


<p><b>MEMBERS</b>  JASI M. EDWARDS  CRYSTAL M. FELICIANO  JENNA L. FIGUEROA KETTENBURG  TESKA T. FRISBY  YAZMINELLY GONZALEZ  JOSEPH A. HARRISON  JENNIFER C. WILLIAMS</p>		<p><b>CITY COUNCIL</b>  OFFICE: (609) 989-3147  FAX: (609) 989-3190</p> <p><b>CITY CLERK</b>  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  
THURSDAY, NOVEMBER 6, 2025 AT 5:30 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. PRESENTATIONS**  
U.S. EPA Presentation  
Lafayette Hotel Update
- VII. PUBLIC COMMENT FOR AGENDA ITEMS ONLY**
- VIII. APPROVAL OF COMMUNICATIONS/PETITIONS/REPORTS**
- IX. OLD BUSINESS [Ordinances 2<sup>nd</sup> Reading and Public Hearing]**
- X. NEW BUSINESS :**
  - A. RESOLUTIONS**
  - B. ORDINANCES [1<sup>st</sup> Reading and Introduction]**
  - C. OTHER**
- XI. PUBLIC COMMENT**
- XII. CIVIC COMMENT**
- XIII. 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  
THURSDAY, NOVEMBER 6, 2025**

**1. MINUTES FOR APPROVAL**

NONE

**2. COMMUNICATIONS AND PETITIONS**

- 2a Tort Claim – Stark & Stark filed a claim against the City of Trenton on behalf of Alimeta Evans for personal injury.
- 2b Tort Claim – Wilmer R. Gabriel, Trenton, NJ filed a claim against the City of Trenton for property damages.
- 2c Tort Claim – Brandon J. Broderick, Attorney at Law filed a claim against the City of Trenton on behalf of Bernadette Willis for personal injury.
- 2d Tort Claim – Morgan & Morgan filed a claim against the City of Trenton on behalf of Elda Villeda for personal injury.
- 2e Tort Claim – Morgan & Morgan filed a claim against the City of Trenton on behalf of Elicia Walker for personal injury.
- 2f Tort Claim – Eichen Crutchlow Zaslow, LLP, Attorneys at Law filed a claim against the City of Trenton on behalf of Steven Soto for personal injury.
- 2g Tort Claim – Spear Greenfield Richman Weitz & Taggart, PC filed a claim against the City of Trenton on behalf of Michelle Strong for personal injury.
- 2h Civil Action – Leopold & Associates, PLLC on the matter of Newrez LLC d/b/a Shellpoint Mortgage Servicing v AR Essential Properties; State of New Jersey; United States of America
- 2i Civil Action – Christopher M. Brett, Esq. on the matter of Nancy Humes v City of Trenton, County of Mercer; Trenton Police Dept., Anthony Kubish.
- 2j Civil Action – Traub Lieberman on the matter of Jairo Guadron & Nancy Guadron v Ronnesha A. Manning, John Does 1-10.
- 2k Civil Action – Friedman Vartolo, LLP on the matter of U.S. Bank Trust National Association v Theresa Wiedemann.
- 2l Civil Action - Friedman Vartolo, LLP on the matter of U.S. Bank Trust National Association v Eric Johnson, et al.
- 2m Civil Action – Pellegrino & Feldstein, LLC on the matter of Trenton Opportunity 8, LLC v Augustus Hoffman, Executor of the Estate of Elizabeth C. Conover; City of Trenton, et als.
- 2n Civil Action – Pellegrino & Feldstein, LLC on the matter of Trenton Opportunity 8, LLC v Delores M. Hopkins, Executrix of the Estate of Patricia A. Hopkins; City of Trenton, et als.
- 2o Notice - Tristate Environmental Management Services Deed Notice for the Roebling Steelworks Condominium Property, and Updated Receptor Evaluation, property located at 635 South Clinton Avenue.

**3. REPORTS**

- 3a City Clerk's Office – Submitting the monthly revenue report for the month of October 2025 for funds collected by the office staff – Total \$

#### **4. ORDINANCES - 2<sup>nd</sup> Reading and Public Hearing**

- 25-108 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 22 & 24 WEST INGHAM AVENUE, 13 & 17 TRENT STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 8603, LOT/S 13, 14, 41 & 39, PURSUANT TO N.J.S.A. 40A:12-13(C), TO VALERIE M. ARTHUR FOR THE SALE PRICE OF FIFTY-ONE THOUSAND (\$51,000.00) DOLLARS
- 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
- 25-138 AN ORDINANCE AMENDING CHAPTER 2, ARTICLE III, SECTION 2-7 ENTITLED "BOARDS, BODIES AND COMMISSIONS," AND REPEALING AND REPLACING CHAPTER 2, ARTICLE XIV, SECTION 71 ENTITLED "LANDMARKS COMMISSION FOR HISTORIC PRESERVATION," AND CHAPTER 315, ARTICLE 15 ENTITLED "HISTORIC DISTRICT REGULATION" OF THE CODE OF THE CITY OF TRENTON

#### **5. RESOLUTIONS**

##### **DEPARTMENT OF ADMINISTRATION, MARIA RICHARDSON, BUSINESS ADMINISTRATOR**

- 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
- 25-395 RESOLUTION AUTHORIZING TRANSFER TO BE MADE FOR THE CY2025 PARKING APPROPRIATIONS IN THE AMOUNT OF \$280,000
- 25-396 RESOLUTION CLOSING MUNICIPAL BUILDINGS ON CERTAIN HOLIDAYS OBSERVED BY THE CITY OF TRENTON IN 2026
- 25-397 RESOLUTION AUTHORIZING TRANSFERS TO THE CY 2025 APPROPRIATIONS IN THE TOTAL AMOUNT OF \$2,749,905

- 25-398 RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT THROUGH A FAIR AND OPEN PROCESS IN ACCORDANCE WITH N.J.S.A. 19:44A-20.5 ET SEQ., TO THE LAW OFFICES OF SOUDER LAW GROUP, LLP TO PROVIDE LEGAL SERVICES AND GUIDANCE RELATED TO OFFICIAL DISPUTES REGARDING PROPOSALS FOR THE DIVISION OF PURCHASING ON BEHALF OF THE DEPARTMENT OF LAW FOR A PERIOD OF ONE (1) YEAR FROM NOVEMBER 1, 2025, TO OCTOBER 31, 2026, IN AN AMOUNT NOT TO EXCEED \$25,000.00 – RFP2025-25
- 25-399 RESOLUTION AUTHORIZING THE AWARD OF A PROFESSIONAL LEGAL SERVICES CONTRACT TO GREG SMITH, ESQ. THROUGH A FAIR AND OPEN PROCESS IN ACCORDANCE WITH N.J.S.A. 19:44A-20.5 ET SEQ., TO PROVIDE PROSECUTORIAL SERVICES FOR A PERIOD OF ONE (1) YEAR FROM JANUARY 1, 2026, TO DECEMBER 31, 2026, IN TRENTON MUNICIPAL COURT IN AN AMOUNT NOT TO EXCEED \$77,025.00 – RFP2025-24
- 25-400 RESOLUTION AUTHORIZING THE AWARD OF A PROFESSIONAL LEGAL SERVICES CONTRACT TO CYNTHIA LICCARDO, ESQ. THROUGH A FAIR AND OPEN PROCESS IN ACCORDANCE WITH N.J.S.A. 19:44A-20.5 ET SEQ., TO PROVIDE PROSECUTORIAL SERVICES FOR A PERIOD OF ONE (1) YEAR FROM JANUARY 1, 2026, TO DECEMBER 31, 2026, IN TRENTON MUNICIPAL COURT IN AN AMOUNT NOT TO EXCEED \$99,395.00 – RFP2025-24
- 25-401 RESOLUTION AUTHORIZING THE AWARD OF A PROFESSIONAL LEGAL SERVICES CONTRACT TO KAREEM J. CRAWFORD, ESQ., THROUGH A FAIR AND OPEN PROCESS IN ACCORDANCE WITH N.J.S.A. 19:44A-20.5 ET SEQ., TO PROVIDE PROSECUTORIAL SERVICES FOR A PERIOD OF ONE (1) YEAR FROM JANUARY 1, 2026, TO DECEMBER 31, 2026, IN TRENTON MUNICIPAL COURT IN AN AMOUNT NOT TO EXCEED \$60,810.00 – RFP2025-24
- 25-402 RESOLUTION AUTHORIZING THE AWARD OF A PROFESSIONAL LEGAL SERVICES CONTRACT TO KIMBERLY STUART ESQ., THROUGH A FAIR AND OPEN PROCESS IN ACCORDANCE WITH N.J.S.S. 19:44A-20.5 ET SEQ., TO PROVIDE PROSECUTORIAL SERVICES FOR A PERIOD OF ONE (1) YEAR FROM JANUARY 1, 2026, TO DECEMBER 31, 2026, IN TRENTON MUNICIPAL COURT IN AN AMOUNT NOT TO EXCEED \$109,070.00 – RFP2025-24
- 25-403 RESOLUTION AUTHORIZING THE AWARD OF A PROFESSIONAL LEGAL SERVICES CONTRACT TO JOHN MOUSTAKAS, ESQ. THROUGH A FAIR AND OPEN PROCESS IN ACCORDANCE WITH N.J.S.A. 19:44A-20.5 ET SEQ., TO PROVIDE PROSECUTORIAL SERVICES FOR A PERIOD OF ONE (1) YEAR FROM JANUARY 1, 2026, TO DECEMBER 31, 2026, IN TRENTON MUNICIPAL COURT IN AN AMOUNT NOT TO EXCEED \$77,185.00 – RFP2025-24
- 25-404 RESOLUTION AUTHORIZING THE AWARD OF A PROFESSIONAL LEGAL SERVICES CONTRACT TO GARY H. LOMANNO, ESQ., THROUGH A FAIR AND OPEN PROCESS IN ACCORDANCE WITH N.J.S.A. 19:44A-20.5 ET SEQ., TO PROVIDE PROSECUTORIAL SERVICES FOR A PERIOD OF ONE (1) YEAR FROM JANUARY 1, 2026, TO DECEMBER 31, 2026, IN TRENTON MUNICIPAL COURT IN AN AMOUNT NOT TO EXCEED \$55,715.00 – RFP2025-24

- 25-422 RESOLUTION APPOINTING TETRABILT DEVELOPMENT COMPANY AS  
CONDITIONAL REDEVELOPER AND AUTHORIZING EXECUTION OF A  
MEMORANDUM OF UNDERSTANDING FOR THE REDEVELOPMENT OF BLOCK 106,  
LOT 2 IN THE CITY OF TRENTON, COUNTY OF MERCER

**DEPARTMENT OF POLICE, STEVE WILSON, DIRECTOR**

- 25-405 RESOLUTION AUTHORIZING A CONTRACT AWARDED TO MOTOROLA  
SOLUTIONS, INC. TO PROVIDE ANNUAL MAINTENANCE FOR CITYWIDE RADIO  
SYSTEM FOR THE CITY OF TRENTON AWARDED THROUGH NEW JERSEY STATE  
CONTRACT #T0109#83909 FROM THE DATE OF AWARD UNTIL APRIL 30, 2026, IN  
AN AMOUNT NOT TO EXCEED \$366,198.69

**DEPARTMENT OF FINANCE**

- 25-406 RESOLUTION AUTHORIZING THE CITY OF TRENTON TO ISSUE 8 TAX REFUNDS  
TOTALING \$10,942.06
- 25-407 RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE  
IN THE BUDGET OF A MUNICIPALITY PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER  
159, P.L. 1948); STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL  
PROTECTION JAKE'S LAW GRANT IN THE TOTAL AMOUNT OF \$750,000
- 25-408 RESOLUTION AWARDED A CONTRACT THROUGH A FAIR AND OPEN PROCESS IN  
ACCORDANCE WITH N.J.S.A. 19:44 A-20 ET SEQ., TO REALAUCTION.COM, LLC FOR  
HOSTING ONLINE TAX SALES FOR THE TAX COLLECTOR IN AN AMOUNT NOT TO  
EXCEED \$125,000.00 FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD  
– RFP2025-28

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

- 25-409 RESOLUTION AWARDED A CONTRACT THROUGH A FAIR AND OPEN PROCESS IN  
ACCORDANCE WITH N.J.S.A. 19:44 A-20 ET SEQ., TO BROWNFIELD  
REDEVELOPMENT SOLUTIONS, INC. FOR ENVIRONMENTAL SPECIALIST FOR  
ENVIRONMENTAL PLANNING, GRANT MANAGEMENT, TECHNICAL CONSULTING  
AND ENVIRONMENTAL PROJECT MANAGEMENT FOR THE DEPARTMENT OF  
HOUSING AND ECONOMIC DEVELOPMENT IN AN AMOUNT NOT TO EXCEED  
\$93,752.00 FOR A PERIOD ONE (1) YEAR FROM THE DATE OF AWARD – RFP2025-18
- 25-410 RESOLUTION AUTHORIZING CHANGE ORDER #1 TO THE CONTRACT WITH  
SEACOAST CONSTRUCTION, INC. FOR IMPROVEMENTS ON SOUTH WARREN  
STREET AND WEST FRONT STREET FOR THE Y OF TRENTON, DEPARTMENT OF  
HOUSING AND ECONOMIC DEVELOPMENT

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

- 25-411 RESOLUTION AUTHORIZING THE EXECUTION OF A SHARED SERVICES AGREEMENT BETWEEN THE CITY OF TRENTON AND THE MERCER COUNTY PARK COMMISSION FOR THE PLANTING AND INSTALLATION OF UP TO ONE-HUNDRED NATIVE TREES AND PLANT MATERIALS IN CADWALADER PARK
- 25-412 STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION GREEN ACRES ENABLING RESOLUTION FOR JAKE'S LAW FUNDING FOR THE CONSTRUCTION OF AN INCLUSIVE PLAYGROUND AT FRANKLIN PARK

**DEPARTMENT OF PUBLIC WORKS, WAHAB ONITIRI, DIRECTOR**

- 25-413 RESOLUTION ACCEPTING A BID AND AWARDED A CONTRACT TO A.A. DUCKETT, INC. FOR THE FURNISHING AND INSTALLATION OF TWO (2) LIEBERT AIR CONDITIONING UNITS AND TWO (2) LIEBERT CONDENSING UNITS OR APPROVED EQUIVALENTS AND ALL ASSOCIATED WORK FOR THE COMPUTER SERVER ROOM AT TRENTON CITY HALL, 319 EAST STATE STREET, TRENTON, NJ 08608 FOR THE DEPARTMENT OF PUBLIC WORKS, DIVISION OF PUBLIC PROPERTY FOR A PERIOD OF ONE (1) MONTH FROM THE DATE OF AWARD IN AN AMOUNT NOT TO EXCEED \$329,300.00 – BID2025-65
- 25-414 RESOLUTION AUTHORIZING THE CITY OF TRENTON TO APPLY FOR AN EXTENSION OF TIME WITH THE STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR AWARD OF CONTRACTS FOR LA-2024 MA TRENTON CITY WEST STATE STREET/SANHICAN DRIVE IMPROVEMENT PROJECT 11
- 25-415 RESOLUTION AWARDED A CONTRACT THROUGH A FAIR AND OPEN PROCESS IN ACCORDANCE WITH N.J.S.A. 19:44 A-20 ET SEQ., TO CME ASSOCIATES, FOR ENGINEERING AND CONSULTING SERVICES ON AN AS NEEDED BASIS FOR THE DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENGINEERING IN AN AMOUNT NOT TO EXCEED \$170,000.00 FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD – RFP2025-19

**DEPARTMENT OF WATER AND SEWER, SEAN SEMPLE, DIRECTOR**

- 25-416 RESOLUTION AUTHORIZING THE APPROVAL OF QUALIFICATIONS FOR THE FOLLOWING EIGHT RESPONDENTS; JACOB'S ENGINEERING GROUP, INC., ATLAS GROUP SERVICES, LLC, SUBURBAN CONSULTING ENGINEERS, PRESTIGE ENVIRONMENTAL, INC., ROBERT ENGINEERING GROUP, LLC, CME ASSOCIATES, JOHNSON MIRMIRAN AND THOMPSON, INC., GRANT ENGINEERING AND CONSTRUCTION GROUP, LLC, FOR PROFESSIONAL ENGINEERING SERVICES ON AN AS NEEDED BASIS FOR THE DEPARTMENT OF WATER AND SEWER, TRENTON WATER WORKS- RFQ2025-02
- 25-417 RESOLUTION AUTHORIZING A COST AMENDMENT OF \$12,000 TO RESOLUTION 25-222 AWARDED A CONTRACT FOR LEAD SERVICE LINE (LSL) INVENTORY ANNUAL COMPLIANCE SERVICES, AWARDED FOR ONE YEAR FROM JUNE 4, 2025 – JUNE 3, 2026 TO CDM SMITH AMOUNT NOT TO EXCEED \$143,100.00, RFP 2025-12

- 25-418 RESOLUTION ACCEPTING A BID AND AWARDING A CONTRACT TO RUSLING PAVING AND CONCRETE D/B/A RUSLING PAVING AND CONCRETE TO PROVIDE ROADWAY RESTORATION FOR THE TOWNSHIPS FOR THE CITY OF TRENTON, DEPARTMENT OF WATER AND SEWER, WATER UTILITY FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD IN AN AMOUNT NOT TO EXCEED \$891,500.00 – BID2025-78
- 25-419 RESOLUTION ACCEPTING A BID AND AWARDING A CONTRACT TO RUSLING PAVING AND CONCRETE D/B/A RUSLING PAVING AND CONCRETE TO PROVIDE ROADWAY RESTORATION FOR THE CITY OF TRENTON, DEPARTMENT OF WATER AND SEWER, WATER UTILITY FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD IN AN AMOUNT NOT TO EXCEED \$579,230.00 – BID2025-79
- 25-420 RESOLUTION AUTHORIZING A CONTRACT WITH COMMERCE CONSTRUCTION CORPORATION FOR THE EMERGENCY CLEANING AND INSPECTION OF THE RAW WATER INTAKE BY COMMERCIAL DIVERS FOR THE DEPARTMENT OF WATER AND SEWER WATER FILTRATION PLANT IN AN AMOUNT NOT TO EXCEED \$504,390.00

#### **CITY CLERK'S OFFICE**

- 25-421 A RESOLUTION ENDORSING THE PERRY STREET FUTURE CORRIDOR STUDY

#### **6. ORDINANCES - 1<sup>ST</sup> READING AND INTRODUCTION**

- 25-139 AN ORDINANCE AMENDING CHAPTER 89 OF THE CODE OF THE CITY OF TRENTON, ENTITLED "FIRE HYDRANTS"
- 25-140 AN ORDINANCE AMENDING CHAPTER 193 OF THE CODE OF THE CITY OF TRENTON, ENTITLED "PARKS AND RECREATION AREAS"
- 25-141 AN ORDINANCE AMENDING CHAPTER 193 OF THE CODE OF THE CITY OF TRENTON, ENTITLED "FEES"
- 25-142 AN ORDINANCE AMENDING ORDINANCE 25-106 TO REMOVE THE CONVEYANCE OF 13 TRENT STREET TO BRITTANY LITTLEJOHN
- 25-143 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 323 NORTH OLDEN AVENUE, IDENTIFIED ON THE CITY TAX MAP, BLOCK 21907, LOT 1 PURSUANT TO N.J.S.A. 40A:12-13(C), TO 323 NORTH OLDEN LLC FOR THE SALE PRICE OF ONE HUNDRED THOUSAND (\$100,000.00) DOLLARS
- 25-144 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 27 POPLAR STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 21403, LOT 32, PURSUANT TO N.J.S.A. 40A:12-13(C), TO THE REAL PROPERTY LLC FOR THE SALE PRICE OF ONE THOUSAND (\$1,000.00) DOLLARS

- 25-145 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 55 SANHICAN DRIVE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 34404, LOT 5, PURSUANT TO N.J.S.A. 40A:12-13(C), TO MARCUS & JULIA TYSON FOR THE SALE PRICE OF SEVENTY-FIVE THOUSAND (\$75,000.00) DOLLARS
- 25-146 AN ORDINANCE AMENDING CHAPTER 176 OF THE CODE OF THE CITY OF TRENTON, ENTITLED "PARADES"
- 25-147 ORDINANCE AUTHORIZING THE EXECUTION OF AN AMENDMENT TO DISPOSITION AGREEMENT AND THE SALE OF CITY-OWNED PROPERTIES TO VISTA CENTER DEVELOPMENT, LLC

**Public Hearing and 2<sup>nd</sup> Reading for Ordinances to be held on December 2, 2025.**



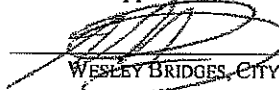
1<sup>st</sup> Reading **SEP 16 2025**  
Public Hearing \_\_\_\_\_  
2<sup>nd</sup> Reading & Passage \_\_\_\_\_  
Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

# ORDINANCE


No. **25-108**

Date to Mayor \_\_\_\_\_  
Date Returned \_\_\_\_\_  
Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

  
WESLEY BRIDGES, CITY ATTORNEY

Factual content certified by

  
JAMES BEACH, CHIEF OF STAFF

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 22 & 24 WEST INGHAM AVENUE, 13 & 17 TRENT STREET, AND  
IDENTIFIED ON THE CITY TAXMAP, BLOCK 8603, LOT/S 13, 14, 41 & 39, PURSUANT TO N.J.S.A.  
40A:12-13(c), TO VALERIE M. ARTHUR FOR THE SALE PRICE OF FIFTY-ONE THOUSAND  
(\$51,000.00) DOLLARS**

**WHEREAS**, the City of Trenton (the "City") has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law"); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 22 & 24 West Ingham Avenue, 13 & 17 (Lot) Trent Street, designated as Block 8603, Lot/s 13, 14, 41 & 39, on the City of Trenton Tax Map (hereinafter, the "Properties"); and

**WHEREAS**, Valerie M. Arthur (the "Applicant") purposes to purchase and redevelop Block 8603, Lot/s 13, 14, 41 & 39 commonly known as 22 & 24 West Ingham Avenue, 13 & 17 (lot) Trent Street, (the "Properties"); and

**WHEREAS**, the Applicant proposes to pay the following for each property; 22 West Ingham Avenue for \$15,000.00, 24 West Ingham Avenue for \$15,000.00, 13 Trent Street for \$20,00.00, 17 Trent Street (lot) for \$1,000.00 totaling Fifty-One Thousand (\$51,000.00) Dollars, (the "Purchase Price"); and

**WHEREAS**, in accordance with the Rehabilitation Plan, among other things the Applicant is proposing to renovate the residential Properties at (22 & 24 West Ingham and 13 Trent Street) and rent the Properties on the local rental market. The lot at 17 Trent Street will be consolidated at a later date with the Applicants other property; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the "Redeveloper") of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. Valerie M. Arthur, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 8603, Lot/s 13, 14, 41 & 39, commonly known as 22 & 24 West Ingham Avenue, 13 & 17 Trent Street (lot), Trenton New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

INTRODUCTION:		MOTION: <i>Williams</i>				SECOND: <i>Harrison</i>				ORD. AUTHORED BY:								ADOPTION		MOTION:				SECOND:					
		INTRODUCTION				ADOPTION						INTRODUCTION				ADOPTION						INTRODUCTION				ADOPTION			
		AYE	NAY	NV	AB	AYE	NAY	NV	AB			AYE	NAY	NV	AB	AYE	NAY	NV	AB			AYE	NAY	NV	AB	AYE			NV
	EDWARDS				✓						FRISBY			✓							GONZALEZ	✓							
	FELICIANO				✓						HARRISON	✓																	
	FIGUEROA KETTENBURG			✓							WILLIAMS	✓																	
NY - NO VOTE		AB - ABSENT																											

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on **SEP 16 2025**

Adopted on second reading after the public hearing on \_\_\_\_\_

AYE \_\_\_\_\_ APPROVED \_\_\_\_\_  
 Mayor  
 NAY \_\_\_\_\_ REJECTED \_\_\_\_\_ Reconsidered by Council - Override Vote

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

DCA/DLGS Waiver No. \_\_\_\_\_ (If Applicable)

# ORDINANCE

No. 25 - 131

1<sup>st</sup> Reading OCT 21 2025

Date to Mayor \_\_\_\_\_

Public Hearing \_\_\_\_\_

Date Returned \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

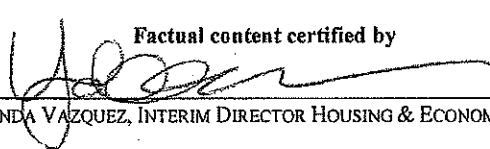
Date Resubmitted to Council \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
Wes Bridges CITY ATTORNEY

  
YOLANDA VAZQUEZ, INTERIM DIRECTOR HOUSING & ECONOMIC DEVELOPMENT

Councilman/woman \_\_\_\_\_ presents the following Ordinance:

SPONSORED BY: \_\_\_\_\_

## ORDINANCE AMENDING CHAPTER 132 AND CHAPTER 56 OF THE CODE OF THE CITY OF TRENTON TO INCREASE THE RENTAL REGISTRATION FEES FOR RESIDENTIAL AND COMMERCIAL STRUCTURES

**WHEREAS**, the City of Trenton currently has not increased the fee for rental registrations since 2013,  
and

**WHEREAS**, the cost associated with administering and staffing the Division of Housing Inspections has increased, creating a need to adjust the rental registration fee schedule; and

**WHEREAS**, it is in the best interest of the City of Trenton to revise the fee schedule to ensure adequate resources for enforcement and oversight of housing standards;

**NOW, THEREFORE, BE IT ORDAINED**, by the City Council of the City of Trenton, County of Mercer, that the Code of the City of Trenton be amended as follows:

### Section 1

#### Amending Chapter 132-79(1) Registration

- (1) The nonoccupant owner of any structure which is let or rented to another for the purpose of living therein shall register such structure on a registration form to be provided by the Division of Housing Inspections and shall pay an annual nonrefundable registration fee of \$90 ~~\$110~~ per structure plus \$25 ~~\$35~~ for each dwelling unit with the structure.

