

TOWNSHIP OF IRVINGTON



MUNICIPAL COUNCIL SPECIAL MEETING MINUTES JULY 28, 2025 5:30 PM

Join Zoom Meeting
<https://us02web.zoom.us/j/89333598528>

Meeting ID: 893 3359 8528

One tap mobile
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Virtual - Zoom Meetings

1. PLEDGE OF ALLEGIANCE

2. MOMENT OF SILENCE

3. ROLL CALL

ROLL CALL	PRESENT	ABSENT	LATE ARRIVAL	EARLY DEPARTURE
Antilus			X (5:35 PM)	
Brown		X		
Dr. Frederic	X			
Dr. Hudley	X			
Vauss, Jr.	X			
Vick	X			
Beasley, President	X			

Council President Jamillah Z. Beasley reads the following Statement of Proper Notice Pursuant to the Sunshine Law.

In accordance with the Open Public Meetings Act, adequate notice of this virtual meeting has been provided to the Irvington Herald and Star Ledger, posted on the Municipal Bulletin Board, the township's website, and filed in the Office of the Municipal Clerk.

4. RESOLUTIONS AND MOTIONS

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Vick - Frederic A. Resolution to Award From Petition for Developer Submissions on July 1, 2025 for the Purchase and Redevelopment of Municipal Owned Properties to Various Developers

RESOLUTION TO AWARD FROM PETITION FOR DEVELOPER SUBMISSIONS FOR THE PURCHASE AND REDEVELOPMENT OF MUNICIPAL OWNED PROPERTIES TO VARIOUS DEVELOPERS

WHEREAS, on May 27, 2025, by Resolution No. OCDP 25-0527-16 and as amended on June 9, 2025 by Resolution No. OCDP 25-0609-18 the Municipal Council authorized the issuance of a Petition for Developer Submissions for the Purchase and Redevelopment of Certain Township-Owned Properties (the “Petition for Developer Submissions”); and

WHEREAS, the Petition for Developer Submissions was advertised in the Irvington Herald on May 30, 2025 and the Star-Ledger on June 4, 2025; and

WHEREAS, One Hundred Twenty-Six (126) Developer Submissions were received by the Township Clerk on the due date of July 1, 2025, pursuant to the Petition for Developer Submissions; and

WHEREAS, said Developer Submissions were referred to the Community Development Director and to an Evaluation Committee established to review the Developer Submissions; and

WHEREAS, The Evaluation Committee has recommended that the following awards, listed by Property, Winning Applicant and Amount of Developer Submission, be made, based on the evaluation criteria set forth in the Petition for Developer Submissions:

PROP #	BLOCK	LOT	PROP LOCATION	WINNING APPLICANT	AMOUNT
1	40	2	7 DRAKES LANE	Chester Property Care	\$80,000.00
2	79	106	71 LINDEN AVE.	Guruji Investment Group	\$77,000.00
3	80	35	649 NYE AVE.	TMM Consulting LLC	\$31,000.00
4	83	3	1158 CLINTON AVE.	Takhani Enterprises	\$62,500.00
5	88	12	110 WASHINGTON AVE	Chester Property Care	\$110,000.00
6	115	3	54 OAK AVE	Guruji Investment Group	\$77,000.00
7	115	6	60 OAK AVE	Guruji Investment Group	\$77,000.00
8	116	35	28 GROVE TERR.	Guruji Investment Group	\$77,000.00
9	154	1	662 18TH AVE	Chester Property Care	\$80,000.00
10	159	5	152 21ST ST.	Gonsosa Construction LLC	\$325,000.00

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11	159	7	148 21ST ST.	Gonsosa Construction LLC	\$75,000.00
12	163	8	446 21ST ST.	Ten X	\$115,000.00
13	168	7	120 MONTGOMERY AVE.	Chester Property Care	\$125,000.00
14	205	29	9 ELLIS AVE	Rejected or No Offers Rec'd	\$0
15	207	40	81 ELLIS AVE.	Guruji Investment Group	\$77,000.00
16	210	8	68 MAPLE AVE.	Chester Property Care	\$110,000.00
17	219	2	118 GRACE ST.	Chester Property Care	\$120,000.00
18	255	1	300 UNION AVE.	Nine Fifteen	\$180,000.00
19	256	4	10 MT. VERNON AVE.	Chester Property Care	\$125,000.00
20	266	4	18 CLEREMONT AVE.	Chester Property Care	\$120,000.00
21	300	7	43 RUTGERS ST.	Chester Property Care	\$110,000.00
22	339	15	1251 SPRINGFIELD AVE	Chester Property Care	\$250,000.00

TOTAL: \$2,403,500

and

WHEREAS, the Township would like to reject all bids received for 9 Ellis Ave as per NJSA 40A:11-13.2; and

WHEREAS, the submission amounts for the above awarded Developer Submissions totals \$2,403,500; and

WHEREAS, if any of the above awardees are unable to enter into a contract for their respective properties as per the Petition for Developer Submissions, the Municipal Council hereby approves the Administration to accept the second winning Developer Submissions for, based on the evaluation criteria, as follows:

