

TOWNSHIP OF IRVINGTON



MUNICIPAL COUNCIL MEETING MINUTES FEBRUARY 9, 2026 7:30 PM

Join Zoom Meeting: <https://us02web.zoom.us/j/84669030129>
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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. A/INIC Director Josie Monel - Report of the January 21, 2026 Grants Committee Meeting
2. Licensing Clerk Gloria Goyco-Lewis - Report of the January 21, 2026 Ad/Hoc Licensing Committee
3. Community Development Executive Assistant Attiya Pennix - Report of the January 21, 2026 Redevelopment, Housing & Rent Control Committee Meeting
4. Human Resources Manager Machere Johnson - Report of the January 27, 2026 Human Resources Committee Meeting
5. Township Attorney Ramon Rivera, Esq. - Report of the February 2, 2026 Legal Committee Meeting
6. Joint Meeting – 2026 Assessment Report
7. Joint Meeting - First Quarter Assessment, 2026

7. REPORTS OF COMMITTEES

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

8. ORDINANCES, BILLS & CLAIMS

A. Ordinances on First Reading

Vick – Hudley 1. An Ordinance Amending and Supplementing Sections 460-69 and 460-70 of the Revised Code

AN ORDINANCE AMENDING AND SUPPLEMENTING SECTIONS 460-69 AND 460-70 OF THE REVISED CODE

[Article VII Vacant Properties](#)

460-69 Definitions

VACANT REAL PROPERTY – Any parcel of land located within the Township, whether improved or unimproved, including but not limited to:

1. Any building or structure which is not legally occupied or at which all lawful business operations have ceased.
2. Any vacant lot or parcel of land has no permanent structures.
3. Any property showing "Evidence of Vacancy" as defined by the presence of overgrown vegetation, accumulation of debris, or lack of occupancy.
4. A parcel of land that has no structure, a partially built structure (Construction was initiated on the property and was discontinued prior to completion, leaving the building unsuitable for occupancy, and no construction has taken place in accordance with the permits issued.), a partial structure or a partially demolished structure leaving the partial structure unsuitable for occupancy.

~~A. Any person, company, corporation or beneficiary, whose property becomes vacant or shows evidence of vacancy is herein to be considered abandoned and shall within 10 days of receiving notice of the declaration of vacancy register said property with the Director of Housing Services or his or her designee.~~

A. Any person, company, corporation, or beneficiary whose **Vacant Real Property** (as defined herein) becomes vacant or shows evidence of vacancy shall be considered a Vacant Property subject to regulation under this Article. Said owner shall, within **10 days** of receiving notice of a declaration of vacancy, register said property—**whether a structure or a vacant lot**—with either the Public Officer, Director of Housing, Director of Neighborhood Services, Director of Neighborhood Preservation, or Business Administrator.

B. The registration shall contain the name of any owner, including any beneficiary, the direct street address of the owner (no P.O. boxes), a direct contact name and number and in the case of a corporation or LLC, provide a copy of the certificate of formation and a copy of valid driver's license or identification for the owner or principal with physical address, the name, address and number for the local property manager, the person responsible for security, maintenance and marketing of the property, if applicable.

C. An annual registration fee of \$500 shall accompany the registration form submitted. The fee will be required by August 31 of each year, and must be received no later than September 10 of the year due. Any property that has been validly registered for at least three years shall pay a fee of \$750. If the same property remains on the list for five years, then the fee will be increased to \$1,000 and, after 10 years, the fee will be increased to \$2,000. Any bank that registers a vacant property or vacant lot shall designate a registered agent listed in the State of New Jersey. In the event that a bank fails to comply with this section, a fine of \$2,500 per day shall be imposed.

§ 460-70 Securing of vacant property and vacant lots.

A. It is the responsibility of the owner to secure the property registered under this article. "Secure" means, but is not limited to, the closure and locking of windows, doors (including garage) and any other opening. In the case of windows, such shall be secured by means of reglazing or boarding of same. The owner should also be responsible for notifying the Township by written notice to the public officer of any change in ownership. For vacant lots see Subsections **C** and **D** below.

