

**MINUTES CITY COUNCIL
CITY OF ORANGE TOWNSHIP
NEW JERSEY**

THIS IS A CONFERENCE MEETING OF THE CITY COUNCIL OF THE CITY OF ORANGE TOWNSHIP HELD VIA AUDIO-VIDEO CONFERENCING ON TUESDAY, JUNE 21, 2022 AT 7:01 P.M.

ROLL CALL

PRESENT

Council Vice President Tency A. Eason
Councilmember Weldon M. Montague, III
Councilmember Clifford R. Ross
Council President Kerry J. Coley

ALSO PRESENT

Joyce L. Lanier, City Clerk
Chris M. Hartwyk, Business Administrator
Laquana Best, Planning Director
Nile Clements, Chief Financial Officer (Arrived at 7:03)
Vincent DeFilippo, Health Officer
Paula Ferreira, Tax Collector
Marty Mayes, Public Works Director (Arrived at 7:05pm)
Christopher Mobley, Planning Department
Aaron Mizrahi, Law Department
Gracia R. Montilus, Esq., City Attorney
Chris Murray, Tax Assessor (Arrived at 7:16pm)
Keith Pressey, Director of Recreation
Wendy Sykes, Director of Community Services (Arrived at 7:05pm)
Marlin G. Townes, III, Esq., Legislative Research Officer
Margarette Homere, City Clerk's Office
Tamara Robinson, City Clerk's Office
Trisha Scipio, City Clerk's Office
Gabrielle Sims-Shelton, City Clerk's Office

ABSENT

Councilmember Harold J. Johnson, Jr.
Councilmember Jamie B. Summers-Johnson
Councilmember Adrienne Wooten
Derrick Brown, Fire Chief
Adrian Mapp, Finance Director
Vincent Vitiello, Police Chief

The City Clerk announced a Moment of Silence.

The City Clerk announced the "SPECIAL NOTICE: Please be apprised anyone wishing to discuss Agenda or General Items shall email their statements or questions to citizencomments@orangenj.gov no later than 7:00 p.m. the day prior to the scheduled public meeting. The City Council reserves the right to respond or not respond during the meeting to any citizen's submission."

The City Clerk announced that the requirements of N.J.S.A. 10:4-9 et. seq., "Sunshine Law" has been met. A notice of this meeting was sent to the Record Transcript, published in the Star Ledger on September 2, 2021, posted on the Bulletin Board in City Hall, the Council's Website (www.orangetwpnjcc.org), the City's Website (www.ci.orange.nj.us) and filed in the Office of the City Clerk.

MATTERS FOR DISCUSSION**COVID Update - Health Officer Vincent DeFilippo**

Health Director Vincent DeFillippo announced that the Covid-19 numbers are down. As of June 13th we have had 25,008 deaths in New Jersey. As of last week, the City of Orange is in the orange which is still considered high. The city is averaging between 7-10 positive cases a day. Vaccinated Statistics for the city: 75% of 5-11 years old, 80% of 12-17 year old, 81% of 18-29 years old, and 93% of 65 and older. As of last week, the CDC announced that ages five and under are able to be vaccinated. There is a mobile clinic available for testing only which is in front of City Hall on Wednesdays from 3pm-7pm. It has also been at some of the Senior Buildings in the City (Thomas Boulevard, Oakwood Avenue, William Street, and Wilson Place). If you need to be vaccinated, you can visit the Sears building in Livingston, NJ. It is being said that you do not need masks, but the Health Director wanted to remind everyone that there is six variants of the Omicron. He suggested that if you are flying or in a confined place you should wear a mask. Masks have been difficult to purchase, if you are reusing a mask do not put it in a plastic bag as it holds moisture. It is best to store it in a paper bag. New Jersey has a case of Monkey Pox. Councilmember Clifford R. Ross inquired about the number of positive cases and how is 7-10 cases being considered high. The Health Director stated the State determined which level the city is at based on the numbers. 7-10 cases is one factor and it is also based on the number of residents in the city. There are four colors (Green, Yellow, Orange, & Red) and we are orange which is high. There are six types of Omicron variant: BA11 at 7%, BA11 at 6%, BA212 at 10%, BA2 at 15%, Delta at 34%. People should remain careful and wear masks. Council Vice President Tency A. Eason asked for a breakdown of positive cases by age which Director DeFilippo did not have that information.

NJ Wildlife Action Plan – Chris Mobley

This item will be postponed to the July 6, 2022 Council Meeting.

The resolutions and ordinances to be presented at tonight's meeting are listed on the attached Regular Meeting Agenda. If any Council Member wishes to discuss any resolution or ordinance, it may be discussed at this time.

Ordinances

36-2022 An ordinance of the City of Orange Township to approve a tax exemption for a thirty (30) year period and to authorize the thirty (30) year exemption and authorizing the execution of a financial agreement between the City and Scotland Holdings RSBRM Urban Renewal, LLC.

Resolutions

294-2022 A resolution designating Scotland Holdings RSBRM Urban Renewal, LLC as the redeveloper for the property located at 448 and 452 Scotland Road identified on the City tax map as Block 5104, Lots 1 and 21 and approving and authorizing the execution of a redevelopment agreement with Scotland Holdings RSBRM Urban Renewal, LLC for the redevelopment of this property.

