

# City of Newark

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



## **Meeting Agenda - Final**

### **SPECIAL MEETING**

**Tuesday, September 22, 2020**

**10:00 AM**

**Council Chamber**

### **Municipal Council**

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

*Kenneth Louis, City Clerk*

*Kathleen Marchetti, Deputy City Clerk*

**1. CALL TO ORDER****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, 2019 and amended by Resolution 7R8-e on September 2, 2020. In addition, the agenda for this meeting was disseminated on September 21, 2020 at the time of preparation.*

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

**6PSF-a [20-1028](#)** AN ORDINANCE GRANTING A THIRTY (30) YEAR TAX  
**(s)** ABATEMENT TO TERRELL REDEVELOPMENT PARTNERS  
URBAN RENEWAL, LP, OF ONE PARKER PLAZA, FORT LEE,  
NEW JERSEY 07024, FOR A PROJECT TO CONSTRUCT A NEW  
FIVE (5) STORY BUILDING CONSISTING OF SIXTY-NINE (69)  
AFFORDABLE, AGE-RESTRICTED RENTAL UNITS COMPRISED  
OF FIFTY-FOUR (54) UNITS RESTRICTED TO 80% OF AREA  
MEDIAN INCOME ("AMI"), FOURTEEN (14) UNITS RESTRICTED  
TO 30% OF AMI, AND ONE (1) SUPERINTENDENT'S UNIT,  
INCLUDING A SET ASIDE OF EIGHTEEN (18) UNITS DEDICATED  
TO PERMANENT, SUPPORTIVE HOUSING FOR PERSONS WITH  
PHYSICAL DISABILITIES, ON REAL PROPERTY AT 59-97 CHAPEL  
STREET (INFORMALLY, 35 RIVERVIEW COURT), NEWARK, NEW  
JERSEY 07105, IDENTIFIED ON THE OFFICIAL TAX MAP OF THE  
CITY OF NEWARK, AS BLOCK 2442, LOT 1.02 UPON  
PERFECTION OF THE PLANNING BOARD'S AUGUST 17, 2020  
MINOR SUBDIVISION APPROVAL.

**PUBLIC HEARING TO BE HELD ON SEPTEMBER 22, 2020**

**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** [20-0289](#)**(s)****Dept/ Agency:** Economic and Housing Development**Action:** ( ) Ratifying (X) Authorizing ( ) Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** To develop a thirty-two (32) unit residential apartment building as affordable and market rate rental units with garage parking and ground-level retail.**Entity Name:** Tactical Development Group, LLC**Entity Address:** 33-35 Freeman Street, Unit D1, Newark, New Jersey 07105**Sale Amount:** \$46,040.00**Cost Basis:** (X) \$4.00 PSF ( ) Negotiated ( ) N/A ( ) Other:**Assessed Amount:** \$310,500.00**Appraised Amount:** \$0.00**Contract Period:** To commence within three (3) months and be completed within twenty-four (24) months following the 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)**

256-262 Lyons Avenue/Block 3715/Lot 9 and 10/South Ward

**Additional Information:**

Sale Price: Total Square Footage x PSF = 11,510 X \$4.00 = \$46,040.00

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

7R2-b [20-0594](#)  
(s)

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

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

**Type of Service:** Private Sale/Redevelopment

**Purpose:** Build four (4) one, two or three-family affordable homes.

**Entity Name:** New Community Corporation

**Entity Address:** 233 West Market Street, Newark, New Jersey 07103

**Sale Amount:** \$40,000.00

**Cost Basis:** (X) \$4.00 PSF ( ) Negotiated ( ) N/A ( ) Other:

**Assessed Amount:** \$122,600.00

**Appraised Amount:** \$0.00

**Contract Period:** To commence within three (3) months and be completed within twenty-four (24) months following transfer of Properties' 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 Properties:**

**(Address/Block/Lot/Ward)**

473 15th Avenue/Block 290/Lot 1/Central Ward

471 15th Avenue/Block 290/Lot 2/Central Ward

429 15th Avenue/Block 292/Lot 7/Central Ward

427 15th Avenue/Block 292/Lot 8/Central Ward

**Additional Information:**

Sale Price: Total Square Footage X PSF = 10,000 X \$4.00 = \$40,000.00

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 [20-0620](#)  
(s)

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

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

**Type of Service:** Private Sale/Redevelopment

**Purpose:** To develop property into an affordable market-rate apartment building, with fifteen (15), two (2) bedroom-units.