# ORDINANCE

## Amending Chapter 56-11(1) Licensing

(1) The owner of any commercial structure which is let or rented to another for the purpose of conducting business therein shall apply for a license for such structure on an application to be provided by the Division of Housing Inspections and shall pay an annual nonrefundable registration fee of ~~\$120~~ \$140 per structure plus ~~\$25~~ \$35 for each dwelling unit with the structure.

**Section 2** Severability. Should any section, clause, sentence, phrase or provision of this article be declared unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this article.

**Section 3** Repealer. All prior ordinances or parts of same inconsistent with any provisions of this article are hereby repealed to the extent of such inconsistency.

**Section 4** Effective Date. This ordinance shall take effect upon final adoption and publication in accordance with law.

INTRODUCTION:	MOTION: <u>HARRISON</u>				SECOND: <u>FRISBY</u>				ORD. AUTHORED BY:								ADOPTION	MOTION:				SECOND:					
	INTRODUCTION				ADOPTION					INTRODUCTION				ADOPTION					INTRODUCTION				ADOPTION				
	AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB	
EDWARDS	✓								FRISBY	✓								GONZALEZ	✓								
FELICIANO	✓								HARRISON	✓																	
FIGUEROA	✓								WILLIAMS	✓																	
KETTENBURG																											
NV - NO VOTE				AB - ABSENT																							

NV - NO VOTE AB - ABSENT

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on OCT 21 2025

Adopted on second reading after the public hearing on \_\_\_\_\_

Mayor

APPROVED  
REJECTED

Reconsidered by Council - Override Vote

AYE  
NAY

President of Council

City Clerk

# ORDINANCE

No. 25-132

1<sup>st</sup> Reading OCT 21 2025  
Public Hearing \_\_\_\_\_  
2<sup>nd</sup> Reading & Passage \_\_\_\_\_  
Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Date to Mayor \_\_\_\_\_  
Date Returned \_\_\_\_\_  
Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

  
WESLEY BRIDGES, CITY ATTORNEY

Factual content certified by

  
JAMES BEACH, CHIEF OF STAFF

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

## 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

WHEREAS, the City of Trenton (the "City") has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law"); and

WHEREAS, there is within the City of Trenton certain city-owned real property located at 96, 98 Hart Avenue, 332 Oakland Street, 1457 West State Street, designated as Block 21404, Lot/s 8, 7, Block 5501, Lot 24, Block 34002, Lot 7, on the City of Trenton Tax Map (hereinafter, the "Properties"); and

WHEREAS, Hart Ave Redevelopment LLC (the "Applicant") purposes to purchase and redevelop Block 21404, Lot/s 8, 7, Block 5501, Lot 24, Block 34002, Lot 7, commonly known as 96, 98 Hart Avenue, 332 Oakland Street, 1457 West State Street, (the "Properties"); and

WHEREAS, the Applicant proposes to pay the following for each property; 96 Hart Avenue for \$13,000.00, 98 Hart Avenue for \$9,600.00, 332 Oakland Street for \$7,000.00 and 1457 West State Street for \$25,000.00 totaling Fifty-Four Thousand Six Hundred (\$54,600.00) Dollars, (the "Purchase Price"); and

WHEREAS, in accordance with the Rehabilitation Plan, among other things the Applicant is proposing to renovate the residential Properties and sell to first time homebuyers and/or owner occupants; and

WHEREAS, the City wishes to designate the Applicant as the Redeveloper (the "Redeveloper") of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. Hart Ave Redevelopment LLC., is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 21404, Lot/s 8, 7, Block 5501, Lot 24, Block 34002, Lot 7, commonly known as 96, 98 Hart Avenue, 332 Oakland Street, 1457 West State Street, Trenton New Jersey.
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

INTRODUCTION:				MOTION: <i>Hamilton</i>				SECOND: <i>Frisby</i>				ORD. AUTHORED BY:				ADOPTION				MOTION:				SECOND:			
INTRODUCTION				ADOPTION				INTRODUCTION				ADOPTION				INTRODUCTION				ADOPTION							
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EDWARDS	✓								FRISBY	✓								GONZALEZ	✓								
FELICIANO	✓								HARRISON	✓																	
FIGUEROA			✓						WILLIAMS			✓															
KETTENBURG																											
NV - NO VOTE				AB - ABSENT																							

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

APPROVED  
 MAYOR  
 NAY

Reconsidered by Council - Override Vote

*ifaymaney*  
 President of Council

City Clerk

# ORDINANCE

No. \_\_\_\_\_

**25 - 133**1<sup>st</sup> Reading **OCT 21 2025**

Public Hearing \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

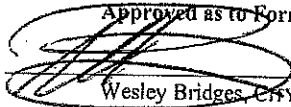
Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Date Returned \_\_\_\_\_

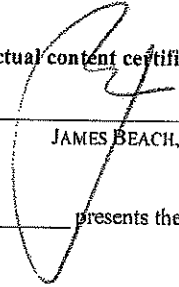
Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality



Wesley Bridges, CITY ATTORNEY

Factual content certified by

  
JAMES BEACH, CHIEF OF STAFF

Councilman/woman \_\_\_\_\_

presents the following Ordinance:

SPONSORED BY: \_\_\_\_\_

**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. 40A:12-13(b)(5), TO  
HASHEEM & SHAQUISE HAWTHORNE FOR THE SALE PRICE OF ONE  
THOUSAND (\$1,000.00) DOLLARS**

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 32 Taylor Street, designated as Block 21402, Lot 12 on the City of Trenton Tax Map (hereinafter, the "Property"); and

**WHEREAS**, the Property is a small vacant narrow strip of land that has been unused and city owned since October/2002, does not meet the minimum lot size requirements for development under the municipal zoning ordinance, and thereby, does not allow for any other viable use other than a side lot for the contiguous property; and

**WHEREAS**, the City of Trenton (the "City"), pursuant to N.J.S.A. 40A:12-13(b)(5), has the statutory authority to sell undersized, vacant, city-owned property to the contiguous property owner for the fair market value, which may be negotiated when there is only one contiguous owner; and

**WHEREAS**, Hasheem & Shaquise Hawthorne, the contiguous property owner at 34 Taylor Street (hereinafter, the "Purchaser"), submitted an application to purchase the Property, for the stated purpose of cleaning and fencing the lot to expand the existing footprint of their property; and

**WHEREAS**, upon negotiation between Purchaser and the City, the Parties have agreed to a purchase price of One Thousand (\$1,000.00) Dollars, which the City deems reasonable based upon the size, location, and condition of the Property, and the fact that the Property would be returned to the tax rolls.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.

# ORDINANCE

2. Pursuant to N.J.S.A. 40A:12-13(b)(5), the City is authorized to convey 32 Taylor Street, designated as Block 21402, Lot 12 at private sale to the Purchaser, Hasheem & Shaquise Hawthorne for One Thousand (\$1,000.00) Dollars.
3. The Mayor is hereby authorized to execute any documents necessary for the conveyance of the Property to the Purchaser.
4. The City Clerk is hereby directed to publish this Ordinance as required by applicable law.
5. This Ordinance shall take effect after final reading, adoption and the expiration of twenty (20) days and, shall be filed in the Office of the City Clerk in accordance with applicable law.

INTRODUCTION:				MOTION: <i>Fristy</i>				SECOND: <i>Edwards</i>				ORD. AUTHORED BY:				ADOPTION				MOTION:				SECOND:			
				INTRODUCTION				ADOPTION																			
				AYE	NAY	NV	AB	AYE	NAY	NV	AB					AYE	NAY	NV	AB	AYE	NAY	NV	AB	AYE	NAY	NV	AB
EDWARDS				✓								FRISBY				✓								GONZALEZ			
FELICIANO				✓								HARRISON				✓											
FIGUEROA KETTENBURG						✓						WILLIAMS						✓									
NV - NO VOTE				AB - ABSENT																							

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on OCT 21 2025

Adopted on second reading after the public hearing on \_\_\_\_\_

Mayor \_\_\_\_\_ APPROVED  
REJECTED

Reconsidered by Council - Override Vote \_\_\_\_\_ AYE  
NAY

*Yajaira Gonzalez*  
President of Council

City Clerk



# ORDINANCE

No. 25- 138

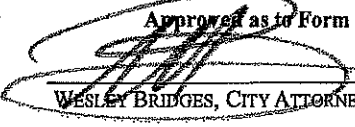
1<sup>st</sup> Reading OCT 21 2025

Public Hearing \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Approved as to Form and Legality

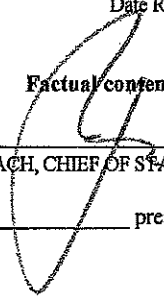
  
WESLEY BRIDGES, CITY ATTORNEY

Date to Mayor \_\_\_\_\_

Date Returned \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Factual content certified by

  
JIM BEACH, CHIEF OF STAFF

Councilman/woman \_\_\_\_\_ presents the following Ordinance:

**AN ORDINANCE AMENDING CHAPTER 2, ARTICLE III, SECTION 2-7  
ENTITLED "BOARDS, BODIES AND COMMISSIONS," AND REPEALING  
AND REPLACING CHAPTER 2, ARTICLE XIV, SECTION 71 ENTITLED  
"LANDMARKS COMMISSION FOR HISTORIC PRESERVATION," AND  
CHAPTER 315, ARTICLE 15 ENTITLED "HISTORIC DISTRICT  
REGULATIONS" OF THE CODE OF THE CITY OF TRENTON**

**WHEREAS**, the City Planning Division has reviewed N.J.S.A. 40:55D-107 to 40:55D-112; and

**WHEREAS**, N.J.S.A. 40:55D-107 provides that a governing body may by ordinance provide for a historic preservation commission; and

**WHEREAS**, the Trenton City Planning Board recommended to the City Council that the Landmark Commission for Historic Preservation be renamed the Historic Preservation Commission and have its duties aligned with the provisions of N.J.S.A. 40:55D-1 et seq.; and

**WHEREAS**, the City Council desires for the Historic Preservation Commission to operate as the City's historic preservation commission; and

**WHEREAS**, the City Council desires to amend the responsibilities of and regulations for which the Historic Preservation Commission shall abide.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the City of Trenton Council, County of Mercer, State of New Jersey, that Chapter 2 and Chapter 315 of the City of Trenton Code is hereby amended, repealed and supplemented as follows:

## SECTION I. CHAPTER 2 – ADMINISTRATION

### Article III Administrative Organization

Chapter 2, Section 7 is hereby amended as follows:

§ 2-7 Boards, bodies and commissions.

In addition to the departments provided for above, there shall be the following boards, bodies or commissions which are created or continued by this chapter:

# ORDINANCE

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- A. Zoning Board of Adjustment.
- B. Planning Board.
- C. Municipal Court.
- D. Parking Authority.
- E. Housing Authority.
- F. Library.
- G. Public Employees' Awards Committee.
- H. Citizens' Advisory Committee on Parks and Recreation.
- I. Public Parking System Utility.
- J. ~~Landmarks Commission for Historic Preservation.~~ Historic Preservation Commission.
- K. Trenton Parking Utility.
- L. Board of Review (Purchasing).
- M. Open Space Advisory Board.
- N. Board of Education.
- O. Human Relations Commission.
- P. Board of Construction Appeals. [Added 2-5-2004 by Ord. No. 04-6]
- Q. Employment Commission. [Added 9-4-2014 by Ord. No. 14-42]

## SECTION II. CHAPTER 2 – ADMINISTRATION

### Article XIV Boards, Bodies and Commissions

Chapter 2, Section 71 is hereby repealed and supplemented as follows:

#### § 2-71 Historic Preservation Commission.

- A. Establishment. There is hereby established a commission, pursuant to N.J.S.A. 40:55D-107, which shall be known as the Historic Preservation Commission (HPC).
- B. There is hereby established a Historic Preservation Commission Application Review Subcommittee for purposes of reviewing Certificate of Appropriateness applications for Minor Work pertaining to a historic site or property within the historic district as defined by the provisions of the City Code. For the purposes of reviewing Certificate of Appropriateness applications for Minor Work, the Chairperson of the Historic Preservation Commission shall assume the powers and responsibilities of the full Commission.
- C. Membership. The Commission shall consist of nine (9) regular members, consisting of the following classes, and two (2) alternates, as set forth below:
  - 1. Class A. Two (2) persons who are knowledgeable in building design and construction or architectural history, not more than one of whom may reside outside the City of Trenton.

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2. Class B. Two (2) persons who are knowledgeable or have a demonstrated interest in local history, not more than one of whom may reside outside the City of Trenton.
  3. Class C. Five (5) persons who shall be citizens of the City who shall hold no other municipal office, position or employment, with the permitted exception of membership on the Planning Board or Zoning Board of Adjustment.
  4. Alternates. There shall be two (2) alternate members, designated as "Alternate No. 1" and "Alternate No. 2," who shall meet the qualifications of Class C members. Alternate members may participate in discussions of the proceedings but may not vote, except in the absence or disqualification of a regular member. A vote shall not be delayed so that a regular member may vote instead of an alternate member. In the event that a choice must be made as to which alternate member is to vote, Alternate No. 1 shall vote.
  5. City Historian. The City Historian shall be one of those persons appointed as a Class B member.
  6. Planning Board Member. At least one (1) regular member of the Commission, whether qualified as a Class A, B, or C member, shall be a member of the Planning Board. The Planning Board member shall be a regular voting member of the Commission.
  7. All Commission members shall have demonstrated interest, competence, and/or knowledge in historic preservation.
  8. To the maximum extent feasible, the Commission shall include members from the disciplines of planning, architecture, landscape architecture, history, architectural history, historic architecture, and archaeology who meet the professional qualifications set forth by the State Historic Preservation Office for New Jersey Certified Local Governments, and/or currently owns a property in a designated historic district, or owns a designated historic site.
  9. The Historic Preservation Commission Application Review Subcommittee shall consist of the Chairperson of the Historic Preservation Commission and an Administrative Officer, or their designees.
- D. Appointment; Terms; Vacancies; Removal of Members. All members shall be appointed by the Mayor with the concurrence of the City Council, except that the designated Planning Board member shall be appointed by the Chairperson of the Planning Board. Members shall serve for the following terms:
1. Regular members shall serve for four (4) year terms.
  2. Alternate members shall serve a term of two (2) years.
  3. Notwithstanding any other provision herein, the term of any member common to the Historic Preservation Commission and the Planning Board or Zoning Board of Adjustment shall be contemporaneous with his or her term of membership on the Planning Board or Zoning Board of Adjustment.
  4. Vacancies shall be filled within sixty (60) days after the vacancy shall have occurred and shall be filled in the same manner by which the previous

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- incumbent was appointed, and such appointee shall serve only for the balance of such incumbent's unexpired term.
5. Any member of the Commission may, after public hearing if he or she requests it, be removed by the City Council for cause. Missing three (3) or more meetings in any calendar year may be deemed cause for removal.
  6. Commission members and alternate members shall not receive compensation.

## E. Officers and Staff.

1. The Commission shall elect from its regular members a Chairperson and a Vice-Chairperson.
2. The Commission shall appoint a Secretary who may be a member of the Commission.
3. The Commission may obtain its legal counsel from the City attorney at the rate of compensation determined by the City Council.
4. The Mayor shall designate a member of the City Council to act as a liaison between the Historic Preservation Commission and the Council. The City Council liaison shall not be a voting member of the Commission.
5. Within the limits of funds appropriated by the City Council for the performance of its work, and any grants or gifts provided through other sources, the Commission may obtain the services of qualified persons to direct, advise, and assist the Commission and may obtain the equipment, supplies, and other material necessary to assist its effective operation.
6. The Commission is empowered to seek advisory opinions and technical assistance from all municipal employees on any matter within the Commission's jurisdiction.

## F. Rules and Procedures.

1. The Commission may adopt written by-laws or rules of procedures applicable to the conduct of its business, which shall be available to the public.
2. All meetings shall comply with the Open Public Meetings Act (N.J.S.A. 10:4-6, *et. seq.*)
3. The Secretary shall keep minutes and records of all meetings and proceedings, including voting records, attendance, resolutions, findings, determinations, and decisions. All material shall be public record in accordance with the Open Public Records Act, and copies of same shall be provided to the City Clerk.
4. A quorum for the transaction of business shall consist of five (5) of the Commission's members including the Chairperson, or in his or her absence, the Vice-Chairperson.
5. No Commission member may act on any matter in which s/he has, either directly or indirectly, any personal or financial interest.
6. Alternate members may participate in discussions but may not vote except in

# ORDINANCE

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the absence or disqualification of a regular member.

7. A vote shall not be delayed so that a regular member may vote instead of an alternate member. In the event that a choice must be made as to which alternate member is to vote, Alternate No. 1 shall vote.
8. A simple majority of affirmative votes is required for an action of the Committee to be considered approved.
9. All formal actions shall be memorialized by a formal written resolution, containing findings of fact and conclusions, which shall be adopted within forty-five (45) days as a memorialization of the action after the action has been taken. All reports and recommendations to an Administrative Officer to approve, approve with conditions, or deny an application for a Certificate of Appropriateness shall be in writing, however, no formal resolution shall be required.
10. The Commission shall annually establish a schedule of regular monthly meetings, which shall be noticed and posted in City Hall in accordance with the Open Public Meetings Act. Additional meetings may be called by the Chairperson or Vice-Chairperson, as may be required to fulfill the obligations of the Commission, on notice duly provided in conformance with the Open Public Meetings Act.

G. Powers and Duties. The Commission shall have the authority and responsibility to:

1. Adopt and promulgate such rules and procedures not inconsistent with this ordinance as are necessary and proper for the effective and efficient performance of the duties assigned herein.
2. Survey the City of Trenton to identify those buildings, structures, sites, objects, improvements, and/or areas that qualify for designation as historic site or historic districts pursuant to the criteria set forth herein.
3. Maintain and update the survey of historic sites and districts in the City.
4. Adopt design guidelines for historic sites and historic districts.
5. Make recommendations to the Planning Board on the Historic Preservation Plan Element of the Master Plan, particularly regarding the inclusion of historic districts and historic sites, identified by the Commission's survey identifying same, and on the implications for preservation of historic sites and districts upon all other elements of the Master Plan.
6. Recommend to the City Council sites and districts that are qualified for historic designation by a zoning ordinance amendment in accordance with the criteria and procedures set forth in this Article.
7. Advise the Planning Board and Zoning Board of Adjustment on all applications for development pertaining to historic districts, or historic sites as defined by the provisions of the City Code, and file a written report containing recommendations and present testimony through a designated representative pursuant to N.J.S.A.

# ORDINANCE

No. 25-

40:55D-110.

8. Review applications for a Certificate of Appropriateness when an application is made for a permit affecting any building which has been designated a historic site or is located in a historic district as defined by the provisions of the City Code, and provide written reports and recommendations to the Administrative Officer on whether to grant or deny approvals for Certificate of Appropriateness, pursuant to N.J.S.A. 40:55D-111.
9. Advise the Planning Board on the inclusion of historic sites and historic districts in the capital improvement program.
10. Collect and disseminate material on the importance of historic preservation and techniques for achieving same.
11. Advise all City agencies regarding goals and techniques of historic preservation.
12. Advise and assist citizen groups and individuals interested in establishing historic sites and historic districts.
13. Report at least annually to the Planning Board and the City Council on the state of historic preservation in the City and recommend measures to improve same.

## **SECTION II. Chapter 315 – LAND DEVELOPMENT**

### **Article 15 – Historic District Regulations**

Chapter 315, Article 15 is hereby repealed and supplemented as follows:

#### **§ 315-15.1 FINDINGS, PURPOSE, AND POLICY**

This Article shall be known as and may be cited as "Historic Designation and Preservation Ordinance of the City of Trenton."

A. The City Council of the City of Trenton ("City") finds and determines as follows:

1. The historical, cultural, architectural, and social heritage of the City is given in trust from generation to generation to be used, enriched, and then passed on;
2. The character, lifestyle, and very quality of life in the City depend in great measure upon protecting this heritage of the past;
3. The ongoing presence of historic districts and historic sites, as an essential element of municipal character and identity, is an important factor in the economy of the City and the property values therein;
4. Such historic districts and historic sites are vital to the education and civic mindedness of the City's young people;
5. A number of critical factors, such as deterioration, demolition,

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redevelopment, and re-subdivision, threaten such historic sites and districts;  
and

6. The welfare of the City is enhanced by the preservation of its historic heritage for the reasons set forth above.
- B. The New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-65.1, permits municipalities to adopt a zoning ordinance that designates and regulates historic sites or historic districts and provides design criteria and guidelines therefor.
- C. It is therefore determined that there is a special public interest in the preservation of this heritage which requires the designation and regulation of historic districts and historic sites as provided in this ordinance, which public interest has been recognized by the State of New Jersey in N.J.S.A. 40:55D-2(j) and N.J.S.A. 40:55D65(i).
- D. In adopting this Article, it is the intention of the City Council to designate and regulate historic sites and historic districts within the City consistent with and pursuant to authority granted under the New Jersey Municipal Land Use Law ("MLUL"), N.J.S.A. 40:55D-1, *et seq.* In accordance with provisions therein (N.J.S.A. 40:55D-107), this Ordinance provides for the creation of a Commission that can assist the City in establishing a system of regulation, based on a rational plan and objective, which will complement existing land use and construction code legislation. The controls herein established are compatible with the New Jersey State Uniform Construction Code (N.J.A.C. 5:23) and are responsive to the Master Plan of the City of Trenton and the applicable provisions of the MLUL, including but not limited to N.J.S.A. 40:55D-2(j), 40:55D-28(b)(10), 40:55D65(i), 40:55D-65.1, and 40:55D-107 through -112.
- E. Nothing contained herein shall supersede the powers of other local legislative or regulatory bodies or relieve any property owner from complying with requirements of any other state statutes or City Ordinances or regulations.
- F. In the event of any inconsistency, ambiguity, and/or overlapping of requirements promulgated by the City, the more restrictive requirement shall apply.
- G. This Article should not be construed as requiring or prohibiting the use of any particular architectural style; rather, the purpose is to preserve the past by making it compatible with and relevant to the present. To that end, new construction on a historic site or in a historic district should not necessarily duplicate the style of the historic site or historic district; it should simply be compatible with, and not detract from, the historic site or historic district.

## § 315-15.2 DEFINITIONS

For the purpose of this Article and unless the context clearly indicates otherwise, the following words and phrases shall have the meanings ascribed to them by this Article. Otherwise, words and phrases in this Article shall have the meanings set forth under Chapter 315 of the Land Development Ordinance of the City of Trenton.

- A. Addition. An extension or increase in the size, floor area, building coverage, or height of any building.

# ORDINANCE

No. 25-

- B. Administrative Officer. The City Planner or his/her designee.
- C. Construction Official. A duly authorized City official responsible for issuing building or construction permits in the City of Trenton and for performing the duties and functions prescribed in N.J.A.C. 5:23.
- D. Demolition. The partial or total razing, dismantling, or destruction, whether entirely or in significant part, of any building, structure, object, or landmark. "Demolition" includes the removal of a building, structure, or object from its site or the removal or destruction of the facade or surface.
- E. Enforcement Officer. The Zoning Official, Construction Official, or Housing Inspector of the City of Trenton, as applicable
- F. Historic District.
  - 1. A geographically definable area of historic sites, designated by ordinance, that are linked historically or aesthetically by plans or physical development and acknowledged to possess collective importance.
  - 2. A historic district designated by ordinance may also consist of a definable group of tax map lots, the improvements on which, when viewed collectively:
    - a. represent a significant period or periods in the architectural and social history of the City;
    - b. because of their unique character, can readily be viewed as an area or neighborhood distinct from surrounding portions of the City; or
    - c. have a unique character resulting from their architectural style.

Except as otherwise stated, all references to landmarks in this Article shall be deemed to include historic districts as well.

- G. Historic Preservation Commission Application Review Subcommittee. A Subcommittee of the Historic Preservation Commission, established in accordance with the provisions of Chapter 2, Section 71, for the purpose of reviewing Minor Work applications for the issuance of a Certificate of Appropriateness pertaining to a historic site or property within the historic district, as defined by the provisions of the City Code.
- H. Historic Site or Landmark. Any real property, man-made structure, natural object, configuration, or any portion or group of the foregoing which have been formally designated by ordinance and/or on the Zoning Map of the City of Trenton as being of historical, archeological, cultural, scenic, or architectural significance, which:
  - 1. Is of particular historic, cultural, scenic, or architectural significance to the City of Trenton and in which the broad cultural, political, economic, or social history, state or community is reflected or exemplified;
  - 2. Is identified with historic personages or with important events in the main



# ORDINANCE

No. 25-

- current of national, state, or local history;
- 3. shows evidence of habitation, activity, or the culture of prehistoric man;
- 4. embodies a distinguishing characteristic or an architectural type valuable as representative of a period, style, or method of construction;
- 5. represents a work of a builder, designer, artist, or architect whose individual style significantly influenced the architectural history of the City; or
- 6. is imbued with traditional or legendary lore.

A historic site can include a building, structure, or site.

