

# City of Newark

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



## Meeting Agenda - Final

### SPECIAL MEETING

**Tuesday, August 16, 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 agenda for this special meeting, disseminated on August 15, 2016 at the time of preparation.*

**ROLL CALL****AGENDA RESOLUTION CODES PER DEPARTMENT**

- 1 Administration**
- 2 Health and Community Wellness**
- 3 Economic and Housing Development**
- 4 Engineering**
- 5 Finance**
- 7 Law**
- 8 Mayor's Office**
- 9 Municipal Council and City Clerk**
- 10 Neighborhood and Recreational Services**
- 11 Public Safety**
- 12 Water and Sewer Utilities**

**7. RESOLUTIONS****7R3 Economic and Housing Development**7R3a(s) [16-1125](#)**Dept/ Agency:** Economic and Housing Development**Action:** ( ) Ratifying (X) Authorizing ( ) Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** Develop property as a three-family rental or for-sale home**Entity Name:** Lilac Development Group, LLC**Entity Address:** 18-20 Bloomfield Avenue, Bloomfield, New Jersey  
07109**Sale Amount:** \$19,777.60**Cost Basis:** (X) \$4.00 PSF ( ) Negotiated ( ) N/A ( ) Other:**Assessed Amount:** \$34,200.00**Appraised Amount:** \$0.00**Contract Period:** To be commenced within 3 months and be completed within 18 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)**

57-59 Bryant Street/Block 764/Lot 40/North Ward

**Additional Information:**

Total Square Footage = 4,944.4 X \$4.00 = \$19,777.60

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

7R3b(s) [16-1126](#)**Dept/ Agency:** Economic and Housing Development**Action:** ( ) Ratifying (X) Authorizing ( ) Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** Develop a 4-story market rate apartment building.**Entity Name:** Newark Burnet, LLC**Entity Address:** 128 Main Avenue, Passaic, New Jersey 07055**Sale Amount:** \$37,103.52**Cost Basis:** (X) \$4.00 PSF ( ) Negotiated ( ) N/A ( ) Other:**Assessed Amount:** \$194,600.00**Appraised Amount:** \$160,000.00**Contract Period:** To be commenced within 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 Properties:****(Address/Block/Lot/Ward)**

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

48½ 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 \$4.00 = \$37,103.52

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

7R3c(s) [16-1132](#) **Dept/ Agency:** Economic and Housing Development  
**Action:** ( ) Ratifying (X) Authorizing ( ) Amending  
**Type of Service:** Private Sale/Redevelopment  
**Purpose:** Construct a mixed-use development with retail, affordable and market rate housing, and parking.  
**Entity Name:** Springfield Renaissance, LLC  
**Entity Address:** 35 James Street, Newark, New Jersey 07102  
**Sale Amount:** \$43,272.92  
**Cost Basis:** (X) \$4.00 PSF ( ) Negotiated ( ) N/A ( ) Other:  
**Assessed Amount:** \$275,000.00  
**Appraised Amount:** \$0.00  
**Contract Period:** To be commenced within 3 months and be completed within 18 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)**  
8 Livingston Street/Block 2520/Lot 60/Central Ward  
6 Livingston Street/Block 2520/Lot 61/Central Ward  
247-251 Springfield Avenue/Block 2520/Lot 62/Central Ward  
**Additional Information:**  
Total Square Footage = 10,818.23. X \$4.00 = \$43,272.92  
Sale Price as set forth by Ordinance 6S&Fh adopted on April 7, 2004 establishing the minimum sale price of City-owned property.

7R3d(s) [16-1214](#) **Dept/ Agency:** Economic and Housing Development  
**Action:** ( ) Ratifying (X) Authorizing (X) Amending  
**Type of Service:** Resolution Endorsing  
**Purpose:** 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:**

7R3e(s) [16-1231](#)**Dept/ Agency:** Economic and Housing Development**Action:** ( ) Ratifying (X) Authorizing ( ) Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** Rehabilitate properties as rental or for-sale housing.**Entity Name:** Washington Bay Group I, LLC**Entity Address:** 811 Clinton Avenue, Newark, New Jersey 07108**Sale Amount:** \$24,000.00**Cost Basis:** (X) \$4.00 PSF ( ) Negotiated ( ) N/A ( ) Other:**Assessed Amount:** \$249,700.00**Appraised Amount:** \$0.00**Contract Period:** To be commenced within 3 months and be completed within 12 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)**

