

## 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 AT CITY OF ORANGE TOWNSHIP CITY HALL, 29 NORTH DAY STREET, COUNCIL CHAMBERS, TUESDAY, OCTOBER 15, 2024, AT 7:00PM.**

### Roll Call:

**Present:** Councilmember Kerry J. Coley, East Ward  
Councilmember Quantavia L. Hilbert, West Ward  
Council Vice President Tency A. Eason, North Ward  
Councilmember Weldon M. Montague, III, At-Large  
Councilmember Clifford R. Ross, At-Large  
Councilmember Jamie B. Summers-Johnson, South Ward  
Council President Adrienne K. Wooten, At-Large

**Also Present:** Joyce Lanier, City Clerk  
Chris M. Hartwyk, Business Administrator  
Gracia R. Montilus, Esq., City Attorney  
Marlin Townes, Legislative Research Officer  
Trisha Scipio, City Clerk's Office

**Absent:** Tamara Robinson, Deputy City Clerk  
Margarette Homere, City Clerk's Office

The City Clerk announced a Moment of Silence. Councilmember Kerry J. Coley dedicated the moment to the victims of fire in Newark.

The City Clerk announced a "SPECIAL NOTICE: Please be apprised anyone wishing to discuss Agenda or General Items shall sign their name on the Comments Sign-Up sheet and will be allowed a maximum of five (5) minutes to interact with the Council.

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 Star Ledger, published in the Record Transcript on July 11, 2024, posted on the Bulletin Board in City Hall, the Council's Website ([www.orangetwpnjcc.org](http://www.orangetwpnjcc.org)), the City's Website ([www.orangenj.gov](http://www.orangenj.gov)) and filed in the Office of the City Clerk.

### MATTERS FOR DISCUSSION

There were no Matters for Discussion.

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 – SECOND READING/PUBLIC HEARING

**32-2024** An ordinance of the Municipal Council of the City of Orange Township, County of Essex, State of New Jersey, to approve and adopt the *Scattered Sites Redevelopment Plan*, implementing specific development regulations and bulk zoning standards applicable to the *Scattered Sites Redevelopment Area*, all in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

Councilmember Kerry J. Coley stated he rode by the properties in the East Ward, some are lots, and some are vacant or abandoned. Business Administrator Chris Hartwyk pointed out there were properties scrubbed and in need of redevelopment. This will be tabled to check the criteria and properties listed. Council Vice President Tency A. Eason also spoke to the list.

**41-2024** An ordinance to amend the Code of the City of Orange Township, Chapter 200-33 entitled “Vehicles and Traffic” Section 200-52-1 Handicapped Parking Spaces. (353 Alden Street)  
 Council Vice President Tency A. Eason made a note that an updated Drivers License was provide as the original license had expired.

**ORDINANCES – INTRODUCTION | FIRST READING**

**49-2024** An ordinance of the Municipal Council of the City of Orange Township, Essex County, New Jersey, authorizing assignment of the financial agreement relating to Block 3002, Lot 6, more commonly known as 100 Main Street, Orange, New Jersey, from VA 100 M Urban Renewal LLC to BSD 100 Main Urban Renewal LLC.

Councilmember Clifford R. Ross asked for an explanation for these items as they were previously removed from the agenda and now returned. Business Administrator Chris Hartwyk explained that these items are assignments of existing agreements that were previously approved by Council and the Administration. Assignments that are occasioned by that fact that (which is common in these situations) the investment of money in a particular transaction or the construction financing. A new investor was taken on by 100 South Main Street, BSD 100 Main Street Urban Renewal Corporation. The new investor is a 50% investor called BH1 YG LLC which is totally owed by Yol Gruber. The remaining 50% is stays with an entity that is related to one of the original owners, Charles Sobel which is 100 VA Holdings, LLC and it has three shareholders. The property project address is 100 South Main Street. The entity doing the development is BSD 100 Main Urban Renewal LLC. They will use 91 Main Street which is across the street from the project and purchased by the developer. It was formerly a daycare center and will be converted into a construction staging area and an office for 100 Main Streets developments. Once the construction is complete the office will move into 100 Main. BSD 100 Main MZ is 100% owned by the previous entity which is the Urban Renewal Corporation and that will still operate at the same address. The two entities that own 100 Main MZ operates out Brooklyn. He indicated the Community Benefits agreement that is being assigned has a value to the city in excess of \$1 million.

