

# City of Newark

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



## Meeting Agenda - Final

### SPECIAL MEETING

**Tuesday, January 15, 2019**

**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*

**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 5, 2018. In addition, the agenda for this meeting was disseminated on January 11, 2019 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**

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

7R2-a (s) [18-1818](#) **Dept/ Agency:** Economic and Housing Development  
**Action:** ( ) Ratifying (X) Authorizing ( ) Amending  
**Type of Service:** Private Sale/Redevelopment  
**Purpose:** To construct a 30,000 sq. ft. industrial storage facility with 5,000 sq. ft. of office space  
**Entity Name:** 152 Rutherford Street Urban Renewal, LLC  
**Entity Address:** 124 Polk Street, Box S-2, Newark, New Jersey 07105  
**Sale Amount:** \$200,000.00  
**Cost Basis:** ( ) PSF (X) Negotiated ( ) N/A ( ) Other:  
**Assessed Amount:** \$547,100.00  
**Appraised Amount:** \$1,040,000.00  
**Contract Period:** To commence within six (6) months and be completed within two (2) years 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)**  
152-164 Rutherford Street/Block 5056/Lot 20/East Ward  
**Additional Information:**  
Total Lot Square Footage: \$64,599.48  
Assessed Amount: \$547,100.00  
Appraised Amount: \$1,040,000.00  
Environmental Credit Amount: -\$840,000.00  
Negotiated Sale Price: \$200,000.00

**ADDED STARTER RESOLUTION**

**7R2 Economic and Housing Development**

7R2b s/as 19-0001

**Dept/ Agency:** Economic and Housing Development**Action:** ( ) Ratifying (X) Authorizing ( ) Amending**Type of Service:** Declaring an Area in Need of Redevelopment**Purpose:** Designating Doremus Avenue Study Area as a Condemnation Redevelopment Area.**List of Property:****(Address/Block/Lot/Ward)**

<b>Address</b>	<b>Block</b>	<b>Lot</b>	<b>Additional Lot(s)</b>
125-145 Doremus Avenue	5010	21.02	
127-167 Doremus Avenue	5010	8	
147-163 Doremus Avenue	5010	21.01	
148-182 Doremus Avenue	5011	12	12-A, 14
167 Doremus Avenue	5010	21.03	
173-189 Doremus Avenue	5016.01	20	
184-188 Doremus Avenue	5011	16	
190 Doremus Avenue	5011	17	
191-241 Avenue P	5006.01	1	
191-269 Doremus Avenue	5016	30	
191-269 Doremus Avenue Rear	5016	6	
192-212 Doremus Avenue	5014	1	1.03, 1.04
20-84 Doremus Avenue	5011	1	
214-252 Doremus Avenue	5014	1.01	
245-253 Foundry Street	5005	1.01	
256-266 Doremus Avenue	5014	7	7-A
271-277 Doremus Avenue	5016	5	
279-295 Doremus Avenue	5016	4	B5060.01/130.02
291-373 Avenue P Rear	5020	13	
293-317 Roanoke Avenue	5010	34	
302-10 & 322-20 Doremus Avenue	5070	3	3.01
302-10 & 322-30 Doremus Avenue	5050.01	15	
303-315 Doremus Avenue	5060.01	7	
317-329 Doremus Avenue	5060.01	148	
317-329 Doremus Avenue	5060.01	151	
319-351 Roanoke Avenue	5010	35	
322-352 Doremus Avenue	5070	5	5.01
322-352 Doremus Avenue	5056	20	
339-335 Avenue P	5020	136	
354-374 Doremus Avenue Rear	5056	26	
357-405 Avenue P	5020	14	
376-394 Doremus Avenue	5056	89	
385-405 Avenue P	5020	138	

<b>461-549 Avenue P</b>	5020	133	
<b>551 Avenue P</b>	5020	65	
<b>551-565 Wilson Avenue</b>	5024	18	
<b>567-589 Wilson Avenue</b>	5020	78	B5024/20,21
<b>672-692 Doremus Avenue</b>	5066	16	
<b>8-18 Doremus Avenue</b>	5011	1.01	
<b>87-125 Doremus Avenue</b>	5010	7	
<b>92-106 Rutherford Street</b>	5056.01	24	
<b>921-979 Delancy Street</b>	5074	25	

**Additional Information:**

This resolution rescinds Resolution 7R2-d(S) adopted on June 8, 2018 in its entirety and amends Resolution 7R2-m(AS) adopted on July 11, 2018 to cure fatal defects to both it and its accompanying Notice.