PROP #	BLOCK	LOT	PROP LOCATION	RUNNER-UP APPLICANT	AMOUNT
1	40	2	7 DRAKES LANE	Nine Fifteen	\$40,000.00
2	79	106	71 LINDEN AVE.	Chester Property Care	\$80,000.00
3	80	35	649 NYE AVE.	n/a – No runner up	\$0.00

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4	83	3	1158 CLINTON AVE.	603 Stuyvesant Ave LLC	\$100,000.00
5	88	12	110 WASHINGTON AVE	Ten X	\$135,000.00
6	115	3	54 OAK AVE	Nine Fifteen	\$75,000.00
7	115	6	60 OAK AVE	Chester Property Care	\$80,000.00
8	116	35	28 GROVE TERR.	Chester Property Care	\$140,000.00
9	154	1	662 18TH AVE	Nine Fifteen	\$60,000.00
10	159	5	152 21ST ST.	Level Six Group	\$303,600.00
11	159	7	148 21ST ST.	Guruji Investment Group	\$77,000.00
12	163	8	446 21ST ST.	n/a – No Runner Up	\$0.00
13	168	7	120MONTGOMERY AVE.	Ten X	\$115,000.00
14	205	29	9 ELLIS AVE	No Offers Rec'd	\$0
15	207	40	81 ELLIS AVE.	Chester Property Care	\$80,000.00
16	210	8	68 MAPLE AVE.	Level Six Group	\$56,600.00
17	219	2	118 GRACE ST.	Enabosi Holdings, LLC	\$125,000.00
18	255	1	300 UNION AVE.	Jumpstart Newark	\$135,000.00
19	256	4	10 MT. VERNON AVE.	Level Six Group	\$104,600.00
20	266	4	18 CLEREMONT AVE.	Enabosi Holdings, LLC	\$125,000.00
21	300	7	43 RUTGERS ST.	Takhani Enterprises	\$68,500.00
22	339	15	1251 SPRINGFIELD AVE	Jumpstart Newark	\$225,000.00

TOTAL: \$2,125,300

and

WHEREAS, the submission amounts for the above awarded Developer Submissions totals \$2,125,300;
and

WHEREAS, if any of the above runner-up awardees are unable to enter into a contract for their respective properties as per the Petition for Developer Submissions, the Municipal Council hereby

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approves the Administration to accept the third winning Developer Submissions, based on the evaluation criteria, as follows:

PROP #	BLOCK	LOT	PROP LOCATION	2ND RUNNER UP APPLICANT	AMOUNT
1	40	2	7 DRAKES LANE	Takhani Enterprises	\$40,000.00
2	79	106	71 LINDEN AVE.	Ascension Capital Partners	\$80,000.00
3	80	35	649 NYE AVE.	n/a – No runner up	\$0.00
4	83	3	1158 CLINTON AVE.	n/a – No runner up	\$100,000.00
5	88	12	110 WASHINGTON AVE	n/a – No runner up	\$135,000.00
6	115	3	54 OAK AVE	Vision Investment Group	\$75,000.00
7	115	6	60 OAK AVE	TMM Consulting, LLC	\$80,000.00
8	116	35	28 GROVE TERR.	Nine Fifteen	\$140,000.00
9	154	1	662 18TH AVE	Ten X	\$60,000.00
10	159	5	152 21ST ST.	Vision Investment Group	\$303,600.00
11	159	7	148 21ST ST.	Chester Property Care	\$77,000.00
12	163	8	446 21ST ST.	n/a – No Runner Up	\$0.00
13	168	7	120 MONTGOMERY AVE.	n/a – No runner up	\$115,000.00
14	205	29	9 ELLIS AVE	n/a – No Runner Up	\$0
15	207	40	81 ELLIS AVE.	Nine Fifteen	\$80,000.00
16	210	8	68 MAPLE AVE.	Ayden Properties	\$56,600.00
17	219	2	118 GRACE ST.	Ten X	\$125,000.00
18	255	1	300 UNION AVE.	Ten X	\$135,000.00
19	256	4	10 MT. VERNON AVE.	Ten X	\$104,600.00
20	266	4	18 CLEREMONT AVE.	603 Stuyvesant Ave, LLC	\$125,000.00
21	300	7	43 RUTGERS ST.	Ten X	\$68,500.00
22	339	15	1251 SPRINGFIELD AVE	Ten X	\$225,000.00

TOTAL: **\$1,964,000**

and

WHEREAS, the submission amounts for the above awarded Developer Submissions totals \$1,964,300.

NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON, AS FOLLOWS:

1. The Municipal Council accepts the winning Developer Submissions, submitted pursuant to the Petition for Developer Submissions for the Purchase and Redevelopment of Township-Owned Properties, for the above properties for a total sum of \$2,403,500.00.
2. The Municipal Council hereby authorizes the Township to proceed with the steps necessary, as set forth under the Petition for Developer Submissions for the Purchase and Redevelopment of the subject properties, including the entry into a Redevelopment Agreement with the successful Submission applicants and the conveyance of the properties in accordance therewith.
3. In the event that the winning redevelopers are unable to meet the terms and conditions of entering a contract with the Township for the purchase and redevelopment of the subject properties, the Township shall accept the second winning submission, followed by the third winning submission if the second redeveloper also proves unable to perform.
4. The Township attorney or designated outside counsel is directed to prepare the appropriate contracts and deeds, and the Mayor and Municipal Clerk, as applicable, are authorized to execute same.