295-2022 A resolution of the City of Orange Township, in the County of Essex, New Jersey, designating Scotland Holdings RSBRM Urban Renewal, LLC as redeveloper for properties located at 448 and 452 Scotland Road, which properties are designated as Block 5104, Lots 1 and 21 on the tax maps of the City of Orange Township.

296-2022 A resolution approving the bill list for Council vote on June 21, 2022 dated June 15, 2022 and approving checks issued by the Finance Department in accordance with Ordinance 2-95. (Grand Total: \$10,084,911.84)

Council Vice President Tency A. Eason asked for an explanation. Business Administrator Chris Hartwyk stated 36-2022 is a pilot agreement for the project on 448 and 452 Scotland Road, currently Alberona Iron Works and a railing company. This goes with the redevelopment agreement which is on the Regular meeting agenda, Resolution 294-2022. The resolution would award a redevelopment agreement to the developers of this project. The location currently is not very attractive, the building proposed is attractive and will be transformative for that block. The current taxes on the

collective properties is around \$22,000 a year. Under the proposed pilot agreement, the revenue to the municipality would be over \$200,000 a year, annualized over thirty years – That is 660,000 over 6 million. The project provides more parking than is required. In the rear two of the stories are not visible, they are below grade. The redeveloper has agreed to contribute 1% as a community benefit and also put up security cameras which will be directly connected to the security monitoring system at the police department. There is a first source requirement for hiring in Orange, 20% minority hiring, 20% MWE requirement. The administration believes this a positive project for the city and it would not be able to be constructed without the pilot agreement. Councilmember Weldon M. Montague, III asked who would ensure the 20% minority hiring and why can't we take the lead which the city will receive quarterly reports to ensure it is done. The Business Administrator Chris Hartwyk, who acts as the Affirmative Action Officer can establish a list for Councilmember Weldon M. Montague, III to be active in this process. Councilmember Clifford R. Ross inquired if the city was in compliance with the minority hiring with all of the new buildings going up which we are. Councilmember Weldon M. Montague, III inquired why there are no low income housing which the Business Administrator explain you reduce the gross revenue of the project. Councilmember Clifford R. Ross stated the residents of Orange who are trying to improve their lives cannot afford to get in to the new buildings but these seem to be designed for out of towners such as New Yorkers. Business Administrator Chris Hartwyk stated these concerns should be approached during the pilot of a project. Council Vice President Tency A. Eason asked if you do the affordable – you talk about the finances and it wouldn't be feasible but would that also impact the amount of rent that is charged for the apartments at market rate which means the rent would go up also and the answer was yes, either rents would go up or the pilot payments would go down. Councilmember Clifford R. Ross stated he would think that everyone would be happy, we make out on the pilot but to make some affordable housing for some of our residents – He would rather see the pilot agreement go down so that we can get our residents into these apartments. It would be a win-win for everyone. Business Administrator Chris Hartwyk stated we are willing to have these discussions but it has to be considered that that reduces the revenue for the city from a budgetary stand point. Councilmember Weldon M. Montague, III inquired if these developers were likely to still build in Orange without the pilot agreement and the answer was no. Business Administrator Chris Hartwyk stated there would be a loss of revenue to the city without the development. In a thirty year span the properties involved in these projects would generate over \$660,000 based on their current tax revenue, versus over \$6,000,000 based upon the pilot once completed. So that is a significant loss in revenue. The revenue comes to the city when the CO is issued. During the time of construction, they pay the taxes that are currently assessed. Once the construction is complete and the CO is issued, that is when they pay the higher pilot payments. Council Vice President Tency A. Eason asked what happens if a developer is not deemed in compliance. Business Administrator Chris Hartwyk stated if a developer is not in compliance, their pilot can be deemed void.

35-2022 An ordinance to amend the Code of the City of Orange Township, Chapter 200, entitled “Vehicles and Traffic” Section 200-52-1 Handicapped Parking Spaces. (107 Elm Street)

Council Vice President Tency A. Eason stated there was a letter attached to this resolution to deny this handicapped parking by the Public Works Department. Director Marty Mayes does not have this letter and this resolution will be returned to administration until The Public Works Department locates the letter of denial.

The City Clerk stated the June 8, 2022 minutes is on the agenda but will be postponed until the next meeting because it was not included in the packet. She asked Councilmember Clifford R. Ross to explain the amendment to Ordinance 37-2022 when we get to it on the agenda. One more Councilmember is needed during the Regular meeting to vote on the Temporary Appropriations. Resolution 289-2022, the last whereas clause was amended to reflect the correct dollar amount, \$303,761.25 was on the resolution and the correct amount is \$17,050. Resolution 288-2022 will be pulled for a separate vote because there are items that must be approved prior to this resolution being presented. Resolution 263-2022 will be postponed until the July 1, 2022 Council Meeting, Resolution 254-2022 will remained postponed and Resolution 277-2022 will have action taken on tonight.


A motion to adjourn the meeting was made by Councilmember Weldon M. Montague, III and seconded by Council Vice President Tency A. Eason

The meeting was adjourned at 7:30 pm

Approved: **September 20, 2022**



Joyce L. Danier
City Clerk



Tency A. Eason
Council President