7R2c s/as 18-1952

**Dept/ Agency:** Economic and Housing Development**Action:** ( ) Ratifying (X) Authorizing (X) Amending**Type of Service:** Redevelopment Agreement**Purpose:** Rescind and Authorize a Redevelopment Agreement for the construction of a health care center; veterans housing facility with ground floor retail; and modest parking area**Entity Name:** 432-446 South Orange Avenue, LLC.**Entity Address:** 228 Lafayette Street, 2nd Floor, Newark, New Jersey 07105**Sale Amount:** \$610,000.00**Cost Basis:** ( ) \$ PSF ( ) Negotiated ( ) N/A (X) Other: Appraisal**Assessed Amount:** \$527,900.00**Appraised Amount:** \$610,000.00**Contract Period:** To commence within three (3) months and be completed within twenty-four (24) months from the transfer of ownership from the City**Contract Basis:** ( ) Bid ( ) State Vendor ( ) Prof. Ser. ( ) EUS  
( ) Fair & Open ( ) No Reportable Contributions (X) RFP ( ) RFQ  
( ) Private Sale ( ) Grant ( ) Sub-recipient ( ) n/a**List of Property:****(Address/Block/Lot/Ward)**

432-434 South Orange Avenue/Block 318/Lot 8/West Ward

436-440 South Orange Avenue/Block 318/Lot 4/West Ward

442-446 South Orange Avenue/Block 318/Lot 1/West Ward

454-462 South Orange Avenue/Block 319/Lot 21/West Ward

476 South Orange Avenue/Block 320/Lot 4/West Ward

**Additional Information:****8. COMMUNICATIONS****Received from Business Administrator Eric Pennington.**

8-a

[18-1549](#)

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF NEWARK, NEW JERSEY, 2000, AS AMENDED AND SUPPLEMENTED, AMENDING THE CITY OF NEWARK ZONING ORDINANCE, TITLE XLI, CHAPTERS 2 AND 4 OF THE MUNICIPAL CODE, TO PERMIT SHORT TERM RENTAL USE IN ALL LEGAL DWELLINGS, AND ESTABLISH MINIMUM STANDARDS FOR SHORT TERM RENTAL USE.



- 8-b      [18-1550](#)      AN ORDINANCE AMENDING THE REVISED GENERAL ORDINANCES OF THE CITY OF NEWARK, NEW JERSEY, 2000, AS AMENDED AND SUPPLEMENTED, BY ADDING NEW CHAPTER 14, ENTITLED "SHORT-TERM RENTALS TO TITLE XVIII", ENTITLED 'HOUSING CODE'.
- 8-c      [18-1722](#)      ORDINANCE AMENDING ORDINANCE 6PSF-h, JUNE 19, 2013, ORDINANCE AMENDING AND SUPPLEMENTING THE CODE OF THE CITY OF NEWARK TO AUTHORIZE THE CREATION OF A SPECIAL IMPROVEMENT DISTRICT TO BE KNOWN AS THE "GREATER NEWARK TOURISM IMPROVEMENT DISTRICT", BY ADDING TRANSIENT ACCOMODATION (SHORT TERM RENTALS) TO THE LIST OF PROPERTIES SUBJECT TO THE LICENSE FEE ASSESSMENT AND AMENDS SCHEDULE A, TO AUTHORIZE THE INCLUSION OF TRANSIENT ACCOMODATIONS AS THEY BECOME IDENTIFIED.

#### PENDING BUSINESS ON THE AGENDA

- 9-a (s)      [18-1590](#)      AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF NEWARK, NEW JERSEY, 2000, AS AMENDED AND SUPPLEMENTED, BY AMENDING CHAPTER 20 ENTITLED HOTEL OCCUPANCY TAX OF TITLE X, ENTITLED FINANCE AND TAXATION.  
Deferred 8.-b 120518  
Deferred 9-a 121918  
Deferred 9-a 010919

**ADJOURNMENT**

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