



Legislation Details (With Text)

**File #:** 26-0318      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Adopted  
**File created:** 3/9/2026      **In control:** Law  
**On agenda:** 4/1/2026      **Final action:** 5/6/2026

**Title:** AN ORDINANCE RATIFYING AND AUTHORIZING THE MAYOR OF THE CITY OF NEWARK AND/OR HIS DESIGNEE, AND THE DIRECTOR OF THE DEPARTMENT OF OFFICE OF VIOLENCE PREVENTION & TRAUMA RECOVERY TO ENTER INTO AND EXECUTE A LEASE AGREEMENT WITH SOUTH ORANGE NJ, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY, 320 ROEBLING, SUITE 417, BROOKLYN, NEW YORK 11211, FOR THE GROUND LEVEL OF THE PROPERTY LOCATED AT 846-850 SOUTH ORANGE AVENUE, NEWARK, NEW JERSEY 07106, BLOCK 4057, LOT 00003, (WEST WARD), FOR THE PERIOD OF ONE (1) YEAR, COMMENCING ON JANUARY 1, 2026 AND TERMINATING ON DECEMBER 31, 2026, FOR THE ANNUAL RENT OF (\$15,600.00), FOR USE AS OFFICE SPACE.

WHEREAS, the City of Newark, Department of The Office of Violence Prevention & Trauma Recovery (“OVP”), is in need of leasing the ground level of the premises commonly known as 846-850 South Orange Avenue, Block 4057, Lot 00003 (the “Leased Premises”), on the Official Tax Map of the City of Newark, New Jersey, for public utilization as office space; and

WHEREAS, OVP (“Tenant”) and South Orange NJ, LLC, A New Jersey Limited Liability Company, located at 320 Roebling, Suite 417, Brooklyn, New York 11211 (“Landlord”), desire to enter into a lease agreement (hereinafter “Lease Agreement”) for the Leased Premises for the period of one (1) year, commencing January 1, 2026 through December 31, 2026, for the annual sum of Fifteen Thousand Six Hundred Dollars and Zero Cents (\$15,600.00); and

WHEREAS, pursuant to N.J.A.C. 5:30-5.5, attached hereto is the Comptroller’s partial Certification of Funds, which states that funds in the amount of Three Thousand Nine Hundred Dollars and Zero Cents (\$3,900.00), are available in the 2026 Budget under Business Unit: NW011; Dept.: 030; Div./Proj.: 0312; Activity: A; Account #: 71610, to enter into the Lease Agreement for the Leased Premises for the period of January 1, 2026 through December 31, 2026, and a copy of the Certification of Funds shall be filed in the Office of the City Clerk.

**Sponsors:**

**Indexes:**

**Code sections:**

Date	Ver.	Action By	Action	Result
5/6/2026	1	Municipal Council		
4/15/2026	1	Municipal Council	Adopt on First Reading	Pass
4/1/2026	1	Municipal Council	Advance to First Reading	Pass

**AN ORDINANCE RATIFYING AND AUTHORIZING THE MAYOR OF THE CITY OF NEWARK AND/OR HIS DESIGNEE, AND THE DIRECTOR OF THE DEPARTMENT OF OFFICE OF VIOLENCE PREVENTION & TRAUMA RECOVERY TO ENTER INTO AND EXECUTE A LEASE AGREEMENT WITH SOUTH ORANGE NJ, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY, 320 ROEBLING, SUITE 417, BROOKLYN, NEW YORK 11211, FOR THE GROUND LEVEL OF THE PROPERTY LOCATED AT 846-850 SOUTH ORANGE AVENUE, NEWARK, NEW JERSEY 07106, BLOCK 4057, LOT 00003, (WEST WARD), FOR THE PERIOD OF ONE (1) YEAR,**

**COMMENCING ON JANUARY 1, 2026 AND TERMINATING ON DECEMBER 31, 2026, FOR THE ANNUAL RENT OF (\$15,600.00), FOR USE AS OFFICE SPACE.**

