

City of Newark

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



Meeting Minutes - 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

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 10:00 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 6, 2017. In addition, the agenda for this meeting was disseminated on January 11, 2019 at the time of preparation.

ROLL CALL

Present: 6 - Carlos M. Gonzalez, John Sharpe James, Eddie Osborne, Luis A. Quintana, Anibal Ramos Jr., and Mildred C. Crump

Absent: 3 - Augusto Amador, Joseph A. McCallum Jr., and LaMonica R. McIver

Amador arrived at 10:06 a.m.

McCallum arrived at 10:06 a.m.

Present: 8 - Augusto Amador, Carlos M. Gonzalez, John Sharpe James, Joseph A. McCallum Jr., Eddie Osborne, Luis A. Quintana, Anibal Ramos Jr., and Mildred C. Crump

Absent: 1 - LaMonica R. McIver

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

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

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

Yes: 8 - Augusto Amador, Carlos M. Gonzalez, John Sharpe James, Joseph A. McCallum Jr., Eddie Osborne, Luis A. Quintana, Anibal Ramos Jr., and Mildred C. Crump

Absent: 1 - LaMonica R. McIver

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.**

Deferred 6F-b 012319

Deferred 6F-a 020619

Deferred 6F-a 022219

Deferred 6F-a 030619

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

Yes: 8 - Augusto Amador, Carlos M. Gonzalez, John Sharpe James, Joseph A. McCallum Jr., Eddie Osborne, Luis A. Quintana, Anibal Ramos Jr., and Mildred C. Crump

Absent: 1 - LaMonica R. McIver

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'.**

- Deferred 6F-c 012319**
- Deferred 6F-b 020619**
- Deferred 6F-b 022219**
- Deferred 6F-b 030619**

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

Yes: 8 - Augusto Amador, Carlos M. Gonzalez, John Sharpe James, Joseph A. McCallum Jr., Eddie Osborne, Luis A. Quintana, Anibal Ramos Jr., and Mildred C. Crump

Absent: 1 - LaMonica R. McIver

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.**

- Deferred 6F-d 012319**
- Deferred 6F-c 020619**
- Deferred 6F-c 022219**
- Deferred 6F-c 030619**

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

Yes: 7 - Augusto Amador, Carlos M. Gonzalez, John Sharpe James, Joseph A. McCallum Jr., Eddie Osborne, Luis A. Quintana, and Mildred C. Crump

Absent: 1 - LaMonica R. McIver

Abstain: 1 - Anibal Ramos Jr.

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

Deferred 6F-e 012319

Deferred 6F-d 020619

Deferred 6F-d 022219

Deferred 6F-d 030619

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

Yes: 8 - Augusto Amador, Carlos M. Gonzalez, John Sharpe James, Joseph A. McCallum Jr., Eddie Osborne, Luis A. Quintana, Anibal Ramos Jr., and Mildred C. Crump

Absent: 1 - LaMonica R. McIver

ADDED STARTER RESOLUTIONS

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)**

Address	Block	Lot	Additional	Lot(s)
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
461-549 Avenue P			5020	133

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

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

Yes: 8 - Augusto Amador, Carlos M. Gonzalez, John Sharpe James, Joseph A. McCallum Jr., Eddie Osborne, Luis A. Quintana, Anibal Ramos Jr., and Mildred C. Crump

Absent: 1 - LaMonica R. McIver

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:

A motion was made by McCallum, Jr., seconded by Quintana, that this item be Adopted. The motion was adopted by the following votes:

Yes: 8 - Augusto Amador, Carlos M. Gonzalez, John Sharpe James, Joseph A. McCallum Jr., Eddie Osborne, Luis A. Quintana, Anibal Ramos Jr., and Mildred C. Crump

Absent: 1 - LaMonica R. McIver

Executive Session

A motion was made by the Council of the Whole to enter Executive Session at 10:48 a.m. The motion was adopted by the following votes:

Yes: 8 - Augusto Amador, Carlos M. Gonzalez, John Sharpe James, Joseph A. McCallum Jr., Eddie Osborne, Luis A. Quintana, Anibal Ramos Jr., and Mildred C. Crump

Absent: 1 - LaMonica R. McIver

Executive Session closed at 11:35 a.m.

ADJOURNMENT

A motion was made by the Council of the Whole to Adjourn this meeting at 11:36 a.m. The motion was adopted by the following votes:

Yes: 6 - Augusto Amador, Carlos M. Gonzalez, Joseph A. McCallum Jr., Eddie Osborne, Luis A. Quintana, and Anibal Ramos Jr.

Absent: 3 - John Sharpe James, LaMonica R. McIver, and Mildred C. Crump

**MILDRED C. CRUMP
PRESIDENT OF THE MUNICIPAL COUNCIL
NEWARK, NEW JERSEY**

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