- I. Improvement. Any structure or part thereof constructed or installed upon real property by human endeavor and intended to be kept at the location of such construction or installation for a period of no less than thirty (30) continuous days.
- J. In-kind. Same material, color, shape, quality, and appearance, based on historic research and physical evidence of essential form and detailing of historical materials, or features.
- K. Minor Work. Any work that requires a Certificate of Appropriateness which:
  - 1. Does not involve demolition, relocation, reconstruction, or removal of a historic site or a principal building of a historic land within a historic district; or
  - 2. Does not involve an addition to a historic site or principal building in a historic district, or new construction of a principal building in a historic district; or
  - 3. Does not involve the replacement, reconstruction, rehabilitation, or restoration of lawfully existing building elements, such as doors, windows, siding, or other features visible from public view, with non-in-kind materials on a historic site or the principal structure within a historic district; or
  - 4. Is a request for approval of ordinary maintenance and repair work, construction of fences, signs, awnings, or lighting, and similar accessory structures which, in the opinion of the Historic Preservation Commission Application Review Subcommittee, will not substantially affect the characteristics of the historic site or the historic district; or
  - 5. Is a request for a field change (i.e., those changes made in the field which are necessitated by job condition having no material design ramifications not constituting discretionary scope changes) in circumstances in which a Certificate of Appropriateness has already been issued, and such field change which, in the opinion of the Historic Preservation Commission Application Review Subcommittee, does not affect the architectural significance of the historic site or district; or
  - 6. Does not involve a change to the roofline of any building on a historic site or a principal building of a historic land within a historic district, nor involves the installation of new rooftop solar panels that are visible from public view.

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7. Does not involve interior alterations to historic sites where the building's interior is recognized as having historic value, in accordance with § 315-15.4.
- L. Major Work. Any work that requires a Certificate of Appropriateness and is not a Minor Work, as defined above. Notwithstanding this definition and the definition of "Minor Work" as set forth above, any application which involves the subdivision, application for a site plan, or variance approval by the Planning Board or Zoning Board of Adjustment involving a historic site or land within a historic district shall be deemed to be a Major Work application.
- M. Ordinary Maintenance and Repair. Repair of any deterioration, wear or damage to a structure or any part thereof in order to return the same as nearly as practicable to its condition prior to the occurrence of such deterioration, wear, or damage with in-kind material and quality workmanship. Ordinary maintenance shall further include in-kind replacement of lawfully existing exterior elements, such as windows, doors, signs, or accessory hardware, using the same materials and workmanship and having the same appearance.
- N. Reconstruction. The act or process of reproducing by new construction the exact form, material, and details of a vanished building, structure, or object or part thereof, as it appeared during a specific period of time.
- O. Rehabilitation. The act or process of returning the exterior of an improvement to a state of utility through repair or an alteration which makes possible an efficient contemporary use while preserving those portions or features of the improvement which are significant to historical, architectural, and cultural values.
- P. Replacement. A repair that changes the façade of any structure or improvement.
- Q. Restoration. The act or process of accurately recovering the form and details of the exterior of an improvement by means of the removal of later work or by the reconstruction of missing earlier work. Site. The location of a significant historic event or activity, or remnant of a building or structure, such as a battlefield, landscape, or the ruins of a building or structure.
- R. Zoning Officer. A duly authorized City official responsible for administering and enforcing the land use provisions of the City Code.

## § 315-15.3 DESIGNATION OF HISTORIC SITES AND HISTORIC DISTRICTS.

- A. Criteria for Designation. In establishing and maintaining its survey of historic sites and

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districts, the Commission shall be guided by the National Register of Historic Places Criteria of Eligibility (36 CFR 60.4) and the criteria set forth in this Ordinance. The survey shall be used as a basis for identifying landmarks and districts worthy of designation. The Commission shall consider for designation districts and historic sites that have integrity of location, design, setting, materials, workmanship, and association, and that meet one or more of the following criteria:

1. Character, interest, or value as part of the development, heritage, or cultural Identification characteristics of the City, State, or Nation;
2. with a person or persons who significantly enriched the City, State, or Nation;
3. Landmark of a historic event which had a significant effect on the development of the City, State, or Nation;
4. Embodiment of distinguishing characteristics of a type, period, or method of construction, architecture, or engineering;
5. Identification with the work of a builder, designer, artist, architect, or landscape architect whose work has influenced the development of the City, State, or Nation;
6. Embodiment of elements of design, detail, materials or craftsmanship that render a landmark architecturally significant or structurally innovative;
7. Unique location of singular physical characteristics that make a district or landmark an established or familiar visual feature; and
8. Likely to yield information important in history.

B. Procedures for Designation. The Commission shall consider the designation of a district or a historic site in accordance with the procedures that follow:

1. Designation by the City. The Commission or the Planning Board may nominate for designation by the City Council such historic site by a simple majority of affirmative votes, if in the Commission's opinion, the criteria for designation set forth in this Chapter are met. Should the City Council accept the nomination of the Commission to designate a historic site or district, such designation shall be adopted by ordinance as an amendment to the Land Development Ordinance. For any nomination by the Commission, the Commission shall prepare a report containing a statement of its recommendations and the reasons therefor with regard to the proposed designation. Such report shall be considered and adopted at a duly noticed public meeting of the Commission.
2. Designation Nomination by the Affected Resident(s). For all districts and sites other than those designated pursuant to paragraph 1 above, proposals to designate a site or district as historic pursuant to this article may be made by the verified application of the owner(s) of a site, or with respect to a proposed district, by any owner within the proposed district.
  - a. Nomination Proposals. The party or parties proposing a site or district for designation under this Section may prepare and submit to the Commission a nomination report for each proposed site or district. Should a nomination

report not be submitted by the party or parties proposing a site or district, the Commission or such professional retained by it for that purpose may prepare such a report. For historic district designations, the report shall include a building-by-building inventory of all properties within the district, photographs of representative properties within the district, a property map of the district showing boundaries, and a physical description and statement of significance for the district. For individual site designations, the report shall include one or more photographs, the tax lot and block number of the property as designated on the Official Tax Map of the City and a physical description and statement of significance and proposed utilization of the site.

- b. Notice. The Commission shall schedule a public hearing on the proposed designation of a site or district. At least twenty (20) days prior to the hearing, the Commission shall, by personal service or certified mail:
  - (1) Notify the owner(s) of record of a property that has been proposed for designation or of property within a district that has been proposed for designation that the property is being considered for such designation and the reasons therefor.
  - (2) Advise the owner(s) of record of the significance and consequences of such designation and of the rights of the owner(s) of record to contest such designation under the provisions of this article.
  - (3) Notify the owner(s) of record of the date, time and location of the hearing concerning the proposed designation of the property.
  - (4) Serve any notices further required under the provisions of the MLUL.
- c. Public Notice of Hearing. Public notice of the hearing shall be given at least twenty (20) days prior to the scheduled hearing date by publication in an official newspaper of the City. A copy of the nomination report shall also be made available for public inspection in the City Clerk's office at least twenty (20) days prior to the hearing.
- d. Hearing. At a public hearing scheduled in accordance with this article, the Commission shall review the nomination report and accompanying documents. Interested persons shall be entitled to comment on the proposed nominations for designation.
  - (1) Commission Report. Upon Commission review and public hearing, the Commission shall forward to the City Council its report, which shall contain a statement of its recommendations and the reasons therefor with regard to proposed designations considered at the hearing, including a list and map of properties approved for designation.
  - (2) Referral to the Planning Board. The City Council shall refer the report to the Planning Board, which in turn shall report to the City Council

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as soon as possible, but within sixty (60) days. Failure of the Planning Board to transmit its report within the sixty-day period provided herein shall relieve the City Council of its obligations relating to the referral of such a report to the Planning Board. City Council action on site or district designations shall be otherwise subject to those procedures and statutes which apply to a change of a zoning designation and the adoption, revision or amendment of any development regulation.

(3) Final Designation. As soon as possible after its receipt of the report of the Planning Board or the expiration of the period allowed for Planning Board comment on designations pursuant to the provisions of this Article, and if no comments are made by the Planning Board, the City Council shall act upon the proposed designation list and map and may approve, reject or modify by ordinance the designation recommendations made by the Planning Board or by the Commission. In the event that the City Council votes to reject or modify any Planning Board recommendations for a proposed designation, the Council shall record in its minutes the reasons for not following such recommendation. All action taken by the Council on proposed designations shall become effective upon a favorable vote of a majority of its full authorized membership, except that in cases in which, pursuant to N.J.S.A. 40:55D-63, a written petition signed by the owners of twenty percent (20%) or more of the area either (1) of the lots or land included in such proposed change, or (2) of the lots or land extending two hundred (200) feet in all directions therefrom inclusive of street space, whether within or without the municipality, is filed with the Clerk of the City, the vote of the City Council shall be by a favorable vote of two-thirds (2/3) of all the members of the governing body of the municipality.

- e. Public Notice of Designation. Notice of designation shall be made public by publication in the official newspaper of the City and by distribution to all municipal agencies reviewing development applications and permits. A certificate or letter of designation shall be sent to the owner(s) of record.
- f. Incorporation of Designated Historic Sites or Districts into City Records. Upon adoption, the designation list and map shall be incorporated by reference into the Master Plan and Zoning Ordinance of the City as required by the provisions of the Municipal Land Use Law. Designated properties shall also be noted as such on the records for those properties maintained by the offices of the City's Tax Assessor and the Municipal Clerk.
- g. Amendments. Historic site and district designations may be amended in the same manner as they were adopted in accordance with the provisions of this article.

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3. Copies of the designation list and map as adopted shall be made public and distributed to all municipal agencies reviewing development applications and all building and housing permits. A Certificate of Designation shall be provided by certified mail to the owner of each site included in the final list, and a true copy thereof shall be filed by the City of Trenton and with the County Recorder of Deeds for recordation in the same manner as certificates of lien upon real property.
4. Each designated historic district or historic site may be marked by an appropriate plaque in such form as the Commission shall promulgate by regulation.
5. Once an improvement has been designated a historic site or incorporated as a historic structure within a historic district, it may only be delisted therefrom by the same process required herein for its designation. If delisted, a certificate to that effect shall also be filed by the City of Trenton and with the County Recorder of Deeds.
6. All historic sites and historic districts designated by ordinance shall be based on identification in the Historic Preservation Plan Element of the Master Plan; provided that the City Council may designate historic site or districts not so identified upon affirmative vote of a majority of its members and provided the reasons for its actions are set forth in a resolution and recorded in its minutes (N.J.S.A. 40:55D-65.1).
7. A protest petition against a proposed historic site or district signed by the owners of twenty percent (20%) or more of the area of either, the lots or land included in the proposed designation, or of the lots or land extending two hundred (200) feet in all directions therefrom, inclusive of street space, may be filed with the City Clerk. In such event, pursuant to N.J.S.A. 40:55D-63, the proposed designation shall become effective only by a favorable vote of two-thirds (2/3) of all members of the City Council.
8. Pursuant to the provisions of N.J.S.A. 40:55D-65.1, the designation and regulation of historic sites and historic districts shall be in addition to such designation and regulation as the zoning ordinance may otherwise require. As required by N.J.S.A. 40:55D-65.1, all historic sites and historic districts designated in the zoning ordinance shall be based on identifications in the historic preservation plan element of the Master Plan. The governing body may, at any time, adopt, by affirmative vote of a majority of its authorized membership, a zoning ordinance designating one or more historic sites or historic districts that are not based on identifications in the historic preservation plan element, the land use plan element or community facilities plan element, provided the reasons for the action of the governing body are set forth in a resolution and recorded in the minutes of the governing body, as contemplated in the procedures set forth in this Section.

**§ 315-15.4 DESIGNATED HISTORIC DISTRICTS AND HISTORIC SITES.**

The following districts and buildings have been designated historic sites and districts to which the provisions governing historic preservation apply and, pending review and recommendation of the Planning Board of any modifications thereof, remain as designated and subject to the regulations and restrictions of this Article and Ordinance.

***HISTORIC DISTRICTS***

*Berkeley Square Historic District*  
*Ewing-Carroll Historic District*  
*Fisher-Richey-Perdicaris Place Historic District*  
*Greenwood-Hamilton Historic District*  
*Hanover-Academy Historic District*  
*Mill Hill Historic District*  
*South Warren Historic District*  
*State House Historic District*  
*Yard Avenue Historic District (demolished)*

***HISTORIC SITES***

*Ackerman Building*  
*Adams and Sickles Building*  
*Cadwalader Park*  
*Carver Center*  
*Champale Office*  
*Delaware and Raritan Canal*  
*Delaware and Raritan Canal House*  
*Dickinson House*  
*Douglass House*  
*Elks Lodge No. 105*  
*Ellarslie Mansion*  
*Emlan House*  
*First Presbyterian Church*  
*Fitzgibbon/Crisp Warehouse (demolished)*  
*Friends Meeting House*  
*Golden Swan*

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<i>Grinslade's Blacksmith</i>	<i>101 W State Street</i>
<i>John T. Nixon/Higbee School</i>	<i>1005 S Clinton Avenue</i>
<i>Kelsey Building</i>	<i>2014 W State Street</i>
<i>Ladder Company No. 2</i>	<i>100 Block South Clinton Avenue</i>
<i>League of Women Voters</i>	<i>151 Mercer Street</i>
<i>(including interior)</i>	<i>Corner of Front &amp; Willow Streets</i>
<i>Mercer Cemetery</i>	<i>2 N Broad Street</i>
<i>Mercer Street Friends Center</i>	<i>429-431 S Broad Street</i>
<i>Mount Carmel Guild</i>	<i>Barracks &amp; W Lafayette Streets</i>
<i>Mt. Zion Church</i>	<i>1 Mill Road</i>
<i>New Jersey National State Bank</i>	<i>207 N Montgomery Street</i>
<i>N.J. Employees Association (demolished)</i>	<i>260 N Willow Street</i>
<i>N.J. Steel and Iron Co.</i>	<i>222 W State Street</i>
<i>Building/Copper Iron Works</i>	<i>315 W State Street</i>
<i>Old Barracks</i>	<i>140-144 N Warren Streets</i>
<i>Old City Hall</i>	<i>Mahlon Stacy Park</i>
<i>Old Eagle Tavern</i>	<i>10 E Hanover Street</i>
<i>Old Masonic Temple</i>	<i>1 West End Avenue</i>
<i>Old Mill House</i>	<i>Parkside Avenue</i>
<i>Pentecostal Church (demolished)</i>	<i>40 Fowler Street</i>
<i>Reading Freight Station</i>	<i>1024 Lamberton Street City-wide</i>
<i>Roebling Mansion (including</i>	<i>1 Prospect Street</i>
<i>interior)</i>	<i>701 N Clinton Avenue</i>
<i>Rudolph Kuser Estate</i>	<i>165 E Front Street</i>
<i>Saint Michael's Episcopal Church</i>	<i>120 N Warren Street</i>
<i>Shaky Bridge Street</i>	<i>Cadwalader Park</i>
<i>120 E State Street</i>	<i>312 W State</i>
<i>73 N Clinton Avenue</i>	
<i>135-137 Perry Street</i>	
<i>1 W State Street</i>	
<i>15 W State Street</i>	
<i>501 John Fitch Way</i>	
<i>180 E Hanover Street</i>	
<i>101-103 S Warren Street</i>	
<i>334 N Olden Avenue</i>	
<i>20 Bellevue Avenue</i>	



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## DESIGNATED HISTORIC DISTRICTS AND SITES

<i>Site of Hunterdon County House and Prison Walls</i>	<i>16 S Warren Street</i>
<i>The Hermitage</i>	<i>46 Colonial Avenue</i>
<i>Trenton Battle Monument</i>	<i>N Broad &amp; N Warren Streets</i>
<i>Trenton City Hall</i>	<i>139 E State Street</i>
<i>Trenton Elks Lodge No. 105 (including interior)</i>	<i>120 N Warren Street</i>
<i>Trenton Public Library (including interior)</i>	<i>130 Academy Street</i>
<i>Trenton State Prison Administration Building</i>	<i>Third Street</i>
<i>Trenton State Prison Warden's House</i>	<i>392 Second Street</i>
<i>William Trent House</i>	<i>15 Market Street</i>
<i>48-52 Passaic Street</i>	

### § 315-15.5 CERTIFICATION OF APPROPRIATENESS

A. Actions Requiring a Certificate of Appropriateness. Unless otherwise exempted by the provisions of this Article, a Certificate of Appropriateness shall be required before the Zoning Officer may issue zoning approval and the Construction Official may issue a permit for any of the following activities on the property of any designated historic site or within any designated historic district:

1. demolition of any structure or building located on a historic site or of any principal building within any historic district;
2. relocation of any historic building or structure located on a historic site or of any principal building within any historic district;
3. subdivision of any historic site or any land within a historic district;
4. changes in the exterior facade of any existing historic site or of any principal building within any historic district by addition, alteration, replacement, rehabilitation, restoration, repair, or reconstruction;
5. changes in, or addition of new accessory buildings and structures, including but not limited to signs, fences, garages, sheds, solar panels, or exterior lighting, and similar site improvements visible from the public view;
6. any new construction on a historic site or in a historic district visible from the public view.
7. interior alterations to historic sites as specified in § 315-15.4.

B. Exceptions.

1. Interior Work: A Certificate of Appropriateness shall not be required for changes to the interior spaces of buildings, except for historic sites specified in § 315-15.4.
2. Paint: A Certificate of Appropriateness shall not be required to change paint color either in the interior or on the exterior of a building.

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3. In-Kind Facade Replacement: In-kind repair and replacement work affecting the lawfully existing elements of the rear or side facade of a building or structure not visible from the public view shall not require a Certificate of Appropriateness.
  4. In-Kind Accessory Structure Repair and Replacement: In-kind replacement of existing building service equipment, such as A/C units, generators, solar panels, and similar structures, and repair of existing paved surfaces with in-kind material shall not require a Certificate of Appropriateness.
  5. Emergency repairs as per § 315-15.6.
- C. Upon receipt of an application for zoning and/or construction permits for work on a historic site or a property located within the historic district for which a Certificate of Appropriateness is required, the Construction Official and/or Zoning Officer shall notify the applicant in writing that the certificate must be obtained prior to the issuance of any construction or zoning permits. A copy of this notice shall be provided to the Planning Division. Along with the notice, the applicant shall receive the Historic Preservation Commission's application materials and shall be directed to file an application with the Planning Division in accordance with the provisions of this Article.
- D. Review of Certificate of Appropriateness Applications.
1. Review of Certificate of Appropriateness Applications for Minor Work.
    - a. Applications for a Certificate of Appropriateness for a Minor Work, as defined by the provisions of this Article, shall be reviewed by the Historic Preservation Commission Application Review Subcommittee, and the Chairman of the Historic Preservation Commission shall act in the place of the full commission for purposes of providing recommendations to the Administrative Officer as prescribed by this Article.
  2. Review of Certificate of Appropriateness Applications for Major Work.
    - a. Applications for a Certificate of Appropriateness for a Major Work, as defined by the provisions of this Article, shall be considered and acted upon by the Commission only during a duly noticed public hearing at which any interested party may ask questions and be heard on the application.
    - b. The Commission shall, in accordance with N.J.S.A. 40:55D-111, provide a written report at the conclusion of its review of the request for a Certificate of Appropriateness, which shall describe the application of the provisions of this Article to the activities proposed by the applicant.
    - c. In the case of an application that requires approval by the Planning Board or Zoning Board of Adjustment, the Commission's review shall be confined to those aspects of the proposal not under the jurisdiction of the reviewing Board.
  3. Review of Planning and Zoning Board of Adjustment Applications.

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- a. The Planning Board and Zoning Board of Adjustment shall refer to the Historic Preservation Commission every application submitted to either Board for development in historic zoning districts or on a historic site designated on the zoning or official map or identified in any component element of the Master Plan. This referral shall be made when the application for development is deemed complete or is scheduled for a hearing, whichever occurs sooner.
  - b. Failure to refer the application as required shall not invalidate any hearing or proceeding. The Historic Preservation Commission may provide its advice, which shall be conveyed through its delegation of one of its members or staff to testify orally at the hearing on the application and to explain any written report which may have been submitted.
  - c. Any approval by the Planning Board or Zoning Board of Adjustment shall not relieve the applicant of the requirement to apply for a Certificate of Appropriateness regarding any aspect(s) of the proposed activity not specifically under the jurisdiction of and approved by the reviewing Board.
- E. The Commission and Subcommittee shall render a recommendation on any application for a Certificate of Appropriateness within forty-five (45) days of the date on which it is deemed complete. The Administrative Officer shall render a decision on any application for a Certificate of Appropriateness within forty-five (45) days of the date on which it is deemed complete. Otherwise, such applications shall be deemed to have been approved. Nothing herein shall prohibit an extension of time by mutual agreement between the applicant and the Administrative Officer, Commission, or Subcommittee.
- F. Issuance of a Certificate of Appropriateness.
  - a. If, in the case of any application with respect to a historic district or historic site listed within the City's historic preservation plan, the Commission's report filed with the Administrative Officer recommends against the issuance of a Certificate of Appropriateness, and further recommends referral of the application to the Planning Board for consideration of its reservation under the Board's authority granted pursuant to N.J.S.A. 40:55D-44, the Administrative Officer shall deny issuance of the Certificate of Appropriateness and the permit for the proposed work, and so refer the application to the Planning Board along with the Commission's recommendations regarding reservation as authorized under N.J.S.A. 40:55D-44.
  - b. If, by its report to the Administrative Officer, the Commission or Subcommittee recommends against the issuance of a Certificate of Appropriateness, the Administrative Officer shall deny issuance of the Certificate of Appropriateness for the proposed work.

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- c. If, by its report to the Administrative Officer, the Commission or Subcommittee recommends that the permit be approved with certain conditions, the Administrative Officer shall only approve the Certificate of Appropriateness with the conditions as therein recommended, and the permit for the proposed work shall be issued in accordance with the recommended conditions.

G. Any Commission or Subcommittee recommendation to the Administrative Officer in favor of permit issuance shall not be construed to relieve the applicant of his/her or its obligation to comply with any and all other applicable laws, ordinances, rules, regulations, or requirements, outside of the jurisdiction of the Commission.

## **§ 315-15.6 EMERGENCY REPAIRS**

- A. When a structure or improvement requires immediate repair to preserve the continued habitability of the structure and/or the health and safety of its occupants or others, emergency repairs may be performed in accordance with any applicable building code without first obtaining a Certificate of Appropriateness.
- B. Under such circumstances, the repairs performed shall be only those necessary to protect the immediate health and safety of the occupants of the structure or others and/or to maintain the habitability of the structure.
- C. Where feasible, temporary measures to prevent further damage should be used, provided these measures are reversible without damage to the structure.
- D. The property owner shall file an application for a Certificate of Appropriateness simultaneously with the onset of emergency work. Such emergency work shall be permitted only if the Administrative Officer certifies the immediate necessity for such permit issuance.
- E. Upon notice to the full Commission that the application involves a Major Work application as defined by this Article, at least three members of the Commission shall convene as soon as possible, and such convening members shall proceed to review the Certificate of Appropriateness application as provided for in this Article. The Commission shall conduct the emergency meeting in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-9.
- F. Subsequent to such review, a Certificate of Appropriateness may be issued upon a majority vote of the members convened, recommending approval of such application. No work other than the emergency repairs shall be performed on the structure until an appropriate request for approval is made and approval is obtained from the Commission after referral of the request by the Administrative Officer.

## **§ 315-15.7 PROCEDURES FOR FILING AN APPLICATION.**

- A. All applications for Certificate of Appropriateness shall be filed with the City Planning Division on forms promulgated by the Historic Preservation Commission and shall include all supplemental information as required herein to permit a full and accurate

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assessment and decision by the Commission in accordance with the review criteria set forth in this Article.

- B. Within twenty (20) days of its receipt of an application for a Certificate of Appropriateness, the Administrative Officer, in conjunction with the Chairperson or Vice-Chairperson of the Historic Preservation Commission, as appropriate, shall:

1. classify the project as a Major or Minor Work in accordance with the definitions provided in this Article;
2. review the application for completeness in accordance with the submission requirements set forth in this Article;
3. notify the applicant, in writing, of such completeness determination; and
4. in the event the application is deemed incomplete, include within such notice, a list of the deficiencies that render the application incomplete and which the applicant must address in order for the application to be complete. If such notice is not issued to the applicant within twenty (20) days of the Commission's receipt of the application, the application shall be deemed complete upon expiration of the twenty (20) day period.

- C. Checklist Waivers. The Planning Division shall maintain a checklist of the items necessary to be filed in support of an application, as promulgated by the Commission, which the Commission may modify as it shall deem appropriate. The Administrative Officer, in conjunction with the Commission Chair when appropriate, or in the absence of the Chair, the Vice-Chair, or their designee, at the request of an applicant or on its own, may waive submission of one or more required items in appropriate instances. Any request for such waiver(s) by an applicant must accompany the application and shall include a statement of the reasons for such request.

- D. Validity of Submittals. Nothing herein shall be construed as diminishing the applicant's obligation to prove entitlement to issuance of a Certificate of Appropriateness. The Commission or Subcommittee may require correction of any information found to be in error in the application and retains authority to require submission of items previously waived for submission, and/or any additional information not specified in the checklist, as may be reasonably required to make a decision upon the application. However, the application shall not be deemed incomplete for lack of any such additional information or corrections.

- E. Submission Requirements, Minor Work Applications. Minor Work applications for a Certificate of Appropriateness shall include, at minimum, the following:

1. Completed Certificate of Appropriateness application forms, providing all information therein requested including a detailed description of the project proposal, with the original signature(s) of the owner(s) and/or applicant(s) and date(s) of signature included thereon.
2. As applicable, a copy of current property survey prepared by a licensed Land Surveyor, including metes and boundary lines, and location and scale of all existing structures and improvements.

