

TOWNSHIP OF IRVINGTON



MUNICIPAL COUNCIL MEETING MINUTES OCTOBER 27, 2025 7:30 PM

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Appointments

Virtual - Zoom Meetings
Administration

1. PLEDGE OF ALLEGIANCE
2. MOMENT OF SILENCE
3. ROLL CALL

ROLL CALL	PRESENT	ABSENT	LATE ARRIVAL	EARLY DEPARTURE
Antilus	X			
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. HEARING OF CITIZENS ON AGENDA ITEMS ONLY

- Limited to (3) three minutes per person and (30) thirty minutes total (MUST SIGN UP IN ADVANCE OF MEETING)

No public members requested to be heard.

5. HEARING OF COUNCIL MEMBERS

No Council Members requested to be heard.

6. REPORTS & RECOMMENDATIONS OF TOWNSHIP OFFICERS, BOARDS & COMMISSIONS

A. Reports

1. Health Deputy Director Kimberly Pierre - Report of the October 9, 2025 Ad Hoc/Health Committee Meeting
2. Community Development Executive Assistant Attiya Pennix – Report of the October 1, 2025 Redevelopment Committee Meeting
3. Community Development Executive Assistant Attiya Pennix – Report of the October 15, 2025 Redevelopment Committee Meeting
4. Licensing Clerk Marcius Hopkins – Report of the October 15, 2025 Licensing Committee Meeting
5. Board of Adjustment Secretary Dorinda Francis-McKenzie – East Ward/East Springfield Avenue Redevelopment Plan Third Amendment, September 10, 2025

7. REPORTS OF COMMITTEES

A. None

ALL ITEMS LISTED ON THE CONSENT AGENDA ARE CONSIDERED ROUTINE BY THE MUNICIPAL COUNCIL AND HAVE BEEN LISTED FOR ONE ROLL CALL VOTE FOR ADOPTION OF ALL ITEMS

A. Ordinances on First Reading

1. ~~An Ordinance Amending and Supplementing Section 620-46 of the Revised Code of the Township of Irvington Entitled “Regular Vehicles With Commercial Plates Or Markings; Permit Required; Fee”~~ **[REMOVED BY LEGAL FOR AMENDMENTS]**

B. Ordinances on Second Reading

None

C. Bills & Claims

Vick – Frederic 1. Bill Lists

RESOLVED THAT THE BILLS AND CLAIMS AGAINST THE TOWNSHIP OF IRVINGTON FOR A PERIOD **OCTOBER 27, 2025** AS ENUMERATED ON THIS LIST FOR MATERIALS, SUPPLIES AND SERVICES FURNISHED, DELIVERED AND/OR PERFORMED HAVE BEEN CERTIFIED BY THE DEPARTMENTS AS CORRECT, EACH CLAIM AND PURCHASE ORDER HAVE BEEN VERIFIED AND REVIEWED FOR THE AVAILABILITY OF FUNDS, ACCURACY OF ACCOUNT CODING AND COMPLETENESS BY THE ADMINISTRATION, THEREFORE:

BE IT RESOLVED, BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON THAT THE FOLLOWING BE PAID BY THE CHIEF FINANCIAL OFFICER:

BILL LIST	\$3,095,989.95
TOTAL	\$3,095,989.95

Adopted

Hudley – Vauss, Jr. 2. Payrolls

Payroll Date: October 3, 2025

TOTAL	\$2,299,492.64
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Payroll Date: October 17, 2025

TOTAL	\$2,217,933.24
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Adopted

9. RESOLUTIONS AND MOTIONS

A. Resolutions

Hudley – Frederic 1. Accept the Lead Based Paint Hazard Reduction Grant Award 2024-2028 Program Year in the Amount of \$1,893,618.00

**Resolution to Accept
LEAD BASED PAINT HAZARD REDUCTION GRANT AWARD
2024-2028 Program Year**

WHEREAS, the Department of Economic Development and Grants Oversight submitted a competitive grant application on behalf of the Township of Irvington to receive grant funds to implement Lead Based Paint Hazard Reduction programs in the Township of Irvington.

MINUTES – REGULAR COUNCIL MEETING – OCTOBER 27, 2025 - PAGE 4

WHEREAS, the United States Department of Housing and Urban Development (HUD), Office of Lead Hazard Control and Healthy Homes (OLHCHH) has awarded a Fiscal Year 2024 - Lead Based Paint Hazard Reduction Grant in the amount of \$1,893,618.00 to the Township of Irvington, one of 71 state and municipal government recipients nationally, for the fiscal year October 1, 2024 to September 30, 2028 to make local housing safer and healthier.

