

<p>MEMBERS JASI M. EDWARDS CRYSTAL M. FELICIANO JENNA L. FIGUEROA KETTENBURG TESKA T. FRISBY YAZMINELLY GONZALEZ JOSEPH A. HARRISON JENNIFER C. WILLIAMS</p>		<p>CITY COUNCIL OFFICE: (609) 989-3147 FAX: (609) 989-3190</p> <p>CITY CLERK BRANDON L. GARCIA OFFICE: (609) 989-3187 FAX: (609) 989-3190</p>
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TRENTON CITY COUNCIL CONFERENCE SESSION AND REGULAR MEETING

TRENTON CITY HALL, CITY COUNCIL
CHAMBERS, 319 EAST STATE STREET
TUESDAY, OCTOBER 21, 2025 AT 6:00 PM

A G E N D A

I. CALL TO ORDER

II. FLAG SALUTE

III. STATEMENT: Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act, pursuant to Public Laws 1975, Chapter 231. This Agenda is complete to the extent known and was sent to the Trenton Times and the Trentonian Newspapers, posted on the first-floor bulletin board in City Hall, filed in the City Clerk's Office and posted on the City of Trenton Website. Formal action will be taken.

IV. ROLL CALL

V. INVOCATION

VI. COUNCIL RECOGNITIONS

Community Heroes

First Responders – Olden Avenue Fire
Officer Alim Djemilev – Ewing Police Department
Officer Denisse Strublik – Ewing Police Department
Trenton Fire Department

Resident Heroes

Regino Garcia
Kenny Geerman
Donnie Wilson

Jahmere Reynolds

Maxima Radio – Hispanic Heritage Month

VII. PRESENTATIONS:

Djenaba Figueroa, CMC Energy and Energy Saving Options for Trenton Residents

VIII. PUBLIC COMMENT FOR AGENDA ITEMS ONLY

IX. APPROVAL OF COMMUNICATIONS/PETITIONS/REPORTS

X. OLD BUSINESS [Ordinances 2nd Reading and Public Hearing]

XI. NEW BUSINESS:

- a. RESOLUTIONS**
- b. ORDINANCES [1st Reading and Introduction]**
- c. OTHER**

XII PUBLIC COMMENT

XIII CIVIC COMMENT

XIV ADJOURNMENT

The public can join the City Council meeting by going to ZOOM.COM go to join meeting and type the meeting ID number 16003746800. If you join via cell phone, you must install the Zoom application.

The Agenda is subject to change at the discretion of Council leadership.

