

<p style="text-align: center;"><b>MEMBERS</b>  <b>JASI M. EDWARDS</b>  <b>CRYSTAL M. FELICIANO</b>  <b>JENNA L. FIGUEROA KETTENBURG</b>  <b>TESKA T. FRISBY</b>  <b>YAZMINELLY GONZALEZ</b>  <b>JOSEPH A. HARRISON</b>  <b>JENNIFER C. WILLIAMS</b></p>		<p style="text-align: center;"><b>CITY COUNCIL</b>  <b>OFFICE: (609) 989-3147</b>  <b>FAX: (609) 989-3190</b></p> <p style="text-align: center;"><b>CITY CLERK</b>  <b>BRANDON L. GARCIA</b>  <b>OFFICE: (609) 989-3187</b>  <b>FAX: (609) 989-3190</b></p>
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**TRENTON CITY COUNCIL  
REGULAR MEETING**

TRENTON CITY HALL, CITY COUNCIL  
CHAMBERS, 319 EAST STATE STREET  
TUESDAY, FEBRUARY 3, 2026, 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. COUNCIL RECOGNITIONS**  
Janet Kleckley Porter
- VII. PRESENTATIONS**  
Tyrell Smith, Participatory Budget Process
- VIII. PUBLIC COMMENT FOR AGENDA ITEMS ONLY**
- IX. APPROVAL OF COMMUNICATIONS/PETITIONS/REPORTS**
- X. OLD BUSINESS [Ordinances 2<sup>nd</sup> Reading and Public Hearing]**
- XI. NEW BUSINESS :**
  - a. RESOLUTIONS
  - b. ORDINANCES [1<sup>st</sup> Reading and Introduction]
  - c. OTHER
- XII. PUBLIC COMMENT**
- XIII. CIVIC COMMENT**
- XIV. ADJOURNMENT**

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

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

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**DOCKET**  
**TUESDAY, FEBRUARY 3, 2026**

**1. MINUTES FOR APPROVAL**

NONE

**2. COMMUNICATIONS AND PETITIONS**

- 2a Tort Claim – Spear Greenfield Richman Weitz & Taggart, PC filed a claim against the City of Trenton on behalf of Leola Ireland for personal injury and property damages.
- 2b Tort Claim – Jaime Oswaldo Chavez, Trenton, NJ filed a claim against the City of Trenton for other damages.
- 2c Tort Claim – Elena Santiago, Trenton, NJ filed a claim against the City of Trenton for personal injury.
- 2d Tort Claim – Morgan & Morgan filed a claim against the City of Trenton on behalf of Tamyra Fisher for personal injury.
- 2e Tort Claim – Cohen & Riechelsohn filed a claim against the City of Trenton on behalf of Anthony Paredes for personal injury
- 2f Tort Claim – LaValle Williams, II, Browns Summit, NC filed a claim against the City of Trenton for property damages.
- 2g Civil Action – Pellegrino & Feldstein, LLC on the matter of Trenton Opportunity 11, LLC v Zarrina Khawaja; City of Trenton, et al

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- 2h Civil Action – Pellegrino & Feldstein, LLC on the matter of Zaruri, LLC v Neville Gordon; Nikita Gordon, Ena Gordon, City of Trenton; State of Pennsylvania; Wesco Insurance Company, State of New Jersey
- 2i Foreclosure – McCabe, Weisberg & Conway, LLC for 207 Ferry Street
- 2j Foreclosure – Pluese, Becker, Saltzman & Thomas, LLC for 250 N. Warren Street
- 2k Foreclosure – Parker McCay for 1213 S. Broad Street
- 2l Tort Claim – Doreen Griffin, Trenton, NJ filed a claim against the City of Trenton for other damages.
- 2m Tort Claim – Mueedeen Adisa Fujah, Trenton, NJ filed a claim against the City of Trenton for property damages.
- 2n Montrose Environmental – Public Notification and Outreach for Roebing Market Complex – 635 South Clinton Avenue

**3. REPORTS**

NONE

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

- 26-001 ORDINANCE AMENDING CHAPTER 309, ARTICLE II, WATER RATES AND CHARGES OF THE TRENTON MUNICIPAL CODE, REVISING WATER RATES FOR THE CITY OF TRENTON AND THE TOWNSHIPS OF EWING, HAMILTON, HOPEWELL AND LAWRENCE IN ACCORDANCE WITH N.J.S.A. 40A:31-23(C) AND N.J.S.A. 40A:31-10, PROVIDING FUNDS FOR CAPITAL AND OPERATIONAL IMPROVEMENTS REQUIRED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION THROUGH ADMINISTRATIVE CONSENT ORDERS WITH THE CITY

- 26-002 AN ORDINANCE AUTHORIZING THE EXECUTION OF A MANAGEMENT AGREEMENT BETWEEN THE CITY OF TRENTON AND THE RESCUE MISSION OF TRENTON FOR THE MANAGEMENT, MONITORING, AND MAINTENANCE OF SOUTHARD PARK AND SURROUNDING VACANT SPACES
- 26-003 ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 14 OF THE CODE OF THE CITY OF TRENTON, "TRAFFIC", AS IT APPLIES TO PARKING RESTRICTIONS FOR VANS AND TRUCKS IN RESIDENTIAL AREAS
- 26-004 ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 14 OF THE CODE OF THE CITY OF TRENTON, "TRAFFIC", AS IT APPLIES TO MULBERRY STREET
- 26-007 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 396-398 NORTH CLINTON AVENUE AND 28 EASTBURN AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 21403, LOT/S 22 & 23, BLOCK 21501, LOT 19, PURSUANT TO N.J.S.A. 40A:12-13(C), TO 713 WHITTAKER LLC FOR THE SALE PRICE OF TWENTY-THREE THOUSAND (\$23,000.00) DOLLARS
- 26-008 AN ORDINANCE AMENDING ORDINANCE 25-138, WHICH AMENDED 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

## **5. RESOLUTIONS**

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

- 26-028 A RESOLUTION CREATING AN AD HOC COMMITTEE TO WORK WITH THE ADMINISTRATION IN NEGOTIATING A NEW MEMORANDUM OF UNDERSTANDING (MOU) WITH THE DIVISION OF LOCAL GOVERNMENT SERVICES
- 26-029 RESOLUTION APPOINTING MEMBERS TO THE CITY OF TRENTON STREET NAMING COMMITTEE
- 26-045 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TRENTON, NEW JERSEY, DESIGNATING THE MONTH OF FEBRUARY 2026 AS BLACK HISTORY MONTH IN THE CITY OF TRENTON

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

- 26-030 RESOLUTION EXERCISING THE FINAL OPTION TO EXTEND THE CONTRACT AWARDED TO SMART STITCH, LLC FOR THE FURNISHING AND DELIVERY F.O.B. OF UNIFORMS ON AN AS NEEDED BASIS FOR THE CITY OF TRENTON EMPLOYEES WITHIN TEN (10) DESIGNATED DEPARTMENTAL UNITS FOR AN ADDITIONAL TWO (2) YEARS FROM SEPTEMBER 20, 2025, TO SEPTEMBER 19, 2027, IN AN AMOUNT NOT TO EXCEED \$479,500.00 PER YEAR – BID 2024-31

**DEPARTMENT OF FINANCE**

- 26-031 RESOLUTION AWARDED A CONTRACT THROUGH A FAIR AND OPEN PROCESS IN ACCORDANCE WITH N.J.S.A. 19:44 A-20 ET SEQ., TO BRT TECHNOLOGIES FOR MOD IV AND CAMA COMPUTER SOFTWARE FOR THE TAX ASSESSOR'S OFFICE IN AN AMOUNT NOT TO EXCEED \$55,000.00 FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD – FRP2026-03
- 26-032 RESOLUTION AWARDED A CONTRACT THROUGH A FAIR AND OPEN PROCESS IN ACCORDANCE WITH N.J.S.A. 19:44 A-20 ET SEQ., TO SOCKLER REALTY SERVICES GROUP FOR COMMERCIAL AND RESIDENTIAL TAX APPEAL APPRAISALS TO TAX COURT OF NEW JERSEY FOR THE TAX ASSESSOR'S OFFICE IN AN AMOUNT NOT TO EXCEED \$38,000.00 FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD – RFP2026-02
- 26-033 RESOLUTION AUTHORIZING THE CITY OF TRENTON TO CANCEL BALANCES/CREDIT +/- \$10.00
- 26-034 RESOLUTION AUTHORIZING THE TAX COLLECTOR OF THE CITY OF TRENTON TO FACILITATE AND EXECUTE INSTALLMENT PAYMENT AGREEMENTS ON CITY HELD LIENS
- ~~26-035 RESOLUTION CONFIRMING INTEREST RATES, SETTING GRACE PERIODS AND ESTABLISHING FEES FOR THE TAX COLLECTOR'S OFFICE~~
- 26-036 RESOLUTION AUTHORIZING ASSIGNMENT OF 2 TAX SALE CERTIFICATES IN THE AMOUNT OF \$13,752.08 PURSUANT N.J.S.A. 54:5-112 AND N.J.S.A. 54:5-113
- 26-037 RESOLUTION AUTHORIZING THE CITY OF TRENTON TO CONDUCT AN ACCELERATED ELECTRONIC TAX SALE PRIOR TO DECEMBER 31, 2026, AND TO CHARGE TAX SALE MAILING FEES
- 26-038 RESOLUTION AUTHORIZING TEMPORARY EMERGENCY APPROPRIATIONS TO THE CY 2026 TEMPORARY BUDGET OF THE CITY OF TRENTON CURRENT FUND IN THE AMOUNT OF 777,184

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

- 26-039 RESOLUTION AUTHORIZING THE REMOVAL OF A TAX LIEN PLACED ON 146 FERRY STREET RESULTING FROM EMERGENCY CLEAN-UP/REPAIRS CONDUCTED AT 144 FERRY STREET
- 26-040 RESOLUTION AUTHORIZING REFUND OF DEVELOPERS' ESCROW ACCOUNT IN THE AMOUNT OF \$23,090.88

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

- 26-041 RESOLUTION EXERCISING THE OPTION TO EXTEND THE CONTRACT AWARDED TO SPECIALIZED ELEVATOR CORP. TO PROVIDE ELEVATOR PREVENTIVE MAINTENANCE AND REPAIRS FOR THE DEPARTMENT OF PUBLIC WORKS FOR AN ADDITIONAL TWO (2) YEARS FROM OCTOBER 20, 2025, TO OCTOBER 19, 2027, IN AN AMOUNT NOT TO EXCEED \$137,880.00 – BID 2023-45

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

- 26-042 RESOLUTION ACCEPTING A BID AND AWARDING A CONTRACT TO MUNICIPAL MAINTENANCE COMPANY TO REMOVE, SUPPLY AND INSTALL CHECK VALVE FOR RAW WATER PUMP #3 FOR THE DEPARTMENT OF WATER AND SEWER, TRENTON WATER WORKS, WATER FILTRATION PLANT FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD IN AN AMOUNT NOT TO EXCEED \$116,000.00 – BID2025-93
- 26-043 RESOLUTION AUTHORIZING A CONTRACT TO INVOKE, LLC FOR PRINTING AND MAILING OF CERTIFIED MAIL FOR PUBLIC RELATIONS FOR THE DEPARTMENT OF WATER AND SEWER AWARDED THROUGH EDUCATIONAL SERVICES COMMISSION OF NEW JERSEY #ESCNJ 24/25-10 IN AN AMOUNT NOT TO EXCEED \$350,000.00 FOR CALENDAR YEAR 2026
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- 26-044 RESOLUTION REJECTING PROPOSALS RECEIVED FOR PROFESSIONAL SERVICES OPERATIONS FOR THE DEPARTMENT OF WATER AND SEWER, TRENTON WATER WORKS – RFP2025-34B

**6. ORDINANCES - 1<sup>ST</sup> Reading and Introduction**

- 26-005 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 340 RUTHERFORD AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, LOCK 4403, LOT 34, PURSUANT TO N.J.S.A. 40A:12-13(C), TO VLADIMIR CASTILLO FOR THE SALE PRICE OF TWELVE THOUSAND FIVE HUNDRED (\$12,500.00) DOLLARS
- 26-009 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 408 AND 440 WALNUT AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 26602, LOT/S 30 & 14, PURSUANT TO N.J.S.A. 40A:12-13(C), TO NAPOLEON PITTS FOR THE SALE PRICE OF TWENTY-THREE THOUSAND SIX HUNDRED FIFTY (\$23,650.00) DOLLARS
- 26-010 ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY COMMONLY KNOWN AS 444-446 WEST HANOVER STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 2301, LOT/S 3 & 2 PURSUANT TO N.J.S.A. 41A:12-13(B)(5), TO ROBIN S. WASHINGTON FOR THE SALE PRICE OF TWO THOUSAND (\$2,000.00) DOLLARS
- 26-011 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 468 RIVERSIDE AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 3103, LOT 25, PURSUANT TO N.J.S.A. 40A:12-13(C), TO KIM MOORE FOR THE SALE PRICE OF TWENTY THOUSAND (\$20,000.00) DOLLARS

- 26-012 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 560 NORTH CLINTON AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 21902, LOT 4, PURSUANT TO N.J.S.A. 40A:12-13(C), TO KIM MOORE FOR THE SALE PRICE OF TEN THOUSAND (\$10,000.00) DOLLARS
- 26-013 CALENDAR YEAR 2026 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A:4-45.14) IN THE AMOUNT OF \$7,659,348.87
- 26-015 AN ORDINANCE PROVIDING FOR SPECIAL PERMIT PARKING, TEMPORARY SUSPENSION OF CERTAIN PARKING RESTRICTION, AND PERMITTING ON-STREET PARKING ON STREETS FRONTING AND ADJOINING CHURCHES AND HOUSES OF WORSHIP ON SUNDAYS BETWEEN THE HOURS OF 7:00 A.M. AND 3:00 P.M.
- 26-016 ORDINANCE AMENDING CHAPTER 132 (“PROPERTY MAINTENANCE”) OF THE CODE OF THE CITY OF TRENTON TO ADD TO ARTICLE X, ENTITLED “LONG-TERM VACANCY AND STALLED REDEVELOPMENT PROPERTIES,” TO ESTABLISH STANDARDS, SURCHARGES, AND ENFORCEMENT MECHANISMS FOR PROLONGED VACANT AND INACTIVE REDEVELOPMENT SITES
- 26-017 AN ORDINANCE PROHIBITING THE PARKING OF CERTAIN VEHICLES ON CITY STREETS WITHIN THE CITY OF TRENTON
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- 26-018 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN 16 MURRAY STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 2605, LOT 26, PURSUANT TO N.J.S.A. 40A:12-13(C), TO RAMON JIMENEZ FOR THE SALE PRICE OF THIRTEEN THOUSAND (\$13,000.00) DOLLARS

**Public hearing and 2<sup>nd</sup> reading for ordinances to be held on February 17, 2026.**

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

# ORDINANCE

No. 26-001

1<sup>st</sup> Reading JAN 20 2026

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

W.B.

