

City of Newark

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



Meeting Minutes - Final

Special Meeting

Tuesday, March 22, 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

Special 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 10:09 a.m.

STATEMENT ON OPEN PUBLIC MEETINGS ACT

In accordance with New Jersey P.I. 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 March 18, 2016 at the time of preparation.

ROLL CALL

Present: 5 - Augusto Amador, John Sharpe James, Joseph A. McCallum Jr., Luis A. Quintana, and Anibal Ramos Jr.

Absent: 4 - Carlos M. Gonzalez, Gayle Chaneyfield Jenkins, Eddie Osborne, and Mildred C. Crump

Chaneyfield Jenkins arrived 10:13 a.m.

Present: 6 - Augusto Amador, John Sharpe James, Gayle Chaneyfield Jenkins, Joseph A. McCallum Jr., Luis A. Quintana, and Anibal Ramos Jr.

Absent: 3 - Carlos M. Gonzalez, Eddie Osborne, and Mildred C. Crump

AGENDA RESOLUTION CODES PER DEPARTMENT

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

RESOLUTIONS

7R1 Administration

7R1-a (s) [16-0489](#)

Dept/ Agency: Administration/Division of Central Purchasing
Action: (X) Ratifying (X) Authorizing (X) Amending
Type of Service: Emergency Contract #E2015-07
Purpose: Operation and Management Services for the Municipal Television Studio
Entity Name: Cologne Production, Inc.
Entity Address: 19 Aycrigg Avenue, Passaic, New Jersey 07055
Contract Amount: Increase the Emergency Contract by \$160,000.00
Funding Source: City of Newark Budget/Department of Administration
Contract Period: Term of contract from August 4, 2015, through November 3, 2015, or until the emergency is abated.
Contract Basis: () Bid () State Vendor () Prof. Ser. () EUS () Fair & Open () No Reportable Contributions () RFP () RFQ () Private Sale () Grant () Sub-recipient () n/a (X) Emergency Contract
Additional Information:
Deferred 7R1-p (as) 031616

A motion was made by the Council of the Whole that this item be Returned to Administration. The motion was adopted by the following votes:

- Yes:** 5 - Augusto Amador, John Sharpe James, Joseph A. McCallum Jr., Luis A. Quintana, and Anibal Ramos Jr.
- Absent:** 4 - Carlos M. Gonzalez, Gayle Chaneyfield Jenkins, Eddie Osborne, and Mildred C. Crump

7R3 Economic and Housing Development

7R3-a (s) [16-0126](#)

Dept/ Agency: Economic & Housing Development
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Private Sale/Redevelopment
Purpose: Remediate and rehabilitate vacant land to facilitate access to, and for the operation of, the adjacent business at 497 Raymond Boulevard
Entity Name: Raymond Boulevard Properties, LLC
Entity Address: 497 Raymond Boulevard, Newark, New Jersey 07105
Sale Amount: \$140,000.00
Cost Basis: () \$ PSF (X) Negotiated () N/A () Other:
Assessed Amount: \$ 567,000.00
Appraised Amount: \$140,000.00
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 & Open () No Reportable Contributions () RFP () RFQ (X) Private Sale () Grant () Sub-recipient () n/a
List of Property:
(Address/Block/Lot/Ward)
 55-57 Chapel Street/Block 2461.01/Lot 1/East Ward
Additional Information:
 Approximately \$1.99 per square foot
Deferred 7R3-d 031616

A motion was made by the Council of the Whole that this item be Adopted. The motion was adopted by the following votes:

Yes: 6 - Augusto Amador, John Sharpe James, Gayle Chaneyfield Jenkins, Joseph A. McCallum Jr., Luis A. Quintana, and Anibal Ramos Jr.

