

THIS WAS 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 WEDNESDAY, JUNE 5, 2019 AT 7:10 P.M.

Roll Call:

Present:

Councilman Tency A. Eason, North Ward
Councilman Christopher Jackson, At-Large
Councilman Harold Johnson, Jr. West Ward
Councilwoman Jamie Summers-Johnson., South Ward (Arrived @ 7:56)
Councilwoman Donna K. Williams, At-Large
Councilwoman Adrienne Wooten, At-Large
Council-president Kerry Coley, East Ward (Arrived @ 7:19)

Also Present:

Joyce L. Lanier, City Clerk
Chris M. Hartwyk, Business Administrator
Gracia R. Montilus, Acting City Attorney
Marty Mayes, Planning and Public Works Director
Todd Warren, Police Director
Chief Almendinger, Fire Department (Arrived @ 7:32)
Marlin G. Townes, Legislative Research Officer
Lisette Sanchez, Records Support Technician

Absent: Councilwoman Adrienne Wooten, At-Large

The City Clerk asked all to stand for a Moment of Silence.

SPECIAL NOTICE: Please be apprised anyone wishing to discuss Agenda or General Items shall sign one (1) book. Each person signing the book will be allowed to speak for a maximum of five (5) 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 12, 2018 posted on the Bulletin Board in City Hall and filed in the Office of the City Clerk.

MATTERS FOR DISCUSSION

Plaque presentation.

Plaque Presentation to the family of Eugenia Irvin May by Councilwoman Eason.

Presentation by Chadwick Capital regarding 595 Lincoln Avenue.

Elnardo Webster the lawyer for Chadwick Development made a presentation for the proposed redevelopment project at 595 Lincoln Avenue (located at the corner of Tremont and Lincoln Avenue). The owners Mr. George Rob and Mr. Oscar James were also present.

- Condominiums for sale from \$300,000 to \$350,000.
- Owners will have access to the roof top terrace.
- Provided pictures of the future building.
- 100% residential project.

- Would like to enter into a deal over the summer.
- They would break ground in 2020.
- Developers have worked on the following properties:
 - 118 units in Sussex County
 - 490 Clinton Avenue, Newark (renovations)
 - 335-341 Lyons Avenue, Newark. (renovations)
 - 35 Ves Street, New York
 - 124 East 13th Street, New York
- The redeveloper will register condominium association with Department of Community Affairs.
- Tax structure is made through tax abatement in the Financial Agreement.
- Each unit will have their own meters and there will be an extra one just for common areas
- Chadwick Development will have to come before the council for approvals of the Redevelopment Agreement and Financial Agreement.
- Business Administrator Hartwyk is looking into incentives for the purchase of the condominiums.
- Redeveloper advised that if not all condominiums sell they could lease the unsold units.
- The Business Administrator advised that the City will notify all of the neighboring properties of the demolition.

The Council asked questions of Mr. Webster regarding the proposed building.

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 regarding Resolution 205-2019 inquired if the City has a new developer for Reock. The Business Administrator advised yes and provided details.

Councilman Jackson regarding Ord. 26-2019 – The Business Administrator advised that will be postponed to June 18th meeting.

Councilman Johnson, Jr. regarding Res. 198-2019. There will be information forthcoming later in this meeting.

Council President Coley - regarding Res. 204-2019 asked the Business Administrator what is the actual cost. The Business Administrator said the price per million gallons paid to American Water is \$9,000 per million gallons during peak periods and \$6,560 during off peak periods. The East Orange rates are \$2,875 per million gallons for a bulk purchase. \$3,700 per million gallons for emergency usages. It is a 60% savings in this contract verses what was paid to American Water. He reported that you pay for the water whether you use it or not. If Council approves, the next step is to be approved by DEP.

Council President Coley regarding Resolution 207-2019, he reported that the contract will be broken down into three phases and a report will be provided in each phase. The contract is needed for the City to be in compliance with DEP. The Business Administrator stated that the team includes two public works employees, the Director of Public Works and himself. The contract should be for \$220,000.00. The Business Administrator spoke about the timing of the phases. Councilman Johnson, Jr. stated that the

council and administration are addressing a major issue with the water that has been neglected over the years. The Business Administrator advised that they have made some improvements and are planning to apply for some grants to assist in the water and sewer infrastructure. He reported on some issues with sinkholes in the city. He updated everyone on the hydrants.

Councilwoman Eason regarding Ordinance 29-2019 spoke about the energy efficient improvements money which is given by grant, and asked if the Heating and air conditioning will be repaired? The Business Administrator replied no, this grant money will upgrade all the lights to save energy to various facilities. Councilwoman Eason commented that the ordinance did have a section for air conditioning. The Business Administrator stated it shall be taken out since the grant is only for lights.

Motion to adjourn by Councilwoman Williams, seconded by Councilman Johnson, Jr.

The meeting was adjourned by a unanimous vote at 8:31 P.M.

Approved:

Joyce L. Lanier
City Clerk

Tency A. Eason
Council President