B. If the property is owned by a corporation or out-of-area owner, a local property management company shall be contracted to perform weekly inspections to verify compliance with this article. "Out of the area" shall mean any owner located at least 50 miles away from subject property. The property, if vacant, shall be posted with a name and twenty-four-hour contact number of the local property management company or a twenty-four-hour number for the owner. The posting shall be no less than 18 inches by 24 inches with words in a prominent font and legible. The words, "Property Managed By" and "To Report Problems or Concerns

Call. . . ." shall appear on the posted sign. The posting shall be on the inside of an interior window facing the street or on at least one boarded window facing the street or secured on the exterior of the building facing the street where such can be read from the street. The posting of such on a visible stake in front of the property is acceptable.

~~C. A "vacant lot" is defined as a parcel of land that has no structure, a partially built structure (Construction was initiated on the property and was discontinued prior to completion, leaving the building unsuitable for occupancy, and no construction has taken place in accordance with the permits issued.), a partial structure or a partially demolished structure leaving the partial structure unsuitable for occupancy. The Township's concerns regarding vacant lots are consistent with the findings and declarations relative to abandoned properties set forth in N.J.S.A. 55:19-79. Vacant lots are a concern because they tend to attract or be subjected to illegal dumping and other nefarious activities.~~

C. All vacant lots and property which has been determined to be a nuisance by the public officer in the Township as defined by Municipal Code § 460-69 shall be completely fenced along the front yard (and side yards if it is a corner property) of the property with a six-foot-high solid wood fence (that cannot be seen through) with support posts spaced a maximum of eight feet, zero inches, apart. The posts shall be installed at a minimum of 24 inches into the ground and secured with concrete. The fence shall have a six-foot-to-eight-foot-wide gate/door to access the lot for maintenance. The fence must remain structurally sound and in good repair at all times. Property owners or their designee must apply for a permit from the Department of Housing, Division of Buildings, prior to installing a fence.

~~E. All vacant lot owners will have until Friday, August 17, 2018, to be in compliance with this revised Municipal Code. Extensions may be granted based on extraordinary situations upon review of a written request submitted by the property owner to the Department of Housing.~~

Adopted

C. Bills & Claims

Frederic – Vauss, Jr. 1. Bill Lists

RESOLVED THAT THE BILLS AND CLAIMS AGAINST THE TOWNSHIP OF IRVINGTON FOR A PERIOD **FEBRUARY 9, 2026** 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	\$3,699,478.62
TOTAL	\$3,699,478.62

Adopted

Frederic – Vauss, Jr. 2. Payrolls

Payroll Date: January 23, 2026

TOTAL \$2,258,676.77

Adopted

A. Resolutions

Frederic – Vick 1. Accept Funding from the Community Services Block Grant (CSBG) to Service the Low-Income Poverty Constituents - \$100,000.00 - January 1, 2026 to December 31, 2026

WHEREAS, The County of Essex, acting through its Department of Citizens Services, Division of Community Action through the Community Services Block Grant (CSBG) proposes to enter into a sub grant agreement with Irvington Neighborhood Improvement Corporation to service the low-income poverty constituents of Essex County for the contract price of \$100,000.00 during the 2026 program year of January 1, 2026–December 31, 2026; and

WHEREAS, said grant agreement 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 a Grant Agreement with the Essex County Division of Community Action as sub-recipient of Community Services Block Grant funds in the amount of \$100,000.00.

BE IT FURTHER RESOLVED that the Township of Irvington does hereby accept the award of \$100,000.00 for such activities.