Maria Richardson

Wesley Bridges, CITY ATTORNEY

MARIA RICHARDSON, BUSINESS ADMINISTRATOR

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

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

**ORDINANCE AMENDING CHAPTER 309, ARTICLE II, WATER RATES AND CHARGES OF THE TRENTON MUNICIPAL CODE, REVISING WATER RATES FOR THE CITY OF TRENTON AND THE TOWNSHIPS OF EWING, HAMILTON, HOPEWELL AND LAWRENCE IN ACCORDANCE WITH N.J.S.A. 40A:31-23(e) AND N.J.S.A. 40A:31-10, PROVIDING FUNDS FOR CAPITAL AND OPERATIONAL IMPROVEMENTS REQUIRED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION THROUGH ADMINISTRATIVE CONSENT ORDERS WITH THE CITY**

WHEREAS, Trenton Water Works, owned and operated by the City of Trenton ("City") provides drinking water to approximately 215,000 customers with approximately 63,000 metered accounts and utilizes approximately 650 miles of distribution mains in Trenton, Hamilton, Lawrence, Ewing, and Hopewell; and

WHEREAS, the City has enacted ordinances that prescribe the rates, fees, and charges that are applicable to Trenton Water Works customers; and

WHEREAS, Trenton Water Works' rates were last increased in 2020; and

WHEREAS, Trenton Water Works has compared its rates to rates charged in other New Jersey cities and communities, and has determined that Trenton Water Works' rates are significantly lower than that of similar water systems and the water providers in surrounding communities; and

WHEREAS, Trenton Water Works is operating under the terms of two Administrative Consent Orders (ACO) with the New Jersey Department of Environmental Protection dated February 5, 2018 (ACO 1) and July 26, 2018 (ACO 2); and

WHEREAS, ACO 1 requires Trenton Water Works to implement a range of capital projects and,

WHEREAS, the revised rates are necessary to meet NJDEP ACO compliance, maintain system integrity, and ensure adequate revenues for debt service, reserves, and capital reinvestment; and

WHEREAS, water rates are to be reassessed in FY 2026, and every year thereafter, to determine if further rate increases are needed to sustain operations;



§ 309-8 Schedule of rates.

Charges for the use of City water shall be determined according to the following schedules:

A. Schedule A: Consumption Rates for All Users.

- (1) Bills are issued and due quarterly for general metered service and fire protection charges. When meters are of one-and-one-half-inch size or larger, the City reserves the right to tender monthly bills.
- (2) The City shall assess water service charges based on an inclining block rate structure. For purposes of this section, one (1) CCF shall mean one hundred (100) cubic feet of water. For all metered water consumption from zero (0) up to and including fifteen (15) hundred cubic feet (CCF) per quarter, the rate shall be **\$2.22 per 100 cubic feet (low volume usage)**. For all water consumption in excess of fifteen (15) CCF per quarter, the rate shall be **\$3.33 per 100 cubic feet (high volume usage)**.
- (3) The State of New Jersey enacted Chapter 443 of the Laws of New Jersey, 1983, concerning the periodic testing of public water supplies, which established a water tax of **\$0.01 per 1,000 gallons** of water. This tax is reflected and included in the above rates.
- (4) Veterans or spouses of veterans who are qualified for property tax relief pursuant to N.J.S.A. 54:4-8.10 et seq. and senior citizens, disabled persons or surviving spouses of same who are qualified for property tax relief pursuant to N.J.S.A. 54:4-8.40 et seq. are granted a discount of 10% on consumption charges and fixed service charges for bills paid on or before the due date. All arrears must be paid in full before the current bills will be accepted and discount allowed. The failure of the customer to receive the bill does not entitle the customer to the discount allowance if the bill becomes delinquent.
- (5) Ratepayers who are disabled or who are disabled veterans as set forth in N.J.S.A. 40A:31-10.1 shall be granted a 10% discount on fixed service rates (see Schedule B, below) for bills paid on or before the due date. All arrears must be paid in full before the current bills will be accepted and the discount allowed. The failure of the customer to receive the bill does not entitle the customer to the discount if the bill becomes delinquent. This discount is in addition to any discount granted pursuant to Subsection A(4) above.
- (6) All new connection or tapping fees charged to public housing authorities, or to nonprofit organizations building affordable housing projects, or to any other affordable housing, including affordable housing units in inclusionary units, shall receive a 50% reduction in any connection fees or tapping fees assessed, pursuant to N.J.S.A. 40:14B-22.3a. For units that were previously connected to the utility's system but were demolished or refurbished to allow for affordable housing units, a credit against the connection fee or tapping fee shall be assessed as set forth in N.J.S.A. 40:14B-22.3b and c.
- (7) Hydrant water use rate will be **\$2.22 per 100 cubic feet**.

**B. Schedule B: Fixed Service Rates for All Users (i.e., "Ready to Serve" or Fixed Charge on Bill). In addition to consumption/usage charges there will be the following fixed service charges:**

**(1) Quarterly fixed charges:**

<u>Meter Size</u>	<u>FY 2026</u>	<u>FY 2027</u>	<u>FY 2028</u>	<u>FY 2029</u>	<u>FY 2030</u>	<u>FY 2031</u>
5/8" & 5/8" x 3/4"	\$83.20	\$87.36	\$91.73	\$96.32	\$101.13	\$106.19
3/4"	\$103.74	\$108.93	\$114.37	\$120.09	\$126.10	\$132.40
1"	\$144.71	\$151.95	\$159.54	\$167.52	\$175.90	\$184.69
1 1/2"	\$247.29	\$259.65	\$272.63	\$286.26	\$300.58	\$315.61
2"	\$370.28	\$388.80	\$408.24	\$428.65	\$450.08	\$472.58
3"	\$657.20	\$690.05	\$724.56	\$760.79	\$798.82	\$838.77
4"	\$2,010.98	\$2,111.53	\$2,217.11	\$2,327.96	\$2,444.36	\$2,566.58
6"	\$4,553.28	\$4,780.95	\$5,019.99	\$5,270.99	\$5,534.54	\$5,811.27
8"	\$8,240.41	\$8,652.43	\$9,085.05	\$9,539.31	\$10,016.27	\$10,517.08
10"	\$12,341.09	\$12,958.15	\$13,606.05	\$14,286.36	\$15,000.67	\$15,750.71
12"	\$17,888.43	\$18,782.85	\$19,721.99	\$20,708.09	\$21,743.50	\$22,830.67

**(2) Application for new residential and fire line connection fees:**

- (a) Application fee. Hereafter, before any new connection is made to the water system by any owner of property along the line thereof, the owner shall make application, in writing, on forms furnished for that purpose, to the City, and pay an application fee for each connection as follows:

For 3/4" line meter \$100.00. For incremental line sizes, \$25.00 for each additional incremental size.

- (b) Connection fee. In order to connect to the system, once the application has been approved, the owner shall pay a connection fee in accordance with the requirements of N.J.S.A. 40A:31-11.

[1] The connection fee shall be calculated in the following manner: \$1,000 multiplied by the number of equivalent dwelling units (EDUs), as set forth in N.J.A.C. 7:14A-23.3.

[2] Meters shall be no less than one incremental size lower than the service line to the subject property (minimum size 5/8 inch).

C. Schedule C: Private Fire Protection Rates for All Users (i.e., "Ready to Serve" or Fixed Charges on Bill).

Service Pipe Size	Quarterly Charge
Up to and including:	
3"	\$125.19
4"	\$210.13
6"	\$473.49
8"	\$854.90
10"	\$1,280.68
12"	\$1,958.24

D. Schedule D: Public Fire Protection Rates for All Users.

- (1) Quarterly charge per hydrant: \$70.00
- (2) Quarterly charge per inch-foot: \$28.78 per 1,000 inch-feet for all mains six-inch diameter and over.

E. Schedule E: Multiunit Dwelling for All Users.

- (1) Fixed service charges for metered multiunit dwellings will be the greater of (1) the fixed service charge for the installed meter or (2) the number of units in the building times 0.70 times the five-eighths-inch meter fixed service charge.
- (2) In a building housing both commercial and residential units, both will be considered "units" for the purposes of establishing the fixed service charge.

F. Schedule F: Unmetered Service for All Users.

- (1) Where unmetered service is provided to single-unit dwellings, the quarterly charge will be the fixed service charge applicable to a meter equivalent in diameter to the service entering the building plus a consumption charge for 3,000 cubic feet per quarter at applicable rates.
- (2) Where unmetered service is provided to multiunit dwellings, the fixed service charge will be the greater of (1) the fixed service charge applicable for the equivalent diameter or (2) the number of units in the dwelling times 0.70 times the five-eighths-inch meter fixed service charge. Consumption charges will be based on 3,000 cubic feet per quarter per unit and will be added to the fixed service charge.
- (3) In a building housing both commercial and residential units, both will be considered "units" for the purpose of establishing the fixed service charge.

G. Schedule G: Miscellaneous Charges for All Users.

- (1) Test for transfer of ownership: \$35.
- (2) Testing meters at request of customer more frequently than once in each twelve-month

period [N.J.A.C. 14:3-4.5(a)]: \$250.

- (3) Turn-on charge at request of customer (does not apply to new customers): \$125.
- (4) Replacement of meter at request of customer and where meter in use less than two years (N.J.A.C. 14:3-4.10): cost of meter of required size plus \$175.
- (5) Meter repairs performed by the City shall be set at \$35.00 for every hour of labor plus materials with a minimum charge of \$35.00. If repairs are done by outside contract and then costs will be as provided for in the contract.
- (6) Repair or replacement of frozen or broken meter due to customer negligence: cost of meter of required size plus \$150.
- (7) Street opening charges: Customers must pay whatever street opening costs are fixed by the local governmental agencies having jurisdiction over the roadways.
- (8) Bad check charge for all users: If a customer pays a bill, charge or deposit due with a negotiable instrument, such as a check, bank draft or the like, which is subsequently dishonored or uncollectible for any reason, an additional charge of \$35 per instrument will be imposed.
- (9) Restoration of service (due to nonpayment) during working hours: \$125.
- (10) Restoration of service (due to nonpayment) after hours: \$175.
- (11) Final reading request for residential accounts: \$25.
- (12) Final reading request for property owners requesting a final reading for their tenant-occupied rental property: \$25
- (13) Final reading request for all accounts in the name of a business entity, corporation, or limited liability company: \$50.
- (14) Charges for monthly and special meter readings: When meters are read monthly, \$55 per quarter will be added to the bill as computed under the schedule
  - (a) Special meter readings, when requested by a customer: \$27.50
- (15) Deferred payment agreements (DPA) administration charge for accounts in the name of a business entity, corporation, or limited liability company: \$150.
- (16) Service application fee for accounts in the name of a business entity, corporation, or limited liability company: \$100.
- (17) Seasonal replacement of water meters: \$50 upon removal.
- (18) Irrigation meters will be assessed \$100 per meter read.
- (19) Leak inspections for multi-unit accounts will be assessed the following fee:
  - (a) Multi-unit property with four units: \$500.
  - (b) Multi-unit property with five to twelve units: \$2,000
  - (c) Multi-unit property with twelve to thirty units: \$5,000

- (d) Multi-unit property with thirty to one hundred twenty five units: \$10,000
- (20) Replace damaged, destroyed, or remove ECR, MXU, MIU, or Wiring: \$100.
- (21) Administrative document fee to retrieve from the customer information system and email account ledgers to property managers/landlords/property owners requesting five or more account ledgers for various service addresses they own or manage: \$150.
- (22) Administrative fee per account for LLC address change: \$25.
- (23) Disconnection from water main: \$3,500 per line of service, plus disconnect fee of \$250.
  - (a) Application fee: \$250.
- (24) Unauthorized turn on fee: \$1,000.
- (25) Season meters installation and removal: \$50 install (139 work order), and \$50 removal (159 work order).
- (26) Illegal connection/bypass of water meter: \$3,500 for ¾" service line + \$500 for each additional incremental size; see Trenton Municipal Code at § 309-5, Unauthorized use of water.

