

TOWNSHIP OF IRVINGTON



MUNICIPAL COUNCIL MEETING MINUTES NOVEMBER 24, 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. Joint Meeting – Annual Financial Audit Report for the Years Ended December 31, 2023 and 2022
2. Joint Meeting – Annual Report of the Sewage Contribution of the Municipalities Organized in Joint Meeting for the Purpose of Assessment for the Year 2025
3. Joint Meeting Minutes – December 19, 2024, January 16, 2025, February 20, 2025, March 20, 2025, April 17, 2025 and May 15, 2025
4. Licensing Clerk Marcius Hopkins – Report of the November 5, 2025 Licensing Committee Meeting
5. Police Division Account Clerk Kristen Johnson – Report of the November 6, 2025 Parking Committee Meeting
6. Community Development Director Kyana Woolridge, Esq. – Report of the November 7, 2025 Redevelopment Committee Meeting
7. Public Works Keyboarding Clerk II Jenilee Jean-Pierre – Report of the November 7, 2025 Sanitation/Quality of Life Committee Meeting

7. REPORTS OF COMMITTEES

- A. Request for Proposals – November 13, 2025 – Auditor, Bond Counsel, General Liability, Worker's Compensation, Property Casualty and Risk Services, Dental, Self-Insured Administrator (Medical and Prescription), Redevelopment Counsel, Sanitary Sewer Operator and Library Auditor

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

8. ORDINANCES, BILLS & CLAIMS

A. Ordinances on First Reading

None

C. Bills & Claims

Brown – Frederic 1. Bill Lists

RESOLVED THAT THE BILLS AND CLAIMS AGAINST THE TOWNSHIP OF IRVINGTON FOR A PERIOD **NOVEMBER 24, 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	\$7,528,957.29
TOTAL	\$7,528,957.29

Adopted
Absent: Antilus

Frederic – Brown 2. Payrolls

Payroll Date: November 14, 2025

TOTAL	\$2,294,788.40
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Adopted
Absent: Antilus

9. RESOLUTIONS AND MOTIONS

A. Resolutions

Beasley – Vick 1. Authorize the Award of a Contract to High Criteria dba Bis Digital, Inc. for Proprietary Digital Recording Software and Sound System for the Municipal Council Chambers - Not To Exceed \$43,101.07

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO HIGH CRITERIA DBA BIS DIGITAL, INC. FOR PROPRIETARY DIGITAL RECORDING SOFTWARE AS A SOLE SOURCE PROVIDER IN AN AMOUNT NOT TO EXCEED \$43,101.07

WHEREAS, the Township of Irvington has determined the need for digital recording software to support the operations of the Municipal Council Chambers; and

WHEREAS, High Criteria DBA BIS Digital, Inc., located at 1350 NE 56 Street, Suite 300, Fort Lauderdale, Florida, 33334 is the sole developer, designer and manufacturer of the Liberty DCR digital recording system

MINUTES – REGULAR COUNCIL MEETING – NOVEMBER 24, 2025 - PAGE 4

required by the Township, and no other vendor offers a comparable product or service within the State of New Jersey; and

WHEREAS, pursuant to N.J.S.A. 40A:11-5(1)(dd) of the Local Public Contracts Law, contracts may be awarded without public advertising for bids when the subject matter consists of proprietary software that is only available from a single source; and

WHEREAS, the Township has received a certification from High Criteria DBA BIS Digital, Inc., attesting that it is the sole source provider of the required software, and a memorandum from the Certified Purchasing Agent supporting the sole source determination; and

WHEREAS, the Chief Financial Officer has certified that funds are available for this purpose in the amount not to exceed **\$43,101.07**; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Irvington, County of Essex, State of New Jersey, as follows:

1. The contract for proprietary digital recording software is hereby awarded to High Criteria DBA BIS Digital, Inc., as a sole source provider, in an amount not to exceed **\$43,101.07**.
2. The Mayor and Township Clerk are hereby authorized to execute a contract with High Criteria DBA BIS Digital, Inc. in accordance with the terms of this resolution.
3. A notice of this award shall be published in the official newspaper of the Township as required by law.

BE IT RESOLVED that the required certification of availability of funds **C25-0177** in the amount of \$43,101.07 from account number 5-01-20-110-113-118 and 5-01-20-110-113-116 has been obtained from the Chief Financial Officer.

