/South Ward

606 South 10th Street/Block 2614/Lot 33/South Ward

Additional Information:

Resolution 7R2-b adopted on October 24, 2018, authorized the Private Sale/Redevelopment Agreement.

A motion was made by the Council of the Whole to Adopt. The motion was adopted by the following votes:

Yes: 8 - Patrick O. Council, Carlos M. Gonzalez, Dupré L. Kelly, Luis A. Quintana, Anibal Ramos Jr., Louise Scott-Rountree, Michael J. Silva, and C. Lawrence Crump

7R2-c (s) [25-0537](#)

Dept/ Agency: Economic and Housing Development

Action: () Ratifying (x) Authorizing (x) Amending

Type of Service: Redevelopment Agreement

Purpose: Authorize Execution of First Amendment of the Agreement for the Sale and Redevelopment of Land between the City of Newark and 760 Clinton Ave Shoho, LLC

Entity Name: 760 Clinton Ave Shoho, LLC

Entity Address: 1037 Route 46 East, Suite 101, Clifton, New Jersey 07013

Contract Amount: N/A

Funding Source:

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)

760-766 Clinton Avenue/Block 3042/Lot 1/Additional Lot 5/South Ward

Additional Information:

Brandi Daniel, Legislative Administrator Department Economic and Housing Development commented.

A motion was made by the Council of the Whole to Adopt. The motion was adopted by the following votes:

Yes: 8 - Patrick O. Council, Carlos M. Gonzalez, Dupré L. Kelly, Luis A. Quintana, Anibal Ramos Jr., Louise Scott-Rountree, Michael J. Silva, and C. Lawrence Crump

7R2-d (s) [25-0534](#)**Dept/ Agency:** Economic and Housing Development**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Need for Housing Project**Purpose:** To determine whether the proposed Project will meet(s) an existing housing need within the City of Newark, pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1 et seq., and all applicable guidelines.**Entity Name:** Sheila Y Oliver Senior Housing Community, LLC**Entity Address:** 28 Valley Road, Suite 1, Montclair, New Jersey 07042**Funding Source:** New Jersey Housing Mortgage Finance Agency Program (Low Income Housing Tax Credit)**Total Project Cost:** \$17,785,352.00**City Contribution:** 0**Other Funding Source/Amount:** \$0.00**List of Properties:****(Address/Block/Lot/Ward)**

117 Aldine Street/Block 3051/Lot 21/South Ward

119-121 Aldine Street/Block 3051/Lot 22/Additional Lot 23/South Ward

295 Lyons Avenue/Block 3051/Lot 24/South Ward

297-299 Lyons Avenue/Block 3051/Lot 25/Additional Lot 26/South Ward

301 Lyons Avenue/Block 3051/Lot 27/South Ward

303 Lyons Avenue/Block 3051/Lot 28/South Ward

Additional Information:**A motion was made by Council, seconded by Scott-Rountree to Adopt. The motion was adopted by the following votes:****Yes:** 8 - Patrick O. Council, Carlos M. Gonzalez, Dupré L. Kelly, Luis A. Quintana, Anibal Ramos Jr., Louise Scott-Rountree, Michael J. Silva, and C. Lawrence Crump

7R2-e (s) [25-0550](#)**Dept/ Agency:** Economic and Housing Development**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Filing of Final Green Acres Application by the Department of Economic and Housing Development.**Purpose:** Resolution Supporting the Department of Economic and Housing Development's State House Commission Final Application to NJDEP's Office of Transactions and Public Land Administration for a Major Diversion of Portion of Minish Park.**List of Property:**

(Address/Block/Lot/Ward)

932-948 McCarter Highway/Block 1/Lot 60/Central Ward

950-964 McCarter Highway/Block 2/Lot 29/Central Ward

Additional Information:**A motion was made by the Council of the Whole to Adopt. The motion was adopted by the following votes:**

Yes: 8 - Patrick O. Council, Carlos M. Gonzalez, Dupré L. Kelly, Luis A. Quintana, Anibal Ramos Jr., Louise Scott-Rountree, Michael J. Silva, and C. Lawrence Crump

7R8 Municipal Council and City Clerk7R8-a (s) [25-0555](#)**Dept/ Agency:** Offices of Municipal Council/City Clerk**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Ceremonial Street Designation**Honoree:** Gloria Gaynor**Date(s):** TBD**Official Street Name(s):** Howard Street and Court Street**Ceremonial Intersection Name:** "Gloria Gaynor Way"**Sponsor:** Council Member Louise Scott-Rountree**Additional Information:**

Ceremony will be determined for a later date.

A motion was made by Scott-Rountree, seconded by Kelly to Adopt. The motion was adopted by the following votes:

Yes: 8 - Carlos M. Gonzalez, Dupré L. Kelly, Luis A. Quintana, Anibal Ramos Jr., Michael J. Silva, C. Lawrence Crump, Patrick O. Council, and Louise Scott-Rountree

7R8-b (s) [25-0557](#)**Dept/ Agency:** Offices of Municipal Council/City Clerk**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Waiving Special Event Application Permit Fees**Purpose:** Mother's Day Festival**Date(s):** Saturday, May 17, 2025**Sponsor(s):** Council Member Luis A. Quintana - At-Large**Additional Information:**

Mother's Day Festival and Street Fair to celebrate the Mothers in the Community, and will be held on Saturday, May 17, 2025, at the intersection of North 5th Street between Abington Street and Bloomfield Avenue, from the hours of 1:00 P.M. until 6:00 P.M.

A motion was made by Quintana, seconded by Scott-Rountree to Adopt. The motion was adopted by the following votes:

Yes: 8 - Patrick O. Council, Carlos M. Gonzalez, Dupré L. Kelly, Luis A. Quintana, Anibal Ramos Jr., Louise Scott-Rountree, Michael J. Silva, and C. Lawrence Crump

8. COMMUNICATIONS

8-a (s) [24-0471](#)

AN ORDINANCE GRANTING A THIRTY (30) YEAR TAX ABATEMENT TO 317 MULBERRY STREET URBAN RENEWAL CO., LLC, 27 AUSTIN STREET, NEWARK, NEW JERSEY 07114 FOR A PROJECT TO CONSTRUCT TWENTY-FOUR (24) MARKET RATE RESIDENTIAL RENTAL UNITS, 770 SQUARE FEET OF COMMERCIAL SPACE, AND 15 GROUND FLOOR PARKING SPACES LOCATED AT 317-323 MULBERRY STREET, NEWARK, NEW JERSEY AND IDENTIFIED ON THE CITY'S TAX MAP AS BLOCK 881, LOT 28 (CENTRAL WARD).

Public Hearing will be held on May 13, 2025 at a Special Meeting.

A motion was made by the Council of the Whole to Advance and Adopt on First Reading as 6F-a (s). The motion was adopted by the following votes:

Yes: 8 - Patrick O. Council, Carlos M. Gonzalez, Dupré L. Kelly, Luis A. Quintana, Anibal Ramos Jr., Louise Scott-Rountree, Michael J. Silva, and C. Lawrence Crump

The ordinance adopted on First Reading today will be advertised in accordance with law, and a Public Hearing will be held at the Special Meeting of May 13, 2025 at 10:00 A.M., or as soon thereafter as practical, in the Council Chamber, Second Floor, City Hall, Newark, New Jersey.

PUBLIC COMMENTS

Deputy City Clerk Abraham Negron announced the 30 Minute Public Comment portion of this meeting where each speaker has three minutes to address the Council.

Comments were made by George Tillman, Jr.

ADJOURNMENT

A motion was made by the Council of the Whole to Adjourn this meeting at 11:07 A.M. The motion was adopted by the following votes:

Yes: 8 - Patrick O. Council, Carlos M. Gonzalez, Dupré L. Kelly, Luis A. Quintana, Anibal Ramos Jr., Louise Scott-Rountree, Michael J. Silva, and C. Lawrence Crump

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

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