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3. Photographs depicting existing building(s), structure(s), and conditions on the subject site and on immediately adjacent properties.
  4. Specification of materials to be used in completing the project and proposed colors of exterior finishes.
  5. Sketches or drawings illustrating the project, as proposed.
  6. Such additional information as the applicant or the Commission may find necessary to clearly explain and/or illustrate the project proposal and to assess whether or not a Certificate of Appropriateness will be issued.
- F. Submission Requirements, Major Work Applications. Major Work applications for a Certificate of Appropriateness shall, in addition to the items required for minor applications listed at above, include the following:
1. Scaled drawings prepared by a licensed professional, as applicable, depicting existing and proposed: site layout, building elevations, floor plans, roof layout plans, and materials specifications.
  2. For new buildings, additions to buildings, and/or those affecting ten percent (10%) or more of the facade of a building, scaled professional drawings shall include detailed information concerning significant architectural elements, including but not limited to such items as windows, porches, porticos, chimneys, doors, stoops, cornices, and decorative features.
  3. For new construction, a streetscape elevation drawn to scale, showing the new structure in the context of neighboring buildings.
  4. A written statement or report prepared by a qualified professional (i.e., an individual knowledgeable in historic architecture who is also an architect, landscape architect, planner, architectural historian, or other like professional) discussing the relationship between the project proposal and the standards of review as set forth in this Article.
  5. A copy of any application approved by the Planning Board or Zoning Board of Adjustment, as applicable, along with the Board's memorializing resolution.
- G. The applicant shall file one (1) original and one (1) copy of the full application package for purposes of the completeness determination. Upon receipt of notification that the application is a Major Work application and requires review by the Commission, the applicant shall provide eleven (11) additional copies of the full application for review by the members of the Commission.

## § 315-15.8 STANDARDS OF CONSIDERATION.

- A. Design Guidelines for Issuance of a Certificate of Appropriateness. In reviewing any application for a Certification of Appropriateness, the Commission and Subcommittee shall be guided by the Secretary of the Interior's Standards for the Treatment of Historic Properties, which may be amended from time to time..
- B. Demolitions. In regard to any application to demolish a historic structure or site or a

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principal building within a historic district, the following matters shall be considered:

1. its historic, architectural, and aesthetic significance;
2. its use, however, this consideration shall not be construed to supersede or interfere in any way with the uses permitted within any zoning district in the City of Trenton, as set forth by Chapter 315 of the Land Development Ordinance, or otherwise permitted under the provisions of N.J.S.A. 40:55D-1, *et seq.*;
3. its importance to the City and the extent to which its historical or architectural value is such that its removal would be detrimental to the public interest;
4. the extent to which it is of such old, unusual or uncommon design, craftsmanship, texture or material that it could not be reproduced or could be reproduced only with great difficulty;
5. the extent to which its retention would promote the general welfare by maintaining and increasing real estate values; generating business; creating new jobs; attracting tourists, students, writers, historians, artists and artisans; attracting new residents; encouraging study and interest in American history; stimulating interest and study in architecture and design; educating citizens in American culture and heritage; or making the City a more attractive and desirable place in which to live;
6. if it is within a historic district, the probable impact of its removal upon the ambience of the historic district; and
7. whether, in the case of a historic site, the site is of such significance that it would be feasible and appropriate to raise funds through grants, gifts, foundations or other sources to enable its acquisition and preservation by the City or other agency dedicated to historic preservation, and should thus be considered by the Planning Board for reservation for up to a one-year period to enable such acquisition, with appropriate compensation provided to the owner, under the Board's authority granted pursuant to N.J.S.A. 40:55D-44.

C. Relocation Out of the City of Trenton. In regard to an application to move a structure or building located on a historic site or a principal building within a historic district to a location outside the City of Trenton, the following matters shall be considered along with any other factors the Commission considers relevant:

1. the possible historic loss to the landmark of the original location;
2. the reasons for not retaining the landmark or structure at its present landmark;
3. the proximity of the proposed new location to the City of Trenton, including the accessibility to the residents of the City of Trenton and other citizens;
4. the probability of significant damage to the landmark or structure itself during relocation; and
5. the applicable matters listed in the checklist for the Major Work application.

D. Relocation Within the City. In regard to an application to move a building or structure

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located on a historic site, or any principal building in a historic district, to a new location within the City of Trenton, the following matters shall be considered in addition to the factors listed above:

- 1 the compatibility, nature and character of the current and of the proposed surrounding areas as they relate to the intent and purposes of this Ordinance; and
- 2 if the proposed new location is within a historic district, the visual compatibility factors as set forth by this Article.

E. Subdivisions, Site Plans, Variances. Notwithstanding the provisions of the Land Use Ordinance applicable to subdivisions, a designated historic site shall be subdivided only when:

1. The proposed subdivision would not adversely impact the architectural or historic character of the structure or structures on the designated historic site, its surrounding grounds, or the designated historic district in which it is located; or
2. The reviewing Board finds that any adverse impact to the site or district resulting from the subdivision will be satisfactorily mitigated by the imposition of conditions upon any approval requiring that specific measures be taken, such as, but not limited to, installation of screening, buffering, and/or landscaping.

These standards shall not be considered satisfied merely because subdivision and development of the property may be more profitable than the existing lot configuration. If a subdivision requires one or more variances from the zoning regulations, the decision on such variance request(s) shall give specific consideration to the historic preservation standards of this Ordinance.

Consistent with the intent and purpose of the MLUL, this Chapter, and the Land Use Ordinance of the City of Trenton, the Commission may recommend to the reviewing Board that a historically designated site may not be subdivided, and, provided that the application does otherwise conform with the zoning ordinance and/or the application provisions of the site plan ordinance, the reviewing board may rely on such a determination in order to deny any subdivision of a historic site. If a subdivision is approved consistent with these provisions, all new construction on any resulting lot shall be subject to the requirements of this subsection and subsections F, G, and H, below. All lots retain their original historic designation. All powers exercised pursuant to this Subsection shall be within the jurisdiction of the Planning Board or Zoning Board of Adjustment, as applicable under the provisions of the N.J.S.A. 40:55D-1, *et seq.*

F. Visual compatibility considered for new construction, additions, removals, or rehabilitations. In regard to an application to move a building or structure located on a historic site, or to construct a new structure or add to, alter or rehabilitate an existing



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improvement within a historic district, or a site, the visual compatibility of the proposed improvement with the structures and surroundings to which it would be visually related shall be considered in terms of the visual compatibility factors as set forth by this Article.

- G. Consideration on Other Actions. In regard to an application for approval of any proposed action set forth in this Article, the following matters shall be considered:
1. If a historic site or an improvement in a historic district is involved:
    - a. the impact of the proposed change on its historic and architectural character;
    - b. its importance to the City of Trenton and the extent to which its historic or architectural interests would be adversely affected to the detriment of the public interest; and
    - c. the extent to which there would be involvement of textures and materials that could be reproduced or could be reproduced only with great difficulty.
  - H. The use of any structure involved; provided, however, that this consideration shall not be construed to supersede or interfere in any way with the uses permitted within any zoning district in the City of Trenton, as set forth by the Land Use Ordinance, or otherwise permitted under the provisions of N.J.S.A. 40:55D-1, *et seq.*
  - I. The extent to which the proposed action would adversely affect the public's view of a site or improvement within a historic district from a public view.
  - J. If the application deals with an improvement or other proposed action within a historic district, the impact the proposed change would have on the character and ambience of the historic district and the improvement's visual compatibility with the spaces and structures to which it would be visually related in terms of the visual compatibility factors.
  - H. Additional matters considered. In regard to all applications, additional pertinent matters may be considered. These additional matters may include the following standards and objectives of the Ordinance:
    1. Every reasonable effort should be made to provide a compatible use for buildings that will require minimum alterations to the building and its environment. This objective shall not be construed to supersede or interfere in any way with the uses permitted within any zoning district in the City of Trenton, as set forth by the Land Development Ordinance, or otherwise permitted under the provisions of N.J.S.A. 40:55D-1, *et seq.*
    2. Rehabilitation work should not destroy the distinguishing qualities or character of the property and its environment. The removal or alteration of any historical material or architectural features should be held to a minimum consistent with the proposed use.
    3. Deteriorated architectural features should be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of original features, substantiated by physical or pictorial evidence rather than on conjectural designs, or the availability of different architectural features from other

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buildings.

4. Distinctive stylistic features or examples of craftsmanship which characterize older buildings should be treated with sensitivity.
5. Many changes to buildings and environments are evidence of the history of the building and the neighborhood. These changes may have developed significance in their own right and this significance should be recognized.
6. All buildings should be recognized as products of their own time. Alterations which may be inconsistent with the actual character of the building should be avoided.
7. Contemporary designs for new buildings in old neighborhoods and additions to existing buildings or landscaping should not be discouraged if such design is compatible with the character of the neighborhood, building, or its environment.
8. Wherever possible, new additions, or alterations to buildings should be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original building would be unimpaired.
9. The Historic Preservation Commission shall also be guided by the standards and criteria of the "Secretary of Interior Standards for Historic Preservation Projects" prepared by the Office of Archaeology and Historic Preservation, Heritage Conservation and Recreation Service, U.S. Department of Interior, Washington, D.C., as same may be amended from time to time.

I. Visual compatibility factors. In assessing the effect of any proposed change contained in an application before the Commission, the following "visual compatibility" factors shall be used to analyze the effect that the change would have on the landmark and those structures to which the landmark is visually related, or on the district in which the structure is located.

1. Height. The height of the proposed building shall be visually compatible with adjacent buildings.
2. Proportion of Building's Front Facade. The relationship of the width of the building to the height of the front elevation shall be visually compatible with buildings and places to which it is visually related.
3. Proportion of Openings Within the Facility. The relationship of the width of windows to the height of windows in a building shall be visually compatible with the buildings and places to which it is visually related.
4. Rhythm of Solids to Voids on Facades Fronting on Public Places. The relationship of solids to voids in facades of buildings shall be visually compatible with the buildings and places to which they are visually related.
5. Rhythm of Spacing of Buildings on Streets. The relationship of the building to the open space between it and adjoining buildings shall be visually compatible with the buildings and places to which it is visually related.
6. Rhythm of Entrance and/or Porch Projection. The relationship of entrance and porch projections to the street shall be visually compatible with the buildings and places to which it is visually related.
7. Relationship of Materials, Texture, and Color. The relationship of materials, texture, and color of the facade and roof of a building shall be visually

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- compatible with the predominant materials used in the buildings to which it is visually related, especially those immediately adjacent.
8. Roof Shapes. The roof shape of a building shall be visually compatible with buildings to which it is visually related.
  9. Walls of Continuity. Appurtenances of a building such as walls, open-type fencing, evergreen landscape masses, shall form cohesive walls of enclosure along a street, to the extent necessary to maintain visual compatibility of the building with the buildings and places to which it is visually related.
  10. Scale of Building. The size of a building, the mass of a building in relation to open spaces, the windows, door opening, porches and balconies shall be visually compatible with the buildings and places to which it is visually related.
  11. Directional Expression of Front Elevation. A building shall be visually compatible with buildings and places to which it is visually related in its directional character, whether this be vertical character, horizontal character or nondirectional character.

## **§ 315-15.9 EFFECT OF CERTIFICATE OF APPROPRIATENESS APPROVAL, DENIAL, APPEAL.**

- A. Approval. Approval by the Administrative Officer, the Planning Board, or the Zoning Board of Adjustment, in accordance with the procedures set forth herein shall be deemed to be final approval pursuant to this Ordinance. Such approval shall neither cause nor eliminate any requirement for the filing of collateral application(s) or other proceeding(s), as may be required by other municipal ordinance(s) or other applicable law or regulations prior to undertaking the action requested concerning the historic site or district.
- B. Expiration of approval. A Certificate of Appropriateness shall be valid for two (2) years from the date of its issue. If a separate permit or approval is also required for the action approved and is obtained prior to expiration of said two (2) year period, then the Certificate of Appropriateness shall continue to be valid through the life of such other permit or approval, inclusive of any extensions thereof.
- C. Denial. Denial of a Certificate of Appropriateness shall preclude the applicant from undertaking the activity for which approval was sought.
  1. Denial of an application for development by the Planning Board or Zoning Board of Adjustment involving a designated historic site or district shall be deemed to preclude the applicant from undertaking the activity which would affect the site or historic district that was the subject of such application.
  2. Denial of a permit by the Administrative Officer based on a recommendation made by the Commission or Subcommittee shall be deemed to preclude the applicant from undertaking the activity for which approval was sought.
  3. Denial of a Certificate of Appropriateness application for historic site demolition, which denial includes recommendations for referral to the Planning Board for consideration of historic site preservation pursuant to

# ORDINANCE

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N.J.S.A 40:55D-44, shall preclude issuance of a permit for the proposed demolition and shall require that the Administrative Officer forward the application to the Planning Board for such consideration.

- D. Appeals. An appeal of the decision of the Administrative Officer concerning the grant or denial of a permit application pursuant to this Ordinance, shall be made to the Zoning Board of Adjustment as provided under N.J.S.A. 40:55D-70. An appeal from the decision of the Planning Board or Zoning Board of Adjustment shall be made in the same manner as permitted and prescribed by law for appeals from any other decisions made by such Boards in accordance with applicable law.

## § 315-15.10 SPECIAL REQUIREMENTS FOR DEMOLITION.

- A. Intent and Purposes. This Section is adopted in furtherance of the policies set forth in this Ordinance to assure the preservation and enhancement of the City's historical and cultural heritage by preserving, rehabilitating or restoring, whenever possible, buildings or structures which have distinctive architectural features or historical associations that contribute to the historic fabric of the City.
- B. Procedure.
1. No demolition approval shall be issued by the Construction Official for any building or structure identified as a historic site, or for a principal building located within a historic district, as defined by the provisions of the City Code, except in conformity with the provisions of this Article and any other applicable law, statute, ordinance, or regulation.
  2. The Historic Preservation Commission must consult civic groups and public agencies and officials to determine how the City may preserve the building or premises. The Historic Preservation Commission must attempt, with the owner, to establish feasible plans for preservation of structures where moving or demolition thereof would be a significant loss to the public and the City. The Historic Preservation Commission shall review all applications for demolition and removal of a building or structure on a historic site or a principal building of a historic land within a historic district.
  3. In regard to an application for a demolition, the following matters must be considered:
    - a. Its historic, architectural, and cultural significance.
    - b. Its potential for use for those purposes currently allowed in the zoning district.
    - c. Its importance to the City and the extent to which its historical, architectural, or cultural value is such that its removal would be detrimental to the public interest.
    - d. The extent to which it is of such old, unusual, or uncommon design, craftsmanship, texture, or material that it cannot be reproduced or could be reproduced only with great difficulty and cost.

# ORDINANCE

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- e. The extent to which its retention or rehabilitation would promote the general welfare by maintaining and increasing real estate values, generating business, creating new jobs, attracting visitors, students, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating study in architecture and design, educating citizens in American culture and heritage or making the City a more attractive and desirable place in which to live.
  - f. If it is within an historic district, the probable impact of its removal upon the character of the district.
4. In regard to the application to move any structure from a district to a location outside the district, the following criteria must be considered:
- a. The historic or architectural loss to the site of the original location and the district as a whole.
  - b. The compelling reasons for not retaining the structure at its present site.
  - c. The probability of significant damages to the structure at its present site.
- C. Emergency Demolition. If the Construction Official determines that the structure is in danger of imminent collapse or is an immediate danger to public safety, he/she may order the structure demolished immediately. The Construction Official must issue a report to and file a Certificate of Appropriateness with the Historic Preservation Commission stating the reasons for the order.

## § 315-15.11 PREVENTIVE MAINTENANCE.

Recognizing the need for preventive maintenance to ensure the continued useful life of historic sites and improvements in historic districts, the City Council hereby declares that Code Enforcement as relates to historic sites and improvements in historic districts is a high priority of the City of Trenton.

- A. Demolition by Neglect. Neither the owner of nor the person in charge of a historic site, or an improvement within a historic district, shall permit such structure, site or property to fall into a state of disrepair which may result in the deterioration of any exterior façade appurtenance or architectural façade feature so as to produce or tend to produce a detrimental effect upon the character of the historic site or historic district as a whole, or the life and character of the historic site, district, structure or property in question, including but not limited to:
- 1. The deterioration of exterior walls or other vertical supports;
  - 2. The deterioration of roofs or other horizontal members;

# ORDINANCE

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3. The deterioration of exterior chimneys;
  4. The deterioration or crumbling of exterior plasters or mortar;
  5. The ineffective waterproofing of exterior walls, roofs and foundations, including broken windows or doors;
  6. The peeling of paint, rotting, holes and other forms of decay;
  7. The lack of maintenance of surrounding environment, e.g., fences, gates, sidewalks, street signs, accessory structures and landscaping; or
  8. The deterioration of any feature so as to create or permit the creation of any hazardous or unsafe condition or conditions.
- B. In the event that any historic site or improvement in a historic district deteriorates to the point that, in the best estimate of the Enforcement Officer, the cost of correcting the conditions of the property or outstanding code violation equals more than twenty-five percent (25%) of the cost of replacing the entire improvement on which the violations occur, said Enforcement Officer shall serve personally or by regular and certified mail, return receipt requested, a notice on the owner of the historic site listing the violations stating that if the owner does not take all necessary remedial action within ninety (90) days or such extensions as said Enforcement Officer shall for good cause grant, the City of Trenton may, at the expiration of such ninety (90) days, assess such fines as are permitted for violations of this Ordinance, or enter upon the property and abate such violations itself and cause the cost thereof to become a lien upon the property.
- C. If the owner does not comply, the Enforcement Officer may enter onto the premises and, by use of City workers or outside contractors, or both, perform such work as is necessary to abate all violations. All costs of such work shall be a lien upon the property, payable with the next quarter's real property taxes and, if not paid then, bearing interest at the same rate as delinquent taxes.

## § 315-15.12 PENALTIES.

- A. If any person undertakes any activity upon a historic site or improvement within a historic district that requires a Certificate of Appropriateness without first obtaining such Certificate, or fails to ensure the continued useful life of historic sites and improvements within historic districts, that person shall be deemed in violation of this Ordinance. The penalty for such violations shall be as prescribed by the provisions of Chapter 315, Article 17, "Enforcement".
- B. Upon learning of the violation, the Enforcement Officer shall follow the enforcement procedures prescribed in this Article or in Chapter 315, Article 17, "Enforcement," as applicable.
- C. If a violation involves ongoing unauthorized construction or demolition work, the Construction Official shall immediately issue a stop work order in accordance with the Uniform Construction Code, N.J.S.A. 52:27D-119, *et seq.*

# ORDINANCE

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## **§ 315-15.13 REPEAL.**

All ordinances or parts of ordinances in conflict or inconsistent with any part of the terms of this Ordinance are hereby repealed to the extent that they are in such conflict or inconsistent.

## **§ 315-15.14 SEVERABILITY.**

In the event that any section, part, or provision of this Ordinance shall be held to be unconstitutional or invalid by any court, such holding shall not affect the validity of this Ordinance as a whole, or any part thereof, other than the part so held unconstitutional or invalid.

# ORDINANCE

No. 25-

## § 315-15.13 REPEAL.

All ordinances or parts of ordinances in conflict or inconsistent with any part of the terms of this Ordinance are hereby repealed to the extent that they are in such conflict or inconsistent.

## § 315-15.14 SEVERABILITY.

In the event that any section, part, or provision of this Ordinance shall be held to be unconstitutional or invalid by any court, such holding shall not affect the validity of this Ordinance as a whole, or any part thereof, other than the part so held unconstitutional or invalid.

INTRODUCTION:		MOTION: Williams				SECOND: Figueroa Kettenburg				ORD. AUTHORED BY:								ADOPTION		MOTION:				SECOND:					
		INTRODUCTION				ADOPTION						INTRODUCTION				ADOPTION						INTRODUCTION				ADOPTION			
	AYE	NAY	NV	AB		AYE	NAY	NV	AB		AYE	NAY	NV	AB		AYE	NAY	NV	AB		AYE	NAY	NV	AB		AYE	NAY	NV	
EDWARDS	✓									FRISBY	✓									GONZALEZ	✓								
FELICIANO	✓									HARRISON	✓																		
FIGUEROA KETTENBURG	✓									WILLIAMS	✓																		
NV - NO VOTE		AB - ABSENT																											

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on OCT 21 2025

Adopted on second reading after the public hearing on \_\_\_\_\_

Mayor \_\_\_\_\_ APPROVED \_\_\_\_\_ REJECTED \_\_\_\_\_ Reconsidered by Council - Override Vote \_\_\_\_\_ AYE \_\_\_\_\_ NAY \_\_\_\_\_

President of Council \_\_\_\_\_ City Clerk \_\_\_\_\_



# RESOLUTION

No. 25 - 3 8 6

Approved as to Form and Legality

Date of Adoption \_\_\_\_\_

Factual content certified by

  
NICHOLAS BRIDGES, CITY ATTORNEY

  
JIM BEACH, CHIEF OF STAFF.

Councilman/woman \_\_\_\_\_

presents the following Resolution:

SPONSORED BY: \_\_\_\_\_

## **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**

**WHEREAS**, Choice Junior One LLC (hereinafter referred to as the "Sponsor"), in partnership with the Trenton Housing Authority ("THA") proposes to construct a 100% affordable, 4-story, 108-unit senior project in the City of Trenton ("City") that houses approximately 298 residents (hereinafter referred to as the "Project"), pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1, *et seq.*) and the rules promulgated thereunder at N.J.A.C. 5:80-1.1, *et seq.*, and all applicable guidelines promulgated thereunder (the foregoing collectively referred to as the "HMFA Requirements") on a site described as Lot 35.011, Block 8903 as shown on the Official Assessment Map of the City of Trenton, County of Mercer, and commonly known as the Choice Junior One Senior Housing complex, located 800 Martin Luther King Boulevard, Trenton, New Jersey; and

**WHEREAS**, the Project, if approved by the New Jersey Housing and Mortgage Finance Agency ("HMFA") will be subject to the HMFA Requirements, and the mortgage and other loan documents executed between the Sponsor and HMFA; and

**WHEREAS**, pursuant to the HMFA Requirements, the governing body of the City must adopt a resolution approving an agreement for Payment in Lieu of Taxes ("PILOT") between the City and the Sponsor to secure HMFA financing that will take effect upon the expiration of the current agreement for Payment in Lieu of Taxes between the City and the Sponsor; and

**WHEREAS**, the Sponsor, in its request for a PILOT agreement between the City and the Sponsor to secure HMFA financing, has presented to the City a revenue projection for the Project that sets forth the annual anticipated revenue to be received by the Sponsor from the operation of the Project as Estimated by the Sponsor and HMFA, a copy of which is attached hereto as Exhibit A; and

**WHEREAS**, the City, after reviewing the relevant financials associated with the Project, and noting that a 6.28 percent rate is recommended by HMFA, deems the recommended rate of 6.28 percent rate to be reasonable; and

**WHEREAS**, this City Council has had an opportunity to review the terms and conditions proposed by the Sponsor for the PILOT agreement and deems them acceptable, subject to approval of the Project by HMFA and approval of the agreement by the New Jersey Department of Community Affairs, with the final form of the agreement being reviewed by City Council.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Trenton, County of Mercer, State of New Jersey ("City Council") that:

# RESOLUTION

- (1) City Council finds and determines that the Choice Junior One senior housing project proposed by the Sponsor meets or will meet an existing housing need within the City of Trenton; and
- (2) City Council does hereby adopt this Resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in conformity with the provisions of the HMFA Requirements to enable the Agency to process the Sponsor's application for Agency funding to finance the Project; and
- (3) City Council does hereby adopt this Resolution with the further intent and purpose that from the date of execution of the HMFA mortgage, the proposed Project, including both the land and the improvements thereon, will be exempt from real property taxation as provided in the HMFA requirements, provided that payments in lieu of taxes for municipal services supplied to the Project are made to the municipality in such amounts and manner set forth in the Agreement for Payments in Lieu of Taxes in substantially the form attached hereto as Exhibit B; and
- (4) City Council hereby authorizes the Mayor of the City of Trenton to execute on behalf of the City the Agreement for Payments in Lieu of Taxes in substantially the form attached hereto as Exhibit B, upon approval of the mortgage financing for the project by HMFA and approval of the agreement by DCA; and
- (5) The City and the Sponsor understand and agree that the revenue projections as set forth in Exhibit A are estimates and that the actual payments in lieu of taxes to be paid by the Sponsor to the City shall be determined pursuant to the Agreement for PILOT executed between the Sponsor and the City; and
- (6) The City and the Sponsor further understand and agree that the term of the PILOT will reflect the actual term of the HMFA mortgage in the Sponsor is approved by HMFA for said mortgage.

