#### **MEMBERS**

JASI M. EDWARDS
CRYSTAL M. FELICIANO
JENNA L. FIGUEROA KETTENBURG
TESKA T. FRISBY
YAZMINELLY GONZALEZ
JOSEPH A. HARRISON
JENNIFER C. WILLIAMS



CITY COUNCIL

OFFICE: (609) 989-3147 FAX: (609) 989-3190

CITY CLERK

BRANDON L. GARCIA OFFICE: (609) 989-3187 FAX: (609) 989-3190

## TRENTON CITY COUNCIL CONFERENCE SESSION AND REGULAR MEETING

TRENTON CITY HALL, CITY COUNCIL CHAMBERS, 319 EAST STATE STREET THURSDAY, SEPTEMBER 4, 2025, 5:30 PM

#### AGENDA

- 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. PUBLIC COMMENT FOR AGENDA ITEMS ONLY
- VII. APPROVAL OF COMMUNICATIONS/PETITIONS/REPORTS
- VIII. OLD BUSINESS [Ordinances 2<sup>nd</sup> Reading and Public Hearing]
- IX. NEW BUSINESS:
  - a. RESOLUTIONS
  - b. ORDINANCES [1st Reading and Introduction]
  - c. OTHER
- X. PUBLIC COMMENT
- XI. CIVIC COMMENT
- XII EXECUTIVE SESSION

25-256 - AUTHORIZING THE CITY COUNCIL OF THE CITY OF TRENTON TO HOLD AN EXECUTIVE SESSION WHICH EXCLUDES THE PUBLIC

TYRAWN CARTER V CITY OF TRENTON

CAPITAL HEALTH SYSTEM, INC. FOR SERVICES RENDERED

ROUTEWARE, INC., FOR SERVICES RENDERED

#### XIII ADJOURNMENT

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

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

### DOCKET FOR THURSDAY, SEPTEMBER 4, 2025

#### 1. MINUTES FOR APPROVAL

JUNE 3, 2025

JUNE 17, 2025

#### 2. COMMUNICATIONS AND PETITIONS

- 2a Tort Claim Brandon J. Broderick, Attorney at Law filed a claim against the City of Trenton on behalf of Sadie-Rose Adaya Tischler for personal injury
- 2b Tort Claim Ashley Nicole Katsikis, Yardley, PA filed a claim against the City of Trenton for property damages
- 2c Tort Claim KMW Kitrick, McWeeney & Wells, LLC filed a claim against the City of Trenton on behalf of Reyna Racusin for personal injury and other damages
- 2d Tort Claim Simon & Simon, PC, Injury Lawyers filed a claim against the City of Trenton on behalf of Nachira Montanez Laboy for personal injury
- 2e Tort Claim Claudio Torres, Trenton, NJ filed a claim Against the City of Trenton for property damages
- 2f Tort Claim Carlos Malave, Bristol, PA filed a claimed against the City of Trenton for personal injury
- 2g Tort Claim Nicole Angela McNair, Trenton, NJ filed a claim against the City of Trenton for property damages
- 2h Tort Claim Szaferman Lakind, Attorney at Law filed a claim against the City of Trenton on behalf of Ethel Dean for personal injury
- 2i Tort Claim Rashawn Jamal Bailey, Trenton, NJ filed a claim against the City of Trenton for other damages
- 2j Tort Claim Pamela J. Lively, Trenton, NJ filed a claim against the City of Trenton for property damages
- 2k Tort Claim Ronald Leon Blakely, Hamilton, NJ filed a claim against the City of Trenton for property damages
- 21 Tort Claim Patrice Renee Smith, Trenton, NJ filed a claim against the City of Trenton for property damages
- 2m Tort Claim Vlasac & Cassidy, Attorney at Law filed a claim against the City of Trenton on behalf of Mary Jordan for personal injury
- 2n Tort Claim Caprice Blackwell, Trenton, NJ filed a claim against the City of Trenton for property damages
- 20 Tort Claim Lundy Law filed a claim against the City of Trenton on behalf of Monique Dixon for personal injury and property damages
- 2p Tort Claim Lundy Law filed a claim against the City of Trenton on behalf of Tyree Page for personal injury
- 2q Tort Claim Lundy Law filed a claim against the City of Trenton on behalf of Ariyah Bradley for personal injury
- 2r Civil Action Pellegrino & Feldstein, LLC on the matter of Broadway NY, LLC v Sluka, Stephen; City of Trenton; Life Center Academy; State of New Jersey
- 2s Civil Action Bronster, LLP on the matter of FIG 20, LLC FBO Sec PTY, v Toni Blake; New Jersey Department of Community Affairs; City of Trenton
- 2t Civil Action Jury Trail Demanded Edward Forchion and NJWeedman's Joint, LLC v City of Trenton, NJ

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- 2u Civil Action Gary C. Zeitz, LLC, Attorney at Law on the matter of KHHLK Fund, LLC v Warren Street Urban Renewal Partners II, LP, et al
- 2v Civil Action TRO Injunctive Hearing Amended Complaint Edward Forchion and NJWeedman's Joint, LLC v City of Trenton, NJ
- 2w Civil Action Pellegrino & Feldstein, LLC on the matter of CR1 Holdings, LLC v Minerva Lennon; Janet Lennon; et al
- 2x Civil Action Civil Action Gary C. Zeitz, LLC, Attorney at Law on the matter of KHHLK Fund, LLC v Warren Street Urban Renewal Partners III, LP, et al
- 2y Civil Action Friedman Vartolo, LLP on the matter of Wilmington Savings Fund Society, FSB v 120 Butler, LLC, et al
- 2z Civil Action Javerbaum Wurgaft Hicks Kahn Wikstrom & Sinins, P.C. on the matter of Easton Emmerson, a minor by her Parent/Guardian ad Litem, Kristen Patterson and Kristen Patterson, individually v Lori Emmerson & Mark Emmerson
- 2aa Civil Action Simon & Simon, PC Notice of Intent to Sue for Cheryl Lester
- 2ab Civil Action Robin Kay Lord, Esquire on the matter of Alexis Durlacher v City of Trenton, Department of Housing and Economic Development, Brandon Garcia, Arch Liston, Jasi Mikae Edwards, Crystal Feliciano, Teska Frisby, Yazminelly Gonzalez, Joseph Harrison, Jenna Figueroa Kettenburg, Jennifer Williams, John Does 1-10
- 2ac Civil Action Summons Verizon New Jersey, Inc. v City of Trenton
- 2ad Civil Action Pellegrino & Feldstein, LLC on the matter of Broadway NY, LLC v Johnnie Vaughan, et al
- 2ae Civil Action Gary C. Zeitz, LLC on the matter of Bradway NY, LLC v Block 6401, Lot 11, 841 Stuyvesant Avenue
- 2af Civil Action Pellegrino & Feldstein, LLC on the matter of Trenton Opportunity 6, LLC v Ethel B. Wilkins; City of Trenton; American Trading Company; Alert Ambulance Service
- 2ag Civil Action Pellegrino & Feldstein, LLC on the matter of Jones Act Opportunity, LLC v Alma L. Bagley; et al
- 2ah Foreclosure Brock & Scott, PLLC for 6B Steel Street
- 2ai Foreclosure Greenspoon Marder for 1244 East State Street
- 2aj Foreclosure Gary C. Zeitz, LLC for 844 Stuyvesant Avenue
- 2ak Foreclosure Frenkel Lambert for 721 Edgewood Avenue
- 2al Foreclosure Romano Garubo & Argentieri for 166 South Cook Avenue
- 2am Foreclosure McCalla Raymer Leibert Pierce, LLP for 1072 Lamberton Street
- 2an Foreclosure Pluese, Becker, Saltzman & Thomas, LLC for 18 Newell Avenue
- 2ao PSE&G Company Letter regarding the PSE&G Former South Warren Street Gas Works Site providing update status on the ongoing investigation and remediation of historical environmental contamination.
- 2ap Napoli Shkolnik, PLLC Letter requesting Water Records for 302 Chestnut Avenue, Apt. 1F
- 2aq Napoli Shkolnik, PLLC Letter requesting Water Records for 833 Carteret Avenue
- 2ar Napoli Shkolnik, PLLC Letter requesting Water Records for 200 Reservoir Street
- 2as Stark & Stark Authorization Form requesting insurance information for Daisha Williams
- Petition Residents of Pellettieri Homes, located at 615 South Clinton Avenue requesting Police Special Duty services at the Police Substation located in the Parking Lot separating Food Bazaar and Pellettieri Homes.
- 2au Tort Claim Wesley Tyrell Judkins, Trenton, NJ filed a claim against the City of Trenton for other damages
- 2av Civil Action Leopold & Associated, PLLC on the matter of Wells Fargo Bank, N.A. as Trustee for the MASTR Asset Backed Securities Trust 2007-NCW Mortgage Pass-Through Certificates Series 2007-NCW v Larry Green; Yogananda Cornish; Mr./Mrs. Green, spouse of Larry Green; Mr./Mrs. Cornish, spouse of Yogananda Cornish

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#### 3. REPORTS

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

### 4. ORDINANCES - 2nd Reading and Public Hearing

- 25-071 AN ORDINANCE REQUIRING ALL LICENSED BUSINESSES WITHIN THE CITY OF TRENTON TO DISPLAY HUMAN TRAFFICKING AWARENESS ("S.T.A.L.L.S.")
  MATERIALS ISSUED BY THE ATTORNEY GENERAL'S OFFICE
- 25-072 AN ORDINANCE REQUIRING THE OWNERS OF MULTI UNIT DWELLINGS TO PROVIDE CERTAIN NOTIFICATIONS OF THE TRENTON DEPARTMENT OF WATER AND SEWERS
- 25-074 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 900 INDIANA AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 23903, LOT 21, PURSUANT TO N.J.S.A. 40A:12-13(C), TO SHERWOOD & MARY BROWN FOR THE SALE PRICE OF TWENTY-FIVE THOUSAND (\$25,000.00) DOLLARS
- 25-075 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 112 NORTH MONTGOMERY STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 601, LOT 16, PURSUANT TO N.J.S.A. 40A:12-13(C), TO ELIJAH DIXON FOR THE SALE PRICE OF FIFTEEN THOUSAND (\$15,000.00) DOLLARS
- 25-076 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 129, 133 & 229 PERRY STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 501, LOT/S 11 & 9, BLOCK 7201, LOT 21, PURSUANT TO N.J.S.A. 40A:12-13(C), TO ELIJAH ELLIOT FOR THE SALE PRICE OF SEVENTEEN THOUSAND FIVE HUNDRED (\$17,500.00) DOLLARS
- 25-077 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 1253 EAST STATE STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 26901, LOT 8, PURSUANT TO N.J.S.A. 40A:12-13(C), TO JOSEPH N. RODRIGUEZ FOR THE SALE PRICE OF SEVEN THOUSAND (\$7,000.00) DOLLARS
- 25-078 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 284 RUTHERFORD AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 4403, LOT 6, PURSUANT TO N.J.S.A. 40A:12-13(C), TO MARY TARD FOR THE SALE PRICE OF FIFTEEN THOUSAND (\$15,000.00) DOLLARS
- 25-079 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 13 SHERIDAN AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 1602, LOT 34, PURSUANT TO N.J.S.A. 40A:12-13(C), TO KLELIO TACO FOR THE SALE PRICE OF TWENTY THOUSAND (\$20,000.00) DOLLARS
- 25-080 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 15 CHAMBERS STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 12901, LOT 6, PURSUANT TO N.J.S.A. 40A:12-13(B)(5), TO CHIMO B. UGORJI FOR THE SALE PRICE OF ONE THOUSAND (\$1,000.00) DOLLARS

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- 25-081 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 32 AND 34 HART AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 21403, LOT/S 12 & 11, PURSUANT TO N.J.S.A. 40A:12-13(C), TO MARVIN CISNEROS MURCIAS FOR THE SALE PRICE OF TWELVE THOUSAND (\$12,000.00) DOLLARS
- 25-082 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 519 NORTH CLINTON AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 21705, LOT 25, PURSUANT TO N.J.S.A. 40A:12-13(C), TO MASSIEL VALDEZ GARCIA FOR THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) DOLLARS
- 25-083 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 213 DICKINSON STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 22303, LOT 19, PURSUANT TO N.J.S.A. 40A:12-13(C), TO GERALD HICKS FOR THE SALE PRICE OF THREE THOUSAND (\$3,000.00) DOLLARS
- 25-084 ORDINANCE ADOPTING THE 2025 ENTERPRISE AVENUE REDEVELOPMENT PLAN PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW AT N.J.S.A. 40A:12A-1, ET SEQ.
- 25-085 ORDINANCE AMENDING CHAPTER 2 OF THE CODE OF THE CITY OF TRENTON "ADMINISTRATION" AS IT APPLIES TO RESIDENCY REQUIREMENTS FOR THE EMPLOYEES OF THE DEPARTMENT OF WATER AND SEWER, IN THE CITY OF TRENTON
- 25-086 ORDINANCE AUTHORIZING TRENTON WATER WORKS TO PURCHASE THE ELKS PROPERTY LOCATED 1580 KUSER ROAD IN HAMILTON TOWNSHIP, AND THE CRESTEK PROPERTY LOCATED 4 LUDLOW DRIVE IN EWING TOWNSHIP, FOR THE PURCHASE PRICE OF \$1,034,191.14 FOR BOTH PROPERTIES
- 25-087 ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 14 OF THE CODE OF THE CITY OF TRENTON, "TRAFFIC", AS IT APPLIES TO HAMILTON AVENUE

#### 5. RESOLUTIONS

#### CITY CLERK'S OFFICE

- 25-256 AUTHORIZING THE CITY COUNCIL OF THE CITY OF TRENTON TO HOLD AN EXECUTIVE SESSION WHICH EXCLUDES THE PUBLIC
- 25-342 A RESOLUTION AMENDING THE EFFECTIVE DATE OF RESOLUTION 25-220 REGARDING THE HOURS AND COMPENSATION OF THE POSITION OF LEGISLATIVE COUNSEL TO THE TRENTON CITY COUNCIL

#### DEPARTMENT OF LAW, WES BRIDGES, DIRECTOR

25-264 RESOLUTION AUTHORIZING SETTLEMENT OF A CIVIL ACTION IN THE MATTER OF TYRAWN CARTER V. CITY OF TRENTON, ET AL. IN THE TOTAL AMOUNT OF \$375,000.00

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- 25-314 RESOLUTION AUTHORIZING THE SETTLEMENT OF A MATTER RELATED TO CAPITAL HEALTH SYSTEM, INC. FOR SERVICES RENDERED
- 25-315 RESOLUTION AUTHORIZING THE SETTLEMENT OF A MATTER RELATED TO ROUTEWARE FOR SERVICES RENDERED

#### DEPARTMENT OF POLICE, STEVE WILSON, DIRECTOR

- 25-316 RESOLUTION AWARDING A CONTRACT THROUGH A FAIR AND OPEN PROCESS IN ACCORDANCE WITH N.J.S.A. 19:44 A-20 ET SEQ., TO INSTITUTE FOR FORENSIC PSYCHOLOGY FOR A PSYCHOLOGIST FOR RECRUIT AND EXAM FOR THE DEPARTMENT OF POLICE IN AN AMOUNT NOT TO EXCEED \$65,000.00 FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD RFP2025-14
- 25-317 RESOLUTION AUTHORIZING A CONTRACT AWARDED TO AXON ENTERPRISES, INC. FOR THE PURCHASE AND MAINTENANCE OF BODY WORN CAMERAS FOR THE DEPARTMENT OF POLICE AWARDED THROUGH NEW JERSEY STATE CONTRACT #T0106#17-FLEET-00738 IN AN AMOUNT NOT TO EXCEED \$404,246.38 FROM DATE OF AWARD UNTIL DECEMBER 31, 2025
- 25-318 RESOLUTION ACCEPTING A BID AND AWARDING A CONTRACT TO GALLS, LLC FOR THE FURNISHING AND DELIVERY OF UNIFORMS FOR TRENTON POLICE FOR THE DEPARTMENT OF POLICE FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD IN AN AMOUNT NOT TO EXCEED \$112,500.00 WITH THE OPTION TO EXTEND ONE (1) ADDITIONAL YEAR BID2025-54
- 25-319 RESOLUTION AUTHORIZING A CONTRACT AWARDED TO EAGLE POINT & GUN/TJ MORRIS & SON FOR THE PURCHASE OF AMMUNITION FOR THE CITY OF TRENTON, DEPARTMENT OF POLICE AWARDED THROUGH NEW JERSEY STATE CONTRACT #17-FLEET-00721 IN AN AMOUNT NOT TO EXCEED \$70,000.00 FROM THE DATE OF AWARD UNTIL DECEMBER 31, 2025
- 25-321 RESOLUTION AUTHORIZING APPLICATION FOR A GRANT PURSUANT TO THE BODY ARMOR REPLACEMENT FUND ACT, P.L.1997, C.177 (N.J.S.A. 52:17B-4.4) BY THE NEW JERSEY DIVISION OF CRIMINAL JUSTICE, DEPARTMENT OF LAW AND PUBLIC SAFETY
- 25-322 RESOLUTION AUTHORIZING THE CITY OF TRENTON TO APPLY AND ACCEPT A GRANT PURSUANT TO THE BODY ARMOR REPLACEMENT FUND ACT, P.L.1997, C.177 (N.J.S.A. 52:17B-4.4) BY THE NEW JERSEY DIVISION OF CRIMINAL JUSTICE, DEPARTMENT OF LAW AND PUBLIC SAFETY IN THE AMOUNT OF \$18,622.89

#### DEPARTMENT OF FINANCE

25-323 RESOLUTION AUTHORIZING TEMPORARY EMERGENCY APPROPRIATIONS TO THE CY 2025 TEMPORARY BUDGET OF THE CITY OF TRENTON CURRENT FUND, IN THE AMOUNT OF 1,216,098

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- 25-324 RESOLUTION TO PROVIDE EMERGENCY APPROPRIATIONS TO THE SCY 2025 TEMPORARY BUDGETS OF THE CITY OF TRENTON CURRENT FUND FOR GRANT APPROPRIATIONS IN THE AMOUNT OF \$3,000,000
- 25-325 RESOLUTION AUTHORIZING ASSIGNMENT OF 63 TAX SALE CERTIFICATES IN THE AMOUNT OF \$3,091,955.12 PURSUANT N.J.S.A. 54:5-112 AND N.J.S.A. 54:5-113

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

- 25-326 RESOLUTION AUTHORIZING CHANGE ORDER #1 TO THE CONTRACT WITH EQUITY BY DESIGN FOR THE CREATION OF THE 5-YEAR PLAN FOR THE URBAN ENTERPRISE ZONE FOR THE CITY OF TRENTON, DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
- 25-327 RESOLUTION RESCINDING THE SALE OF CITY-OWNED PROPERTY TO BLACKFRUITZ PUBLICATIONS, PREVIOUSLY AUTHORIZED BY RESOLUTION 24-359 FOR \$15,000

## DEPARTMENT OF HEALTH & HUMAN SERVICES DR. DIEGO MINACAPELLI, DIRECTOR

- 25-328 RESOLUTION AUTHORIZING THE CITY OF TRENTON, DEPARTMENT OF HEALTH AND HUMAN SERVICES TO APPLY FOR AND ACCEPT FUNDS THROUGH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FISCAL YEAR 2024 CONTINUUM OF CARE PROGRAM IN THE AMOUNT OF \$6,167,381.00
- 25-329 RESOLUTION AUTHORIZING A CONTRACT AWARDED THE HON COMPANY C/O ALLSTATE OFFICE INTERIORS FOR THE FURNISHING AND INSTALLATION OF NEW CUBICLES FOR THE DEPARTMENT OF HEALTH AND HUMAN SERVICES OFFICES AWARDED THROUGH NEW JERSEY STATE CONTRACT NUMBER #25-COMG-94171, IN AN AMOUNT NOT TO EXCEED \$187,707.94 FROM THE DATE OF AWARD UNTIL THE WORK HAS BEEN COMPLETED

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

- 25-330 RESOLUTION ACCEPTING A BID AND AWARDING A CONTRACT TO EARLE ASPHALT COMPANY FOR THE RECONSTRUCTION OF PROSPECT STREET, MEMORIAL DRIVE, AND LIBERTY STREET FOR THE DEPARTMENT OF PUBLIC WORKS, DIVISION OF TRAFFIC AND TRANSPORTATION FOR A PERIOD OF NINETY (90) CALENDAR DAYS FROM THE DATE OF AWARD IN AN AMOUNT NOT TO EXCEED \$1,323,813.13 BID2025-42
- 25-331 RESOLUTION AUTHORIZING THE CITY OF TRENTON TO APPLY FOR AND ACCEPT IF AWARDED A GRANT FROM THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FY 2026 BIKEWAYS PROGRAM PROJECT NUMBER LA-2026 BIKE TRENTON CITY PROSPECT STREET CYCLE TRACK 11

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- 25-332 RESOLUTION OF SUPPORT FOR MERCER COUNTY'S PROPOSED BROAD STREET BRIDGE OVER THE ASSUNPINK CREEK RECONSTRUCTION PROJECT IN THE CITY OF TRENTON, MERCER COUNTY, NEW JERSEY
- 25-343 RESOLUTION AUTHORIZING A CONTRACT AWARDED TO MORTON SALT, INC. TO PROVIDE ROCK SALT, TREATED SALT AND SOLAR SALT FOR THE CITY OF TRENTON, DEPARTMENT OF PUBLIC WORKS AWARDED THROUGH NEW JERSEY STATE CONTRACT #20-FLEET-01519 FROM THE DATE OF AWARD UNTIL JUNE 30, 2026 IN AN AMOUNT NOT TO EXCEED \$250.000.00

