

**A CONFERENCE MEETING OF THE CITY COUNCIL OF THE CITY OF ORANGE TOWNSHIP HELD IN THE COUNCIL CHAMBERS, CITY HALL, 29 NORTH DAY STREET, ORANGE, NEW JERSEY, ON TUESDAY, MARCH 20, 2012 AT 7:00 PM.**

1) ROLL CALL	PRESENT	ABSENT
Hon. Hassan Abdul-Rasheed (West-Ward)	_____	_____ <b>X</b> _____
Hon. Elroy A. Corbitt (At-Large)	_____ <b>X</b> _____	_____
Hon. Linda Jones-Bell (East- Ward)	_____ <b>X</b> _____	_____
Hon. Edward B. Marable, Jr. (South- Ward)	_____ <b>X</b> _____	_____
Hon. Rayfield Morton (At-Large)	_____ <b>X</b> _____	_____
Hon. Donna K. Williams (At-Large)	_____	_____ <u>Arrived@7:08pm</u>
Hon. Tency A. Eason (North- Ward)	_____	_____
Council President		

**ALSO PRESENT**

Shinell Smith, Deputy Mun. Clerk	_____ <b>X</b> _____	_____
Hon. Eldridge Hawkins, Jr., Mayor	_____	_____
Marvin T. Braker, City Attorney	_____ <b>X</b> _____	_____
Dwayne D. Warren, Legislative Research Officer	_____ <b>X</b> _____	_____
Valerie Jackson, Acting Deputy Director of Admin.	_____ <b>X</b> _____	_____
Shirley Bailey, Clerk's Office	_____ <b>X</b> _____	_____

**PLEASE STAND FOR A MOMENT OF SILENCE**

**SPECIAL NOTICE:** Please be apprised anyone wishing to discuss Agenda or General Items shall sign one (1) book. There will be two (2) columns in the book, one (1) for Agenda Items and one (1) for General Issues. Each person signing the book will check Agenda Items or General Issues. If they check only Agenda Items or General Issues, they will be allowed to speak for five (5) minutes. If they check General Issues and Agenda Items, they will be allowed to speak for ten (10) minutes.

- 2) The Deputy Municipal Clerk announces that the requirement of N.J. S.A. 10:4-9 et. Seq., "Sunshine Law" has been met. A notice of this meeting was sent to the *Star Ledger* and published in *The Orange Transcript* on July 14, 2011, posted on the Bulletin Board in City Hall and filed in the Office of the Municipal Clerk.

Council President Eason announced that she and other residents received a phone call blast from the Administration asking the citizens to watch the Budget Hearing on channel 35. She stated that the Budget Hearing was secretly recorded last night, and scheduled to air this night. It is her feeling that this act was a deceitful and disrespectful on the part of the Administration towards the Council.

Council President recognized Councilman Marable

Councilman Marable stated that he had previously asked that items to be voted on not be placed before him the night of the meeting. He stated that he will not be voting in favor of the budget and is perplexed as to how the Administration had a budget hearing without a budget.

**Council President Eason stated that the budget will be withdrawn for that reason.**

**Council President Eason recognized Councilwoman Williams**

**Councilwoman asked when is the deadline and if there is an extension.**

**Council President Eason advised the Council that Ms. Smith has been in contact with DLGS as it relates to the budget process.**

**Council President Eason recognized Shinell Smith, Deputy Municipal Clerk**

**Ms. Smith advised the Council that the budget is by introduction only, which will allow time for review and budget hearings, prior to final adoption. She stated that she consulted with DLGS and they advised that the governing body move forward with introducing the budget. In response to Councilwoman Williams, Ms. Smith advised that the deadline for introducing the budget is April 20<sup>th</sup>. She stated that the Administration would be responsible for the Council not meeting the deadline. It is the responsibility of the Clerk's Office to do their due diligence once the budget has been approved on introduction, and she will contact DLGS with respect to an extension.**

### **3) MATTERS FOR DISCUSSION**

- Tony Galento Plaza Redevelopment Project-Valerie Jackson, Director of Planning**

**Ed Martoglio began by stating that the project is no longer called the Tony Galento Plaza but the Transit Village for now. The name is yet to be determined. Mr. Martoglio stated that there are two separate phases to this project. One phase is for the eighty market rate units which include ample parking and commercial businesses.**