MOTION:					SECOND:									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA					WILLIAMS									
KETTENBURG														

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
Wesley Bridges, Esq., CITY ATTORNEY  
Maria Richardson, Business Administrator

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AUTHORIZING TRANSFER TO BE MADE FOR THE CY2025****PARKING APPROPRIATIONS IN THE AMOUNT OF \$280,000**

BE IT RESOLVED, by the City Council of the City of Trenton (by not less than two-thirds of all the members, thereof, affirmatively concurring) that pursuant to N.J.S.A 40A:4-58, the CFO be is hereby authorized and directed to make the following transfer in the CY 2025 appropriations in order that certain accounts requiring additional funds may receive same from such accounts where funds are available without incurring an over-expenditure:

**TRANSFER FROM:**

Parking Capital Outlay	280,000
------------------------	---------

**TRANSFER TO:**

Parking Enforcement Other Expense	240,000
Social Security	40,000

MOTION:					SECON D:									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA KETTENBURG					WILLIAMS									

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council\_\_\_\_\_  
City Clerk

Approved as to Form and Legality

Wesley Bridges, Esq., CITY ATTORNEY

Date of Adoption \_\_\_\_\_

Factual content certified by

Maria Richardson, Business Administrator

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

## RESOLUTION CLOSING MUNICIPAL BUILDINGS ON CERTAIN HOLIDAYS OBSERVED BY THE CITY OF TRENTON IN 2026

<b>New Year's Day</b>	<b>Thursday, January 1</b>
<b>Martin Luther King Jr. Day</b>	<b>Monday, January 19</b>
<b>Presidents Day</b>	<b>Monday, February 16</b>
<b>Good Friday</b>	<b>Friday, April 3</b>
<b>Memorial Day</b>	<b>Monday, May 25</b>
<b>Juneteenth Day</b>	<b>Friday, June 19</b>
<b>Independence Day</b>	<b>Friday, July 3</b>
<b>Labor Day</b>	<b>Monday, September 7</b>
<b>Veteran's Day</b>	<b>Wednesday, November 11</b>
<b>Thanksgiving Day</b>	<b>Thursday, November 26</b>
<b>Day after Thanksgiving</b>	<b>Friday, November 27</b>
<b>Day before Christmas Day</b>	<b>Thursday, December 24</b>
<b>Christmas Day</b>	<b>Friday, December 25</b>

MOTION:					SECOND:									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA KETTENBURG					WILLIAMS									

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

Approved as to Form and Legality

Wesley, Bridges, Esq., CITY ATTORNEY

COUNCILMAN / WOMAN \_\_\_\_\_

Date of Adoption \_\_\_\_\_

Factual content certified by

Maria Richardson, Business Administrator

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AUTHORIZING TRANSFERS TO THE CY 2025  
APPROPRIATIONS IN THE TOTAL AMOUNT OF \$2,749,905**

BE IT RESOLVED, by the City Council of the City of Trenton (not less than two-thirds of all the members, thereof, affirmatively concurring) that pursuant to N.J.S.A. 40A:4-58, the Director of Finance be and is hereby authorized and directed to make the following transfers in the CY 2025 appropriations in order that certain accounts requiring additional funds may receive same from such accounts where funds are available without incurring an overexpenditure:

Transfers from	
Administration-SW	\$100,000.00
Personnel-SW	\$50,000.00
Insurance-SW	\$20,000.00
Finance Dir-SW	\$50,000.00
Animal Control-SW	\$250,000.00
Police-SW	\$1,460,177.00
Communications-SW	\$433,168.00
Municipal Court-SW	\$250,000.00
Solid Waste-SW	\$136,560.00
	<b>\$2,749,905.00</b>

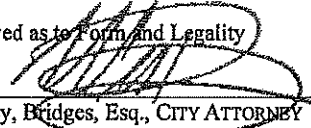
Transfers to	
Mayor's Office-OE	\$20,000.00
Public Defender-OE	\$150,000.00
Treasury-SW	\$50,000.00
Health Human Svcs. Dir-OE	\$250,000.00
Public Works Dir-SW	\$22,417.00
Traffic & Transportation-SW	\$114,143.00
Recreation-OE	\$250,000.00
Workers Compensation-OE	\$700,000.00
Unemployment Insur-OE	\$861,000.00
Postage-OE	\$17,345.00
Grant-Match-OE	\$315,000.00
	<b>\$2,749,905.00</b>

MOTION:					SECON D:									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA KETTENBURG					WILLIAMS									

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council\_\_\_\_\_  
City Clerk

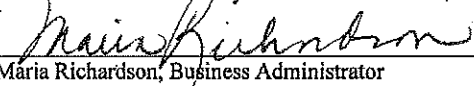
Approved as to Form and Legality

  
Wesley, Bridges, Esq., CITY ATTORNEY

COUNCILMAN / WOMAN \_\_\_\_\_

Date of Adoption \_\_\_\_\_

Factual content certified by

  
Maria Richardson, Business Administrator

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT THROUGH A FAIR AND OPEN PROCESS IN ACCORDANCE WITH N.J.S.A. 19:44A-20.5 ET SEQ., TO THE LAW OFFICES OF SOUDER LAW GROUP, LLP TO PROVIDE LEGAL SERVICES AND GUIDANCE RELATED TO OFFICIAL DISPUTES REGARDING PROPOSALS FOR THE DIVISION OF PURCHASING ON BEHALF OF THE DEPARTMENT OF LAW FOR A PERIOD OF ONE (1) YEAR FROM NOVEMBER 1, 2025, TO OCTOBER 31, 2026, IN AN AMOUNT NOT TO EXCEED \$25,000.00- RFP2025-25**

**WHEREAS**, the City of Trenton has a need to provide professional legal services related to proposal related disputes that arise within the Division of Purchasing; and

**WHEREAS**, request for proposals were advertised by way of the City's website and three (3) proposals were received and opened in the City's Purchasing Office on September 12, 2025, at 11:00 am; and

**WHEREAS**, the evaluation committee has reviewed the proposals submitted and has recommended that a contract be awarded to the Law Offices of Souder Law Group, LLP in amount not to exceed \$25,000 at a structured hourly rate of \$175.00 for Partners, \$135.00 for Associates Attorneys and \$85.00 for Paralegals; and

**WHEREAS**, funds have been certified to be available in the following account numbers: CY'25, 5-01- - 35-3500-290 (\$5,000.00) CY'26, 6-01- -35-3500-290 (\$20,000.00) contingent upon the temporary or final adoption of the CY26 Budget from time of award; and

**NOW, THEREFORE, IT IS RESOLVED**, by the City Council of the City of Trenton as follows:

1. The Mayor is hereby authorized to execute a contract with the Law Offices of Souder Law Group, LLP. in an amount not to exceed \$25,000.00.
2. This contract is awarded through a fair and open process as a "Professional Service" in accordance with N.J.S.A. 19:44 A-20.5 et seq. and in accordance with N.J.S.A. 40A:1 l-5( 1 )(a) of the Local Public Contracts Law because the contract is for a service performed by a person(s) authorized by law to practice a recognized profession that is regulated by law.
3. A notice of this action shall be printed once in the official newspaper for the City of Trenton and the Resolution and contract shall remain on file in the City Clerk 's Office.

MOTION:					SECOND:									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA KETTENBURG					WILLIAMS									


This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

## CERTIFICATION OF AVAILABILITY OF FUNDS

Date: 10/14/2025

  
Lynn Au, Chief Financial Officer

6

Account Number: 5-01- -35-3500-290 \$5,000.00  
6-01- -35-3500-290 \$20,000.00

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Wesley, Bridges, Esq., CITY ATTORNEY

COUNCILMAN / WOMAN \_\_\_\_\_

Factual content certified by

Maria Richardson, Business Administrator

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AUTHORIZING THE AWARD OF A PROFESSIONAL LEGAL SERVICES  
CONTRACT TO GREG SMITH, ESQ. THROUGH A FAIR AND OPEN PROCESS IN ACCORDANCE  
WITH N.J.S.A. 19:44A-20.5 ET SEQ., TO PROVIDE PROSECUTORIAL SERVICES FOR A PERIOD OF  
ONE (1) YEAR FROM JANUARY 1, 2026, TO DECEMBER 31, 2026, IN TRENTON MUNICIPAL COURT  
IN AN AMOUNT NOT TO EXCEED \$77,025.00 - RFP2025-24**

**WHEREAS**, the City of Trenton has a need for municipal prosecutorial services with regards to matters concerning Trenton Municipal Court; and

**WHEREAS**, request for proposals were advertised on the City website and seven (7) proposals were received and opened in the City Purchasing Office at 11:00 AM on September 10, 2025; and

**WHEREAS**, the proposal of Greg Smith, Esq., was reviewed by the evaluation committee and recommended that a contract be awarded at a rate of \$215.00 per regular session and an additional \$300 per session for preparation for video court, (video court prep sessions must be at least two (2) hours or longer); and

**WHEREAS**, the total contract amount not to exceed \$77,025.00 will cover the period of January 1, 2026 through December 31, 2026; and

**WHEREAS**, funds in an amount not to exceed \$77,025.00 have been certified to be available contingent upon the adoption of the temporary or final CY26 Budget in Account No. 6-01- -35-3500-291.

**NOW, THEREFORE, IT IS RESOLVED**, by the City Council of the City of Trenton as follows:

1. The Mayor is hereby authorized to execute a contract with Greg Smith, Esq. in an amount not to exceed \$77,025.00 to provide municipal prosecutorial services.
2. This contract is awarded through a fair and open process as a " Professional Service" in accordance with N.J.S.A. 19:44 A-20.5 et seq. and in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law because the contract is for a service performed by a person(s) authorized by law to practice a recognized profession that is regulated by law.
3. A notice of this action shall be printed once in the official newspaper for the City of Trenton and the Resolution and contract shall remain on file in the City Clerk's Office.

MOTION:					SECOND:									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA KETTENBURG					WILLIAMS									

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council\_\_\_\_\_  
City Clerk



**CITY OF TRENTON  
DEPARTMENT OF FINANCE**

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**CERTIFICATION OF AVAILABILITY OF FUNDS**

I, Lynn Au, Chief Financial Officer for the City of Trenton, do hereby certify, to the best of my knowledge and belief that there now exists adequate funds to award a contract to Greg Smith, Esq. to provide Prosecutorial Services regarding matters concerning Trenton Municipal Court for a period of one year in an amount not to exceed \$77,025.00. Such funds for said services shall be available in Law Department's CY26 Budget, Account Number 6-01- -35-3500-291 contingent upon adoption of the CY26 temporary or final budget.

Date: \_\_\_\_\_

10/17/2025

  
\_\_\_\_\_  
Lynn Au,

Chief Financial Officer

Account Number: 6-01- -35-3500-291 - \$77,025.00

Approved as to Form and Legality

Wesley, Bridges, Esq., CITY ATTORNEY

COUNCILMAN / WOMAN \_\_\_\_\_

Date of Adoption \_\_\_\_\_

Factual content certified by

Maria Richardson  
Maria Richardson, Business Administrator

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AUTHORIZING THE AWARD OF A PROFESSIONAL LEGAL SERVICES CONTRACT TO CYNTHIA LICCARDO, ESQ. THROUGH A FAIR AND OPEN PROCESS IN ACCORDANCE WITH N.J.S.A. 19:44A-20.5 ET SEQ., TO PROVIDE PROSECUTORIAL SERVICES FOR A PERIOD OF ONE (1) YEAR FROM JANUARY 1, 2026, TO DECEMBER 31, 2026, IN TRENTON MUNICIPAL COURT IN AN AMOUNT NOT TO EXCEED \$99,395.00- RFP2025-24**

**WHEREAS**, the City of Trenton has a need for municipal prosecutorial services with regards to matters concerning Trenton Municipal Court; and

**WHEREAS**, request for proposals were advertised on the City website and seven (7) proposals were received and opened in the City Purchasing Office at 11:00 AM on September 10, 2025; and

**WHEREAS**, the proposal of Cynthia Liccardo, Esq., was reviewed by the evaluation committee and recommended that a contract be awarded at a rate of \$215.00 per regular session and an additional \$300 per session for preparation for video court, (video court prep sessions must be at least two (2) hours or longer); and

**WHEREAS**, the total contract amount not to exceed \$99,395.00 will cover the period of January 1, 2026 through December 31, 2026; and

**WHEREAS**, funds in an amount not to exceed \$99,395.00 have been certified to be available contingent upon the adoption of the temporary or final CY26 Budget in Account No. 6-01- -35-3500-291.

**NOW, THEREFORE, IT IS RESOLVED**, by the City Council of the City of Trenton as follows:

1. The Mayor is hereby authorized to execute a contract with Cynthia Liccardo, Esq. in an amount not to exceed \$99,395.00 to provide municipal prosecutorial services.
2. This contract is awarded through a fair and open process as a " Professional Service" in accordance with N.J.S.A. 19:44 A-20.5 et seq. and in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law because the contract is for a service performed by a person(s) authorized by law to practice a recognized profession that is regulated by law.
3. A notice of this action shall be printed once in the official newspaper for the City of Trenton and the Resolution and contract shall remain on file in the City Clerk 's Office.

MOTION:					SECON									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA					WILLIAMS									
KETTENBURG														

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

**CITY OF TRENTON  
DEPARTMENT OF FINANCE**

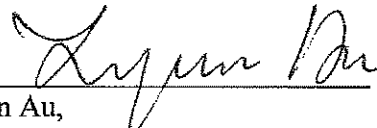
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**CERTIFICATION OF AVAILABILITY OF FUNDS**

I, Lynn Au, Chief Financial Officer for the City of Trenton, do hereby certify, to the best of my knowledge and belief that there now exists adequate funds to award a contract to Cynthia Liccardo, Esq. to provide Prosecutorial Services regarding matters concerning Trenton Municipal Court for a period of one year in an amount not to exceed \$99,395.00. Such funds for said services shall be available in Law Department's CY26 Budget, Account Number 6-01- -35-3500-291 contingent upon adoption of the CY26 temporary or final budget.

Date: \_\_\_\_\_

10/17/2025

  
\_\_\_\_\_  
Lynn Au,

Chief Financial Officer

Account Number: 6-01- -35-3500-291 - \$99,395.00

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by \_\_\_\_\_

Wesley, Bridges, Esq., CITY ATTORNEY

Maria Richardson, Business Administrator

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AUTHORIZING THE AWARD OF A PROFESSIONAL LEGAL SERVICES  
CONTRACT TO KAREEM J. CRAWFORD, ESQ. THROUGH A FAIR AND OPEN PROCESS IN  
ACCORDANCE WITH N.J.S.A. 19:44A-20.5 ET SEQ., TO PROVIDE PROSECUTORIAL SERVICES  
FOR A PERIOD OF ONE (1) YEAR FROM JANUARY 1, 2026, TO DECEMBER 31, 2026, IN TRENTON  
MUNICIPAL COURT IN AN AMOUNT NOT TO EXCEED \$60,810.00 - RFP2025-24**

**WHEREAS**, the City of Trenton has a need for municipal prosecutorial services with regards to matters concerning Trenton Municipal Court; and

**WHEREAS**, request for proposals were advertised on the City website and seven (7) proposals were received and opened in the City Purchasing Office at 11:00 AM on September 10, 2025; and

**WHEREAS**, the proposal of Kareem J. Crawford, Esq., was reviewed by the evaluation committee and recommended that a contract be awarded at a rate of \$215.00 per regular session and an additional \$300 per session for preparation for video court, (video court prep sessions must be at least two (2) hours or longer); and

**WHEREAS**, the total contract amount not to exceed \$60,810.00 will cover the period of January 1, 2026 through December 31, 2026; and

**WHEREAS**, funds in an amount not to exceed \$60,810.00 have been certified to be available contingent upon the adoption of the temporary or final CY26 Budget in Account No. 6-01- -35-3500-291.

**NOW, THEREFORE, IT IS RESOLVED**, by the City Council of the City of Trenton as follows:

1. The Mayor is hereby authorized to execute a contract with Kareem J. Crawford, Esq. in an amount not to exceed \$60,810.00 to provide municipal prosecutorial services.
2. This contract is awarded through a fair and open process as a " Professional Service" in accordance with N.J.S.A. 19:44 A-20.5 et seq. and in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law because the contract is for a service performed by a person(s) authorized by law to practice a recognized profession that is regulated by law.
3. A notice of this action shall be printed once in the official newspaper for the City of Trenton and the Resolution and contract shall remain on file in the City Clerk 's Office.

MOTION:					SECOND:									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA KETTENBURG					WILLIAMS									

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council\_\_\_\_\_  
City Clerk

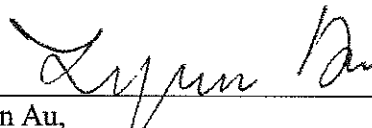
**CITY OF TRENTON  
DEPARTMENT OF FINANCE**

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**CERTIFICATION OF AVAILABILITY OF FUNDS**

I, Lynn Au, Chief Financial Officer for the City of Trenton, do hereby certify, to the best of my knowledge and belief that there now exists adequate funds to award a contract to Kareem J. Crawford, Esq. to provide Prosecutorial Services regarding matters concerning Trenton Municipal Court for a period of one year in an amount not to exceed \$60,810.00. Such funds for said services shall be available in Law Department's CY26 Budget, Account Number 6-01- -35-3500-291 contingent upon adoption of the CY26 temporary or final budget.

Date: 10/17/2025

  
\_\_\_\_\_  
Lynn Au,  
; Chief Financial Officer

Account Number: 6-01- -35-3500-291 - \$60,810.00

Approved as to Form and Legality

Wesley, Bridges, Esq., CITY ATTORNEY

COUNCILMAN / WOMAN

Date of Adoption

Factual content certified by

Maria Richardson, Business Administrator

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY:

**RESOLUTION AUTHORIZING THE AWARD OF A PROFESSIONAL LEGAL SERVICES CONTRACT TO KIMBERLY STUART ESQ., THROUGH A FAIR AND OPEN PROCESS IN ACCORDANCE WITH N.J.S.A. 19:44A-20.5 ET SEQ., TO PROVIDE PROSECUTORIAL SERVICES FOR A PERIOD OF ONE (1) YEAR FROM JANUARY 1, 2026, TO DECEMBER 31, 2026, IN TRENTON MUNICIPAL COURT IN AN AMOUNT NOT TO EXCEED \$109,070.00 - RFP2025-24**

**WHEREAS**, the City of Trenton has a need for municipal prosecutorial services with regards to matters concerning Trenton Municipal Court; and

**WHEREAS**, request for proposals were advertised on the City website and seven (7) proposals were received and opened in the City Purchasing Office at 11:00 AM on September 10, 2025; and

**WHEREAS**, the proposal of Kimberly Stuart, Esq., was reviewed by the evaluation committee and recommended that a contract be awarded at a rate of \$215.00 per regular session and an additional \$300 per session for preparation for video court, (video court prep sessions must be at least two (2) hours or longer); and

**WHEREAS**, the total contract amount not to exceed \$109,070.00 will cover the period of January 1, 2026 through December 31, 2026; and

**WHEREAS**, funds in an amount not to exceed \$109,070.00 have been certified to be available contingent upon the adoption of the temporary or final CY26 Budget in Account No. 6-01- -35-3500-291.

**NOW, THEREFORE, IT IS RESOLVED**, by the City Council of the City of Trenton as follows:

1. The Mayor is hereby authorized to execute a contract with Kimberly Stuart, Esq., in an amount not to exceed \$109,070.00 to provide municipal prosecutorial services.
2. This contract is awarded through a fair and open process as a " Professional Service" in accordance with N.J.S.A. 19:44 A-20.5 et seq. and in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law because the contract is for a service performed by a person(s) authorized by law to practice a recognized profession that is regulated by law.
3. A notice of this action shall be printed once in the official newspaper for the City of Trenton and the Resolution and contract shall remain on file in the City Clerk 's Office.

MOTION:					SECOND:				
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY				
FELICIANO					HARRISON				
FIGUEROA KETTENBURG					WILLIAMS				
					GONZALEZ				

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

President of Council

City Clerk

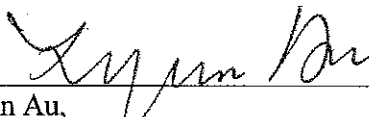
**CITY OF TRENTON  
DEPARTMENT OF FINANCE**

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**CERTIFICATION OF AVAILABILITY OF FUNDS**

I, Lynn Au, Chief Financial Officer for the City of Trenton, do hereby certify, to the best of my knowledge and belief that there now exists adequate funds to award a contract to Kimberly Stuart, Esq. to provide Prosecutorial Services regarding matters concerning Trenton Municipal Court for a period of one year in an amount not to exceed \$109,070.00. Such funds for said services shall be available in Law Department's CY26 Budget, Account Number 6-01- -35-3500-291 contingent upon adoption of the CY26 temporary or final budget.

Date: 10/13/2025

  
\_\_\_\_\_  
Lynn Au,  
Chief Financial Officer

Account Number: 6-01- -35-3500-291 - \$109,070.00

Approved as to Form and Legality

  
Wesley, Bridges, Esq., CITY ATTORNEY

COUNCILMAN / WOMAN

Date of Adoption \_\_\_\_\_

Factual content certified by

  
Maria Richardson, Business Administrator

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AUTHORIZING THE AWARD OF A PROFESSIONAL LEGAL SERVICES CONTRACT TO JOHN MOUSTAKAS, ESQ. THROUGH A FAIR AND OPEN PROCESS IN ACCORDANCE WITH N.J.S.A. 19:44A-20.5 ET SEQ., TO PROVIDE PROSECUTORIAL SERVICES FOR A PERIOD OF ONE (1) YEAR FROM JANUARY 1, 2026, TO DECEMBER 31, 2026, IN TRENTON MUNICIPAL COURT IN AN AMOUNT NOT TO EXCEED \$77,185.00 - RFP2025-24**

**WHEREAS**, the City of Trenton has a need for municipal prosecutorial services with regards to matters concerning Trenton Municipal Court; and

**WHEREAS**, request for proposals were advertised on the City website and seven (7) proposals were received and opened in the City Purchasing Office at 11:00 AM on September 10, 2025; and

**WHEREAS**, the proposal of John Moustakas, Esq., was reviewed by the evaluation committee and recommended that a contract be awarded at a rate of \$215.00 per regular session and an additional \$300 per session for preparation for video court, (video court prep sessions must be at least two (2) hours or longer); and

**WHEREAS**, the total contract amount not to exceed \$77,185.00 will cover the period of January 1, 2026 through December 31, 2026; and

**WHEREAS**, funds in an amount not to exceed \$77,185.00 have been certified to be available contingent upon the adoption of the temporary or final CY26 Budget in Account No. 6-01- -35-3500-29 1.

**NOW, THEREFORE, IT IS RESOLVED**, by the City Council of the City of Trenton as follows:

1. The Mayor is hereby authorized to execute a contract with John Moustakas, Esq., in an amount not to exceed \$77,185.00 to provide municipal prosecutorial services.
2. This contract is awarded through a fair and open process as a " Professional Service" in accordance with N.J.S.A. 19:44 A-20.5 et seq. and in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law because the contract is for a service performed by a person(s) authorized by law to practice a recognized profession that is regulated by law.
3. A notice of this action shall be printed once in the official newspaper for the City of Trenton and the Resolution and contract shall remain on file in the City Clerk 's Office.

MOTION:					SECOND:									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA KETTENBURG					WILLIAMS									

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council\_\_\_\_\_  
City Clerk



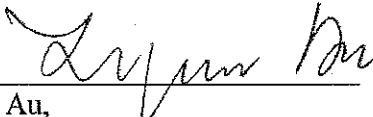
**CITY OF TRENTON  
DEPARTMENT OF FINANCE**

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**CERTIFICATION OF AVAILABILITY OF FUNDS**

I, Lynn Au, Chief Financial Officer for the City of Trenton, do hereby certify, to the best of my knowledge and belief that there now exists adequate funds to award a contract to John Moustakas, Esq. to provide Prosecutorial Services regarding matters concerning Trenton Municipal Court for a period of one year in an amount not to exceed \$77,185.00. Such funds for said services shall be available in Law Department's CY26 Budget, Account Number 6-01- -35-3500-291 contingent upon adoption of the CY26 temporary or final budget.

Date: 10/17/2025

  
\_\_\_\_\_  
Lynn Au,  
Chief Financial Officer

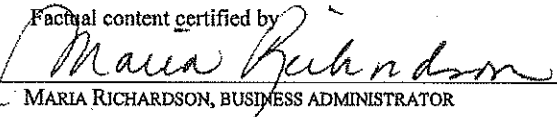
Account Number: 6-01- -35-3500-291 - \$77,185.00

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

  
WELSEY BRIDGES, CITY ATTORNEY

Factual content certified by

  
MARIA RICHARDSON, BUSINESS ADMINISTRATOR

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AUTHORIZING THE AWARD OF A PROFESSIONAL LEGAL SERVICES  
CONTRACT TO GARY H. LOMANNO, ESQ., THROUGH A FAIR AND OPEN PROCESS IN  
ACCORDANCE WITH N.J.S.A. 19:44A-20.5 ET SEQ., TO PROVIDE PROSECUTORIAL SERVICES  
FOR A PERIOD OF ONE (1) YEAR FROM JANUARY 1, 2026, TO DECEMBER 31, 2026, IN TRENTON  
MUNICIPAL COURT IN AN AMOUNT NOT TO EXCEED \$55,715.00 - RFP2025-24**

**WHEREAS**, the City of Trenton has a need for municipal prosecutorial services with regards to matters concerning Trenton Municipal Court; and

**WHEREAS**, request for proposals were advertised on the City website and seven (7) proposals were received and opened in the City Purchasing Office at 11:00 AM on September 10, 2025 ; and

**WHEREAS**, the proposal of Gary H. Lomanno, Esq., was reviewed by the evaluation committee and recommended that a contract be awarded at a rate of \$215.00 per regular session and an additional \$300 per session for preparation for video court, (video court prep sessions must be at least two (2) hours or longer); and

**WHEREAS**, the total contract amount not to exceed \$55,715.00 will cover the period of January 1, 2026 through December 31, 2026; and

**WHEREAS**, funds in an amount not to exceed \$55,715.00 have been certified to be available contingent upon the adoption of the temporary or final CY26 Budget in Account No. 6-01- -35-3500-291.

**NOW, THEREFORE, IT IS RESOLVED**, by the City Council of the City of Trenton as follows:

1. The Mayor is hereby authorized to execute a contract with Gary H. Lomanno, Esq., in an amount not to exceed \$55,715.00 to provide municipal prosecutorial services.
2. This contract is awarded through a fair and open process as a " Professional Service" in accordance with N.J.S.A. 19:44 A-20.5 et seq. and in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law because the contract is for a service performed by a person(s) authorized by law to practice a recognized profession that is regulated by law.
3. A notice of this action shall be printed once in the official newspaper for the City of Trenton and the Resolution and contract shall remain on file in the City Clerk 's Office.

MOTION:					SECON									
					D:									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA KETTENBURG					WILLIAMS									

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council\_\_\_\_\_  
City Clerk

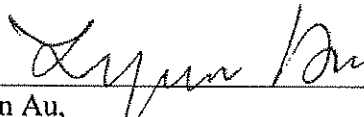
**CITY OF TRENTON  
DEPARTMENT OF FINANCE**

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**CERTIFICATION OF AVAILABILITY OF FUNDS**

I, Lynn Au, Chief Financial Officer for the City of Trenton, do hereby certify, to the best of my knowledge and belief that there now exists adequate funds to award a contract to Gary H. Lomanno, Esq., to provide Prosecutorial Services regarding matters concerning Trenton Municipal Court for a period of one year in an amount not to exceed \$55,715.00. Such funds for said services shall be available in Law Department's CY26 Budget, Account Number 6-01- -35-3500-291 contingent upon adoption of the CY26 temporary or final budget.