Absent: 3 - Carlos M. Gonzalez, Eddie Osborne, and Mildred C. Crump

7R3-b (s) [16-0016](#)

Dept/ Agency: Economic and Housing Development
Action: (X) Ratifying (X) Authorizing (X) Amending
Type of Service: Amending Resolution 7R3-d, adopted July 1, 2015 , contract with Sub-recipient
Purpose: Extend the expiration date of the Sub-recipient Agreement, from December 31, 2015 to June 30, 2016
Entity Name: La Casa de Don Pedro
Entity Address: 75 Park Avenue, Newark, New Jersey 07104
Grant Amount: \$20,000.00
Funding Source: United States Department of Housing and Urban Development (HUD)/Community Development Block Grants (CDBG) Funds
Contract Period: January 1, 2015 through June 30, 2016
Contract Basis: () Bid () State Vendor () Prof. Ser. () EUS () Fair & Open () No Reportable Contributions () RFP () RFQ () Private Sale (X) Grant (X) Sub-recipient () n/a
List of Property: (If applicable)
(Address/Block/Lot/Ward)
 202-204 1st Street/Block 1912/Lot 38/Central Ward
 Lots 27, 28, 32, 35 merged into Lot 38
Additional Information:
 Funds accepted by Resolution 7R1-c, adopted February 4, 2015
 Project Approved under 7R3-d, adopted July 1, 2015

A motion was made by the Council of the Whole that this item be Adopted. The motion was adopted by the following votes:

Yes: 6 - Augusto Amador, John Sharpe James, Gayle Chaneyfield Jenkins, Joseph A. McCallum Jr., Luis A. Quintana, and Anibal Ramos Jr.

Absent: 3 - Carlos M. Gonzalez, Eddie Osborne, and Mildred C. Crump

7R3-c (s) [16-0055](#)

Dept/ Agency: Economic & Housing Development
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Private Sale/Redevelopment
Purpose: Redevelopment to create a distribution warehouse and recreation space
Entity Name: RRJ Distributors, LLC
Entity Address: 318 Astor Street, Newark, New Jersey 07114
Sale Amount: \$500,000.00
Cost Basis: () \$ PSF (X) Negotiated () N/A () Other:
Assessed Amount: \$664,500.00
Appraised Amount: \$N/A
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)

- 86 Avenue C/Block1275/Lot 6/East Ward
- 78-84 Avenue C/Block 1275/Lots 7, 25/East Ward
- 271 Emmet Street/Block 1275/Lot 23/East Ward

Additional Information:

Approximately \$11.01 per sq. ft.

A motion was made by the Council of the Whole that this item be Adopted. The motion was adopted by the following votes:

Yes: 6 - Augusto Amador, John Sharpe James, Gayle Chaneyfield Jenkins, Joseph A. McCallum Jr., Luis A. Quintana, and Anibal Ramos Jr.

Absent: 3 - Carlos M. Gonzalez, Eddie Osborne, and Mildred C. Crump

7R3-d (s) [16-0070](#)

Dept/ Agency: Economic and Housing Development

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

Type of Service: Amending Resolution #7R3-f (A.S.) September 2, 2015 , contract with Sub-recipient

Purpose: Extend the expiration date of the Sub-recipient Agreement from December 31, 2015 to June 30, 2016

Entity Name: Comunidad Unida Para Rehabilitacion de Adictos (C.U.R.A)

Entity Address: 35 Lincoln Park, Newark, New Jersey 07102

Grant Amount: \$12,500.00

Funding Source: United States Department of Housing and Urban Development (HUD/Community Development Block Grant (CDBG) funds

Contract Period: January 1, 2015 through June 30, 2016

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

List of Property: (If applicable)

(Address/Block/Lot/Ward)

71-73 Lincoln Park/Block 123/Lot 38/Central Ward

Additional Information:

Funds accepted by Resolution #7R1-c, adopted February 4, 2015
Project approved under Resolution 7R3-f (A.S.), adopted September 2, 2015

A motion was made by the Council of the Whole that this item be Adopted. The motion was adopted by the following votes:

Yes: 6 - Augusto Amador, John Sharpe James, Gayle Chaneyfield Jenkins, Joseph A. McCallum Jr., Luis A. Quintana, and Anibal Ramos Jr.

