

# City of Newark

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



## **Meeting Agenda - Final**

### **SPECIAL MEETING**

**Wednesday, October 14, 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****2. NATIONAL ANTHEM / PLEDGE OF ALLEGIANCE**

I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all.

**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 October 9, 2020 at the time of preparation.*

**4. ROLL CALL**

**6. ORDINANCES****6F First Reading**

- 6F-a [20-0892](#) AN ORDINANCE GRANTING A TWENTY (20) YEAR TAX ABATEMENT TO 45 WILLIAM URBAN RENEWAL, LLC, 207 WEST 25th STREET, 9th FLOOR, NEW YORK, NEW YORK 10001, FOR A PROJECT TO CONSTRUCT A NEW SIX (6) STORY MIXED USE BUILDING CONSISTING OF FIFTY-FOUR (54) MARKET RATE RENTAL UNITS, SIX (6) AFFORDABLE HOUSING RENTAL UNITS IN ACCORDANCE WITH ORDINANCE 6PSF-a, ADOPTED ON OCTOBER 4, 2017, A DAYCARE CENTER AND APPROXIMATELY TWENTY-EIGHT (28) PARKING SPACES, LOCATED ON REAL PROPERTY COMMONLY KNOWN AS 43-53 WILLIAMS STREET, NEWARK, NEW JERSEY 07102 AND IDENTIFIED ON THE OFFICIAL TAX MAP OF THE CITY OF NEWARK, AS BLOCK 58, LOTS 8 AND 9. (CENTRAL WARD)
- (s)

The Ordinances adopted today on First Reading will be advertised in accordance with law, and a public hearing will be held at a Regular Meeting on November 5, 2020, or as soon thereafter as practical, in the Council Chamber, Second Floor, City Hall, Newark, New Jersey.

**6PSF Public Hearing, Second Reading and Final Passage**

**6PSF-a [20-1204](#)** AN ORDINANCE AMENDING TITLE II ADMINISTRATION, CHAPTER 2 OFFICE OF THE MAYOR AND AGENCIES, ARTICLE 5 OFFICES, BOARDS, COMMISSIONS AND AUTHORITIES, SECTION 86 CIVILIAN COMPLAINT REVIEW BOARD (CCRB) OF THE REVISED GENERAL ORDINANCES OF THE CITY OF NEWARK, NEW JERSEY, 2000, AS AMENDED AND SUPPLEMENTED, BY INCREASING THE NUMBER OF BOARD MEMBERS AND CHANGING THE STRUCTURE AND PROCESS OF NOMINATING BOARD MEMBERS.

**6PSF-b [20-1258](#)** AN ORDINANCE OF THE CITY OF NEWARK, IN THE COUNTY OF ESSEX, NEW JERSEY, PROVIDING FOR BUILDING IMPROVEMENTS AND UPGRADES TO THE GREEN STREET/LINER BUILDINGS IN THE CITY AND APPROPRIATING \$2,500,000.00 THEREFOR, AND AUTHORIZING THE ISSUANCE OF \$2,375,000.00 IN BONDS OR NOTES OF THE CITY TO FINANCE PART OF THE COSTS THEREOF.

ADVANCED AND ADOPTED ON 1ST READING AS 6F-c 070820

DEFERRED AS 6PSF-d 072220

DEFERRED AS 6PSF-b 080520

FAILED AS 6PSF-b 081920

PUBLIC H'G CLOSED & ADOPTED ON 2ND & FINAL PASSAGE AS 6PSF-a 090220

2ND & FINAL PASSAGE AS 6PSF-b(S) FOR THE OCTOBER 14, 2020 SPECIAL MEETING FOR RE-ADVERTISING PURPOSES ONLY.

**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**    [20-0039](#)    **Dept/ Agency:** Economic and Housing Development  
**(s)**                    **Action:** ( ) Ratifying    (X) Authorizing    ( ) Amending  
**Type of Service:** Private Sale/Redevelopment  
**Purpose:** To rehabilitate the property for owner occupied and rental housing.  
**Entity Name:** Nicole Gabriel  
**Entity Address:** 710 Sanford Avenue, Newark, New Jersey 07106  
**Sale Amount:** \$33,000.00  
**Cost Basis:** (X) \$10.00 PSF    ( ) Negotiated    ( ) N/A    ( ) Other:  
**Assessed Amount:** \$202,800.00  
**Appraised Amount:** \$0.00  
**Contract Period:** To commence within three (3) months and be completed within twelve (12) months from the transfer of Property 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 Property:**  
**(Address/Block/Lot/Ward)**  
275 Ellery Avenue/Block 4131.01/Lot 30/West Ward  
**Additional Information:**  
Sale Price: Total Square Footage X PSF = 3,300 X \$10.00 = \$33,000.00  
Sale at prices set forth by Ordinance 6S&Fh, adopted on April 7, 2004, establishing the minimum sale price of City-owned properties.

7R2-b [20-0318](#)  
(s)

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

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

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

**Purpose:** To create ancillary parking for adjacent restaurant business.

**Entity Name:** Kings Urban Renewal Corporation

**Entity Address:** 5 Garden Hills Drive, Somerset, New Jersey, 08873

**Sale Amount:** \$125,000.00

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

**Assessed Amount:** \$459,100.00

**Appraised Amount:** 0.00

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

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

315-321 Lyons Ave/Block 3054/Lot 34, 35, 36, and 37/South Ward

323-325 Lyons Ave/ Block 3054/Lot 38/South Ward

**Additional Information:**

King's Restaurant is developing a new restaurant/catering hall at 304-306 Lyons Avenue; this site would provide parking for same.