Date: 10/17/2025

  
\_\_\_\_\_  
Lynn Au,  
Chief Financial Officer

Account Number: 6-01- -35-3500-291 - \$55,715.00

**RESOLUTION**No. 25-405

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

  
WILSEY BRIDGES, ESQ., DIRECTOR OF LAW

Councilman /woman \_\_\_\_\_

Factual content certified by

  
STEVE WILSON, DIRECTOR OF POLICE

presents the following Resolution:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AUTHORIZING A CONTRACT AWARDED TO MOTOROLA SOLUTIONS, INC. TO PROVIDE ANNUAL MAINTENANCE FOR CITYWIDE RADIO SYSTEM FOR THE CITY OF TRENTON AWARDED THROUGH NEW JERSEY STATE CONTRACT #T0109#83909 FROM THE DATE OF AWARD UNTIL APRIL 30, 2026 IN AN AMOUNT NOT TO EXCEED \$366,198.69**

**WHEREAS**, The Department of Administration, Division of Purchasing has reviewed and verified New Jersey State Cooperative Purchasing Program #T0109#83909 for the purchase of Radio Communication and Equipment Accessories. The State of New Jersey has awarded this contract to Motorola Solutions, Inc., 123 Tice Boulevard, Suite 202, Woodcliff Lake, NJ 07677. The State of New Jersey has awarded this contract from May 1, 2025, to April 30, 2026; and

**WHEREAS**, N.J.S.A. 40A:11-12 (a) permits the City of Trenton to purchase items and provide services without the necessity of competitive bidding under the State of New Jersey Cooperative Purchasing Program; and

**WHEREAS**, the City of Trenton, has a need to purchase Annual Maintenance for Citywide Radio System; awarded to Motorola Solutions, Inc., 123 Tice Boulevard, Suite 202, Woodcliff Lake, NJ 07677 through New Jersey State Cooperative Purchasing Program #T0109#83909 in an amount not to exceed \$366,198.69; and

**WHEREAS**, funds in an amount not to exceed \$366,198.69 for Annual Maintenance for Citywide Radio System have been certified to be available in the following account number: 5-01- -50-5010-290. This contract shall be awarded from the date of award until April 30, 2026.

**NOW, THEREFORE, IT IS RESOLVED**, by the City Council of the City of Trenton as follows:

1. The Purchasing Agent is hereby authorized to execute a purchase order to Motorola Solutions, Inc., 123 Tice Boulevard, Suite 202, Woodcliff Lake, NJ 07677 in an amount not to exceed \$366,198.69 to provide Annual Maintenance for Citywide Radio System for the City of Trenton.
2. The contract is awarded without competitive bidding pursuant to N.J.S.A.40A:11-12(a) of the Local Public Contracts Law.

MOTION:					SECOND										
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent			Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ					
FELICIANO					HARRISON										
FIGUEROA KETTENBURG					WILLIAMS										

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council\_\_\_\_\_  
City Clerk

**CITY OF TRENTON  
DEPARTMENT OF FINANCE**

---

**CERTIFICATION OF FUNDS**

I, Lynn Au, Chief Financial Officer of the City of Trenton, do hereby certify,  
to the best of my knowledge and belief, that there are now sufficient funds to  
Contract with:

Vendor Name: Motorola Solutions, Inc.  
Address# 1: 123 Tice Boulevard - Suite 202  
Address# 2:  
City: Woodcliff Lake  
State: New Jersey  
Zip Code: 7677

Purpose: **Annual Maintenance for Citywide Radio System**

**FUND:**

Account Number: **5-01- -50-5010-290**

Vendor ID#: **MOTOR085**

Requisition Number:

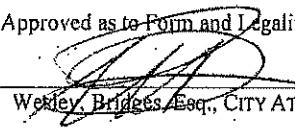
Amount not to exceed: **\$366,198.69**

  
\_\_\_\_\_  
Chief Financial Officer

9/30/2025

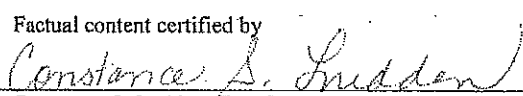
\_\_\_\_\_  
Date

Approved as to Form and Legality

  
Wesley Bridges, Esq., CITY ATTORNEY

Date of Adoption \_\_\_\_\_

Factual content certified by

  
Constance S. Ludden, TAX COLLECTOR

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AUTHORIZING THE CITY OF TRENTON  
TO ISSUE 8 TAX REFUNDS TOTALING \$10,942.06**

**WHEREAS**, various tax payments have been made on various tax accounts which are detailed on the attached listing; and

**WHEREAS**, said payments were applied to the various tax accounts listed per the remitters at the direction of the Tax Collector's office; and

**WHEREAS**, it has been discovered that said payments have resulted in overpayments; and

**WHEREAS**, refunds have been requested by the remitters and are recommended by the Tax Collector.

**NOW THEREFORE BE IT RESOLVED**, by the City Council of the City of Trenton, County of Mercer, State of New Jersey hereby directs tax refunds on 8 accounts totaling \$10,942.06 to be processed by the Tax Collector.

MOTION:					SECON D:									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA KETTENBURG					WILLIAMS									

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council\_\_\_\_\_  
City Clerk

[illegible]

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

Wesley Bridges, ESQ. CITY ATTORNEY

Maria Richardson, BUSINESS ADMINISTRATOR

Councilman/woman \_\_\_\_\_

presents the following Resolution:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET OF A MUNICIPALITY PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948); STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION JAKE'S LAW GRANT IN THE TOTAL AMOUNT OF \$750,000**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of a municipality when such item shall have been made available by law and the amount thereof was not determined at the time of adoption of the budget; and

**WHEREAS**, said director may also approve the insertion of any item of appropriation for equal amount; and

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Trenton hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of CY2025 in the sum of \$750,000; which item is now available as follows: Public and Private Revenues Offset with Appropriations, INCLUSIVE PLAYGROUND AT FRANKLIN PARK, pursuant to the provisions of statute; and

**BE IT, FURTHER, RESOLVED**, that a like sum of \$750,000.00 be and the same is hereby appropriated under the caption of: INCLUSIVE PLAYGROUND AT FRANKLIN PARK \$750,000

**BE IT, FURTHER, RESOLVED**, that the sum of \$315,000 be anticipated from the proceeds of an emergency resolution theretofore adopted providing for the municipality's share of said project or undertaking and the appropriation of the last named sum be added to and be supplementary to the appropriation of \$750,000 and shall be recorded as such in the INCLUSIVE PLAYGROUND AT FRANKLIN PARK.

**BE IT, FURTHER RESOLVED**, by the City Council of the City of Trenton that the above is the result of an agreement by and between the NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION and the City of Trenton.

MOTION					SECOND:									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					CONZALEZ				
FELICIANO					HARRISON									
FIGUEROA					WILLIAMS									
KETTENEURG														

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council\_\_\_\_\_  
City Clerk



RESOLUTION No. 25-408

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

  
WESLEY BRIDGES, ESQ., CITY ATTORNEY

Factual content certified by

  
CONSTANCE S. LUDDEN, TAX COLLECTOR

Councilman/woman \_\_\_\_\_ presents the following Resolution:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AWARDING A CONTRACT THROUGH A FAIR AND OPEN PROCESS IN ACCORDANCE WITH N.J.S.A. 19:44 A-20 ET SEQ., TO REALAUCTION.COM, LLC FOR HOSTING ONLINE TAX SALES FOR THE TAX COLLECTOR IN AN AMOUNT NOT TO EXCEED \$125,000.00 FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD - RFP2025-28**

**WHEREAS**, the City has a need for Hosting Online Tax Sales for the City of Trenton, Tax Collector for a period of one (1) year from the date of award; and

**WHEREAS**, a request for proposal was advertised, and one (1) sealed proposal was received on October 8, 2025 at 11:00AM, by the Purchasing Agent and was evaluated by a committee based on criteria that included, experience, qualifications, references and fee; and

**WHEREAS**, the proposal of Realauction.com, LLC, 861 SW 78<sup>th</sup> Avenue, #102, Plantation, FL 33324 was deemed to have the necessary qualifications and expertise for the performance of the services at the rates budgeted; and

**WHEREAS**, funds in an amount not to exceed \$125,000.00 (\$15 per advertised certificate) have been certified to be available in the following account number: 5-01- -30-3040-292 a period of one (1) year from date of award.

**NOW, THEREFORE IT IS RESOLVED**, by the City Council of the City of Trenton, as follows:

1. The Mayor is hereby authorized to enter into a contract with Realauction.com, LLC, 861 SW 78<sup>th</sup> Avenue, #102, Plantation, FL 33324 for Hosting Online Tax Sales \$125,000.00 (\$15 per advertised certificate) for a period of one (1) year from the date of award for the City of Trenton, Tax Collector; and

2. This contract is awarded pursuant to the authority set forth in the Local Public Contracts Law at N.J.S.A. 40A:11-5.
3. A Notice of this action shall be printed once in the official newspaper for the City of Trenton and the Resolution and contract shall remain on file in the City Clerk's Office.

MOTION:						SECOND									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent			Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ					
FELICIANO					HARRISON										
FIGUEROA KETTENBURG					WILLIAMS										

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

**CITY OF TRENTON**  
**DEPARTMENT OF FINANCE**

---

**CERTIFICATION OF FUNDS**

I, Lynn Au, Acting Chief Financial Officer of the City of Trenton, do hereby certify, to the best of my knowledge and belief, that there are now sufficient funds to Contract with:

Vendor Name: REALAUCTION.COM  
Address# 1: 861 SW 78<sup>th</sup> Ave. #102  
City: Plantation  
State: FL  
Zip Code: 33324

Purpose: Host on-line tax sale

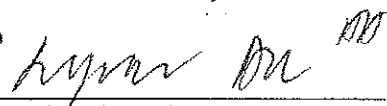
Fund: Tax Collection

Account Numbers: 5-01- -30-3040-292

Vendor ID: REALA015

Requisition Number:

Amount not to exceed: \$15.00 per advertised certificate, not to exceed \$125,000.00

  
\_\_\_\_\_  
Chief Financial Officer

10 / 22 / 2025

Date

## RESOLUTION

No. 25-409

Approved as to Form and Legality

  
WESLEY BRIDGES, ESQ., CITY ATTORNEY

Date of Adoption \_\_\_\_\_

Factual content certified by

  
YOLANDA VAZQUEZ, INTERIM DIRECTOR OF HOUSING  
AND ECONOMIC DEVELOPMENT

Councilman/woman \_\_\_\_\_

presents the following Resolution:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AWARDING A CONTRACT THROUGH A FAIR AND OPEN PROCESS IN  
ACCORDANCE WITH N.J.S.A. 19:44 A-20 ET SEQ., TO BROWNFIELD  
REDEVELOPMENT SOLUTIONS, INC. FOR ENVIRONMENTAL SPECIALIST FOR  
ENVIRONMENTAL PLANNING, GRANT MANAGEMENT, TECHNICAL CONSULTING  
AND ENVIRONMENTAL PROJECT MANAGEMENT FOR THE DEPARTMENT OF  
HOUSING AND ECONOMIC DEVELOPMENT IN AN AMOUNT NOT TO EXCEED  
\$93,752.00 FOR A PERIOD ONE (1) YEAR FROM THE DATE OF AWARD - RFP2025-18**

**WHEREAS**, the City has a need for Environmental Specialist for Environmental Planning, Grant Management, Technical Consulting and Environmental Project Management for the City of Trenton, Department of Housing and Economic Development for a period of one (1) year from the date of award; and

**WHEREAS**, a request for proposal was advertised, and one (1) sealed proposal was received on July 17, 2025 at 11:00AM, by the Purchasing Agent and were evaluated by a committee based on criteria that included, experience, qualifications, references and fee; and

**WHEREAS**, the proposal of Brownfield Redevelopment Solutions, Inc., P.O. Box 2293, Medford Lakes, New Jersey 08055 was deemed to have the necessary qualifications and expertise for the performance of the services at the rates budgeted; and

**WHEREAS**, funds in an amount not to exceed \$93,752.00 have been certified to be available in the following account numbers: G-SS-19-60-732B-290 (\$3,695.00), G-SS-20-60-731B-290 (\$9,735.00), G-SS-21-60-731B-290 (\$10,490.00), G-SS-24-60-066B-291 (\$3,695.00), G-SS-24-60-066B-290 (\$6,445.00), G-FF-24-60-199B-290 (\$5,690.00) and 5-01- -60-6050-290 (\$54,002.00) for a period of one (1) year from date of award.

**NOW, THEREFORE IT IS RESOLVED**, by the City Council of the City of Trenton, as follows:

1. The Mayor is hereby authorized to enter into a contract with Brownfield Redevelopment Solutions, Inc., P.O. Box 2293, Medford Lakes, New Jersey 08055 Environmental Specialist for Environmental Planning, Grant Management, Technical Consulting and Environmental Project Management; in an amount not to exceed \$93,752.00 for a period of one (1) year from the date of award for the City of Trenton, Department of Housing and Economic Development; and

2. This contract is awarded pursuant to the authority set forth in the Local Public Contracts Law at N.J.S.A. 40A:11-5.
3. A Notice of this action shall be printed once in the official newspaper for the City of Trenton and the Resolution and contract shall remain on file in the City Clerk's Office.

MOTION:					SECOND										
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent			Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ					
FELICIANO					HARRISON										
FIGUEROA KETTENBURG					WILLIAMS										

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

**CITY OF TRENTON**  
**DEPARTMENT OF FINANCE**

---

CERTIFICATION OF FUNDS

I, Lynn Au, ~~Acting~~ Chief Financial Officer of the City of Trenton, do hereby certify, to the best of my knowledge and belief, that there are now sufficient funds to Contract with:

Vendor Name: BRS Inc.  
Address# 1: PO Box 2293  
City: Medford Lakes  
State: New Jersey  
Zip Code: 08055

Purpose: Environmental Specialist/Brownfield Coordinator/Grant Management

Fund: Five (5) state NJEDA/NJDEP grants, and one (1) Current Fund account.

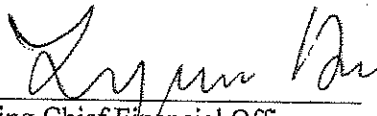
Account Numbers:

NJ HDSRF grant – Storcella site	G-SS-19-60-731B-290	\$ 3,695.00
NJ HDSRF grant – Clinton Comm. Ctr. site	G-SS-20-60-731B-290	\$ 9,735.00
NJ HDSRF grant – Fischer/Pukala site	G-SS-21-60-731B-290	\$10,490.00
NJ HDSRF grant – Scarpati site (investigation)	G-SS-24-60-066B-291	\$ 3,695.00
NJ HDSRF grant – Scarpati site (remediation)	G-SS-24-60-066B-290	\$ 6,445.00
USEPA Cleanup Grant–New Method Cleaners site	G-FF-24-60-199B-290	\$ 5,690.00
Professional Services (Planning Budget)	5-01- -60-6050-290	\$54,002.00
		Total \$ 93,752.00

Vendor ID:

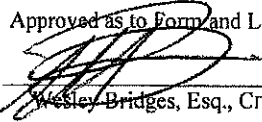
Requisition Number:

Amount not to exceed: \$93,752.00

  
\_\_\_\_\_  
Acting Chief Financial Officer

9/24/2025  
\_\_\_\_\_  
Date

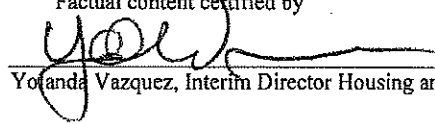
Approved as to Form and Legality



Wesley Bridges, Esq., CITY ATTORNEY

Date of Adoption \_\_\_\_\_

Factual content certified by



Yolanda Vazquez, Interim Director Housing and Economic Development

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AUTHORIZING CHANGE ORDER #1  
TO THE CONTRACT WITH SEACOAST CONSTRUCTION INC. FOR IMPROVEMENTS  
ON SOUTH WARREN STREET AND WEST FRONT STREET FOR THE CITY OF  
TRENTON, DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPEMNT**

**WHEREAS**, Resolution 24-266 authorized a contract in the amount of \$659,959.96 with Seacoast Contraction Inc. of 15 Addington Court, East Brunswick, NJ 08816 for Bid Number 2024-23 for the furnishing and delivery of all labor, equipment and materials for Improvements on South Warren Street and West Front Street for The Department of Housing and Economic Development; and

**WHEREAS**, additional work was needed for additional tree pits and the repair of unknown basement voids in the sidewalk that were discovered during the course of construction; and

**WHEREAS**, the changes will not alter the contract in such a manner as to nullify the effect of the competitive determination of lowest responsible bidder which was made at the time of the contract award; and

**WHEREAS**, the amount of this change order is \$43,347.43. Previous change orders have been authorized in the amount of \$0; and

**WHEREAS**, funds have been certified to be available in account number G-SS-25-70-270B-299.

# RESOLUTION

**IT IS FURTHER RESOLVED**, that a brief notice shall be printed once in an official newspaper and filed with the City Clerk indicating the additional amount to be expended, the original contract price, the nature of the original and additional work, and why it is necessary to expend the additional funds.

**IT IS FURTHER RESOLVED**, notice of this change order shall be filed on an Appendix to the Annual Budget and included as supplemental material in the Annual Audit.

MOTION:					SECOND:									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA KETTENBURG					WILLIAMS									

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

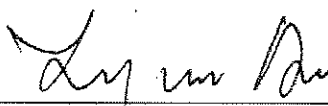


## DEPARTMENT OF FINANCE

### CERTIFICATION OF AVAILABILITY OF FUNDS

I, Lynn Au, Chief Financial Officer of the City of Trenton, do hereby certify, to the best of my knowledge and belief, that there are now adequate funds to contract with:

Vendor Name: Seacoast Construction Inc.  
Address: 15 Addington Court  
City/State/Zip: East Brunswick, New Jersey 08816  
Purpose: Change Order #1  
Improvements on S. Warren St and W. Front St.  
Fund: Grant  
Account Number: G-SS-25-70-270B-299  
Vendor ID: SEACO005  
Requisition Number:  
Amount not to exceed: \$43,347.43

  
Chief Financial Officer

4/19/2025  
Date

*JS per discussion  
with P. Harris.*

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

Wesley Bridges, ESQ. CITY ATTORNEY

Paul Harris, Interim Director, Recreation, Natural Resources &amp; Culture

Councilman/woman \_\_\_\_\_ presents the following Resolution:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AUTHORIZING THE EXECUTION OF A SHARED SERVICES AGREEMENT BETWEEN THE CITY OF TRENTON AND THE MERCER COUNTY PARK COMMISSION FOR THE PLANTING AND INSTALLATION OF UP TO ONE-HUNDRED NATIVE TREES AND PLANT MATERIALS IN CADWALADER PARK**

**WHEREAS**, the City of Trenton (the "City") is the owner of Cadwalader Park, located at 36 Parkside Avenue, Trenton, New Jersey; and

**WHEREAS**, the County of Mercer was awarded a Domestic United States Department of Agriculture, Forest Service, Eastern and Region State and Private Forestry (USFS), 1:1 Matching Grant, in the amount of \$625,000, in support of forest restoration projects; and

**WHEREAS**, the Mercer County Park Commission, as supported by the aforementioned grant will: (1) hire a contractor to furnish, deliver and install up to one-hundred (100) native trees and plant materials, and (2) prepare the solicitation for pricing, design, fabrication, and delivery of educational signage on the topics of forest health and native plants; and

**WHEREAS**, the City of Trenton Department of Recreation, Natural Resources & Culture and Mercer County Park Commission desire to work together to implement restoration tasks at Cadwalader Park and memorialize each party's obligations in a Shared Services Agreement.

**NOW, THEREFORE IT IS RESOLVED**, by the City Council of the City of Trenton, that:

1. The Mayor or designee is hereby authorized to execute a Shared Services Agreement between the City and Mercer County Park Commission substantially in the form attached hereto.
2. A notice of this action shall be printed once in the official newspaper for the City of Trenton and the Resolution and contract shall remain on file in the City Clerk's Office.

MOTION:					SECOND:									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA					WILLIAMS									
KETTENBURG														

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council

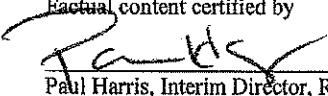
\_\_\_\_\_  
City Clerk

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
Wesley Bridges, ESQ CITY ATTORNEY

  
Paul Harris, Interim Director, Recreation, Natural Resources & Culture

Councilman/woman \_\_\_\_\_ presents the following Resolution:

SPONSORED BY: \_\_\_\_\_

**STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL  
PROTECTION GREEN ACRES ENABLING RESOLUTION FOR JAKE'S  
LAW FUNDING FOR THE CONSTRUCTION OF AN INCLUSIVE  
PLAYGROUND AT FRANKLIN PARK**

**WHEREAS**, the New Jersey Department of Environmental Protection, Green Acres Program ("State"), provides grants and/or loans to municipal and county governments and grants to nonprofit organizations for assistance in the acquisition, development, and stewardship of lands for outdoor recreation and conservation purposes; and

**WHEREAS**, the City of Trenton has obtained a Green Acres grant of \$750,000, with a match requirement of \$315,000 from the State to fund the following project(s):

**#1111-25-073 Inclusive Playground at Franklin Park**

**WHEREAS**, funds to provide the required \$315,000 match are available in account number (5-01- -88-1000-003-) and;

**WHEREAS**, the City of Trenton is willing to use State's funds in accordance with its rules, regulations and applicable statutes.

**NOW, THEREFORE IT IS RESOLVED**, by the City Council of the City of Trenton

1. Paul Harris or the successor to the office of Director of the Department of Recreation, Natural Resources & Culture, is hereby authorized to execute an agreement and any amendment(s) thereto with the State known as Inclusive Playground at Franklin Park.
2. The City of Trenton will provide its matching share to the Green Acres funding, if a match is required, in the amount of \$315,000.
3. The City of Trenton agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project.
4. This resolution shall take effect immediately.

MOTION:					SECOND:									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA					WILLIAMS									
KETTENBURG														

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

**CITY OF TRENTON**  
**DEPARTMENT OF FINANCE**

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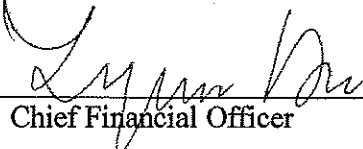
CERTIFICATION OF AVAILABILITY OF FUNDS

I, Lynn Au, Chief Financial Officer of the City of Trenton, do hereby certify, to the best of my knowledge and belief, that there are now sufficient funds to provide the required grant match for:

**STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
GREEN ACRES ENABLING RESOLUTION FOR JAKE'S LAW FUNDING FOR THE  
CONSTRUCTION OF AN INCLUSIVE PLAYGROUND AT FRANKLIN PARK**

Account Numbers: 5-01- -88-1000-003-

Amount not to exceed: \$315,000

  
\_\_\_\_\_  
Chief Financial Officer

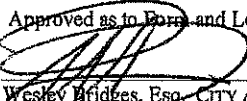
10/14/2025  
\_\_\_\_\_  
Date

RESOLUTION No. 25 - 4 1 3

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
Wesley Bridges, Esq. CITY ATTORNEY  
Wahab Onitiri, Director of Public Works

Councilman/woman \_\_\_\_\_ presents the following Resolution:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION ACCEPTING A BID AND AWARDING A CONTRACT TO A.A. DUCKETT, INC. FOR THE FURNISHING AND INSTALLATION OF TWO (2) LIEBERT AIR CONDITIONING UNITS AND TWO (2) LIEBERT CONDENSING UNITS OR APPROVED EQUIVALENTS AND ALL ASSOCIATED WORK FOR THE COMPUTER SERVER ROOM AT TRENTON CITY HALL, 319 EAST STATE STREET, TRENTON, NJ 08608 FOR THE DEPARTMENT OF PUBLIC WORKS, DIVISION OF PUBLIC PROPERTY FOR A PERIOD OF ONE (1) MONTH FROM THE DATE OF AWARD IN AN AMOUNT NOT TO EXCEED \$329,300.00 - BID2025-65**

**WHEREAS**, seven (7) sealed bids were received on June 17, 2025, at 11:00 am, by the Purchasing Agent for the Furnishing and Installation of two (2) Liebert Air Conditioning Units and two (2) Liebert Condensing Units or Approved Equivalents and all Associated Work for the Computer Server Room at Trenton City Hall, 319 East State Street, Trenton, NJ 08608 for the City of Trenton, Department of Public Works, Division of Public Property for a period of one (1) month from the date of award; and

**WHEREAS**, the low bid of A. A. Duckett, Inc., 134 Maple Leaf Court, Glassboro, New Jersey 08028 is made pursuant to the advertisement, responsible bidder complying with the terms and specifications on file in the Division of Purchasing; and

**WHEREAS**, funds in an amount not to exceed \$329,300.00 have been certified to be available in the following account: 5-01- -55-5530-280. This contract shall be awarded for a period of one (1) month from the date of award; and

**NOW, THEREFORE, IT IS RESOLVED**, by the City Council of the City of Trenton that the Mayor is hereby authorized to execute a contract with A.A. Duckett, Inc., 134 Maple Leaf Court, Glassboro, New Jersey 08028, for the Furnishing and Installation of two (2) Liebert Air Conditioning Units and two (2) Liebert Condensing Units or Approved Equivalents and all Associated Work for the Computer Server Room at Trenton City Hall, 319 East State Street, Trenton, NJ 08608 for the Department of Public Works, Division of Public Property for a period of one (1) month from the date of award in an amount not to exceed \$329,300.00 for the said purposes in the manner prescribed by law.