**Amelia Rideau stated that terms and conditions of phase I and II of the project and gave a breakdown relative to the attached. She asked that Council act on the ordinances on regular meeting agenda in order to begin the process relative to this project.**

**Ms. Jackson stated in response to Councilwoman Williams that they are aggressively looking into retail stability.**

**Councilman Morton stated that he didn't have the paperwork in enough time to review and have appropriate questions. He asked that in the future documents be provided in advance in order to have ample time to review.**

**Ms. Rideau stated in response to Councilwoman Marable at the end of twenty years the city should have received twenty-two million in revenue given all variables go into play.**

**Ms. Rideau stated in response to Councilman Corbitt that affordable housing demands a certain income level to qualify.**

**Ms. Jackson stated that affordable housing is not subsidized housing. She stated that this is family generating approximately fifty-five thousand dollars a year.**

**Mr. Martoglio stated in response to Councilman Corbitt that affordable housing is made to look just as attractive as market rate housing. He stated that RPM pride themselves on keeping up the appearance of these properties.**

**Ms. Rideau stated that phase II will also include market rate housing which will add to the dynamic and there will be more individuals who pay more and therefore care about the appearance and up keep of the property.**

**Ms. Rideau stated in response to Councilman Corbitt that this project is both risk and reward. The risk for the developer is greater. The revenue for the City is generated from the rent it generates. She stated that risk versus reward is something that the City has to consider. If the project fails the City has an option to foreclose on the property.**

**Ms. Jackson stated reiterated that there is risk and rewards.**

**Council President asked that the business owners in that development area are not displaced but considered. She stated that these individuals may want to stay there.**

**Ms. Jackson stated that they will meet.**

**Ms. Jackson stated in response to Councilwoman Williams that the price is a fair. When you do a project in a redevelopment it is based on the current market rate. She stated that we will get our own appraisals done through McManimon & Scotland. The Post Office is current appraised at approximately eight hundred thousand dollars but she hasn't received anything from them in writing.**

**Ms. Jackson stated in response to Councilwoman Williams, as it relates to ordinance 10-2012 the City will receive a percentage from the commuter and resident parking.**

**Mr. Martoglio stated in response to Councilwoman Williams that the parking lot will have an attendant.**

**Mr. Martoglio stated in response to Councilman Morton there will be local minority contractors at the individual level and company level.**

**Council President Eason stated that the pay to play will be attached to the original agreement in the Clerk's Office.**

**Mr. Martoglio stated in response to Councilman Corbitt with new market tax credit there will be more business generated around the train station. Along with the health and wellness awareness center there may be a health food store in that same vicinity to keep the focus there.**

**Council President Eason recognized Councilman Marable Jr.**

- **Condition of Central Playground- Hon. Marable, Jr.**

**Councilman Marable stated that he asked for Director Holcombe and Director Kemp be present at this meeting to ask specific question relative to the baseball field. He then asked if the Administration asked the directors to be present.**

**Ms. Jackson stated in response Councilman Marable that she is prepared to answer any questions relative to Central Playground and the baseball field. She then stated that the directors were not asked by the Administration to be present.**

**Council President Eason stated that one of the reasons Councilman Marable asked for Director Kemp is because she is a certified engineer.**

**Councilman Marable introduced Walter Boyette, Varsity Baseball Coach of Orange High School. He asked that Mr. Boyette share his dilemma relative to the horrendous conditions at Central Playground baseball field.**

**Mr. Boyette began by stating that his time as a baseball coach has afforded his team the opportunity to compete against high profile teams. However, those teams no longer care to play on our field due to the atrocious conditions. He stated that elite kids that have been trained at Monte Irving baseball center no longer want to play on Central playground. The SCC stated that we are no longer to play high profile teams, until the facilities change. Without an adequate facility there will be no games played at a higher level. Mr. Boyette stated that the bathrooms are outdated and filled with mold.**

**Mr. Boyette stated in response to Council President Eason that use of Orange Park for baseball didn't fair out with the County.**

**Councilman Marable asked Mr. Boyette the number of events that take place on the Central Playground field besides baseball, what would he suggest should be done in the interim and how would green acres funds help with some of the repairs.**

**Mr. Boyette stated that football, cricket and soccer is played on the field. He stated that a turf field creates a multi use field so that everyone can use it. There was Green Acres money available at one time for that purpose but somewhere the connection was lost. In the interim he suggested all of the grass be taken out of the in-field, which would create an even playing surface.**