---

H. Schedule H: Hydrant Use for All Users. See Trenton Municipal Code at § 309-6A, City fire hydrants, which states that City fire hydrants may be used by such persons as may be specially authorized by the Water Department.

- (1) Hydrant quarterly charge: \$75
- (2) Hydrant use permit (includes meter installation): \$500 plus security deposit of \$2,000 for meter.
- (3) Hydrant wrench rental: \$50 rental charge plus security deposit of \$100.
- (4) Hydrant meter rental: \$250 per month. Meter requirements are set forth in § 309-7 and include installation requirements and consumers' responsibilities for damages caused by neglect.
- (5) Fire hydrant flow test (witness): \$250.
- (6) Hydrant permit and use fees are waived for eligible civic programs for events such as block parties, and for state, county and municipal government use by entities such as Fire Departments, Public Works Departments, and Emergency Services.
- (7) The use of hydrants is strictly prohibited without an active permit. First offense penalty: \$500; each subsequent offense penalty: \$1,000. See also Trenton Municipal Code at § 309-5, Unauthorized use of water.

City of Trenton, NJ

§ 309-8

§ 309-9

**§ 309-9. Collection of water charges.**

All charges for water service, including all charges for the installation, renewal or repair of water service, shall be a lien upon the property to which the service is furnished pursuant to the provisions of N.J.S.A. 40:62-141.

DCA/DLGS WAIVER NO. \_\_\_\_\_ (IF APPLICABLE)

# ORDINANCE

No. 26-002

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

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

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

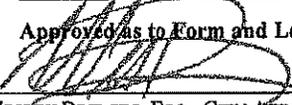
Date Returned \_\_\_\_\_

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

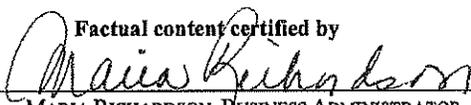
Date Resubmitted to Council \_\_\_\_\_

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

Approved as to Form and Legality

  
\_\_\_\_\_  
WESLEY BRIDGES, ESQ., CITY ATTORNEY

Factual content certified by

  
\_\_\_\_\_  
MARIA RICHARDSON, BUSINESS ADMINISTRATOR

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

PRESENTS THE FOLLOWING ORDINANCE:

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

## AN ORDINANCE AUTHORIZING THE EXECUTION OF A MANAGEMENT AGREEMENT BETWEEN THE CITY OF TRENTON AND THE RESCUE MISSION OF TRENTON FOR THE MANAGEMENT, MONITORING, AND MAINTENANCE OF SOUTHARD PARK AND SURROUNDING VACANT SPACES

**WHEREAS**, the Rescue Mission of Trenton (the "Mission") is a New Jersey non-profit corporation with principal offices located at 98 Carroll Street, Trenton, NJ 08609, dedicated to providing services for individuals experiencing homelessness and creating community-enhancing initiatives; and

**WHEREAS**, the City of Trenton (the "City") is the owner of certain real estate commonly known as Southard Park, along with adjacent vacant spaces defined as 15, 17, 19 & 21 Southard Street (Block 1101, Lots 19.03, 19, 19.01 and 19.02) (collectively, the "Property"), located within the City of Trenton, County of Mercer; and

**WHEREAS**, the Property is underutilized and holds potential for enhancing public enjoyment, providing recreational amenities, and offering services tailored to the needs of the community, including individuals experiencing homelessness; and

**WHEREAS**, the Mission has expressed interest in undertaking the management, maintenance, and improvement of the Property, with the aim of creating a welcoming, accessible, and safe space for public use and for programs beneficial to the homeless population; and

**WHEREAS**, the Mission does not seek ownership of the Property but rather seeks the ability to manage and maintain it.; and

**WHEREAS**, the City supports this initiative as it aligns with its goals of improving community resources, fostering public-private partnerships, and supporting the City's homeless population; and

**WHEREAS**, it is in the best interest of the City to authorize an agreement granting the Mission management rights over the Property under terms and conditions that ensure proper use, maintenance, and accessibility for public benefit; now, therefore,

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

# ORDINANCE

## **Authorization**

The Mayor and Clerk of the City of Trenton are hereby authorized to execute a Management Agreement (the "Agreement") between the City and the Mission to outline the roles and responsibilities of each party concerning the management, monitoring, and maintenance of the Property.

## **Term**

The initial term of the Agreement shall be for an irrevocable twenty-five (25) years, commencing upon execution, and shall automatically renew annually upon the expiration of the initial 25 years unless either party provides written notice of termination at least 60 days prior to the end of the then-current term.

## **Use of Property**

The Property shall be used and maintained for public recreation, community engagement, and services aimed at supporting individuals experiencing homelessness. Specific activities may include, but are not limited to, park landscaping and maintenance, hosting events or services for the homeless population, and developing amenities to benefit visitors. This use agreement shall not be transferred without the express written consent of the City.

## **Obligations of the Mission**

- Manage and maintain the Property, including landscaping, waste removal, and ensuring a safe and welcoming environment.
- Collaborate with community organizations and stakeholders to enhance the Property's use and programming.
- Provide periodic reports to the City on the status and activities of the Property.
- Maintain casualty insurance of \$1 Million.

## **Obligations of the City**

- Retain ownership of the Property.
- Provide reasonable support and resources, as mutually agreed, to assist the Mission in its management responsibilities.
- Retain the right to enter the Property for inspection or other municipal purposes.

## **Regulatory Compliance**

The Mission shall ensure that all activities on the Property comply with applicable federal, state, and local laws, including those governing public spaces and environmental standards.

## **Indemnification**

The Mission and the City agree to indemnify and hold each other harmless from any claims arising out of their respective responsibilities under the Agreement, excluding claims resulting from gross negligence or willful misconduct by the other party.

## **Insurance**

The Mission shall maintain general liability insurance in an amount not less than \$1 Million per occurrence, naming the City as an additional insured.

## **Termination**

Either party may terminate the Agreement by providing written notice of termination to the other party at least 60 days prior to the desired termination date.

# ORDINANCE

**Effective Date**

This Ordinance shall take effect upon passage and publication as provided by law.

BE IT FURTHER ORDAINED that this Ordinance shall authorize the preparation and execution of any and all documentation necessary to effectuate the terms and conditions contained herein.

INTRODUCTION:	MOTION: <i>Williams</i>				SECOND: <i>Edwards</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	NAY	NV	AB	AYE	NAY	NV	AB
EDWARDS	✓								GONZALEZ	✓				FIGUEROA	✓															
FELICIANO	✓								HARRISON	✓				KETTENBURG																
FRISBY	✓								WILLIAMS	✓																				

NV - NO VOTE      AB - ABSENT

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on JAN 20 2026

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

\_\_\_\_\_  
Mayor

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

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

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

# ORDINANCE

No. 26-003

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

1<sup>st</sup> Reading JAN 20 2026

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

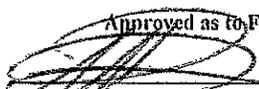
2<sup>nd</sup> Reading & Passage \_\_\_\_\_

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

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

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

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

  
Approved as to Form and Legality  
WESLEY BRIDGES, ESQ., CITY ATTORNEY

  
Factual content certified by  
OR-BELAL OJ-WAHAB ONTIRI, DIRECTOR PUBLIC WORKS

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

PRESENTS THE FOLLOWING ORDINANCE:

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

## ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 14 OF THE CODE OF THE CITY OF TRENTON, "TRAFFIC", AS IT APPLIES TO PARKING RESTRICTIONS FOR VANS AND TRUCKS IN RESIDENTIAL AREAS

### SECTION 1. Purpose and Findings

The City Council finds and declares:

1. Historic Trenton neighborhoods contain a long-standing mixture of residential and commercial uses, including wholesale produce operations, bakeries, restaurants, and small markets that require consistent access to delivery vehicles.
2. These businesses operate commercial trucks essential to daily operations, including wholesale fulfillment, refrigeration, and daily delivery services.
3. Existing §14-2 restrictions were enacted to prevent large commercial vehicles from being stored on purely residential streets; however, in mixed-use blocks, enforcement has resulted in unintended hardships to legitimate commercial operations.
4. To preserve neighborhood character while supporting local commerce, a narrowly tailored exemption and designation process is needed to allow qualified businesses to maintain commercial vehicles immediately adjacent to their premises.

### SECTION 2. Amendment to § 14-2, Adding New Subsection §14-2.13D(1)

(24-Hour Commercial Loading Zone Designation)

#### §14-2.13D(1) – 24-Hour Commercial Loading Zones in Mixed-Use Areas

##### A. Authority.

Notwithstanding any provisions of §14-2 to the contrary, the City may designate a portion of a street as a 24-Hour Commercial Loading Zone for the exclusive parking and loading/unloading of commercial vehicles owned or operated by a qualified business as defined herein.

# ORDINANCE

## **B. Eligibility.**

A business shall qualify for a 24-Hour Commercial Loading Zone if:

1. It is located within a mixed-use block where commercial and residential uses are interspersed;
2. It operates as a wholesale produce market, bakery, restaurant, or similar food establishment requiring continuous commercial vehicle access; and
3. It demonstrates that:
  - (a) On-site parking is insufficient to accommodate required delivery vehicles; and
  - (b) Lack of curbside access would significantly impair business operations, including fulfillment of wholesale or daily delivery orders.

## **C. Application Process.**

1. A business owner may apply to the Department of Public Works, which shall evaluate the request and issue a recommendation to City Council.
2. The application shall include:
  - Names and registration of all business-owned commercial vehicles;
  - A site plan showing the requested curb area;
  - Hours of operation; and
  - Demonstration of mixed-use block conditions.
3. The Department shall consult with the Police Department to ensure that the designation will not impede traffic safety or emergency access.

## **D. Council Action.**

1. City Council may, by ordinance, designate the requested area as a 24-Hour Commercial Loading Zone, specifying:
  - The length of curb to be reserved;
  - The number of commercial vehicles authorized; and
  - Any operational conditions deemed necessary.
2. Following approval, appropriate signage shall be installed indicating the zone and its restrictions.

## **E. Restrictions on Use.**

1. Only commercial vehicles owned, leased, or registered to the qualifying business may park within the designated area for a period over one (1) hour.
2. Vehicles may remain within the zone at any time of day or night for purposes of loading, unloading, refrigeration, active business use, or required overnight storage.
3. Parking by the general public shall be prohibited.

# ORDINANCE

**F. Residential Protection Clause.**

Nothing herein shall permit:

1. The parking of unrelated commercial vehicles;
2. The use of such zones for truck repair, body work, or non-business-related storage; or
3. Designation on streets determined by the Police Department to be unsuitable due to narrow width, traffic volume, or public safety concerns.

**G. Enforcement.**

Unauthorized vehicles parked within a 24-Hour Commercial Loading Zone over one (1) hour shall be subject to citation and towing as provided in Chapter 14.

**SECTION 3. Codification**

This amendment shall be incorporated into §14-2 of the Trenton Code and shall supplement, not replace, existing prohibitions on commercial parking within residential areas, except where specifically exempted herein.

**SECTION 4. Effective Date**

This ordinance shall take effect immediately upon final passage and publication as required by law.

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

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on JAN 20 2026

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. 26-004

1<sup>st</sup> Reading JAN 20 2026

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

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

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

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

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

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

*[Signature]*  
 Approved as to Form and Legality  
 \_\_\_\_\_  
 WESTLEY BRIDGES, ESQ., CITY ATTORNEY

*[Signature]*  
 Factual content certified by  
 \_\_\_\_\_  
 ON BEHALF OF WAHAB ONITIRI, DIRECTOR OF PUBLIC WORKS

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

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

## ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 14 OF THE CODE OF THE CITY OF TRENTON, "TRAFFIC", AS IT APPLIES TO MULBERRY STREET

**BE IT ORDAINED**, By the City Council of the City of Trenton that Chapter 14, Subsection 2.3 of the Code of the City of Trenton is hereby amended and supplemented by adding to Schedule III, "No Parking," the following locations:

Name of Street	Sides	Location
Mulberry Street	Both	Between New York Avenue and North Clinton Avenue

All ordinances or parts of ordinances of the City of Trenton heretofore adopted that are inconsistent with any of the terms and provisions of this Ordinance are hereby repealed to the extent of inconsistency.

This Ordinance shall take effect thirty (30) days after final passage by Council or twenty (20) days after approval by the Mayor, whichever comes first.

