

# City of Newark

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



## Meeting Agenda - Final

### SPECIAL MEETING

**Tuesday, November 29, 2016**

**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 Gayle Chaneyfield Jenkins  
Council Member Joseph A. McCallum, Jr.  
Council Member Eddie Osborne  
Council Member Luis A. Quintana  
Council Member Anibal Ramos, Jr.*

*Kenneth Louis, City Clerk    Kathleen Marchetti, Deputy City Clerk*

**CALL TO ORDER****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 7R9-a on December 2, 2015. In addition, the agenda for this meeting was disseminated on November 22, 2016 at the time of preparation.*

**ROLL CALL****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(s) [16-1598](#) **Dept/ Agency:** Administration/Division of Personnel  
**Action:** ( ) Ratifying (X) Authorizing ( ) Amending  
**Type of Service:** Involuntary Disability Retirement  
**Purpose:** Authorization for the City of Newark to Process an Involuntary Disability Retirement Application  
**Entity Name:** Mr. Peter J. Cooney  
**Contract Basis:** ( ) Bid ( ) State Vendor ( ) Prof. Ser. ( ) EUS  
( ) Fair & Open ( ) No Reportable Contributions ( ) RFP ( ) RFQ  
( ) Private Sale ( ) Grant ( ) Sub-recipient ( ) n/a  
**Additional Information:**

**7R2 Economic and Housing Development**

7R2-a(s) [16-1100](#) **Dept/ Agency:** Economic and Housing Development  
**Action:** ( ) Ratifying (X) Authorizing ( ) Amending  
**Type of Service:** Professional Services Contract  
**Purpose:** Environmental Review Services related to HUD entitlement programs.  
**Entity Name:** Brilliant Environmental Services, LLC.  
**Entity Address:** 1A Executive Drive, Toms River, New Jersey 08755  
**Contract Amount:** Amount not to exceed \$72,589.00  
**Funding Source:** United States Department of Housing and Urban Development (HUD)  
**Contract Period:** One year from the date of issuance of a Notice to Proceed by the Deputy Mayor/Director of the Department of Economic and Housing Development  
**Contract Basis:** ( ) Bid ( ) State Vendor (X) Prof. Ser. ( ) EUS  
( ) Fair & Open ( ) No Reportable Contributions (X) RFP ( ) RFQ  
( ) Private Sale ( ) Grant ( ) Sub-recipient ( ) n/a  
**Additional Information:**

7R2-b(s) [16-1127](#)**Dept/ Agency:** Economic and Housing Development**Action:** ( ) Ratifying (X) Authorizing ( ) Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** Construct Mixed-Use Commercial and Residential Development**Entity Name:** Aim Steel International Corporation**Entity Address:** 2366 Sylvan Road, Atlanta, Georgia 30344**Sale Amount:** \$164,107.20**Cost Basis:** (X) \$4.00 PSF ( ) Negotiated ( ) N/A ( ) Other:**Assessed Amount:** \$981,200.00**Appraised Amount:** \$830,000.00**Contract Period:** To be commenced within three (3) months and be completed within 24 months from the transfer of ownership by the City**Contract Basis:** ( ) Bid ( ) State Vendor ( ) Prof. Ser. ( ) EUS

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

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

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

285 Springfield Avenue/Block 2518/Lot 1/Central Ward

283 Springfield Avenue/Block 2518/Lot 2/Central Ward

281 Springfield Avenue/Block 2518/Lot 3/Central Ward

279 Springfield Avenue/Block 2518/Lot 4/Central Ward

277 Springfield Avenue/Block 2518/Lot 5/Central Ward

275 Springfield Avenue/Block 2518/Lot 6/Central Ward

269-273 Springfield Avenue/Block 2518/Lot 7/Central Ward

11-13 Boyd Street/Block 2518/Lot 11/Central Ward

5 Sayre Street/Block 2518/Lot 43/Central Ward

7-9 Boyd Street/Block 2518/Lot 61/Central Ward

14 Boyd Street/Block 2519/Lot 47/Central Ward

12 Boyd Street/Block 2519/Lot 48/Central Ward

8-10 Boyd Street/Block 2519/Lot 49, 50/Central Ward

6 Boyd Street/Block 2519/Lot 51/Central Ward

265-267 Springfield Avenue/Block 2519/Lot 52, 53/Central Ward

261-261½ Springfield Avenue/Block 2519/Lot 56/Central Ward

**Additional Information:**

Total Square Footage: 41,026.80 X \$4.00 = \$164,107.20

Sale Price as set forth by Ordinance 6S&amp;fh, adopted April 7, 2004, establishing the minimum sale price of City-owned property.