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

- 25-333 RESOLUTION ACCEPTING A BID AND AWARDING A CONTRACT TO EMSLANALYTICAL, INC. FOR LEGIONELLA TESTING 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 \$123,000.00 WITH THE OPTION TO EXTEND ONE (1) ADDITIONAL YEAR BID2025-40
- 25-334 RESOLUTION AUTHORIZING PAYMENT FOR A CONTRACT WITH RAPID PUMP & METER SERVICE CO., 285 STRAIGHT STREET, PATERSON, NJ 07509, AWARDED ON AN EMERGENCY BASIS FOR COMBINED SEWAGE SYSTEM BAR SCREEN REPAIRS IN AN AMOUNT NOT TO EXCEED \$92,317.19 FOR THE TRENTON SEWER UTILITY
- 25-335 RESOLUTION EXERCISING THE OPTION TO EXTEND THE CONTRACT TO UNIVAR SOLUTIONS USA LLC FOR THE FURNISHING AND DELIVERY OF FLUOROSILICIC ACID (HYDROFLUOROSILICIC ACID) FOR THE DEPARTMENT OF WATER AND SEWER, TRENTON WATER WORKS, WATER FILTRATION PLANT, FOR AN ADDITIONAL ONE (1) YEAR FROM JULY 12, 2025, TO JULY 11, 2026, IN AN AMOUNT NOT TO EXCEED \$66,105.00 (\$650.00/WET TON) BID2024-29
- 25-336 RESOLUTION AUTHORIZING PAYMENT WITH DEWCON, INC., P.O. BOX 439,
  BASKING RIDGE, NJ 07920 WHICH WAS AWARDED ON AN EMERGENCY BASIS FOR
  THE EMERGENCY REPAIRS OF MULTIPLE WATER MAIN LEAKS AT VARIOUS
  LOCATIONS IN THE CITY OF TRENTON FOR THE DEPARTMENT OF WATER AND
  SEWER, TRENTON WATER WORKS IN AN AMOUNT NOT TO EXCEED \$444,383.56
- 25-337 RESOLUTION ACCEPTING A BID AND AWARDING A CONTRACT TO GREER LIME COMPANY FOR THE FURNISHING AND DELIVERY OF QUICKLIME 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 \$249,816.00 (\$356.88/700 TONS) WITH THE OPTION TO EXTEND ONE (1) YEAR BID2025-66
- 25-338 RESOLUTION ACCEPTING A BID AND AWARDING A CONTRACT TO MUNICIPAL MAINTENANCE COMPANY FOR TEKKEM LIME SLAKING MAINTENANCE SERVICE FOR VARIOUS EQUIPMENT 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 \$343,000.00 WITH THE OPTION TO EXTEND ONE (1) YEAR BID2025-67

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- 25-339 RESOLUTION ACCEPTING A BID AND AWARDING A CONTRACT TO GREENE GROUNDSKEEPING, LLC FOR GROUNDSKEEPING SERVICES FOR ALL TRENTON WATER WORKS FACILITIES FOR THE DEPARTMENT OF WATER AND SEWER, TRENTON WATER WORKS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD IN AN AMOUNT NOT TO EXCEED \$65,000.00 WITH THE OPTION TO EXTEND ONE (1) YEAR BID2025-72
- 25-340 RESOLUTION ACCEPTING A BID AND AWARDING A CONTRACT TO FOLEY, INCORPORATED FOR THE STAND-BY ENGINE INSPECTION AND MAINTENANCE 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 \$55,420.21 BID2025-68

## DEPARTMENT OF ADMINISTRATION, MARIA RICHARDSON, BUSINESS ADMINISTRATOR

25-341 RESOLUTION REJECTING THE BIDS RECEIVED FOR THE RE-ADVERTISEMENT FOR TELEPHONIC INTERPRETING AND TRANSLATING SERVICES A PERIOD ON ONE (1) YEAR WITH AN OPTION TO EXTEND ONE (1) ADDITIONAL YEAR FOR THE CITY OF TRENTON, TRENTON MUNICIPAL COURT BID2025-26B

### 6. ORDINANCES - 1ST READING AND INTRODUCTION

- 25-018 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 142-144 E. STATE STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 504, LOT 5, PURSUANT TO N.J.S.A. 40A:12-13(C) TO 138 E. STATE LLC FOR THE SALE PRICE OF NINETY-FIVE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$95,900.00)
- 25-019 ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY COMMONLY KNOWN AS 38 WARD AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 25702, LOT 22 PURSUANT TO N.J.S.A. 40A:12-13(B)(5), TO CARMEN Z. SOTO FOR THE SALE PRICE OF ONE THOUSAND (\$1,000.00) DOLLARS
- 25-024 ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY COMMONLY KNOWN AS 1047 SOUTH BROAD STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 17901, LOT 12 PURSUANT TO N.J.S.A. 40A:12-13(B)(5), TO YONY J. VASQUEZ FOR THE SALE PRICE OF ONE THOUSAND (\$1,000.00) DOLLARS
- 25-027 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS HOUGHTON AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 22402, LOT 33, PURSUANT TO N.J.S.A. 40A:12-13(B)(5), TO VALARANIS TRIANTAFYLLOS FOR THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) DOLLARS
- 25-069 AN ORDINANCE AMENDING CHAPTER 146, ARTICLE V (HOURS OF OPERATION)
  TO FURTHER RESTRICT THE HOURS OF OPERATION FOR BUSINESS
  ESTABLISHMENTS LOCATED IN NONRESIDENTIAL ZONES AND REMOVE
  CERTAIN EXEMPTIONS

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- 25-088 AN ORDINANCE CREATING THE POSITION OF BUILDING INSPECTOR APPRENTICE FOR THE DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT, DIVISION OF TECHNICAL SERVICES
- 25-089 AN ORDINANCE CREATING THE POSITION OF TECHNICAL ASSISTANT LAND USE FOR THE DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT, DIVISION OF PLANNING
- 25-090 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 1055 SOUTH CLINTON AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 18901, LOT 52, PURSUANT TO N.J.S.A. 40A:12-13(C), TO MOHAMMED ISLAM FOR THE SALE PRICE OF SIXTY THOUSAND (\$60,000.00) DOLLARS
- 25-091 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 618 DIVISION STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 19301, LOT 26, PURSUANT TO N.J.S.A. 40A:12-13(C), TO ANTHONY CABRERA FOR THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) DOLLARS
- 25-092 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 615 GREENWOOD AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 14004, LOT 16, PURSUANT TO N.J.S.A. 40A:12-13(C), TO JOAN & ALPHONSO BROACH FOR THE SALE PRICE OF SEVEN THOUSAND (\$7,000.00) DOLLARS
- 25-093 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 68 & 70 EVANS AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 8902, LOT/S 21 & 20, PURSUANT TO N.J.S.A. 40A:12-13(C), TO MARIEL ZORRILLA AND ENGELS MEJIA FOR THE SALE PRICE OF SIX THOUSAND (\$6,000.00) DOLLARS
- 25-094 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 9 FELL STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 9003, LOT 42, PURSUANT TO N.J.S.A. 40A:12-13(C), TO WELVIS & SHIARA TEJADA FOR THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) DOLLARS
- 25-095 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 44 BOUDINOT STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 2602, LOT 22, PURSUANT TO N.J.S.A. 40A:12-13(C), TO UVAY TRIVEDI FOR THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) DOLLARS
- 25-096 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 51 CHESTNUT AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 13203, LOT 12, PURSUANT TO N.J.S.A. 40A:12-13(C), TO PARADIGM VENTURE HOLDINGS, LLC FOR THE SALE PRICE OF TWENTY-FIVE THOUSAND (\$25,000.00) DOLLARS
- 25-097 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 19 WEST INGHAM AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 7002, LOT 6, PURSUANT TO N.J.S.A. 40A:12-13(C), TO TRACEY SYPHAX FOR THE SALE PRICE OF THREE THOUSAND FIVE HUNDRED (\$3,500.00) DOLLARS

SEPTEMBER 4, 2025 Page 9 of 11

- 25-098 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 535-537 GLADSTONE AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 28601, LOT 25, PURSUANT TO N.J.S.A. 40A:12-13(C), TO LUCIDANIA ESPINAL-RODRIGUEZ FOR THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) DOLLARS
- 25-099 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 318 NORTH CLINTON AVENUE AND 320 REAR NORTH CLINTON AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 1701, LOT/S 33 & 35, PURSUANT TO N.J.S.A. 40A:12-13(C), TO RUBI G. BETEMIT GRULLON FOR THE SALE PRICE OF SIX THOUSAND (\$6,000.00) DOLLARS
- 25-100 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 112 CUYLER AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 27204, LOT 6, PURSUANT TO N.J.S.A. 40A:12-13(C), TO WENDY A. CABRERA FOR THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) DOLLARS
- 25-101 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 75 CULBERTSON AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 14105, LOT 7, PURSUANT TO N.J.S.A. 40A:12-13(C), TO YUBERLYN D. CABRERA AND AREVALO F. ZELADA FOR THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) DOLLARS
- 25-102 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 27 HAMPTON AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 26402, LOT 1, PURSUANT TO N.J.S.A. 40A:12-13(B)(5), TO DIEGO BARRIOS FOR THE SALE PRICE OF TWO THOUSAND FIVE HUNDRED (\$2,500.00) DOLLARS
- 25-103 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 39 TYRELL AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 1701, LOT 54, PURSUANT TO N.J.S.A. 40A:12-13(B)(5), TO RUTH ROSE HAWKINS FOR THE SALE PRICE OF ONE THOUSAND FIVE HUNDRED (\$1,500.00) DOLLARS
- 25-104 AN ORDINANCE REGULATING CAMPING WITHIN THE CITY OF TRENTON
- 25-105 AN ORDINANCE REGULATING COMMERCIAL AND BUSINESS LEASE RENT INCREASES WITHIN THE CITY OF TRENTON
- 25-106 ORDINANCE AUTHORIZING THE CONVEYANCE OF ABANDONED CITY PROPERTIES SLATED FOR DEMOLITION TO LOCAL DEVELOPERS AS AN ALTERNATIVE TO DEMOLITION UNDER THE NEIGHBORHOOD REDEVELOPMENT AND REVITALIZATION PROGRAM

Public hearing and 2<sup>nd</sup> reading for ordinances to be held on September 16, 2025.

SEPTEMBER 4, 2025 Page 10 of 11

#### 5. RESOLUTIONS TO ENTER EXECUTIVE SESSION

- 25-256 AUTHORIZING THE CITY COUNCIL OF THE CITY OF TRENTON TO HOLD AN EXECUTIVE SESSION WHICH EXCLUDES THE PUBLIC
- 25-264 RESOLUTION AUTHORIZING SETTLEMENT OF A CIVIL ACTION IN THE MATTER OF TYRAWN CARTER V. CITY OF TRENTON, ET AL. IN THE TOTAL AMOUNT OF \$375,000.00
- 25-314 RESOLUTION AUTHORIZING THE SETTLEMENT OF A MATTER RELATED TO CAPITAL HEALTH SYSTEM, INC. FOR SERVICES RENDERED
- 25-315 RESOLUTION AUTHORIZING THE SETTLEMENT OF A MATTER RELATED TO ROUTEWARE FOR SERVICES RENDERED

SEPTEMBER 4, 2025 Page 11 of 11

#### 

Sponsored by:

## AN ORDINANCE REQUIRING ALL LICENSED BUSINESSES WITHIN THE CITY OF TRENTON TO DISPLAY HUMAN TRAFFICKING AWARENESS ("S.T.A.L.L.S.") MATERIALS ISSUED BY THE ATTORNEY GENERAL'S OFFICE

WHEREAS in 2024, the New Jersey Attorney General's Office implemented the S.T.A.L.L.S. (Sanctuary from Trafficking: Awareness and Linkage to Law Enforcement and Services) initiative to raise awareness and provide resources for victims of human trafficking; and

**WHEREAS** the City Council of the City of Trenton is committed to this effort, and expresses its heartfelt support for the strengthening of public awareness, the empowerment of victims, and support of Law Enforcement efforts by mandating the display of official trafficking awareness literature in licensed businesses within the City of Trenton;

**NOW IT IS THEREFORE ORDAINED** by the City Council of the City of Trenton that all licensed businesses within the City of Trenton shall display in at least one prominent place in a common area accessible to employees, students, and the public at least one copy of S.T.A.L.L.S. human trafficking assistance literature. For the purposes of this section, appropriate common areas shall include but not be limited to: restrooms, lobbies or reception areas, staff and employee break rooms, student and faculty lounges, or other high traffic common areas; and it is

**FURTHER ORDAINED** that all licensed businesses and entities shall register with the Attorney General's Office to receive such materials for display/distribution via its website: <a href="https://www.njoag.gov/programs/human-trafficking/stalls-for-safety-stickers-posters/">https://www.njoag.gov/programs/human-trafficking/stalls-for-safety-stickers-posters/</a>, and that all such materials shall be displayed in English and any other language as required by the Attorney General's Office or as relevant to the population served, and it is

**FURTHER ORDAINED** that all such licensed businesses update said materials as issued by the Attorney General's Office as may be required, and it is

**FURTHER ORDAINED** that the Trenton Departments of Health and Human Services, Inspections, and the Police Department shall have concurrent jurisdiction to issue Complaints for violations of this Ordinance in Trenton Municipal Court; and it is

## **ORDINANCE**

**FURTHER ORDAINED** that a licensed business found to be in violation of this Ordinance shall receive a written warning for a first offense, a fine of \$100. For a second offense, a fine of \$250. For a third or subsequent offense, a fine of \$500; and it is

**FURTHER ORDAINED** that this Ordinance shall take effect pursuant to NJSA 40:69A-181 and other applicable law.

**FURTHER ORDAINED** that a copy of this Ordinance shall be forwarded to the Superintendent and Members of the Trenton Public School Board to be posted throughout the district at their discretion.

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Adopted on second reading after the public hearing on			
Mayor	APPROVED REJECTED	Reconsidered by Council – Override Vote	AYE NAY
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President of Council / / /		City Clerk	

## **PRDINANCE**

25-n72 Date to Mayor. Date Returned Date Resubmitted to Council presents the following Ordinance:

Public Hearing 2nd Reading & Passage \_ 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 Feliciano Sponsored by: \_

### AN ORDINANCE REQUIRING THE OWNERS OF MULTI UNIT DWELLINGS TO PROVIDE CERTAIN NOTIFICATIONS OF THE TRENTON DEPARTMENT OF WATER AND SEWERS

IT IS HEREBY ORDAINED by the City Council of the City of Trenton that Article XIIIA of the Trenton Municipal Code be and hereby is amended as follows:

### Notification to the Trenton Department of Water and Sewer

AUG 0 7 2025

1st Reading

- 1. Any property owner of a multi-unit dwelling which is herein defined as any residential structure containing more than one dwelling unit shall upon purchase, or if already owned, shall within 30 days from the effective date of this ordinance provide the Trenton Department of Water and Sewer on a form to be prepared, the number of dwelling units in the structure; a copy of the Certificate of Occupancy for each such dwelling unit; contact information for the property owner or manager; and any other information deemed necessary by the Department.
- 2. In the event a property owner converts a single unit dwelling to a multi-unit dwelling, the Department must be notified within 30 days of the conversion, and provided with the aforesaid information, including the date of the conversion.
- 3. In the event of a sale of a multi-unit dwelling, the Seller shall ensure and provide documentation to the Purchaser that there is no balance due to the Trenton Department of Water and Sewer for any water related services.

IT IS FURTHER ORDAINED that for a violation of any of the foregoing provisions the Municipal Court shall impose a fine of \$2,000 and that each unreported unit shall be considered a separate violation; and

## **ORDINANCE**

IT IS FURTHER ORDAINED that the City's Department of Inspections, the City's Department of Water and Sewer, and the Trenton Police Department shall have concurrent jurisdiction to issue Complaints for such violations in the Trenton Municipal Court; and,

IT IS FURTHER ORDAINED that should any provision of this Ordinance be found to be invalid or unenforceable by a Court of competent jurisdiction, the remaining provisions shall remain in full force and effect, and that this Ordinance shall supersede and repeal any Ordinances inconsistent herewith to the extent of such inconsistencies; and

IT IS FURTHER ORDAINED that this Ordinance shall take effect pursuant to NJSA 40:69A-181 and other applicable law.

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1 <sup>st</sup> Reading AUG 0.7 2025	Date to Mayor
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2 <sup>nd</sup> Reading & Passage	Date Resubmitted to Council
WithdrawnLost	
JULIE A. MURIAAY, ESQ., LEGAL COUNSEL TO HOUSING & ECONOMIC DEVELOPMENT	Factual content certified by  Maria A. Richardson, Business Administrator  DEPARTMENT OF ADMINISTRATION
Councilman / woman	PRESENTS THE FOLLOWING ORDINANCE:

## ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 900 INDIANA AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 23903, LOT 21, PURSUANT TO N.J.S.A. 40A:12-13(c), TO SHERWOOD & MARY BROWN FOR THE SALE PRICE OF TWENTY-FIVE THOUSAND (\$25,000.00) 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 900 Indiana Avenue, designated as Block 23903, Lot 21 on the City of Trenton Tax Map (hereinafter, the "Property"); and

WHEREAS, Sherwood & Mary Brown (the "Applicant") purposes to purchase and redevelop Block 23903, Lot 21 commonly known as 900 Indiana Avenue (the 'Property"); and

WHEREAS, the Applicant proposes to pay Twenty-Five Thousand (\$25,000.00) Dollars, (the "Purchase Price"); and

WHEREAS, the Applicant intends to construct a new two-family rental unit; and

- 1. The above recitals are incorporated herein as if set forth at length herewith.
- 2. Sherwood & Mary Brown, are hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 23903, Lot 21 commonly known as 900 Indiana 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.

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Mayor	REJECTED	Reconsidered by Council - Override Vote
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President of Council		City Clerk

1 <sup>st Reading</sup> AUG 0 7 2025	RDINANCE No. 25 - 0 7 5 Date to Mayor
Public Hearing	Date Returned
2 <sup>nd</sup> Reading & Passage	Date Resubmitted to Council
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Approved as to Form and Legality	Factual content certified by
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DE & BEONOMIC DEVELOPMENT  COUNCILMAN / WOMAN	DEPARTMENT OF ADMINISTRATION  PRESENTS THE FOLLOWING ORDINANCE:
Councilman / Woman	PRESENTS THE FOLLOWING

## ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 112 NORTH MONTGOMERY STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 601, LOT 16, PURSUANT TO N.J.S.A. 40A:12-13(c), TO ELIJAH DIXON FOR THE SALE PRICE OF FIFTEEN THOUSAND (\$15,000.00) 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 112 North Montgomery Street, designated as Block 601, Lot 16 on the City of Trenton Tax Map (hereinafter, the "Property"); and

**WHEREAS,** Elijah Dixon (the "Applicant") purposes to purchase and redevelop Block 601, Lot 16 commonly known as 112 North Montgomery Street (the 'Property"); and

WHEREAS, the Applicant proposes to pay Fifteen Thousand (\$15,000.00) Dollars, (the "Purchase Price"); and

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

- 1. The above recitals are incorporated herein as if set forth at length herewith.
- 2. Elijah Dixon, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 601, Lot 16 commonly known as 112 North Montgomery Street, Trenton New Jersey
- 3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
- 4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
- 5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

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Adopted on second reading after the public hearing on		
AYE	APPROVED	
Mayor	REJECTED	Reconsidered by Council – Override Vote
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President of Council		City Clerk

Public Hearing	Date Returned
2 <sup>nd</sup> Reading & Passage	Date Resubmitted to Council
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Approved as to Form and Legality	Factual content certified by
	Maria Richardon
IE A. MURRAY, ESQ., LEGAL COUNSEL TO ISING & ECONOMIC DEVELOPMENT	MARIA A. RICHARDSON, BUSINESS ADMINISTRATOR DEPARTMENT OF ADMINISTRATION
	PRESENTS THE FOLLOWING ORDINANCE:
Councilman / woman	······································

ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 129, 133 & 229 PERRY STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 501, LOT/S 11 & 9, BLOCK 7201, LOT 21 PURSUANT TO N.J.S.A. 40A:12-13(c), TO ELIJAH ELLIOT LLC FOR THE SALE PRICE OF SEVENTEEN THOUSAND FIVE HUNDRED (\$17,500.00) 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 seg. (the Redevelopment Law"); and

WHEREAS, there is within the City of Trenton certain city-owned real property located at 129, 133 & 229 Perry Street, designated as Block 501, Lot/s 11 & 9, Block 7201, Lot 21 on the City of Trenton Tax Map (hereinafter, the "Properties"); and

WHEREAS, Elijah Elliot LLC (the "Applicant") purposes to purchase and redevelop Block 501, Lot/s 11 & 9, Block 7201, Lot 21 commonly known as 129, 133 & 229 Perry Street (the 'Properties"); and

WHEREAS, the Applicant proposes to pay \$5,000.00 each for 129 and 133 Perry Street and \$7,500.00 for 229 Perry Street totaling Seventeen Thousand Five Hundred (\$17,500.00) Dollars, (the "Purchase Price"); and

WHEREAS,; and

- 1. The above recitals are incorporated herein as if set forth at length herewith.
- 2. Elijah Elliot LLC., is hereby designated as Redeveloper for certain city-owned properties identified on the City's tax map as Block 501, Lot/s 11 & 9, Block 7201, Lot 21 commonly known as 129, 133 and 229 Perry Street, Trenton New Jersey
- 3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
- 4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
- 5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

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President of Council /			City Clerk	

	ORDINANCE No. 25-077
1st Reading AUG 0 7 2025	Date to Mayor
Public Hearing	Date Returned
2 <sup>nd</sup> Reading & Passage	Date Resubmitted to Council
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Approved as to Form and Legality	Factual content certified by
Mary	$\hat{}$
JEA. MURRAY, ESQ., LEGAL COUNSEL TO	Maria A. Richardson, Business Administrator
Approved as to Form and Legality  JeA. MURRAY, Esq., Legal Counsel to  USING & ECONOMIC DEVELOPMENT	Maria Richardon

## ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 1253 EAST STATE STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 26901, LOT 8, PURSUANT TO N.J.S.A. 40A:12-13(c), TO JOSEPH N. RODRIQUEZ FOR THE SALE PRICE OF SEVEN THOUSAND (\$7,000.00) 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 1253 East State Street, designated as Block 26901, Lot 8 on the City of Trenton Tax Map (hereinafter, the "Property"); and

**WHEREAS,** Joseph N. Rodriquez (the "**Applicant**") purposes to purchase and redevelop Block 26901, Lot 8 commonly known as 1253 East State Street (the 'Property"); and

WHEREAS, the Applicant proposes to pay Seven Thousand (\$7,000.00) Dollars, (the "Purchase Price"); and

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

- 1. The above recitals are incorporated herein as if set forth at length herewith.
- 2. Joseph N. Rodriguez, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 26901, Lot 8 commonly known as 1253 East State Street, Trenton New Jersey
- 3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
- 4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
- 5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

INTRODUCTION:	MOTIC	n:	SL	/ >t./	SECON	iD:	Rect	rob	ORD, AUTHORED BY:								:	ADOPTION	MOTIC	DN:			SECO	۹D:	
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Adopted on second reading after the public hearing on		
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Mayor AY 7	REJECTED	Reconsidered by Council - Override Vote
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resident of Council	<del></del>	City Clerk

RDINANCE AUG 0 7 2025 1st Reading Date to Mayor Public Hearing\_ Date Returned 2nd Reading & Passage Date Resubmitted to Council Withdrawn Approved as to Form and Legality Factual content certified by JULIE A. MURRAY, ESQ., LEGAL COUNSEL TO HOUSING & ECONOMIC DEVELOPMENT DEPARTMENT OF ADMINISTRATION COUNCILMAN / WOMAN PRESENTS THE FOLLOWING ORDINANCE: SPONSORED BY:\_\_\_\_\_

## ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 284 RUTHERFORD AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 4403, LOT 6, PURSUANT TO N.J.S.A. 40A:12-13(c), TO MARY TARD FOR THE SALE PRICE OF FIFTEEN THOUSAND (\$15,000.00) 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 284 Rutherford Avenue, designated as Block 4403, Lot 6 on the City of Trenton Tax Map (hereinafter, the "Property"); and

**WHEREAS,** Mary Tard (the "**Applicant**") purposes to purchase and redevelop Block 4403, Lot 6 commonly known as 284 Rutherford Avenue (the 'Property"); and

WHEREAS, the Applicant proposes to pay Fifteen Thousand (\$15,000.00) Dollars, (the "Purchase Price"); and

WHEREAS, in accordance with the Rehabilitation Plan, among other things the Applicant was the tenant of the owner/landlord at the time the City acquired the Property through in-rem foreclosure in September/2020. As a tenant, the Applicant had certain rights to occupy the Property after foreclosure. The Applicant proposes to complete renovations and continue living in the Property as her primary residence; and

- 1. The above recitals are incorporated herein as if set forth at length herewith.
- 2. Mary Tard, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 4403, Lot 6, commonly known as 284 Rutherford 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.