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	NAY	NV	
EDWARDS	✓								GONZALEZ	✓								FIGUEROA KETTERHURG	✓						
FELICIANO	✓								HARRISON	✓															
FROSHY	✓								WILLIAMS	✓															

NV - NO VOTE AB - ABSENT

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on JAN 20 2026

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

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

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

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

# ORDINANCE

No. 26-007

1<sup>st</sup> Reading JAN 20 2026

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 AS 396-398 NORTH CLINTON AVENUE AND 28 EASTBURN AVENUE,  
AND IDENTIFIED ON THE CITY TAXMAP, BLOCK 21403, LOT/S 22 & 23, BLOCK 21501, LOT 19,  
PURSUANT TO N.J.S.A. 40A:12-13(e), TO 713 WHITTAKER LLC FOR THE SALE PRICE OF  
TWENTY-THREE THOUSAND (\$23,000.00) 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 396 North Block 21501, Clinton Avenue, 398 North Clinton Avenue (undersized lot) and 28 Eastburn Avenue, designated as Block 21403, Lot/s 22 & 23, Lot 19 on the City of Trenton Tax Map (hereinafter, the "Properties"); and

**WHEREAS**, 713 Whittaker LLC (the "Applicant") purposes to purchase and redevelop Block 21403, Lot/s 22 & 23, Block 21501, Lot 19 commonly known as 396 North Clinton Avenue, 398 North Clinton Avenue (undersized lot) and 28 Eastburn Avenue (the "Properties"); and

**WHEREAS**, the Applicant proposes to pay Twelve Thousand (\$12,000.00) Dollars for 396 North Clinton Avenue, One Thousand(\$1,000.00) Dollars for 398 North Clinton Avenue (undersized lot) and Ten Thousand (\$10,000.00) Dollars for 28 Eastburn Avenue totaling Twenty-Three Thousand (\$23,000.00) Dollars, (the "Purchase Price"); and

**WHEREAS**, the Applicant intends to renovate the Properties and rent them on the local rental market. The Applicant will merge the lot at 398 North Clinton Avenue with 396 North Clinton Avenue; 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

No. 26-008

1<sup>st</sup> Reading JAN 20 2026

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

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

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

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

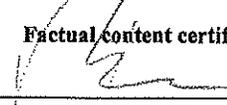
Date Resubmitted to Council \_\_\_\_\_

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

Approved as to Form and Legality

Factual content certified by

  
WESLEY BRIDGES, CITY ATTORNEY

  
JIM BEACH, CHIEF OF STAFF

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

**AN ORDINANCE AMENDING ORDINANCE 25-138, WHICH AMENDED 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**, on November 6, 2025, the City Council adopted at Second Reading Ordinance 25-138, which authorized the amendment of Chapter 2, Article III, Section 2-7 entitled "Boards, Bodies and Commissions," and repealed and replaced 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 (Amendment); and

**WHEREAS**, Ordinance 25-138 read in part. "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**, on November 6, 2025, the Planning Board for the City of Trenton ("City") had not yet reviewed the proposed Amendment for consistency with the City's Master Plan pursuant to N.J.S.A. 40:55D-62-A; and

**WHEREAS**, on November 13, 2025, the Planning Board conducted a consistency review of the Amendment and found that it was consistent with the Master Plan (see attached Exhibit A).

# ORDINANCE

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the City of Trenton Council, County of Mercer, State of New Jersey, that Ordinance 25-138 is hereby amended by deleting the clause reading,

**“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 replacing it with the following:

**”WHEREAS**, on November 13, 2025, the Planning Board conducted a consistency review of the Amendment and found that it was consistent with the Master Plan;”

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

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on JAN 20 2026

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

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

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

# RESOLUTION

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 CREATING AN AD HOC COMMITTEE TO WORK WITH THE ADMINISTRATION IN NEGOTIATING A NEW MEMORANDUM OF UNDERSTANDING (MOU) WITH THE DIVISION OF LOCAL GOVERNMENT SERVICES

**WHEREAS**, pursuant to N.J.S.A. 40:69A-36h and Trenton City Code Chapter A-316-2 Rule XII, Trenton City Council is empowered to create Ad Hoc Committees for Legislative purposes and to consult with the Mayor Administration to study and review any matter, and to report to Council thereon; and

**WHEREAS**, as a condition of receiving Capital City Aide from the State of New Jersey the City of Trenton is required each year to execute a Memorandum of Understanding (MOU) with the Division of Local Government Services (DLGS) in the Department of Community Affairs (DCA), which imposes significant oversight upon the City relative to its Municipal operations; and

**WHEREAS**, the City Council has determined it to be in the best interest of the City to work with the Administration in attempting to negotiate and effectuate certain revisions to said MOU on issues relating to hiring discipline; contract negotiations; public contracting and general oversight.

**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of Trenton that an Ad Hoc Committee is hereby created for the above purposes, consisting of three (3) Members of the City Council appointed by a majority vote of City Council, which shall serve until Council's approval of the 2026 MOU with the DLGS; and it is

**FURTHER RESOLVED** that this Resolution shall take effect pursuant to law.

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

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

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

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

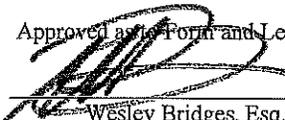
# RESOLUTION No. 26-029

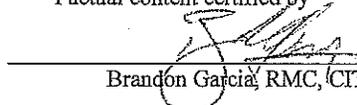
Date of Adoption: \_\_\_\_\_

DCA Waiver No. (if applicable) \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
 \_\_\_\_\_  
 Wesley Bridges, Esq., CITY ATTORNEY

  
 \_\_\_\_\_  
 Brandon Garcia, RMC, CITY CLERK

COUNCILMAN / WOMAN \_\_\_\_\_ PRESENTS THE FOLLOWING ORDINANCE:

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

## RESOLUTION APPOINTING MEMBERS TO THE CITY OF TRENTON STREET NAMING COMMITTEE

**WHEREAS**, the Trenton City Council has created a committee to consider application for honorary street renaming in the City of Trenton; and

**WHEREAS**, pursuant to Trenton City Code Section 14-7.C, Council shall appoint a member of the public from each of the four wards of the city: and

**NOW THEREFORE BE IT RESOLVED** by the Governing Body of the City Trenton that the following Council Member are hereby appointed as liaison to the following Boards and Commissions, for the term expiring December 31, 2029:

1. Marge Caldwell Wilson, North Ward
2. Edward Livingston, South Ward
3. Winston Mills, West Ward
4. Donna Wellons, East Ward

MOTION:						SECOND:									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent	
EDWARDS					FRISBY					FIGUEROA KETTENBURG					
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

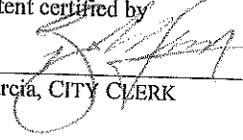
Date of Adoption \_\_\_\_\_

Approved as to Form and Legality



Wesley Bridges, Esq., CITY ATTORNEY

Factual content certified by



Brandon L. Garcia, CITY CLERK

COUNCILMAN / WOMAN Crystal Feliciano

PRESENTS THE FOLLOWING RESOLUTION:

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

## A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TRENTON, NEW JERSEY, DESIGNATING THE MONTH OF FEBRUARY 2026 AS BLACK HISTORY MONTH IN THE CITY OF TRENTON

**WHEREAS**, Black History Month is celebrated annually during the month of February to recognize, honor, and celebrate the achievements, contributions, and enduring legacy of African Americans throughout United States history; and

**WHEREAS**, the origins of Black History Month trace back to 1926, when historian Dr. Carter G. Woodson established "Negro History Week" to promote the study and recognition of Black history, which later expanded into a month-long observance; and

**WHEREAS**, African Americans have made invaluable contributions to the social, cultural, educational, economic, political, and civic development of the City of Trenton, the State of New Jersey, and the nation; and

**WHEREAS**, the City of Trenton has a rich and proud Black history, including the leadership, activism, entrepreneurship, artistic expression, labor contributions, and public service of Black residents who have shaped the city's past, present, and future; and

**WHEREAS**, recognizing Black History Month provides an opportunity to educate residents, particularly youth, about the historical struggles and triumphs of African Americans, while fostering a greater understanding of equity, inclusion, and shared humanity; and

**WHEREAS**, the City Council of the City of Trenton is committed to acknowledging and uplifting the diverse cultures and histories that contribute to the strength and vitality of the community.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Trenton, New Jersey, that the month of February 2026 is hereby designated as Black History Month in the City of Trenton; and

# RESOLUTION

**BE IT FURTHER RESOLVED**, that the City Council encourages residents, schools, community organizations, faith-based institutions, and local businesses to observe Black History Month through educational programs, commemorative events, and activities that celebrate the history, culture, and contributions of African Americans.

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

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

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

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

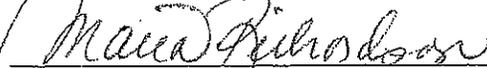
# RESOLUTION No. 26-030

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

Approved as to Form and Legality

Factual content certified by

  
WESLEY BRIDGES, ESQ., DIRECTOR OF LAW

  
MARIA RICHARDSON, BUSINESS ADMINISTRATOR

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

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

**RESOLUTION EXERCISING THE FINAL OPTION TO EXTEND THE CONTRACT AWARDED TO SMART STITCH, LLC FOR THE FURNISH AND DELIVERY F.O.B. OF UNIFORMS ON AN AS NEEDED BASIS FOR THE CITY OF TRENTON EMPLOYEES WITHIN TEN (10) DESIGNATED DEPARTMENTAL UNITS FOR AN ADDITIONAL TWO (2) YEARS FROM SEPTEMBER 20, 2025, TO SEPTEMBER 19, 2027, IN AN AMOUNT NOT TO EXCEED \$479,500.00 PER YEAR- BID 2024-31**

**WHEREAS**, on September 19, 2024, Resolution No. 24-396 awarded a contract to Smart Stitch, LLC, 129 Waters Avenue, Ewing, New Jersey 08638 for the Furnishing and Delivery F.O.B. of Uniforms and Footwear on an as needed basis for the City of Trenton Employees for various departments and divisions in an amount not to exceed \$375,000.00 for a period of one (1) year with an option to extend two (2) additional years for the City of Trenton, Department of Administration; and

**WHEREAS**, pursuant to N.J.S.A. 40A:11-15 provides that service contracts may be extended for no more than (1) one two-year or (2) two one-year extensions; and

**WHEREAS**, The City of Trenton, Department of Administration, have determined that Smart Stitch, LLC, 129 Waters Avenue, Ewing, New Jersey 08638 has provided the Furnishing and Delivery F.O.B. of Uniforms and Footwear on an as needed basis for the City of Trenton Employees for various departments and divisions in a satisfactory manner, and it is in the best interest of the city to exercise the final option to extend the contract for an additional two (2) years from September 20, 2025, to September 19, 2027; and

**WHEREAS**, funds in an amount not to exceed \$479,500.00 per year for uniforms and footwear for a period of two (2) years. The City of Trenton shall exercise the option to extend this contract from September 20, 2025, to September 19, 2027 to be available in the following accounts numbers contingent upon the adoption of the CY'26 and CY'27 temporary and or final budgets as follows:

**CY'26 ACCOUNT NUMBERS**

**BUDGET AMOUNT AND DEPARTMENTAL UNITS**

6-01- -70-7010-303	35,000.00	PARKS AND RECREATION
6-01- -70-7012-299	10,000.00	
6-01- -70-7020-303	35,000.00	
6-01- -70-7025-299	25,000.00	
06-01-75-7500-303	7,500.00	MUNICIPAL COURT
06-01- -55-5530-303	17,000.00	PUBLIC PROPERTY
06-26- -60-6020-303	1,000.00	PARKING UTILITY
06-07- -55-5500-303	9,000.00	SEWER
06-01- -55-5510-303	25,000.00	SOLID WASTE
06-01-55-5520-303	12,000.00	STREETS
06-01- -55-5540-303	2,500.00	TRAFFIC AND TRANSPORTATION

06-01--55-5550-303	500.00	ENGINEERING
06-05--55-5501-841-002	<u>300,000.00</u>	WATER
<b>Total amount not to exceed</b>	<b>\$479,500.00</b>	

**NOW, THEREFORE, IT IS RESOLVED**, by the City Council of the City of Trenton that the Mayor is hereby authorized to exercise the final option to extend the contract for an additional two (2) years from September 20, 2025, to September 19, 2027 awarded to Smart Stitch, LLC, 129 Waters Avenue, Ewing, New Jersey 08638 in an amount not to exceed \$479,500.00 per year to provide the Furnishing and Delivery F.O.B. of Uniforms and Footwear on an as needed basis for the City of Trenton Employees for various departments and divisions for the City of Trenton, Department of Administration for the said purpose in the manner prescribed by law.