**RESOLUTIONS NO \*476-2024 THROUGH \*495-2024**

**\*476-2024** A resolution authorizing approval to amend the CY 2024 Municipal budget by inserting items of revenue and appropriations totaling \$410,296.29 in additional grant funding.

Councilmember Clifford R. Ross asked where the grant would be used. Business Administrator Chris Hartwyk stated the funds would be used at 29 North Day Street for energy improvements.

**\*480-2024** A resolution authorizing the City of Orange Township to accept a grant from the New Jersey Board of Public Utilities in the amount of \$56,955.00 for the “Public EV Charging Station” and \$193,045.00 for energy efficiency upgrades to Municipal Buildings.

Council Vice President Tency A. Eason inquired about that location of the Charging station and request it not be secluded. The location has not yet been determined.

**\*481-2024** A resolution of the Municipal Council of the City of Orange Township, Essex County, New Jersey, authorizing assignment of the redevelopment agreement relating to Block 3002, Lot 6, more commonly known as 100 Main Street, Orange, New Jersey, from VA 100 M Urban Renewal LLC to BSD 100 Main Urban Renewal LLC.

**\*482-2024** A resolution of the Municipal Council of the City of Orange Township, Essex County, New Jersey, authorizing assignment of the community benefits agreement relating to Block 3002, Lot 6, more commonly known as 100 Main Street, Orange, New Jersey, from VA 100 M Urban Renewal LLC to BSD 100 Main Urban Renewal LLC.

Councilmember Clifford R. Ross asked for clarification on these two resolutions and Ordinance 49-2024 which the Business Administrator addressed. The response is noted under Ordinance 49-2024.

**\*484-2024** A resolution authorizing Lewis Consulting Group, Inc., 2604 Atlantic Avenue, Suite 600, Wall, New Jersey 07719 to provide Licensed Site Remediation Professional (LSRP) services for Metcalf Park in an amount not to exceed \$49,335.00.

Councilmember Quantavia L. Hilbert asked for confirmation that led was found at Metcalf Park which it was. This resolution is for additional testing which will determine if a section of the park needs to be closed.

**\*485-2024 A resolution authorizing the award of an emergency contract for traffic signal maintenance and repairs between Jen Electric, Inc., 631 Morris Avenue, Springfield, New Jersey 07081 and the City of Orange Township for the period of September 1, 2024 through September 30, 2024 in an amount not to exceed \$802.05.**

Councilmember Quantavia L. Hilbert inquired if the work has already been completed. The Business Administrator explained the contract was exhausted, the amount appropriated was exhausted earlier in the year so electrical work is being done on an emergency basis.

**\*488-2024 A resolution of the City Council of Orange, New Jersey, declaring a commitment to raising awareness and taking action against domestic violence. (Sponsored by Councilmember Wooten)**

Councilmember Quantavia L. Hilbert asked for details about this resolution and the Business Administrator Chris Hartwyk answered her questions.

**\*494-2024 A resolution authorizing a settlement in the matter of Sushell Godara v. City of Orange Township, Docket No. ESX-DC-13672-23, in the amount of five thousand dollars (\$5,000.00)**

Councilmember Quantavia L. Hilbert inquired about how the city could prevent this from happening again. The City Attorney stated this is litigation matter and could not be discussed in open forum.

**\*495-2024 A resolution of the City of Orange Township, in the County of Essex, State of New Jersey authorizing City officials to undertake certain actions in connection with the issuance and sale of \$11,316,000 general obligation notes, Series 2024 consisting of \$850,000 redevelopment area bond anticipation notes, Series 2024 and \$10,466,00 bond anticipation notes, Series 2024.**

Councilmember Weldon M. Montague, III inquired about details which the Business Administrator Chris Hartwyk spoke to. The issuance, rollover of notes that the city has previously authorized. New notes include \$4 million for the Phase 1 PFAS Treatment Plan at Chestnut Street. Approximately \$660,000 for the Elgin Street Sweepers, \$800,000 for the 911 System, police and fire radio equipment, and the remaining \$5 million is for various acquisitions for the improvement to the city’s water sewer system. There is also \$850,000 in redevelopment bonds in \$200 and \$250 denominations which were previously issued. The city has \$8 million before reaching bond capacity.

A motion to adjourn the meeting was made by Councilmember Jamie B. Summers-Johnson and seconded by Councilmember Clifford R. Ross.

**Motion Adopted**

The meeting was adjourned at 7:21pm.

Approved: November 6, 2024

  
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 Joyce L. Lanier  
 City Clerk

  
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 Adrienne K. Wooten  
 Council President