7R2-c(s) [16-1134](#)**Dept/ Agency:** Economic and Housing Development**Action:** ( ) Ratifying (X) Authorizing ( ) Amending**Type of Service:** Private Sale/ Redevelopment**Purpose:** Rehabilitating an existing building to create 20 beds of transitional housing for female veterans; and a retail or commercial business space.**Entity Name:** Clinton Valley Development Group, Inc.**Entity Address:** 456 Washington Street, Newark, New Jersey 07102**Sale Amount:** \$12,501.72**Cost Basis:** (X) \$2.00 PSF ( ) Negotiated ( ) N/A ( ) Other:**Assessed Amount:** \$171,000.00**Appraised Amount:** \$45,000.00**Contract Period:** To be commenced 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)**

522-524 Clinton Avenue/Block 3019/Lots 9, 10/South Ward

**Additional Information:**

Total Square Footage = 6,250.86 X \$2.00 = \$12,501.72

Sale Price as set forth by Ordinance 6S&amp;Fh April 7, 2004, establishing the minimum sale price of City-owned property.

7R2-d(s) [16-1394](#)**Dept/ Agency:** Economic and Housing Development**Action:** ( ) Ratifying (X) Authorizing ( ) Amending**Type of Service:** Private Sale/ Redevelopment**Purpose:** Construct market rate residential housing**Entity Name:** Newark Burnet, LLC**Entity Address:** 128 Main Avenue, Passaic, New Jersey 07055**Sale Amount:** \$74,207.04**Cost Basis:** (X) \$ 8.00 PSF (X) Negotiated ( ) N/A ( ) Other:**Assessed Amount:** \$194,600.00**Appraised Amount:** \$160,000.00**Contract Period:** To be commenced 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 Properties:****(Address/Block/Lot/Ward)**

46 Burnet Street/Block 44/Lot 40/Central Ward

48 ½ Burnet Street/Block 44/Lot 42/Central Ward

48 Burnet Street/Block 44/Lot 43/Central Ward

44 Burnet Street/Block 44/Lot 44/Central Ward

42 Burnet Street/Block 44/Lot 45/Central Ward

**Additional Information:**

Total Square Footage = 9,275.88 x \$8.00 = \$74,207.04

Sale Price as negotiated with purchaser pursuant to the City's authority under N.J.S.A. 40A:12A-8(g).

7R2-e(s) [16-1559](#)**Dept/ Agency:** Economic and Housing Development**Action:** ( ) Ratifying (X) Authorizing ( ) Amending**Type of Service:** Support grant application**Purpose:** To support NJDCA Balance Housing Application for funding a project rehabilitating an existing multi-family complex consisting of two (2) 18 -story high-rise buildings and twenty-four (24) 2- and 3-story townhouse-style buildings totaling 422 residential units.**Entity Name:** GKV Preservation Partnership, L.P.**Entity Address:** 1865 Palmer Avenue, Suite 203, Larchmont, New York 10538-1053**Grant Amount:** \$2,000,000.00**Funding Source:** New Jersey Department of Community Affairs  
Neighborhood Preservation Balance Housing Program**Total Project Cost:** \$67,069,008.00**City Contribution:** \$0.00**Other Funding Source/Amount:** HMFA and private  
Lender/\$65,069,008.00**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**List of Property:** (if applicable)**(Address/Block/Lot/Ward)**250 Georgia King Village; 48-70 Littleton Avenue; 4-46 Littleton Avenue;  
352-370 West Market Street; 372-374 West Market Street; 17-49  
Bergen Street; 200 Georgia King Village, Newark, New Jersey 07107/  
Block 1808, Lot 1 (West Ward)**Additional Information:**

- 7R2-f(s) [16-1603](#) **Dept/ Agency:** Economic and Housing Development  
**Action:**  Ratifying  Authorizing  Amending  
**Type of Service:** Professional Services Contract  
**Purpose:** Provide Real Estate Title Search Services  
**Entity Name:** CW Consulting Services, Inc. d/b/a CW Solutions  
**Entity Address:** Two Tower Center Boulevard, Suite 1603, East Brunswick, New Jersey 08816  
**Contract Amount:** Amount not to exceed \$10,000.00  
**Funding Source:** 2016 Budget/ Economic and Housing Development  
**Contract Period:** One (1) Year from the date of a Notice to Proceed  
**Contract Basis:**  Bid  State Vendor  Prof. Ser.  EUS  
 Fair & Open  No Reportable Contributions  RFP  RFQ  
 Private Sale  Grant  Sub-recipient  n/a  
**Additional Information:**  
Two (2) proposals picked up  
Two (2) proposals received
- 7R2-g(s) [16-1605](#) **Dept/ Agency:** Economic and Housing Development  
**Action:**  Ratifying  Authorizing  Amending  
**Type of Service:** Professional Services Contract  
**Purpose:** Provide Real Estate Appraisal Services  
**Entity Name:** Value Research Group, LLC  
**Entity Address:** 301 Livingston Avenue, Suite 104, Livingston, New Jersey 07039  
**Contract Amount:** Amount not to exceed \$10,000.00  
**Funding Source:** 2016 City of Newark Budget, Economic and Housing Development  
**Contract Period:** One Year from a Notice to Proceed  
**Contract Basis:**  Bid  State Vendor  Prof. Ser.  EUS  
 Fair & Open  No Reportable Contributions  RFP  RFQ  
 Private Sale  Grant  Sub-recipient  n/a  
**Additional Information:**  
Three (3) proposals were picked up  
Two (2) proposals received