MOTION:					SECOND:									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					GONZALEZ					FIGUEROA				
FELICIANO					HARRISON					KETTENBURG				
FRISBY					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 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: SMART STITCH LLC  
Address# 1: 129 WALTERS AVENUE  
City: EWING  
State: NEW JERSEY  
Zip Code: 08638

Purpose: For the furnish and delivery F.O.B. of uniforms and footwear for the City of Trenton employees on an as needed basis

Fund: \$479,500.00

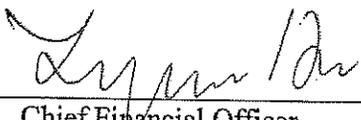
Account Numbers:

6-01- -70-7010-303	35,000.00	PARKS AND RECREATION
6-01- -70-7012-299	10,000.00	
6-01- -70-7020-303	35,000.00	
6-01- -70-7025-299	25,000.00	
06-01-75-7500-303	7,500.00	MUNICIPAL COURT
06-01- -55-5530-303	17,000.00	PUBLIC PROPERTY
06-26- -60-6020-303	1,000.00	PARKING UTILITY <i>OK</i>
06-07- -55-5500-303	9,000.00	SEWER <i>OK</i>
06-01- -55-5510-303	25,000.00	SOLID WASTE
06-01-55-5520-303	12,000.00	STREETS
06-01- -55-5540-303	2,500.00	TRAFFIC AND
TRANSPORTATION		
06-01- -55-5550-303	500.00	ENGINEERING
06-05- -55-5501-841-002	300,000.00	WATER <i>OK</i>
<b>Total amount not to exceed</b>	<b>\$479,500.00</b>	

Vendor ID: SMART035

Requisition Number:

Amount not to exceed: 479,500.00

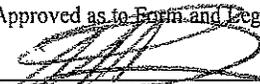
  
\_\_\_\_\_  
Chief Financial Officer

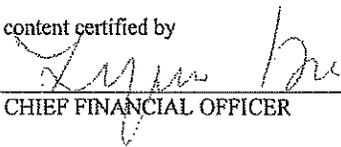
11/13/2026  
\_\_\_\_\_  
Date

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

Approved as to Form and Legality

Factual content certified by

  
WESLEY BRIDGES, ESQ., CITY ATTORNEY

  
LYNN AU, CHIEF FINANCIAL OFFICER

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 BRT TECHNOLOGIES FOR MOD IV AND CAMA COMPUTER SOFTWARE FOR THE TAX ASSESSOR'S OFFICE IN AN AMOUNT NOT TO EXCEED \$55,000.00 FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD - RFP2026-03**

**WHEREAS**, the City has a need for Mod IV and Cama Computer Software for the City of Trenton, Tax Assessor's Office 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 December 16, 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 BRT Technologies, 22 Birchwood Lane, Mantua, NJ 08051 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 \$55,000.00 have been certified to be available in the following account number: 6-01- -30-3060-395 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 BRT Technologies, 22 Birchwood Lane, Mantua, NJ 08051 for Mod IV and Cama Computer Software for Tax Assessor's Office in an amount not to exceed \$55,000.00 for a period of one (1) year from the date of award for the City of Trenton, Tax Assessor's Office; 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					GONZALEZ					FIGUEROA KETTENBURG				
FELICIANO					HARRISON									
FRISBY					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 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: BRT Technologies  
Address# 1: 22 Birchwood Ln  
City: Mantua, NJ  
State: NJ  
Zip Code: 08051

Purpose: MOD IV & CAMA Software Services & production and postage of notice of assessment postcards

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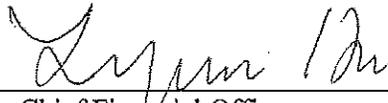
Fund: CURRENT FUND

Account Numbers: 6-01-30-3060-395

Vendor ID: BRTTE005

Requisition Number:

Amount not to exceed: \$55,000

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

1/1/2026

\_\_\_\_\_  
Date

# RESOLUTION

No. 26-032

Approved as to Form and Legality

WESLEY BRIDGES, ESQ., CITY ATTORNEY

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

Factual content certified by

LYNN AU, CHIEF FINANCIAL OFFICER

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 SOCKLER REALTY SERVICES GROUP FOR COMMERCIAL AND RESIDENTIAL TAX APPEAL APPRAISALS TO TAX COURT OF NEW JERSEY FOR THE TAX ASSESSOR'S OFFICE IN AN AMOUNT NOT TO EXCEED \$38,000.00 FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD - RFP2026-02**

**WHEREAS**, the City has a need for Commercial and Residential Tax Appeal Appraisals to Tax Court of New Jersey for the City of Trenton, Department of Finance, Tax Assessor's Office 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 December 16, 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 Sockler Realty Services Group, 299 Ward Street, Suite C, Hightstown, NJ 08520 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 \$38,000.00 have been certified to be available in the following account number: 6-01- -30-3060-294 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 Sockler Realty Services Group, 299 Ward Street, Suite C, Hightstown, NJ 08520 for Commercial and Residential Tax Appeal Appraisals to Tax Court of New Jersey in an amount not to exceed \$38,000.00 for a period of one (1) year from the date of award for the City of Trenton, Tax Assessor's Office; 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					GONZALEZ					FIGUEROA KETTENBURG				
FELICIANO					HARRISON									
FRISBY					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 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: Sockler Realty Services Group  
Address# 1: 299 Ward St Suite C  
City: Hightstown  
State: NJ  
Zip Code: 08520

Purpose: Appraisal Services

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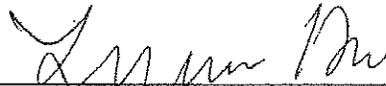
Fund: CURRENT FUND

Account Numbers: 6-01-30-3060-294

Vendor ID: PETER074

Requisition Number:

Amount not to exceed: \$38,000

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

1/9/2026  
\_\_\_\_\_  
Date

# RESOLUTION

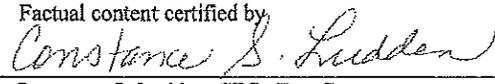
Date of Adoption \_\_\_\_\_

Approved as to Form and Legality



Wesley Bridges, Esq., CITY ATTORNEY

Factual content certified by



Constance S. Ludden, CTC, TAX COLLECTOR

COUNCILMAN / WOMAN \_\_\_\_\_ PRESENTS THE FOLLOWING RESOLUTION:

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

## RESOLUTION AUTHORIZING THE CITY OF TRENTON TO CANCEL BALANCES/CREDITS +/- \$10.00

**WHEREAS**, N.J.S.A. 40A:5-17.1 permits municipalities to designate an employee to process/cancel tax balances/credits +/- ten dollars upon passage of a Resolution by the Governing Body permitting the same; and

**WHEREAS**, small balances/credits should be processed on a regular basis to improve the financial integrity of the records of the City of Trenton.

**NOW THEREFORE BE IT RESOLVED**, by the City Council of the City of Trenton, County of Mercer, State of New Jersey that in accordance with N.J.S.A. 40A:5-17.1, the City of Trenton, hereby directs the tax collector without further action of the governing body, to process/cancel tax balances/credits +/- \$10.00 at her discretion.

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

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

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

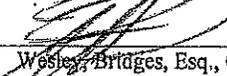
\_\_\_\_\_  
City Clerk

# RESOLUTION

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

Approved as to Form and Legality

Factual content certified by

  
Wesley Bridges, Esq., CITY ATTORNEY

  
Constance S. Ludden, CTC, TAX COLLECTOR

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

PRESENTS THE FOLLOWING RESOLUTION:

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

## RESOLUTION AUTHORIZING THE TAX COLLECTOR OF THE CITY OF TRENTON TO FACILITATE AND EXECUTE INSTALLMENT PAYMENT AGREEMENTS ON CITY HELD LIENS

**WHEREAS**, N.J.S.A. 54:5-65 permits municipalities to authorize the redemption of a tax sale certificate through an installment plan upon passage of a Resolution by the Governing Body permitting the same; and

**WHEREAS**, payment plans are necessary to maintain the financial integrity of the City and to assist taxpayers trying to retain their properties.

**NOW THEREFORE BE IT RESOLVED**, by the City Council of the City of Trenton, County of Mercer, State of New Jersey that in accordance with N.J.S.A. 54:5-65, the City of Trenton, hereby directs the tax collector to facilitate and execute installment payment agreements at her discretion.

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

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

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

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

# RESOLUTION

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

Approved as to Form and Legality

Factual content certified by

Wesley Bridges, Esq., CITY ATTORNEY

Constance S. Ludden, CTC, TAX COLLECTOR

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

PRESENTS THE FOLLOWING RESOLUTION:

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

## RESOLUTION CONFIRMING INTEREST RATES, SETTING GRACE PERIODS AND ESTABLISHING FEES FOR THE TAX COLLECTOR'S OFFICE

**WHEREAS**, pursuant to the provisions of N.J.S.A. 54:4-67, the governing body of each municipality may fix by resolution the rate of interest to be charged due to the non-payment of taxes, set a grace period for the payment of quarterly taxes and fix penalty to be charged where a delinquency exceeds \$10,000.00 on the last day of the year; and

**WHEREAS**, the City of Trenton wishes to fix the rate of interest to be charged for the non-payment of taxes, assessments and other municipal liens or charges at 8% per annum on the first \$1,500.00 of the delinquency and 18% per annum on any amount in excess of \$1,500.00, to be calculated from the date the tax was payable until the date of actual payment to the Tax Collector is made; and

**WHEREAS**, the City of Trenton wishes to establish a grace period whereas no interest shall be chargeable if payment of any installment is made within the tenth (10<sup>th</sup>) calendar day following the date upon which the same became payable; and

**WHEREAS**, the City of Trenton wishes to fix a penalty of 6% to be charged on any delinquency in excess of \$10,000 which is not paid prior to the end of the fiscal year.

**NOW THEREFORE IT IS RESOLVED** by the City Council of the City of Trenton that it does hereby authorize, establish and fix the following:

- 1) An interest rate of 8% per annum on the 1<sup>st</sup> \$1,500.00 of delinquency and 18% per annum on any amount in excess of \$10,000.00.
- 2) A grace period where no interest shall be chargeable if payment of an installment is made within the 10<sup>th</sup> calendar day following the due date.
- 3) A penalty of 6% to be charged on any delinquency in excess of \$10,000.00 which is not paid prior to the end of the calendar year (December 31, 2026).

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

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

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

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

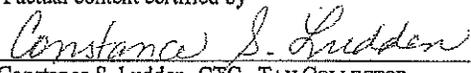
# RESOLUTION

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

Approved as to Form and Legality

Factual content certified by

  
 \_\_\_\_\_  
 Wesley Bridges, Esq., CITY ATTORNEY

  
 \_\_\_\_\_  
 Constance S. Ludden, CTC, TAX COLLECTOR

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

PRESENTS THE FOLLOWING RESOLUTION:

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

## RESOLUTION AUTHORIZING ASSIGNMENT OF 2 TAX SALE CERTIFICATES IN THE AMOUNT OF \$13,752.08 PURSUANT N.J.S.A. 54:5-112 AND N.J.S.A. 54:5-113

**WHEREAS** pursuant to the provisions of N.J.S.A. 54:5-112 and N.J.S.A. 54:5-113, the various entities, as listed below will tender to the City of Trenton the total amount due or an amount not less than the assessed value of said properties in tax arrearages, TWW arrearages along with all interest, costs and fees represented by the tax sale certificates listed on said schedule and have applied pursuant to said statute for the assignment of the Tax Sale Certificates representing said arrearages to them, and

**WHEREAS** appropriate notice of said assignment has been published, posted and mailed to the owners of said properties as required by N.J.S.A. 54:5-112 and N.J.S.A. 54:5-113;

**NOW THEREFORE IT IS RESOLVED** by the City Council of the City of Trenton that it does hereby authorize the assignment of said 2 Tax Sale Certificates totaling \$13,752.08 for the purposes aforesaid pursuant to the schedule below, and directs that the appropriate documentation be prepared and furnished by the Tax Collector of the City of Trenton.

BLOCK	LOT	CERT#	PROPERTY LOCATION	OWNER OF RECORD	TOTAL	ASSIGNEE
2502	1	25-00164	350 Spring St.	Minaret Group LLC	\$9,648.76	KHH Invest LLC
6603	16	18-01363	14-16 Chapel St.	Hilton, Delphina & Seymour, Bro T/C	\$4,103.32	Clarence H. Buck
					\$13,752.08	

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

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

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

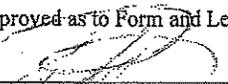
\_\_\_\_\_  
 City Clerk

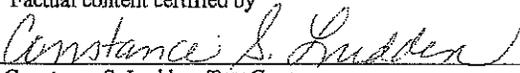
# RESOLUTION

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

Approved as to Form and Legality

Factual content certified by

  
Wesley Bridges, Esq., CITY ATTORNEY

  
Constance S. Ludden, TAX COLLECTOR

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

PRESENTS THE FOLLOWING RESOLUTION:

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

## RESOLUTION AUTHORIZING THE CITY OF TRENTON TO CONDUCT AN ACCELERATED ELECTRONIC TAX SALE PRIOR TO DECEMBER 31, 2026 AND TO CHARGE TAX SALE MAILING FEES

**WHEREAS**, N.J.S.A. 54:5-19 permits municipalities to hold a tax lien sale for unpaid real property taxes and other liens or charges after the eleventh (11<sup>th</sup>) day of the eleventh (11<sup>th</sup>) month of the year (November 11<sup>th</sup>) upon passage of a Resolution by the Governing Body permitting same; and

**WHEREAS**, the year for the City of Trenton begins on January 1, 2026 and ends on December 31, 2026; and

**WHEREAS**, N.J.S.A. 54:5-104.8 permits municipalities to mail a notice of tax sale in lieu of up to two publications at a cost of up to \$25.00 per mailing upon passage of a Resolution by the Governing Body permitting the same; and

**WHEREAS**, the fees for the tax sale process should be assessed equitably to the delinquent parties and not to the general tax base.

**NOW THEREFORE BE IT RESOLVED**, by the City Council of the City of Trenton, County of Mercer, State of New Jersey that in accordance with N.J.S.A. 54:5-19 & N.J.S.A. 54:5-104.8 the City of Trenton hereby directs that for unpaid real property taxes and/or for any other municipal lien or charges, or any part thereof in arrears as of the eleventh day of November 2026, the Tax Collector shall enforce the lien by conducting an accelerated, electronic tax sale no earlier than the last month of the fiscal year and further hereby directs the tax collector to charge a fee of \$25.00 per mailing in lieu of up to two publications for all properties included in tax sale before December 31, 2026.