MOTION:					SECOND:									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA					WILLIAMS									
KETTENBURG														

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council\_\_\_\_\_  
City Clerk

PURCHASING

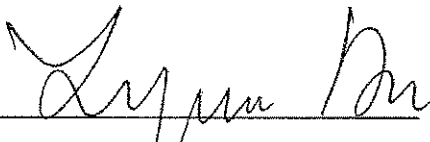
**CITY OF TRENTON**  
**DEPARTMENT OF FINANCE**

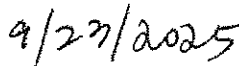
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CERTIFICATION OF AVAILABILITY OF FUNDS

I, Lynn Au, Chief Financial Officer of the City of Trenton, do hereby certify, to the best of my knowledge and belief, that there are now adequate funds to contract with:

Vendor: A.A. Duckett, Inc.  
Address: 134 Maple Leaf Court  
City/State/Zip: Glassboro, NJ 08028  
Purpose: Replacement of HVAC Equipment for IT Server Room  
Fund: Operating  
Account Number: 5-01- -55-5530-280  
Vendor ID: AADUC005  
Requisition Number:  
Amount not to exceed: \$329,300.00

  
\_\_\_\_\_  
Chief Financial Officer


  
\_\_\_\_\_

Date

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
Wesley Bridges, Esq., CITY ATTORNEY  
Wahab Onitiri, Director Public Works

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AUTHORIZING THE CITY OF TRENTON TO APPLY FOR AN  
EXTENSION OF TIME WITH THE STATE OF NEW JERSEY DEPARTMENT OF  
TRANSPORTATION FOR AWARD OF CONTRACTS FOR LA-2024 MA  
TRENTON CITY WEST STATE STREET/SANHICAN DRIVE IMPROVEMENT  
PROJECT 11**

**WHEREAS**, the Mayor of the City of Trenton submitted an application to the State of New Jersey Department of Transportation for a FY 2024 Municipal Aid Grant for the Reconstruction of West State Street and Sanhican Drive; and

**WHEREAS**, the Department approved an allotment in the amount of \$1,309,938.00; and

**WHEREAS**, the agreements for the allotments required that the Contracts for construction be awarded twenty-four (24) months after approval of the agreements; and

**WHEREAS**, the project has been delayed due to right of way issues at the Route 29 and Sanhican Drive intersections; and

**WHEREAS**, it is expected that the award for the construction contract will be awarded within the next six (6) months, now therefore be it

**RESOLVED**, by the City Council of the City of Trenton that the City hereby requests an extension of time to award the contracts for the LA-2024 MA Trenton City West State Street/Sanhican Drive Improvement Project 11 until April 30, 2026, and further authorizes the City Clerk to forward a copy of this resolution to the State of New Jersey Department of Transportation for the agency's approval of the requested extension.

MOTION:					SECON D:									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA KETTENBURG					WILLIAMS									

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council\_\_\_\_\_  
City Clerk

# RESOLUTION No. 25-415

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by, \_\_\_\_\_

WESLEY BRIDGES, ESQ., CITY ATTORNEY

WAHAB ONITIRI, DIRECTOR OF PUBLIC WORKS

Councilman/woman \_\_\_\_\_ presents the following Resolution:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AWARDING A CONTRACT THROUGH A FAIR AND OPEN PROCESS IN ACCORDANCE WITH N.J.S.A. 19:44 A-20 ET SEQ., TO CME ASSOCIATES, FOR ENGINEERING AND CONSULTING SERVICES ON AN AS NEEDED BASIS FOR THE DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENGINEERING IN AN AMOUNT NOT TO EXCEED \$170,000.00 FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD –  
RFP2025-19**

**WHEREAS**, the City has a need for Engineering and Consulting Services for the City of Trenton, Department of Public Works, Division of Engineering for a period of one (1) year from the date of award; and

**WHEREAS**, a request for proposal was advertised, and seven (7) sealed proposals were received on July 18, 2025, at 11:00 AM, by the Purchasing Agent and were evaluated by a committee based on criteria that included, experience, understanding of requirements and cost; and

**WHEREAS**, the proposal of CME Associates, 1460 Route 9 South, Howell, NJ 07731 was deemed to have the necessary qualifications and expertise for the performance of the services at the rates budgeted; and

**WHEREAS**, funds in an amount not to exceed \$170,000.00 have been certified to be available in the following account numbers: 5-01-55-5550-290 (\$85,000.00), 6-01-55-5550-290 (\$85,000.00). This contract shall be awarded for a period of one (1) year from date of award.



**NOW, THEREFORE IT IS RESOLVED**, by the City Council of the City of Trenton, as follows:

1. The Mayor is hereby authorized to enter into a contract with CME Associates, 1460 Route 9 South, Howell, NJ 07731 for Engineering and Consulting Services in an amount not to exceed \$170,000.00 for a period of one (1) year from the date of award for the City of Trenton, Department of Public Works, Division of Engineering; and
2. This contract is awarded pursuant to the authority set forth in the Local Public Contracts Law at N.J.S.A. 40A:11-5.
3. A Notice of this action shall be printed once in the official newspaper for the City of Trenton and the Resolution and contract shall remain on file in the City Clerk's Office.

MOTION:					SECOND										
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent			Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ					
FELICIANO					HARRISON										
FIGUEROA KETTENBURG					WILLIAMS										

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

PURCHASING

## DEPARTMENT OF FINANCE

### CERTIFICATION OF AVAILABILITY OF FUNDS

I, Lynn Au, ~~Comptroller~~/Chief Financial Officer of the City of Trenton, do hereby certify, to the best of my knowledge and belief, that there are now adequate funds to contract with:

Vendor Name: CME Associates.  
Address: 1460 Route 9 South  
City/State/Zip: Howell, NJ 07731

Purpose: Engineering Services for Department of Public Works on an as-needed basis.

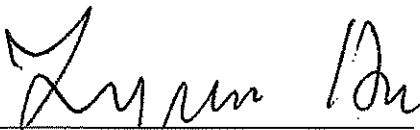
Fund: Operating

Account Number: 5-01-55-5550-290 (\$85,000.00)  
6-01-55-5550-290 (\$85,000.00)

Vendor ID: CMEA001

Requisition Number: Q5046-62

Amount not to exceed: \$170,000.00

  
\_\_\_\_\_  
~~Comptroller~~/Chief Financial Officer

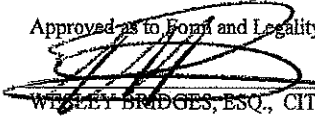
9/29/2025

\_\_\_\_\_  
Date

## RESOLUTION

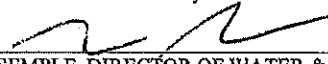
No. 25 - 4 1 6

Approved as to Form and Legality

  
WESLEY BRIDGES, ESQ., CITY ATTORNEY

Date of Adoption \_\_\_\_\_

Factual content certified by

  
SEAN SEMPLE, DIRECTOR OF WATER & SEWER

Councilman/woman \_\_\_\_\_ presents the following Resolution:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AUTHORIZING THE APPROVAL OF QUALIFICATIONS FOR THE FOLLOWING EIGHT RESPONDENTS: JACOB'S ENGINEERING GROUP, INC, ATLAS GROUP SERVICES LLC, SUBURBAN CONSULTING ENGINEERS, PRESTIGE ENVIRONMENTAL INC, ROBERT ENGINEERING GROUP, LLC, CME ASSOCIATES, JOHNSON MIRMIRAN AND THOMPSON, INC, GRANT ENGINEERING AND CONSTRUCTION GROUP, LLC. FOR PROFESSIONAL ENGINEERING SERVICES ON AN AS NEEDED BASIS FOR THE DEPARTMENT OF WATER & SEWER, TRENTON WATER WORKS - RFQ2025-02**

**WHEREAS**, the City of Trenton, Department of Sewer, Trenton Water Works have a need to create a pool of Professional Engineering Services to provide Engineering Services on an as needed basis to fulfill the department's needs for up to five (5) years; for the Department of Water and Sewer, Trenton Water Works; and

**WHEREAS**, a Request for Qualifications was advertised, and eight (8) sealed Request for Qualifications were received on September 09, 2025, at 11:00AM, by the Purchasing Agent. The proposals received were reviewed and evaluated by Jerone Wakefield, Deputy Director of Operations, Alaina Young, Principal Engineer and Noemi de La Puente, Principal Engineer, the review was based on criteria that included resumes, letters of qualification, letter of intent, certifications, licensing (state and federal), education and estimates cost and hourly rates, the following bidders submitted an RFQ package:

1. Jacob's Engineering Group, Inc
2. Atlas Group Services LLC
3. Suburban Consulting Engineers, Inc
4. Prestige Environmental Inc
5. Robert Engineering Group, LLC
6. CME Associates
7. Johnson Mirmiran and Thompson, Inc
8. Grant Engineering and Construction Group, LLC.

**WHEREAS**, Pursuant to New Jersey Local Public Contracts Law N.J.S.A.40A:11-5(1)(a)(i); this resolution is to qualify the mentioned qualified bidders for the following professional services: architectural and engineering design/construction services, administration and inspection, water resources, topographic surveys, civil engineering consulting, as well as environmental engineering services for the City of Trenton's Water and Sewer systems; and

**NOW, THEREFORE IT IS RESOLVED**, by the City Council of the City of Trenton, State of New Jersey that the mayor is hereby authorized to qualify the mentioned vendors for the said purposes in the manner prescribed by law.

MOTION:						SECOND :									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent			Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ					
FELICIANO					HARRISON										
FIGUEROA KETTENBURG					WILLIAMS										

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

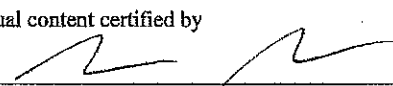
\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
WESLEY BRIDGES, ESQ., DIRECTOR OF LAW  
SEAN SEMPLE, DIRECTOR OF WATER & SEWER

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AUTHORIZING A COST AMENDMENT OF \$12,000 TO RESOLUTION 25-222 AWARDED A CONTRACT FOR LEAD SERVICE LINE (LSL) INVENTORY ANNUAL COMPLIANCE SERVICES, AWARDED FOR ONE YEAR FROM JUNE 4, 2025 – JUNE 3, 2026 TO CDM SMITH AMOUNT NOT TO EXCEED \$143,100.00, RFP 2025-12**

**WHEREAS**, Resolution 25-222, adopted on June 3, 2025, awarded a contract to CDM Smith, Inc. 110 Fieldcrest Ave, #8, 6<sup>th</sup> Floor, Edison, NJ 08837, for a contract amount of \$143,100 for a period of one (1) year from date of award; and

**WHEREAS**, in mid July 2025 the NJDEP added the requirement of sending letters to off-site property owners of addresses that had service lines of unknown materials, which increased the mailing of Customer Notification Letters from the original 39,000 estimated pieces of mail to approximately 43,700 pieces of mail; and

**WHEREAS**, TWW's compliance with NJDEP and EPA LSL annual inventory and reports required data correction for approximately 7,000 service lines that were incorrectly labeled during the 2024 inventory reporting process, and this work was not anticipated in the original scope of work; and

**WHEREAS**, TWW's compliance with NJDEP and EPA LSL annual inventory reporting requirements depended on the corrective work, and additional mailings;

**WHEREAS**, funds in an amount not to exceed \$12,000 have been certified to be available in the following account number 5-05- -55-5505-861-005.

**NOW, THEREFORE, IT IS RESOLVED**, by City Council of the City of Trenton that the amount of the contract award of Resolution 25-222 is hereby increased by \$12,000.

MOTION:					SECON					D:				
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA KETTENBURG					WILLIAMS									

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council\_\_\_\_\_  
City Clerk

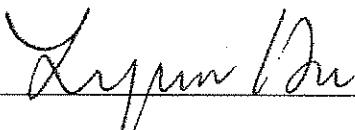
**CITY OF TRENTON**  
**DEPARTMENT OF FINANCE**

---

CERTIFICATION OF AVAILABILITY OF FUNDS

I, Lynn Au, Chief Financial Officer of the City of Trenton, do hereby certify, to the best of my knowledge and belief, that there are now adequate funds to contract with:

Vendor Name: CDM Smith, Inc.  
Address: 110 Fieldcrest Ave, #8, 6<sup>th</sup> Fl.  
City/State/Zip: Edison, NJ 08837  
Purpose: Change Order No. 1 Lead Service Line Inventory Annual  
Compliance Engineering & Consulting Services, RFP 2025-12  
Resolution 25-222.  
Fund: Operating  
Account Number: 05-05- -55-5505-861-005  
Vendor ID: CDMS001  
Requisition Number: Q5-06375  
Amount not to exceed: \$12,000.00

  
\_\_\_\_\_  
Chief Financial Officer

OK [Signature]

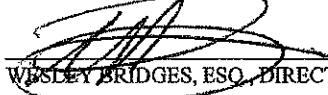
10/7/2025  
\_\_\_\_\_  
Date

RESOLUTION No. 25-418

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
 WESLEY BRIDGES, ESQ., DIRECTOR OF LAW

  
 SEAN SAMPLE, DIRECTOR OF WATER AND SEWER

Councilman /woman \_\_\_\_\_ presents the following Resolution:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION ACCEPTING A BID AND AWARDING A CONTRACT TO RUSLING PAVING AND CONCRETE D/B/A RUSLING PAVING AND CONCRETE TO PROVIDE ROADWAY RESTORATION FOR THE TOWNSHIPS FOR THE CITY OF TRENTON, DEPARTMENT OF WATER AND SEWER, WATER UTILITY FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD IN AN AMOUNT NOT TO EXCEED \$891,500.00 – BID2025-78**

**WHEREAS**, four (4) sealed bids were received in the Division of Purchasing on September 16, 2025, at 11:00 am, by the Purchasing Agent to provide Roadway Restoration for the Townships for the City of Trenton, Department of Water and Sewer, Water Utility; and

**WHEREAS**, the low bidder, Rusling Paving and Concrete, LLC, D/B/A Rusling Paving and Concrete, 8 Irven Street, Trenton, NJ 08638, is made pursuant to the advertisement, be and is hereby accepted, as the lowest, responsible, responsive bidder complying with terms and specifications on file in the Division of Purchasing; and

**WHEREAS**, funds in an amount not to exceed \$891,500.00 have been certified to be available in the following account number: C-06-24-55-027A-390. This contract shall be awarded for a period of one (1) year from the date of award; and

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Trenton that the Mayor is hereby authorized to execute a contract with Rusling Paving and Concrete, LLC, D/B/A Rusling Paving and Concrete, 8 Irven Street, Trenton, NJ 08638, to provide Roadway Restoration for the Townships for the City of Trenton, Department of Water and Sewer, Water Utility for a period of one (1) year in an amount not to exceed \$891,500.00 from the date of award for the said purposes in the manner prescribed by law.

MOTION:						SECOND :									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent			Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ					
FELICIANO					HARRISON										
FIGUEROA KETTENBURG					WILLIAMS										

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council\_\_\_\_\_  
City Clerk

PURCHASING

**CITY OF TRENTON**  
**DEPARTMENT OF FINANCE**

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CERTIFICATION OF AVAILABILITY OF FUNDS

I, Lynn Au, Chief Financial Officer of the City of Trenton, do hereby certify, to the best of my knowledge and belief, that there are now sufficient funds to Contract with:

Vendor Name: RUSLING PAVING & CONCRETE  
Address: 8 Irven Street  
City: Trenton  
State: New Jersey  
Zip Code: 08638  
PURPOSE: Roadway Restoration for the Townships  
REQ: Q5-06359  
TOTAL: \$891,500.00  
Fund: Capital  
Account Number: C-06-24-55-027A-390  
Vendor ID: RUSLI005

  
\_\_\_\_\_  
Chief Financial Officer

OK, BT

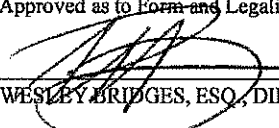
10/7/2025

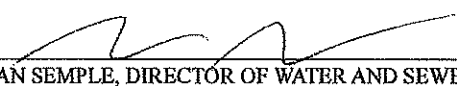
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Date



# RESOLUTION No. 25 - 4 19

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality  
  
\_\_\_\_\_  
WESLEY BRIDGES, ESQ., DIRECTOR OF LAW

Factual content certified by  
  
\_\_\_\_\_  
SEAN SEMPLE, DIRECTOR OF WATER AND SEWER

Councilman /woman \_\_\_\_\_ presents the following Resolution:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION ACCEPTING A BID AND AWARDING A CONTRACT TO RUSLING PAVING AND CONCRETE D/B/A RUSLING PAVING AND CONCRETE TO PROVIDE ROADWAY RESTORATION FOR THE CITY OF TRENTON, DEPARTMENT OF WATER AND SEWER, WATER UTILITY FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD IN AN AMOUNT NOT TO EXCEED \$579,230.00 – BID2025-79**

**WHEREAS**, three (3) sealed bids were received in the Division of Purchasing on September 11, 2025, at 11:00 am, by the Purchasing Agent to provide Roadway Restoration for the City of Trenton, Department of Water and Sewer, Water Utility; and

**WHEREAS**, the low bidder, Rusling Paving and Concrete, LLC, D/B/A Rusling Paving and Concrete, 8 Irven Street, Trenton, NJ 08638, is made pursuant to the advertisement, be and is hereby accepted, as the lowest, responsible, responsive bidder complying with terms and specifications on file in the Division of Purchasing; and

**WHEREAS**, funds in an amount not to exceed \$579,230.00 have been certified to be available in the following account number: C-06-24-55-027A-390. This contract shall be awarded for a period of one (1) year from the date of award; and

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Trenton that the Mayor is hereby authorized to execute a contract with Rusling Paving and Concrete, LLC, D/B/A Rusling Paving and Concrete, 8 Irven Street, Trenton, NJ 08638, to provide Roadway Restoration for the City of Trenton, Department of Water and Sewer, Water Utility for a period of one (1) year in an amount not to exceed \$579,230.00 from the date of award for the said purposes in the manner prescribed by law.

MOTION:					SECOND										
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent			Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ					
FELICIANO					HARRISON										
FIGUEROA					WILLIAMS										
KETTENBURG															

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

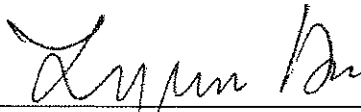
**CITY OF TRENTON**  
**DEPARTMENT OF FINANCE**

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CERTIFICATION OF AVAILABILITY OF FUNDS

I, Lynn Au, Chief Financial Officer of the City of Trenton, do hereby certify, to the best of my knowledge and belief, that there are now sufficient funds to Contract with:

Vendor Name: RUSLING PAVING & CONCRETE  
Address: 8 Irven Street  
City: Trenton  
State: New Jersey  
Zip Code: 08638  
PURPOSE: Roadway Restoration for the City of Trenton  
REQ: Q5-06287  
TOTAL: \$579,230.00  
Fund: Capital  
Account Number: C-06-24-55-027A-390  
Vendor ID: RUSLI005

  
\_\_\_\_\_  
Chief Financial Officer

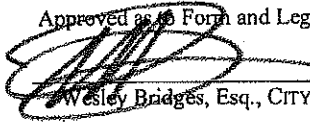
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10/9/2025

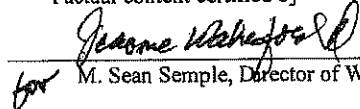
\_\_\_\_\_  
Date

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

  
Wesley Bridges, Esq., CITY ATTORNEY

Factual content certified by

  
for M. Sean Semple, Director of Water & Sewer

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**EMERGENCY RESOLUTION AUTHORIZING A CONTRACT WITH  
COMMERCE CONSTRUCTION CORPORATION FOR THE  
CLEANING AND INSPECTION OF THE RAW WATER INTAKE BY  
COMMERCIAL DIVERS FOR THE DEPARTMENT OF WATER AND  
SEWER WATER FILTRATION PLANT IN AN AMOUNT NOT TO  
EXCEED \$504,390.00**

**WHEREAS**, an emergency contract was awarded to Commerce Construction Corporation, 603 Heron Drive Unit One, (P.O. Box 662), Bridgeport, NJ 08014 for commercial diving services for the Cleaning and Inspection of the Raw Water Intake Pit for the Department of Water & Sewer, Trenton Water Works, Water Filtration Plant; and

**WHEREAS**, inclement weather during the past winter season resulted in substantial accumulation of frazil ice which restricted water from passing through the front screens of the Raw Water Intake. This obstruction affected the operations at the Trenton Water Filtration Plant.

**WHEREAS**, Trenton Water Works sought out temporary alternative resources by renting mobile diesel gas pumps to assist with the Filtration Plant's operations during that time, until the department could investigate and rectify the issue, and

**WHEREAS**, Commerce Construction Corporation was awarded the Emergency Cleaning and Inspection of the Raw Water Intake Confined Space by Resolution 25-311 adopted August 7, 2025, in an amount not to exceed \$311,937.00; and

**WHEREAS**, upon review and dive inspection in the Raw Water Intake, 393 cubic yards of debris was found making the condition and exposure of the intake more complex, and the discovery of material was substantially worse than anticipated and it is necessary to secure commercial dive services to complete the cleaning of the raw water pit; and

**WHEREAS**, the raw water source for the Trenton Water Filtration Plant is the Delaware River, immediate and expedited action is warranted to provide a substantive and immediate short-term solution to the infrastructure risk. The primary basis of this emergency is the cleaning of all sediment and any debris inside of the sediment and the entire infrastructure. This would give the Filtration Plant the ability to properly operate and minimize the reoccurrence of water flow restrictions due to frazil ice or other conditions; and

**WHEREAS**, the maximum amount of the contract was \$454,390.00 with a contingency allowance included by the Water Department in the amount of \$50,000.00 to cover possible unforeseen expenses and funds in the full total amount of \$504,390.00 have been certified to be available in the Trust Fund account T-03-SP-30-2510-001; and

# RESOLUTION

**WHEREAS**, the Local Public Contracts Law at N.J.S.A. 40A:11-6 provides that "[a]ny contract may be negotiated or awarded . . . without public advertising for bids and bidding therefore, notwithstanding that the contract price will exceed the bid threshold, when an emergency affecting the public health, safety and welfare requires the immediate delivery of goods or the performance of services", subject to the award being made pursuant to the manner set forth therein; and

**WHEREAS**, the official in charge, Director M. Sean Semple submitted the attached certification and declaration that an emergency existed, and that immediate services to remedy the emergency were required.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Trenton, in the County of Mercer as follows:

1. The Mayor is hereby authorized to provide for payment in the amount of \$454,390.00 to Commerce Construction Corporation, 603 Heron Drive Unit one, P. O. Box 662, Bridgeport, NJ 08014, for commercial dive services for the emergency cleaning and inspection of the raw water intake pit, and day rate shifts and equipment.
2. The Purchasing Agent is hereby authorized to execute a purchase order to Commerce Construction Corporation in an amount not to exceed \$504,390.00 which includes a contingency allowance in an amount of \$50,000.00 for the Department of Water and Sewer.
3. This contract was awarded without competitive bidding as an emergency pursuant to N.J.S.A. 40A:11-6 of the Local Public Contracts Law.
4. A notice of this action shall be printed once in the official newspaper for the City of Trenton, and the resolution and contract shall remain on file in the City Clerk's office.
5. The Emergency Procurement Report shall be filed with the Director of the Division of Local Government Services within 30 days pursuant to N.J.S.A. 19:44A-20.12.

MOTION:					SECOND:									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA KETTENBURG					WILLIAMS									

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

\_\_\_\_\_  
Wesley, Bridges, Esq., CITY ATTORNEY\_\_\_\_\_  
Brandon L. Garcia, RMC, City Clerk

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**A RESOLUTION ENDORSING THE PERRY STREET FUTURE CORRIDOR STUDY**

**WHEREAS**, Perry Street in the City of Trenton runs from the Downtown to the Ewing/Carroll neighborhood, with U.S. Route 1 dividing it into two sections; and

**WHEREAS**, Perry Street hosts many diverse community roles, including a walkable neighborhood; social services hub; vibrant business district; home to a number of Houses of Worship and residential, commercial and community entities such as the Trenton Ninth Grade Academy, Rescue Mission of Trenton, Trenton Fire Department Headquarters, Puerto Rican Community Center, and Roberto Clemente Park; and

**WHEREAS**, in a recently issued Trenton Vision Zero Plan, Perry Street is identified as one of the City's high injury corridors, with 5 hit and runs, 3 pedestrian accidents, 4 motor vehicle accidents with injuries, and 1 motor vehicle accident involving a School Bus carrying children through September 2025 pursuant to Trenton Police Calls for Service Reports; and

**WHEREAS**, the City Council of the City of Trenton has determined it to be in the best interest of the earth, welfare and safety of Trenton residents to request the State of New Jersey Department of Transportation to conduct a study known as the Trenton Perry Street Future Corridor Study to define urgently needed improvements necessary to alleviate the aforesaid problems and ensure the protection of our citizens and the public at large;

**NOW IT IS HEREBY RESOLVED** by the City Council of the City of Trenton that it does hereby endorse and support the aforesaid Project, with the urging that the NJDOT take immediate action to initiate same; and

**FURTHER RESLOVED** that this Resolution be forwarded to the Commissioner of the NJDOT upon passage.

MOTION:					SECON D:									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA KETTENBURG					WILLIAMS									

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council\_\_\_\_\_  
City Clerk

# RESOLUTION

No. \_\_\_\_\_

25 - 4 22

Approved as to Form and Legality

WESLEY BRIDGES, CITY ATTORNEY

Councilman/woman \_\_\_\_\_

Date of Adoption \_\_\_\_\_

Factual content certified by

JIM BEACH, CHIEF OF STAFF.