**Entity Name:** 503 South Orange Avenue, LLC

**Entity Address:** 55 Morris Avenue, Suite 108, Springfield, New Jersey 07081

**Sale Amount:** \$17,400.00

**Cost Basis:** (X) \$6.00 PSF ( ) Negotiated ( ) N/A ( ) Other:

**Assessed Amount:** \$182,700.00

**Appraised Amount:** \$0.00

**Contract Period:** To commence within three (3) months and be completed within twelve (12) months following transfer of property ownership 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)**

505 South Orange Avenue/Block 1791/Lot 25/West Ward

**Additional Information:**

Sale Price: Total Square Footage X PSF = 2,900 X \$6.00 = \$17,400.00

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

7R2-d [20-1116](#)  
(s)

**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, which grants a Thirty (30) Year Tax Abatement to Terrell Redevelopment Partners Urban Renewal, LP, One Parker Plaza, Fort Lee, New Jersey 07024, for the property situated at 59-97 Chapel Street, (informally 35 Riverview Court), Newark, New Jersey 07105, and to be identified on the Official Tax Map of the City of Newark, as Block 2442, Lot 1.02, that upon perfection of the Central Planning Board's August 17, 2020 minor subdivision approval, the Ordinance 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 September 23, 2020 and to address the need for affordable housing in the City of Newark.

**Ordinance No(s):**

Ordinance 6F-a, adopted on First Reading by the Municipal Council on September 11, 2020.

Ordinance 6PSF-c is scheduled for a Public Hearing, Second Reading and Final Passage on September 22, 2020.

**Additional Information:**

7R2-e [20-1133](#)  
(s)

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

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

**Type of Service:** Investigation for Area in Need of Redevelopment

**Purpose:** Authorizing the Newark Central Planning Board to undertake a preliminary investigation to determine if 31-39 Central Avenue (Block 21, Lot 8) is a Non-Condemnation Redevelopment Area as defined under the Local Redevelopment and Housing Law pursuant to N.J.S.A. 40A:12A-1 et seq.

**List of Property:**

**(Address/Block/Lot/Ward)**

31-39 Central Avenue/Block 21/Lot 8/Central Ward

**7R8 Municipal Council and City Clerk**

- 7R8-a**    [20-1154](#)    **Dept/ Agency:** Offices of Municipal Council/City Clerk  
**(s)**                    **Action:** ( ) Ratifying    (X) Authorizing    ( ) Amending  
**Type of Service:** Ceremonial Street Designation  
**Honoree:** Ruth Carson  
**Date(s):** Saturday, October 17, 2020  
**Event Time(s):** 11:00 A.M.  
**Official Street Name(s):** Intersection of South 18th Street and Avon Avenue  
**Ceremonial Intersection Name:** Ruth Carson Way  
**Sponsor:** Council Member, John Sharpe James  
**Additional Information:**
- 7R8-b**    [20-1155](#)    **Dept/ Agency:** Offices of Municipal Council/City Clerk  
**(s)**                    **Action:** ( ) Ratifying    (X) Authorizing    ( ) Amending  
**Type of Service:** Ceremonial Street Designation  
**Honoree:** John "Morg" Morgan, Sr.  
**Date(s):** Saturday, October 3, 2020  
**Official Street Name(s):** Intersection of West Runyon Street and Clinton Place  
**Ceremonial Intersection Name:** "John "Morg" Morgan Sr., Way"  
**Sponsor:** Council Member, John Sharpe James  
**Additional Information:**
- 7R8-c**    [20-1156](#)    **Dept/ Agency:** Offices of Municipal Council/City Clerk  
**(s)**                    **Action:** ( ) Ratifying    (X) Authorizing    ( ) Amending  
**Type of Service:** Ceremonial Street Designation  
**Honoree:** Clarence "Curly" Coleman  
**Date(s):** Saturday, October 10, 2020  
**Event Time(s):** 12:00 P.M.  
**Official Street Name(s):** Intersection of Renner Avenue and Bergen Street  
**Ceremonial Intersection Name:** Clarence "Curly" Coleman Way  
**Sponsor:** Council Member, John Sharpe James  
**Additional Information:**  
Rain Date: Saturday, October 17, 2020 at 12:00 P.M.