Absent: 3 - Carlos M. Gonzalez, Eddie Osborne, and Mildred C. Crump

7R3-e (s) [16-0087](#)**Dept/ Agency:** Economic & Housing Development**Action:** () Ratifying (X) Authorizing (X) Amending**Type of Service:** Amending Resolution 7R3-a, adopted September 4, 2014 contract with Sub-recipient ,**Purpose:** Extend the expiration date from December 31, 2015 to June 30, 2016, to allow the Sub-recipient to complete the physical rehabilitation to its facility located at 71-73 Lincoln Park, Newark, New Jersey 07102**Entity Name:** Comunidad Unida Para La Rehabilitacion de Adictos (C.U.R.A.)**Entity Address:** 35 Lincoln Park, Newark, New Jersey 07102**Grant Amount:** \$54,132.00**Funding Source:** United States Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program**Contract Period:** January 1, 2014 through June 30, 2016**Contract Basis:** () Bid () State Vendor () Prof. Ser. () EUS
() Fair & Open () No Reportable Contributions () RFP () RFQ
() Private Sale (X) Grant (X) Sub-recipient () n/a**List of Property:** (If applicable)**(Address/Block/Lot/Ward)**

71-73 Lincoln Park/Block 123, Lot 38/Central Ward

Additional Information:Funds appropriated by Resolution 7R1-b, adopted November 18, 2013
Project Approved under Resolution 7R3-a, adopted September 4, 2014**A motion was made by the Council of the Whole that this item be Adopted. The motion was adopted by the following votes:****Yes:** 6 - Augusto Amador, John Sharpe James, Gayle Chaneyfield Jenkins, Joseph A. McCallum Jr., Luis A. Quintana, and Anibal Ramos Jr.**Absent:** 3 - Carlos M. Gonzalez, Eddie Osborne, and Mildred C. Crump

7R3-f (s) [16-0262](#)**Dept/ Agency:** Economic & Housing Development**Action:** (X) Ratifying (X) Authorizing (X) Amending**Type of Service:** Amending Resolution 7R3-d August 6, 2014, contract with Sub-recipient**Purpose:** Extend the expiration date of the Sub-recipient from December 31, 2015 to June 30, 2016, to allow the Sub-recipient to complete the physical rehabilitation to its facility located at 341 Roseville Avenue, Newark, New Jersey 07107**Entity Name:** The North Ward Center, Inc.**Entity Address:** 346 Mt. Prospect Avenue, Newark, New Jersey, 07104**Grant Amount:** \$90,000.00**Funding Source:** United States Department of Housing & Urban Development (HUD) Community Development Block Grant (CDBG) Program**Contract Period:** January 1, 2014 through June 30, 2016**Contract Basis:** () Bid () State Vendor () Prof. Ser. () EUS
() Fair & Open () No Reportable Contributions () RFP () RFQ
() Private Sale (X) Grant (X) Sub-recipient () n/a**List of Property:** (If applicable)**(Address/Block/Lot/Ward)**

341 Roseville Avenue/Block 1947/Lot 42/ West Ward

Additional Information:Funds appropriated by Resolution 7R1-b November 18, 2013
Grant Agreement Approved under Resolution 7R3-d August 6, 2015**A motion was made by the Council of the Whole that this item be Adopted. The motion was adopted by the following votes:****Yes:** 6 - Augusto Amador, John Sharpe James, Gayle Chaneyfield Jenkins, Joseph A. McCallum Jr., Luis A. Quintana, and Anibal Ramos Jr.**Absent:** 3 - Carlos M. Gonzalez, Eddie Osborne, and Mildred C. Crump

7R3-g (s) [16-0415](#)**Dept/ Agency:** Economic & Housing Development**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Declaring an Area in Need of Redevelopment**Purpose:** Designating area in need of redevelopment**List of Property:****(Address/Block/Lot/Ward)**

Block	Lot	Location
320	1	482 S Orange Ave
320	10	411 S 16th St
320	11	413 S 16th
320	13	417 S 16th St
320	15	421 S 16th St
320	16	421 S 16th St
320	17	425 S 16th St
320	2	478-480 S Orange Ave
320	30	317 14th Ave
320	33	458 S 17th St
320	34	456 S 17th St
320	35	454 S 17th St
320	36	452 S 17th St
320	39	446 S 17th St
320	4	476 S Orange Ave
320	42	440 S 17th St
320	43	438 S 17th St
320	48	428 S 17th St
320	5	474 S Orange Ave
320	50	424 S 17th St
320	51	422 S 17th St
320	55	414 S 17th St
320	56	412 S 17th St
320	57	410 S 17th St
320	6,9	472 S Orange Ave
320	61	423 S 16th St
320	7,8	468-470 S Orange Ave
321	1	502 S Orange Ave
321	2	500 S Orange Ave
321	21	433 S 17th St
321	22	435 S 17th St
321	28	447 S 17th St
321	29	449 S 17th St
321	3	498 S Orange Ave
321	30	451 S 17th St
321	31	451 S 17th St
321	32	453-455 S 17th St
321	34	457 S 17th St
321	38	460-462 S 18th St
321	39	454 S 18th St
321	40	452 S 18th St
321	60	412 S 18th St