830 S. 18th Street/Block 2644/Lot 46/South Ward

887 S. 19th Street/Block 3015/Lot 16/South Ward

**Additional Information:**

Total Square Footage = 6,000. X \$4.00 = \$24,000.00

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

7R3f(s) [16-1237](#)**Dept/ Agency:** Economic and Housing Development**Action:** ( ) Ratifying (X) Authorizing ( ) Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** Rehabilitate property as rental or for-sale housing.**Entity Name:** Ikenga Group, LLC**Entity Address:** 656-658 S. 14th Street, Newark, New Jersey 07103**Sale Amount:** \$10,000.00**Cost Basis:** (X) \$ 4.00 PSF ( ) Negotiated ( ) N/A ( ) Other:**Assessed Amount:** \$160,300.00**Appraised Amount:** \$0.00**Contract Period:** To be commenced within 3 months and be completed within 12 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)**

113 S. 12th Street/Block 1859/Lot 19/West Ward

**Additional Information:**

Total Square Footage = 2,500. X \$4.00 = \$10,000.00

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

7R3g(s) [16-1243](#)

**Dept/ Agency:** Economic and Housing Development  
**Action:** ( ) Ratifying (X) Authorizing ( ) Amending  
**Type of Service:** Private Sale/Redevelopment  
**Purpose:** Rehabilitate property as rental or for-sale housing  
**Entity Name:** Community Development Group, LLC  
**Entity Address:** 11-15 Clinton Street, 9B, Newark, New Jersey 07102  
**Sale Amount:** \$37,348.80  
**Cost Basis:** (X) \$4.00 PSF ( ) Negotiated ( ) N/A ( ) Other:  
**Assessed Amount:** \$411,000.00  
**Appraised Amount:** \$0.00  
**Contract Period:** To be commenced within 3 months and be completed within 12 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)**  
169 S 9th Street/Block 1813/Lot 16/West Ward  
14 Alexander Street/Block 4057/Lot 11/West Ward  
24-26 Underwood Street/Block 4078/Lot 46/West Ward  
**Additional Information:**  
Total Square Footage = 9,337.2 X \$4.00 = \$37,348.80  
Sale at prices set forth by Ordinance 6S&Fh adopted on April 7, 2004, establishing the minimum sale price of City-owned property.

7R3h(s) [16-1319](#)

**Dept/ Agency:** Economic and Housing Development  
**Action:** ( ) Ratifying (X) Authorizing ( ) Amending  
**Type of Service:** Resolution Endorsing  
**Purpose:** Resolution of the City of Newark providing for an issue of Qualified General Obligation Open Space Bonds (Riverfront Park) and authorizing the sale of \$25,000,000.00 principal amount of Qualified General Obligation Open Space Bonds, Series 2016.  
**Additional Information:**



**7R10 Neighborhood and Recreational Services**

7R10a(s) [16-1304](#) **Dept/ Agency:** Neighborhood and Recreational Services  
**Action:** ( ) Ratifying (X) Authorizing ( ) Amending  
**Type of Service:** Hold Harmless and Indemnification Agreement  
**Purpose:** Facility use for Senior Olympics Event  
**Entity Name:** Newark Public Schools  
**Entity Address:** 2 Cedar Street, Newark, New Jersey 07102  
**Event Location:** Shabazz Stadium, 80 Johnson Avenue, Newark, New Jersey 07108  
**Event Date(s):** Saturday, August 27, 2016  
**Event Time:** 9:00 a.m. through 1:00 p.m.  
**Additional Information:** 2016 Municipal Budget/ Budget Account Line: NW011,160, 1606, 71280, B2016  
**Sponsor:**

**8. COMMUNICATIONS****Received from Business Administrator Jack Kelly**

- 8.-a (s) 16-1238 **AN ORDINANCE REINSTATING AND AMENDING THE WAVERLY YARDS REDEVELOPMENT PLAN OF THE CITY OF NEWARK ("REDEVELOPMENT PLAN") AS APPLIED TO BLOCK 5088, LOTS 126.01, 131, 138, 169 AND BLOCK 5090, LOTS 1.01 AND 1.05 ("PROPERTY") AND REAFFIRMING APPLICATION OF THE DEVELOPMENT REGULATIONS SET FORTH IN THE REDEVELOPMENT PLAN TO THE PROPERTY AS AMENDED HEREIN.**
- 8.-b (s) 16-1239 **AN ORDINANCE AMENDING AND SUPPLEMENTING THE CODE OF THE CITY OF NEWARK TO AUTHORIZE THE CREATION OF A SPECIAL IMPROVEMENT DISTRICT IN A CERTAIN AREA OF THE WEST WARD OF THE CITY TO BE KNOWN AS THE WEST WARD SPECIAL IMPROVEMENT DISTRICT.**

**ADJOURNMENT**

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