WHEREAS, the Lead Based Paint Hazard Reduction Grants are national grants awarded to successful state and local applicants to implement lead hazard housing rehabilitation to protect children and families from lead-based paint and home health; and

BE IT FURTHER RESOLVED that the Mayor of the Township of Irvington hereby accepts this grant award from the United States Department of Housing and Urban Development (HUD), Office of Lead Hazard Control and Healthy Homes (OLHCHH) in the amount of One Million, Eight Hundred and Ninety Three Thousand Six Hundred and Eighteen Dollars to implement Lead Based Paint Hazard Reduction and Healthy Homes programs.

NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON that the Township of Irvington does hereby accept the award of \$1,893,618.00 for such activities.

Adopted

Vick – Frederic 2. Ratify the Calendar Year 2025 Best Practices Checklist

WHEREAS, Local Finance Notice 2025-13 requires that the governing body of each municipality receiving ETR or CMPTRA state aid discuss the CY 2025 Best Practice Inventory as prepared by the Chief Financial Officer at a public meeting; and

WHEREAS, the Chief Financial Officer has submitted the CY 2025 Best Practices Inventory to the Municipal Council for the review and discussion; and

WHEREAS, the Municipal Council has reviewed and discussed the CY 2025 Best Practice Inventory at their **October 27, 2025** public meeting:

NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON that the Municipal Clerk is hereby authorized and directed to execute the CY 2025 Best Practice Public Meeting Certification Plan and forward same to the Director of the Division of Local Government Services along with a certified copy of this resolution as evidence that the governing body has complied with the provisions of Local Finance Notice 2025-13.

Adopted

Vick – Brown 3. Authorize a Lien Against Various Properties for the Cost of Removal and/or Abatement From the Properties Such as But Not Limited to Brush, Weeds, Broken Glass, Stumps, Roots, Obnoxious Growths, Filth, Garbage, Trash, Litter, Refuse and Debris in Accordance With N.J.S.A. 48-2.14 and Irvington Code Section 460-9A

RESOLUTION AUTHORIZING A LIEN AGAINST THE PROPERTIES LISTED HEREIN FOR THE COST OF REMOVAL AND/OR ABATEMENT FROM THE PROPERTIES SUCH AS BUT

NOT LIMITED TO BRUSH, WEEDS, BROKEN GLASS, STUMPS, ROOTS, OBNOUIOUS GROWTHS, FILTH, GARBAGE, TRASH, LITTER, REFUSE AND DEBRIS IN ACCORDANCE WITH N.J.S.A. 48-2.14 AND IRVINGTON CODE SECTION 460-9A

WHEREAS, N.J.S.A. 40:48 -2.14 and the Township of Irvington Code 460-9A authorizes the township by ordinance and under the direction of an officer or code enforcement officer of the municipality to require the owners of properties located within Irvington Township to remove from their premises and/or destroy brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash, litter, refuse, debris, etc within an allotted amount of days after being notified of removal by certified mail; and

WHEREAS, N.J.S.A. 40:48 -2.14 and the Township of Irvington Code 460-9A states if owners fail to remove from their properties and/or destroy brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash, litter, refuse, debris, etc within an allotted amount of days after being notified by certified mail, the township will remedy the condition and bill the owner for services rendered. If the bill and/or charges are not paid within the allotted number of days, the governing body may place a lien against the said property; and

WHEREAS, this lien may be enforced in the same manner as taxes; and

WHEREAS, the owners listed herein after receiving the billing invoice failed to remove from their properties and/or destroy brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash, litter, refuse, debris, etc within the allotted time given; and

WHEREAS, As a result, The Department of Public Works (DPW) has removed the brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash, litter, refuse, debris, etc and sent the owners a bill/invoice for services rendered; and

WHEREAS, DPW has certified the cost of removal and request the said sum be added to and became part of the taxes assessed against said lands and premises.