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Majnuju Amales President of Council	, 	
President of Council /		City Clerk

ORDINANCE No. 25 - 0 7 9
Date to Mayor
Date Returned
Date Resubmitted to Council
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MARIA A. RICHARDSON, BUSINESS ADMINISTRATOR DEPARTMENT OF ADMINISTRATION
PRESENTS THE FOLLOWING ORDINANCE:

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SPONSORED BY:

# ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 13 SHERIDAN AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 1602, LOT 34, PURSUANT TO N.J.S.A. 40A:12-13(c), TO KLELIO TACO 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 Klelio Taco Avenue, designated as Block 1602, Lot 34 on the City of Trenton Tax Map (hereinafter, the "**Property**"); and

WHEREAS, Klelio Taco (the "Applicant") purposes to purchase and redevelop Block 1602, Lot 34 commonly known as 13 Sheridan Avenue (the 'Property"); and

WHEREAS, the Applicant proposes to pay Twenty Thousand (\$20,000.00) Dollars, (the "Purchase Price"); and

**WHEREAS**, in accordance with the Rehabilitation Plan, among other things the Applicant is proposing to renovate and live in the Property as an owner-occupant; and

- 1. The above recitals are incorporated herein as if set forth at length herewith.
- 2. Klelio Taco, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 1602, Lot 34, commonly known as 13 Sheridan 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.

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AIR o a corr	ORDINANCE NO. 25 - 080
<sup>1<sup>st</sup> Reading</sup> <b>AUG 0 7 2025</b>	Date to Mayor
Public Hearing	Date Returned
2 <sup>nd</sup> Reading & Passage	Date Resubmitted to Council
WithdrawnLost	
Approved as to Form and Legality	Factual content certified by
MAN	Maria Bichardorn
ULIFA. MURRAY, ESQ., LEGAL COUNSEL TO	Maria A. Richardson, Business Administrator
HOUSING & ECONOMIC DEVELOPMENT	DEPARTMENT OF ADMINISTRATION
Councilman / woman	PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY:

ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 15 CHAMBERS STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 12901, LOT 6, PURSUANT TO N.J.S.A. 40A:12-13(b)(5), TO CHIMO B. UGORJI FOR THE SALE PRICE OF ONE THOUSAND (\$1,000.00) DOLLARS

WHEREAS, there is within the City of Trenton certain city-owned real property located at 15 Chambers Street, designated as Block 12901, Lot 6 on the City of Trenton Tax Map (hereinafter, the "Property"); and

WHEREAS, the Property is a small vacant narrow strip of land that has been unused and city owned since July/2009, does not meet the minimum lot size requirements for development under the municipal zoning ordinance, and thereby, does not allow for any other viable use other than a side lot for the contiguous property; and

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

WHEREAS, Chioma B. Ugorji, the contiguous property owner at 17 Chambers Street (hereinafter, the "Purchaser"), submitted an application to purchase the Property for the stated purpose of merging both lots and expanding the existing footprint of her property; and

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

## **ORDINANCE**

- 2. Pursuant to N.J.S.A. 40A:12-13(b)(5), the City is authorized to convey 15 Chambers Street, designated as Block 12901, Lot 6 at private sale to the Purchaser, Chioma B. Ugorji for One Thousand (\$1,000.00) Dollars.
- 3. The Mayor is hereby authorized to execute any documents necessary for the conveyance of the Property to the Purchaser.
- 4. The City Clerk is hereby directed to publish this Ordinance as required by applicable law.
- 5. This Ordinance shall take effect after final reading, adoption and the expiration of twenty (20) days and, shall be filed in the Office of the City Clerk in accordance with applicable law.

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Adopted on first reading at a meeting of the City Council	of the City of T	renton, NJ on <b>AUG 0 7 2025</b>	
Adopted on second reading after the public hearing on			
Mayor Andrew Alexandre	APPROVED REJECTED	Reconsidered by Council - Override Vote	AYE NAY
President of Council		City Clerk	

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## ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 32 AND 34 HART AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 21403, LOT/S 12 & 11, PURSUANT TO N.J.S.A. 40A:12-13(c), TO MARVIN CISNEROS MURCIAS OR THE SALE PRICE OF TWELVE THOUSAND (\$12,000.00) 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 32 and 34 (side-lot) Hart Avenue, designated as Block 21403, Lot/s 12 & 11, on the City of Trenton Tax Map (hereinafter, the "Property"); and

WHEREAS, Marvin Cisneros Murcias (the "Applicant") purposes to purchase and redevelop Block 21403, Lot/s 12 & 11 commonly known as 32 and 34 (side-lot) Hart Avenue (the "Property"); and

**WHEREAS,** the Applicant proposes to pay Ten Thousand (\$10,000.00) Dollars for 32 Hart Avenue and Two Thousand (\$2,000.00) Dollars for 34 (side-lot) Hart Avenue totaling Twelve Thousand (**\$12,000.00**) Dollars, (the "**Purchase Price**"); and

**WHEREAS**, once renovations have been completed, the Applicant intends to reside in the Property as an owner-occupant and merge/consolidate the lots; and

- 1. The above recitals are incorporated herein as if set forth at length herewith.
- 2. Marvin Cisneros Murcias, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 21403, Lot/s 12 & 11, commonly known as 32 and 34 (side lot) Hart 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.

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Adopted on first reading at a meeting of the City Council	of the City of T	renton, NJ onAUG 0 7 2025
Adopted on second reading after the public hearing on		
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Mayor Nay	REJECTED	Reconsidered by Council - Override Vote
Manney Madey		
President of Council /		City Clerk

Public Hearing	Date Returned
2 <sup>nd</sup> Reading & Passage	Date Resubmitted to Council
Approved as to Form and Legality  Approved as to Form and Legality  Julie Amurkay, Esq., Legal Counsel to Housing & Economic Development	Factual content certified by  Maria A. Richardson, Business Administrator  Department of Administration
COUNCILMAN / WOMAN	PRESENTS THE FOLLOWING ORDINANCE:

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## ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 519 NORTH CLINTON AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 21705, LOT 25, PURSUANT TO N.J.S.A. 40A:12-13(c), TO MASSIEL VALDEZ GARCIA FOR THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) 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 519 North Clinton Avenue, designated as Block 21705, Lot 25 on the City of Trenton Tax Map (hereinafter, the "**Property**"); and

WHEREAS, Massiel Valdez Garcia (the "Applicant") purposes to purchase and redevelop Block 21705, Lot 25 commonly known as 519 North Clinton Avenue (the 'Property"); and

WHEREAS, the Applicant proposes to pay Five Thousand (\$5,000.00) Dollars, (the "Purchase Price"); and

**WHEREAS**, once renovations have been completed, the Applicant intends to reside in the Property as an owner-occupant; and

- 1. The above recitals are incorporated herein as if set forth at length herewith.
- 2. Massiel Valdez Garcia, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 27105, Lot 25, commonly known as 519 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.

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Adopted on first reading at a meeting of the City Council of	f the City o	f Trenton, NJ on <b>AUS</b> 0 7 2025
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AYE Mayor NAY	_ APPROVED	Reconsidered by Council – Override Vote
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AUG 0 7 2025 `	Date to Mayor
Public Hearing	Date Returned
2 <sup>nd</sup> Reading & Passage	Date Resubmitted to Council
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JULIE A. MIUKRAY, ESQ., LEGAL COUNSEL TO HOUSING & ECONOMIC DEVELOPMENT	MAINA ALEICHARDSON, BOSINESS ADMINISTRATOR DEPARTMENT OF ADMINISTRATION
COUNCILMAN / WOMAN	PRESENTS THE FOLLOWING ORDINANCE:
SPONSORED BY:	

**JDDIVIYXICE** 

25 06-

## ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 213 DICKINSON STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 22303, LOT 19, PURSUANT TO N.J.S.A. 40A:12-13(c), TO GERALD HICKS FOR THE SALE PRICE OF THREE THOUSAND (\$3,000.00) 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 900 Indiana Avenue, designated as Block 22303, Lot 19 on the City of Trenton Tax Map (hereinafter, the "Property"); and

**WHEREAS,** Gerald Hicks (the "**Applicant**") purposes to purchase and redevelop Block 22303, Lot 19 commonly known as 213 Dickinson Street (the 'Property'); and

WHEREAS, the Applicant proposes to pay Three Thousand (\$3,000.00) Dollars, (the "Purchase Price"); and

WHEREAS, once renovations have been completed, the Applicant intends to reside in the Property as an owner-occupant; and

## ORDINANCE PAGE 2

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

- 1. The above recitals are incorporated herein as if set forth at length herewith.
- 2. Gerald Hicks, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 22303, Lot 19, commonly known as 213 Dickinson Street, Trenton New Jersey
- 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.

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AYE Mayor NAY	REJECTED	Reconsidered by Council - Override Vote	
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President of Council	0	City Clerk	

AUG 0 7 2025	ORDINANCE No	25-084
1 <sup>st</sup> Reading	Date to M	ayor
Public Hearing	Date Retur	rned
2 <sup>nd</sup> Reading & Passage	Date Resu	bmitted to Council
Withdrawn Lost Approved as to Form and Legality	Factual content co	•
WESLEY BRIDGES, CITY ATTORNEY	JIM BEACH, CHIEF OF STAFF	
Councilman/woman	presen	ts the following Ordinance:

## ORDINANCE ADOPTING THE 2025 ENTERPRISE AVENUE REDEVELOPMENT PLAN PURSUANT TO THE LOCAL REDEVELOPMENT AND-HOUSING-LAW AT N.J.S.A. 40A:12A-1, ET SEQ.

WHEREAS, the City Council of the City of Trenton ("City Council"), in order to facilitate the development, redevelopment, and rehabilitation of the City, adopted Resolution 02-742 determining that the proposed Enterprise Avenue Redevelopment Area, including property now designated on the Official Tax Map of the City of Trenton as Block 23203, Lot 1 and Block 23102, Lots 1, 2 & 9 (collectively, the "Property") qualified as an Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("Redevelopment Law"); and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a governing body may adopt, revise or amend a redevelopment plan for an Area in Need of Redevelopment which sets forth an outline for the planning, development, redevelopment, or rehabilitation of the area; and

**WHEREAS**, to facilitate the planning, development, redevelopment, and rehabilitation of the Enterprise Avenue Redevelopment Area for purposes of improving conditions within the City, City Council previously adopted a redevelopment plan for the Enterprise Avenue Redevelopment Area, which included the Property; and

WHEREAS, City Council has determined that a more specific redevelopment plan is needed to facilitate the redevelopment of the Property, and has determined that it is in the best interest of the City to adopt the redevelopment plan entitled "2025 Enterprise Avenue Redevelopment Plan," dated July 17, 2025 (the "Redevelopment Plan"); and

**WHEREAS**, the Redevelopment Plan provides for the planning, development, redevelopment, and rehabilitation of the Property for purposes of improving conditions within the City; and

**WHEREAS**, pursuant to the N.J.S.A. 40A:12A-7, the Borough Council adopted a Resolution referring the Redevelopment Plan to the City of Trenton Planning Board ("Planning Board") for review and approval following introduction and first reading; and

WHEREAS, the Planning Board reviewed the Redevelopment Plan and gave its report to City Council finding that the Redevelopment Plan is consistent with the City's Master Plan and recommending adoption of the Redevelopment Plan; and

**WHEREAS**, City Council has reviewed and accepted the recommendations of the Planning Board and determined that it is in the best interest of the City to adopt the Redevelopment Plan to effectuate redevelopment and rehabilitation of the Property.

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

- 1. The City Council hereby adopts the 2025 Enterprise Avenue Redevelopment Plan, attached hereto.
- 2. The City Council declares and determines that the 2025 Enterprise Avenue Redevelopment Plan provides for the development of Block 23203, Lot 1 and Block 23102, Lots 1, 2 & 9, is substantially consistent with and designed to effectuate the municipal master plan, Trenton250, and is otherwise in conformance with the criteria, guidelines, and conditions set forth in N.J.S.A. 40A:12A-7 and the Redevelopment Las as a whole.
- 3. The governing body of the City of Trenton shall have, be entitled to, and is hereby vested with all power and authority granted by the aforementioned statutory provisions to effectuate the Redevelopment Plan.
- 4. The Redevelopment Plan shall constitute an overlay zoning district which does not require amendment of the City's zoning district map.
- 5. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.
- 6. In the event any clause, section or paragraph of the ordinance and/or the Redevelopment Plan is deemed invalid or unenforceable for any reason, it is the intent of City Council that the balance of the Ordinance and/or Redevelopment Plan remain in full force and effect to the extent it allows the City to meet the goals of the Ordinance.
- 7. This Ordinance shall take effect after final adoption and publication according to law

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Mayor	REJECTED	Reconsidered by Council - Override Vote	NAY
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President of Council	<del></del>	City Clerk	

DCA/DLGS WAIVER No.	(IF APPLICABLE) ORDINANCE No. 25 - 085
1 <sup>st</sup> Reading AUG 0 7 2025	Date to Mayor
Public Hearing	Date Returned
2 <sup>nd</sup> Reading & Passage	Date Resubmitted to Council
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Approyed as to Form and L	Maira Keihndson
Wesley Bridges, Eso., City-Ati	ORNEY MARIA RICHARDSON, BUSINESS ADMINISTRATOR
Councilman/woman	PRESENTS THE FOLLOWING ORDINANCE:
Sponsored By:	

## ORDINANCE AMENDING CHAPTER 2 OF THE CODE OF THE CITY OF TRENTON "ADMINISTRATION" AS IT APPLIES TO RESIDENCY REQUIREMENTS FOR THE EMPLOYEES OF THE DEPARTMENT OF WATER AND SEWER, IN THE CITY OF TRENTON

WHEREAS, the City of Trenton, through its Department of Water and Sewer, owns and operates a regional water distribution system known as Trenton Water Works; and

WHEREAS, chronic staffing shortages have hindered the ability of that Department to perform at the level of confidence and expertise required by the city and its customers; and

WHEREAS, independent analysis by contractors for the city of Trenton and the New Jersey Department of Environmental Protection have independently concluded that the existing residency requirement as it applies to Trenton Water Works and the Department of Water and Sewer is a significant obstacle to the hiring and retention of qualified employees; and

WHEREAS, after consultation with the New Jersey Department of Environmental Protection, City Council believes that it is in the best interests of the City of Trenton and its water customers to remove the residency requirement for employees in the Department of Water and Sewer; now, therefore

**NOW, THEREFORE, BE IT ORDAINED,** by the City Council of the city of Trenton that Chapter 2, Article XVI, section 2-95 (1) is hereby amended as follows:

1. All officers and employees of the City of Trenton, New Jersey, now in the employ of or hereafter to be employed by the City, are hereby required as a condition of their continued employment to have a place of abode in the City and to be bona fide residents therein.

## **ORDINANCE**

2. All officers, commissioners, directors and employees and regular legal representatives of all quasi-municipal boards, authorities, commissions and all other bodies which the City Council is by law empowered to create shall be bona fide residents of the City within the meaning of this section, except as otherwise specifically provided by state law or where specific creating ordinances provide for or expressly permit the appointment or employment of nonresidents or designate membership by reference to some specific qualifications or characteristic other than residency. The provisions of this section shall not apply to employees of the Department of Water and Sewer, or applicants for positions therein.

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Mayor	APPROVED REJECTED	Reconsidered by Council – Override Vote	AYE
President of Council		•	
President of Council		City Clerk	

DCA/DLGS WAIVER No.	(IF APPLICABLE) ORDIN	$NANCE_{No.}$ 25-0	86
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The opposition of the control of the		Maies Kichard	000
WESLEY BRIDGES, ESQ., CITY AT	TORNEY	Maria Richardson, Business A	DMINISTRATOR
Councilman / woman		PRESENTS THE FOLLOWING ORD	INANCE:
Sponsored By:			

# ORDINANCE AUTHORIZING TRENTON WATER WORKS TO PURCHASE THE ELKS PROPERTY LOCATED 1580 KUSER ROAD IN HAMILTON TOWNSHIP, AND THE CRESTEK PROPERTY LOCATED 4 LUDLOW DRIVE IN EWING TOWNSHIP, FOR THE PURCHASE PRICE OF \$1,034,191.14 FOR BOTH PROPERTIES

WHEREAS, This Council has previously approved Trenton Water Works ("TWW") entering into multiple "lease to purchase" agreements in order to provide decentralized water storage capacity; and

**WHEREAS**, the Elks property has been appraised for Four Hundred Forty-Five Thousand Dollars (\$445,000), and the Crestek property has been appraised for Three Hundred Thousand Dollars (\$300,000), (see Exhibit A, appraisal); and

WHEREAS, The lease for the Elks property has to be amended to reflect a changed property configuration and additional acreage at the same appraised per acre price for a new total purchase price of Seven Hundred Thirty-Four Thousand One Hundred Ninety-one Dollars and Fourteen cents (\$734,191.14) (see Exhibit C "Lease Amendment"); and,

WHEREAS, the installation of water storage tanks is needed to comply with the terms of an Administrative Consent Order and a Unilateral Administrative Order issued by the New Jersey Department of Environmental Protection; and

WHEREAS, TWW performed an extensive property search to acquire a location for the construction of water storage tanks in order to provide sufficient water storage capacity to take the Pennington Reservoir offline for cleaning, repairs and upgrades; and

WHEREAS, TWW has completed preliminary hydraulic modeling and general property layout including tank details (material of construction, elevation, bowl diameter), sizing and the layout of tank inflow and outflow piping and connection to TWW network; and

## **ORDINANCE**

WHEREAS, TWW has also completed a wetlands delineation survey, and a Letter of Interpretation ("LOI") was sent to New Jersey Department of Environmental Protection outlining the project setbacks, see Exhibit B, LOI to DEP), the wetland transition area line, and the flood hazard line (see Exhibit B, LOI); and

WHEREAS, funds in the amount of One Million, Thirty-four Thousand One Hundred Ninety-one Dollars and Fourteen Cents (\$1,034,191.14) for the purchase of both properties have been certified to be available in Account Number C-06-21-55-049B-342.

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

- 1. The Director of The Department of Water and Sewer is authorized to sign the amended lease for the Elks property.
- 2. The Director of the Department of Water and Sewer is authorized to purchase the above-mentioned properties at the agreed prices once required local approvals are issued.

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(St Reading AUG 0 7 2023	ORDINANCE No. 25-087
1 <sup>st</sup> Reading AUU U / 2023	Date to Mayor
Public Hearing	Date Returned
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Approved as to Form and Legality	Factual content certified by
Wesley Bridges, Esq., City Attorney	WAHAB ONITIRI, DIRECTOR PUBLIC WORKS
COUNCILMAN / WOMAN	PRESENTS THE FOLLOWING ORDINANCE:
SPONSORED BY CULTURE PICLONED	

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

**BE IT ORDAINED**, By the City Council of the City of Trenton that Chapter 14, Subsection 2.7 of the Code of the City of Trenton is hereby amended by removing from Schedule VII, "One-Hour Parking," the following location:

Name of Street	Sides	Location
Hamilton Avenue	North	Between Chambers Street and Bert Avenue
	South	Between a point 150 feet east of Chambers Street and Bert Avenue

**BE IT FURTHER ORDAINED**, By the City Council of the City of Trenton that Chapter 14, Subsection 2.5 of the Code of the City of Trenton is hereby amended and supplemented by adding to Schedule V, "No Parking During Certain Hours," the following location:

Name of Street	Hours	Sides	Location
Hamilton Avenue	7:00 AM – 4:00 PM School Days	Both	Between Chambers Street and Bert Avenue (Except for Permitted Trenton High School Students)

## **ORDINANCE**

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.