**WHEREAS**, the City of Newark, Department of The Office of Violence Prevention & Trauma Recovery (“OVP”), is in need of leasing the ground level of the premises commonly known as 846-850 South Orange Avenue, Block 4057, Lot 00003 (the “Leased Premises”), on the Official Tax Map of the City of Newark, New Jersey, for public utilization as office space; and

**WHEREAS**, OVP (“Tenant”) and South Orange NJ, LLC, A New Jersey Limited Liability Company, located at 320 Roebling, Suite 417, Brooklyn, New York 11211 (“Landlord”), desire to enter into a lease agreement (hereinafter “Lease Agreement”) for the Leased Premises for the period of one (1) year, commencing January 1, 2026 through December 31, 2026, for the annual sum of Fifteen Thousand Six Hundred Dollars and Zero Cents (\$15,600.00); and

**WHEREAS**, pursuant to N.J.A.C. 5:30-5.5, attached hereto is the Comptroller’s partial Certification of Funds, which states that funds in the amount of Three Thousand Nine Hundred Dollars and Zero Cents (\$3,900.00), are available in the 2026 Budget under Business Unit: NW011; Dept.: 030; Div./Proj.: 0312; Activity: A; Account #: 71610, to enter into the Lease Agreement for the Leased Premises for the period of January 1, 2026 through December 31, 2026, and a copy of the Certification of Funds shall be filed in the Office of the City Clerk.

**NOW, THEREFORE, BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF NEWARK, NEW JERSEY THAT:**

**Section 1.** The Mayor and/or his designee, and the Director of the Department of The Office of Violence Prevention & Trauma Recovery (“OVP”), are hereby authorized to enter into and execute the Lease Agreement (HEREINAFTER “Lease Agreement”), in the form attached hereto, on behalf of the City of Newark (“Tenant”) with South Orange NJ, LLC, A New Jersey Limited Liability Company, located at 320 Roebling, Suite 417, Brooklyn, New York 11211 (“Landlord”), for the leasing of the ground level of the premises commonly known as 846-850 South Orange Avenue, Block 4057, Lot 0003, for use as office space, pursuant to N.J.S.A. 40:60-25.51, for the period of one (1) year, commencing January 1, 2026 through December 31, 2026, for the annual rent of Fifteen Thousand Six Hundred Dollars and Zero Cents (\$15,600.00).

**Section 2.** The Municipal Council hereby ratifies the Lease Agreement from January 1, 2026, until the final passage and publication of this Ordinance.

**Section 3.** There shall be no advance payment on this Lease Agreement.

**Section 4.** A copy of the Lease Agreement is attached hereto and made part hereof.

**Section 5.** The Director of the Department of the Office of Violence Prevention and Trauma Recovery shall file a copy of the Lease Agreement and this Ordinance in the Office of the City Clerk.

**Section 6.** Pursuant to N.J.A.C. 5:30-5.5, attached hereto is the Comptroller’s partial Certification of Funds from the Director of the Department of Finance, City of Newark, which states that Three Thousand Nine Hundred Dollars and Zero Cents (\$3,900.00) are available in the City of Newark, 2026 Official Budget, under, Business Unit: NW011; Dept.: 030; Div./Proj.: 0312; Activity: A;

Account# 71610; Budget Reference: B2026. A copy of the Partial Certification of Funds shall be filed in the Office of the City Clerk, along with this authorizing Ordinance.

**Section 7.** The Lease Agreement satisfies, and is in compliance with Newark Municipal Ordinance 2:4-16.

**Section 8.** This Ordinance shall take effect upon final passage and publication in accordance with the laws of the State of New Jersey.

### **STATEMENT**

This Ordinance ratifies and authorizes the Mayor and/or his designee, and the Director of the Office of Violence Prevention and Trauma Recovery, to enter into and execute a Lease Agreement with South Orange NJ, LLC for the ground level of the property commonly known as 846-850 South Orange Avenue, Newark, New Jersey, Block 4057, Lot 0003, for use as office space. The term of the Lease Agreement is for the period of one (1) year, commencing January 1, 2026 and terminating on December 31, 2026, at an annual rent of Fifteen Thousand Six Hundred Dollars and Zero Cents (\$15,600.00).