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

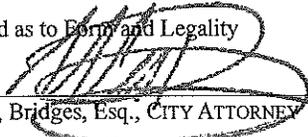
This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

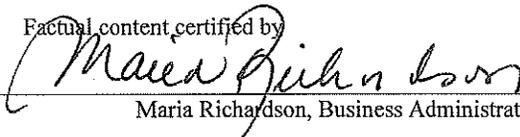
\_\_\_\_\_  
President of Council

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

# RESOLUTION

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 TEMPORARY EMERGENCY APPROPRIATIONS TO THE CY 2026 TEMPORARY BUDGET OF THE CITY OF TRENTON CURRENT FUND IN THE AMOUNT OF \$777,184

**WHEREAS**, an emergency has arisen with respect to providing funds for the operation of the City of Trenton Current Fund and no adequate provision has been made in the CY 2026 Temporary Budget for certain purposes, and N.J.S.A. 40A:4-20 provides for creation of an emergency appropriation for the certain purposes as listed below, and

**WHEREAS**, the total emergency temporary resolutions adopted for the CY 2026 year pursuant to the provisions of Chapter 96, P.L. 1951 including this resolution total **\$69,878,773**

**NOW, THEREFORE BE IT RESOLVED, BY THE** City Council of the City of Trenton, (by not less than two-thirds of all members thereof affirmatively concurring) that in accordance with N.J.S.A. 40A:4-20 the following emergency appropriations are hereby adopted as follows.

ANIMAL CONTROL OE	\$231,000
CLINICAL HEALTH SERVICES -OE	<u>\$546,184</u>
Total	<u>\$777,184</u>

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

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

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

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

# RESOLUTION

Approved as to Form and Legality

Wesley, Bridges, Esq., CITY ATTORNEY

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

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

Factual content certified by

Yolanda Vazquez, Interim Director

PRESENTS THE FOLLOWING RESOLUTION:

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

## RESOLUTION AUTHORIZING THE REMOVAL OF A TAX LIEN PLACED ON 146 FERRY STREET RESULTING FROM EMERGENCY CLEAN-UP/REPAIRS CONDUCTED AT 144 FERRY STREET

**WHEREAS**, there was an emergency that occurred at 144 Ferry St. (Block: 10901, Lot 5) that resulted from the existing metal roof being torn away from the principal structure during a storm. This roof became tangled in the telephone wires located in front of the adjacent property at 146 Ferry St. (Block: 10901, Lot 5); and

**WHEREAS**, the work was performed to remove the roof from the telephone wire in front of 146 Ferry Street by Carroll Group Inc./Carroll Demolition & Recycling; and

**WHEREAS**, the lien charge of \$3,180.00 was place by the Tax Collector two (2) times; one lien charge for 144 Ferry St. (Block 10901, Lot 5), and one lien charge for 146 Ferry St. (Block 10901, Lot 4); and

**WHEREAS**, the only property that should have been issued the lien charge is 144 Ferry St., in the amount of \$3,180.00.

**NOW THEREFORE, BE IT RESOLVED**, by the City Council of the City of Trenton, that the lien charge of \$3,180.00 be removed from 146 Ferry St. and, that this change of record be reflected accordingly with the City of Trenton's Tax Collector.

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

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

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

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

# RESOLUTION

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

Approved as to Form and Legality

Factual content certified by

\_\_\_\_\_  
Wesley, Bridges, Esq. CITY ATTORNEY

\_\_\_\_\_  
Molanda Vazquez, Interim Director  
Housing & Economic Development

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

PRESENTS THE FOLLOWING RESOLUTION:

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

## RESOLUTION AUTHORIZING REFUND OF DEVELOPERS' ESCROW ACCOUNT IN THE AMOUNT OF \$23,090.88

**WHEREAS**, the following applicant has deposited Escrow amounts as required by the Planning and Zoning Departments for a development project; and

**WHEREAS**, the applicant has withdrawn their application to the Planning and Zoning Departments therefore the balance of the Escrow Account can be released; and

**WHEREAS**, the Escrow Account identified as *25-P-500BR* has a balance of *\$23,090.88*, after all relevant fees have been satisfied and there appears no further basis to retain the Escrow Deposit.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Trenton, in the County of Mercer, State of New Jersey, that the Escrow balance be released and the Chief Financial Officer is hereby directed to issue a check for the refund

APPLICANT	PROJECT I.D.	BLOCK/LOT	ADDRESS	BALANCE
Breunig MMM, LLC	25-P-500BR	22901, 5	500 Breunig Ave.	\$23,090.88

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

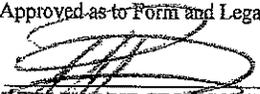
This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

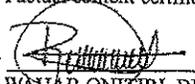
\_\_\_\_\_  
President of Council

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

# RESOLUTION No. 26-041

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

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

Factual content certified by  
  
 \_\_\_\_\_  
 WAHAB ONITIRI, DIRECTOR OF PUBLIC WORKS

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

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

**RESOLUTION EXERCISING THE OPTION TO EXTEND THE CONTRACT AWARDED TO SPECIALIZED ELEVATOR CORP. TO PROVIDE ELEVATOR PREVENTIVE MAINTENANCE AND REPAIRS FOR THE DEPARTMENT OF PUBLIC WORKS FOR AN ADDITIONAL TWO (2) YEARS FROM OCTOBER 20, 2025, TO OCTOBER 19, 2027, IN AN AMOUNT NOT TO EXCEED \$137,880.00 – BID 2023-45**

**WHEREAS**, on October 19, 2023, Resolution No. 23-458 awarded a contract to Specialized Elevator Corp., 60 Shawmut Rd., Suite 1, Canton, MA 02021 to provide Elevator Preventive Maintenance and Repairs in an amount not to exceed \$137,880.00 at a yearly rate of \$68,940.00 for a period of two (2) years with an option to extend the contract for an additional two (2) years in an amount not to exceed \$137,880.00 at a yearly rate of \$68,940.00 for the City of Trenton, Department of Public Works; and

**WHEREAS**, pursuant to N.J.S.A. 40A:11-15 provides that service contracts may be extended for no more than (1) one two-year or (2) two one-year extensions; and

**WHEREAS**, The City of Trenton, Department of Public Works, has determined that Specialized Elevator Corp., 60 Shawmut Rd., Suite 1, Canton, MA 02021 has provided Elevator Preventive Maintenance and Repairs in a satisfactory manner, and it is in the best interest of the city to exercise the option to extend the contract for an additional two (2) years from October 20, 2025, to October 19, 2027; and

**WHEREAS**, funds in an amount not to exceed \$137,880.00 have been certified to be available in the following account numbers: 5-01- 55-5530-275 (\$17,235.00), 6-01- -55-5530-280 (\$68,940.00) and 7-01- -55-5530-275 (\$51,705.00). Contingent upon the temporary and final adoption of CY'26 and CY'27. The City of Trenton shall exercise the option to extend this contract from October 20, 2025, to October 19, 2027.

**NOW, THEREFORE, IT IS RESOLVED**, by the City Council of the City of Trenton that the Mayor is hereby authorized to exercise the option to extend the contract for an additional two (2) years from October 20, 2025, to October 19, 2027 awarded to Specialized Elevator Corp., 60 Shawmut Rd., Suite 1, Canton, MA 02021 in an amount not to exceed \$137,880.00 to provide Elevator Preventive Maintenance and Repairs for the City of Trenton, Department of Public Works for the said purpose in the manner prescribed by law.

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

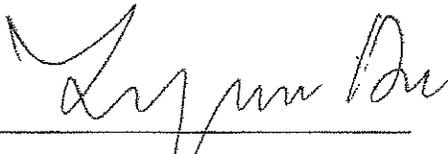
I, Lynn Au, Chief Financial Officer of the City of Trenton, do hereby certify, to the best of my knowledge and belief, that there are now adequate funds to contract with:

Vendor: Specialized Elevator Corp.  
Address: 60 Shawmut Rd. Suite 1  
City/State/Zip: Canton, MA 02021  
Purpose: Elevator Preventive Maintenance and Repairs  
Fund: Operating  
Account Number: 5-01- 55-5530-275 (\$17,235.00)  
6-01- -55-5530-280 (\$68,940.00)  
7-01- -55-5530-275 (\$51,705.00)

Vendor ID:

Requisition Number:

Amount not to exceed: \$137,880.00

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

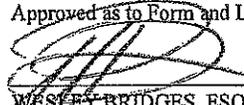
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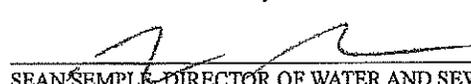
Date

# RESOLUTION

No. 26-042

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 MUNICIPAL MAINTENANCE COMPANY TO REMOVE, SUPPLY AND INSTALL CHECK VALVE FOR RAW WATER PUMP #3 FOR THE DEPARTMENT OF WATER AND SEWER, TRENTON WATER WORKS, WATER FILTRATION PLANT FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD IN AN AMOUNT NOT TO EXCEED \$116,000.00 – BID2025-93**

**WHEREAS**, three (3) sealed bids were received in the Division of Purchasing on November 13, 2025, at 11:00 am, by the Purchasing Agent to Remove, Supply and Install Check Valve for Raw Water Pump #3 for the City of Trenton, Department of Water and Sewer, Trenton Water Works, Water Filtration Plant; and

**WHEREAS**, the low bidder, Municipal Maintenance Company, 1352 Taylors Lane, Cinnaminson, NJ 08077, 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**, the purpose of this resolution is to purchase and replace the current failing check valve which is unrepairable. This pump helps control the flow of water coming into the raw water pump; and

**WHEREAS**, funds in an amount not to exceed \$116,000.00 have been certified to be available in the following account number: 06-05- -55-5506-813-014. 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 Municipal Maintenance Company, 1352 Taylors Lane, Cinnaminson, NJ 08077, to Remove, Supply and Install Check Valve for Raw Water Pump #3 for the City of Trenton, Department of Water and Sewer, Trenton Water Works, Water Filtration Plant for a period of one (1) year in an amount not to exceed \$116,000.00 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					GONZALEZ					FIGUEROA				
										KETTENBURG				
FELICIANO					HARRISON									
FRISBY					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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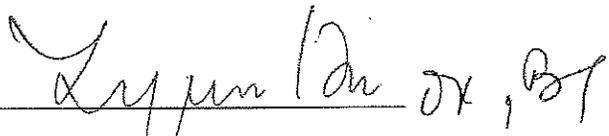
CERTIFICATION OF AVAILABILITY OF FUNDS

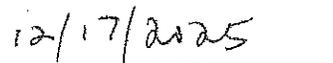
I, Lynn Au, Chief Financial Officer of the City of Trenton, do hereby certify, to the best of my knowledge and belief, that there are now adequate funds to contract with:

Vendor Name: Municipal Maintenance Company  
Address: 1352 Taylors Lane  
City/State/Zip: Cinnaminson, NJ 08077  
Purpose: To Remove, Supply & Install Check Valve for Raw Water Pump #3, Bid No. 2025-93

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Fund: Operating  
Account Number: 06-05- -55-5506-813-014  
Vendor ID: MUNIC030  
Requisition Number: To Be Created in 2026  
Amount not to exceed: \$116,000.00

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

  
\_\_\_\_\_  
Date

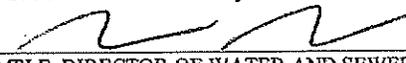
**RESOLUTION** No. 26-043

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

Approved as to Form and Legality

Factual content certified by

  
\_\_\_\_\_  
WESLEY BRIDGES, ESQ, DIRECTOR OF LAW

  
\_\_\_\_\_  
SEAN SEMPLE, DIRECTOR OF WATER AND SEWER

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

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

**RESOLUTION AUTHORIZING A CONTRACT TO INVOKE, LLC FOR PRINTING AND MAILING OF CERTIFIED MAIL FOR PUBLIC RELATIONS FOR THE DEPARTMENT OF WATER AND SEWER AWARDED THROUGH EDUCATIONAL SERVICES COMMISSION OF NEW JERSEY #ESC NJ 24/25-10 IN AN AMOUNT NOT TO EXCEED \$350,000.00 FOR CALENDAR YEAR 2026**

**WHEREAS**, the Division of Purchasing has reviewed and verified Educational Services Commission of New Jersey #ESC NJ 24/25-10 for Printing Services awarded a contract to InVOKE, LLC, 6 Corporate Drive, Cranbury, NJ 08512. Educational Services Commission of New Jersey ESCNJ 24/25-10 has extended this contract from September 1, 2024 to August 31, 2026, under the same terms, conditions, and pricing as stated in the original bid; and

**WHEREAS**, N.J.S.A40A:11-10 (a) (1) permits the City of Trenton to purchase items and provide services without the necessity of competitive bidding under the Educational Regional Educational Services Commission Cooperative Pricing Agreement #ESC NJ 24/25-10; and

**WHEREAS**, the printing and mailing contract will consist of notices being mailed to the homes of our Trenton residents, and residents of the municipalities we service to keep them informed and updated on Water Utility related information, including addressing concerns that may arise; and

**WHEREAS**, the City of Trenton's Department of Water and Sewer, has a need for Printing and Mailing of Certified Mail for Public Relations. The contract will be awarded to InVOKE, LLC, 6 Corporate Drive, Cranbury, NJ 08512 awarded through ESCNJ 24/25-10. This contract shall be awarded for calendar year 2026; and

**WHEREAS**, funds have been certified to be available in the amount not to exceed \$350,000.00 in the following account number: 6-05- -55-5501-866-009. This contract shall be awarded for calendar year 2026.

