

**MINUTES CITY COUNCIL**  
CITY OF ORANGE TOWNSHIP  
NEW JERSEY

A Conference Meeting of the City Council of the City of Orange Township was held in the Council Chambers of City Hall, located at 29 North Day Street, Orange, New Jersey on Tuesday, December 3, 2013 at 7:10pm.

**1) PLEDGE OF ALLEGIANCE TO THE FLAG**

**2) Roll Call:**

**Present:** West Ward Councilmen, Hassan Abdul-Rasheed  
At-Large Councilmen, Elroy A. Corbitt  
North Ward Councilwoman, Tency A. Eason  
At-Large Councilwoman, April Gaunt-Butler  
East Ward Councilwoman, Linda Jones-Bell  
South Ward Councilmen, Edward B. Marable Jr.  
At-Large Council President, Donna K. Williams

**Also Present:** Deputy Municipal Clerk, Madeline F. Smith  
Administration Representative, Marty Mayes  
City Attorney, Dan S. Smith  
Legislative Research Officer, Keith Harvest  
Senior Clerk, Margarete Homere

**Absent:** Mayor Dwayne D. Warren, Esq.

**PLEASE STAND FOR A MOMENT OF SILENCE**

The Deputy Clerk read the following announcement:

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.

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 *Record-Transcript* on July 18, 2013, posted on the Bulletin Board in City Hall and filed in the Office of the Municipal Clerk.

**3) MATTERS FOR DISCUSSION**

**Orange Housing Authority by Walter McNeil, Director of Housing Authority**

- Coram J. Rimes, Commissioner of the Housing Authority of the City of Orange Township and Chairman of the Orange Housing Authority stated he's looking

forward to a continued relationship with the City of Orange then introduced Walter McNeil, Director of the Orange Housing Authority. Director McNeil presented and reported on new housing developments and initiatives. As such, Orange Housing Authority awarded \$7.4M in Tax Credits from NJ Housing and Mortgage Finance Agency; Awarded \$1.35M to continue to climb the Redeployment Ladder; Upcoming North Parrow Street Development; and the Walter G. Alexander Village Phases I, II and III, and Oakwood Avenue housing creating positive impacts for quality of life for residents in Orange. Director McNeil also provided a thorough understand and purpose of Eminent Domain and how the OHA utilized it to redevelop the abandoned and vacant properties within Orange.

Director McNeil introduced Mr. Brian Scotland, Development Associate and Phyllis Grier, Public Relations Representative, to provide information on the work and studies conducted through the Orange Housing Development Corporation (OHDC) for the Orange Housing Authority. Mr. Scotland shared a story regarding homeless people squatting in abandon homes during the cold winters setting fires trying to keep warm. Prompting the OHDC to conduct studies on 400 vacant and abandon structures and lots; finding 1 out of 3 structures were not operational (livable). Further stating, during the Title Searches on the vacant/abandon properties most of the homes were foreclosures (bank owned) due to owners defaulting on the loans. Stating Dir. McNeil then decided to apply Eminent Domain on the properties; providing Orange Housing Authority and Orange Housing Development Corporation Redevelopment Area Impact Studies on various Blocks.

Upon completion of the presentation, Mr. McNeil responded to inquires from the City Council.

**Operating Agreement between the City of Orange Township and U.S. Water LLC by (City Council Accountant Consultant) Lerch, Vinci & Higgins LLC., a Certified Public and Registered Municipal Accountants Firm.**

- Chris Mobley, Acting Deputy of Planning and Development; and Water & Parking Liaison for the City of Orange Township provided a comprehensive report on the approved resolution 177-2013 authorizing Lerch, Vinci & Higgins to "Review the Operating Agreement between the City of Orange Township and US Water LLC including a Water and Sewer Rate Study". Deputy Mobley introduced Julius Consoni of Lerch, Vinci & Higgins to present the findings of the report; then responded to City Council's inquiries.

Julius Consoni, partner at Lerch, Vinci & Higgins provided a executive summary on the City's existing Agreement with US Water for Operation, Maintenance and Management Services for the City of Orange Township Municipal Water, Waste water and Storm Water Systems; and Developed Water and Sewer Rates. As well, Mr. Consoni provided a brief summary on the interview with Bob Galento,

previous Plant Operator for United Water that managed the City of Orange account during the study evaluation.

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.

**Councilwoman Eason:**

- Resolution 405-2013 & 407-2013: Made inquiry into execution of funds.
- Resolution 408-2013: Requested further clarification.
- Ordinance 51-2013: Requested further clarification.
- Ordinance 52-2013: Requested further clarification.

**Council President Williams:**

- Resolution 406-2013: Stating Bill List items will NOT be placed back onto the Bill List without supporting receipts, invoices and/or documents. See attached list of items removed totaling \$188,905.07.

5) **MOTION TO ADJOURN**

MOTION: Corbitt VOICE VOTE ALL IN FAVOR SECOND: Jones-Bell

ADJOURNMENT: 12:00PM



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 Madeline F. Smith, RMC  
 Deputy Municipal Clerk



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 Donna K. Williams  
 Council President