- 7R2-h(s) [16-1606](#) **Dept/ Agency:** Economic and Housing Development  
**Action:** ( ) Ratifying (X) Authorizing ( ) Amending  
**Type of Service:** Professional Services Contract  
**Purpose:** Provide Real Estate Rehabilitation Cost Estimator Services  
**Entity Name:** Ellana, Inc.  
**Entity Address:** 32 Broadway, Suite 801, New York, New York 10004  
**Contract Amount:** Amount not to exceed \$10,000.00  
**Funding Source:** 2016 Budget/ Economic and Housing Development  
**Contract Period:** One (1) year from the date of a Notice to Proceed  
**Contract Basis:** ( ) Bid ( ) State Vendor (X) Prof. Ser. ( ) EUS  
(X) Fair & Open ( ) No Reportable Contributions ( ) RFP (X) RFQ  
( ) Private Sale ( ) Grant ( ) Sub-recipient ( ) n/a  
**Additional Information:**  
One (1) proposal received
- 7R2-i(s) [16-1607](#) **Dept/ Agency:** Economic and Housing Development  
**Action:** ( ) Ratifying (X) Authorizing ( ) Amending  
**Type of Service:** Professional Services Contract  
**Purpose:** Provide Real Estate Title Search Services  
**Entity Name:** Two Rivers Title Company, LLC.  
**Entity Address:** 26 Ayers Lane, Suite 202, Little Silver, New Jersey  
07739-1253  
**Contract Amount:** Amount not to exceed \$10,000.00  
**Funding Source:** 2016 Budget/ Economic and Housing Development  
**Contract Period:** One (1) Year from a Notice to Proceed  
**Contract Basis:** ( ) Bid ( ) State Vendor (X) Prof. Ser. ( ) EUS  
(X) Fair & Open ( ) No Reportable Contributions ( ) RFP (X) RFQ  
( ) Private Sale ( ) Grant ( ) Sub-recipient ( ) n/a  
**Additional Information:**  
Two (2) proposals picked up  
Two (2) proposals received
- 7R2-j(s) [16-1624](#) **Dept/ Agency:** Economic and Housing Development  
**Action:** ( ) Ratifying (X) Authorizing (X) Amending  
**Type of Service:** Resolution Endorsing  
**Purpose:** Amendment to Resolution referring the Draft Ordinance  
amending Zoning and Land Use Regulations to Newark Central  
Planning Board for formal review, report and recommendation as  
required by N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64.  
**Additional Information:**  
Amendment of Resolution 7R3- d(S) August 23, 2016

7R2-k(s) [16-1688](#)**Dept/ Agency:** Economic and Housing Development**Action:** ( ) Ratifying (X) Authorizing ( ) Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** Construct an industrial complex with a warehouse and office space; and a biogas renewable energy facility which will consist of several buildings, including an office building and storage silos**Entity Name:** 38-60 Blanchard, LLC.**Entity Address:** 75 Parkhurst Street, Suite 2, Newark, New Jersey 07114**Sale Amount:** \$75,000.00**Cost Basis:** ( ) \$ PSF (X) Negotiated ( ) N/A ( ) Other:**Assessed Amount:** \$1,206,500.00**Appraised Amount:** \$2,400,000.00**Contract Period:** To be commenced 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 &amp; Open ( ) No Reportable Contributions ( ) RFP ( ) RFQ

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

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

38-60 Blanchard Street Rear/Block 5001/Lot 16/East Ward

**Additional Information:**

This resolution authorizes the sale and redevelopment of a contaminated site formerly used as a landfill. The appraised value of the property, without accounting for its environmental condition, is \$2.4 million dollars. The estimated cost to remediate the site is \$5.46 million dollars.

## ADJOURNMENT

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