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President of Council		City Clerk	

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City Clerk

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

President of Council

	RESOLUTION No. 25 264
	Date of Adoption
proved as to Form and Legality	Factual content certified by  Maiewaldow
CITY ATTORNEY	Maria Richardson, Business Administrator
Councilman/woman	PRESENTS THE FOLLOWING ORDINANCE:

## RESOLUTION AUTHORIZING SETTLEMENT OF A CIVIL ACTION IN THE MATTER OF TYRAWN CARTER V. CITY OF TRENTON, ET AL. IN THE TOTAL AMOUNT OF \$375,000.00

WHEREAS, Tyrawn Carter, commenced a civil suit against the City of Trenton, in Mercer County Superior Court, under Docket No. MER-L-1830-18; and

WHEREAS, the complaint alleges that the City of Trenton committed a violation of the Plaintiff's civil rights; and

WHEREAS, said action has been reviewed and assessed by the City Attorney and the City Attorney is of the opinion that it is in the best interest of the City of Trenton to settle the case in the total amount of \$375,000.00; and

WHEREAS, the parties agree that settlement of this matter does not constitute an admission of any liability; and

WHEREAS, the settlement in the total amount of \$375,000.00 is inclusive of costs and attorney's fees; and

WHEREAS, the Director of Finance has certified that sufficient funds are available in the CY25 General Liability Self-Insurance Fund, Account Number 5-01- -80-8070-623, for this purpose; and

**NOW, THEREFORE, BE IT RESOLVED,** by the Trenton City Council that the case of Tyrawn Carter v. City of Trenton, et al., be disposed of by way of a settlement in the total amount of \$375,000.00.

BE IT FURTHER RESOLVED, that the City Treasurer is hereby authorized to issue a warrant for the payment of \$375,000.00 to Tyrawn Carter and the Law Offices of Bidlingmaier & Bidlingmaier in accordance with the terms of settlement as set forth herein.

MOTION:									SECOND	:				
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FELICIANO				<u> </u>	HARRISON									ļ
FIGUEROA KETTENBURG					WILLIAMS									

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on	<u></u>

President of Council

SPONSORED BY:

City Clerk

#### **CERTIFICATION OF AVAILABILITY OF FUNDS**

I, Lynn Au, Acting Chief Financial Officer of the City of Trenton, do hereby certify, to the best of my knowledge and belief that there now exist adequate funds to award the settlement in the matter of <u>Tyrawn Carter v. City of Trenton</u> bearing Docket Number MER-L-1830-18 in the amount of \$375,000.00. Such funds for said settlement award are available in General Liability Self-Insurance Fund, Account Number 5-01- -80-8070-623.

Dated: 7/2/2025

Lynn Au

Chief Financial Officer

DCA/DLGS	Waister No.	 (If Anniicable)
DCWDDG	TI BITOL 140.	 (er vebberomic)

No. 25-314

Approved as to Forth and Legality	Pactual content certified by
Wesley, Bridges, Esq., CITY ATTORNEY	Maria Richardson, Business Administrator
COUNCILMAN / WOMAN	PRESENTS THE FOLLOWING RESOLUTION:
SPONSORED BY:	

## RESOLUTION AUTHORIZING THE SETTLEMENT OF A MATTER RELATED TO CAPITAL HEALTH SYSTEM, INC. FOR SERVICES RENDERED

WHEREAS, the procurement process pursuant to Local Public Contract Law to acquire Capital Health's services was delayed; and

WHEREAS, the City was unable to extend a contract, preventing the ability to issue payments for services; and

WHEREAS, Capital Health has issued a notice of demand in the amount \$109,533.28 for services rendered; and

WHEREAS, said action has been assessed by the City Attorney who is of the opinion that this resolution is in the best interest of the City to pay the total amount of \$109,533.28; and

WHEREAS, the settlement in the total of \$109,533.28 is inclusive of any and all fees associated with this claim; and

WHEREAS, the Director of Finance has certified that sufficient funds are available in the CY25 General Liability Self-Insurance Fund, Account Number 5-01--80-8070-623, for this purpose, and

**NOW, THEREFORE, IT IS RESOLVED,** by the Trenton City Council that the civil action in the matter related to Capital Health System v. City of Trenton, be disposed of by way of settlement in the total amount of \$109,533.28.

**BE IT FURTHER RESOLVED** that the City Treasurer is hereby authorized to issue a warrant for the payment of \$109,533.28 to Capital Health System, Inc. in accordance with the terms of settlement as set forth herein.

MOTION:	IOTION:						SECON D:									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		
EDWARDS	,				FRISBY					GONZALEZ						
FELICIANO .	7.		ļ	· · · · · · · · · · · · · · · · · · ·	HARRISON							<u> </u>				
FIGUEROA KETTENBURG					WILLIAMS											

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

President of Council

City Clerk

#### CERTIFICATION OF AVAILABILITY OF FUNDS

I, Lynn Au, Acting Chief Financial Officer for the City of Trenton, do hereby certify, to the best of my knowledge and belief that there now exists adequate funds to award a settlement in the matter related to Capital Health System, Inc. v. City of Trenton in an amount of \$109,533.28. Such funds for said settlement award are available in CY25 General Liability Self-Insurance Fund, Account Number 5-01- -80-8070-623 budget.

Date: 8/18/2025

Lynn Au,

Acting Chief Financial Officer

Account Number: 5-01- -80-8070-623 - \$109,533.28

No. 25-315

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Approved as	B FOR	yana,	Legality &	Car Marie Market				Fac	inal cont	ent certified	7		4	
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Wesley Bridg	es, Esc	ı. Cit	Y ATTORN	ΙΕΫ́				Maria	Richards	on, Business	Admir	istrator		
		23223												
			,											
Councilman/	womar	ì								r	resents	the foll	owing Re	solution:
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RES	OLI	UTIC			ZIZING TE WARE, IN							RELA	TED T	O
V Inc. servi					ment process	pursi	uant te	o Local	Public	Contract	Law	to acqu	iire Rou	teware,
v services;		REA	S, the C	ity was	unable to ex	tend a	. contr	act, pre	venting	the ability	to is	sue pay	ments f	or
V rendered;		REA	S, Rout	eware,	Inc. has issu	ied a	notice	of den	nand in	the amou	nt \$1	15,000.	.00 for s	ervices
					has been as the City to pa							the op	oinion t	hat this
V this claim			S, the so	ettlemei	nt in the tota	l of \$	115,00	00.00 is	inclusi	ive of any	and a	ll fees	associat	ed with
					of Finance and, Account									CY25
	ated 1				IS RESOL									
					LVED that the vare, Inc. in a									
														,,
MOTION:									SECON D;					
	Aye	Nay	Abstain	Absent		Ayo	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS	,-	- 10.5			FRISBY	1.7-	1 ,			GONZALEZ	<del>                                     </del>	1		
11/11/14				1.				1						
FELICIANO	<del> </del>	<del> </del>			HARRISON							-		
FIGUEROA KETTENBURG					WILLIAMS									

President of Council City Clerk

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

#### CERTIFICATION OF AVAILABILITY OF FUNDS

I, Lynn Au, Acting Chief Financial Officer for the City of Trenton, do hereby certify, to the best of my knowledge and belief that there now exists adequate funds to award a settlement in the matter related to Routeware, Inc. v. City of Trenton in an amount of \$115,000.00. Such funds for said settlement award are available in CY25 General Liability Self-Insurance Fund, Account Number 5-01- -80-8070-623 budget.

Date: 8/21/2025

Lynn Au, Chief Financial Officer

Account Number: 5-01- -80-8070-623 - \$115,000.00

DCA/DLGS Waivor No. 1R25C-79 (If Applicable)

## RESOLUTION No. 25-316

	Date of Adoption
Approved as to form and Legality  WESLEY BRIDGES, ESO., CITY ATTORNEY	Factual content certified by  STEVE WILLOW DERECTOR OF POLICEON
Councilman/woman	presents the following Resolution:
PONSORED 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 INSTITUTE FOR FORENSIC PSYCHOLOGY FOR A PSYCHOLOGIST FOR RECRUIT AND EXAM FOR THE DEPARTMENT OF POLICE IN AN AMOUNT NOT TO EXCEED \$65,000.00 FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD - RFP2025-14

WHEREAS, the city has a need for a Psychologist for Recruit and Exam for Trenton Police Department for the City of Trenton, Department of Police 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 May 20, 2025, at 11:00 AM, by the Purchasing Agent and was evaluated by a committee based on criteria that included, experience, understanding of requirements and cost;

WHEREAS, the sole proposal of Institute for Forensic Psychology, 5 Fir Court, Suite 2, Oakland, NJ 07436 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 \$65,000.00 have been certified to be available in the following account number: 5-01--50-5000-290 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 Institute for Forensic Psychology, 5 Fir Court, Suite 2, Oakland, NJ 07436 a Psychologist for Recruit and Exam for Trenton Police Department in an amount not to exceed \$65,000.00 for a period of one (1) year from the date of award for the City of Trenton, Department of Police; 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:	IOTION:						SECOND :										
,	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent			Aye	Nay	Abstain	Absent		
EDWARDS					FRISBY					GONZALEZ							
FELICIANO					HARRISON												
FIGUEROA KETTENBURG	-				WILLIAMS												

President of Council City Clerk

#### **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: Institute for Forensic Psychology

Address# 1:

5 Fir Court, Suite 2

Address# 2:

City: Oakland

State: NJ

INU

Zip Code:

07436

Purpose:

TO PROVIDE PSYCHOLOGICAL SCREENING FOR THE

TRENTON POLICE DEPARTMENT.

FUND:

Trenton Police Operating Budget

Account Numbers:

5-01- -50-5000-290

Vendor ID#:

INSTI005

Requisition Number:

Amount not to exceed: \$65,000.00

Chief Financial Officer

Date

DCA/DLGS Waiver No(If Applicab	le)
	RESOLUTION No. 25-317
of the officer was a second	Date of Adoption
Approved as to Form and Legality  WESLEY BRIDGES, ESQ., DHRECTOR OF LA	Pactual content certified by  STEVE WILSON DIRECTOR OF POLICE
Councilman /woman	presents the following Resolution:
SPONSORED BY:	
DEPARTMENT OF POLICE A #T0106#17-FLEET-00738 IN AN	MAINTENANCE OF BODY WORN CAMERAS FOR THE WARDED THROUGH NEW JERSEY STATE CONTRACT AMOUNT NOT TO EXCEED \$404,246.38 FROM DATE OF RD UNTIL DECEMBER 31, 2025
Jersey State Cooperative Purchasing Pa Body Worn Cameras. The State of New	of Administration, Division of Purchasing has reviewed and verified New rogram #T0106#17-FLEET-00738 for the purchase and maintenance of Jersey has awarded this contract to Axon Enterprises, Inc., 17800 N. 85 <sup>th</sup> State of New Jersey has awarded this contract from May 15, 2025, to May
	12 (a) permits the City of Trenton to purchase items and provide services ding under the State of New Jersey Cooperative Purchasing Program; and
Worn Cameras for the City of Trenton	on, Department of Police has a need to purchase and maintenance Body 1; awarded to Axon Enterprises, Inc., 17800 N. 85th Street, Scottsdale, tate Cooperative Purchasing Program #T0106#17-FLEET-00738 in an

WHEREAS, funds in an amount not to exceed \$404,246.38 for Body Worn Cameras have been certified to be available in the following account number: 5-01- -50-5000-299. This contract shall be awarded form the date of award until December 31, 2025.

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

- 1. The Purchasing Agent is hereby authorized to execute a purchase order to Axon Enterprises, Inc., 17800 N. 85<sup>th</sup> Street, Scottsdale, Arizona 85255 in an amount not to exceed \$404,246.38 for the purchase and maintenance of Body Worn Cameras for the City of Trenton, Department of Police.
- 2. The contract is awarded without competitive bidding pursuant to N.J.S.A.40A:11-12(a) of the Local Public Contracts Law.

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

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

President of Council

City Clerk

#### **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: Axon Enterprise, Inc. Address# 1: 17800 N 85th Street

Address# 2:

City: Scottsdale State: Arizona

Zip Code: 85255

Purpose: Body Worn Camera Annual Maintenance

FUND:

Account Number: 5-01- -50-5000-299

Vendor ID#: AXONE005

Requisition Number:

Amount not to exceed: \$404,246.38

Chief Financial Officer

Date

25-318

	Date of Adoption
Approved as to Form and Legality WESLEY BRIDGES, ESQ., DIRECTOR OF LAW	Factorized content certified by  STEVE WILSON, DIRECTOR OF POLICE
Councilman /woman SPONSORED BY:	presents the following Resolution:

RESOLUTION ACCEPTING A BID AND AWARDING A CONTRACT TO GALLS, LLC FOR THE FURNISHING AND DELIVERY OF UNIFORMS FOR TRENTON POLICE FOR THE DEPARTMENT OF POLICE FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD IN AN AMOUNT NOT TO EXCEED \$112,500.00 WITH THE OPTION TO EXTEND ONE (1) ADDITIONAL YEAR-BID2025-54

WHEREAS, three (3) sealed bids were received in the Division of Purchasing on May 16, 2025, at 11:00 am, by the Purchasing Agent for the Furnishing and Delivery of Uniforms for Trenton Police for the City of Trenton, Department of Police; and

WHEREAS, the bid of Action Uniforms, LLC, submitted L/S female shirts, S/S female shirts, L/S male shirts, S/S male shirts as substitutions, the color was incorrect and deviates from the bid specifications and requirements. The reviewers researched the items on their website and the items are not in compliance with the needs of the department; and

WHEREAS, the bid of Uniform Warehouse, Inc, did not submit acknowledgement of Addendum No.1 issued on May 2, 2025 which is mandatory. Therefore, their bid is considered fatal; and

WHEREAS, the bid of Galls LLC, 1340 Russell Cave Road, Lexington, Kentucky 40505, is made pursuant to the advertisement, be and is hereby accepted, as the lowest, responsible, responsive bidder complying with terms, requirements and specifications on file in the Division of Purchasing; and

WHEREAS, funds in an amount not to exceed \$112,500.00 have been certified to be available in the following account number: 5-01--50-5000-303. This contract shall be awarded for a period of one (1) year from the date of the award with the option to extend one (1) additional year in an amount not to exceed \$112,500.00 contingent upon the temporary and final adoption of CY' 26; 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 Galls, LLC, 1340 Russell Cave Road, Lexington, Kentucky 40505, for the Furnishing and Delivery of Uniforms for Trenton Police for the City of Trenton, Department of Police for a period of one (1) year in an amount not to exceed \$112,500.00 from the date of award for the said purposes in the manner prescribed by law.

MOTION:	JTION:						SECOND :									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		
EDWARDS					FRISBY			***************************************		GONZALEZ						
FELICIANO	<del> </del>				HARRISON	<del>                                     </del>										
FIGUEROA KETTENBURG					WILLIAMS											

This Resolution was	adonted at a Meeting	of the City Come	if of the City of Trenton on	

President of Council

#### **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: Galls, LLC

Address# 1:

1340 Russell Cave Road

Address# 2:

City:

Lexington

State:

Kentucky

Zip Code:

40505

Purpose:

Police Uniform Bid

FUND:

Account Number:

5-01- -50-5000-303 \$112,500

6-01- -50-5000-303 \$112,500

Vendor ID#:

GALLS005

Requisition Number:

Amount not to exceed: \$225,000.00

Councilman /woman\_

EY-BRIDGES, ESQ., DIRECTOR OF LAW

### RESOLUTION

OT 4	No			·	<u>.</u>	<del>ب</del>	
Date	of Adoptio	n					
Fact	ial content	certifi <b>di</b>	K				
STEVE	WILSON, I	DIRECT	OR OF	POL	JCE	3	
	pr	esents th	e follo	wing	Res	olution;	

SPONSORED BY:

RESOLUTION AUTHORIZING A CONTRACT AWARDED TO EAGLE POINT & GUN/TJ MORRIS & SON FOR THE PURCHASE OF AMMUNITION FOR THE CITY OF TRENTON, DEPARTMENT OF POLICE AWARDED THROUGH NEW JERSEY STATE CONTRACT #17-FLEET-00721 IN AN AMOUNT NOT TO EXCEED \$70,000.00 FROM THE DATE OF AWARD UNTIL DECEMBER 31, 2025

WHEREAS, The Department of Administration, Division of Purchasing has reviewed and verified New Jersey State Cooperative Purchasing Program #17-FLEET-00721 for the purchase of Law Enforcement Firearms, Equipment and Supplies. The State of New Jersey has awarded this contract to Eagle Point & Gun/TJ Morris & Son, 1707 Third Street, Thorofare, New Jersey 08086. The State of New Jersey has extended this contract from May 15, 2025, to May 14, 2026; and

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

WHEREAS, the City of Trenton, Department of Police has a need to purchase Ammunition for Mandatory Bi-Annual Firearm Qualifications for the City of Trenton; awarded to Eagle Point & Gun/TJ Morris & Son, 1707 Third Street, Thorofare, New Jersey 08086 through New Jersey State Cooperative Purchasing Program #17-FLEET-00721 in an amount not to exceed \$70,000.00 and

WHEREAS, funds in an amount not to exceed \$70,000.00 to purchase Ammunition for Mandatory Bi-Annual Firearm Qualifications have been certified to be available in the following account number: 5-01--50-5000-333. This contract shall be awarded from the date of award until December 31, 2025.

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

- The Purchasing Agent is hereby authorized to execute a purchase order to Eagle Point & Gun/TJ Morris & Son, 1707 Third Street, Thorofare, New Jersey 08086 in an amount not to exceed \$70,000.00 to purchase Ammunition for Mandatory Bi-Annual Firearm Qualifications for the City of Trenton, Department of Police.
- 2. The contract is awarded without competitive bidding pursuant to N.J.S.A.40A:11-12(a) of the Local Public Contracts Law.

MOTION:	MOTION:						SECOND :								
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent			Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ					
FELICIANO					HARRISON										
FIGUEROA KETTENBURG					WILLIAMS						<b></b>				

This	Resolution	was ador	sted at a	Meeting	of the Cit	v Council	of the Cit	y of Trenton on

President of Council

City Clerk

#### **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: Eagle Point Gun TJ Morris & Son

Address# 1:

1707 Third Street

Address# 2:

**Thorofare** City:

State:

**New Jersey** 

Zip Code:

8086

Purpose:

Ammunition for Mandatory Bi-Annual Firearm Qualifications

**FUND:** 

**Account Number:** 

5-01- -50-5000-333

Vendor ID#:

EAGLE025

Requisition Number:

Amount not to exceed: \$70,000.00

	Date of Adoption
Approved as to Form and Legality	Factual content certified by
	STATULED .
Wesley, Bridges, Esq., CITY ATTORNEY	Steve Wilson, Police Director
Councilman/woman	PRESENTS THE FOLLOWING RESOLUTION

#### RESOLUTION AUTHORIZING APPLICATION FOR A GRANT PURSUANT TO THE BODY ARMOR REPLACEMENT FUND ACT, P.L.1997, c.177 (N.J.S.A. 52:17B-4.4) BY THE NEW JERSEY DIVISION OF CRIMINAL JUSTICE, DEPARTMENT OF LAW AND PUBLIC SAFETY

WHEREAS, the New Jersey Division of Criminal Justice, Department of Law and Public Safety was designated to implement the 2025 State Body Armor Replacement Fund Program; and

WHEREAS, the program is a joint effort between the New Jersey Division of Criminal Justice, Department of Law and Public Safety and the City of Trenton, New Jersey for the purpose of providing ballistic resistant body vests for law enforcement officers; and

WHEREAS, the City of Trenton will apply for a grant from the New Jersey Division of Criminal Justice, Department of Law and Public Safety Body Armor Replacement Fund free of any cash match requirement; for the purchase of ballistic resistant body vests for law enforcement officers; and

WHEREAS, it is in the best interest of the City to expand the law enforcement resources to enhance officer safety in the City of Trenton.

NOW, THEREFORE, IT IS RESOLVED, by the City Council of the City of Trenton that the Mayor is hereby authorized to apply for a grant provided by the New Jersey Division of Criminal Justice, Department of Law and Public Safety for the implementation of the 2025 State Body Armor Replacement Fund Program, and to execute any and all documents pertaining to said grant.

MOTION:							SECON D:								
	Aye	Nay	Abstain	Absent	***************************************	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent	
EDWARDS					FRISBY					GONZALEZ					
FELICIANO					HARRISON		<del>                                     </del>								
FIGUEROA KETTENBURG				1	WILLIAMS							-			

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

Approved as to Form and Legality	
	Factual content certified by
	MAMARK
Wesley, Bridges, Esq., CITY ATTORNEY	Steve Wilson, Police Director
Councilman / woman	PRESENTS THE FOLLOWING RESOLUTION:

RESOLUTION AUTHORIZING THE CITY OF TRENTON TO APPLY AND ACCEPT A GRANT PURSUANT TO THE BODY ARMOR REPLACEMENT FUND ACT, P.L.1997, c.177 (N.J.S.A. 52:17B-4.4) BY THE NEW JERSEY DIVISION OF CRIMINAL JUSTICE, DEPARTMENT OF LAW AND PUBLIC SAFETY IN THE AMOUNT OF \$18,622.89

WHEREAS, the New Jersey Division of Criminal Justice, Department of Law and Public Safety was designated to implement the 2024 State Body Armor Replacement Fund Program; and

WHEREAS, the program is a joint effort between the New Jersey Division of Criminal Justice, Department of Law and Public Safety and the City of Trenton, New Jersey for the purpose of providing ballistic resistant body vests for law enforcement officers; and

WHEREAS, the City of Trenton will receive \$18,622.89 from the New Jersey Division of Criminal Justice, Department of Law and Public Safety Body Armor Replacement Fund free of any cash match requirement; and

WHEREAS, it is in the best interest of the City to expand the law enforcement resources to enhance officer safety in the City of Trenton.

NOW, THEREFORE, IT IS RESOLVED, by the City Council of the City of Trenton that the Mayor is hereby authorized to accept a grant provided by the New Jersey Division of Criminal Justice, Department of Law and Public Safety for the implementation of the 2024 State Body Armor Replacement Fund Program, and to execute any and all documents pertaining to said grant.

MOTION:									SECON D:					
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO		1.			HARRISON						-			
FIGUEROA KETTENBURG					WILLIAMS									

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on	<u> </u>	

DCA/DLGS Waiver No.	_(If Applicable)	RESOLUTION No. 25-323	
	٠		
		Date of Adoption	
Approved as to Form and Legality		Factual content certified by.  Maud Muhndown	
Wesley, Bridges, Esq., CITY ATTO	RNEY	Maria Richardson, Business Administrator	

SPONSORED BY:

COUNCILMAN / WOMAN

## RESOLUTION AUTHORIZING TEMPORARY EMERGENCY APPROPRIATIONS TO THE CY 2025 TEMPORARY BUDGET OF THE CITY OF TRENTON CURRENT FUND, IN THE AMOUNT OF 1,216,098

PRESENTS THE FOLLOWING RESOLUTION:

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 2025 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 2025 year pursuant to the provisions of Chapter 96, P.L. 1951 including this resolution total \$130,528,813.26

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.

