

MINUTES CITY COUNCIL
CITY OF ORANGE TOWNSHIP
NEW JERSEY

THIS IS A SPECIAL MEETING TO HOLD A BUDGET HEARING OF THE CITY COUNCIL OF THE CITY OF ORANGE TOWNSHIP HELD VIA AUDIO-VIDEO CONFERENCING ON THURSDAY, JUNE 13, 2024, 7:03PM.

Roll Call:

Present: Councilmember Kerry J. Coley, East Ward (*Arrived at 7:09pm*)
Councilmember Quantavia L. Hilbert, West Ward
Councilmember Weldon M. Montague, III, At-Large
Council Vice President Clifford R. Ross, At-Large
Councilmember Adrienne K. Wooten, At-Large (*Arrived at 7:16 pm*)
Council President Tency A. Eason, North Ward

Also Present: Joyce Lanier, City Clerk
Chris M. Hartwyk, Business Administrator
Nile Clements, Chief Financial Officer
Aaron Mizrahi, Esq. Deputy Attorney
Blair Landolfi, Budget Consultant
Laquana Best, Director of Planning and Economic Development
Louis Copeland, Library (*Arrived at 7:17pm*)
Wendy M. Sykes, MHS, Director of Community Services
Tamara Robinson, Deputy City Clerk
Margarette Homere, City Clerk's Office
Trisha Scipio, City Clerk's Office
Carl Fields, Jr., 2024 CBAC Member
Marsha Escalliere, 2024 CBAC Member
Antoinett Hall, 2024 CBAC Member
Carol Perkins, 2024 CBAC Member
Charles H. Pryor, II, 2024 CBAC Member
Coram Rimes, 2024 CBAC Member
Karen Jeffries Wells, 2024 CBAC Member

Absent: Councilmember Jamie B. Summers-Johnson, South Ward
Gracia R. Montilus, Esq., City Attorney
Marlin G. Townes, Legislative Research Officer
Chris Bailey, 2024 CBAC Member
Jonathan Beckford, 2024 CBAC Member
Janicea Jones-Vance, 2024 CBAC Member
Shara Morrow, 2024 CBAC Member

The City Clerk announced a Moment of Silence.

The City Clerk announced 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 May 30, 2024, posted on the Council's Website (www.orangetwpnjcc.org), the City's Website (www.orangenj.gov) and filed in the Office of the City Clerk.

MATTERS FOR DISCUSSION

Calendar Year Budget 2024 - Budget Hearing

Chief Financial Officer Nile Clements opened the floor to the Department of Planning and Economic Development.

Department of Planning and Economic Development

Director Laquana Best, MPA shared her screen with the power point presentation

1. Mission Statement

- a. The Department of Planning & Economic Development strives to promote sustainable communities, strategic growth, transit-oriented development, and comprehensive consensus-based urban planning throughout the City of Orange Township by:
 - i. Establishing and maintaining meaningful and productive relationships between the City and other governmental agencies, as well as area real estate developers, businesses, community organizations and other interested parties that are focused on intelligent and purposeful development; and,
 - ii. Recommending and enforcing development regulations and policies that ensure orderly, coordinated and maintainable growth throughout the City.

2. Functional Divisions

a. Building & Construction Division

Issues building and construction permits and certificates of habitability; conducts UCC subcode inspections for all construction work in the City.

b. Code Enforcement Division

Ensures that all properties comply with, and addresses citizen complaints regarding violations of, the City's property maintenance regulations.

c. Licensing Division

Issues licenses for certain regulated businesses and activities within the City.

d. Planning Division

Oversees preparation/submission of grant applications and coordination of grant funds relating to community conservation, rehabilitation and redevelopment programs; provides technical assistance and support to the City's Rent Leveling and land use boards by reviewing all development requests; makes planning recommendations to the Administration and Municipal Council; provides guidance on preparing/implementing the City's Master Plan and associated elements.

e. Zoning Enforcement Division

Issues zoning certificates/permits for properties throughout the City.