**Adopted
Absent: Antilus**

Vick – Brown 2. Refund \$1,317.27 on Escrow for Oluwabunmi Saliu, 65 Lincoln Place - \$1,317.27

RESOLUTION REFUNDING \$1,317.27 ON ESCROW T-18-56-860-100-106 FOR Oluwabunmi Saliu, 65 LINCOLN PLACE.

WHEREAS, Oluwabunmi Saliu applied to the Township of Irvington's Zoning Board of Adjustment for a bulk variance for the construction of a storage shed at property known and designated as 65 Lincoln Place Block 338 Lot 13.

WHEREAS, the Zoning Board Division of the Office of Community Development is seeking a refund of \$1,317.27 on behalf of Oluwabunmi Saliu. The applicant no longer seeks the variance and seeks reimbursement from the Township of Irvington.

NOW THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON that a reimbursement of \$1,317.27 to be refunded to Oluwabunmi Saliu for payment.

Adopted
Absent: Antilus

Hudley – Vauss, Jr. 3. Authorize the Execution of a Memorandum of Agreement (MOA) with the Essex County Division of Community Action as Sub-Recipient of The Code Blue Program - Not to Exceed \$40,000.00

WHEREAS, The County of Essex, acting through the Division of Community Action through the Code Blue Program proposes to enter into a Memorandum of Agreement (MOA) with the Township of Irvington/Irvington Neighborhood Improvement Corporation to provide emergency sheltering for persons experiencing homelessness in Essex County during official designated Code Blue Declaration alerts at the cost of \$400.00 per night/day not to exceed \$40,000.00 for a term of four months beginning December 1, 2025– March 31, 2026; and

WHEREAS, said the Memorandum of Agreement (MOA) has been negotiated and approved by the County Executive of Essex County and to the Board of County Commissioners; and

NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON that the Township of Irvington be and hereby authorized to execute the Memorandum of Agreement (MOA) with the Essex County Division of Community Action as sub-recipient of the Code Blue Program which shall not exceed \$40,000.00.

BE IT FURTHER RESOLVED that the Township of Irvington does hereby accept the Memorandum of Agreement (MOA) of \$40,000.00 for such program.

Adopted
Absent: Antilus

Frederic – Vauss, Jr. 4. Authorize Submission of a Strategic Plan for the Irvington Municipal Alliance Grant for Fiscal Year 2026-2027 in the Amount of \$19,100.00 GCSUD, \$4,775.00 Cash Match and \$14,325.00 In-Kind

WHEREAS, the Governor’s Council on Substance Use Disorder (GCSUD) established the Municipal Alliances for the Prevention of Substance Use Disorder in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent substance use disorder in communities throughout New Jersey.

WHEREAS, Irvington Municipal Council of the Township of Irvington of County of Essex, State of New Jersey recognizes that substance use disorder is a serious problem in our society amongst persons of all ages; and, therefore has an established Municipal Alliance Committee; and,

WHEREAS, the Irvington Municipal Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent substance use disorder in our community; and,

WHEREAS, the Irvington Municipal Council has applied for funding to the Governor’s Council on Substance Use Disorder through the County of Essex;

NOW, THEREFORE, BE IT RESOLVED by the Township of Irvington, County of Essex, State of New Jersey hereby recognizes the following:

1. The Township of Irvington Council does hereby authorize submission of a strategic plan for the Irvington Municipal Alliance grant for fiscal year 2026-2027 in the amount of:

GCSUD	\$19,100.00
Cash Match	\$4,775.00
In-Kind	\$14,325.00

2. The Township of Irvington Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

Adopted
Absent: Antilus

Vick – Hudley 5. Establish Handicapped Parking Spaces in Front of 389 16th Avenue, 104 Grace Street, 15 Ellis Avenue, 176 Park Place, 20 Lafayette Place, 38 Tremont Street, 3 Franklin Terrace and 1 Webster Street

WHEREAS, N.J.S.A. 39:4-197.5 provides that a Municipality may by resolution provide for restricted parking space(s) in front of residence(s) for use by any person who has been issued a special vehicle identification card pursuant to the provisions of N.J.S.A. 39:4-205, when using a motor vehicle on which is displayed a certificate, for which a special vehicle identification card has been issued pursuant to N.J.S.A. 39:4-206; and

WHEREAS, request(s) have been made for restricted parking space(s) in front of **389 16th Avenue, 104 Grace Street, 15 Ellis Avenue, 176 Park Place, 20 Lafayette Place, 38 Tremont Street, 3 Franklin Terrace and 1 Webster Street:**

NOW, THEREFORE BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON that a parking space restricted for use by any person who has been issued a special vehicle identification card pursuant to the provisions of N.J.S.A. 39:4-205, when using a motor vehicle on which is displayed a certificate, for which a special vehicle identification card has been issued pursuant to N.J.S.A. 39:4-206, be established in front of **389 16th Avenue, 104 Grace Street, 15 Ellis Avenue, 176 Park Place, 20 Lafayette Place, 38 Tremont Street, 3 Franklin Terrace and 1 Webster Street:**

:

BE IT FURTHER RESOLVED that the Department of Public Works is directed to place signs designating said handicapped parking spaces.

Adopted
Absent: Antilus

Vick – Brown 6. Remove Handicapped Parking Spaces in Front of 200 Vermont Avenue, 21 Stockman Place, 18 Stockman Place, 49 Norwood Avenue

WHEREAS, N.J.S.A. 39:4-197.5 provides that a Municipality may by resolution provide for restricted parking space(s) in front of residence(s) for use by any person who has been issued a special vehicle identification card pursuant to the provisions of N.J.S.A. 39:4-205, when using a motor vehicle on which is displayed a certificate, for which a special vehicle identification card has been issued pursuant to N.J.S.A. 39:4-206; and

MINUTES – REGULAR COUNCIL MEETING – NOVEMBER 24, 2025 - PAGE 7

WHEREAS, a restricted handicapped parking space has been previously established restricted at **200 Vermont Avenue, 21 Stockman Place, 18 Stockman Place, 49 Norwood Avenue**; and

WHEREAS, it has been determined that the handicapped resident for which the restricted handicap parking space in front of **200 Vermont Avenue, 21 Stockman Place, 18 Stockman Place, 49 Norwood Avenue** no longer lives at that location:

NOW, THEREFORE BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON that the restricted handicapped parking space heretofore established in front of **200 Vermont Avenue, 21 Stockman Place, 18 Stockman Place, 49 Norwood Avenue** be and the same is hereby rescinded; and

BE IT FURTHER RESOLVED that the Department of Public Works is directed to remove the restricted handicapped parking sign located in front of **200 Vermont Avenue, 21 Stockman Place, 18 Stockman Place, 49 Norwood Avenue**.

Adopted
Absent: Antilus

Hudley – Vauss, Jr. 7. Amend DH 25-1110-9 Approving a Contract Between the Irvington Department of Health and Senior Services and Montclair State University for Community Health Assessment and Evaluation Services - Totaling \$42,500.00

AMEND DH 25-1110-9 - RESOLUTION AUTHORIZING AND APPROVING A CONTRACT BETWEEN THE IRVINGTON DEPARTMENT OF HEALTH AND SENIOR SERVICES AND MONTCLAIR STATE UNIVERSITY FOR COMMUNITY HEALTH ASSESSMENT AND EVALUATION SERVICES

WHEREAS, the Township of Irvington, through its Department of Health and Senior Services (“IDHSS”), seeks to conduct a Community Health Assessment (“CHA”) and related evaluation services to strengthen its public health planning and accreditation initiatives; and

WHEREAS, Montclair State University is a State University and state agencies are exempt from bidding.

WHEREAS, Montclair State University, through its Center for Research and Evaluation on Education and Human Services (“CREEHS”), located at 1 Normal Avenue, Montclair, New Jersey 07043, has proposed to provide said services in accordance with the Scope of Work attached to the contract; and

WHEREAS, the agreement provides that Montclair State University shall perform evaluation services for a nine (9) month period beginning October 20, 2025 and ending June 30, 2026, upon approval of this Resolution by the Municipal Council and execution of the contract; and

WHEREAS, the total cost of said services shall not exceed Forty-Two Thousand Five Hundred Dollars (\$42,500.00), to be paid in two (2) equal installments of Twenty-One Thousand Two Hundred Fifty Dollars (\$21,250.00), in accordance with the payment schedule set forth in the agreement; and

MINUTES – REGULAR COUNCIL MEETING – NOVEMBER 24, 2025 - PAGE 8

WHEREAS, it is deemed to be in the best interest of the Township of Irvington to enter into this contract with Montclair State University to support the delivery of public health evaluation services for the Township.

NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON, that the Township of Irvington does ratify and approve the execution of a contract between the Township of Irvington Department of Health and Senior Services and Montclair State University, totaling \$42,500.00, for the provision of community health assessment and evaluation services for the period of October 20, 2025 through June 30, 2026, as set forth in the attached Agreement; and

BE IT FURTHER RESOLVED, that the Mayor and/or his designee be and hereby is authorized to execute said Agreement and all related documents consistent with the terms herein; and

BE IT RESOLVED that the required Certification of Availability of Funds, certification number C25-0101 was obtained from the Chief Financial Officer and the appropriation to be charged for this expenditure is G-02-xx-746-25A-012 in the amount of \$42,500.00.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately upon final passage and approval in accordance with law.

Adopted
Absent: Antilus

Vick – Hudley 8. Award An Emergency Sink Hole Contract to Your Way Construction Inc. Located at the Vicinity of 10 Bachman Place - \$5,500.00

RESOLUTION TO AWARD AN EMERGENCY SINK HOLE CONTRACT LOCATED AT THE VICINITY OF 10 BACHMAN PLACE

WHEREAS, a sinkhole main located at the vicinity of 10 Bachman Place broke on October 03, 2025; and

WHEREAS, the work needed to repair is beyond the current capabilities of the Department of Public Works and it is not practical for the Department of Public Works; and

WHEREAS, this situation constitutes a threat to public health, safety and welfare and the Director of Public Works has declared an emergency; and

WHEREAS, Your Way Construction Inc, Reivax Contractors Engineers and Montana Construction were contacted to provide quotes for the repairs; and

WHEREAS, Your Way Construction provided the lowest quote for this emergency; and

WHEREAS, the Mayor has concurred with the amount and recommends that an emergency contract be awarded to Your Way Construction Inc of 404 Coit Street, Irvington, NJ 07111 for an amount of \$5,500.00, and

NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON that it ratifies the decision of the Director of Public Works and the Mayor to authorize an

emergency contract in the amount of \$5,500.00 to Your Way Construction Inc of 404 Coit Street, Irvington, NJ 07111 to repair the sink hole.

BE IT FURTHER RESOLVED that the required certification of availability of funds C25-0184 in the amount of \$5,500.00 from account number 5-01-26-290-290-144 and 5-01-26-310-312-118 has been obtained from the Chief Financial Officer.

Adopted
Absent: Antilus

Frederic – Vauss, Jr. 9. Authorize the Submission of the “Clean Sweep Initiative” to the New Jersey Urban Enterprise Zone Program for Funding and Implementation - \$857,950.00

RESOLUTION AUTHORIZING THE SUBMISSION OF THE “CLEAN SWEEP INITIATIVE” TO THE NEW JERSEY URBAN ENTERPRISE ZONE PROGRAM FOR FUNDING AND IMPLEMENTATION

WHEREAS, the Township of Irvington recognizes the importance of maintaining clean, safe, and vibrant commercial and residential areas to support economic development and community well-being; and

WHEREAS, the Township seeks to submit a proposal for the “Clean Sweep Initiative,” a comprehensive beautification and maintenance program aimed at addressing litter, illegal dumping, and graffiti within the IUEZ boundaries; and

WHEREAS, the Clean Sweep Initiative will include coordinated efforts involving DPW to enhance the appearance and livability of targeted areas; and

WHEREAS, the Township intends to request funding from the UEZ Program to support the implementation of this initiative, including costs related to equipment, personnel, outreach, and supplies not to exceed the total UEZ requested amount of \$857,950

NOW, THEREFORE, BE IT RESOLVED, by the Municipal Council of the Township of Irvington that the Council consents to the submission of the Clean Sweep Initiative as proposed by the IUEZ:

Adopted
Absent: Antilus

Vick – Vauss, Jr. 10. Authorize Transfer of Funds in the CY2025 Municipal Budget

TOWNSHIP OF IRVINGTON
APPROPRIATIONS TRANSFER RESOLUTION
CY - 2025

#1

<u>Within "CAP"</u>	<u>Accounts</u>	<u>From</u>	<u>To</u>
	Clerk Office S&W		55,903.33
	Tax Assessor S&W		5,856.73

MINUTES – REGULAR COUNCIL MEETING – NOVEMBER 24, 2025 - PAGE 10

Corp Leg Aide		105.31	
Township Attorney S & W		114,724.67	
Business Adminstrator S&W		214,193.59	
Police Dept S&W		541,591.69	
Fire Dept S&W		135,115.89	
Engineering S&W		95,222.16	
Street & Sewers S&W		108,156.47	
Motorized Equip S&W	-	37,899.94	
Public Buildings (DPW) S&W		250,999.25	
Shade Tree S&W		32,066.05	
Park Maintenance S & W		232,312.90	
Recreation S&W	88,438.61		-
Housing S&W	-	158,198.85	
Municipal Courts S&W	-	86,981.00	
Mayor S & W	11,675.19		
Council Office S&W	2,142.75		
School Guards S&W	245,584.52		
Chaplins S & W	3,000.00		
Community Dev & Planning S&W	11,854.08		
Senior Citizens S&W	119,618.44		
Municipal Pool S & W	21,014.24		
Business Adminstrator O&E	22,000.00		
Purchasing O &E	10,000.00		
Mayor O &E	18,000.00		
Tax Collector O&E	35,000.00		

MINUTES – REGULAR COUNCIL MEETING – NOVEMBER 24, 2025 - PAGE 11

Tax Assessor O&E	3,500.00	-
Township Attorney O&E	120,000.00	
Engineering	10,000.00	
Planning Board O & E	10,000.00	
Community Planning O & E	18,000.00	
Neighborhood Ser O & E	5,000.00	
Police O & E	250,000.00	
Fire O & E	125,000.00	
Street & Sewers O&E	40,000.00	
Motorized Equip O&E	50,000.00	
Public Buildings (DPW) O&E	25,000.00	
Shade Tree O&E	15,000.00	
Recreation O&E	7,500.00	
Senior O & E	12,000.00	
Municipal Pool O & E	17,000.00	
Park Maint O & E	25,000.00	
Electric & Gas	135,000.00	
Street Lighting	165,000.00	
Telephone	50,000.00	
911 Dispatch	70,000.00	
Land Refuse	300,000.00	
Municipal Court O & E	22,000.00	
Public Defender O & E	6,000.00	

SUB-TOTAL INSIDE CAPS	2,069,327.83	2,069,327.83
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OUTSIDE CAPS:

	-	-
SUB-TOTAL OUTSIDE CAPS	-	-
GRANT TOTAL	2,069,327.83	2,069,327.83

Adopted
Absent: Antilus

10. COMMUNICATION AND PETITIONS

A. Communications

None

11. PENDING BUSINESS

None

NON-CONSENT AGENDA

8. ORDINANCES, BILLS & CLAIMS (Cont.)

B. Ordinances on Second Reading

1. **President Beasley:** An ordinance amending Chapter 7: Administration, Article XIV: Department of Public Safety, Section 7-153 Arson Investigation Unit will be heard at this time. The Clerk will read the notice of hearing.

The Clerk will read the ordinance by title.

AN ORDINANCE AMENDING CH 7: ADMINISTRATION/CH 7 ART XIV: DEPARTMENT OF PUBLIC SAFETY SECTION § 7-153 ARSON INVESTIGATION UNIT

SECTION 1. Section 7-153 of the Revised Code of the Township of Irvington is hereby amended and supplemented as follows:

- A. Within the Division of Fire, pursuant to N.J.S.A 40A:14-7.1, there is hereby established within the Public Safety Department of the Township of Irvington an Arson Investigation Unit consisting of not more than five firefighting personnel in the Department of Public Safety, which shall be responsible for conducting investigations of arson, suspicious fires and explosions within the Township of Irvington.

SECTION 2. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of the within ordinance are hereby repealed.

SECTION 3. This ordinance shall take effect upon final passage and publication according to law.

The Public Hearing on this ordinance is now open.

Hudley – Vick Motion to close Public Hearing.

Adopted
Absent: Antilus

Hudley – Vick Motion to Adopt this ordinance on second reading.

Adopted
Absent: Antilus

2. President Beasley: An ordinance authorizing the execution of an Amendment to the Financial Agreement with 61-79 Twenty Second Urban Renewal, LLC relating to property identified as 71 22nd Street, 69 22nd Street, 65 22nd Street, 63 22nd Street and 61 22nd Street, Block 148, Lots 30, 31, 33, 34 and 35 will be heard at this time. For the record, this notice is identical to the prior notice read.

The Clerk will read the ordinance by title.

AN ORDINANCE OF THE TOWNSHIP OF IRVINGTON, IN THE COUNTY OF ESSEX, AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE FINANCIAL AGREEMENT WITH 61-79 TWENTY SECOND URBAN RENEWAL, LLC RELATING TO PROPERTY IDENTIFIED ON THE OFFICIAL TAX MAPS OF THE TOWNSHIP AS BLOCK 148, LOTS 30, 31, 33, 34 AND 35, LOCATED AT 71 22ND STREET, 69 22ND STREET, 65 22ND STREET, 63 22ND STREET and 61 22ND STREET

WHEREAS, the Municipal Council (the “**Township Council**”) of 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, on August 13, 2002, the Township Council, by Resolution No. UEZ 02-0813-14, the Township Council adopted a resolution designating certain properties within the east ward of the Township as an area in need of redevelopment (the “**Redevelopment Area**”); and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7 of the Redevelopment Law and in accordance with the procedures set forth therein, the Township Council duly adopted the East Ward/East Springfield Avenue Redevelopment Plan (as may be amended from time to time, the “**Redevelopment Plan**”) for the Redevelopment Area; and

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

WHEREAS, the Township is the owner of certain properties within the Redevelopment Area designated as Block 148, Lots 30, 31, 33, 34 & 35 and identified in the Township tax records, respectively, as 71 22nd Street, 69 22nd Street, 65 22nd Street, 63 22nd Street and 61 22nd Street (the “**Township Parcels**”); and

WHEREAS, Pursuant to that certain Redevelopment and Land Disposition Agreement dated _____, the Entity has acquired certain properties within the Redevelopment Area designated as Block 148, Lots 28, 29 & 32 as identified in the Township tax records, respectively, as 77-79 22nd Street, 73-75 22nd Street and 67 22nd Street (the “**Redeveloper Parcels**” and together with the Township Parcels, referred to herein as the “**Property**”); and

WHEREAS, pursuant to and in accordance with the provisions of the Long Term Tax Exemption Law, as amended and supplemented, (N.J.S.A. 40A:20-1 et seq.) (the “**Exemption Law**”) and the New Jersey Redevelopment Area Bond Financing Law, constituting Chapter 310 of the Pamphlet Laws of 2001 of the State of New Jersey, and the acts amendatory thereof and supplemental thereto (the “**RAB Law**”, as codified in N.J.S.A. 40A:12A-64 et seq.), the Township is authorized to provide for and accept, in lieu of real property taxes, an Annual Service Charge (as hereinafter defined) paid by the Entity to the Township; and

WHEREAS, the Entity has applied for a long-term tax exemption for the improvements to be constructed in connection with the Project as described more fully within the application for long term tax exemption submitted by the Entity (a copy of which is attached hereto as Exhibit A, the “**Application**”); and

WHEREAS, the Township Council, having made the findings necessary to support approval of the long-term tax exemption, adopted Ordinance No. _____, approving same, and

WHEREAS, pursuant to the RAB Law, specifically N.J.S.A. 40A:12A-68, the Annual Service Charge (as such term is defined herein) shall, upon the recordation of this Financial Agreement and the Ordinance, constitute a municipal lien superior to all non-municipal liens thereafter recorded, on the Land and the Improvements (each as hereinafter defined) of the Project within the meaning of applicable law; and

WHEREAS, pursuant to and in accordance with the provisions of the RAB Law, and particularly N.J.S.A. 40A:12A-67(a), the Township may issue one or more series of bonds in order to finance a portion of the costs of the Project (one or more series in an amount not to exceed \$250,000, the proceeds of which shall finance, or provide reimbursement for, a portion of the costs of the Project, the “**Bonds**”) in accordance with the terms and provisions of an “Indenture of Trust” (the “**Trust Indenture**”), to be executed by and between the Township and the trustee named therein (the “**Trustee**”) prior to or simultaneous with the issuance of the Bonds. The Bonds shall be issued on a taxable basis, secured solely by the Pledged Annual Service Charge, and shall have debt service payments not in excess of the amounts set forth in **Exhibit D**; and

WHEREAS, pursuant to the terms of this Financial Agreement and the Pledge Agreement (as defined herein), the Pledged Annual Service Charge (as defined herein) shall be pledged to the payment of the principal of, redemption premium, if any, and interest on the Bond; and

WHEREAS, as conditions precedent to the issuance of any and all of the Bonds and in accordance with all applicable law, including without limitation, N.J.S.A. 40A:12A-29(a)(3) and N.J.S.A. 40A:12A-67(g), (i) the Township shall submit an application to the Local Finance Board in the Division of Local Government Services of the State of New Jersey’s Department of Community Affairs (the “**Local Finance Board**”) for the Local Finance Board’s approval of the issuance of and the potential private sale of the Bonds; (ii) the Local Finance Board, pursuant to a resolution duly adopted at a meeting of the Local Finance Board shall have issued

all necessary statutory findings and approvals relating to the Ordinance, the Trust Indenture, this Financial Agreement, and the Pledge Agreement and the transactions related thereto, including, without limitation, its findings that the issuance of the Bonds shall not adversely impact the financial stability of the Township; and (iii) the Township Council shall have adopted a bond resolution authorizing the issuance of the Bonds (the “**Bond Resolution**”); and

WHEREAS, a necessary term of a Financial Agreement which provides for a RAB is the determination of the Maximum Pledged Annual Service Charge; and

WHEREAS, the Maximum Pledged Annual Service charge has been established as \$____; and

WHEREAS, an amendment to the Financial Agreement is necessary in order to amend **Exhibit D** thereto, in order to set forth the Maximum Pledged Annual Service Charge.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the Township of Irvington, in the County of Essex, New Jersey, as follows:

I. GENERAL

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

II. EXECUTION OF AMENDMENT AUTHORIZED

(a) The Mayor is hereby authorized to execute the Amendment to the Tax Abatement Agreement, substantially in the form attached hereto as Exhibit A, subject to modification or revision deemed desirable and appropriate by the Township in consultation with counsel.

(b) The Township Clerk is hereby authorized and directed, upon the execution of the Amendment in accordance with the terms of Section II(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) The Township Clerk shall file certified copies of this Ordinance and the Amendment with the Tax Assessor of the Township in accordance with Section 12 of the Exemption Law.

(d) In accordance with P.L. 2015, c. 247, within ten (10) calendar days following the later of the effective date of this Ordinance or the execution of the Amendment by the Entity, the Township Clerk shall transmit a certified copy of this Ordinance and the Amendment to the chief financial officer of Union County and to the Union County Counsel for informational purposes.

(e) The Mayor and Township Clerk are hereby authorized to take such action and to execute such other documents, on behalf of the Township, in consultation with counsel, as is necessary to effectuate the terms of the Amendment.

III. SEVERABILITY

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

IV. AVAILABILITY OF THE ORDINANCE

A copy of this Ordinance and Amendment shall be available for public inspection at the offices of the Township.

V. EFFECTIVE DATE

This Ordinance shall take effect according to law.

The Public Hearing on this ordinance is now open.

Vick – Brown Motion to close Public Hearing.

Adopted
Absent: Antilus

Vick – Brown Motion to Adopt this ordinance on second reading.

Adopted
Absent: Antilus

3. President Beasley: An ordinance authorizing the execution of an amendment to the tax abatement agreement with Irvington Seniors Urban Renewal, LLC to extent tax exemption on property identified as 1143 Clinton Avenue, Block 79 Lot 122 will be heard at this time. For the record, this notice is identical to the prior notice read.

The Clerk will read the ordinance by title.

ORDINANCE OF THE TOWNSHIP OF IRVINGTON, IN THE COUNTY OF ESSEX, AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE TAX ABATEMENT AGREEMENT WITH IRVINGTON SENIORS URBAN RENEWAL, LLC TO EXTENT TAX EXEMPTION ON PROPERTY IDENTIFIED ON THE OFFICIAL TAX MAPS OF THE TOWNSHIP AS BLOCK 79 LOT 122, LOCATED AT 1143 CLINTON AVENUE

WHEREAS, the Township entered into a Tax Abatement Agreement with the Entity on September 30, 1980 (the “**Agreement**”), which provided a tax exemption (the “**Exemption**”) pursuant to the Limited-Dividend Nonprofit Housing Corporations or Associations Law (the “**LDN Law**”), a predecessor to the Long-Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the “**Exemption Law**”), for the land and improvements located on property designated on the official tax maps of the Township as Block 79, Lot 122 on and identified in the Township tax records as 1143 Clinton Avenue (the “**Property**”); and

WHEREAS, under the terms of the Financial Agreement, the Entity is required to make a payment in lieu of taxes (“**PILOTs**”) in an amount equal to 6.28% percent of annual gross revenues on that property for a term of fifty (50) years; and

WHEREAS, the Exemption is due to expire on September 30, 2030; and

WHEREAS, recently the Entity renewed its federal Housing Assistance Program Contracts (“**HAP Contracts**”) on the Property, which will ensure that the Property will remain a subsidized housing project for seniors through December 31, 2061; and

WHEREAS, a provision of the Exemption Law, specifically N.J.S.A. 40A:20-13.2, allows governing body of a municipality to agree to continue a tax exemption for a State or federally subsidized housing project beyond the date on which existing first mortgage financing is fully paid so long as the project remains subject to affordability controls pursuant to (a) project-based federal rental assistance, authorized pursuant to section 8 of the United States Housing Act of 1937, or other federal or State project-based assistance; (b) the Uniform Housing Affordability Controls promulgated by the New Jersey Housing and Mortgage Finance Agency; or (c) the rent and income limits established by the federal Low Income Housing Tax Credit program pursuant to 26 U.S.C. s.42; and

WHEREAS, the Entity and the Borough desire to keep the tax exemption granted to the Project in place for a period coterminous with the term of the affordability controls currently established on the Property, currently set to expire on December 31, 2061.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the Township of Irvington, in the County of Essex, New Jersey, as follows:

I. GENERAL

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

II. EXECUTION OF AMENDMENT AUTHORIZED

(a) The Mayor is hereby authorized to execute the Amendment to the Tax Abatement Agreement, substantially in the form attached hereto as Exhibit A, subject to modification or revision deemed desirable and appropriate by the Township in consultation with counsel.

(b) The Township Clerk is hereby authorized and directed, upon the execution of the Amendment in accordance with the terms of Section II(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) The Township Clerk shall file certified copies of this Ordinance and the Amendment with the Tax Assessor of the Township in accordance with Section 12 of the Exemption Law.

(d) In accordance with P.L. 2015, c. 247, within ten (10) calendar days following the later of the effective date of this Ordinance or the execution of the Amendment by the Entity, the Township Clerk shall transmit a certified copy of this Ordinance and the Amendment to the chief financial officer of Union County and to the Union County Counsel for informational purposes.

(e) The Mayor and Township Clerk are hereby authorized to take such action and to execute such other documents, on behalf of the Township, in consultation with counsel, as is necessary to effectuate the terms of the Amendment.

III. SEVERABILITY

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

IV. AVAILABILITY OF THE ORDINANCE

A copy of this Ordinance and Amendment shall be available for public inspection at the offices of the Township.

V. EFFECTIVE DATE

This Ordinance shall take effect according to law.

Shawna Supel

From: Ramon Rivera
Sent: Monday, November 10, 2025 7:26 PM
To: Romal D. Bullock
Cc: Shawna Supel; Kyana Woolridge
Subject: Re: Ordinance Authorizing Amendment to Tax Abatement Agreement - Irvington Seniors Urban Renewal

Based upon my review of the proposed change, I find it to be a minor change and not substantive. As such we do not need to publish this prior to second reading. We can proceed to second reading, and the council is free to vote on this tonight on the ordinance with the minor correction.
Ramon

On Nov 10, 2025, at 5:30 PM, Romal D. Bullock <RBullock@msbnj.com> wrote:

Hi Ramon,

There is a typographical/scrivener's error in this ordinance and in the agreement that it approves. In a recitation it states that the existing financial agreement provides for a PILOT payable as "6.28% (15%) of annual gross revenues." The "(15%)" should be stricken.

The legal question is that, since this is a factual recitation of what the existing agreement provides, can this be corrected on the floor, or approved on first reading and corrected ahead of second reading? It's a recitation of an existing fact, rather than an operative provision, so the question is whether you can agree that this would not need to be re-noticed. Please advise.

The corrected version is attached.

Romal D. Bullock
McManimon, Scotland & Baumann, LLC
75 Livingston Avenue | 2nd Floor | Roseland, NJ 07068
Direct Dial: 973-622-5165
Email: RBullock@msbni.com
[Website](#)

Connect with MS&B on [LinkedIn](#) | [Twitter](#) | [Instagram](#)

This message contains information which may be confidential and privileged. Unless you are the addressee (or authorized to receive for the addressee), you may not use, copy, or disclose to anyone the message or any information

The Public Hearing on this ordinance is now open.

Vick – Brown

Motion to close Public Hearing.

Adopted
Absent: Antilus

Vick – Brown Motion to Adopt this ordinance on second reading after Public Hearing.

Adopted
Absent: Antilus

12. MISCELLANEOUS

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

Council Member Brown, Council Member Dr. Frederic, Council Member Dr. Hudley, Council Member Vauss Jr. and Council Member Vick thanked the residents for participating in the meeting and wished them a Happy Holidays. Council President Beasley closed the meeting by sharing the upcoming events and she wished the attendees a Happy Holidays.

13. ADJOURNMENT (*Roll Call)

There being no further business, the meeting adjourned at 7:44 P.M.

Jamillah Z. Beasley, Council President

Shawna M. Supel, Municipal Clerk