Adopted
Absent: Brown
Abstain: Antilus

Frederic – Vick B. Ratify the Calendar Year 2023 Annual Audit Report

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions; and

WHEREAS, the Annual Report of Audit for the **Calendar Year 2023** has been filed by a Registered Municipal Accountant with the Municipal Clerk as per the requirement of N.J.S. 40A:5-6, and a copy has been received by each member of the governing body; and

WHEREAS, the Local Finance Board of the State of New Jersey is authorized to prescribe reports pertaining to the local fiscal affairs, as per R.S. 52:27BB-34; and

WHEREAS, the Local Finance Board has promulgated a regulation requiring that the governing body of each municipality shall by resolution certify to the Local Finance Board of the State of New Jersey that all

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members of the governing body have reviewed, as a minimum, the sections of the Annual Audit entitled: GENERAL COMMENTS AND RECOMMENDATIONS

WHEREAS, such resolution of certification shall be adopted by the governing body no later than forty-five days after the receipt of the annual audit, as per the regulations of the Local Finance Board; and

WHEREAS, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

WHEREAS, failure to comply with the promulgations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52 - to wit:

R.S. 52:27BB-52 - "A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office."

NOW, THEREFORE, BE IT RESOLVED THAT THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING HELD ON **JULY 28, 2025**.

Shawna M. Supel, R.M.C. #C-1504, Municipal Clerk

Adopted
Absent: Brown

Vick – Antilus C. Authorize the Calendar Year 2025 Municipal Budget to be Read by Title

**RESOLUTION AUTHORIZING THE
CALENDAR YEAR 2025 MUNICIPAL BUDGET
TO BE READ BY TITLE**

WHEREAS, N.J.S.A. 40A:4-8 provides that the budget as advertised shall be read in full at the public hearing, or that it may be read by its title only if:

1. At least one week prior to the date of the hearing a complete copy of the approved budget,

(a) shall be made available for public inspection.

(b) copies are made available to each person requesting same, during said week and during the public hearing:

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NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON that it is hereby declares that the conditions of N.J.S.A. 40A:4-8 1 (a) and 1 (b), have been met and therefore the Calendar Year 2025 Municipal Budget shall be read by title only.

Adopted
Absent: Brown

President Beasley: The Calendar Year 2025 Municipal Budget was introduced on June 23, 2025, published in summary form in the Irvington Herald on July 3, 2025, and public hearing set for this date, time and place. The Clerk will read the notice of hearing.

The Clerk will read the 2025 Calendar Year Municipal Budget by title

BE IT RESOLVED that the following Statement of Revenues and Appropriations shall constitute the Calendar Year 2025 Municipal Budget

Total General Revenues \$130,713,768.38

Total General Appropriations \$130,713,768.38

The Public Hearing on the Calendar Year 2025 Municipal Budget is now open

No public members requested to be heard.

Vick – Antilus Motion to close Public Hearing

Adopted
Absent: Brown

Vick – Antilus Motion to adjourn further deliberations on the Calendar Year 2025 Municipal Budget

Adopted
Absent: Brown

Hudley – Vick D. Resolution to Authorize a Contract for General Litigation Services to the Decotiis Law Firm - Not to Exceed \$30,000.00

RESOLUTION TO AUTHORIZE A CONTRACT FOR GENERAL LITIGATION SERVICES TO THE DECOTIIS LAW FIRM

WHEREAS, Township has an approved list of qualified law firms to provide general litigation services for the Township; and

WHEREAS, the Township had pending litigation with the Office of the State Comptroller; and

WHEREAS, the Township identified the DeCotiis Law firm as having the experience to represent the Township in this matter; and

NOW, BE IT HEREBY RESOLVED by the Township of Irvington, Essex County, New Jersey that the DeCotiis Law firm - Michael DeCotiis and Scott MacDougall - is hired at the rate of \$300.00 per hour and for a not to exceed of \$30,000.00 to represent the Township in this matter. The legal department is authorized to draft the necessary contract and funded by the insurance line.

BE IT FURTHER RESOLVED that the required certification of availability of funds C25-0132 in the amount of \$30,000.00 from account number 5-01-23-210-210-298 has been obtained from the Chief Financial Officer.

Adopted
Absent: Brown

5. MISCELLANEOUS

A. General Hearing of Citizens and Council Members limited to three minutes per person (MUST SIGN UP IN ADVANCE OF MEETING)

No public members requested to be heard.

Council Member Vick thanked Budget Consultant Gibson-Fuller for representing the Municipal Council and asking the appropriate questions. He talked about the recent development on 21st Street and the upcoming development in various Wards. Council President Beasley thanked all the attendees and spoke about the development in the township.

7. ADJOURNMENT (*Roll Call)

There being no further business, the meeting adjourned at 6:09 P.M.

Jamillah Z. Beasley, Council President

Shawna M. Supel, Municipal Clerk