**DOCKET FOR
TUESDAY, OCTOBER 21, 2025**

1. MINUTES FOR APPROVAL

AUGUST 26, 2025

2. COMMUNICATIONS AND PETITIONS

- 2a Tort Claim – Eichen Crutchlow Zaslow, LLP, Attorneys at Law filed a claim against the City of Trenton on behalf of Rasheeda Livingston for personal injury.
- 2b Tort Claim – Spear Greenfield Richman Weitz & Taggart, PC, Attorney at Law filed a claim against the City of Trenton on behalf of Michelle Strong for personal injury and other damages.
- 2c Tort Claim – Dave Harrison, Trenton, NJ filed a claim against the City of Trenton for property damages.
- 2d Civil Action – Summons - Blick Law LLC on the matter of Roman E & G Corp. v City of Trenton.
- 2e Civil Action – Superior Court of New Jersey, Law Division, Special Civil Part - Dominique Hughes, Trenton NJ v Sgt. Cipriano, Det. Kovacs
- 2f Civil Action – Order to show Cause with Temporary Restraints to R. 4:52 - Blick Law LLC on the matter of Roman E & G Corp. v City of Trenton.
- 2g Civil Action – Final Judgment - Pellegrino & Feldstein LLC on the matter of Broadway NY, LLC v Johnnie Vaughan, et al
- 2h Civil Action – Superior Court of New Jersey Civil Action summons – David M. Bercovitch, on the matter of Lisa Jefferson v City of Trenton.
- 2i Civil Action – United States District Court District of New Jersey Summons in a Civil Case - Reginald Carter v Chaz Cason, et al.
- 2j Civil Action – Subpoena to Produce Records – Robin Kay Lord, Esq. on the matter of the State of New Jersey v Aziz Stroman.
- 2k Civil Action – Order Setting time Place and amount of Redemption - Pellegrino & Feldstein, LLC on the matter of Zaruri, LLC v Lizzie Mae Warner, et al.
- 2l Civil Action – Summons – Matthew Siti, Esq. on the matter of Newrez, LLC d/b/a Shellpoint Mortgage Servicing v AR Essential Properties; State of New Jersey; United State of America
- 2m Resource Control Consultants letter regarding a Public Notification for Reither Brothers Garage located at 1570 Princeton Avenue, Trenton, NJ.
- 2n State of New Jersey, Department of Community Affairs, Bureau of Housing Inspection – Penalty Enforcement for 110 South Overbrook Avenue.
- 2o Foreclosure – Making Communities Shine for 1019 Revere Avenue, Trenton, NJ
- 2p Foreclosure – Stern & Eisenberg, PC for 1488 Stuyvesant Avenue
- 2q Foreclosure – McCalla Raymer Leibert Pierce, LLP for 25 Bryn Mawr Avenue, Trenton, NJ
- 2r Foreclosure – Brock & Scott, PLLC for 107 Barnt Avenue
- 2s Foreclosure - Brock & Scott, PLLC for 12 Lalor Street
- 2t Foreclosure – Gross Polowy, LLC for 222 Oliver Street
- 2u Tort Claim – Stark & Stark filed a claim against the City of Trenton on behalf of Alimeta Evans for personal injury.
- 2v Civil Action – Settlement Offer Status – Edward Forchion

3. REPORTS

NONE

4. ORDINANCES - 2nd Reading and Public Hearing

- 25-111 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 29, 31 & 33 GARFIELD AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 26804, LOT/S 22, 21 & 20, PURSUANT TO N.J.S.A. 40A:12-13(B)(5), TO G CONSTRUCTION CONTRACTORS LLC FOR THE SALE PRICE OF TWELVE THOUSAND (\$12,000.00) DOLLARS
- 25-112 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 106 NORTH STOCKTON STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 7203, LOT 7 PURSUANT TO N.J.S.A. 40A:12-13(C), TO KAA REAL ESTATE LLC FOR THE SALE PRICE OF FIFTY THOUSAND (\$50,000.00) DOLLARS
- 25-113 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS, 47, 49 AND 53 WALL STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 1301, LOT/D 29, 30 & 31, PURSUANT TO N.J.S.A. 40A:12-13(C), TO ELDA J. SANDOVAL FOR THE SALE PRICE OF FIFTEEN THOUSAND (\$15,000.00) DOLLARS
- 25-114 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 33, 43 & 57-59 POPLAR STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 21403, LOT/S 35, 40 & 1, PURSUANT TO N.J.S.A. 40A:12-13(C), TO JAXON PROPERTIES LLC FOR THE SALE PRICE OF FORTY THOUSAND (\$40,000.00) DOLLARS
- 25-115 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 8 NORTH STOCKTON STREET, 7-9 MERCHANT STREET AND 8-REAR NORTH STOCKTON STREET, IDENTIFIED ON THE CITY TAX MAP, BLOCK 608, LOT/S 15, 17 & 19, PURSUANT TO N.J.S.A. 40A:12-13(C), TO AHG REALTY 2 LLC FOR THE SALE PRICE OF TEN THOUSAND FIVE HUNDRED (\$10,500.00) DOLLARS
- 25-116 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 17 FAIRCREST AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 13101, LOT 19, PURSUANT TO N.J.S.A. 40A:12-13(C), TO SHANE WEST FOR THE SALE PRICE OF TWELVE THOUSAND FIVE HUNDRED (\$12,500.00) DOLLARS
- 25-117 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 1005-1007 EAST STATE STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 26601, LOT/S 27 & 28, PURSUANT TO N.J.S.A. 40A:12-13(C), TO DOOR KEY PROPERTIES LLC FOR THE SALE PRICE OF THIRTY-ONE THOUSAND (\$31,000.00) DOLLARS
- 25-118 ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY COMMONLY KNOWN AS 113 WEST INGHAM AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 6801, LOT 2 PURSUANT TO N.J.S.A. 40A:12-13(B)(5), TO VANESSA JORDAN HUGHES FOR THE SALE PRICE OF THREE THOUSAND (\$3,000.00) DOLLARS
- 25-120 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 126 WEST INGHAM AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 8605, LOT 13 PURSUANT TO N.J.S.A. 40A:12-13(C), TO GENWRIGHT ASSET MGMT FOR THE SALE PRICE OF FIFTEEN THOUSAND (\$15,000.00) DOLLARS

- 25-121 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 828 & 830 EDGEWOOD AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 31702, LOT/S 9 & 10, PURSUANT TO N.J.S.A. 40A:12-13(C), TO VICTORY INVESTMENT GROUP LLC FOR THE SALE PRICE OF THIRTY THOUSAND (\$30,000.00) DOLLARS
- 25-122 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 1101 DIVISION STREET, 259 ELMER STREET AND 830 EAST STATE STREET AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 19002, LOT, BLOCK 15701, LOT 44 & BLOCK 26301, LOT 22, PURSUANT TO N.J.S.A. 40A:12-13(C), TO CHESTNUT DEVELOPMENT LLC FOR THE SALE PRICE OF FORTY-TWO THOUSAND (\$42,000.00) DOLLARS
- 25-123 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 499 CENTRE STREET, 3, 23, 57 & 69 JERSEY STREET AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 10504, LOT 1, BLOCK 17401, LOT/S 40, 50, 67 & 72.01 PURSUANT TO N.J.S.A. 40A:12-13(C), TO MASS PROPERTIES LLC FOR THE SALE PRICE OF ONE HUNDRED AND FOUR THOUSAND (\$104,000.00) DOLLARS
- 25-124 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 41, 43, 45, 47 & 64 NORTH OLDEN AVENUE AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 26003, LOT/S 6, 5, 4, 3, BLOCK 26805, LOT 5 PURSUANT TO N.J.S.A. 40A:12-13(C), TO GOLDEN KEY MANAGEMENT LLC FOR THE SALE PRICE OF TWENTY-FIVE THOUSAND (\$25,000.00) DOLLARS
- 25-125 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 617 EDGEWOOD AVENUE, IDENTIFIED ON THE CITY TAX MAP, BLOCK 2601, LOT 9 PURSUANT TO N.J.S.A. 40A:12-13(C), TO J & R AMERICAN HOMES FOR THE SALE PRICE OF TWENTY-TWO THOUSAND (\$22,000.00) DOLLARS
- 25-126 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 20 EAST INGHAM AVENUE, 123 NORTH HERMITAGE AVENUE, 323 SECOND STREET, 689 SOUTHARD STREET, 484 WEST STATE STREET AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 8504, LOT 18, BLOCK 2803, LOT 30, BLOCK 10503, LOT 33, BLOCK 8506, LOT 7, BLOCK 2206, LOT 4 PURSUANT TO N.J.S.A. 40A:12-13(C), TO MGAG DEVELOPERS LLC FOR THE SALE PRICE OF ONE HUNDRED TWENTY-FIVE THOUSAND (\$125,000.00) DOLLARS
- 25-127 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 1222 EAST STATE STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 25902, LOT 37 PURSUANT TO N.J.S.A. 40A:12-13(C), TO G CONSTRUCTION CONTRACTORS LLC FOR THE SALE PRICE OF TWENTY THOUSAND (\$20,000.00) DOLLARS
- 25-128 AN ORDINANCE ESTABLISHING LIMITATIONS AND PROCEDURES FOR THE ACCEPTANCE OF DONATIONS BY CITY DEPARTMENTS

- 25-129 AN ORDINANCE AMENDING ARTICLE XVII MUNICIPAL INSURANCE FUNDS BY PROVIDING FOR THE METHOD OF APPROPRIATION THERETO IN ACCORDANCE WITH N.J.S.A. 40A:10-1 ET SEQ. TO ESTABLISH LIMITS OF LIABILITY AND USE OF FUNDS
- 25-130 BOND ORDINANCE PROVIDING FOR PHASE VI OF THE LEAD SERVICE LINE REPLACEMENT PROGRAM IN THE TRENTON WATER WORKS SERVICE AREA, BY THE CITY OF TRENTON, IN THE COUNTY OF MERCER, STATE OF NEW JERSEY, APPROPRIATING \$20,000,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$20,000,000 BONDS OR NOTES TO FINANCE THE COST THEREOF - **PULLED BY ADMINISTRATION**