**Ms. Jackson stated in response to Councilwoman Williams that the capital program is part of the budget and the Council can appropriate money towards the parks through that program.**

**Ms. Jackson state in response to Councilwoman Williams the reason for the fence going up at Metcalf Park is because of the vandalism, as per Director Kemp. The funding for the fence was paid for with Green Acre dollars.**

**Councilwoman Williams suggest there be no more money put into fences going up at the parks. She suggested that we begin by adding signage which details park violations. Then we can have the Orange Police enforce those fines. She then asked if Ms. Jackson could have Director Kemp attend the meeting so Council can voice their concerns directly.**

**Ms. Jackson stated that Ms. Kemp will be available during the budget hearing and will address the Council's concerns at that time.**

**Council President Eason stated that the issues with Central Playground have been on going. She stated that it was suggested that eight thousand and five hundred dollars be allocated to address the parks issue. However, the budget has been completed and the blame would be placed on the Council for increasing the levy.**

**Council President Eason told Mr. Boyette that Council will find a way to get behind him in effort to make a change. She stated that Council will take a hard look at the budget.**

**Councilman Corbitt echoed the same sentiment as Council President Eason. He then commended Mr. Boyette on a job well done.**

**Mr. Boyette stated in response to Councilman Morton that the ball was dropped some time as it relates to improvements being made to Central Playground's field.**

**Councilwoman Williams asked that Green Acre funds be reallocated for Central Playground.**

**Council President Eason stated that we have to be careful with Green Acres funding because there are certain stipulations.**

**Council President Eason stated in response to Councilman Marable that the Council has decided to pull the budget not the Administration. Therefore, there is no need for the budget message to be read.**

**Budget Message-Administration- Withdrawn due to the budget being pulled until the meeting of April 3, 2012.**

#### **4) RESOLUTIONS AND ORDINANCES**

**The resolutions and ordinances to be presented at tonight's meeting are listed on the attached Regular Meeting Agenda. If any Council Member wishes to discuss any resolution or ordinance, it may be discussed at this time.**

**Council President Eason recognized Councilman Corbitt**

**Councilman Corbitt stated with respect to resolution 74-2012 (Appraisal Systems), it was his understanding that Council would be given the opportunity to select from other companies outside of Appraisal Systems, since they weren't please with the job that had been done in the past. He inquired as to why the bids weren't attached.**

**Ms. Jackson stated in response that the bids were previously provided to Council which is why they weren't attached. She stated that it was never said that they we were going out for bid again at this point.**

**Councilman Corbitt stated that he did remember being told that the money appropriated didn't preclude Council from choosing a different company.**

Councilman Marable stated that the dollars that were approved is exclusively tied to this company, as discussed at the previous meeting. He stated that it didn't mean we couldn't choose another company. But we would have to go back to square one to do so. He then stated that the only way to choose a different company would be to vote this resolution down, which he is not in favor of.

Council President Eason stated that she was in agreement with both Councilman Marable and Councilman Corbitt as it relates to choosing a different company. However, it is still unclear as to where the Administration will get the money because the Certificate of Funds is incomplete, and there is no account listed which identifies where the money will be taken out of.

Ms. Jackson stated that there is a Cert of Funds

**5) MOTION TO ADJOURN**

Council President Eason entertained Motion to adjourn.

**MOTION: Corbitt**

**Voice Vote**

**SECOND: Morton**

**ADJOURNMENT: 8:49 PM**

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**Dwight Mitchell  
Municipal Clerk**

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**Tency A. Eason  
Council President**

**MINUTES APPROVAL**

**Passed on April 3, 2012**

**Conference & Regular Meeting March 20, 2012**

**Councilman Abdul-Rasheed and Councilwoman Jones-Bell cannot vote because they were not present.**

**Council President Eason entertained a Motion to adopt.**

**Motion to Adopt: Corbitt**

**Second: Eason**

**The roll call by Deputy Municipal Clerk was as followed:**

**Yeas: Abdul-Rasheed, Corbitt, Jones-Bell, Marable, Morton and Eason**

**Nays: None**

**Abstentions: None**

**Absences: Williams**

**Council President Eason ruled the Motion was carried by Four Yeas, No Nays, No Abstentions and One Absence.**