Adopted

Vick – Vauss, Jr. 2. Cancel and Refund Tax Overpayments on 21 Augusta Street, Block 281 Lot 11 in the Amount of \$2,282.04

**RESOLUTION TO CANCEL AND REFUND TAX OVERPAYMENTS
ON 21 AUGUSTA ST., BLOCK 281 LOT 11**

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WHEREAS, the Tax Collector seeks authorization to cancel 2025 municipal charges on 21 Augusta St., Block 281 Lot 11 for 100% disabled veteran exemption and;

WHEREAS, in continuation of DRF 25-0127-5 the 2025 taxes on 21 Augusta St., a 1-family dwelling, were paid by mortgage company Corelogic in the amount of \$2,282.04 and;

WHEREAS, Adeboye, Sunday, owner of a 1-family dwelling on 21 Augusta St., Block 281 Lot 11, has filed an application for 100% tax exemption and the tax assessor Silvia Forbes has approved the property tax exemption and forwarded said application to the Tax Collector and;

WHEREAS, Adeboye, Sunday is entitled to a refund in the amount of \$2,282.04, from the date of application approved by the tax assessor.

NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON that the Tax Collector's office is authorized and directed to cancel the exempt portion of taxes and refund the 2025 taxes in the amount of **\$2,282.04** to Adeboye, Sunday.

Adopted

~~3. Purchase Proprietary Software Technology for the Public Safety Department From Enforsys Police Systems, Inc. in the Amount of \$55,000.00~~

[REMOVED BY PUBLIC SAFETY DIRECTOR BOWERS 2/9/26]

Vick – Frederic 4. Resolution to Discharge the Mortgage on 132 Maple Avenue, Block 215 and Lot 9

Resolution to Discharge Mortgage – 132 Maple Avenue, Irvington, New Jersey 07111,

WHEREAS, a certain Mortgage dated May 24, 1996 was made by Marla Simmons to the Township of Irvington pursuant to the Township's Housing Rehabilitation Program.

WHEREAS this Mortgage was made to secure payment of \$17,332.00 to rehabilitate the property located at:

132 Maple Avenue, Irvington, New Jersey 07111, Block 215 and Lot 9

1. WHEREAS, this mortgage was recorded in the Office of Essex County Register of Deeds and Mortgages, on July 6, 1998, in Mortgage Book #7039, Page 843.

WHEREAS the affordability restriction period of five (5) years has expired on May 24, 2001 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 \$17,332.00, Marla Simmons on the property identified as 132 Maple Avenue, Irvington, NJ 07111 (Block 215 and Lot 9).

Adopted

~~5. Authorize the Use and Appointment of Emergency Judges for the Irvington Municipal Court~~ **[REMOVED BY TOWNSHIP ATTORNEY RIVERA 2/9/26]**

~~6. Authorize the Transfer of a Professional Services Contract and Client Files From Decotiis Fitzpatrick, LLC to Decotiis Doyle, LLP effective February 1, 2026~~
[REMOVED BY TOWNSHIP ATTORNEY RIVERA 2/9/26]

Vick – Vauss, Jr. 7. Approve Additional Funds in the Matter of Tory Corbett v. Township of Irvington and Otis C. Hill - Simmons Law, LLC - Contract Amount Increased to an Amount Not to Exceed \$58,300.00

RESOLUTION APPROVING ADDITIONAL FUNDS FOR
TORY CORBETT V. TOWNSHIP OF IRVINGTON AND OTIS C. HILL
DOCKET NO. ESX-L-7069-23

WHEREAS, on December 26, 2023 the law firm of Simmons Law, LLC was awarded a contract for Litigation Counsel Services for an amount not to exceed \$1,500.00 by resolution number TA 23-1226-54-; and

WHEREAS, on March 11, 2024, an amended contract for Litigation Counsel Services was awarded for an amount not to exceed \$26,675.00 by resolution number TA 24-0311-18; and

WHEREAS the Simmons Law, LLC has submitted an amended budget detailing additional costs in the amount of \$31,625.00; and

WHEREAS, the Township seeks to pay the Simmons Law, 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 \$58,300.00.

NOW THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON that the services performed by the Simmons Law, LLC in excess of the contract amount is hereby ratified and confirmed for an amount not to exceed \$58,300.00; and

BE IT FUTHER RESLOVED, that total contract amount for this matter is hereby increased to an amount not to exceed \$58,300.00; and

BE IT FUTHER RESLOVED, 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 \$58,300.00.

Adopted

Hudley – Vick 8. Ratify Additional Funds for Litigation/Defense Counsel Services in the Matter of Ronald Morrison v. Grand Essex, et al. - Antonelli Kantor, PC - Contract Amount Increased to an Amount Not to Exceed \$110,000.00

**RESOLUTION RATIFYING ADDITIONAL FUNDS
FOR LITIGATION/DEFENSE COUNSEL SERVICES
RONALD MORRISON V. GRAND ESSEX, ET AL.
DOCKET NO: ESX-L-002562-22**

WHEREAS, on November 14, 2022 the law firm of Antonelli Kantor, PC was awarded a contract for Litigation Counsel Services for an amount not to exceed \$7,500.00 by resolution number TA 22-1114-36; and

WHEREAS the law firm of Antonelli Kantor, PC has incurred legal expenses in the amount of \$96,845.55 and anticipates an additional \$45,000.00 may be necessary depending on the outcome of the filed Motion for Summary Judgment; and

WHEREAS, the Township seeks to pay the law firm of Antonelli Kantor, PC for services provided within the scope of the contract, during the contract period but in excess of the contract amount; and

WHEREAS, the total contract amount for this matter is hereby increased to an amount not to exceed \$110,000.00; and

NOW THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON that the services performed by the firm Antonelli Kantor, PC in excess of the contract amount is hereby ratified and confirmed for an amount not to exceed \$110,000.00; and

BE IT FUTHER RESOLVED, that total contract amount for this matter is hereby increased to an amount not to exceed \$110,000.00; 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 \$110,000.00.

Adopted

Vick – Vauss, Jr. 9. Ratify a Professional Services Contract for Litigation/Defense Counsel Services in the Matter of Gregory Roberts v. 773 Springfield Avenue - Murphy Orlando LLC - Not to Exceed \$16,000.00

**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

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WHEREAS, the Township Attorney has determined that Murphy Orlando LLC has the most experience to defend the Township of Irvington in the matter of **Gregory Roberts v. 773 Springfield Ave., LLC., et al., Docket no: ESX-L-9542-25**; 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 Broad Street, 5th Floor, Newark, NJ, 07102 for a contract amount not to exceed \$16,000.00. 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 \$16,000.00. The billing rate for this contract is \$225.00 per hour.

Adopted

Vick – Vauss, Jr. 10. Ratify a Professional Services Contract for Litigation/Defense Counsel Services in the Matter of Fig 20, LLC FBO SEC PTY v. Ayesha Iphell-Boyd, et al. - Ruderman & Roth, LLC - Not to Exceed \$5,000.00

**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 Ruderman & Roth, LLC has the most experience to defend the Township of Irvington in the matter of **Fig 20, LLC FBO SEC PTY v. Ayesha Iphell-Boyd, et al, Docket No. F-13182-25**; and

WHEREAS, the Township Attorney has recommended that a contract be awarded to Ruderman & Roth, LLC, 150 Morris Avenue, Suite 303, Springfield, NJ, 07081; 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 Ruderman & Roth, LLC, 150 Morris Avenue, Suite 303, Springfield, NJ, 07081 for a contract amount not to exceed \$5,000.00. The billing rate for this contract is \$160.00 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 \$5,000.00. The billing rate for this contract is \$160.00 per hour.