1,216,098

PURCHASING-OE POLICE-OE SUMMER FOOD-SW SUMMER FOOD-OE POOL-SW	10,000 600,000 23,320 37,778 <u>545,000</u>
1 002 000	<del>040,000</del>

Total

MOTION:									SECON D:					
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ			<del> </del>	-
FELICIANO					HARRISON									
FIGUEROA KETTENBURG				-	WILLIAMS	***************************************							1	

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

President of Council

City Clerk

DCA/DLGS Waiver No.	(If Applicable)	RESOLUTION No	25-324	
•	•		•	
•		Date of Adoption		
Approved as to Furm and Legality		Pactual content certified  Males Ky	iha boon	
Wesley, Bridges, Esq., City ATI	ORNEY	Maria Richardson, Business A	Administrator	
Composite Lines (1)		DD DOT		

#### RESOLUTION TO PROVIDE EMERGENCY APPROPRIATIONS TO THE SCY 2025 TEMPORARY BUDGETS OF THE CITY OF TRENTON CURRENT FUND FOR GRANT APPROPRIATIONS IN THE AMOUNT OF \$3,000,000

WHEREAS, an emergency has arisen with respect to providing funds for the operation of the City of Trenton Grant Fund, and no adequate provision has been made in the SCY 2025 Temporary Budget for grant purposes, and N.J.S.A. 40A:4-20 provides for creation of an emergency appropriation for certain purposes as listed below, and

WHEREAS, the total emergency temporary resolutions adopted for the CY 2025 year pursuant to the provisions of Chapter 96, P.L. 1951 including this resolution total \$131,009,384.26.

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 for grants are hereby adopted as follows.

#### PHYSICAL PROGRAMS

SNJHT TRENTON CITY HALL, CY25

3,000,000.00

REVENUE

SPONSORED BY

\$3,000,000.00

MOTION:							SECON D:							
	Ayc	Nay	Abstain	Absent		Ауе	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON						<b></b> -			
FIGUEROA KETTENBURG					WILLIAMS									

i nis resolution was adopt	ed at a Meeting of the City Counc	at of the City of Trenton on	
		•	
President of Council		City Clerk	

25-325

·	Date of Adoption
Approved as to Forth and Legality	Factual content certified by Constance S. Ludden.
Wesley, Bridges, Esq., CITY ATTORNEY	Constance S. Ludden, CTC, TAX COLLECTOR
COUNCILMAN / WOMAN	PRESENTS THE FOLLOWING RESOLUTION:
PONSORED BY:	,

## RESOLUTION AUTHORIZING ASSIGNMENT OF 63 TAX SALE CERTIFICATES IN THE AMOUNT OF \$3,091,955.12 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, various entities, as listed on the attached Schedule A have tendered to the City of Trenton the total amount due not to exceed 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 xxx Tax Sale Certificates totaling \$3,091,955.12 for the purposes aforesaid pursuant to the attached schedule A, and directs that the appropriate documentation be prepared and furnished by the Tax Collector of the City of Trenton.

MOTION:									SECON D:							
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		
EDWARDS					FRISBY					GONZALEZ						
FELICIANO				1	HARRISON			<del>-</del>				<del> </del>	1	<u> </u>		
FIGUEROA KETTENBURG					WILLIAMS			1								

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

President of Council

City Clerk

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18	∞	9	8	42	36	28	19	18	00	20	18	17	16	29	20	4	ယ	17	9	17	27	P	7	60	59	ы	62	8	12	101			-
10-01572	10-01567	09-01668	10-01551	10-01545	15-01769	13-01555	11-01752	10-01536	24-01421	13-01520	09-01626	11-01716	09-01625	15-01719	17-02300	23-00194	22-00263	17-02269	10-01475	11-01666	20-01069	24-01318	12-01448	13-01379	14-01676	12-01429	21-00087	17-02097	22-00089	Cert#			
719 Stuyvesant Ave.	749 Stuyvesant Ave.	532 Stuyvesant Ave.	530 Stuyvesant Ave.	461 Stuyvesant Ave.	446-AFT Rutherford Ave.	446 Rutherford Ave.	460 Stuyvesant Ave.	458 Stuyvesant Ave.	301 Bernard St.	515 Calhoun St.	519 Calhoun St.	521 Calhoun St.	523 Calhoun St.	330 Rutherford Ave.	418 Reservoir St.	276-280 N Willow St.	274 N Willow St.	39 Passaic St.	12 Camden St.	11 Camden St.	212 Calhoun St.	350 Spring St.	48 Prospect St.	163 Passaic St.	165 Passaic St.	73 West End Ave.	213 Church St.	256 Church St.	16 Seward Ave.	PROPERTY LOCATION		Schedule A	
Legacy Development Associates, LLC	Legacy Development Associates, LLC	Craig, Sharon	Legacy Development Associates, LLC	Legacy Development Associates, LLC	Roesing Enterprises, LLC	Roesing Enterprises, LLC	Pierre Mitcheline D & Saint L	Legacy Development Associates, LLC	Tiggett, Loretta	Gayles, Lyndon	O'Neil, Richard	Scurry Keith L Jr.		A New Way Property Mgmt LLC	418 Reservoir LLC	Gibson, Jon	Gibson Gregory	Smith, Etta L	NJTL 2004 LLC c/o Pellegrino	Bowman, Lillie N	Rehrer, Gina	Minaret Group LLC	MTG Property Group LLC	SRTS Properties LLC	SRTS Properties LLC	Howarth Paul J & Sherri A	Parlay Trenton Group	Amato Vita	Ali, Ahmad Rasheed & Phyllis L	OWNER OF RECORD			
84,299.72	65,819.19	46.545.47	39,500.00	73,261.57	12,672.50	80,000.00	87,194.60	70,228.03	6,731.73	46,362.77	58,375.80	53,041.64	84,671.43	56,898.96	18,888.58	2,105.12	34,419.77	12,278.11	81,836.60	72,146.39	27,897.09	24,171.80	80,375,65	61,229.71	43,688.10	72,551.76	4,913.26	5,310.07	905.29	TOTAL		and the state of t	
Trenton Opportunity 10 LLC	Trenton Opportunity 10 LLC	Trenton Opportunity 10 LLC	Trenton Opportunity 10 LLC	Trenton Opportunity 10 LLC	Veridian Fund 8 LLC	Veridian Fund 8 LLC	Trenton Opportunity 10 LLC	Trenton Opportunity 10 LLC	Trenton Opportunity 10 LLC	Trenton Opportunity 10 LLC	Trenton Opportunity 10 LLC	Trenton Opportunity 10 LLC	Trenton Opportunity 10 LLC	Veridian Fund 8 LLC	Veridian Fund 8 LLC	Broadway NY LLC	Broadway NY LLC	Broadway NY LLC	Trenton Opportunity 10 LLC	Trenton Opportunity 10 LLC	Broadway NY LLC	Trenton Opportunity 10 LLC	Diesel Therapeutics	Broadway NY LLC	CTN Jersey LLC	ASSIGNEE	***************************************	THE PROPERTY AND ADDRESS OF THE PROPERTY OF TH					

	Diesel Therapeutics	17,729.89	Rasheed Anwar & Hadiyah	1413 W State St.	23-01423	H)	34006
	Trenton Opportunity 10 LLC	52,165.08	Policare Jr., Rocco J	467 S Olden Ave.	15-03543	 	29302
	Veridian Fund 8 LLC	68,045.96	Mazzella, Vincenzo	15 College Ct.	14-00679.	N	15101
	Trenton Opportunity 10 LLC	70,671.23	Bethea, Robert & Hannah, EST	17 Hanford Pl.	16-02378	22	14004
	Veridian Fund 8 LLC	33,440.25	Hendrix, Charles	57 Daymond St.	16-02217	58	11003
	Diesel Therapeutics	9,777.70	Detroit Auto Body	422 Bridge St.	22-00645	5	10802
	Veridian Fund 8 LLC	6,125.80	426 Bridge Street Trust	426 Bridge St.	24-01678	4	10802
	Broadway NY LLC	44,149.03	Rand Group 1, LLC	268 Hills Alley	12-01989	25	10504
	Broadway NY LLC	42,347.28	VS Property Management LLC	65 Huston Alley	15-02270	37	10502
	Broadway NY LLC	51,456.94	Rand Group 1, LLC	40 Turpin St.	12-01951	H	10301
	Broadway NY LLC	5,306.34	Friends of Paul Robeson Char Scho Inc	1289 Princeton Ave.	23-00545	-\	9407
•	Veridian Fund 8 LLC	3,054.35	Urglavitch, Gary & Bryan	1800 Calhoun St.	13-01879	<u> </u>	9309
	Veridian Fund 8 LLC	7,943.52	Urglavitch, Gary & Bryan	1400 N Willow St.	24-01630	18.01	9303
	Veridian Fund 8 LLC	70,693.31	Jones Richard	91 Race St.	11-02206	97	8902
	Broadway NY LLC	34,360.67	Pinnacle Mgmt Services Inc	82 Race St.	17-02625	29	8088
	Veridian Fund 8 LLC	107,000.00	Washington, Florine EST	109 Trent St.	14-02049	38	8605
	Broadway NY LLC	885.83	Anamerica Services LLC	3 Burton Ave.	24-01573	9	8503
	Ashes To Assets	6,300.56	Samaritan Baptist Church	525-531 Mrtn King Jr Blvd.	20-00172	ω	7013
	Veridian Fund 8 LLC	67,507.65	Clark, William B	533 N Willow St.	11-01960	00	6802
	Trenton Opportunity 10 LLC	83,607.71	Brown, Gloria J	443 Mrtn King Jr Blvd.	09-01781	14	6603
	Trenton Opportunity 10 LLC	74,930.06	871 Stuyvesant Ave-B.A.P.I., LLC	871 Stuyvesant Ave.	15-01929	6	6404
	Trenton Opportunity 10 LLC	58,030.76	Boyce, Wesley & Joanne	873 Stuyvesant Ave.	16-01960	ъ	6404
I.	Trenton Opportunity 10 LLC	99,000.00	37-39 Carr Avenue Corp	801 Stuyvesant Ave.	11-01901	26	6401
	Trenton Opportunity 10 LLC	35,376.08	Jones, Michael	862 Stuyvesant Ave.	20-01189	35	6306
	Trenton Opportunity 10 LLC	76,149.31	Flemming, Nathan	860 Stuyvesant Ave.	15-01907	34	6306
	Trenton Opportunity 10 LLC	76,261.23	PCIREO-4 LLC	136 Hoffman Ave.	14-01889	14	6202
	Trenton Opportunity 10 LLC	69,000.00	Brumby Jr, Joseph	65 Bryn Mawr Ave.	12-01671	11	6201
	Trenton Opportunity 10 LLC	58,102.06	Legacy Development Associates, LLC	784 Stuyvesant Ave.	13-01624	2	6106
1	Trenton Opportunity 10 LLC	69,000.00	McCall, Carl	48 Edgemere Ave.	11-01845	29	6103
<u> </u>	Trenton Opportunity 10 LLC	59,000.00	Williams, Cleo	34 Ellsworth Ave.	13-01616	40	6102
	Trenton Opportunity 10 LLC	78,323.93	Hogan Barry EST	685 Stuyvesant Ave.	16-01906	23	5901
1	Trenton Opportunity 10 LLC	64,979.09	Bergen Square Community Dev	619 Stuyvesant Ave.	13-01602	6	5901
لنن	Trenton Opportunity 10 LLC	82,912.79	Young, Thelma B	713 Stuyvesant Ave.	12-01638	21	5801

25-326

	- Date of Adoption
Approved as to Form and Legality  Wesley Bridges, Eso. City Attorney	Factual content certified by YOLANDA VAZQUEZ, INTERIM DIRECTOR, HOUSING & ECONOMIC DEVELOPMENT
COUNCILMAN / WOMAN	PRESENTS THE FOLLOWING ORDINANCE;
PONSORED BY:	

RESOLUTION AUTHORIZING CHANGE ORDER #1 TO THE CONTRACT WITH EQUITY BY DESIGN FOR THE CREATION OF THE 5-YEAR PLAN FOR THE URBAN ENTERPRISE ZONE FOR THE CITY OF TRENTON, DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

WHEREAS, Resolution 25-030 authorized a contract in the amount of \$65,000.00 with equity by Design LLC of 200 North Broad Street, Trenton New Jersey 08608 for Bid Number 2024-35 for the creation of a Five-Year Plan for the City of Trenton Urban Enterprise Zone (UEZ) for The Department of Housing and Economic Development; and

WHEREAS, Urban Enterprise Zone Authority (UEZA) subsequently indicated that 5-Year Plans submitted from the 32 UEZ municipalities would be considered in the order they were received and that they would only consider 2 a month, meaning that the last plan to be received may not be considered for 16 months; and

WHEREAS, new projects (with some exceptions) could not be submitted until the 5-Year Plan was reviewed and accepted by the UEZA; and

WHEREAS, municipalities have two years to spend the allotted money before the money was in danger of being reclaimed by the UEZA; and

WHEREAS, in order to avoid a delay of up to 16 months in the approval of the 5-Year Plan by the UEZA which was likely to result in the reclamation of millions of dollars in UEZ funds, the City of Trenton UEZ asked the vendor to complete the 5-Year Plan in an expedited fashion, which increased their consultant costs; and

WHEREAS, the changes will not alter the aggregate results of the proposal review which was made to determine the contract award; and

WHEREAS, the amount of this change order is \$13,000. Previous change orders have been authorized in the amount of \$0; and

**WHEREAS**, funds have been certified to be available in account number G-SS-12-60-241D-200.

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

- 1. The above recitals are incorporated by reference as if set forth at length herewith.
- 2. The appropriate city officers are duly authorized to expend the additional \$13,000 for the expedited draft of the 5-Year Plan, in accordance with all pertinent terms, conditions and requirements which may be established for such an application.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, within three (3) business days of the adoption of this Resolution, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of the veto shall be filed in the Office of the Municipal Clerk. Within five business days thereafter, the City Council may override the veto by a two-thirds vote of the fully authorized membership thereof.

MOTION:									SECOND:	:				
,	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO	1.				HARRISON									
FIGUEROA KETTENBURG	-				WILLIAMS					-		-		

This Resolution was adopted at a Meetin	g of the city council of the city of Tref	stou ou
•		
	·	Cit. Class
President of Council	-	City Clerk

#### **CERTIFICATION OF FUNDS**

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

Vendor Name:

Equity by Design, LLC

Address:

200 North Broad Street

City/State/Zip code:

Trenton, New Jersey 08608

Purpose:

City of Trenton UEZ Five-Year Plan Expedition

Fund:

**UEZ** 

Account Numbers:

G-SS-12-60-241D-200 299

Vendor ID:

EQUIT030

Requisition Number:

TBD

Amount not to exceed:

\$13,000

Acting Chief Financial Officer

7/1/2025

Date

DOLINI ON IN THE	47.2 × 12.3 × 12.3	K
DCA/DLGS Waiver No.	(If Applicable)	7.

## RESOLUTION

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	Date of Adoption
Approved as to Form and Legality	Factual content certified by
Wesley, Bridges, Esq City Attorney	Yohanda Wazquez, Interim Director
	Flousing & Economic Development
COUNCILMAN/WOMAN	PRESENTS THE FOLLOWING RESOLUTION

# RESOLUTION RESCINDING THE SALE OF CITY-OWNED PROPERTY TO BLACKFRUITZ PUBLICATIONS, PREVIOUSLY AUTHORIZED BY RESOLUTION 24-359 FOR \$15,000

WHEREAS, Resolution 24-359 authorized the sale of City-owned property located at 320 N. Montgomery Street (Block 7303, Lots 26 & 27) to Blackfruitz Publications ("Purchaser"), who was designated as the successful developer; and

WHEREAS, Resolution 24-359 established the purchase price of the property at \$15,000; and

WHEREAS, the Purchaser submitted written notice via email to the Department of Housing & Economic Development, Division of Real Estate, indicating that they are no longer interested in purchasing the property for the agreed amount; and

WHEREAS, it is in the best interest of the City to rescind the sale in order to make the property available for resale to another purchaser who is ready, willing, and able to redevelop the site;

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

- 1. The sale of the property located at 320 N. Montgomery Street, previously authorized by Resolution 24-359, is hereby rescinded.
- 2. The rescission of the sale hereby terminates any and all rights, interests, duties, and responsibilities between the Purchaser and the City with respect to the property.
- Any prior agreements, contracts, or commitments related to the sale of the property to the Purchaser are hereby declared null and void.
- 4. The Department of Housing & Economic Development is hereby authorized to re-market the property for redevelopment and pursue a new purchaser who meets the City's development criteria.

5. This resolution shall take effect immediately.

MOTION:									SECON D:					
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON						<u> </u>			-
FIGUEROA KETTENBURG					WILLIAMS		-	1						

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

President of Council

City Clerk

# RESOLUTION No. 25-328

City Clerk

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EREA	EAS, the con	itract pei	riod for the	FY202	24 awa	rd Aug	ust 1, 2	025 throug	gh Sep	tember	r 30, 202	26; and
EREA	EAS, no mate	ching fu	nds are req	uired f	or this	grant p	rogram	i <b>.</b>				
REFO	FORE, BE I	T RESC	OLVED					•				
of Tre	Frenton does	s hereby	authorize ti	he app	licatio	n for an	d accep	otance of th	nis fun	ding; a	and,	
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President of Council

	TUDOLO ITOI No. 23 9 2/13
	Date of Adoption
Approved as to Form and Legality	Factual governt certified by
WESTEY BRIDGES, ESQ., DIRECTOR OF LAW	CARLOS D. MINACAPELITORICTORIOF HEALTI AND HUMAN SERVICES
Councilman/woman	presents the following Resolution:

RESOLUTION

75- 779

SPONSORED BY:

RESOLUTION AUTHORIZING A CONTRACT AWARDED THE HON COMPANY C/O\ALLSTATE OFFICE INTERIORS FOR THE FURNISHING AND INSTALLATION OF NEW CUBICLES FOR THE DEPARTMENT OF HEALTH AND HUMAN SERVICES OFFICES AWARDED THROUGH NEW JERSEY STATE CONTRACT NUMBER #25-COMG-94171, IN AN AMOUNT NOT TO EXCEED \$187,707.94 FROM THE DATE OF AWARD UNTIL THE WORK HAS BEEN COMPLETED

WHEREAS, The Department of Administration, Division of Purchasing has reviewed and verified New Jersey State Cooperative Purchasing Program #25-COMG-94171 for the purchase Furniture: Office, Dormitory, Residential, Library, Classroom, Lounge and system. The State of New Jersey has awarded this contract to The Hon Company C/O Allstate Office Interiors, 113 North Gold Drive, Robbinsville, NJ 08691. The State of New Jersey has awarded this contract from December 19, 2024 to December 18, 2028; and

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

WHEREAS, the City of Trenton, Department of Health and Human Services has a need to furnish and install new cubicles for the Department of Health and Human Services Offices located at the Third Floor and the First Floor of City Hall, and 218 North Broad Street for the City of Trenton; awarded to The Hon Company C/O Allstate Office Interiors, 113 North Gold Drive, Robbinsville, NJ 08691 through New Jersey State Cooperative Purchasing Program #25-COMG-94171 in an amount not to exceed \$187,707.94 and

WHEREAS, funds in an amount not to exceed \$187,707.94 for to furnish and install new cubicles for the Department of Health and Human Services Offices located at the Third Floor and the First Floor of City Hall, and 218 North Broad Street have been certified to be available in the following account numbers: 5-01- -40-4012-299 (\$87,000.00), 5-01- -40-4014-299 (\$36,999.94) and G-SS-22-40-450B-299. This contract shall be awarded from the date of award until the work has been completed.

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

- 1. The Purchasing Agent is hereby authorized to execute a purchase order to The Hon Company C/O Allstate Office Interiors, 113 North Gold Drive, Robbinsville, NJ 08691 in an amount not to exceed \$187,707.94 for the City of Trenton, Department of Health and Human Services has a need to furnish and install new cubicles for the Department of Health and Human Services Offices located at the Third Floor and the First Floor of City Hall, and 218 North Broad Street for the City of Trenton, Department of Health and Human Services.
- 2. The contract is awarded without competitive bidding pursuant to N.J.S.A.40A:11-12(a) of the Local Public Contracts Law.

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

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

#### **DEPARTMENT OF FINANCE**

#### **CERTIFICATION OF FUNDS**

I, acting chief financial officer of the Trenton, do hereby certify, to the best of my knowledge and belief, that there are now sufficient funds to contract with:

Vendor Name: The Hon Company C/O Allstate Office Interiors

Address# 1: 113 North Gold Drive

City: Robbinsville

State: NJ

Zip Code:08691

Purpose:

Furnish and install new office cubicles for the Department of Health and Human

Services offices located on the third floor and the first floor of the city hall, and 218 North Broad Street

Account Numbers: 5-01- -40-4012-299-

\$87,000.0000

5-01- -40-4014-299-

\$36,999.9400

G-SS-22-40-450B-299-

\$63,708.0000

Vendor ID: Requisition: CREAT045

Number: Amount not: Q5-04621

to exceed: \$187,707.94

Acting Chief Financial Officer

	and the second	guess.
DCA/DLGS Waiver N	10.1K23C-1	105 (If Applicable)

### RESOLUTION

No. 25-330

	Date of Adoption
Approved as to Form and Legality	Factual content certified by
Wesley Bridges, Bsq. City Attorney	Wahab Onitiri, Director of Public Works
Councilman/woman	presents the following Resolution:

RESOLUTION ACCEPTING A BID AND AWARDING A CONTRACT TO EARLE ASPHALT COMPANY FOR THE RECONSTRUCTION OF PROSPECT STREET, MEMORIAL DRIVE, AND LIBERTY STREET FOR THE DEPARTMENT OF PUBLIC WORKS, DIVISION OF TRAFFIC AND TRANSPORTATION FOR A PERIOD OF NINETY (90) CALENDAR DAYS FROM THE DATE OF AWARD IN AN AMOUNT NOT TO EXCEED \$1,323,813.13 - BID2025-42

WHEREAS, two (2) sealed bids were received on July 15, 2025, at 11:00 am, by the Purchasing Agent for the Reconstruction of Prospect Street, Memorial Drive, and Liberty Street for the City of Trenton, Department of Public Works, Division of Traffic and Transportation for a period of ninety (90) calendar days from the date of the award; and

WHEREAS, the low bid of Earle Asphalt Company, P.O. Box 556, Farmington, NJ 07727 is made pursuant to the advertisement, be and is hereby accepted, as the lowest and legally responsible bidder complying with the terms and specifications on file in the Division of Purchasing; and

WHEREAS, funds in an amount not to exceed \$1,323,813.13 have been certified to be available in the following capital account: C-04-23-55-046C-001. This contract shall be awarded for a period of ninety (90) calendar days from the date of the award; and

NOW, THEREFORE, IT IS RESOLVED, by the City Council of the City of Trenton that the Mayor is hereby authorized to execute a contract with Earle Asphalt Company, P.O. Box 556, Farmington, NJ 07727, for the Reconstruction of Prospect Street, Memorial Drive, and Liberty Street for for the Department of Public Works, Division of Traffic and Transportation for a period of ninety (90) calendar days from the date of award in an amount not to exceed \$1,323,813.13 for the said purposes in the manner prescribed by law.