321	61	410 S 18th St
321	62	459 S 17th St
321	63	456 S 18th St
321	64	458 S 18th St
321	65	408 S 18th St
321	66	458 S 18th St
321	68	339 14th Ave
321	69	413-427 S 17th St
321	70	494-496 S Orange Ave
321	8	488-492 S Orange Ave
327	10	316 14th Ave
327	12	473 S 16th St
327	15	475-477 S 16th St
327	17	479-481 S 16th St
327	19	485 S 16th St
327	23	493 S 16th St
327	24	590 15th Ave
327	25	592 15th Ave
327	26	594 15th Ave
327	27	596 15th Ave
327	38	471 S 16th St
327	41	496 S 17th St
327	43	490-492 S 17th St
327	45	486-488 S 17th
327	9	316 14th Ave
328	2	458-462 S 16th
328	27	582 15th Ave
328	28	584 15th Ave
328	29	586 15th Ave
328	30	488-490 S 16th
328	32	486 S 16th St
328	33	484 S 16th St
328	36	478 S 16th St
328	38	474 S 16th St
328	40	470 S 16th St
328	41	468 S 16th St
333	53	508 S 16th St
333	54	510 S 16th St
333	57	514-516 S 16th St
333	58	518 S 16th St
333	59	520-526 S 16th S
333	64	528-530 S 16th
333	65	532-536 S 16th
333	69	538-540 S 16th
334	1	275-277 16th Ave
334	15	529 S 16th St
334	16	527 S 16th St
334	17	525 S 16th St
334	18	523 S 16th St
334	19	521 S 16th St

334	21	517 S 16th St
334	23	513 S 16th St
334	25	509 S 16th St
334	26	589 15th Ave
334	27	591 15th Ave
334	28	593 15th Ave
334	29	595 15th Ave
334	3	273 16th Ave
334	30	597 15th Ave
334	31	599 15th Ave
334	32	601 15th Ave
334	33	603 15th Ave
334	35	510 S 17th St
334	4,5,6	267-271 16th Ave
334	51	544 S 17th St
334	65	529 S 16th St
334	7	541-549 S 16th

Additional Information:

West Ward Model Neighborhood Initiative (MNI) Area 1.

Deferred 7R3-g (s) 032216

A motion was made by the Council of the Whole that this item be Adopted. The motion was adopted by the following votes:

Yes: 6 - Augusto Amador, John Sharpe James, Gayle Chaneyfield Jenkins, Joseph A. McCallum Jr., Luis A. Quintana, and Anibal Ramos Jr.

Absent: 3 - Carlos M. Gonzalez, Eddie Osborne, and Mildred C. Crump

Motion to Reconsider

A motion to Reconsider 7R3-g was made by the Council of the Whole. The motion was adopted by the following votes:

Yes: 6 - Augusto Amador, John Sharpe James, Gayle Chaneyfield Jenkins, Joseph A. McCallum Jr., Luis A. Quintana, and Anibal Ramos Jr.

Absent: 3 - Carlos M. Gonzalez, Eddie Osborne, and Mildred C. Crump

7R3-g [16-0415](#)**Dept/ Agency:** Economic & Housing Development**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Declaring an Area in Need of Redevelopment**Purpose:** Designating area in need of redevelopment**List of Property:****(Address/Block/Lot/Ward)**

Block	Lot	Location
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320	33	458 S 17th St
320	34	456 S 17th St
320	35	454 S 17th St
320	36	452 S 17th St
320	39	446 S 17th St
320	4	476 S Orange Ave
320	42	440 S 17th St
320	43	438 S 17th St
320	48	428 S 17th St
320	5	474 S Orange Ave
320	50	424 S 17th St
320	51	422 S 17th St
320	55	414 S 17th St
320	56	412 S 17th St
320	57	410 S 17th St
320	6,9	472 S Orange Ave
320	61	423 S 16th St
320	7,8	468-470 S Orange Ave
321	1	502 S Orange Ave
321	2	500 S Orange Ave
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321	22	435 S 17th St
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321	3	498 S Orange Ave
321	30	451 S 17th St
321	31	451 S 17th St
321	32	453-455 S 17th St
321	34	457 S 17th St
321	38	460-462 S 18th St
321	39	454 S 18th St
321	40	452 S 18th St
321	60	412 S 18th St