- 7R8-d**    [20-1158](#)    **Dept/ Agency:** Offices of Municipal Council/City Clerk  
**(s)**                    **Action:** ( ) Ratifying    (X) Authorizing    ( ) Amending  
**Type of Service:** Ceremonial Street Designation  
**Honoree:** Michael W. Clegg  
**Date(s):** Saturday, October 17, 2020  
**Event Time(s):** 1:00 P.M.  
**Official Street Name(s):** Intersection of Maple Avenue and Grumman Avenue  
**Ceremonial Intersection Name:** Michael W. Clegg Way  
**Sponsor:** Council Member, John Sharpe James  
**Additional Information:**  
Rain Date: Saturday, October 24, 2020 at 1:00 P.M.
- 7R8-e**    [20-1149](#)    **Dept/ Agency:** Offices of Municipal Council/City Clerk  
**(s)**                    **Action:** ( ) Ratifying    (X) Authorizing    ( ) Amending  
**Type of Service:** Ceremonial Street Designation  
**Honoree:** Antonio Fernando Pereira  
**Date(s):** Friday, October 9, 2020  
**Official Street Name(s):** Intersection of Austin Street and Parkhurst Street  
**Ceremonial Intersection Name:** Antonio Fernando Pereira Way  
**Sponsor:** Council Member, John Sharpe James  
**Additional Information:**
- 7R8-f**    [20-1168](#)    **Dept/ Agency:** Offices of Municipal Council/City Clerk  
**(s)**                    **Action:** ( ) Ratifying    (X) Authorizing    ( ) Amending  
**Type of Service:** Ceremonial Street Designation  
**Honoree:** Geraldo Rosa  
**Date(s):** Friday, September 25, 2020  
**Event Time(s):** 1:00 P.M.  
**Official Street Name(s):** Intersection of Summer Avenue and Woodside Place  
**Ceremonial Intersection Name:** Geraldo Rosa Way  
**Sponsor:** Council Member, Luis A. Quintana  
**Additional Information:**

- 7R8-g**    [20-1167](#)    **Dept/ Agency:** Offices of Municipal Council/City Clerk  
**(s)**                    **Action:** ( ) Ratifying    (X) Authorizing    (X) Amending  
**Type of Service:** Amending City of Newark Budget  
**Purpose:** Amending approved Budget as introduced on August 5, 2020.  
**Budget Year:** 2020  
**Public Hearing Date:** September 29, 2020  
**Amendment to be Published on:** September 25, 2020  
**Additional Information:**  
Certified copy of this resolution must be submitted to the Division of Local Government Services
- 7R8-h**    [20-1150](#)    **Dept/ Agency:** Offices of the Municipal Council/City Clerk  
**(s)**                    **Action:** ( ) Ratifying    (X) Authorizing    ( ) Amending  
**Type of Service:** Supporting a Call for Governmental Action  
**Purpose:** Calling on the Governor and the Congressional Delegation from New Jersey, to provide economic relief for the implementation of the United States Department Environmental Protection Agency (USEPA) and New Jersey Department of Environmental Protection Agency (NJDEP), mandated “Long Term Control Plan” for Combined Sewer Overflows.  
**Additional Information:**

**7R12 Water Sewer Utility**

**7R12-a** [20-1152](#)

**(s)**

**Dept/ Agency:** Water and Sewer Utilities

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

**Type of Service:** Resolution to authorize a Negotiation

**Purpose:** An authorization to negotiate a Regional Approach to implementing the United States Environmental Protection Agency (USEPA) and the New Jersey Department of Environmental Protection Agency (NJDEP) mandated “Long Term Control Plan” for Combined Sewer Overflows (CSO).

**Entity Name:** N/A

**Entity Address:** N/A

**Contract Amount:** N/A

**Funding Source:** No funding necessary

**Contract Period:** N/A

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

**Additional Information:**

**8. COMMUNICATIONS**

Received from Business Administrator Eric S. Pennington.

- 8-a (s) [20-1070](#) AN ORDINANCE ADOPTING THE “CARNEGIE AVENUE REDEVELOPMENT PLAN” FOR THE PLAN AREA BOUNDED BY 350-360, 362-384, 386-406 CARNEGIE AVENUE. (SOUTH WARD)
- 8-b (s) [20-1091](#) AN ORDINANCE ADOPTING THE “DELANCY REDEVELOPMENT PLAN” FOR THE AREA BOUNDED BY 271-275 DELANCY STREET (BLOCK 1096, LOT 34); 263-269 DELANCY STREET (BLOCK 1096, LOT 37); 253-261 DELANCY STREET (BLOCK 1096, LOT 41); AND 42-62 WHEELER POINT ROAD (BLOCK 1097, LOT 5). (EAST WARD)
- 8-c (s) [20-1092](#) AN ORDINANCE ADOPTING THE “VESEY STREET REDEVELOPMENT PLAN” FOR THE AREA BOUNDED BY 16-38 VESEY STREET (BLOCK 920, LOT 7.15) and 253 ½ NJRR AVENUE (BLOCK 920, LOT 60). (EAST WARD)

**12. ADJOURNMENT**

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