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 [20-0619](#)  
(s)

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

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

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

**Purpose:** To develop property into a metal art studio for personal business purposes.

**Entity Name:** Galo Castellanos

**Entity Address:** 45 Sherman Avenue, East Newark, New Jersey 07029

**Sale Amount:** \$30,240.00

**Cost Basis:** (X) \$8.00 PSF ( ) Negotiated ( ) N/A ( ) Other:

**Assessed Amount:** \$81,400.00

**Appraised Amount:** \$0.00

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

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

686-688 Bergen Street/Block 2688/Lot 48/South Ward

**Additional Information:**

Galo Castellanos is the adjoining property owner at 684 Bergen Street, and is looking to acquire this property to create a metal art studio and move his business to Newark where he resides.

Sale Price: Total Square Footage X PSF = 3,780 X 8.00 = \$30,240.00

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 [20-1139](#)  
(s)

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

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

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

**Purpose:** To convey city-owned property to facilitate redevelopment of the NJIT Gateway Plan Properties.

**Entity Name:** New Jersey Institute of Technology

**Entity Address:** University Heights, Newark, New Jersey 07102-1982

**Sale Amount:** \$180,000.00

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

**Assessed Amount:** \$454,400.00

**Appraised Amount:** \$180,000.00

**Contract Period:** Twenty-four (24) months from the date of transfer

**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)**

257 Martin Luther King Boulevard/Block 2857/Lot 13/Central

**Additional Information:**

7R2-e [20-1141](#)  
(s)

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

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

**Type of Service:** Redevelopment Agreement

**Purpose:** First Amendment to Redevelopment Agreement to reset project timelines.

**Entity Name:** New Jersey Institute of Technology

**Entity Address:** University Heights, Newark, New Jersey 07102-1982

**Contract Amount:** \$0.00

**Development Agreement Term:**

Phase I: No later than fifty-four (54) months from the effective date

Phase II: No later than fifty-four (54) months from completion of Phase I

**City Contribution to Development Project:** ( ) Grant or Loan ( )  
Guarantee

(X) None ( ) Other:( )

**Developer Investment:** :( )

**Developer Third-Party Financing**

**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:**

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

Block 43, Lots 1, 4, 10, 18, 19, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 33, 34, 35, 36, 37, 38, 39, 40, 41, 46, 48, 50, 51, 52, 60, 61; Block 2857, Lots 1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30; Block 2858, Lots 1, 2, 10, 12, 14, 15, 16, 18, 20, 23, 43, 45, 50; Block 372, Lots 1, 5, 6, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 22, 24; Block 384, Lot 1; Block 2828, Lots 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 34, 35, 37, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61; Block 2830, Lot 1; Block 2831, Lots 3, 5, 6, 13, 18; Block 389, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 32, 33, 34, 35, 36, 46, 47, 48, 49, 51, 53; Block 40, Lots 1, 2, 3.01, 3.02, 4.01, 4.02, 5, 6, 7.01, 7.02, 8.01, 8.02, 9, 10.01, 10.02, 11, 12, 16, 17, 18, 19, 20, 21, 22, 23, 25, 32, 35, 36, 37, 38, 42, 47, 48, 52.01, 52.02, 53; Block 41, Lots 1, 3, 32, 33, 34, 35, 36, 62, 65, 66, 69, 70, 72 and Block 42, Lot 44 in the City of Newark ("NJIT Gateway Plan Area") as identified in a plan entitled the "NJIT Campus Gateway Redevelopment Concept Plan" (the "NJIT Plan").

**Additional Information:**

Original Redevelopment Agreement authorized by Resolution 7R3-b(S) adopted on August 11, 2009.

**ADDED STARTER RESOLUTION****7R4 Finance**

- 7R4-a**    [20-1134](#)    **Dept./ Agency:** Finance  
**(s/as)**            **Action:** ( ) Ratifying    (X) Authorizing    ( ) Amending  
**Purpose:** Filing of Reverse Tax Appeals with the Essex County Board of Taxation or the New Jersey Tax Court.  
**List of Property:**  
**(Tax Payer/Address/Block/Lot)**  
Several properties listed in Exhibit A  
**Additional Information:**

**8. COMMUNICATIONS**

Received from Business Administrator Eric S. Pennington.

- 8.-a**    [20-0291](#)    AN ORDINANCE GRANTING A TWENTY (20) YEAR TAX  
**(s)**            ABATEMENT TO SB REDEVELOPMENT URBAN RENEWAL CO.,  
LLC, 260 CHESTNUT STREET, NEWARK, NEW JERSEY 07105,  
FOR A PROJECT TO CONSTRUCT A NEW SIX (6) STORY  
BUILDING CONTAINING APPROXIMATELY 74,625 SQUARE FEET  
OF HOTEL SPACE WITH APPROXIMATELY 109 GUEST ROOMS,  
A RESTAURANT, ROOF TOP BAR AND RELATED AMENITIES  
AND 2,150 SQUARE FEET OF RETAIL SPACE, LOCATED AT  
114-126 MONROE STREET, NEWARK, NEW JERSEY 07105 AND  
IDENTIFIED ON THE OFFICIAL TAX MAP OF THE CITY OF  
NEWARK, AS BLOCK 1987, LOT 21. (EAST WARD)

**12. ADJOURNMENT**

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