

CITIZENS COMMENTS
JULY 7, 2021 COUNCIL MEETING
SECOND READING COMMENTS

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Ordinance 14-2021 – Marijuana Zoning Prohibition

1. Is July 7, 2021 an inflection point for Orange?
2. Are citizens, residents and interested stakeholders entitled to answers to all pertinent second reading public hearing questions prior to consideration and official action by the local governing body on all ordinances, especially those not subject to referendum challenge?
3. Will the local governing body finally take some form of affirmative action on this festering zoning/revenue generating matter, thereby allowing the mayor to approve or to veto the discretionary legislative action and for certain local elected officials to feel the wrath of their constituents?
4. Or, will the State rules and regulations become effective by non-action?

Ordinance 24-2021 – Municipal Clerk

5. What is the reason for amending the municipal clerk’s hiring, firing and layoff powers?
6. Did a former local elected official exceed her municipal clerk statutory oversight authority?
7. Will the local governing body finally take some form of affirmative action on this festering zoning/revenue generating matter, thereby allowing the mayor to approve or to veto the discretionary legislative action and for certain local elected officials to feel the wrath of their constituents?

Ordinance 32-2021 – \$8,000,000 Streetscape Rescinding Bond Ordinance

8. How does Orange anticipate funding these necessary and delayed streetscape improvements?
9. How much long term debt does Orange currently have?
10. Without the rescission of this streetscape bond ordinance, what would be Orange’s debt ratio?

Ordinance 33-2021 – 540 Mitchell Street Amending Private Sale Ordinance

11. Have we come full circle to January 2008 when Attorney Feld caused former Municipal Attorney Braker to appear, to relieve a former junior in-house attorney and to amend the “original” 540 Mitchell Street Private Sale Ordinance at its “original” second reading?
12. How much money did Orange expend defending Feld I?
13. Why the sudden urgency to amend the prior “second” 540 Mitchell Street Private Sale Ordinance?
14. When was the “original” Feld I 540 Mitchell Street Private Sale Ordinance Rescinded?
15. What are the amended material terms of this “third” 540 Mitchell Street private sale ordinance?
16. Assuming, arguendo, that this transaction had closed in CY 2008, how much additional tax revenues would have Orange received on account of the underlying land?
17. When is the proposed new private sale closing date?
18. Who is counsel to the non-urban renewal entity purchaser?
19. Is this new purchaser subject to an amended redeveloper agreement?
20. If a property is located within and subject to a duly authorized redevelopment plan, is a duly approved redeveloper agreement a condition precedent to any private sale of municipal property to the redeveloper?

21. How many years did it take for Orange and its professionals to disgorge the frivolous and vexatious retaliatory and intimidating invalidated Feld I monetary sanctions imposed against the Feld family and their related entities?
22. Why hasn't Orange severed its relationship with all professionals and city employees associated with the "original" 540 Mitchell Street private sale ordinance and subsequent Feld I litigation?
23. Subsequent to the arrival of our BA in or about August 2016, did the City of Orange Township amend its short term tax exemption ordinance?
24. Prior to this short term tax exemption amendment, how much additional revenue did The City of Orange Township forsake?

Ordinance 35-2021 (WO) – “Walk-On” 30 Year Peek Highland I Owner Urban Renewal Discretionary Long Term Tax Exemption

25. Is there a redevelopment race to the exits?
26. What is the sudden urgency for adoption of this walk-on discretionary 30 year long term tax exemption ordinance in less than three weeks?
27. Who approved the form, content and validity of this discretionary long term tax exemption approval ordinance and financial agreement?
28. On its face, is the effective date notice provision (para. 5) patently false?
29. Does the Local Finance Board need to approve the proposed redevelopment area bonds in this transaction?
30. Has a redevelopment area bond application been submitted to the Local Finance Board for approval?
31. If this were not a redevelopment area bond long term tax exemption transaction, what terms would need to be modified and how much additional long term tax exemption revenues would Orange be entitled to?
32. Is this project located in a lawfully designated opportunity zone?
33. Is this transaction too rich for the redeveloper?
34. Are the same internal rates of returns used in the application and the net benefits fiscal impact study?
35. Does the proposed discretionary legislative long term tax exemption transaction comply with the State's Long Term Tax Exemption Handbook issued on or about November 18, 2020?
36. Why is Orange continuously returning to the same group of redevelopers who have not yet brought a project to completion?
37. Did the Local Finance Board approve the proposed redevelopment area bonds supporting the two latest Peek Reock long term tax exemption transactions and reflected on posted CY 2021 supplemental debt statements?
38. What public amenities did Orange receive in connection with the two latest Peek Reock long term tax exemption transactions?
39. Does Orange have sufficient water/sewer utility, schoolroom, parking and traffic capacity for this new market rate housing project?
40. Who is the redevelopers counsel?
41. Since June 2007 and the first Orange Memorial Hospital long term tax exemption transaction, how many different transactions have counsel been involved with and with what different law firms?
42. Has Orange's municipal planner provided disqualifying services to any of the proposed redeveloper's related entities?