NOW THEREFORE, BE IT RESOLVED BY THE MUNIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON THAT:

1. The Tax Collector of the Township of Irvington is hereby authorized to charge and collect the cost associated with said premises as shown herein, and to record said costs as a lien against the property, in the same manner as municipal taxes:

<u>DATE</u>	<u>PROPERTY ADDRESS</u>	<u>BLOCK</u>	<u>LOT</u>	<u>AMOUNT</u>
11/19/2024	23 Sharon Ave	280	7	\$1,535.40
11/19/2024	280 Orange Ave	66	9	\$2,746.00
12/3/2024	92 Florence Ave	377	1	\$1,528.55
12/16/2024	794-796 Lyons Ave	333	24	\$1,612.25
12/26/2024	569-579 Grove Street	117	25	\$1,749.75
1/24/2025	569-579Grove St	117	25	\$1,660.38
1/29/2025	280 Orange Ave	66	9	\$717.25
1/29/2025	1430-1436 Springfield Ave	371	33	\$1,133.70
2/27/2025	11 Grace Street	213	21	\$1,758.38
3/4/2025	36 Arverne Terrace	117	10	\$678.55
3/17/2025	1225 Springfield Ave	340	1	\$551.35

3/25/2025	25 Smally Terrace	118	10	\$640.03
3/27/2025	752 Springfield Ave	136	34	\$1,290.10
4/11/2025	1430-36 Springfield Ave	283	1	\$793.50
4/14/2025	391 Myrtle Ave	61	4	\$606.78
4/14/2025	1074 Grove St	199	12	\$834.35
6/18/2025	26 Mt. Vernon Ave	255	13	\$1,753.35
7/21/2025	94 Hopkins Place	205	16	\$934.10
8/11/2025	11 Grace Street	213	21	\$1,196.70
6/18/2025	683-685 Stuyvesant Ave	341	26	\$822.10
6/18/2025	11 Grace Street	213	21	\$1,529.88

Adopted

Vick – Brown 4. Designate Chester Property Care LLC as Redeveloper of 35 Ellis Avenue Rear, Block 205, Lot 19 and Authorize the Execution of a Redevelopment and Land Disposition Agreement and the Transfer of the Property

RESOLUTION TO DESIGNATE CHESTER PROPERTY CARE LLC AS REDEVELOPER OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 205, LOT 19 ON THE OFFICIAL TAX MAPS OF THE TOWNSHIP AND LOCATED AT 35 ELLIS AVENUE REAR; AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AND LAND DISPOSITION AGREEMENT AND THE TRANSFER OF THE PROPERTY IN CONNECTION THEREWITH

WHEREAS, the Municipal Council (the “**Township Council**”) of the Township of Irvington (the “**Township**”) is authorized pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”), to determine whether certain parcels of land within the Township constitute an area in need of rehabilitation and/or an area in need of redevelopment and to create redevelopment plans which provide development controls for any area so designated; and

WHEREAS, in accordance with the Redevelopment Law, on July 14, 2015, by Resolution No. UEZ 15-0714-11, the Township Council adopted a resolution designating the entire Township as an area in need of rehabilitation (the “**Rehabilitation Area**”); and

WHEREAS, on August 11, 2015, the Township Council duly adopted Ordinance MC. 3549, enacting a redevelopment plan for the Rehabilitation Area entitled the *Township-Wide Area in need of Rehabilitation Redevelopment Plan* (the “**Redevelopment Plan**”), pursuant to the Redevelopment Law and in accordance with the procedures set forth therein; and

WHEREAS, to realize the redevelopment of the Rehabilitation Area, the Township Council determined to exercise the powers of redevelopment and serve as the “redevelopment entity”, as such term is defined at *N.J.S.A. 40A:12A-3*, responsible for carrying out redevelopment projects in accordance with the Redevelopment Plan, pursuant to *N.J.S.A. 40A:12A-4(c)*; and

WHEREAS, pursuant to the Redevelopment Law, including Section 8 thereof (*N.J.S.A. 40A:12A-8*), a municipality is permitted to contract with a redeveloper to undertake redevelopment projects pursuant to a redevelopment plan within the area designated in that plan; and

WHEREAS, the Township is the owner of certain property located within the Rehabilitation Area, which property is identified as Block 205, Lot 19 on the official tax maps of the Township and identified in the Township tax records as 35 Ellis Avenue Rear (the “**Property**”); and

WHEREAS, Chester Property Care LLC (the “**Redeveloper**”) has submitted to the Township its plans for the acquisition of the Property, and the design, development, financing, and construction of a 2.5 story, 2-family dwelling with on-site parking and certain ancillary onsite improvements (the “**Project**”, as more fully described in Schedule B attached hereto and made a part hereof); and

WHEREAS, the Township has determined that the Redeveloper possesses the proper qualifications and experience to implement and complete the Project in accordance with the Redevelopment Plan, and all other applicable laws, ordinances and regulations; and

WHEREAS, in order to implement the development, financing, construction, operation and management of the Project, the Township has determined to enter into this Agreement with Redeveloper, which specifies the rights and responsibilities of the Township, and specifies the rights and responsibilities of Redeveloper with respect to the Project,

NOW, THEREFORE, BE IT RESOLVED by the Municipal Council of the Township of Irvington as follows:

Section 1. Generally. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. Redeveloper Designated; Execution of Redevelopment Agreement Authorized.