5. RESOLUTIONS

CITY CLERK'S OFFICE

- 25-384 A RESOLUTION CREATING AN AD-HOC COMMITTEE TO ADDRESS ISSUES RELATING TO THE TRENTON WATER WORKS
- 25-378 A RESOLUTION IN SUPPORT OF A COMPREHENSIVE INDEPENDENT ASSESSMENT OF THE TRENTON WATER WORKS (TWW)
- 25-361 A RESOLUTION SUPPORTING THE CREATION OF A TRENTON WATER UTILITY AUTHORITY TO GOVERN AND OPERATE THE TRENTON WATER WORKS

DEPARTMENT OF ADMINISTRATION, MARIA RICHARDSON, BUSINESS ADMINISTRATOR

- 25-385 RESOLUTION OF THE CITY OF TRENTON, IN THE COUNTY OF MERCER, STATE OF NEW JERSEY (THE "CITY") AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE LOCAL FINANCE BOARD REQUESTING APPROVAL OF (i) TWO (2) BOND ORDINANCES OF THE CITY UNDER THE PROVISIONS OF THE MUNICIPAL QUALIFIED BOND ACT, N.J.S.A. 40A:3-1 ET SEQ. (THE "ACT"), (ii) THE ISSUANCE OF QUALIFIED BONDS UNDER THE PROVISIONS OF THE ACT, AND, (iii) AS APPLICABLE, THE ISSUANCE OF QUALIFIED BONDS THROUGH THE NEW JERSEY INFRASTRUCTURE BANK PURSUANT TO THE PROVISIONS OF N.J.S.A. 58:11B-9(a)
- 25-386 RESOLUTION AUTHORIZING AN AGREEMENT FOR PAYMENT IN LIEU OF TAXES BETWEEN THE CITY OF TRENTON AND CHOICE JUNIOR ONE LLC FOR A PERIOD NOT TO EXCEED 30 YEARS

DEPARTMENT OF FIRE, KENNETH M. DOUGLAS, DIRECTOR

- 25-387 RESOLUTION AWARDDING A CONTRACT TO SHI INTERNATIONAL CORP., FOR THE PURCHASE AND INSTALLATION OF EXTERIOR SECURITY CAMERAS FOR FIRE HEADQUARTERS FOR THE DEPARTMENT OF FIRE AND EMERGENCY SERVICES AWARDED THROUGH NEW JERSEY COOPERATIVE ALLIANCE CK04 SUBCONTRACT#24-38 THIS IS A ONE (1) TIME PURCHASE, IN AN AMOUNT NOT TO EXCEED \$91,176.89

- 25-388 RESOLUTION AUTHORIZING DONATION OF SURPLUS FIRE AND SAFETY EQUIPMENT WHICH IS PART ITS LIFE AS PER THE NFPA (NATIONAL FIRE PROTECTION AGENCY) IN THE UNITED STATES OF AMERICA, AND NOT LONGER CAN BE USED FOR TRENTON DEPARTMENT OF FIRE AND EMERGENCY SERVICES – USED FIREFIGHTER TRUCK AND EQUIPMENT

**DEPARTMENT OF HOUSING & ECONOMIC DEVELOPMENT
YOLANDA VAZQUEZ, INTERIM DIRECTOR**

- 25-389 RESOLUTION AUTHORIZING THE CITY OF TRENTON TO APPLY FOR AND ACCEPT A FISCAL ALLOTMENT NOT TO EXCEED \$175,000.00 FROM THE NEW JERSEY URBAN ENTERPRISE ZONE AUTHORITY ZONE ASSISTANCE FUND (ZAF) TO CONTINUE A BUSINESS ATTRACTION PROJECT (TRENTON UEZ BUSINESS ATTRACTION YEAR 2)