MOTION:								SECOND:						
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent	,	Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANÓ			<u> </u>		HARRISON									
FIGUEROA KETTENBURG					WILLIAMS									

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on	
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#### DEPARTMENT OF FINANCE

#### CERTIFICATION OF AVAILABILITY OF FUNDS

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

Vendor Name:

Earle Asphalt Company, Inc.

Address:

P.O. Drawer 556

City/State/Zip:

Farmingdale, NJ 07727

Purpose:

Reconstruction of Prospect Street, Liberty Street and

Memorial Drive

Fund:

Capital

Account Number:

C-04-23-55-046C-001

Vendor ID:

EARLE005

Requisition Number:

Q5-04658

Amount not to exceed:

\$1,323,813.13

Comptroller/Chief Financial Officer

## RESOLUTION No. 25-331

	Date of Adoption
Approved as to Form and Legality	Factual content certified by
WESLEY BRIDGES, CITY ATTORNEY	WAHAB ONITIRI, DIRECTOR PUBLIC WORKS
Councilman/woman	PRESENTS THE FOLLOWING RESOLUTION:
PONSORED RV	

RESOLUTION AUTHORIZING THE CITY OF TRENTON TO APPLY FOR AND ACCEPT IF AWARDED A GRANT FROM THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FY 2026 BIKEWAYS PROGRAM - PROJECT NUMBER LA-2026 BIKE TRENTON CITY PROSPECT STREET CYCLE TRACK 11

WHEREAS, the New Jersey Department of Transportation notified the City of Trenton that applications for the FY 2026 Bikeways Program were available and could be submitted to the Department; and

WHEREAS, the City of Trenton submitted an application to the New Jersey Department of Transportation for funds from the 2026 Bikeways Program; and

WHEREAS, the City has prepared an application for the Prospect Street Cycle Track which requires no matching funds from the City;

NOW THEREFORE BE IT RESOLVED, that the Mayor is hereby authorized to submit an electronic grant application identified as LA-2026 Bike Trenton City Prospect Street Cycle Track 11 to the New Jersey Department of Transportation; and

BE IT FURTHER RESOLVED, that the Mayor is authorized to enter into an agreement with the New Jersey Department of Transportation for the above project if funding is approved.

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

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

•		
DCA/DLGS Waiver No.	(If Applicable)	

# RESOLUTION No. 25-332

	Date of Adoption
Approved as to Form and Legality	Factual content certified by
Wesley, Bridges, Esq., City Attorney	Wahab Onitiri, Director of Public Works
COUNCILMAN/WOMAN	PRESENTS THE FOLLOWING RESOLUTION

#### RESOLUTION OF SUPPORT FOR MERCER COUNTY'S PROPOSED BROAD STREET BRIDGE OVER THE ASSUNPINK CREEK RECONSTRUCTION PROJECT IN THE CITY OF TRENTON, MERCER COUNTY, NEW JERSEY

WHEREAS, it was determined that the Broad Street Bridge over the Assunpink Creek is structurally deficient due to the poor condition of the superstructure and substructure and the low inventory ratings; and

WHEREAS, the superstructure is in poor condition due to areas of missing/loose stones and deteriorating pointing throughout the intrados of the arch and spandrel walls. The substructure is in poor condition due to missing stones and deteriorating pointing to both abutments.

WHEREAS, the City of Trenton agrees with Mercer County that the bridge is in need of replacement/reconstruction; and

WHEREAS, staff from the City of Trenton have reviewed the proposed project with officials from Mercer County; and

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Trenton that the replacement of the Broad Street Bridge over the Assunpink Creek as proposed by Mercer County is hereby affirmed by the City

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

This Resolution was adopted at a Meeting of the City Council of the City of Trenton or	
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RESO	LUTION No. 25 - 3 4 3
	Date of Adoption
Approved as to Fordir and Legality	Factual content certified by
- And the second	
WELSEY BRIDGES, ESQ., DIRECTOR OF LAW	WAHAB ONITIRI, DIIRECTOR OF PUBLIC
Councilman /woman	presents the following Resolu
ORED BY:	
RESOLUTION AUTHORIZING A CONTRA	CT AWARDED TO MORTON SALT, INC. 7

IN AN AMOUNT NOT TO EXCEED \$250,000.00

WHEREAS, The Department of Administration, Division of Purchasing has reviewed and verified New Jersey State Cooperative Purchasing Program #20-FLEET-01519 for the purchase of Rock Salt, Treated Salt and Solar Salt Statewide. The State of New Jersey has awarded this contract to Morton Salt, Inc., 444 W. Lake Street, Suite 3000, Chicago, IL 60055. The State of New Jersey has awarded this contract from July 9, 2025, to June 30, 2026; and

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

WHEREAS, the City of Trenton, Department of Public Works has a need to purchase Rock Salt, Treated Salt and Solar Salt; awarded to Morton Salt, Inc., 444 W. Lake Street, Suite 3000, Chicago, IL 60055 through New Jersey State Cooperative Purchasing Program #20-FLEET-01519 in an amount not to exceed \$250,000.00; and

WHEREAS, funds in an amount not to exceed \$250,000.00for Rock Salt, Treated Salt and Solar Salt have been certified to be available in the following account number: T-03-SP-55-2527-00. This contract shall be awarded from the date of award until June 30, 2026.

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

- 1. The Purchasing Agent is hereby authorized to execute a purchase order to Morton Salt, Inc., 444 W. Lake Street, Suite 3000, Chicago, IL 60055in an amount not to exceed \$250,000.00 to provide Rock Salt, Treated Salt and Solar Salt for the City of Trenton, Department of Public Works.
- 2. The contract is awarded without competitive bidding pursuant to N.J.S.A.40A:11-12(a) of the Local Public Contracts Law.

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

This Resolution was add	pted at a Meeting of the	lity Council of the Cit	v 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:

Morton Salt, Inc.

Address:

444 W. Lake Street, Suite 3000

City/State/Zip:

Chicago, IL 60055-9973

Purpose:

Rock Salt, Treated Salt and Solar Salt

Fund:

Trust

Account Number:

T-03-SP-55-2527-000

Vendor ID:

Requisition Number:

Amount not to exceed:

\$250,000.00 / (F) LT 8/21/25

Chief Financial Officer

DCA/DLGS Walver NOT R256-93 (If Applicable) RESOLUTION

25 - 3 3 3

	Date of Adoption
Approved as to Form and Legality	Factual content certified by
WESCEY BRIDGES, ESQ., DIRECTOR OF LAW	SEAN SEMPLE, DIRECTOR OF WATER AND SEWER
Councilman /woman	presents the following Resolution:
SPONSORED BY:	

RESOLUTION ACCEPTING A BID AND AWARDING A CONTRACT TO EMSL ANALYTICAL, INC. FOR LEGIONELLA TESTING 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 \$123,000.00 WITH THE OPTION TO EXTEND ONE (1) ADDITIONAL YEAR-BID2025-40

WHEREAS, three (3) sealed bids were received in the Division of Purchasing on April 15, 2025. at 11:00 am, by the Purchasing Agent for Legionella Testing for the City of Trenton, Department of Water and Sewer, Trenton Water Works, Water Filtration Plant; and

WHEREAS, the purpose of this contract is to have a contracted laboratory analyze samples for Legionella. Trenton Water Works is now under the Unilateral Administration Order with the NJDEP and one of the requirements is to have samples analyzed for Legionella throughout the service areas of Trenton, Hamilton, Ewing, Lawrence and Hopewell on an annual basis; and

WHEREAS, the low bid of A.G. Environmental RSC, LLC did not submit the requested certified ELITE laboratory recognized by the CDC and the New Jersey Department of Environmental Protection, the bidder submitted a Florida Health certificate that expired in June of 2024, therefore they are not in compliance with the specifications and requirements of the bid; and

WHEREAS, the second low bid of Garratt Gallahan, 306 Talmadge Road, Edison, New Jersey 08817 did not submit a CDC ELITE laboratory certification which was a bid requirement, therefore they are not in compliance with the specifications and bid requirements; and

WHEREAS, the third bid of EMSL Analytical, Inc., 200 Route 130, North, Cinnaminson, New Jersey 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

#### PAGE 2

WHEREAS, funds in an amount not to exceed \$123,000.00 have been certified to be available in the following account number: 5-05--55-5506-824-003. This contract shall be awarded for a period of one (1) year from the date of award with the option to extend one (1) additional year in an amount not to exceed \$127,000.00 contingent upon the temporary and final adoption of CY'26 budget.

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 EMSL Analytical, Inc., 200 Route 130, North, Cinnaminson, New Jersey 08077, for Legionella Testing for the City of Trenton, Department of Water and Sewer for a period of one (1) year in an amount not to exceed \$123,000.00 from the date of award with the option to extend one (1) additional year for the said purposes in the manner prescribed by law.

}^	Ayc	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO				<del>                                     </del>	HARRISON			ļ			***************************************			
FIGUEROA KETTENBURG					WILLIAMS				-					
This Resolution	****	ndani	ad et a M	Inatina a	Etha City Cou	odl of	he City	of Trent	on on					•

City Clerk

MOTION:

President of Council

#### 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:

EMSL Analytical, Inc.

Address:

200 Route 130, North

City/State/Zip:

Cinnaminson, NJ 08077

Purpose:

CY'2025 Legionella Testing Contract

Fund:

Operating

Account Number:

05-05--55-5506-824-003 (\$123,000.00)

06-05- -55-5506-824-003 (\$127,000.00)

Vendor ID:

EMSL Analytical, Inc.

Requisition Number:

Q5-04183

Amount not to exceed:

\$123,000.00

Chief Financial Officer

4	2	5	E##-	3	3	4
		•		v	v	_

	Date of Adoption
Approved as to Form and Legality	Factual content certified by
WESLEY BRIDGES ESO., DIRECTOR OF LAW	SEAN SEMPLE, DIRECTOR OF WATER & SEWER
Councilman/woman	PRESENT'S THE FOLLOWING RESOLUTION:
PONICODETY DV.	

RESOLUTION AUTHORIZING PAYMENT FOR A CONTRACT WITH RAPID PUMP & METER SERVICE CO., 285 STRAIGHT STREET, PATERSON, NJ 07509, AWARDED ON AN EMERGENCY BASIS FOR COMBINED SEWAGE SYSTEM BAR SCREEN REPAIRS IN AN AMOUNT NOT TO EXCEED \$92,317.19 FOR THE TRENTON SEWER UTILITY

WHEREAS, a need existed for the emergency services of Rapid Pump & Meter Service Co. for Combined Sewage System Bar Screen Repairs for the Trenton Sewer Utility; and

WHEREAS, the maximum amount of the contract is not to exceed \$92,317.19 and funds have been certified to be available in Account 5-07--55-5500-275; and

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

WHEREAS, the official in charge Leigh Jones, Acting, General Superintendent – Sewer Utility submitted the attached certification that an emergency existed, and that immediate services to remedy the emergency were required.

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

- The Mayor is hereby authorized to execute payment in an amount not to exceed \$92,317.19 to Rapid Pump & Meter Service Co., 285 Straight Street, Paterson, NJ 07509 for the emergency Combined Sewage System Bar Screen Repair for the Trenton Sewer Utility.
- 2. This contract was awarded without competitive bidding as an emergency pursuant to N.J.S.A. 40A:11-6 of the Local Public Contracts Law.
- 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.

4. The Emergency Procurement Report shall be filed with the Director of the Division of Local Government Services within 30 days pursuant to N.J.S.A. 19:44A-20.12.

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

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

#### CITY OF TRENTON DEPARTMENT OF FINANCE

#### CERTIFICATION OF AVAILABILITY OF FUNDS

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

Vendor Name:

Rapid Pump & Meter Service Co.

Address:

285 Straight Street

City/State/Zip

Paterson, NJ 07509

Purpose:

Emergency Combined Sewage System Bar Screen Repairs

Fund:

Operating Budget

Account Number:

5-07- - 55-5500- 275

Vendor ID:

RAPID020

Requisition Number: Q5-04577

Total:

\$92,317.19

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Approved a	s to FC	im an	d Legality	•				F	actual co	ontent certifi	ed by		1_	***************************************
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reby auth ly 11, 20 r the Furi	norize 126, a nishir	ed to o ward ig and	exercise ed to U l Delive	the opt nivar Se ry of Fl	IS RESOLVI tion to extend olutions USA uorosilicic Ad r Works, Wat	the c LLC cid (H	ontrac , 200 Iydrof	et for an Dean S Iuorosil	additionievers licic Ac	onal one (1 Place, Mor id) for the	l) year rrisvill City o	from I e, Peni f Trent	luly 12, rsylvani on, Dep	2025, a 1906 artme
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law.	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Ауе	Nay	Abstain	Absent
law.	Aye	Nay	Abstain		FRISBY	Аус	Nay	Abstain	Absent	GONZALEZ	Ауе	Nay	Abstain	Absent
law.	Ауе	Nay	Abstain		FRISBY HARRISON	Aye	Nay	Abstain	Absent	GONZALEZ	Aye	Nay	Abstain	Absent

#### 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:

Univar Solutions USA, LLC

Address:

200 Dean Sievers Places

City/State/Zip:

Morrisville, PA 19067

Purpose:

CY'2025 Furnish & Delivery of Fluorosilicic Acid Contract

Extension. Bid No. 2024-29.

Fund:

Operating

Account Number:

05-05- -55-5506-821-005

Vendor ID:

UNIVA005

Requisition Number:

Q5-04738

Amount not to exceed:

\$66,105.00

Chief Financial Officer

•	Date of Adoption
Approved as to Form and Legality	Factual content certified by
	MIL
Wesley, Bridges, Esq., CITY ATTORNEY	M. Scan Semple, Director of Water & Sewer
COUNCILMAN/WOMAN	PRESENTS THE FOLLOWING RESOLUTION:
DONGODED BV.	

RESOLUTION AUTHORIZING PAYMENT FOR A CONTRACT WITH DEWCON, INC., P.O. BOX 439, BASKING RIDGE, NJ 07920 WHICH WAS AWARDED ON AN EMERGENCY BASIS FOR THE EMERGENCY REPAIRS OF MULTIPLE WATER MAIN LEAKS AT VARIOUS LOCATIONS IN THE CITY OF TRENTON FOR THE DEPARTMENT OF WATER AND SEWER TRENTON WATER WORKS IN AN AMOUNT NOT TO EXCEED \$444,383.56

WHEREAS, a contract was awarded to Dewcon, Inc., P.O. Box 439, Basking Ridge, New Jersey 07920, for the emergency repairs of multiple water main leaks at various locations in the City of Trenton for the Department of Water & Sewer, Trenton Water Works, and

WHEREAS, multiple water main leaks occurred on the transition water main in the City of Trenton during the month of March 2025 at the locations of, the intersection of Prospect St. & Spring St., 44 Perdicarius Pl. and the Trenton Water Filtration Plant; and

WHEREAS, the amount of the contract was \$444,383.56 and funds have been certified to be available in the Water Department Operating Budget Accounts 5-05- -55-5504-835-005 (\$228,922.00) and 5-05- -55-5506-823-006 (\$215,461.56); and

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

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

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

- The Mayor is hereby authorized to provide for payment in the amount of \$444,383.56 to Dewcon, ĺ. Inc., P.O. Box 439 Basking Ridge, NJ 07920 for emergency repairs of multiple water main leaks at various locations within the City of Trenton.
- This contract was awarded without competitive bidding as an emergency pursuant to N.J.S.A. 2. 40A:11-6 of the Local Public Contracts Law.
- A notice of this action shall be printed once in the official newspaper for the City of Trenton, and the 3. resolution and contract shall remain on file in the City Clerk's office.

The Emergency Procurement Report shall be filed with the Director of the Division of Local 4. Government Services within 30 days pursuant to N.J.S.A. 19:44A-20.12.

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

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

# 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:	Dewcon, Inc.
Address:	P.O. Box 439
City/State/Zip:	Basking Ridge, NJ 07920
Purpose:	Emergency Water Main Leaks Repairs At Various Locations within the City of Trenton.
Fund:	Operating
Account Number:	05-0555-5504-835-005 (\$228,922.00) 05-0555-5506-823-006 (\$215,461.56)
Vendor ID:	DEWCO010
Requisition Number:	Q5-04429
Amount not to exceed:	\$444,383.56
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Chief Financial Of	ficer
07/22/2	025
Date	

#### **CERTIFICATION OF EMERGENCY**

- I, M. Sean Semple, of full age, hereby certify:
- 1. I am the Director Water & Sewer.
- 2. In the month of March 2025, multiple water main leaks occurred on the transition water main in the City of Trenton, NJ.
- 3. The affected areas where the intersection of Prospect St. & Spring St, 44 Perdicarius Place and the Trenton Water Filtration Plant.
- 4. Dewcon excavated the areas of the water main leaks and installed bell joint clamps to make the necessary repairs to stop the leaks.
- 5. Dewcon, Inc., was called out to assess the water main leaks immediately to prevent further damage to the area such as sidewalk and roadway undermining or loss of water supply to the area.
- 6. Dewcon, Inc., had the necessary experience and expertise and provided the required supervision, labor, material and equipment to make this repair to the water.
- 7. The actions undertaken to have this emergency repair work done are in accordance with N.J.S.A. 40A:11-6.
- 8. I certify that the foregoing statements made by me are true to the best of my knowledge and belief.

M. Sean Semple

Director - Water & Sewer

President of Council

## RESOLUTION

 $_{No.}$  25 - 337

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Councilman	woma	n								<del>~~~</del>	presents	the fo	llowing	Resoluti	on:
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MOTION:	Aye						1	1	1	[	1		٠.		
-	Aye				HARRISON			<del> </del>				•			

City Clerk

#### DEPARTMENT OF FINANCE

#### CERTIFICATION OF AVAILABILITY OF FUNDS

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

Vendor Name:

Greer Lime Company

Address:

P.O. Box 1900

City/State/Zip:

Morgantown, WV 26507

Purpose:

CY' 2025 Furnishing & Delivery of Quicklime Contract,

Bid No. 2025-66

Fund:

Operating

Account Number:

5-05--55-5506-821-002 (\$249,816.00)

6-05- -55-5506-821-002 (\$263,354.00)

Vendor ID:

GREER001

Requisition Number:

Q5-04715

Amount not to exceed:

\$249,816.00

Chief Financial Officer

# RESOLUTION No. 25-338

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FELICIANO	<u></u>				HARRISON					***************************************					
FIGUEROA KETTENBURG					WILLIAMS							-			
This Resolution	n was	adopt	ed at a Mo	eeting of	the City Counc	il of th	ne City	of Trent	on on	<u> </u>		<u> </u>	1		
President of C	ouncil						City	y Clerk	·····	**************************************			<del></del>		

#### DEPARTMENT OF FINANCE

#### CERTIFICATION OF AVAILABILITY OF FUNDS

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

Vendor Name:

Municipal Maintenance Company

Address:

1352 Taylors Lane

City/State/Zip:

Cinnaminson, NJ 08077

Purpose:

CY'2025 Preventative Maintenance & Inspection of the RDP

Tekkem Lime Slaking System. 2025-67.

Fund:

Operating

Account Number:

05-05--55-5506-823-006 (\$343,000.00)

06-05--55-5506-823-006 (\$315,250.00)

Vendor ID:

MUNIC030

Requisition Number:

Q5-04737

Amount not to exceed:

\$343,000.00

Acting Chief Financial Officer

DCA/DLGS Waiver No. TRESC 114 (If Applicable)

# RESOLUTION No. 25-339

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President of C	ouncil		•••••				City	y Clerk			· · · · · · · · · · · · · · · · · · ·				

#### DEPARTMENT OF FINANCE

#### CERTIFICATION OF AVAILABILITY OF FUNDS

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

Vendor Name:

Greene Groundskeeping, LLC

Address:

49 Sherbrook Road

City/State/Zip:

Ewing, NJ 08638

Purpose:

CY'2025 Groundskeeping and Maintenance Contract

Bid No. 2025-72.