(a) The Mayor is hereby authorized to execute the Redevelopment Agreement, substantially in the form attached hereto as **Exhibit A**, subject to modification or revision deemed necessary or desirable in consultation with counsel, and to take all other necessary or desirable action to effectuate such Redevelopment Agreement.

(b) The Municipal Clerk is hereby authorized and directed, upon the execution of the Redevelopment Agreement in accordance with the terms of Section 2(a) hereof, to attest to the signature of the Mayor upon such document and is hereby further authorized and directed to affix the corporate seal of the Township upon such document.

(c) Upon the execution and attestation of the Redevelopment Agreement, the Mayor, upon consultation with counsel to the Township, is hereby further authorized to take any and all actions, and execute and deliver such other documents, certificates and instruments necessary, desirable or convenient to effectuate the terms of the Redevelopment Agreement.

(d) Upon execution of the Redevelopment Agreement, and so long as the Redevelopment Agreement remains in full force and effect, Redeveloper is hereby designated as “redeveloper” for the Project in accordance with the Redevelopment Law.

Section 3. Conveyance of Property Authorized.

(a) The Township Council hereby approves the conveyance of the Property; and authorizes the Mayor, upon the execution of the Redevelopment Agreement, in accordance with the terms of Section 2(a) hereof, to execute a deed conveying the Property to Redeveloper, together with any other necessary documents and/or agreements between the Redeveloper and the Township, subject to modification or revision in consultation with counsel, deemed necessary or desirable to effectuate same. Said authorization includes delivery of the deed to the Property and any and all associated documents required to effectuate the conveyance of the Property.

(b) The Mayor and other necessary city officials and professionals are each hereby authorized and directed to execute and deliver such documents as are necessary to facilitate the transactions contemplated hereby and in the Redevelopment Agreement, and to take such actions or refrain from such actions as are necessary to facilitate the transactions contemplated hereby, in consultation with, as applicable, counsel to the Township, and any and all actions taken heretofore with respect to the transactions contemplated hereby are hereby ratified and confirmed.

(c) Upon the execution of the deed, together with any other necessary documents and/or agreements between the Redeveloper and the Township, in accordance with the terms of Section 3(a), the Municipal Clerk is hereby authorized and directed to attest to the signature of the Mayor upon such documents and is hereby further authorized and directed to affix the corporate seal of the Township upon such documents.

Section 4. Severability. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

Section 5. Availability of the Resolution. A copy of this resolution shall be available for public inspection at the office of the Municipal Clerk.

Section 6. Effective Date. This resolution shall take effect immediately.

Exhibit A

REDEVELOPMENT AND LAND DISPOSITION AGREEMENT

Adopted

~~5. Authorize the Execution of an Escrow Agreement With 66-68 Newton Place Corporation for Redevelopment of 66-68 Newton Place, Block 17, Lot 97, Qualifiers C0001 Through C0018, Within the Newton Place Redevelopment Area~~

[REMOVED BY THE COMMUNITY DEVELOPMENT DIRECTOR]

~~6. Award an Emergency Contract for Towing and Impoundment Services~~
[REMOVED BY THE ADMINISTRATION]

~~7. Award a Contract for Towing and Impoundment Services~~
[REMOVED BY THE ADMINISTRATION]

10. COMMUNICATION AND PETITIONS

A. Communications

1. Local Finance Notice 2025-14 – Calendar Year 2026 – Municipal & County Budget Cap Information

11. PENDING BUSINESS

None

NON-CONSENT AGENDA

9. RESOLUTIONS AND MOTIONS (Continued)

A. Resolutions

Frederic – Vick 8. Authorize the Springfield Avenue Center Business Improvement District’s (SACBID) 2025-2026 Annual Budget to be Read by Title

WHEREAS, N.J.S.A. 40:56-84(f) provides that a Special Improvement District 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 Special Improvement District budget, as advertised,

(b) shall be posted in a public place where public notices are customarily posted in the principal public building; and

(b) copies are made available to each person requesting same during said week and during the public hearing: NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON that it hereby declares that the conditions of N.J.S.A. 40:56-84(f), 1 (a) and 1 (b), have been met and therefore the 2025-2026 Springfield Avenue Center Special Improvement District 2025-2026 Budget shall be read by title only.