DEPARTMENT OF FINANCE

- 25-390 RESOLUTION AUTHORIZING THE CITY OF TRENTON TO ISSUE 14 TAX REFUNDS TOTALING \$71,715.00
- 25-391 RESOLUTION AUTHORIZING THE CITY OF TRENTON TO EXTEND THE FORECLOSURE WINDOW ON 7 TAX SALE CERTIFICATES

**DEPARTMENT OF HEALTH & HUMAN SERVICES
DR. DIEGO MINACAPPELLI, DIRECTOR**

- 25-392 RESOLUTION AWARDING A CONTRACT THROUGH A FAIR AND OPEN PROCESS IN ACCORDANCE WITH N.J.S.A. 19:44 A-20 ET SEQ., TO NORTHEAST \$ BUCKS CO. T/A MULLIN & LONERGAN ASSOCIATES FOR CONSULTING, PREPARATION OF 2024 CAPER, 2025 CAPER, ENVIRONMENTAL REVIEWS, PROGRAM YEAR 2026 ANNUAL ACTION PLAN AND TECHNICAL ASSISTANCE FOR THE DEPARTMENT OF HEALTH AND HUMAN SERVICES IN AN AMOUNT NOT TO EXCEED \$62,700.00 FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD – RFP2025-22 THIS IS A CDBG, HOME INVESTMENT PARTNERSHIP PROGRAM FUNDING

**DEPARTMENT OF RECREATION, NATURAL RESOURCES AND CULTURE,
PAUL HARRIS, INTERIM DIRECTOR**

- 25-393 RESOLUTION AUTHORIZING THE CITY OF TRENTON TO PARTICIPATE IN THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION GREEN ACRES PROGRAM FOR THE ACQUISITION OF BLOCK 4901, LOT 2
- 25-394 RESOLUTION AUTHORIZING THE CITY OF TRENTON TO PARTICIPATE IN THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION GREEN ACRES PROGRAM FOR THE ACQUISITION OF BLOCK 17501, LOTS 3-5

6. ORDINANCES - 1st Reading and Introduction

- 25-131 ORDINANCE AMENDING CHAPTER 132 AND CHAPTER 56 OF THE COD OF THE CITY OF TRENTON TO INCREASE THE RENTAL REGISTRATION FEES FOR RESIDENTIAL AND COMMERCIAL STRUCTURES
- 25-132 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 96, 98 HART AVENUE, 332 OAKLAND STREET, 1457 WEST STATE STREET AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 21404, LOT/S 8, 7 BLOCK 5501, LOT 24, BLOCK 34002, LOT 7, PURSUANT TO N.J.S.A. 40A:12-13(C), TO HART AVE REDEVELOPMENT LLC FOR THE SALE PRICE OF FIFTY-FOUR THOUSAND SIX HUNDRED (\$54,600.00) DOLLARS
- 25-133 ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY COMMONLY KNOWN AS 32 TAYLOR STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 21402, LOT 12, PURSUANT TO N.J.S.A. 40AS:12-13(B0(5), TO HASHEEM & SHAQUISE HAWTHORNE FOR THE SALE PRICE OF ONE THOUSAND (\$1,000.00) DOLLARS
- 25-136 BOND ORDINANCE PROVIDING FOR VARIOUS 2025 CAPITAL ACQUISITIONS AND IMPROVEMENTS FOR THE TRENTON WATER WORKS BY THE CITY OF TRENTON, IN THE COUNTY OF MERCER, STATE OF NEW JERSEY; APPROPRIATING \$27,343,200 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$27,343,200 BONDS OR NOTES TO FINANCE THE COST THEREOF
- 25-137 BOND ORDINANCE PROVIDING FOR VARIOUS 2025 ACQUISITIONS AND IMPROVEMENTS TO THE SEWER UTILITY OF THE CITY OF TRENTON, IN THE COUNTY OF MERCER, STATE OF NEW JERSEY; APPROPRIATING \$4,075,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$4,075,000 BONDS OR NOTES TO FINANCE THE COST THEREOF

Public Hearing and 2nd Reading for Ordinances to be held on November 6, 2025.