# RESOLUTION

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

1. The Purchasing Agent is authorized to execute a purchase order for payment to Invoke, LLC, 6 Corporate Drive, Cranbury, NJ 08512 awarded through ESCNJ 24/25-10 in an amount not to exceed \$350,000.00.
2. The contract will be awarded without competitive bidding pursuant to N.J.S.A. 40A:11-10 (a) (1) of the Local Public Contracts Law.

MOTION:															SECOND:			
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent				
EDWARDS					GONZALEZ					FIGUEROA KETTENBURG								
FELICIANO					HARRISON													
FRISBY					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: Innvoke, LLC  
Address: 6 Corporate Drive  
City/State/Zip: Cranbury, NJ 08512  
Purpose: Printing & Mailing of Certified Mail for Public Relations  
Fund: Operating  
Account Number: 06-05- -55-5501-866-009  
Vendor ID: INNVO005  
Requisition Number: To Be Generated Upon Award  
Amount not to exceed: \$350,000.00

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

1/9/2026

Date

# RESOLUTION No. 26-044

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

Approved as to Form and Legality

Factual content certified by

  
 \_\_\_\_\_  
 WESLEY BRIDGES, ESQ., DIRECTOR OF LAW

  
 \_\_\_\_\_  
 SEAN SEMPLE, DIRECTOR OF WATER AND SEWER

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

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

## RESOLUTION REJECTING PROPOSALS RECEIVED FOR PROFESSIONAL SERVICES OPERATIONS FOR THE DEPARTMENT OF WATER AND SEWER, TRENTON WATER WORKS - RFP2025-34B

**WHEREAS**, two (2) sealed proposals were received on December 10<sup>th</sup>, 2025, at 11:00 am by the Purchasing Agent in the Division of Purchasing for the re-advertisement for Professional Services Operations for the City of Trenton, Department of Water and Sewer, Trenton Water Works; and

**WHEREAS**, the proposals received from Dealessu Enterprises, Inc., DBA Fuerza Strategy Group, 2 Ridgedale Ave, Suite 208, Cedar Knolls, NJ 07927 is unreasonable and not a legitimate low bid, and Operations Services Inc., 10281 Old 275, Gaylor, MI 49735 substantially exceeds the appropriations for the services requested. The proposals are deemed rejected to revise the scope of services; and

**WHEREAS**, pursuant to Local Public Contract Law N.J.S.A. 40A:11-13.2(b)(d), a contracting unit may reject proposals when the lowest bid substantially exceeds the contracting unit's appropriation for the goods and services. It is in the best interest of the City of Trenton to reject the proposals; and

**NOW, THEREFORE, IT IS RESOLVED** by the City Council of the City of Trenton that the proposals received are hereby rejected due to the need to revise the scope of services, and the Division of Purchasing will re-advertise the procurement process.

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

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

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

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

# ORDINANCE

No. 26-005

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

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

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

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

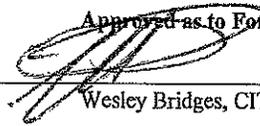
Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

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

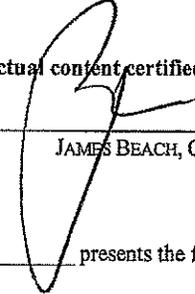
Date Returned \_\_\_\_\_

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 340 RUTHERFORD AVENUE, AND IDENTIFIED ON THE CITY TAX  
MAP, BLOCK 4403, LOT 34, PURSUANT TO N.J.S.A. 40A:12-13(c), TO VLADIMIR CASTILLO FOR  
THE SALE PRICE OF TWELVE THOUSAND FIVE HUNDRED (\$12,500.00) 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 340 Rutherford Avenue, designated as Block 4403, Lot 34 on the City of Trenton Tax Map (hereinafter, the "Property"); and

**WHEREAS**, Vladimir Castillo (the "Applicant") purposes to purchase and redevelop Block 4403, Lot 34 commonly known as 340 Rutherford Avenue (the 'Property"); and

**WHEREAS**, the Applicant proposes to pay Twelve Thousand Five Hundred (\$12,500.00) Dollars, (the "Purchase Price"); and

**WHEREAS**, once renovations have been completed, the Applicant intends to reside in the Property as his primary residence; 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



# ORDINANCE

26-009

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

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

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

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

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

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

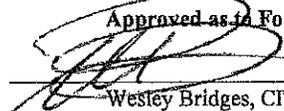
2<sup>nd</sup> Reading & Passage \_\_\_\_\_

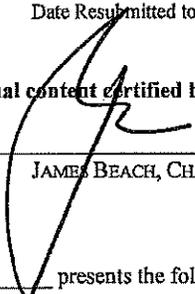
Date Resubmitted to Council \_\_\_\_\_

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 AS 408 AND 440 WALNUT AVENUE, AND IDENTIFIED ON THE CITY TAX  
MAP, BLOCK 26602, LOT/S 30 & 14, PURSUANT TO N.J.S.A. 40A:12-13(c), TO NAPOLEON PITTS  
FOR THE SALE PRICE OF TWENTY-THREE THOUSAND SIX HUNDRED FIFTY (\$23,650.00)  
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 408 and 440 Walnut Avenue, designated as Block 26602, Lot/s 30 & 14 on the City of Trenton Tax Map (hereinafter, the "Properties"); and

**WHEREAS**, Napoleon Pitts (the "Applicant") purposes to purchase and redevelop Block 26602, Lot/s 30 & 14 commonly known as 408 and 440 Walnut Avenue (the "Properties"); and

**WHEREAS**, the Applicant proposes to pay Eleven Thousand Six Hundred Fifty (\$11,650.00) for 408 Walnut Avenue and Twelve Thousand (\$12,000.00) Dollars for 440 Walnut Avenue totaling Twenty-Three Thousand Six Hundred Fifty (\$23,650.00) Dollars, (the "Purchase Price"); and

**WHEREAS**, the Applicant intends to renovate the 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

26-010

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

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

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

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

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

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

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

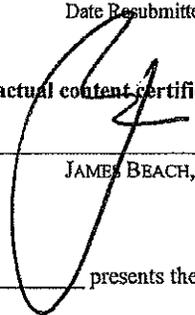
Date Resubmitted to Council \_\_\_\_\_

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 AS 444-446 WEST HANOVER STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 2301, LOT/S 3 & 2 PURSUANT TO N.J.S.A. 40A:12-13(b)(5), TO ROBIN S. WASHINGTON FOR THE SALE PRICE OF TWO THOUSAND (\$2,000.00) DOLLARS**

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 444-446 West Hanover Street, designated as Block 2301, Lot/s 3 & 2 on the City of Trenton Tax Map (hereinafter, the "Properties"); and

**WHEREAS**, the Properties are vacant strips of land that have been unused and city owned since March/1995, do 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 for the fair market value, which may be negotiated when there is only one contiguous owner; and

**WHEREAS**, Robins S. Washington, (hereinafter, the "Purchaser"), submitted an application to purchase the Properties for the stated purpose of consolidating the lots and building new single family residential unit; and

**WHEREAS**, upon negotiation between Purchaser and the City, the Parties have agreed to a purchase price of One Thousand (\$1,000.00) per lot totaling Two Thousand (\$2,000.00) Dollars, which the City deems reasonable based upon the size, location, condition of the Properties, merger requirements and the fact that the Properties would be returned to the tax rolls.

# ORDINANCE

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

1. The above recitals are incorporated herein as set forth at length herewith.
2. Pursuant to N.J.S.A. 40A: 12-13(b)(5), the City is authorized to convey 444-446 West Hanover Street, designated as Block, 2301, Lot/s 3 & 2 at private sale to Purchaser, Robin S. Washington for Two Thousand (\$2,000.00) Dollars
3. The City Clerk is hereby directed to publish the Ordinance as required by applicable law.

This Ordinance shall take effect aft 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:				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	AYE	NAY	NV			
EDWARDS									GONZALEZ									FIGUEROA KETTENBURG												
FELICIANO									HARRISON																					
FRISBY									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

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

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

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

# ORDINANCE

No. 26-011

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

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

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

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

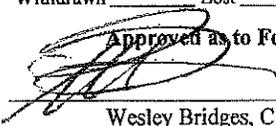
Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

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

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

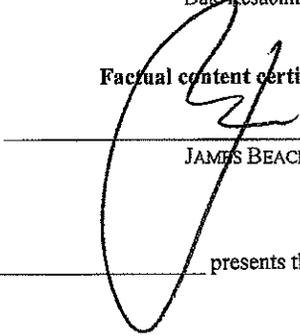
Date Resubmitted to Council \_\_\_\_\_

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 468 RIVERSIDE AVENUE, AND IDENTIFIED ON THE CITY TAX  
MAP, BLOCK 3103, LOT 25, PURSUANT TO N.J.S.A. 40A:12-13(c), TO KIM MOORE FOR THE  
SALE PRICE OF TWENTY THOUSAND (\$20,000.00) 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 560 North Clinton Avenue, designated as Block 21902, Lot 4, on the City of Trenton Tax Map (hereinafter, the "Property"); and

**WHEREAS**, Kim Moore (the "Applicant") and current City of Trenton employee purposes to purchase and redevelop Block 21902, Lot 4 commonly known as 560 North Clinton Avenue (the 'Property"); and

**WHEREAS**, the Applicant proposes to pay Ten Thousand (\$10,000.00) Dollars for 560 North Clinton Avenue, (the "Purchase Price"); and

**WHEREAS**, the Applicant intends to renovate the **Property** and open and operate a convenience store; 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

**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. Kim Moore, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 21902, Lot 4, commonly known as 560 North Clinton 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	AYE	NAY	NV
EDWARDS								GONZALEZ								FIGUEROA				KETTENBURG					
FELICIANO								HARRISON																	
FRISBY								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 Reconsidered by Council - Override Vote AYE  
REJECTED NAY

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

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

# ORDINANCE

No. 26-012

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

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

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

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

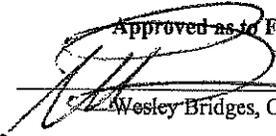
2<sup>nd</sup> Reading & Passage \_\_\_\_\_

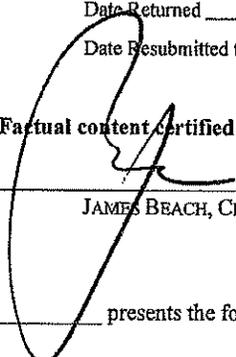
Date Resubmitted to Council \_\_\_\_\_

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 AS 560 NORTH CLINTON AVENUE, AND IDENTIFIED ON THE CITY  
TAX MAP, BLOCK 21902, LOT 4, PURSUANT TO N.J.S.A. 40A:12-13(c), TO KIM MOORE FOR THE  
SALE PRICE OF TEN THOUSAND (\$10,000.00) 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 560 North Clinton Avenue, designated as Block 21902, Lot 4, on the City of Trenton Tax Map (hereinafter, the "Property"); and

**WHEREAS**, Kim Moore (the "Applicant") and current City of Trenton employee purposes to purchase and redevelop Block 21902, Lot 4 commonly known as 560 North Clinton Avenue (the "Property"); and

**WHEREAS**, the Applicant proposes to pay Ten Thousand (\$10,000.00) Dollars for 560 North Clinton Avenue, (the "Purchase Price"); and

**WHEREAS**, the Applicant intends to renovate the Property and open and operate a convenience store; 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.



DCA/DLGS WAIVER No. \_\_\_\_\_ (IF APPLICABLE)

# ORDINANCE

No. 26-013

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

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

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

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

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

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

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

*[Signature]*  
Approved as to Form and Legality  
WESLEY BRIDGES, ESQ., CITY ATTORNEY

Factual content certified by  
*[Signature]*  
MARIA RICHARDSON, BUSINESS ADMINISTRATOR

COUNCILMAN / WOMAN \_\_\_\_\_ PRESENTS THE FOLLOWING ORDINANCE:

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

## CALENDAR YEAR 2026 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A:4-45.14) IN THE AMOUNT OF \$7,659,348.87

**WHEREAS**, the Local Government Cap Law, N.J.S.A. 40A:4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 2% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and

**WHEREAS**, N.J.S.A.40A:4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding year; and

**WHEREAS**, the City of Trenton of the State of New Jersey in the County of Mercer finds it advisable and necessary to increase its CY 2026 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and

**WHEREAS**, the City of Trenton hereby determines that a 1.5% increase in the budget for said year, amounting to \$3,282,578.09 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and

**WHEREAS**, the City of Trenton hereby determines that any amount authorized above that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years as a CAP Bank.