3. Leadership & Staff

a. Laquana T. Best, MPA, Director of Planning & Economic Development

b. Christopher Mobley, Deputy Director of Planning

c. Buildings & Construction Division

i. Ibin Raheem, Supervisor/Construction Official

ii. Alexandra "Gisell" Reyes, Technical Assistant to Construction Official

iii. Towana Pierce, Technical Assistant to Construction Official

iv. Lloyd Raheem, Building Subcode Official

v. Robert Piotrowski, Electrical Subcode Official

vi. Robert O'Connor, Building Subcode Official/Plumbing Subcode Official

vii. Thomas Atkins, Fire Protection Subcode Official

d. Code Enforcement Division

i. Khalfani Alleyne, Supervisor/Field Representative, Property Improvement

ii. Elroy Corbitt, Field Representative/Building Inspector

iii. Ruth Pomales, Field Representative/Code Enforcement Inspector

iv. Omar Croom, Field Representative Trainee

v. Linda Drummond, Keyboarding Clerk

- e. Licensing Division
 - i. Towana Pierce
- f. Planning Division
 - i. Laquana Best, Director of Planning & Economic Development
 - ii. Christopher Mobley, Assistant Director of Planning
 - iii. Haneefah Norman, Keyboarding Clerk
 - iv. Alexandra “Gisell” Reyes, Planning Board Secretary
 - v. Trisha Scipio, Zoning Board of Adjustment Secretary
 - vi. Joyce Lanier, Historic Preservation Commission Secretary
 - vii. Haneefah Norman, Rent Leveling Board Secretary
- g. Zoning Enforcement Division
 - i. Khalfani Alleyne, Zoning Officer
- 4. Current Redevelopment Projects
 - a. Orange Crossing | Summit PEEK Properties - Phase II of III
 Reock Street Redevelopment Area
 Estimated Construction Cost - \$30,000,000
 Estimated Completion - Late Summer/Early Fall 2024
 Mid-rise residential building with 104 rental units (studio, 1-bedroom, 1-bedroom flex and 2-bedroom) and 106 on-site garage parking spaces; ideally situated along Freeway Drive West, 1 block from the Orange Train Station (NJ Transit), and major shopping areas along Main Street.
 - b. Orange Crossing | Pinnacle - PEEK Properties - Phase III of III
 Location - Reock Street Redevelopment Area
 Estimated Construction Cost - \$31,000,000
 Estimated Completion - Late Summer/Early Fall 2024
 Mid-rise residential building with 99 rental units (studio, 1-bedroom, and 2-bedroom) and 102 on-site garage parking spaces; ideally situated along Freeway Drive West, 1 block from the Orange Train Station (NJ Transit), and major shopping areas along Main Street.
 - c. The Elks Vanta Developers - Single Phase
 Location - Upper Main Street Redevelopment Area
 Estimated Construction Cost - \$37,000,000
 Estimated Completion - Summer 2025
 Mid-rise residential development with 126 rental units (studio, 1-bedroom, 2-bedroom and 3-bedroom) and 146 on-site garage parking spaces; ideally situated on Main Street, in the heart of downtown Orange.
 - d. Vermella (Lincoln Avenue) - Russo Development/Dinello Constr. Phase II of II
 Location - Central Orange Redevelopment Area
 Estimated Construction Cost - \$46,500,000
 Estimated Completion - Summer 2025
 Mid-rise, residential building with 200 rental units (studio, 1-bedroom and 2-bedroom) and 347 on-site garage parking spaces; ideally situated 1 block from the Orange Train Station (NJ Transit), and major shopping areas along Main Street, and easily-accessed from all major roads.
- 5. Notable Achievements & Grants
 - a. Facilitated over \$100,000,000 in new development in Orange over the past year.
 - b. Significantly reduced the size of the City’s vacant and abandoned properties list, bringing more properties back onto the “paying” tax rolls.
 - c. Continued to work under the PSE&G/Sustainable Jersey Partnership Program Grant, focusing on residential energy efficiency outreach.
 - d. Obtained a grant from the NJ Department of Community Affairs, totaling approximately \$150,000.00, for use in updating the City’s 5-year strategic plan for its Urban Enterprise Zone.
 - e. Worked with the City of East Orange to obtain a grant commitment of \$130,000.00 from the Robert Wood Johnson Foundation, to fund the municipalities’ collaborative efforts to improve safety along both sides of Freeway Drive.
- 6. Three Year Revenue Comparison

Tab 6

- Page 45 There were no questions on this page.
- Page 46 There were no questions on this page.
- Page 47 Councilmember Quantavia Hilbert asked for the name of a company which would be in DPW.
- Page 48 There were no questions on this page.
- Page 49 There were no questions on this page.
- Page 50 There were no questions on this page.
- Page 51 There were no questions on this page.
- Page 52 There were no questions on this page.
- Page 53 There were no questions on this page.
- Page 54 There were no questions on this page.
- Page 55 Councilmember Kerry J. Coley inquired about the contractual services which Director Best felt comfortable with what is listed. Council Vice President inquired about the amount paid out year to date which will be researched and given to Council Vice President. \$14,700.00
- Page 56 There were no questions on this page.
- Page 57 There were no questions on this page.
- Page 58 There were no questions on this page.

There were no questions from the CBAC.

Library

Louis Copeland

Mr. Copeland gave an overview for the Library. The roof, the air conditioning system, the furnace and the plumbing were the infrastructure concerns. He also spoke of the programs that were done this past year. The Orange Public Library Board of Trustees, whom has been assembled since 2020 is submitting the following information for the City of Orange Township's administration and the Orange City Council to consider during our budget hearing.

Building Infrastructure, Financial Operations, Employee Pension, Audits, Community Resource

Tab 13

- Page 133 Councilmember Kerry J. Coley inquired about the life expectancy of the roof which is 20 years. He also inquired about the maintenance on the HVAC which there is a contract for.
- Page 134 Councilmember Kerry J Coley inquired about blank lines which will be advertised in July. The staff has not received increases in five years. Contract negotiations are coming. Councilmember Quantavia Hilbert inquired about line six being transitioned to part-time, which was not a discussion with the board.
- Page 135 Council President Tency A. Eason inquired about the employee pension plan which will be addressed in the fall.
- Page 136 Councilmember Kerry J. Coley inquired about the copiers which the Library will go out to bid for new services by the end of the year.
- Page 137 Councilmember Adrienne K. Wooten inquired about the audit services which are expected by the second week of July and all completed by the end of fall. This will allow for the library to apply for grants. Councilmember Quantavia Hilbert asked about the endowment which the library has received and set aside to work on items not funded by the city. She also asked about the entrance (handicap accessible) which is near the children's entrance. Council President Tency A. Eason inquired about the endowment | board which the library is in process at this time.

Louis Copeland gave closing remarks and showed appreciation to the Council.
The CBAC had no questions for this department.

The Workshop will be Monday, June 24, 2024 at 7:00pm. The Public Hearing will be on July 9, 2024 at 7:00pm.

A motion to adjourn the meeting was made by Councilmember Weldon M. Montague, III and seconded by Councilmember Kerry J. Coley.

The meeting was adjourned at 7:58pm.

Approved: June 18, 2024



Tamara Robinson
Deputy City Clerk



Tency A. Eason
Council President