PROPOSED 2025-26 ISABID BUDGET

		2025-26	
<u>REVENUES</u>		<u>Budget</u>	<u>NARRATIVE</u> compared to 2024-25 budget):
Opening Balance		51,140	less from reserves due to full 4% BID Tax
BID Tax: 4%		295,728	same 4% tax rate as previous yrs (except 2024-25)
Essex County Local Arts Program Grant		3,000	anticipated Essex County LAP grant for wall mural based on earned interest in 2024-
Misc: bank interest; program fees		18,000	25
Total Revenues		367,868	
<u>EXPENSES</u>			
BEAUTIFICATION:			
Holiday Decorations		50,000	adjusted \$4000 less than 2024-25
Graffiti Removal Program		8,000	adjusted \$8000 less than 2024-25
Grant Writing & Administration		12,000	adjusted to reflect \$1000/month x 12 months
Wall Mural @ 980 Springfield Ave		42,000	anticipated cost of wall mural creation, scaffolding, etc.

MINUTES – REGULAR COUNCIL MEETING – OCTOBER 27, 2025 - PAGE 10

Gateway Clock Electricity	1,700	adjusted \$400 less than 2024-25; suspended until new clock installed
Sidewalk & Smith St. Parking Lot Cleaning	95,868	adjusted \$4,132 less than 2024-25
Private Security Cameras	<u>5,000</u>	same as 2024-25
SUBTOTAL	214,568	
MARKETING:		
Business Improvement Matching Grant Program	10,000	same as 2024-25
Website/Social Media/Advertisements	14,000	adjusted \$1600 more than 2024-25
Promotions (general)	5,000	adjusted \$2000 less than 2024-25
Holiday Santa's Photos	3,000	adjusted \$1000 more than 2024-25
Professional/Service Member Events	<u>10,000</u>	same as 2024-25 for 4 quarterly Tri-Community events
SUBTOTAL	42,000	
OPERATIONS:		
Administration	60,000	same as 2024-25
Organizational Expenses	1,800	adjusted \$200 less than 2024-25
Professional Fees/Insurances	10,000	adjusted \$1000 more than 2024-25
Staff/Board Training	<u>500</u>	same as 2024-25
SUBTOTAL	72,300	
RESERVE		
*Capital Improvements, Beautification, etc.	30,000	adjusted \$7,500 less than 2024-25; new gateway clock funding
Donations	<u>9,000</u>	same as 2024-25 (\$3750 to Irvington Touchdown Club)
SUBTOTAL	39,000	
Total Expenditures	367,868	

Adopted

SPECIAL IMPROVEMENT DISTRICT - BUDGET ADOPTION

8A. Council President Beasley: The Springfield Avenue Center Business Improvement District's (SACBID) budget for 2025-2026 was introduced on September 22, 2025, published in the Irvington Herald on October 2, 2025, and Public Hearing set for this date, time and place.

The Clerk will read the notice of hearing

The Clerk will read the Budget by Title

The Public Hearing on the Springfield Avenue Center Business Improvement District's (SACBID) Budget for 2025-2026 will be heard at this time.

Frederic – Vick Motion to close Public Hearing

Adopted

Frederic – Vick Motion to adopt the Springfield Avenue Center Business Improvement District's (SACBID) Budget for 2025-2026

Adopted

12. MISCELLANEOUS

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

Robert Shaw, Sr., 57 Coit Street

Council Member Antilus, Council Member Brown, Council Member Dr. Hudley and Council Member Vick thanked the residents for participating in the meeting. Council President Beasley advised Mr. Shaw Sr. that she will follow up with the Department of Public Works regarding his concerns and contact him personally. She closed the meeting by sharing the upcoming Halloween event sponsored by the township.

13. ADJOURNMENT (*Roll Call)

There being no further business, the meeting adjourned at 7:46 P.M.

Jamillah Z. Beasley, Council President

Shawna M. Supel, Municipal Clerk