**NOW, THEREFORE, IT IS ORDAINED**, by the City Council of the City of Trenton in the County of Mercer, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2026 budget year, the final appropriations of the City of Trenton shall in accordance with this ordinance and N.J.S.A. 40A:4-45.14, be increased by 3.5%, amounting to \$7,659,348.87 and that the CY 2026 municipal budget for the City of Trenton be approved and adopted in accordance with this ordinance; and



# ORDINANCE

No. 26-015

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

\_\_\_\_\_  
BRANDON L. GARCIA, RMC, CITY CLERK

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

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

**AN ORDINANCE PROVIDING FOR SPECIAL PERMIT PARKING, TEMPORARY SUSPENSION OF CERTAIN PARKING RESTRICTIONS, AND PERMITTING ON-STREET PARKING ON STREETS FRONTING AND ADJOINING CHURCHES AND HOUSES OF WORSHIP ON SUNDAYS BETWEEN THE HOURS OF 7:00 A.M. AND 3:00 P.M.**

**WHEREAS**, many Churches and Houses of Worship within the City of Trenton do not have off street parking facilities, thereby subjecting attendees to traffic parking violations while attending Sunday services; and

**WHEREAS**, the City Council of the City of Trenton recognizes the importance of protecting the right to religious worship and supporting faith-based institutions that serve as vital community anchors so as to not discourage community participation by their congregants.

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

1. Any Trenton Municipal Ordinances or parts of the City Code regulating street parking on any street in front of or adjacent to any Church or House of Worship within the City of Trenton shall be and are hereby the special permit parking between the hours of 7:00 a.m. and 3:00 p.m., prevailing time; Special permit parking passes for those attending worship services during that time. An application must be submitted to the appropriate department to seek permits.
2. This Ordinance shall not affect nor suspend any existing Ordinances or portions of the city code relating to fire zones, handicapped parking/access, or emergency access.
3. The appropriate City Departments are hereby authorized and directed to erect appropriate permanent and/or temporary signage to provide the public with notice of the provisions hereof; and

# ORDINANCE

**BE IT FURTHER RESOLVED**, 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	AYE	NAY	NV	AB	
DWARDS									GONZALEZ					FIGUEROA KETTENBURG																
ELICIANO									HARRISON																					
RISBY									WILLIAMS																					

IV - 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

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

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

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

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

# ORDINANCE

No. 26-016

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

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

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

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

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

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

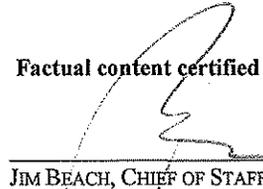
Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by



Wesley Bridges, CITY ATTORNEY



JIM BEACH, CHIEF OF STAFF

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

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

**ORDINANCE AMENDING CHAPTER 132 ("PROPERTY MAINTENANCE") OF THE CODE OF THE CITY OF TRENTON TO ADD TO ARTICLE X, ENTITLED "LONG-TERM VACANCY AND STALLED REDEVELOPMENT PROPERTIES," TO ESTABLISH STANDARDS, SURCHARGES, AND ENFORCEMENT MECHANISMS FOR PROLONGED VACANT AND INACTIVE REDEVELOPMENT SITES**

**WHEREAS**, the City Council finds that extended periods of vacancy or stalled redevelopment of large commercial and institutional properties create conditions detrimental to the public health, safety, and welfare, including illegal dumping, vandalism, fire hazards, and neighborhood blight; and

**WHEREAS**, the City of Trenton seeks to discourage speculative holding of properties that remain undeveloped or unsecured for many years and to encourage timely rehabilitation or reuse; and

**WHEREAS**, the City Council desires to supplement existing vacant-property registration requirements with additional measures addressing long-term inactivity and redevelopment delay;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TRENTON:**

Chapter 132 of the City Code of the City of Trenton is amended by adding Article X as follows:

**Section 1. Amendment.**

Chapter 132, *Property Maintenance*, of the Code of the City of Trenton is hereby amended to add a new Article X, §§ 132-91.2 through 132-91.14, to read as follows:

**Article X. Long-Term Vacancy and Stalled Redevelopment Properties**

**§ 132-91.2 Purpose.**

The purpose of this Article is to protect neighborhoods and the public from the adverse impacts of long-term vacant or under-utilized properties; to ensure that such properties are properly secured and maintained; to recover costs incurred by the City in responding to nuisance conditions; and to promote timely redevelopment and reuse of significant sites within the City. This Article is intended as a supplement to § 132-91.1 (Vacant Property Registration Process) and shall be administered by the Department of Housing and Inspections in coordination with the Department of Planning and Development.

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**§ 132-91.3 Definitions.**

For the purposes of this Article, the following terms shall have the meanings indicated:

**A. "Vacant property."** Any building or structure that is or was used for public, institutional, business, industrial or storage purposes. And that has been unoccupied and unused for its authorized purpose for a continuous period of twelve (12) months or more.

**B. "Long-term vacant property."** A vacant property as defined in this ordinance that has remained vacant for a period of five (5) years or more.

**C. "Stalled redevelopment property."** Any parcel or structure for which ownership has changed and a redevelopment or construction proposal has been publicly announced, filed, or approved, but where no substantial work has commenced or has ceased for a period of twelve (12) months or longer.

**D. "Owner."** Any person, entity, or successor in interest holding title to, or responsible for, the property.

**E. "Continuous vacancy."** Absence of any active building permit resulting in a passed inspection for structural, mechanical, electrical, or plumbing work within the prior twelve (12) months.

**F. "Director."** The Director of the Department of Housing and Inspections or the Director's designee.

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**§ 132-91.4 Registration and Reporting.**

**A.** In addition to registration required under the City's Vacant Property Registration Program, every owner of a long-term vacant or stalled redevelopment property shall register such property annually with the Department of Housing and Inspections.

**B.** The owner shall provide a verified contact address and twenty-four-hour phone number for a responsible agent located within fifty (50) miles of the City.

**C.** The owner shall submit, annually and upon request, a Property Status Report detailing security measures, maintenance schedule, insurance coverage, and redevelopment milestones.

---

**§ 132-91.5 Security and Maintenance Standards.**

**A.** All structures shall be kept weather-tight and secured against unauthorized entry by means of intact doors and windows; plywood or other boarding visible from the right-of-way is prohibited except by written approval of the Director for safety emergencies.

**B.** Perimeter fencing of at least six (6) feet in height shall be maintained where structures exceed 10,000 square feet or where the Director determines public access risk.

**C.** The site shall be free of trash, debris, and overgrown vegetation. Exterior lighting sufficient to deter trespass shall be maintained.

**D.** Failure to maintain any of the above conditions shall constitute a separate offense per day, punishable by a fine of not more than two thousand dollars (\$2,000) per day per N.J.S.A. 40:49-5.

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**§ 132-91.6 Inactivity Surcharge and Escalating Fees.**

**A.** Upon a finding by the Director that a property has been continuously vacant for more than five (5) years, the City shall impose an **Inactivity Surcharge** in addition to property taxes and registration fees.

**B.** The surcharge shall be assessed annually as follows:

(1) Years 6 and 7 of vacancy — 0.5 percent (0.5 %) of the property's assessed value.

(2) Years 8 and 9 — 1.0 percent (1.0 %) of assessed value.

(3) Year 10 and beyond — 2.0 percent (2.0 %) of assessed value.

**C.** For properties requiring site-plan, zoning, or construction-permit review after five (5) years of vacancy, all related application and inspection fees shall be charged at **two (2) times the standard rate**, with an additional **twenty-five percent (25 %)** increase for each additional year of continued vacancy thereafter.

# ORDINANCE

No. 26-

**D. Transitional Grace Period.** Any owner of a property otherwise subject to the Inactivity Surcharge or fee escalation who commences bona fide redevelopment or rehabilitation work within **one (1) year from the effective date of this Ordinance**—as evidenced by issuance of a building permit and a passed inspection within that period—shall be exempt from the surcharge and escalated fees for so long as such work proceeds in good faith without interruption exceeding twelve (12) months.

**E.** Surcharges and extraordinary fees imposed under this section are declared administrative and remedial, not punitive, and shall constitute a lien upon the property collectible in the same manner as taxes.

---

## § 132-91.7 Performance Bond Requirement.

**A.** Prior to issuance of any site-plan approval, demolition permit, or construction permit for a long-term vacant or stalled redevelopment property exceeding fifty thousand (50,000) square feet of building area, the owner shall post a **performance bond or escrow** equal to one hundred ten percent (110 %) of the estimated cost to secure, abate hazards, and complete Phase 1 construction, but not less than two hundred fifty thousand dollars (\$250,000).

**B.** The bond or escrow shall be released in stages as the Director certifies completion of required milestones.

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## § 132-91.8 Nuisance Response and Cost Recovery.

**A.** Where police, fire, or public-works personnel respond to incidents of illegal dumping, unauthorized entry, fire, structural collapse, or other nuisance activity on a long-term vacant or stalled redevelopment property, the City may assess response-cost recovery charges against the owner.

**B. Extraordinary Fire Response Costs.** If the Fire Department responds to a fire or other emergency at a property subject to this Article, and the Fire Chief determines that the condition of the property — including but not limited to vacancy, lack of maintenance, or failure to secure — contributed to the severity or duration of the event, the City may recover all extraordinary costs incurred, including but not limited to personnel overtime, specialized equipment use, mutual-aid reimbursements, and hazardous-materials cleanup.

**C.** After the second verified response within any ninety-day period, each subsequent response shall be billed at actual costs plus a five-hundred-dollar (\$500) administrative fee per incident.

**D.** Unpaid cost-recovery assessments shall become a lien upon the property and may be collected as a municipal charge in the same manner as taxes.

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## § 132-91.9 Receivership and Enforcement.

**A.** If the owner fails to secure, maintain, or commence rehabilitation of a property designated under this Article, the City may seek appointment of a receiver pursuant to the **Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-78 et seq.**

**B.** Each day that a violation of this Article continues shall constitute a separate offense.

**C.** Penalties may include fines up to two thousand dollars (\$2,000) per day and/or injunctive relief as provided by law.

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## § 132-91.10 Hardship and Good-Faith Exemption.

**A.** The Director may suspend surcharges or fee escalations for any property under an active building permit with passed inspections within the prior twelve (12) months, or for properties under bona fide environmental remediation orders.

**B.** Owners seeking relief shall submit documentation demonstrating good-faith progress.



# ORDINANCE

No. 26-017

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

\_\_\_\_\_  
BRANDON L. GARCIA, RMC, CITY CLERK

Councilman /woman JENNA FIGUEROA KETTENBURG presents the following Ordinance:

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

## **AN ORDINANCE PROHIBITING THE PARKING OF CERTAIN VEHICLES ON CITY STREETS WITHIN THE CITY OF TRENTON**

**WHEREAS** pursuant to NJSA 39:4-197 f, the City of Trenton is authorized to enact Ordinances regulating parking within the City; and

**WHEREAS** it has been determined that the parking of large trucks, re-creational, and passenger vehicles on public streets poses an undue convenience to the public, and inhibits the parking of private passenger vehicles by our residents, many of whom do not have access to off street parking;

**NOW IT IS HEREBY ORDAINED** by the City Council of the City of Trenton as follows:

1. Notwithstanding any Ordinance or provision of the Trenton City Code to the contrary, the parking of the following vehicles on Streets within the City of Trenton is hereby prohibited:
  - A. Tractor Trailers;
  - B. Flat Bed Trucks;
  - C. Pick Up Trucks exceeding 19 feet in length;
  - D. Recreational Vehicles with living quarters commonly used to travel;
  - E. Trucks or Vans of any type exceeding 19 feet in length;
  - F. Limousines or similar Van type vehicles used for hired transportation purposes;
2. The provisions of the preceding paragraph shall apply to all such vehicles irrespective of whether there are registered as Commercial Vehicles.
3. The provisions of this Ordinance shall not apply to private passenger automobiles or Sport Utility Vehicles (SUVs); or to any vehicle which is lawfully utilizing a Drop Off or similar zone; it shall also not apply to an industrial zone, subject to compliance with all other Parking Ordinances or Regulations governing such vehicles.



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

# ORDINANCE

No. 26-018

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

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

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

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

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

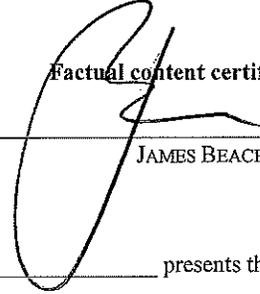
Date Resubmitted to Council \_\_\_\_\_

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 16 MURRAY STREET, AND IDENTIFIED ON THE CITY TAX  
MAP, BLOCK 2605, LOT 26, PURSUANT TO N.J.S.A. 40A:12-13(c), TO RAMON JIMENEZ FOR  
THE SALE PRICE OF THIRTEEN THOUSAND (\$13,000.00) 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 16 Murray Street, designated as Block 2605, Lot 26 on the City of Trenton Tax Map (hereinafter, the “**Property**”); and

**WHEREAS**, Ramon Jimenez (the “**Applicant**”) purposes to purchase and redevelop Block 2605, Lot 26 commonly known as 16 Murray Street (the “**Property**”); and

**WHEREAS**, the Applicant proposes to pay Thirteen Thousand (\$13,000.00) 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

**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. Ramon Jimenez, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 2605, Lot 26, commonly known as 16 Murray 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.

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	AYE	NAY	NV			
EDWARDS									GONZALEZ									FIGUEROA KETTENBURG												
FELICIANO									HARRISON																					
FRISBY									WILLIAMS																					
<b>NV - NO VOTE</b>				<b>AB - ABSENT</b>																										

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