Adopted

Frederic – Beasley 11. Authorize a Fair and Open Professional Service Contract for Home/CDBG Administration and Compliance Management - Leckington Advisors LLC - \$60,000.00

RESOLUTION AUTHORIZING FAIR AND OPEN PROFESSIONAL SERVICE CONTRACT FOR HOME/CDBG ADMINISTRATION AND COMPLIANCE MANAGEMENT

WHEREAS, the Request for Proposals for professional Home/CDBG Administration and compliance Management service was publicly advertised in the New Jersey Star Ledger on December 18, 2025, with a deadline for proposals to be submitted on January 13, 2026; and

WHEREAS, two qualifications were received and publicly opened by the Purchasing Agent and Municipal Clerk; and

WHEREAS, said qualification was referred to the Community Development and Planning; and

WHEREAS, the Community Development and Planning Director has recommended award should be made to the following firm:

Leckington Advisors LLC
Marc Leckington
105 Cadwalader Drive, Trenton, NJ 08618

NOW THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON that a contract for Grant Administrator be awarded to Leckington Advisors LLC of 105 Cadwalader Drive, Trenton, NJ 08618 on the basis of their response to the request for proposal selection criteria and qualifications, for an annual amount of \$60,000.00. The provider will be paid \$175.00 per hour for related work and bond insurance work will be charged as per amount for one year starting on February 09, 2026, until February 10, 2027; and

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

BE IT RESOLVED that the required certification of availability of funds C25-0102 in the amount of \$60,000.00 from account numbers T-21-41-850-22A-804, G-02-xx-716-24A-118 and T-21-41-850-23A-804 has been obtained from the Chief Financial Officer.

Adopted

Vick – Frederic 12. Authorize a Fair and Open Professional Service Contract for Environmental Consultants - Traid Associates - \$20,000.00

RESOLUTION AUTHORIZING FAIR AND OPEN PROFESSIONAL SERVICE CONTRACT FOR ENVIRONMENTAL CONSULTANTS

WHEREAS, the Request for Proposals for professional Environmental Consultants was publicly advertised in the New Jersey Star Ledger on December 18, 2025; and

WHEREAS, two qualifications were received and publicly opened by the Purchasing Agent and Municipal Clerk; and

WHEREAS, said qualification was referred to the Community Development and Planning; and

WHEREAS, the Community Development and Planning Director has recommended award should be made to the following firm:

Traid Associates
1301 W Forest Grove Road, Suite 3A, Vineland, NJ 08360

NOW THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON that a contract for Environmental Consultants be awarded to Traid Associates of 1301 W Forest Grove Road, Suite 3A, Vineland, NJ 08360 on the basis of their response to the request for proposal selection criteria and qualifications, for an annual amount of \$20,000.00. The provider will be paid \$500.00 to \$9500.00 per ERR, Environmental Assessed activity \$500.00 to \$10,000.00, \$165.00 per hour for staff related work for one year starting on February 09, 2026 to February 10, 2027; and

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

BE IT RESOLVED that the required certification of availability of funds C25-0175 in the amount of \$20,000.00 from account number T-21-41-850-23E-809 has been obtained from the Chief Financial Officer.

Adopted

RESOLUTION AUTHORIZING FAIR AND OPEN PROFESSIONAL SERVICE CONTRACT FOR ENVIRONMENTAL CONSULTANTS

WHEREAS, the Request for Proposals for professional Environmental Consultants was publicly advertised in the New Jersey Star Ledger on December 18, 2025; and

WHEREAS, two qualifications were received and publicly opened by the Purchasing Agent and Municipal Clerk; and

WHEREAS, said qualification was referred to the Community Development and Planning; and

WHEREAS, the Community Development and Planning Director has recommended award should be made to the following firm:

Triad Associates
1301 W Forest Grove Road, Suite 3A, Vineland, NJ 08360

NOW THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON that a contract for Environmental Consultants be awarded to Triad Associates of 1301 W Forest Grove Road, Suite 3A, Vineland, NJ 08360 on the basis of their response to the request for proposal selection criteria and qualifications, for an annual amount of \$20,000.00. The provider will be paid \$500.00 to \$9500.00 per ERR, Environmental Assessed activity \$500.00 to \$10,000.00, \$165.00 per hour for staff related work for one year starting on February 09, 2026 to February 10, 2027; and

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

BE IT RESOLVED that the required certification of availability of funds C25-0175 in the amount of \$20,000.00 from account number T-21-41-850-23E-809 has been obtained from the Chief Financial Officer.