\_\_\_\_\_ presents the following Resolution:

SPONSORED BY: \_\_\_\_\_

## **RESOLUTION APPOINTING TETRABILT DEVELOPMENT COMPANY AS CONDITIONAL REDEVELOPER AND AUTHORIZING EXECUTION OF A MEMORANDUM OF UNDERSTANDING FOR THE REDEVELOPMENT OF BLOCK 106, LOT 2 IN THE CITY OF TRENTON, COUNTY OF MERCER**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented ("Redevelopment Law"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of rehabilitation or redevelopment; and

**WHEREAS**, the City of Trenton (the "City") formally declared property including Block 106, Lot 2, more commonly known as 1 West Lafayette Street (former Lafayette Yard Hotel), on the Official Tax Maps of the City of Trenton (the "Project Site") to be an Area in Need of Redevelopment; and

**WHEREAS**, in order to facilitate the redevelopment of the Project Site, the City adopted a redevelopment plan entitled "John Fitch Way Redevelopment Area Plan," dated September 1997, ("Redevelopment Plan") setting forth plans for the development, redevelopment, planning, and zoning of the Project Site; and

**WHEREAS**, the City has received approval for a Local Property Acquisition Grant from the New Jersey Economic Development Authority to purchase the Project Site pursuant to an approval letter from the dated April 3, 2025; and

**WHEREAS**, the Redevelopment Law, N.J.S.A. 40A:12A-8(f), authorizes the City to arrange or contract with a redeveloper to carry out and effectuate the purposes of the Redevelopment Law and the terms of a redevelopment plan; and

**WHEREAS**, TETRABILT DEVELOPMENT COMPANY ("Conditional Redeveloper") has presented its redevelopment concept for the Project Site to the City, and the City desires that the Project Site be redeveloped in accordance with a redevelopment plan and any amendments thereto; and

**WHEREAS**, the City has determined that it is in the best interests of the City to enter into exclusive negotiations with Conditional Redeveloper toward the formulation of a Redevelopment Agreement and any other additional necessary agreement to develop the Project Site in accordance with the requirements of a redevelopment plan and any amendments thereto, and therefore to enter into a Memorandum of Understanding with Conditional Redeveloper; and

**WHEREAS**, the City desires to designate TETRABILT DEVELOPMENT COMPANY as Conditional Redeveloper in order to negotiate with Conditional Redeveloper for a period of one hundred and eighty (180) days from execution of a Memorandum of Understanding in an effort to agree upon a Redevelopment Agreement for the redevelopment of the Project Site; and

# RESOLUTION

**WHEREAS**, the City and Conditional Redeveloper desire to memorialize, in writing, their agreement under a Memorandum of Understanding that evidences the Parties' intent.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Trenton, County of Mercer, State of New Jersey as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. That TETRABILT DEVELOPMENT COMPANY is hereby designated as "Conditional Redeveloper" for the Project Site and the Mayor and City Clerk are hereby authorized to execute a Memorandum of Understanding between the City and Conditional Redeveloper evidencing the parties' agreement to conduct exclusive negotiations toward the formulation of a Redevelopment Agreement for the redevelopment of the Project Site.
3. This Resolution shall take effect immediately.

MOTION:					SECOND:									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA					WILLIAMS									
KETTENBURG														

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

25 - 139

Date to Mayor \_\_\_\_\_

Date Returned \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

**Factual content certified by**

Paul Harris, Interim Director, Recreation, Natural Resources & Culture

Councilman/woman \_\_\_\_\_ presents the following Ordinance:

Sponsored by: \_\_\_\_\_

## City Clerk



# ORDINANCE

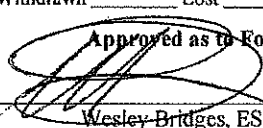
No. **25-140**


1<sup>st</sup> Reading \_\_\_\_\_  
 Public Hearing \_\_\_\_\_  
 2<sup>nd</sup> Reading & Passage \_\_\_\_\_  
 Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Date to Mayor \_\_\_\_\_  
 Date Returned \_\_\_\_\_  
 Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
 Wesley Bridges, ESQ CITY ATTORNEY

  
 Paul Harris, Interim Director, Recreation, Natural Resources & Culture

Councilman/woman \_\_\_\_\_ presents the following Ordinance:

Sponsored by: \_\_\_\_\_

## AN ORDINANCE AMENDING CHAPTER 193 OF THE CODE OF THE CITY OF TRENTON, ENTITLED "PARKS AND RECREATION AREAS"

WHEREAS, the City of Trenton wishes to amend Chapter 193, "Parks and Recreation Areas," as set forth herein.

IT IS HEREBY ORDAINED by the City Council of the City of Trenton that Chapter 193, "Parks and Recreation Areas," of the Code of the City of Trenton is hereby amended as follows:

### § 193-3. Vehicular traffic in Cadwalader Park.

#### A. Movement of vehicles.

- (3) The outer drive to the deer padlock and the Hilvista Boulevard entrance shall be open to traffic on Sundays and during City-approved special events between its intersection with the inner drive, near the road leading to Maple Avenue, to its second intersection with the inner drive, near the children's play area, and from its intersection with the road to Ellarslie, the City Museum, to the park entrance. The outer drive shall be closed to traffic all other times.
- (4) The Hilvista Boulevard entrance and Hillcrest Avenue entrance shall be closed. The Maple Avenue entrance shall be open to the City's maintenance and emergency vehicles only.

This ordinance shall take effect (20) days after final passage by the City Council of the City of Trenton or after approval by the Mayor, whichever comes first.

INTRODUCTION:	MOTION:				SECOND:				ORD. AUTHORED BY:								ADOPTION	MOTION:				SECOND:					
INTRODUCTION					ADOPTION				INTRODUCTION				ADOPTION					INTRODUCTION				ADOPTION					
	AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB		AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB
EDWARDS									FRISBY					GONZALEZ													
FELICIANO									HARRISON																		
FIGUEROA KETTENBURG									WILLIAMS																		
	NV - NO VOTE				AB - ABSENT																						

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

Mayor \_\_\_\_\_ APPROVED \_\_\_\_\_ REJECTED \_\_\_\_\_ Reconsidered by Council - Override Vote \_\_\_\_\_ AYE \_\_\_\_\_ NAY \_\_\_\_\_

President of Council \_\_\_\_\_ City Clerk \_\_\_\_\_

# ORDINANCE

No. 25-141

1<sup>st</sup> Reading \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Public Hearing \_\_\_\_\_

Date Returned \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

\_\_\_\_\_  
Wesley Bridges, ESQ CITY ATTORNEY

\_\_\_\_\_  
Paul Harris, Interim Director, Recreation, Natural Resources & Culture

Councilman/woman \_\_\_\_\_ presents the following Ordinance:

Sponsored by: \_\_\_\_\_

## AN ORDINANCE AMENDING CHAPTER 193 OF THE CODE OF THE CITY OF TRENTON, ENTITLED "FEES"

WHEREAS, the City of Trenton wishes to amend Chapter 77, "Fees," as set forth herein.

IT IS HEREBY ORDAINED by the City Council of the City of Trenton that Chapter 77, "Fees," of the Code of the City of Trenton is hereby amended as follows:

### § 77-8. Permits and fees for tennis court use.

- A. Seasonal or daily permits for the use of the tennis courts located at Cadwalader Park shall be issued by the ~~Division of Parks and Recreation~~ [Department of Recreation, Natural Resources and Culture] for such seasons as shall be prescribed by the Director of the Department of Health and Human Services [Recreation, Natural Resources and Culture]. Permit holders may reserve times for the use of these courts in accordance with procedures established by the [department] [d]Director of the Department of Health and Human Services. The following schedule of permit fees shall be in effect, such permits being nontransferable.
- B. ~~Season and day permits for the use of the clay tennis courts located at Cadwalader Park shall be required and issued annually by the Division of Parks and Recreation for such seasons and days as shall be prescribed by the Director of the Department of Health and Human Services in accordance with the following schedule of fees and terms. Such permits to be nontransferable.~~

### § 77-9. Permits for use of parks, and playing fields, [and pools].

- A. Permits for the use of playing fields in City parks shall be required and issued by the Department of Recreation, Natural Resources and Culture. [Permit applications must be received six weeks prior to the date of the event.] The permit fee for groups of 20 or more adults over 18 years of age shall be \$50. Otherwise, there shall be no charge.
- B. Permits for the use of City parks for picnics, weddings, social events, concerts, religious services, parties, reunions or other events shall be required and issued by the Department of Recreation, Natural Resources and Culture. The permit fee shall be determined by the number of adults in the group, as follows:

# ORDINANCE

Number of Adults	Fee
Less than 20	No charge [\$20]
20 to 49	\$30 [\$40]
50 to 99	\$50 [\$60]
100 to 199	\$100 [\$150]
200 or more	\$150 [\$200]

- C. [A park security guard is required for any event with 20 or more attendees. The hourly rate will be determined by the minimum salary as set by their collective bargaining agreement.]
- D. [Portable restrooms are required for events with 50 or more attendees. The department may require portable restrooms in addition to park restrooms for events with 250 or more attendees.]
- E. [Events with 20 or more attendees are required to obtain a Certificate of Liability Insurance.]
- F. [The fee schedule for Summer Camp Pool Permits will be set by the current hourly rate of pool employees.]
- G. [The department director is authorized to promulgate additional rules and regulations governing the issuing of permits.]

## § 77-11. Rental fees for portable stages, bleachers and floats.

The ~~Division of Parks and Recreation~~ [Department of Recreation, Natural Resources and Culture] shall collect a rental fee for the use of City-owned bleachers, floats, stages or the Wenger Unit which is equivalent to the labor costs necessary for the delivery, set up, supervision and dismantling of such equipment, as certified by the Director of the Department of ~~Public Works~~ [Recreation, Natural Resources and Culture].

This ordinance shall take effect (20) days after final passage by the City Council of the City of Trenton or after approval by the Mayor, whichever comes first.

INTRODUCTION:	MOTION:				SECOND:				ORD. AUTHORED BY:								ADOPTION		MOTION:				SECOND:			
	INTRODUCTION				ADOPTION				INTRODUCTION				ADOPTION					INTRODUCTION				ADOPTION				
	AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB		AYE	NAY	NV	AB		AYE	NAY	NV	AB			
EDWARDS									FRISBY					GONZALEZ												
FELICIANO									HARRISON																	
FIGUEROA									WILLIAMS																	
KETTENBURG																										
NV - NO VOTE					AB - ABSENT																					

NV - NO VOTE AB - ABSENT

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

Mayor \_\_\_\_\_ APPROVED  
REJECTED

Reconsidered by Council - Override Vote \_\_\_\_\_ AYE  
NAY

President of Council \_\_\_\_\_

City Clerk \_\_\_\_\_

No. 25-142

Date to Mayor \_\_\_\_\_

Date Returned \_\_\_\_\_

Date Resubmitted to Council

Date Resubmitted to Council

**Factual content certified by**

JIM BEACH, CHIEF OF STAFF

presents the following Ordinance:

**WHEREAS**, by Ordinance No. 25-106, the City Council authorized the conveyance of several abandoned properties to local developers, including 13 Trent Street to Brittany Littlejohn; and

**WHEREAS**, the City instead wishes to sell 13 Trent Street and Ms. Littlejohn has agreed to reverse the conveyance.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the City of Trenton Council, County of Mercer, State of New Jersey, that Ordinance 25-016 is hereby amended to delete 13 Trent Street as one of the abandoned properties to be conveyed to Ms. Littlejohn.

INTRODUCTION:					MOTION:				SECOND:				ORD. AUTHORED BY:								ADOPTION				MOTION:				SECOND:			
INTRODUCTION					ADOPTION								INTRODUCTION				ADOPTION								INTRODUCTION				ADOPTION			
	AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB						
EDWARDS									FRISBY									GONZALEZ														
FELICIANO									HARRISON																							
FIGUEROA KETTENBURG									WILLIAMS																							
NV - NO VOTE					AB - ABSENT																											

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

Reconsidered by Council – Override Vote	AYE	NAY
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**City Clerk**

# ORDINANCE

No.

25-143

1<sup>st</sup> Reading \_\_\_\_\_

Public Hearing \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Date Returned \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality



VEELEY BRIDGES, CITY ATTORNEY

Factual content certified by

JAMES BEACH, CHIEF OF STAFF

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 323 NORTH OLDEN AVENUE, IDENTIFIED ON THE CITY TAX MAP,  
BLOCK 21907, LOT 1 PURSUANT TO N.J.S.A. 40A:12-13(c), TO 323 NORTH OLDEN LLC FOR THE  
SALE PRICE OF ONE HUNDRED THOUSAND (\$100,000.00) DOLLARS**

**WHEREAS**, the City of Trenton (the "City") has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law"); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 323 North Olden Avenue, designated as Block 21907, Lot 1, on the City of Trenton Tax Map (hereinafter, the "Property"); and

**WHEREAS**, 323 North Olden LLC (the "Applicant") purposes to purchase and redevelop Block 21907, Lot 1, commonly known as 323 North Olden Avenue (the "Property"); and

**WHEREAS**, the Applicant proposes to pay One Hundred Thousand (\$100,000.00) Dollars, (the "Purchase Price"); and

**WHEREAS**, in accordance with the Rehabilitation Plan, among other things the Applicant is proposing to demolish the existing structure and construct a new mixed use building incorporating both commercial and residential units (approximately 110 residential units); and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the "Redeveloper") of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. 323 North Olden LLC., is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 21907, Lot 1, commonly known as 323 North Olden Avenue, Trenton New Jersey.
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

INTRODUCTION:	MOTION:				SECOND:				ORD. AUTHORED BY:									ADOPTION	MOTION:				SECOND:			
	INTRODUCTION				ADOPTION					INTRODUCTION				ADOPTION					INTRODUCTION				ADOPTION			
	AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB
EDWARDS									FRISBY									GONZALEZ								
FELICIANO									HARRISON																	
FIGUEROA KETTENBURG									WILLIAMS																	
NV - NO VOTE                      AB - ABSENT																										

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

AYE  
Mayor  
NAY

APPROVED

REJECTED

Reconsidered by Council – Override Vote

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

# ORDINANCE

No. 25-144

1<sup>st</sup> Reading \_\_\_\_\_

Public Hearing \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Date to Mayor \_\_\_\_\_

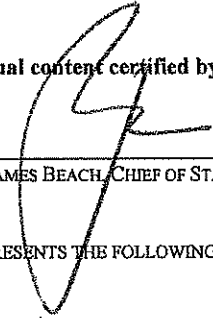
Date Returned \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

  
WESLEY BRIDGES, CITY ATTORNEY

Factual content certified by

  
JAMES BEACH, CHIEF OF STAFF

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 27 POPLAR STREET, AND IDENTIFIED ON THE CITY TAX  
MAP, BLOCK 21403, LOT 32, PURSUANT TO N.J.S.A. 40A:12-13(c), TO THE REAL PROPERTY LLC  
FOR THE SALE PRICE OF ONE THOUSAND (\$1,000.00) DOLLARS**

**WHEREAS**, the City of Trenton (the "City") has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law"); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 27 Poplar Street, designated as Block 21403, Lot 32 on the City of Trenton Tax Map (hereinafter, the "Property"); and

**WHEREAS**, The Real Property LLC (the "Applicant") and contiguous property owner at 25 Poplar Street, purposes to purchase and redevelop Block 21403, Lot 32 commonly known as 27 Poplar Street (the 'Property'); and

**WHEREAS**, the Applicant proposes to pay One Thousand (\$1,000.00) Dollars, (the "Purchase Price"); and

**WHEREAS**, in accordance with the Rehabilitation Plan, among other things the Applicant is proposing to renovate and rent the Property on the local rental market; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the "Redeveloper") of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. The Real Property LLC., is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 21403, Lot 32 commonly known as 27 Poplar Street, Trenton New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

INTRODUCTION:				MOTION:				SECOND:				ORD. AUTHORED BY:								ADOPTION				MOTION:				SECOND:							
				INTRODUCTION				ADOPTION								INTRODUCTION				ADOPTION								INTRODUCTION				ADOPTION			
	AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB									
EDWARDS									FRISBY									GONZALEZ																	
FELICIANO									HARRISON																										
FIGUEROA KETTENBURG									WILLIAMS																										
NV - NO VOTE				AB - ABSENT																															

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

AYE Mayor NAY	APPROVED  REJECTED	Reconsidered by Council - Override Vote
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_____ President of Council	_____ City Clerk
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# ORDINANCE

No. 25-145

1<sup>st</sup> Reading \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Public Hearing \_\_\_\_\_

Date Returned \_\_\_\_\_

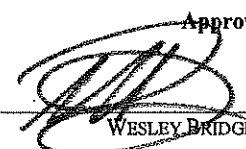
2<sup>nd</sup> Reading & Passage \_\_\_\_\_

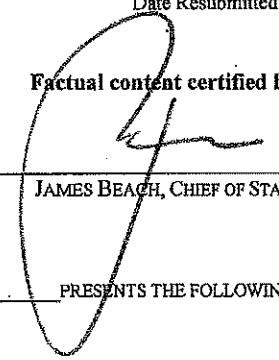
Date Resubmitted to Council \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
WESLEY BRIDGES, CITY ATTORNEY

  
JAMES BEACH, CHIEF OF STAFF

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN 55 SANHICAN DRIVE, AND IDENTIFIED ON THE CITY TAX  
MAP, BLOCK 34404, LOT 5, PURSUANT TO N.J.S.A. 40A:12-13(c), TO MARCUS & JULIA TYSON  
FOR THE SALE PRICE OF SEVENTY-FIVE THOUSAND (\$75,000.00) DOLLARS**

**WHEREAS**, the City of Trenton (the "City") has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law"); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 55 Sanhican Drive, designated as Block 34404, Lot 5 on the City of Trenton Tax Map (hereinafter, the "Property"); and

**WHEREAS**, Marcus & Julia Tyson (the "Applicant") purposes to purchase and redevelop Block 34404, Lot 5 commonly known as 55 Sanhican Drive (the "Property"); and

**WHEREAS**, the Applicant proposes to pay Seventy-Five Thousand (\$75,000.00) Dollars, (the "Purchase Price"); and

**WHEREAS**, once renovations have been completed, the Applicant intends to reside in the Property as an owner-occupant; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the "Redeveloper") of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. Marcus & Julia Tyson, are hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 34404, Lot 5, commonly known as 55 Sanhican Drive, Trenton New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

INTRODUCTION:					MOTION:					SECOND:					ORD. AUTHORED BY:					ADOPTION					MOTION:					SECOND:				
					INTRODUCTION					ADOPTION										INTRODUCTION					ADOPTION									
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FELICIANO									HARRISON																									
FIGUEROA KETTENBURG									WILLIAMS																									
NV - NO VOTE					AB - ABSENT																													

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

AYE _____ Mayor NAY _____	APPROVED  REJECTED	Reconsidered by Council – Override Vote
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\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

# ORDINANCE

No. **25-146**

1<sup>st</sup> Reading \_\_\_\_\_

Public Hearing \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Withdrawn \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Date Returned \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

*Wesley Bridges*  
Approved as to Form and Legality

Wesley Bridges, ESQ. CITY ATTORNEY

Factual content certified by

*Paul Harris*  
Paul Harris, Interim Director, Recreation, Natural Resources & Culture

Councilman/woman \_\_\_\_\_ presents the following Ordinance:

Sponsored by: \_\_\_\_\_

## AN ORDINANCE AMENDING CHAPTER 176 OF THE CODE OF THE CITY OF TRENTON, ENTITLED "PARADES"

WHEREAS, the City of Trenton wishes to amend Chapter 176, "Parades," as set forth herein.

IT IS HEREBY ORDAINED by the City Council of the City of Trenton that Chapter 176, "Parades," of the Code of the City of Trenton is hereby amended as follows:

### § 176-3. Filing of application; fee.

- A. Application. A person seeking issuance of a parade permit shall file an application with the Police Director on forms provided by such officer [Department of Recreation, Natural Resources & Culture].
- B. Filing period. An application for a parade permit shall be filed with the Police Director [Department of Recreation, Natural Resources & Culture] not less than five days nor more than 10 days [four weeks] before the date on which it is proposed to conduct the parade.
- E. Fee. There shall be paid at the time of filing the application for a parade permit a fee of \$5 [\$25].

This ordinance shall take effect (20) days after final passage by the City Council of the City of Trenton or after approval by the Mayor, whichever comes first.

INTRODUCTION:	MOTION:				SECOND:				ORD. AUTHORED BY:								ADOPTION	MOTION:				SECOND:					
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FELICIANO									HARRISON																		
FIGUEROA KETTENBURG									WILLIAMS																		
	NV - NO VOTE				AB - ABSENT																						

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

Mayor \_\_\_\_\_ APPROVED  
REFLECTED

Reconsidered by Council - Override Vote \_\_\_\_\_ AYE  
NAY

President of Council \_\_\_\_\_

City Clerk \_\_\_\_\_

DCA/DLGS WAIVER NO. \_\_\_\_\_ (IF APPLICABLE)

# ORDINANCE

No. **25-147**

1<sup>st</sup> Reading \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Public Hearing \_\_\_\_\_

Date Returned \_\_\_\_\_

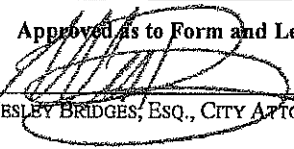
2<sup>nd</sup> Reading & Passage \_\_\_\_\_

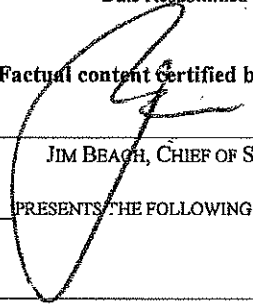
Date Resubmitted to Council \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
WESLEY BRIDGES, ESQ., CITY ATTORNEY

  
JIM BEACH, CHIEF OF STAFF

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

## ORDINANCE AUTHORIZING THE EXECUTION OF AN AMENDMENT TO DISPOSITION AGREEMENT AND THE SALE OF CITY-OWNED PROPERTIES TO VISTA CENTER DEVELOPMENT, LLC

**WHEREAS**, pursuant to Resolution 07-270 dated June 12, 2007 and Developer Designation Agreement dated October 18, 2007, the City granted exclusive development rights to Vista Center Development, LLC ("Vista" or "Redeveloper") now located at 216 E State Street, Suite 100, Trenton, NJ 08608, for a portion of the Trenton Train Station Redevelopment Area for the express purpose of creating and implementing a mixed use (retail/residential/commercial) development project (the "Project") in accordance with the Trenton Station Redevelopment Area Plan; and

**WHEREAS**, the City Council of the City of Trenton previously approved the Trenton Station Redevelopment Plan, as amended; and

**WHEREAS**, among the objectives of the Plan is to develop new mix use projects at a scale that is appropriate for the City's Trenton Station Redevelopment Area; and

**WHEREAS**, on April 17, 2008, the City and Vista entered into a Disposition Agreement City of Trenton to Vista Center Development, LLC, dated April 17, 2008 ("Disposition Agreement") in furtherance of the development of the Project in accordance with the Plan; and

**WHEREAS**, in accordance with Resolution 07-270 and the Developer Designation Agreement, the Redeveloper was to maintain and hold the Designated Developer status for a period of one year, commencing June 12, 2007; and

**WHEREAS**, work on a portion of the Project was delayed due to legal challenges that were dismissed in May, 2025 by the New Jersey Supreme Court; and

**WHEREAS**, the Redeveloper also faced City related delays in its efforts to obtain title to several properties to complete the various phases of the Project; so there is now a need to revise the dates of the Developer Designation Agreement; and

# ORDINANCE

**WHEREAS**, the City and Redeveloper entered into an Amendment to Disposition Agreement Between the City of Trenton and Vista Center Development, LLC, dated October 19, 2009 and an Amendment to Disposition Agreement Between the City of Trenton and Vista Center Development, LLC, dated August 31, 2011, and an Amendment to Disposition Agreement and Developer Designation Agreement Between the City of Trenton and Vista Center Development, LLC, dated August 2, 2017, which amended, among other things, the Expiration Date to maintain and hold the Designated Developer status and the Project Timeline of the Disposition Agreement and other terms of the Designation Agreement including the Term (as those terms are defined therein); and

**WHEREAS**, the Amendment to Disposition Agreement by and between the City of Trenton and Vista Center Development, LLC ("Amendment"), attached to this Resolution as Exhibit A effectuates these changes; and

**WHEREAS**, the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-8(g) authorized the City of Trenton to convey property to any other party, without public bidding, and at such price and upon such terms as it deemed reasonable in furtherance of the objectives of the Redevelopment Plan for the area; and

**WHEREAS**, pursuant to the Disposition Agreement, the City agreed to sell all the City Properties, as detailed and listed on Exhibit B attached hereto; and

**WHEREAS**, the Disposition Agreement further provides that in the event Redeveloper is unable to acquire any privately owned property needed for the development Project, the City shall acquire such properties and transfer it to the Redeveloper for nominal consideration at the cost and expense of Redeveloper; and

**WHEREAS**, the privately owned properties to be acquired by Redeveloper are those detailed in the original Disposition Agreement and listed again on Exhibit B attached hereto.

# ORDINANCE

**NOW, THEREFORE, IT IS ORDAINED**, by the City Council of the City of Trenton that:

1. Vista Center Development, LLC possesses the qualifications, and the financing mechanisms are in place, that are necessary to acquire and redevelop the property in accordance with the Redevelopment Plan for the area.
2. The City of Trenton is authorized to execute, enter into and perform its obligations under the Amendment.
3. The Mayor is hereby authorized to execute the Amendment to the Disposition Agreement, as well as any and all documents necessary to convey the property to Vista Center Development, LLC.
4. The City Clerk is hereby directed to attest to the execution of the Amendment to the Disposition Agreement, and to publish this Ordinance as required by applicable law.

This Ordinance shall take effect after final passage and publication in accordance with applicable law.

INTRODUCTION:	MOTION:				SECOND:				ORD. AUTHORED BY:								ADOPTION	MOTION:				SECOND:					
	INTRODUCTION				ADOPTION					INTRODUCTION				ADOPTION					INTRODUCTION				ADOPTION				
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FIGUEROA									WILLIAMS																		
KETTENBURG																											
NV - NO VOTE				AB - ABSENT																							

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

\_\_\_\_\_  
Mayor

APPROVED  
REJECTED

\_\_\_\_\_  
Reconsidered by Council - Override Vote

AYE  
NAY

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk