

TOWNSHIP OF IRVINGTON



MUNICIPAL COUNCIL MEETING MINUTES DECEMBER 8, 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. 1. Essex County Clerk Chris Durkin - November 19, 2025 Certification of Irvington West Ward Council Unexpired Term – Council Member Luis Antilus
2. Health Deputy Director Kimberly Pierre - Report of the November 13, 2025 Ad Hoc/Health Committee Meeting
3. A/INIC Director Josie Monel - Report of the November 19, 2025 Grant Committee Meeting
4. Township Attorney Ramon Rivera, Esq. - Report of the December 1, 2025 Legal Committee Meeting
5. Health Deputy Director Kimberly Pierre - Report of the October 2025 Board of Health Advisory Meeting
6. Planning Board Secretary Dorinda Francis-McKenzie - Planning Board Resolution - East Ward - East Springfield Avenue Redevelopment Plan 2nd Amendment
7. Planning Board Secretary Dorinda Francis-McKenzie - Planning Board Resolution- East Ward - East Springfield Avenue Redevelopment Plan 3rd Amendment
8. Planning Board Secretary Dorinda Francis-McKenzie - Planning Board Resolution - Zoning Ordinance Amending and Supplementing Chapter 650, Section 650-47.1 Entitled Cannabis Operator and Establishments
9. Planning Board Secretary Dorinda Francis-McKenzie - Planning Board Resolution - Zoning Ordinance Amending Chapter 650, Section 650-11 Titles Restrictions and Article VIII Titles Off-Street Parking and Loading

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

Vick – Brown 1. An Ordinance Providing Residential Parking Permits on Florence Avenue from Clinton Avenue to Newark Border, Seven Days a Week, 24 Hours Per Day

AN ORDINANCE PROVIDING RESIDENTIAL PARKING PERMITS ON FLORENCE AVENUE FROM CLINTON AVENUE TO NEWARK BORDER SEVEN DAYS A WEEK, 24 HOURS PER DAY

WHEREAS, the Township of Irvington has received concerns from its residents concerning the availability of resident parking on Florence Avenue from Clinton Avenue to Newark border, seven days a week, 24 hours per day; and

WHEREAS, the difficulty of the residents in these area to locate parking at or near their homes has caused undue hardship on the residents of this area.

NOW, THEREFORE, BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON that parking shall be restricted and a parking permit required for residents of on Florence Avenue from Clinton Avenue to Newark border, seven days a week, 24 hours per day.

Resident's vehicles must receive and display a valid parking permit provided by the Township of Irvington; and

Vehicles parked in violation of this ordinance will be subject to towing and the vehicle owners shall be subject to a fine as set forth in Chapter 1, General Provisions, Article III; and

All ordinances or parts thereof that are inconsistent herewith are hereby repealed; and

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

Adopted

Vick – Vauss, Jr. 2. An Ordinance Amending Chapter 439, Section 18 Entitled: Drinking Alcoholic Beverages on Public Grounds

AN ORDINANCE AMENDING CHAPTER 439, SECTION 18 OF THE TOWNSHIP CODE ENTITLED: DRINKING ALCOHOLIC BEVERAGES ON PUBLIC GROUNDS

WHEREAS, the Township of Irvington, in the County of Essex, is committed to providing a uniform set of regulations for the consumption of alcoholic beverages on Township property; and

WHEREAS, No person shall place, carry or have in his/her possession on Township property, as hereinafter defined, any alcoholic beverage as the same is defined in the Alcoholic Beverage Control Law of the State of New Jersey (NJSA 33:1-1 et seq.) for the purpose of drinking or consuming the same therein, nor shall any person drink or consume any such alcoholic beverage in any such public place; and

WHEREAS, for the purpose of this article, a “public place” shall mean any street, thoroughfare or alley, any park, recreational area, playground and properties owned by the Township of Irvington; and

WHEREAS, all public places, as defined in this article, are alcohol-free. **Exceptions** include:

- (1) A State of New Jersey Social Affairs Permit or a State of New Jersey Catering Permit is granted.
- (2) The ABC Committee Chair has issued a Special Permit with a **non-refundable deposit** in the amount of \$1,000.00 for the consumption of alcoholic beverages at a picnic or other activity sponsored by a non-profit corporation or organization. Final approval will be made by the ABC Committee Chair, if no meeting is scheduled before the event.
- (3) The ABC Board, at their discretion, may charge a cleaning fee, which will be determined at the time of booking. A fee will also be determined at the time of booking for Jobs in Blue. The ABC Board may also waive the Special Permit Fee.

NOW THEREFORE, BE IT ORDAINED that all ordinances or parts of ordinances inconsistent with the provisions of this ordinance be and the same are hereby repealed. This ordinance shall take effect upon final adoption and publication in accordance with the law.

Adopted

B. Ordinances on Second Reading

None

C. Bills & Claims

Brown – Vauss, Jr. 1. Bill Lists

RESOLVED THAT THE BILLS AND CLAIMS AGAINST THE TOWNSHIP OF IRVINGTON FOR A PERIOD **DECEMBER 8, 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	\$912,089.01
TOTAL	\$912,089.01

Adopted

Brown – Vauss, Jr. 2. Payrolls

Payroll Date: November 26, 2025

TOTAL \$2,210,003.67

Adopted

9. RESOLUTIONS AND MOTIONS

A. Resolutions

Vick – Hudley 1. Approve the 2026 Annual Schedule of Municipal Council Meetings

RESOLUTION APPROVING THE 2026 CALENDAR YEAR ANNUAL SCHEDULE OF MUNICIPAL COUNCIL MEETINGS

WHEREAS, N.J.S.A. 40:69A-179 provides that the Municipal Council shall designate the time of holding its regular meetings; and

WHEREAS, the Irvington Municipal Council is desirous of adopting their calendar year 2026 schedule of meetings:

NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON that the 2026 calendar year annual schedule of Municipal Council meetings, attached hereto and made a part hereof, is hereby approved.

Adopted

Brown – Vick 2. Designate the Official Newspapers for the Township of Irvington for 2026

RESOLUTION DESIGNATING THE OFFICIAL NEWSPAPERS FOR TOWNSHIP OF IRVINGTON FOR THE YEAR 2026

BE IT RESOLVED, by the Township Council of the Township of Irvington that pursuant to N.J.S.A. 40:53-1, the *Irvington Herald* and *Star Ledger* are hereby designated as the Township's official newspapers for all advertisements and all notices required by law to be published by this municipality.

Adopted

Vick – Hudley 3. Grant Appeal and Rescind Application Denial – Establish Handicapped Parking Spaces in Front of 274 Vermont 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

WHEREAS, request(s) have been made for restricted parking space(s) in front of
274 Vermont Avenue:

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
274 Vermont Avenue:

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

Adopted

Vick – Brown 4. Remove Handicapped Parking Spaces in Front of 116 Linden Avenue, 102 Delmar Place, 103 Howard Street, 194 Munn Avenue, 740 18th Avenue, and 115 Lincoln Place

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, a restricted handicapped parking space has been previously established restricted at **116 Linden Avenue, 102 Delmar Place, 103 Howard Street, 194 Munn Avenue, 740 18th Avenue, and 115 Lincoln Place;** and

WHEREAS, it has been determined that the handicapped resident for which the restricted handicap parking space in front of **116 Linden Avenue, 102 Delmar Place, 103 Howard Street, 194 Munn Avenue, 740 18th Avenue, and 115 Lincoln Place** 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 **116 Linden Avenue, 102 Delmar Place, 103 Howard Street, 194 Munn Avenue, 740 18th Avenue, and 115 Lincoln Place** 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 **116 Linden Avenue, 102 Delmar Place, 103 Howard Street, 194 Munn Avenue, 740 18th Avenue, and 115 Lincoln Place.**

Adopted

Beasley – Hudley 5. Resolution of Sorrow – Renia Jackie Thurman

**RESOLUTION OF SORROW
RENIA JACKIE THURMAN**

WHEREAS, Renia Jackie Thurman built a distinguished 23-year career in law enforcement with the Bergen County Sheriff's Office, where she was widely respected for her professionalism, dedication, and strong work ethic. Her commitment to public service was matched by her personal determination, as she balanced

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multiple jobs while pursuing her bachelor's degree part-time – a true testament to her resilience and perseverance; and

WHEREAS, Renia was a proud graduate of Irvington High School, where she once cheered on her peers as a spirited member of the cheerleading team. Throughout her life, she remained deeply rooted in her community, giving generously of her time and energy. She supported youth sports as a devoted Little League and Pop Warner team mom, actively participated in the Durand Place Block Association, and served as a board member for the nonprofit organization Residents for a Better Community in Irvington, NJ; and

WHEREAS, in 2023, Renia retired from her career in law enforcement following a diagnosis of pancreatic cancer. Her retirement marked the close of a remarkable chapter defined by courage, compassion, and unwavering service to others; and

NOW THEREFORE BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON hereby express our deepest sorrow at the passing of Renia Jackie Thurman. We honor her legacy of service, her love for her community, and the strength with which she lived her life. Her memory will forever remain in the hearts of those who knew and loved her; and

BE IT FURTHER RESOLVED, that a copy of this resolution be spread upon the minutes of this Governing Body in lasting tribute of Renia Jackie Thurman as a symbol of our heartfelt condolences and enduring respect.

Adopted

Vauss, Jr. – Vick 6. Award an Emergency Contract for Tree Removal Services to Friendly Tree Experts to Remove Trees at 224-226 Eastern Parkway - Not to Exceed \$6,575.00

RESOLUTION TO AWARD AN EMERGENCY CONTRACT FOR TREE REMOVAL SERVICE

WHEREAS, on November 05, 2025, DPW needed to remove trees located at 224-226 Eastern Parkway, and;

WHEREAS, DPW contacted Rich Tree Service, Inc and Friendly Tree Experts to remove the trees, and;

WHEREAS, the Public Works Director declared an emergency on November 06, 2025 to provide an emergency tree removal service, and;

WHEREAS, Rich Tree Service, Inc and Friendly Tree Experts were contacted for quotes to remove the trees, and;

WHEREAS, Friendly Tree Experts provided the lowest quote to remove the trees, and

WHEREAS, this situation constitutes a threat to public health, safety, welfare, and the Public Works Director declared an Emergency. Friendly Tree Experts had the necessary machinery to remove the trees and were available immediately to perform the work on an emergency basis, and;

WHEREAS, the Mayor concurred with the Public Works Director and approved said emergency, and;

WHEREAS, the total cost to provide emergency service to the Township is \$6,575.00, and;

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NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON that it ratifies the decision of the Administration to authorize an emergency contract to Friendly Tree Service of 640 Tremont Ave, Orange, NJ 07050 for an amount not to exceed \$6,575.00.

BE IT FUTHER RESLOVED, that the required certification of availability of funds C25-0196 in the amount of \$6,575.00 from account number 5-01-26-310-312-174 has been obtained from the Chief Financial Officer.

Adopted

Hudley – Vick 7. Rescind a Resolution Awarding a Contract for Litigation/Defense Counsel Services to Lamb Kretzer in the Matter of Debra Conyers-Ezeigbo

WHEREAS, on November 13, 2023, the Municipal Council awarded a contract for Litigation Services to Lamb Kretzer, LLC under Resolution No. TA 23-1113-48 in the matter of Debra Conyers-Ezeigbo v. Chana Friedman, et al., Docket No: Esx-L-6555-23; and

WHEREAS, the Township of Irvington has determined that Resolution TA 23-1113-48 awarding a contract for Litigation Services to Lamb Kretzer, LLC should be rescinded as the firm of Lamb Kretzer has dissolved.

NOW THEREFORE BE IT RESOLVED by the Council of Township of Irvington, in the County of Essex, that Resolution No. TA 23-1113-48 approved on November 13, 2023 is hereby rescinded.

Adopted

Hudley – Vick 8. Award a Contract for Litigation/Defense Counsel Services in the Matter of Debra Conyers-Ezeigbo to Murphy Orlando, LLC

**RESOLUTION RATIFYING PROFESSIONAL SERVICES CONTRACT
FOR LITIGATION/DEFENSE COUNSEL SERVICES**

WHEREAS, resolution number TA 25-1014-41 qualified seven firms to provide litigation/defense counsel services for the Township of Irvington from October 31, 2025 until November 1, 2026; and

WHEREAS, the resolution requires that all cases assigned to counsel for this purpose must be approved by the Municipal Council; and

WHEREAS, the Township Attorney has determined that Murphy Orlando LLC has the most experience to defend the Township of Irvington in the matter of Debra Conyers-Ezeigbo v. Chana Friedman, et als. Docket No: L-6555-23; and

WHEREAS, the Township Attorney has recommended that a contract be awarded to Murphy Orlando LLC, 494 Broad Street, 5th Floor, Newark, NJ, 07102; and

NOW THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON that a contract for Litigation/Defense counsel services be awarded to Murphy Orlando LLC, 494

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Broad Street, 5th Floor, Newark, NJ, 07102 for a contract amount not to exceed \$17,700.00. The billing rate for this contract is \$225.00 per hour; and

BE IT FURTHER RESOLVED that the Township Attorney is hereby authorized and directed to prepare the necessary contracts for this case and the Mayor and Township Clerk are authorized and directed to sign the same; and

BE IT FURTHER RESOLVED, that funds for this service will be paid from the Insurance fund for a contract amount not to exceed \$17,700.00. The billing rate for this contract is \$225.00 per hour.

Adopted

Hudley – Vick 9. Approve Additional Funds in the Matter of Lisa Caldwell to Murphy Orlando, LLC

**RESOLUTION APPROVING ADDITIONAL FUNDS FOR
LISA CALDWELL V. COUNTY OF ESSEX, ET AL.
DOCKET NO: ESX-L-7140-23**

WHEREAS, on June 10, 2024 the law firm of Murphy Orlando LLC was awarded a contract for Litigation Counsel Services for an amount not to exceed \$5,000.00 by resolution number TA 24-0610-17; and

WHEREAS, on March 24, 2025 the law firm of Murphy Orlando LLC was awarded an amended contract for Litigation Counsel Services for an amount not to exceed \$20,000.00 by resolution number TA 25-0324-6; and

WHEREAS the law firm of Murphy Orlando LLC has submitted an additional amended budget with expenses in the amount of \$12,800.00 increasing the total contract amount to \$32,800.00 to litigate this matter;

WHEREAS, the Township seeks to pay the law firm of Murphy Orlando LLC for services provided within the scope of the contract, during the contract period but in excess of the contract amount;

WHEREAS, the total contract amount for this matter is hereby increased to an amount not to exceed \$32,800.00.

NOW THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON that the services performed by the firm Murphy Orlando LLC in excess of the contract amount is hereby ratified and confirmed for an amount not to exceed \$32,800.00; and

BE IT FUTHER RESOLVED, that total contract amount for this matter is hereby increased to an amount not to exceed \$32,800.00; and

BE IT FUTHER RESOLVED, that the Mayor and Municipal Clerk is hereby authorized to sign and execute an amended contract for Litigation Counsel Service; and

BE IT RESOLVED, that funds for this service will be paid from the Insurance Fund for a contract amount not to exceed \$32,800.00.

Adopted

Antilus – Brown 10. Authorize a Contract With State Contract Vendor Philip M Casciano Associates for the Police and Fire Department Radios Communication Equipment and Accessories - Not to Exceed \$65,000.00

**RESOLUTION AUTHORIZING A CONTRACT WITH STATE CONTRACT VENDOR
PHILIP M CASCIANO ASSOCIATES FOR THE POLICE AND FIRE DEPARTMENT
RADIOS COMMUNICATION EQUIPMENT AND ACCESSORIES**

WHEREAS, the Township of Irvington, pursuant to N.J.S.A. 40A:11-12a and N.J.A.C. 5:34-7.29(c), may by resolution and without advertising for bids, purchase any goods or services under the State of New Jersey Cooperative Purchasing Program; and

WHEREAS, the Police and Fire Departments wish to purchase radio equipment and accessories from Philip M. Casciano Associates Inc under State contract number 83900 for a total not \$65,000.00; and

WHEREAS, this vendor below will exceed the bid threshold of \$53,000.00 for calendar year 2025; and

NOW, THEREFORE, BE IT RESLOVED, that the Municipal Council of the Township of Irvington hereby authorizes the Qualified Purchasing Agent to enter into a contract with Philip M. Casciano Associates Inc for calendar year 2025 for an amount not to exceed \$65,000.00 under the New Jersey State Contract number 83900; and

BE IT FURTHER RESOLVED by the Township Council that, pursuant to the N.J.A.C. 5:30-5.5(b), the certification of available funds and resolutions shall be certified at such time as the goods or services are called for prior to placing the order for goods or service in excess of \$53,000.00, and a certification of availability of funds is made by the Chief Financial Officer via an authorized purchase order; and

BE IT FURTHER RESOLVED, that the Township Attorney is hereby authorized and directed to prepare the necessary contract and the Mayor and the Township Clerk are authorized and directed to sign the same; and

BE IT FURTHER RESOLVED that the duration of this authorization shall be until December 31, 2025

Adopted

Vick – Vauss, Jr. 11. Resolution Authorizing Assignment of Tax Sale Certificates to Level 6IX Group, LLC

RESOLUTION AUTHORIZING ASSIGNMENT OF TAX SALE CERTIFICATE(S) TO LEVEL 6IX GROUP, LLC

WHEREAS, pursuant to N.J.S.A. 54:5-113, the State of New Jersey authorizes assignment by a municipality of municipally-held tax sale certificates by private sale for amounts not less than the assessed value of the underlying real estate as of the date of the last tax sale, when the full amount of the liens exceeds such assessed value; and

WHEREAS, the Township of Irvington (the “**Township**”) is the holder of the following Tax Sale Certificate Nos.:

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Tax Cert No.	Tax Cert. Date	Property Address	Block/Lot	Assessed Value	Bid Amount	Redemption Total
110885	06.28.2011	202 19 th Avenue	122/37	\$15,000	\$46,250	\$148,093.27
081390	06.27.2008	187 21 st Street	151/18	\$14,800	\$55,000	\$89,163.76
101154	07.12.2010	31-33 Rosehill Place	197/6	\$22,500	\$56,375	\$147,691.68
101714	07.12.2010	1018 Stuyvesant Avenue	308/28.01-C0073	\$32,000	\$47,250	\$89,797.36

WHEREAS, the Township's Tax Assessor has determined that the total amount listed herein exceeds the assessed value of the property; and

WHEREAS, the Township is in receipt of an offer by **_Level 6IX Group, LLC_** (hereafter Purchaser), whose address is **_226 Isias Court, Perth Amboy, NJ 08862_**, to purchase by assignment the above Tax Sale Certificate(s) for a purchase amount equal to **\$_204,875.00_**, which is not less than the assessed value of the property; and

WHEREAS, the Township Council has determined after due deliberation that the Township's best interests would be served by proceeding to sell the aforementioned Tax Sale Certificate(s) by assignment at a private sale, for the aforementioned offered payment amount, pursuant to the aforementioned N.J.S.A. 54:5-113; and

WHEREAS, notice of such private sale has been given in accordance with N.J.S.A. 54:5-114,

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

1. The Township is hereby authorized to sell the above Tax Sale Certificate No(s). together with subsequent liens and any accrued penalties, interest and other charges, for the aforementioned payment amount, to Purchaser in accordance with the provisions of N.J.S.A. 54:5-113;
2. Purchaser shall be responsible for executing the attached draft RDA, Power of Attorney and pay the assessed value for each property approved by this resolution; and
3. The requisite Township official is hereby authorized to execute the assignment to effectuate such sale.

Adopted

Vick – Vauss, Jr. 12. Resolution Authorizing Assignment of Tax Sale Certificates to Chester Property Care, LLC

RESOLUTION AUTHORIZING ASSIGNMENT OF TAX SALE CERTIFICATE(S) TO CHESTER PROPERTY CARE, LLC

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WHEREAS, pursuant to N.J.S.A. 54:5-113, the State of New Jersey authorizes assignment by a municipality of municipally-held tax sale certificates by private sale for amounts not less than the assessed value of the underlying real estate as of the date of the last tax sale, when the full amount of the liens exceeds such assessed value; and

WHEREAS, the Township of Irvington (the “**Township**”) is the holder of the following Tax Sale Certificate Nos.:

Tax Cert No.	Tax Cert. Date	Property Address	Block/Lot	Assessed Value	Bid Amount	Redemption Total
111008	06.28.2011	713 Grove Street	131/23	\$110,000	\$112,000	\$243,922.35
111458	06.28.2011	921 Grove Street	210/39	\$78,000	\$90,000	\$167,311.50
18-00906	12.27.2018	1093 Grove Street	216/21	\$75,200	\$95,000	\$70,698.95
18-00914	12.27.2018	9 Herpers Street	218/10	\$115,700	\$117,000	\$108,139.30

WHEREAS, the Township’s Tax Assessor has determined that the total amount listed herein exceeds the assessed value of the property; and

WHEREAS, the Township is in receipt of an offer by **_Chester Property Care, LLC_** (hereafter Purchaser), whose address is **_389 W. End Avenue, N. Plainfield, NJ 07062_**, to purchase by assignment the above Tax Sale Certificate(s) for a purchase amount equal to **\$_414,00.00_**, which is not less than the assessed value of the property; and

WHEREAS, the Township Council has determined after due deliberation that the Township’s best interests would be served by proceeding to sell the aforementioned Tax Sale Certificate(s) by assignment at a private sale, for the aforementioned offered payment amount, pursuant to the aforementioned N.J.S.A. 54:5-113; and

WHEREAS, notice of such private sale has been given in accordance with N.J.S.A. 54:5-114,

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

4. The Township is hereby authorized to sell the above Tax Sale Certificate No(s). together with subsequent liens and any accrued penalties, interest and other charges, for the aforementioned payment amount, to Purchaser in accordance with the provisions of N.J.S.A. 54:5-113;
5. Purchaser shall be responsible for executing the attached draft RDA, Power of Attorney and pay the assessed value for each property approved by this resolution; and
6. The requisite Township official is hereby authorized to execute the assignment to effectuate such sale.

Adopted

Vick – Beasley 13. Resolution Authorizing Assignment of Tax Sale Certificates to Irvington
Redevelopment 2022, LLC

**RESOLUTION AUTHORIZING ASSIGNMENT OF TAX SALE CERTIFICATE(S) TO IRVINGTON
REDEVELOPMENT 2022 LLC**

WHEREAS, pursuant to N.J.S.A. 54:5-113, the State of New Jersey authorizes assignment by a municipality of municipally-held tax sale certificates by private sale for amounts not less than the assessed value of the underlying real estate as of the date of the last tax sale, when the full amount of the liens exceeds such assessed value; and

WHEREAS, the Township of Irvington (the “**Township**”) is the holder of the following Tax Sale Certificate Nos.:

Tax Cert No.	Tax Cert. Date	Property Address	Block/Lot	Assessed Value	Bid Amount	Redemption Total
112187	06.28.2011	10-12 Weber St	338/11	\$25,000	\$25,000	\$159,494.52
01485	03.03.1993	1287 Springfield Avenue	344/10	\$16,100	\$20,000	\$291,880.97
14-00983	12.22.2014	97-99 Mt. Vernon	228/27	\$88,100	\$100,000	\$117,373.15
111048	06.28.2011	720 Springfield Avenue	138/3	\$45,900	\$46,000	\$112,255.81

WHEREAS, the Township’s Tax Assessor has determined that the total amount listed herein exceeds the assessed value of the property; and

WHEREAS, the Township is in receipt of an offer by **_Irvington Redevelopment 2022 LLC_** (hereafter Purchaser), whose address is **_4921 Bay Parkway, Brooklyn, New York 11230_**, to purchase by assignment the above Tax Sale Certificate(s) for a purchase amount equal to **\$_191,000.00_**, which is not less than the assessed value of the property; and

WHEREAS, the Township Council has determined after due deliberation that the Township’s best interests would be served by proceeding to sell the aforementioned Tax Sale Certificate(s) by assignment at a private sale, for the aforementioned offered payment amount, pursuant to the aforementioned N.J.S.A. 54:5-113; and

WHEREAS, notice of such private sale has been given in accordance with N.J.S.A. 54:5-114,

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

1. The Township is hereby authorized to sell the above Tax Sale Certificate No(s). together with subsequent liens and any accrued penalties, interest and other charges, for the aforementioned payment amount, to Purchaser in accordance with the provisions of N.J.S.A. 54:5-113;

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2. Purchaser shall be responsible for executing the attached draft RDA, Power of Attorney and pay the assessed value for each property approved by this resolution; and
3. The requisite Township official is hereby authorized to execute the assignment to effectuate such sale.

Adopted

Hudley – Antilus 14. Award a Bid for Printing and Marketing Services to Stuyvesant Press Inc. - \$104,325.00 per year from November 23, 2025 to November 22, 2027

RESOLUTION AWARDING A BID FOR PRINTING AND MARKETING SERVICES

WHEREAS, sealed bids were received on October 29, 2025 for Printing and Marketing to published advertisement for bids in the New Jersey Star Ledger on October 01, 2025; and

WHEREAS, one bid was received and opened by the Purchasing Agent and Municipal Clerk from Stuyvesant Press Inc.; and

WHEREAS, the bids were reviewed and found that Stuyvesant Press Inc., is the lowest responsible, responsive bid; and

WHEREAS, it has recommended that the award should be made to Stuyvesant Press Inc of 119 Coit Street, Irvington, NJ 07111 on the basis of their lowest responsible, responsive bid of \$104,325.00 per year; and

BE IT FURTHER RESOLVED, the Municipal Clerk is hereby authorized the return the bid bonds to the unsuccessfully bidders; and

BE IT FURTHER RESOLVED that a two year contract be awarded to Stuyvesant Press Inc of 119 Coit Street, Irvington, NJ 07111 starting on November 23, 2025 until November 22, 2027 for \$104,325.00 per year for a total not to exceed \$208,650.00 for two years.

BE IT FURTHER RESOLVED, that the Township Attorney is hereby authorized and directed to prepare the necessary contract and the Mayor and the Township Clerk are authorized and directed to sign the same; and

BE IT FUTHER RESLOVED that the required certification of availability of C25-0205 in the amount of \$2897.91 from account number 5-01-25-240-240-112 has been obtained from the Chief Financial Officer for the first month of this contract and the remaining balance of will be certified upon the adoption of the 2026 and 2027 budget.

Adopted

Vick – Brown 15. Resolution to Discharge the Mortgage at 15 Standard Place

DRAFT Resolution to Discharge Mortgage – 15 Standard Place, Irvington, NJ 07111

WHEREAS, a certain Mortgage dated December 5, 2012 was made by Victoria Breland to the Township of Irvington pursuant to the Township’s Housing Rehabilitation Program.

WHEREAS this Mortgage was made to secure payment of \$10,008.00 to rehabilitate the property located at:

15 Standard Place, Irvington, New Jersey, 07111, Block 147 and Lot 32

WHEREAS, this mortgage was recorded in the Office of Essex County Register of Deeds and Mortgages, on January 10, 2013, in Mortgage Book #12410 on Page 5400.

WHEREAS the affordability restriction period of five (5) years has expired on January 10, 2018.

WHEREAS this Mortgage has been PAID IN FULL or otherwise SATISFIED and DISCHARGED. It may now be discharged of record. This means that this Mortgage is now canceled and void.

NOW THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON, that the Township of Irvington does ratify and approve the discharge of its mortgages, totaling \$10,008.00, with Victoria Breland on the property identified as 15 Standard Place, Irvington, New Jersey, 07111, Block 147 and Lot 32

Adopted

10. COMMUNICATION AND PETITIONS

A. Communications

1. Honorable Mayor Tony Vauss – Reappointment of Saphira Richardson to the Library Board of Trustees
2. Honorable Mayor Tony Vauss – Appointment of Interim Municipal Engineer Stephen Hoyt to the Planning Board

11. PENDING BUSINESS

None

NON-CONSENT AGENDA

9. RESOLUTIONS AND MOTIONS (Cont.)

A. Resolutions

Hudley – Brown 16. Ratify the Mayor’s Reappointment of Saphira Richardson to the Library Board of Trustees

**RESOLUTION RATIFYING THE MAYOR’S REAPPOINTMENT OF
SAPHIRA RICHARDSON TO THE LIBRARY BOARD OF TRUSTEES**

WHEREAS, N.J.S.A. 40:54-9 requires that nominations by the Mayor to the Library Board of Trustees be confirmed by the Municipal Council; and

WHEREAS, a vacancy currently exist in the Irvington Library Board of Trustees due to the expired term of Saphira Richardson on December 31, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON that the following nomination by the Mayor to the Irvington Library Board of Trustees is hereby confirmed:

NAME AND ADDRESS	TERM TO EXPIRE
Saphira Richardson	12-31-2030

Adopted
Abstain: Vauss Jr.

Vick – Vauss, Jr. 17. Award a Contract for Towing and Impoundment Services Within the Township of Irvington to EDM Towing LLC from December 9, 2025 to December 10, 2028

**RESOLUTION AWARDING A CONTRACT FOR TOWING AND IMPOUNDMENT SERVICE
WITHIN THE TOWNSHIP OF IRVINGTON**

WHEREAS, the Request for bids for Towing and Impoundment service was publicly advertised in the New Jersey Star Ledger on August 13, 2025, with a deadline for bids to be submitted on September 10, 2025; and

WHEREAS, two bids were received and publicly opened; and

WHEREAS, said qualification was referred to the Public Safety Director; and

WHEREAS, the Township needed additional time to review bids and a 30-day extension was requested by Township and both bidders agreed to extend their bids until December 10, 2025; and

WHEREAS, the bid submitted by No Limit Towing LLC DBA MTS-Towing was deemed defective as the bidder did not submit a bid security as required and same has been rejected; and

WHEREAS, the second bidder, EDM Towing LLC did not submit their New Jersey Business Registration certificate and Public Works Contractor Registration Certificate in their bid package, but the bid specification required that these documents be submitted to the Township prior to the award of a contract; and

WHEREAS, EDM Towing LLC provided their Company’s New Jersey Business Registration certificate and Public Works Contractor Registration Certificate to the Township on December 01, 2025, and the same is attached to this resolution, now making this bid, the lowest, responsible, responsive bid; and

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WHEREAS, the Public Safety Director and the Township Attorney have reviewed all documents and recommend that a contract be awarded to EDM Towing LLC of 467 Chancellor Ave., Irvington, NJ 07111; and

NOW THEREFORE BE, IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON that the lowest bid for this service is hereby rejected as the required bid security was not included in bid package and the second lowest bid is hereby accepted.

BE IT FURTHER RESOLVED a contract for towing and impoundment be awarded to EDM Towing LLC of 467 Chancellor Ave., Irvington, NJ 07111 for three (3) years starting on December 9, 2025 – December 10, 2028; and

BE IT FURTHER RESOLVED, that EDM Towing LLC will follow all Township ordinances regarding this service and provide the appropriate insurance to the Township Attorney; and

BE IT FURTHER RESOLVED that the Township Attorney is hereby authorized and directed to prepare the necessary contract and the Mayor and the Township Clerk are authorized and directed to sign the same; and

BE IT FURTHER RESOLVED that the Township Clerk is hereby authorized to return the bid security to the vendor; and

Adopted
No: Antilus and Dr. Frederic

Vick – Vauss, Jr. 18. Award an Emergency Contract for Towing and Impoundment Services Within the Township of Irvington to No Limit Towing LLC dba MTS Towing from June 18, 2025 to December 08, 2025

RESOLUTION TO AWARD AN EMERGENCY CONTRACT FOR TOWING AND IMPOUNDMENT SERVICE WITHIN THE TOWNSHIP OF IRVINGTON

WHEREAS, the Police Department has declared an emergency to provide emergency Towing and Impoundment services to the Township, and;

WHEREAS, the Mayor has approved said emergency, and;

WHEREAS, No Limit Towing LLC DBA MTS Towing of 372 Nye Ave, Irvington, NJ 07111 will continue to provide this service to the Township until December 08, 2025 and;

WHEREAS, No Limit Towing LLC DBA MTS currently has approved Towed vehicles in their lots

NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON that it ratifies the decision of the Police Department and the Administration to authorize an emergency contract to No Limit Towing LLC DBA MTS Towing 480 Chancellor Ave, Irvington, NJ 07111 starting on June 18, 2025 until December 08, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON, are hereby authorized to continue to store, protect and maintain vehicles in their possession that were towed on behalf of the Police Department;

NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON, vehicles in their possession should be released in accordance with Township Policy and State law.

BE IT FURTHER RESOLVED that the Township Attorney is directed to prepare the appropriate contracts and the Mayor and the Township Clerk be and the same are hereby authorized to execute said contracts.

Adopted
No: Dr. Frederic

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
Felicia Bateman, 311 Isabella Avenue

Council Member Antilus, Council Member Brown, Council Member Dr. Frederic, Council Member Dr. Hudley and Council Member Vauss Jr. thanked the residents for participating in the meeting and wished them a Happy Holidays. Council Member Vick commended Ms. Batemen for attending the meeting to sharing her concerns and he asked her to contact him with further concerns. He talked about the demolition of the Crescent Lane apartments and development. Council President Beasley indicated to Mr. Shaw that she will contact him to receive additional information regarding his concerns with handicapped parking for veterans and talked about the new development taken place in the township. She closed the meeting by sharing the township's upcoming events and Municipal Council Meetings.

13. ADJOURNMENT (*Roll Call)

There being no further business, the meeting adjourned at 7:53 P.M.

Jamillah Z. Beasley, Council President

Shawna M. Supel, Municipal Clerk