321	61	410 S 18th St
321	62	459 S 17th St
321	63	456 S 18th St
321	64	458 S 18th St
321	65	408 S 18th St
321	66	458 S 18th St
321	68	339 14th Ave
321	69	413-427 S 17th St
321	70	494-496 S Orange Ave
321	8	488-492 S Orange Ave
327	10	316 14th Ave
327	12	473 S 16th St
327	15	475-477 S 16th St
327	17	479-481 S 16th St
327	19	485 S 16th St
327	23	493 S 16th St
327	24	590 15th Ave
327	25	592 15th Ave
327	26	594 15th Ave
327	27	596 15th Ave
327	38	471 S 16th St
327	41	496 S 17th St
327	43	490-492 S 17th St
327	45	486-488 S 17th
327	9	316 14th Ave
328	2	458-462 S 16th
328	27	582 15th Ave
328	28	584 15th Ave
328	29	586 15th Ave
328	30	488-490 S 16th
328	32	486 S 16th St
328	33	484 S 16th St
328	36	478 S 16th St
328	38	474 S 16th St
328	40	470 S 16th St
328	41	468 S 16th St
333	53	508 S 16th St
333	54	510 S 16th St
333	57	514-516 S 16th St
333	58	518 S 16th St
333	59	520-526 S 16th S
333	64	528-530 S 16th
333	65	532-536 S 16th
333	69	538-540 S 16th
334	1	275-277 16th Ave
334	15	529 S 16th St
334	16	527 S 16th St
334	17	525 S 16th St
334	18	523 S 16th St
334	19	521 S 16th St

334	21	517 S 16th St
334	23	513 S 16th St
334	25	509 S 16th St
334	26	589 15th Ave
334	27	591 15th Ave
334	28	593 15th Ave
334	29	595 15th Ave
334	3	273 16th Ave
334	30	597 15th Ave
334	31	599 15th Ave
334	32	601 15th Ave
334	33	603 15th Ave
334	35	510 S 17th St
334	4,5,6	267-271 16th Ave
334	51	544 S 17th St
334	65	529 S 16th St
334	7	541-549 S 16th

Additional Information:

West Ward Model Neighborhood Initiative (MNI) Area 1.

Deferred 7R3-g (s) 032216

A motion was made by the Council of the Whole that this item be Deferred.

The motion was adopted by the following votes:

Yes: 6 - Augusto Amador, John Sharpe James, Gayle Chaneyfield Jenkins, Joseph A. McCallum Jr., Luis A. Quintana, and Anibal Ramos Jr.

Absent: 3 - Carlos M. Gonzalez, Eddie Osborne, and Mildred C. Crump

MOTIONS**7M-a. [16-0554](#)**

A motion to convey sincere and heartfelt condolences to the family of Brenda Hollis.

A motion was made by James, seconded by Amador, that this item be Adopted. The motion was adopted by the following votes:

Yes: 6 - Augusto Amador, John Sharpe James, Gayle Chaneyfield Jenkins, Joseph A. McCallum Jr., Luis A. Quintana, and Anibal Ramos Jr.

Absent: 3 - Carlos M. Gonzalez, Eddie Osborne, and Mildred C. Crump

ADJOURNMENT

A motion was made by the Council of the Whole to Adjourn this meeting at 10:32 a.m. The motion was adopted by the following votes:

Yes: 6 - Augusto Amador, John Sharpe James, Gayle Chaneyfield Jenkins, Joseph A. McCallum Jr., Luis A. Quintana, and Anibal Ramos Jr.

Absent: 3 - Carlos M. Gonzalez, Eddie Osborne, and Mildred C. Crump

AUGUSTO AMADOR
VICE PRESIDENT OF THE MUNICIPAL COUNCIL
NEWARK, NEW JERSEY

KENNETH LOUIS
CLERK OF THE MUNICIPAL COUNCIL
NEWARK, NEW JERSEY