Account Number:

05-05- -55-5506-831-005 (\$65,000.00)

06-05--55-5506-831-005 (\$65,000.00)

Vendor ID:

GRGRO005

Requisition Number:

Q5-04837

Amount not to exceed:

\$65,000.00

Chief Financial Officer

Date

8/12/2025

DCA/DLGS Walver No. TRBS 6-1/5 (If Applicable)

President of Council

# RESOLUTION No. 25-340

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Councilman /	woman									_prese	nts the f	öllowing	g Resolut	on:
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City Clerk

#### DEPARTMENT OF FINANCE

#### CERTIFICATION OF AVAILABILITY OF FUNDS

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

Vendor Name:

Foley Incorporated

Address:

855 Centennial Avenue

City/State/Zip:

Piscataway, NJ 08855

Purpose:

CY'2025 Stand-by Engine Inspection Maintenance Contract,

Bid No. 2025-68

Fund:

Operating

Account Number:

05-05- -55-5506-813-013

(\$55,420.21)

06-05--55-5506-813-013

(\$55,420.21)

Vendor ID:

FOLEY005

Requisition Number:

Q5-04789

Amount not to exceed:

\$55,420.21

Chief Financial Officer

Date of adoption
Factual content certified by
Tonya Stewert Director of the Trenton Municipal Court  PRESENTS THE FOLLOWING RESOLUTION:

# RESOLUTION REJECTING THE BIDS RECEIVED FOR THE RE-ADVERTISEMENT FOR TELEPHPONIC INTERPRETING AND TRANSLATING SERVICES A PERIOD OF ONE (1) YEAR WITH AN OPTION TO EXTEND ONE (1) ADDITIONAL YEAR FOR THE CITY OF TRENTON, TRENTON MUNICIPAL COURT BID2025-26B

WHEREAS, two (2) sealed bids were received on March 18<sup>th</sup>, 2025, at 11:00 am by the Purchasing Agent in the Division of Purchasing; for the Re-advertisement for Telephonic Interpreting and Translating Services for a period of one (1) year with an option to extend one (1) year for the City of Trenton, Trenton Municipal Court; and

WHEREAS, pursuant to Local Public Contract Law N.J.S.A 40A:11-24(a) allows the City of Trenton Municipal Court to reject bids when the proposal is beyond the prescribed sixty (60) day period for the award of a contract, and therefore they are stale and must be rejected; and

WHEREAS, after a comprehensive review of the proposals, none of the bidders are listed as a registered interpreting resource with the New Jersey Judiciary. Advised by the New Jersey Administrative Office of the Courts, the Trenton Municipal Court utilizes vendors listed on the registry of approved providers for interpreting services. Due to the critical importance of accurate and certified language access in judicial settings, it is essential that all services be delivered by properly credentialed professionals who meet the standards set by the New Jersey Judiciary.

**NOW, THEREFORE, IT IS RESOLVED** by the City Council of Trenton that the bid received be rejected 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					FRISBY					GONZALEZ							
FELICIANO	1				HARRISON		<del> </del>						1				
FIGUEROA KETTENBURG		,		<u> </u>	WILLIAMS			<u> </u>									

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on
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SPONSORED BY:

	ORDINANCE No. 25 - 018
1st 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	JAMES BEAGH, CHIEF OF STAFF
COUNCILMAN/WOMAN	PRESENTS THE FOLLOWING ORDINANCE:
anen Dv	\'\

ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 142-144 E. STATE STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 504, LOT 5, PURSUANT TO N.J.S.A. 40A:12-13(c), TO 138 E. STATE LLC FOR THE SALE PRICE OF NINETY-FIVE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$95,900.00)

**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 142-144 E. State Street, designated as Block 504, Lot 5 on the City of Trenton Tax Map (hereinafter, the "Parcel 1"); and

WHEREAS, 138 E. State LLC (the "Applicant") and contiguous property owner at 138-140 E. State Street is under contract to purchase, Block 504, Lot 6 commonly known as 138-140 E. State Street (the "Parcel 2"); and

WHEREAS, the Applicant proposes to pay Ninety-Five Thousand Nine Hundred and 00/100 Dollars (\$95,900.00), (the "Purchase Price"); and

WHEREAS, in accordance with the Rehabilitation Agreement (RDA), the Applicant is proposing to expand the existing footprint of his property and build a new six story mixed use apartment building containing ground floor retail and commercial space and approximately 60 apartments on the upper floors by purchasing both Parcel 1 from the City and Parcel 2; 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 **RDA** attached to hereto in substantial form as **Attachment "B"** 

## ORDINANCE PAGE 2

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

- 1. The above recitals are incorporated herein as if set forth at length herewith.
- 2. 138 E. State Street LLC, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 504, Lot 5, commonly known as 142-144 E. State, 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:	мотіс	ON:			SECO	ND:			ORD, AUTHORED BY:									ADOPTION	мотю	ON:			SECO	ND;	
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Adopted on second reading after the pu	blic hearing on		·
AYE Mayor NAY	APPROVED REJECTED	Reconsidered by Council – Override Vote	
President of Council		City Clerk	

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Ist 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:
SORED BY:	

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RDINANCE

# ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY COMMONLY KNOWN AS 38 WARD AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 25702, LOT 22 PURSUANT TO N.J.S.A. 40A:12-13(b)(5), TO CARMEN Z. SOTO FOR THE SALE PRICE OF ONE THOUSAND (\$1,000.00) DOLLARS

WHEREAS, there is within the City of Trenton certain city-owned real property located at 38 Ward Avenue, designated as Block 25702, Lot 22 on the City of Trenton Tax Map (hereinafter, the "Property"); and

WHEREAS, the Property is a small vacant narrow strip of land that has been unused and city owned since November/2010, does not meet the minimum lot size requirements for development under the municipal zoning ordinance, and thereby, does not allow for any other viable use other than a side lot for the contiguous property (See image, appended hereto as "Exhibit A"; and

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

WHEREAS, Carmen Z. Soto, the contiguous property owner at 36 Ward Avenue (hereinafter, the "Purchaser"), submitted an application to purchase the Property, for the stated purpose of cleaning and fencing the lot to expand the existing footprint of her property (See application to purchase city-owned property, appended hereto as "Attachment A"); and

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

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

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

## **ORDINANCE**

- 2. Pursuant to N.J.S.A. 40A:12-13(b)(5), the City is authorized to convey 38 Ward Avenue, designated as Block 25702, Lot 22 at private sale to the Purchaser, Carmen Z. Soto for One Thousand (\$1,000.00) Dollars.
- 3. The Mayor is hereby authorized, upon compliance by the Purchaser with the terms and conditions of a negotiated Purchase and Sale Agreement, to execute any documents necessary for the conveyance of the Property to the Purchaser.
- 4. The City Clerk is hereby directed to publish this Ordinance as required by applicable law.
- 5. This Ordinance shall take effect after final reading, adoption and the expiration of twenty (20) days and, shall be filed in the Office of the City Clerk in accordance with applicable law.

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President of Council		City Clerk	

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Wesley Bridges, CITY ATTORNEY	James Beach, Chief of Staff
Control of the second s	
Councilman/woman	presents the following Ordinance:
ORED BY	\ /

)RDINANCE

ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY COMMONLY KNOWN AS 1047 SOUTH BROAD STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 17901, LOT 12, PURSUANT TO N.J.S.A. 40A:12-13(b)(5), TO YONY J. VASQUEZ FOR THE SALE PRICE OF ONE THOUSAND (\$1,000.00) DOLLARS

WHEREAS, there is within the City of Trenton certain city-owned real property located at 1047 South Broad Street, designated as Block 17901, Lot 12 on the City of Trenton Tax Map (hereinafter, the "Property"); and

WHEREAS, the Property is a small vacant narrow strip of land that has been unused and city owned since June/2002, does not meet the minimum lot size requirements for development under the municipal zoning ordinance, and thereby, does not allow for any other viable use other than a side lot for the contiguous property (See image, appended hereto as "Exhibit A"); and

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

WHEREAS, Yony J. Vasquez, the contiguous property owner at 1049 South Broad Street (hereinafter, the "Purchaser"), submitted an application to purchase the Property, for the stated purpose of cleaning and fencing the lot to expand the existing footprint of his property (See application to purchase city-owned property, appended hereto as "Attachment A"); and

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

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

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

## **ORDINANCE**

- 2. Pursuant to N.J.S.A. 40A:12-13(b)(5), the City is authorized to convey 1047 South Broad Street, designated as Block 17901, Lot 12 at private sale to the Purchaser, Yony J. Vasquez for One Thousand (\$1,000.00) Dollars.
- 3. The Mayor is hereby authorized, upon compliance by the Purchaser with the terms and conditions of a negotiated Purchase and Sale Agreement, to execute any documents necessary for the conveyance of the Property to the Purchaser.
- 4. The City Clerk is hereby directed to publish this Ordinance as required by applicable law.
- 5. This Ordinance shall take effect after final reading, adoption and the expiration of twenty (20) days and, shall be filed in the Office of the City Clerk in accordance with applicable law.

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Mayor	REJECTED	Reconsidered by Council - Override Vote	NAY
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1st Reading	Date to Mayor
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2 <sup>nd</sup> Reading & Passage	Date Resubmitted to Council
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Westey Bridges, Esq., City Attorney	JAMES BEACY, CHIEF OF STAFF
Councilman / woman	PRESENTS THE FOLLOWING ORDINANCE:
PRED BY:	

DUNIANCE

ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS HOUGHTON AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 22402, LOT 33, PURSUANT TO N.J.S.A. 40A:12-13(c), TO VALARANIS TRIANTAFYLLOS FOR THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) 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 15 Klag Avenue, designated as Block 22402, Lot 33 on the City of Trenton Tax Map (hereinafter, the "Parcel"); and

WHEREAS, Valaranis Triantafyllos (the "Applicant") and contiguous property owner at 38 Houghton Avenue purposes to purchase the Parcel, Block 22402, Lot 33 commonly known as Houghton Avenue (the "Parcel") (See Application to purchase City-owned Property appended hereto as "Attachment A"; and

WHEREAS, the Applicant proposes to pay Five Thousand (\$5,000.00) Dollars, (the "Purchase Price"); and

WHEREAS, in accordance with the Rehabilitation Plan, among other things the Applicant is proposing to keep the Parcel clean and to expand the existing footprint of his property. The applicant will also complete a lot consolidation with his property; and

WHEREAS, the City wishes to designate the Applicant as the Redeveloper (the "Redeveloper") of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA") attached to hereto in substantial form as Attachment "B"

**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.
- Valaranis Triantafyllos, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 22402, Lot 33, commonly known as Houghton 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.

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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:
red by:	

) RDINANCE

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## AN ORDINANCE AMENDING CHAPTER 146, ARTICLE V (HOURS OF OPERATION) TO FURTHER RESTRICT THE HOURS OF OPERATION FOR BUSINESS ESTABLISHMENTS LOCATED IN NONRESIDENTIAL ZONES AND REMOVE CERTAIN EXEMPTIONS

WHEREAS, the City Council of Trenton has determined that allowing certain establishments located within the city to be open for business or invite or permit access by the general public until 2:00 A.M. poses a significant risk to public safety and quality of life; and

WHEREAS, limiting certain establishments located in the city to being open no later than 12:00 has been determined to be in the best interest of the city's residents and will promote public safety and welfare; and

WHEREAS, the city is committed to protecting both the safety of its citizens and the economic stability of establishments doing business in the city.

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

1. That Section 146-22 (Hours established, public access when closed; alcoholic beverage premises.) of the code of the City of Trenton is hereby amended by changing the following language in Section 146-22 D thereof as follows:

No establishment whose buildings or grounds are within 100 feet to the closest point of a residential property line situated whing any residential zone of the City or located within a nonresidential zone shall be open for business or invite or permit access by the general public for any other purposes between the hours of 2:00 12:00 a.m. and 5:00 a.m. unless expressly exempted under § 146-23, Applicability.

2. That Section 146-23 (Applicability.) is hereby amended as follows:

This article applies to any business that sells to the general public any goods, merchandise, food or material, excerpt in those categories of businesses listed below which are specifically exempted, along with any businesses or establishments which have been in continuous, uninterrupted operation since prior to October 6, 1988, are in the same location and owned by the same individual or entity since that date, and are primarily and substantially operated as:

#### **ORDINANCE**

- A. Hotels.
- B. Twenty-four hour diners.
- C. B. Fast-food or quick-service restaurants where business is conducted solely through a drive-up window during otherwise prohibited hours of service.
- D. C. Pharmacies.
- E. D. Licensed alcoholic beverage premises. This exemption extends only to the sale of alcoholic beverages between the hours of 11:00 p.m. and 2:00 a.m. Hours of operation as stipulated under § 10-5, Restrictions, still apply.
- F. E. Gasoline stations.
  - (1) This provision shall not exempt the operation of a retail portion of a business which is primarily a gasoline station unless the business owner can demonstrate that they cannot reasonably operate the gasoline filling portion of the business without accessing the retail portion. A gasoline station shall be exempt from the operating hour restrictions as defined in § 146-22 only if it fulfills one of the following requirements:
    - (a) Operating on a property along state-administered highways or designated trucking routes;
    - (b) Employing an off-duty police officer between the hours of 12:00 midnight and 5:00 a.m. as set forth in § 2-58.2 of the Trenton City Code.
    - (c) Taking other security measures as may be defined by the Director of the Trenton Police Department or a designee.
  - (2) All gasoline stations not fulfilling one or more of the above criteria shall not operate between the hours of 12:00 midnight. and 5:00 a.m.
    - G. F. Bakeries in which baking operations are actually conducted on the premises.

#### H. Located within the City's established Entertainment District

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Approved as to Form and Legality	Factual content certified by
	Maiea Buhadon
WELLEY BRIDGES, ESO., OTY ATTORNEY	Maria Richardson, Business Administrator
COUNCILMAN/WOMAN	PRESENTS THE FOLLOWING ORDINANCE:
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## AN ORDINANCE CREATING THE POSITION OF BUILDING INSPECTOR APPRENTICE FOR THE DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT, DIVISION OF TECHNICAL SERVICES

WHEREAS, the City of Trenton recognizes the need to maintain an effective and qualified Technical Inspection Division to ensure the health, safety, and welfare of its residents; and

**WHEREAS**, there is a need to establish a career path and training opportunity for future Building Inspectors to ensure continuity of service, knowledge transfer, and professional development; and

**WHEREAS**, the City of Trenton is creating the position of Building Inspector Trainee to allow individuals to gain the necessary experience and qualifications to become a certified Building Inspector; and

WHEREAS, the title of Building Inspector Trainee is not currently in existence in any City of Trenton salary ordinances; therefore,

The City Council of the City of Trenton does ordain as follows:

1. That from and after the effective dates herein, the salary schedule below be recognized as duly created and existing in the City of Trenton as listed below:

TitleUnion/RangeSalary RangeBuilding Inspector TraineeLocal 2286; Range 24\$51,472 - 65,848

2. The salary range shall be effective only upon the availability of funds as appropriated in the budget or budgets, including the temporary budget, as adopted by the City Council of the City of Trenton.

## **ORDINANCE**

- 3. Any Ordinance or parts of Ordinances inconsistent with this Ordinance are hereby repealed.
- 4. This Ordinance shall be effective after final passage and publication.
- 5. This Ordinance shall be codified within the City of Trenton Code.

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Adopted on second reading after the p	oublic hearing on		
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President of Council		City Clerk	

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	ORDINANCE No. 25 - 090
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WithdrawnLost	
Approved as to Form and Legality	Factual content kertified by
WESLEY BRIDGES, CITY ATTORNEY	JAMES BEACH, CHIEF OF STAFF
Councilman / woman	PRESENTS THE FOLLOWING ORDINANCE:
	PRESENTS THE POLLOWING ORDINANCE:
Sponsored By:	

ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY
COMMONLY KNOWN AS 1055 SOUTH CLINTON AVENUE, AND IDENTIFIED ON THE CITY TAX
MAP, BLOCK 18901, LOT 52, PURSUANT TO N.J.S.A. 40A:12-13(c), TO MOHAMMED ISLAM FOR
THE SALE PRICE OF SIXTY THOUSAND (\$60,000.00) 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 1055 South Clinton Avenue, designated as Block 18901, Lot 52 on the City of Trenton Tax Map (hereinafter, the "Property"); and

WHEREAS, Mohammed Islam (the "Applicant"), the contiguous property owner at 1059 South Clinton Avenue, purposes to purchase and redevelop Block 18901, Lot 52 commonly known as 1055 South Clinton Avenue (the 'Property'); and

WHEREAS, the Applicant proposes to pay Sixty Thousand (\$60,000.00) Dollars, (the "Purchase Price"); and

WHEREAS, once renovations have been completed, the Applicant intends to list the Property for rent on the local rental market; and

- 1. The above recitals are incorporated herein as if set forth at length herewith.
- Mohammed Islam, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 1055 South Clinton Avenue, Lot 52 commonly known as 1055 South 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.

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resident of Council		City Clerk

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Public Hearing	Date Returned
2 <sup>nd</sup> Reading & Passage	Date Resubmitted to Council
WithdrawnLost	
Approved as to Form and Legality	Factual/content certified by
Wesley Bridges, City Attorney	JAMES BEACH, CHIEF OF STAFF
COUNCILMAN / WOMAN	PRESENTS THE FOLLOWING ORDINANC
SORED BY:	

)RDINANCE ...

25-091

## ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 618 DIVISION STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 19301, LOT 26, PURSUANT TO N.J.S.A. 40A:12-13(c), TO ANTHONY CABRERA FOR THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) 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 618 Division Street, designated as Block 19301, Lot 26 on the City of Trenton Tax Map (hereinafter, the "Property"); and

WHEREAS, Anthony Cabrera (the "Applicant") purposes to purchase and redevelop Block 19301, Lot 26 commonly known as 618 Division Street (the 'Property"); and

WHEREAS, the Applicant proposes to pay Five Thousand (\$5,000.00) Dollars, (the "Purchase Price"); and

WHEREAS, once renovations have been completed, the Applicant intends to reside in the Property as an owner-occupant; and

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. Anthony Cabrera, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 19301, Lot 26 commonly known as 618 Division Street, Trenton New Jersey
- 3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
- 4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
- 5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

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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

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Reconsidered by Council – Override Vote

President of Council

City Clerk

	OIGHT THE NO
1st Reading	Date to Mayor
Public Hearing	Date Returned
2 <sup>nd</sup> Reading & Passage	Date Resubmitted to Council
WithdrawnLost	
Approved as to Form and Legality	Factual content certified by
	14-
WESLEY BRIDGES, CITY ATTORNEY	JAMES BEACH, CHIEF OF STAFF
COUNCILMAN/WOMAN	

)RDINANCE

28-092

ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 615 GREENWOOD AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 14004, LOT 16, PURSUANT TO N.J.S.A. 40A:12-13(c), TO JOAN & ALPHONSO BROACH FOR THE SALE PRICE OF SEVEN THOUSAND (\$7,000.00) 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 900 Indiana Avenue, designated as Block 14004, Lot 16 on the City of Trenton Tax Map (hereinafter, the "Property"); and

**WHEREAS**, (the "**Applicant**") the contiguous property owner at 617 Greenwood Avenue purposes to purchase and redevelop Block 14004, Lot 16 commonly known as 615 Greenwood Avenue (the 'Property"); and

WHEREAS, the Applicant proposes to pay Seven Thousand (\$7,000.00) Dollars, (the "Purchase Price"); and

WHEREAS, the Applicant intends to extend the existing footprint of their property and to complete a lot consolidation with their property; and

- 1. The above recitals are incorporated herein as if set forth at length herewith.
- 2. Joan & Alphonso Broach, are hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 14004, Lot 16 commonly known as 615 Greenwood 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.

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Adopted on second reading after the public hearing on		
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Mayor .	REJECTED	Reconsidered by Council - Override Vote
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President of Council		City Clerk

## **ORDINANCE**

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ist Reading	Date to Mayor
Public Hearing	Date Returned
2 <sup>nd</sup> Reading & Passage	Date Resubmitted to Council
WithdrawnLost	
Approved as to Form and Legality	Factual content certified by
Wesley Bridges, City Attorney	JAMES BEACH, CHIEF OF STAFF

ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 68 & 70 EVANS AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 8902, LOT/S 21 & 20, PURSUANT TO N.J.S.A. 40A:12-13(c), TO MARIEL ZORRILLA AND ENGELS MEJIA FOR THE SALE PRICE OF SIX THOUSAND (\$6,000.00) 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 68 (side lot) & 70 Evans Avenue, designated as Block 8902, Lot/s 21 & 20 on the City of Trenton Tax Map (hereinafter, the "Property"); and

WHEREAS, Mariel Zorrilla & Engels Mejia (the "Applicant") purposes to purchase and redevelop Block 8902, Lot/s 21 & 20 commonly known as 68 (side lot) & 70 Evans Avenue (the 'Property"); and

WHEREAS, the Applicant proposes to pay Six Thousand (\$6,000.00) Dollars, (the "Purchase Price"); and

WHEREAS, once renovations have been completed, the Applicant intends to reside in the Property as their primary residence and merge both properties; and

- 1. The above recitals are incorporated herein as if set forth at length herewith.
- 2. Mariel Zorrilla & Engels Mejia, are hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 8902, Lot/s 21 & 20 commonly known as 68 (side lot) & 70 Evans 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:	MOTIC				\$ECO!		-		ORD. AUTHORED BY:				·				,	ADOPTION	MOTIC	ON:			SECO	\II	
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Mayor	REJECTED	Reconsidered by Council - Override Vote	2
President of Council		City Clerk	

	ONDINANCE	No	23 034
1st 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	S BEACH, CHIEF OF STAFF
Councilman / woman		PRESE	NTS THE FOLLOWING ORDINANCE:
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25-00/

# ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 9 FELL STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 9003, LOT 42, PURSUANT TO N.J.S.A. 40A:12-13(c), TO WELVIS & SHIARA TEJADA FOR THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) 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 9 Fell Street, designated as Block 9003, Lot 42 on the City of Trenton Tax Map (hereinafter, the "Property"); and

**WHEREAS,** Welvis & Shiara Tejada (the "Applicant") purposes to purchase and redevelop Block 9003, Lot 42 commonly known as 9 Fell Street (the 'Property"); and

WHEREAS, the Applicant proposes to pay Five Thousand (\$5,000.00) Dollars, (the "Purchase Price"); and

WHEREAS, once renovations have been completed, the Applicant intends to reside in the Property as an owner-occupant; and

- 1. The above recitals are incorporated herein as if set forth at length herewith.
- 2. Welvis & Shiara Tedjada, are hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 9003, Lot 42, commonly known as 9 Fell Street, Trenton New Jersey
- 3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
- 4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
- 5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

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Mayor	REJECTED	Reconsidered by Council – Override Vote	
President of Council		City Clerk	

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1st Reading	Date to Mayor
Public Hearing	Date Returned
2 <sup>nd</sup> Reading & Passage	Date Resubmitted to Council
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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:
SORED BY:	

)RDINANCE

# ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 44 BOUDINOT STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 2602, LOT 22, PURSUANT TO N.J.S.A. 40A:12-13(c), TO UVAY TRIVEDI FOR THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) 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 44 Boudinot Street, designated as Block 2602, Lot 22 on the City of Trenton Tax Map (hereinafter, the "**Property**"); and

**WHEREAS,** Uvay Trivedi (the "**Applicant**") purposes to purchase and redevelop Block 2602. Lot 22 commonly known as 44 Boudinot Street (the 'Property"); and

WHEREAS, the Applicant proposes to pay Five Thousand (\$5,000.00) Dollars, (the "Purchase Price"); and

WHEREAS, once renovations have been completed, the Applicant intends to reside in the Property as an owner-occupant; and

- 1. The above recitals are incorporated herein as if set forth at length herewith.
- 2. Uvay Trivedi, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 2602, Lot 22 commonly known as 44 Boudinot Street, Trenton New Jersey
- 3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
- 4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
- 5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

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President of Council		City Clerk	

	ONDINANCE No. 20 030
1 <sup>st</sup> Reading	Date to Mayor
Public Hearing	Date Returned
2 <sup>nd</sup> Reading & Passage	Date Resubmitted to Council
WithdrawnLost	
Approved as to Form and Legality	Factual confent certified by
WESLEY BRIDGES, CITY ATTORNEY	JAMES BEACH, CHIEF OF STAFF

DDINIANCE

ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY
COMMONLY KNOWN AS 51 CHESTNUT AVENUE, AND IDENTIFIED ON THE CITY TAX MAP,
BLOCK 13203, LOT 12, PURSUANT TO N.J.S.A. 40A:12-13(c), TO PARADIGM VENTURE
HOLDINGS LLC FOR THE SALE PRICE OF TWENTY-FIVE THOUSAND (\$25,000.00) 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 51 Chestnut Avenue, designated as Block 13203, Lot 12 on the City of Trenton Tax Map (hereinafter, the "Property"); and

WHEREAS, Paradigm Venture Holdings LLC (the "Applicant"), the contiguous property owner at 53 Chestnut Avenue, purposes to purchase and redevelop Block 13203, Lot 12 commonly known as 51 Chestnut Avenue (the 'Property'); and

WHEREAS, the Applicant proposes to pay Twenty-Five Thousand (\$25,000.00) Dollars, (the "Purchase Price"); and

WHEREAS, once renovations have been completed, the Applicant intends to list the Property for rent on the local rental market; and

- 1. The above recitals are incorporated herein as if set forth at length herewith.
- 2. Paradigm Venture Holdings LLC, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 13203, Lot 12 commonly known as 51 Chestnut 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.