Adopted

Vick – Vauss, Jr. 13. Authorize the Execution of an Escrow Agreement With Irvington Union Avenue Partners Urban Renewal Associates, L.P. for the Redevelopment of a Property Currently Designated as 101-141 Union Avenue and 610-644 Nye Avenue, Block 283, Lot 2, Block 284, Lot 1 and Block 285, Lot 1, and Designate the Proposed Redeveloper as the Developer of the Property

RESOLUTION OF THE TOWNSHIP OF IRVINGTON AUTHORIZING THE EXECUTION OF AN ESCROW AGREEMENT WITH IRVINGTON UNION AVENUE PARTNERS URBAN RENEWAL ASSOCIATES, L.P. FOR THE REDEVELOPMENT OF PROPERTY CURRENTLY DESIGNATED AS 101-141 UNION AVENUE AND 610-644 NYE AVENUE AND IDENTIFIED IN THE TOWNSHIP TAX RECORDS AS BLOCK 283, LOT 2, BLOCK 284, LOT 1 AND BLOCK 285, LOT 1, AND TO DESIGNATE THE PROPOSED REDEVELOPER AS THE DEVELOPER OF THE PROPERTY

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 located therein constitute areas in need of redevelopment or rehabilitation 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, 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 Rehabilitation Area in accordance with the Redevelopment Plan, pursuant to N.J.S.A. 40A:12A-4(c); and

WHEREAS, Union Avenue Partners Urban Renewal Associates, L.P. (the “**Proposed Redeveloper**”) is organized as a partnership involving the Irvington Housing Authority (the “**Housing Authority**”), which is the current owner of certain property within the Rehabilitation Area, specifically currently designated as 101-141 Union Avenue and 610-644 Nye Avenue, and identified in the Township tax records as Block 283, Lot 2, Block 284, Lot 1 and Block 285, Lot 1 and after subdivision will be designated as proposed Block 285, Lot 2.01 (the “**Project Parcel**”); and

WHEREAS, the Township desires to designate the Proposed Redeveloper as the redeveloper of the Project Parcel; and

WHEREAS, the Proposed Redeveloper proposes to redevelop the Project Parcel by constructing thereon a 208-unit, 100% affordable family housing development (the “**Project**”); and

WHEREAS, the Project Parcel is located both within the Rehabilitation Area and the R-5 High Rise Residential Zone and

WHEREAS, the Proposed Redeveloper has requested that the Township, in its capacity as redevelopment entity, enter into negotiations for a Redevelopment Agreement for the redevelopment of the Project Parcel (the “**Agreement**”); and

WHEREAS, the Proposed Redeveloper has agreed to defray certain costs incurred by or on behalf of the Township arising out of or in connection with the redevelopment of the Project Parcel; and

WHEREAS, the Township and the Proposed Redeveloper wish to enter into an escrow and funding agreement establishing the mechanism for the deposit and disposition of funds to cover the Township’s costs,

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

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

Section 2. Execution of Agreement. The Township Council hereby authorizes the Mayor to execute the escrow and funding agreement substantially in the form attached hereto as Exhibit A, with such changes, deletions, and modifications in consultation with counsel as may be necessary or desirable to affect the transaction contemplated by this resolution. However, neither the adoption of this resolution, nor the execution of the escrow and funding agreement authorized hereby, shall be construed in any way to bind the Township to execute one or more definitive agreements with respect to the Project.

Section 3. Conditional Designation of Redeveloper; Negotiation of a Redevelopment Agreement.

(a) The Township hereby designates Union Avenue Partners Urban Renewal Associates, L.P. redeveloper of the Property for a period not to exceed twelve (12) months subject to further extensions if deemed necessary and in the best interests of the Township, and hereby further directs and authorizes the Director of the Department of Community Development, in consultation with counsel, and with such other Township officials as may be necessary, to negotiate a Redevelopment Agreement with Union Avenue Partners Urban Renewal Associates, L.P. during that time.