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President of Council		Ci	ity Clerk	

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Ist Reading	Date to Mayor
Public Hearing	Date Returned
2 <sup>nd</sup> Reading & Passage	Date Resubmitted to Council
WithdrawnLost	
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:

DUNIVICE

ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 19 WEST INGHAM AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 7002, LOT 6, PURSUANT TO N.J.S.A. 40A:12-13(c), TO TRACEY SYPHAX FOR THE SALE PRICE OF THREE THOUSAND FIVE HUNDRED (\$3,500.00) 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 19 West Ingham Avenue, designated as Block 7002, Lot 6 on the City of Trenton Tax Map (hereinafter, the "Property"); and

**WHEREAS,** Tracey Syphax (the "Applicant") purposes to purchase and redevelop Block 7002, Lot 6 commonly known as 19 West Ingham Avenue (the 'Property"); and

WHEREAS, the Applicant proposes to pay Three Thousand Five Hundred (\$3,500.00) Dollars, (the "Purchase Price"); and

WHEREAS, the Applicant intends to clean and clear the lot and repair fencing; and

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. Tracey Syphax, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 7002, Lot 6 commonly known as 19 West Ingham 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.

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

Adopted on second reading after the public hearing on

APPROVED

Mayor

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REJECTED

Reconsidered by Council – Override Vote

City Clerk

,	ONDINATION No. 23 0 3 0
l <sup>st</sup> Reading	Date to Mayor
Public Hearing	Date Returned
2 <sup>nd</sup> Reading & Passage	Date Resubmitted to Council
Withdrawn Lost	$\sim$
Approved as to Form and Legality	Factual content certified by
Wesley Bridge., City Attorney	JAMES BEACH, CHIEF OF STAFF
Councilman/woman	PRESENTS THE FOLLOWING ORDINANCE:
SORED BY:	

DDINIANCE

ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 535-537 GLADSTONE AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 28601, LOT 25, PURSUANT TO N.J.S.A. 40A:12-13(c), TO LUCIDANIA ESPINAL-RODRIGUEZ FOR THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) 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 535-537 Gladstone Avenue, designated as Block 28601, Lot 25 on the City of Trenton Tax Map (hereinafter, the "Property"); and

WHEREAS, Lucidana Espinal-Rodriquez (the "Applicant"), a current City of Trenton employee, purposes to purchase and redevelop Block 28601, Lot 25 commonly known as 535-537 Gladstone Avenue (the 'Property"); and

WHEREAS, the Applicant proposes to pay Five Thousand (\$5,000.00) Dollars, (the "Purchase Price"); and

**WHEREAS**, once renovations have been completed, the Applicant intends to reside in the Property as an owner-occupants; and

- 1. The above recitals are incorporated herein as if set forth at length herewith.
- 2. Lucidania Espinal-Rodriguez, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 28601, Lot 25 commonly known as 535-537 Gladstone 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.

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Mayor NAY	REJECTED	Reconsidered by Council - Override Vote		
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•	ORDINANCE	No	25-035
1st Reading			Date to Mayor
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Approved as to Form and Legality	,	Factual o	content certified by
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Wesley Bridges, City Attorney		JAMES	BEACH, CHIEF OF STAFF
Councilman/woman		PRESE	NTS THE FOLLOWING ORDINANCE:

SPONSORED BY:

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ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 318 NORTH CLINTON AVENUE AND 320 REAR NORTH CLINTON AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 1701, LOT/S 33 & 35, PURSUANT TO N.J.S.A. 40A:12-13(c), TO RUBI G. BETEMIT GRULLON FOR THE SALE PRICE OF SIX THOUSAND (\$6,000.00) 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 318 North Clinton Avenue and 320 (lot) Rear North Clinton Avenue, designated as Block 1701, Lot/s 33 & 35 on the City of Trenton Tax Map (hereinafter, the "Property"); and

WHEREAS, Rubi G. Betemit Grullon (the "Applicant"), a current City of Trenton employee, purposes to purchase and redevelop Block 1701, Lot/s 33 & 35 commonly known as 318 North Clinton Avenue and 320 Rear North Clinton Avenue (the 'Property"); and

WHEREAS, the Applicant proposes to pay Five Thousand (\$5,000.00) Dollars for 318 North Clinton Avenue and One Thousand (\$1,000.00) Dollars for 320 (lot) Rear North Clinton Avenue totaling Six Thousand (\$6,000.00) Dollars, (the "Purchase Price"); and

WHEREAS, once renovations have been completed, the Applicant intends to reside in the Property as an owner-occupant and merge both lots; and

- 1. The above recitals are incorporated herein as if set forth at length herewith.
- 2. Rubi G. Betmit Grullon, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 1701, Lot/s 33 & 35, commonly known as 318 North Clinton Avenue and 320 (lot) Rear 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.

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Mayor NAY	REJECTED	Reconsidered by Council - Override Vote	
President of Council		City Clerk	

	ORDINANCE No. 25-100
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Approved as to Form and Legality	Factual content certified by
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Wesley Bridges, City Attorney	JAMES BEACH, CHIEF OF STAFF
Councilman/woman	PRESENTS THE FOLLOWING ORDINANCE:
ONSORED BY:	

# ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 112 CUYLER AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 27204, LOT 6, PURSUANT TO N.J.S.A. 40A:12-13(c), TO WENDY A. CABRERA FOR THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) 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 112 Cuyler Avenue, designated as Block 27204, Lot 6 on the City of Trenton Tax Map (hereinafter, the "Property"); and

WHEREAS, Wendy Cabrera (the "Applicant") purposes to purchase and redevelop Block 27204, Lot 6 commonly known as 112 Cuyler Avenue (the 'Property"); and

WHEREAS, the Applicant proposes to pay Five Thousand (\$5,000.00) Dollars, (the "Purchase Price"); and

WHEREAS, once renovations have been completed, the Applicant intends to reside in the Property as an owner-occupant; and

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. Wendy A. Cabrera, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 27204, Lot 6commonly known as 112 Cuyler 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.

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

Adopted on second reading after the public hearing on

APPROVED

Mayor

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Reconsidered by Council - Ovenide Vote

City Clerk

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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:
PONSORED BY:	-

**JEDIMANCE** 

ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 75 CULBERTSON AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 14105, LOT 7, PURSUANT TO N.J.S.A. 40A:12-13(c), TO YUBERLYN D. CABRERA AND AREVALO F. ZELADA FOR THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) 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 75 Culbertson Avenue, designated as Block 14105, Lot 7 on the City of Trenton Tax Map (hereinafter, the "Property"); and

WHEREAS, Yuberlyn D. Cabrera & Arevalo F. Zelada (the "Applicant") purposes to purchase and redevelop Block 14105, Lot 7 commonly known as 75 Culbertson Avenue (the 'Property'); and

WHEREAS, the Applicant proposes to pay Five Thousand (\$5,000.00) Dollars, (the "Purchase Price"); and

**WHEREAS,** once renovations have been completed, the Applicant intends to reside in the Property as an owner-occupant; and

- 1. The above recitals are incorporated herein as if set forth at length herewith.
- 2. Yuberlyn D. Cabrera & Arevalo F. Zelada, are hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 14105, Lot 7 commonly known as 75 Culbertson 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.

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Mayor NAY	* -	REJECTED	Reconsidered by Council Override Vote	
President of Council			Citý Clerk	

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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:
ORED BY:	

25-102

ORDINANCE

ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY COMMONLY KNOWN AS 27 HAMPTON AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 26402, LOT 1 PURSUANT TO N.J.S.A. 40A:12-13(b)(5), TO DIEGO BARRIOS FOR THE SALE PRICE OF TWO THOUSAND FIVE HUNDRED (\$2,500.00) DOLLARS

WHEREAS, there is within the City of Trenton certain city-owned real property located at 27 Hampton Avenue, designated as Block 26402, Lot 1 on the City of Trenton Tax Map (hereinafter, the "Property"); and

WHEREAS, the Property is a small vacant narrow strip of land that has been unused and city owned since March/2020, does not meet the minimum lot size requirements for development under the municipal zoning ordinance, and thereby, does not allow for any other viable use other than a side lot for the contiguous property; and

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

WHEREAS, Diego Barrios, the contiguous property owner at 29 Hampton Avenue (hereinafter, the "Purchaser"), submitted an application to purchase the Property, for the stated purpose of cleaning and fencing the lot to expand the existing footprint of his property; and

WHEREAS, the Purchaser has agreed to merge the lot with its own; and

WHEREAS, upon negotiation between Purchaser and the City, the Parties have agreed to a purchase price of Two Thousand Five Hundred (\$2,500.00) Dollars, which the City deems reasonable based upon the size, location, and condition of the Property, and the fact that the Property would be returned to the tax rolls.

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

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

## **ORDINANCE**

- 2. Pursuant to N.J.S.A. 40A:12-13(b)(5), the City is authorized to convey 27 Hampton Avenue, designated as Block 26402, Lot 1 at private sale to the Purchaser, Diego Barros for Two Thousand Five Hundred (\$2,500.00) Dollars.
- 3. The Mayor is hereby authorized to execute any documents necessary for the conveyance of the Property to the Purchaser.
- 4. The City Clerk is hereby directed to publish this Ordinance as required by applicable law.
- 5. This Ordinance shall take effect after final reading, adoption and the expiration of twenty (20) days and, shall be filed in the Office of the City Clerk in accordance with applicable law.

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Approved as to Form and Legality	Factual content certified by
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Wesley Bridges, CITY ATTORNEY	JAMES BEACH, CHIEF OF STAFF
Councilman/woman	presents the following Ordinance:
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ORED BY	

25-103

)RDINANCE

ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY COMMONLY KNOWN AS 39 TYRELL AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 1701, LOT 54 PURSUANT TO N.J.S.A. 40A:12-13(b)(5), TO RUTH ROSE HAWKINS FOR THE SALE PRICE OF ONE THOUSAND FIVE HUNDRED (\$1,500.00) DOLLARS

WHEREAS, there is within the City of Trenton certain city-owned real property located at 39 Tyrell Avenue, designated as Block 1701, Lot 54 on the City of Trenton Tax Map (hereinafter, the "Property"); and

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

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

WHEREAS, Ruth Rose Hawkins, the contiguous property owner at 37 Tyrell Avenue (hereinafter, the "Purchaser"), submitted an application to purchase the Property, for the stated purpose of cleaning and fencing the lot to expand the existing footprint of her property; and

WHEREAS, the Purchaser has agreed to merge the lot with its own; and

WHEREAS, upon negotiation between Purchaser and the City, the Parties have agreed to a purchase price of One Thousand Five Hundred (\$1,500.00) Dollars, which the City deems reasonable based upon the size, location, and condition of the Property, and the fact that the Property would be returned to the tax rolls.

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

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

## **ORDINANCE**

- 2. Pursuant to N.J.S.A. 40A:12-13(b)(5), the City is authorized to convey 39 Tyrell Avenue, designated as Block 1701, Lot 51 at private sale to the Purchaser, Ruth Rose Hawkins for One Thousand Five Hundred (\$1,500.00) Dollars.
- 3. The Mayor is hereby authorized to execute any documents necessary for the conveyance of the Property to the Purchaser.
- 4. The City Clerk is hereby directed to publish this Ordinance as required by applicable law.
- 5. This Ordinance shall take effect after final reading, adoption and the expiration of twenty (20) days and, shall be filed in the Office of the City Clerk in accordance with applicable law.

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

Adopted on second reading after the public hearing on

APPROVED
REJECTED
Reconsidered by Council – Override Vote

City Clerk

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Wesley Bridges, Esq., City A	TTORNEY	Brandón L.	GARCIA, RMC, CITY CLERK
Councilman/woman	Feliciano		presents the following Ordinance
red by:			

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#### AN ORDINANCE REGULATING CAMPING WITHIN THE CITY OF TRENTON

WHEREAS, unregulated Camping within certain areas of the City of Trenton poses a significant impediment and has an adverse effect upon business operations and the health, safety and welfare of the citizenry; and

WHEREAS, Camping, which is defined as spending 24 hours or more outdoors in a tent, sleeping bag, tarp, hut, hammock, cart or similar contained shelter has posed a particular problem within Trenton's Special Investment District (SID);

- 1. It shall be unlawful for any person to camp or allow camping in or upon any publicly owned property or area, including any street, sidewalk, right of way, park or open space; or in any area comprising the Special Investment District (SID) created by the City of Trenton; or in or upon privately owned property without the express consent of person or entity in control thereof.
- 2. A person shall not be in violation of this Ordinance if he or she is merely sitting, sleeping, or lying upon any publicly owned property on a temporary basis.
- 3. The Mayor and appropriate City Departments of the City of Trenton are hereby empowered to promulgate and enforce necessary rules and regulations not inconsistent with the provisions hereof, to effectuate the purposes herein set forth.
- 4. Violations of this Ordinance shall subject he violator to the penalties set forth in Chapter 1, Article 3, (General Penalties, of the Trenton Municipal Code.)

## **ORDINANCE**

IT IS FURTHER ORDAINED that this Ordinance shall take effect pursuant to NJSA 40:69A-181 and other applicable law.

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Adopted on second reading after the public hearing on				
Mayor	APPROVED REJECTED		Reconsidered by Council - Override Vote	AYE
President of Council		***************************************	City Clerk	

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## AN ORDINANCE REGULATING COMMERCIAL AND BUSINESS LEASE RENT INCREASES WITHIN THE CITY OF TRENTON

WHEREAS, the City of Trenton seeks to promote fair and equitable rental practices for commercial and business tenants; and

WHEREAS, the City recognizes the importance of fostering a stable and supportive environment for businesses to operate and grow, and

WHEREAS, excessive and arbitrary rent increases for commercial and business properties create undue hardship for business owners and hinder economic development within the City;

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

#### **SECTION 1. Purpose and Scope**

This Ordinance establishes guidelines for rental increases for commercial and business leases and rentals within the City of Trenton and aligns such increases with the City's existing Rent Stabilization Ordinance. This Ordinance shall apply to all owners, lessors, or entities renting or leasing commercial buildings or spaces to tenants engaged in business or commercial operations.

#### SECTION 2. Maximum Allowable Rent Increases

- 1. No owner, landlord, or lessor of a Commercial or Business property shall increase rent by more than four percent (4%) of the existing rent amount within any twelve (12) month period.
- 2. Rent increases are only permitted at the time of lease renewal or the period in which rents are paid and must be disclosed to the tenant in writing at least 60 days prior to the increase or lease expiration date, whichever is earlier.

## **ORDINANCE**

3. Mid-lease rent increases are prohibited, regardless of market conditions, unless explicitly stated and agreed upon in written Lease Agreement in compliance with this Ordinance.

#### **SECTION 3. Exemptions**

This Ordinance does not apply to:

- Government leases or public-private partnership developments where separate contractual rent escalation terms are in effect.
- Short-term leases or rentals of less than 90 days which are not renewable.

#### **SECTION 4.**

Any owner, landlord or lessor of a Commercial or Business property may seek relief from the City's Rent Stabilization Board pursuant to sections 222-7A & B; 222-9; 222-10; a lessee or renter may seek relief pursuant to section 222-12, challenging any such action by an owner, landlord or lessor.

#### **SECTION 5. Enforcement and Penalties**

- 1. Violations of this ordinance shall be subject to a fine not exceeding \$1,000 per violation.
- 2. Tenants may also file complaints with the City's Rent Control or Housing Division for investigation and resolution.
- 3. In addition to fines, second and subsequent violations may in the discretion of the City result in denial of a Certificate of Occupancy for the future leasing or rental of the subject premises.

#### **SECTION 6. Effective Date**

Mayor

This Ordinance shall take effect pursuant to NJSA 40A:69-181 and other applicable law.

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President of Council City Clerk

Reconsidered by Council - Override Vote

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WESLEY BRIDGES, CITY ATTORNEY	ЛМ BEACH, CHIEF OF STAFF
Councilman/woman	nuccente the following Onlinence
Councilitate w Origin	presents the following Ordinance:

() RDINANCE

25-105

## ORDINANCE AUTHORIZING THE CONVEYANCE OF ABANDONED CITY PROPERTIES SLATED FOR DEMOLITION TO LOCAL DEVELOPERS AS AN ALTERNATIVE TO DEMOLITION UNDER THE NEIGHBORHOOD REDEVELOPMENT AND REVITALIZATION PROGRAM

WHEREAS, the City of Trenton has identified twenty-nine (29) abandoned residential properties that were among the thirty-four (34) properties previously designated for demolition under its July 10, 2025, submission to the New Jersey Housing and Mortgage Finance Agency ("HMFA") as part of its Neighborhood Redevelopment and Revitalization Program ("NRRP"); and

WHEREAS, the average cost of demolition for these structures is estimated at \$60,000 per property, totaling \$2.1 million in potential municipal expenditure; and

WHEREAS, three local developers — Andre Williams, Brittany Littlejohn, and Avalon Group — have each submitted proposals to stabilize, rehabilitate and take ownership of, the 29 City-owned properties slated for demolition, at no cost to the City, in lieu of proceeding with demolition;

WHEREAS, these developers have demonstrated a track record of successful stabilization and rehabilitation work in the City of Trenton and have agreed to assume all responsibility and risk associated with the redevelopment of these otherwise demolition-worthy structures;

WHEREAS, in addition to the 29 City-owned properties identified in the City's HMFA submission, 417 Federal Street was previously slated for demolition, but has been stabilized by the Avalon Group at no cost to the City and sparing the City the associated expenses of demolishing this property; and

WHEREAS, the City has determined that it is in the public interest to transfer the 30 City-owned properties, including 417 Federal Street, to experienced local developers, rather than incur the expense of demolition and attempt to recruit spot developers for individual redevelopment; and

WHEREAS, transferring such properties to qualified local developers for rehabilitation is a more desirable outcome than demolition, as it avoids the creation of vacant lots and instead restores housing stock that can return to the market and serve current and future residents of the City; and

WHEREAS, prior to conveyance, each of the above-listed properties shall be verified by the Department of Housing and Economic Development to ensure: (1) the property is legally owned by the City of Trenton, (2) it has not been previously contracted or encumbered to a third party, and (3) any outstanding liens or legal encumbrances are appropriately resolved or addressed.

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

#### **SECTION 1:**

The following 30 properties are hereby conveyed to the designated developers, as indicated:

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No.	

Developer	Property Addresses
Andre Williams	17 Huston Alley, 445 Lamberton Street, 420 Monmouth Street, 422 Monmouth Street, 141 Wayne Avenue, 18 Ellsworth Avenue, 346 Brunswick Avenue, 140 Exton Street, 27 Chapel Street, 136 Humboldt Street
Brittany Littlejohn	574 Second Street, 102 New Rose Street, 42 Christoph Avenue, 44 Christoph Avenue, 127 Spring Street, 635 N. Willow Street, 14 Camden Street, 13 Trent Street, 59 Phillips Avenue, 34 Chase Street
Avalon Group	629 Martin L. King, Jr., Blvd., 251 Walnut Avenue, 253 Walnut Avenue, 311 N. Montgomery Street, 4 Hancock Street, 208 Rosemont Avenue, 210 Rosemont Avenue, 6 Humboldt Street, 601 Edgewood Avenue, 417 Federal Street

#### See Appendix A attached

#### **SECTION 2:**

The City shall prepare and execute deeds of conveyance for the above listed City-owned properties to the developers named above, subject to verification by the Department of Housing and Economic Development that each property is City-owned, unencumbered by third-party contracts, and free of unresolved liens or legal barriers to transfer *same*.

Each developer shall rehabilitate the properties in accordance with all applicable city codes, redevelopment plans, and land use regulations.

#### **SECTION 3:**

Each property shall be subject to a reversionary clause to ensure rehabilitation is completed within a timeframe established by the Department of Housing and Economic Development. Failure to comply may result in reversion of the property to the City.

#### **SECTION 4:**

This ordinance shall take effect upon final passage and publication in accordance with law.

INTRODUCTION:	мотк	on:			SEÇO	ND:			ORD. AUTHORED BY:					•				ADOPTION	мотк	ON;			SECO	ND:	•
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EDWARDS		-				-			FRISBY									GONZALEZ							
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NV - NO VOTE			AB – AI	SENT				·																	1

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Adopted on first reading at a meeting of the City	Council of the City of Tro	enton, NJ on	
Adopted on second reading after the public heari	ng on		
Mayor	APPROVED REJECTED	Reconsidered by Council – Override Vote	AYE NAY
President of Council		City Clerk	