(b) If, at the expiration of twelve (12) months, the Township shall not have authorized the execution of the Redevelopment Agreement or extended the designation by resolution, then the designation of Union Avenue Partners Urban Renewal Associates, L.P. as redeveloper of the Property shall terminate without the need for any other action by the Township to evidence same.

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

ESCROW AGREEMENT

Adopted

Vick – Vauss, Jr. 14. Authorize the Execution of a Redevelopment and Land Disposition Agreement by and Between the Township of Irvington and 49 and 50 Irvington LLC in Connection With the Transfer and Redevelopment of 50 Smith Street, Block 81, Lot 29

**RESOLUTION OF THE TOWNSHIP OF IRVINGTON AUTHORIZING THE
EXECUTION OF A REDEVELOPMENT AND LAND DISPOSITION AGREEMENT
BY AND BETWEEN THE TOWNSHIP OF IRVINGTON AND 49 AND 50**

**IRVINGTON LLC IN CONNECTION WITH THE TRANSFER AND
REDEVELOPMENT OF CERTAIN PROPERTY WITHIN THE TOWNSHIP**

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, 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, 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 Rehabilitation Area in accordance with the Redevelopment Plan, pursuant to *N.J.S.A. 40A:12A-4(c)*; and

WHEREAS, the Township is or is about to become the owner of certain property located within the Rehabilitation Area designated as Block 81, Lot 29 and identified in the Township tax records as 50 Smith Street (the “**Property**”, as further described in Schedule A attached hereto and made a part hereof); and

WHEREAS, the Redeveloper has submitted to the Township its plans for the acquisition of the Property, and the financing, and implementation of the rehabilitation of the improvements currently on the Property (collectively, the “**Project**”), as further described on Schedule B, attached hereto; 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.

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

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

Section 2. 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.

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 under the terms of the Redevelopment Agreement, 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 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

FORM OF REDEVELOPMENT AGREEMENT

Adopted

10. COMMUNICATION AND PETITIONS

A. Communications

1. Honorable Mayor Tony Vauss – Local State of Emergency Declaration, January 24, 2026

11. PENDING BUSINESS

None

NON-CONSENT AGENDA

8. ORDINANCES, BILLS & CLAIMS (Cont.)

B. Ordinances on Second Reading

1. **President Beasley:** An ordinance creating a Multifamily Housing Receivership will be heard at this time. The Clerk will read the notice of hearing.

The Clerk will read the ordinance by title.

AN ORDINANCE CREATING A MULTIFAMILY HOUSING RECEIVERSHIP

SECTION 1. TITLE

This ordinance shall be known and may be cited as the "Irvington Multifamily Housing Receivership Ordinance."

SECTION 2. PURPOSE AND INTENT

The purpose of this ordinance is to protect the health, safety, and welfare of tenants and the public by providing a mechanism for the Township to seek the appointment of a court-supervised receiver for multifamily residential buildings that are chronically mismanaged, unsafe, or unfit for human habitation, in accordance with *N.J.S.A. 2A:42-114 et seq.*

SECTION 3. DEFINITIONS

For purposes of this ordinance, the following terms shall have the meanings set forth below:

- "Multifamily Residential Building" means any building containing three (3) or more dwelling units intended for residential occupancy.
- "Chronic Code Violations" means multiple or repeated violations of the Township Property Maintenance Code, Housing Code, Fire Code, or other applicable health and safety regulations that remain uncorrected or recur within a twelve (12) month period.
- "Receiver" means a person or entity appointed by the Superior Court of New Jersey pursuant to *N.J.S.A. 2A:42-144*.
- "Qualified Public Officer" means a municipal official or agent authorized to seek receivership on behalf of the Township.

SECTION 4. GROUNDS FOR RECEIVERSHIP

The Township may seek the appointment of a receiver when it determines that:

1. A multifamily residential building is affected by chronic code violations; and
2. Such violations present a substantial risk to the health or safety of occupants or the public; and
3. The owner has failed to correct the conditions after reasonable notice and opportunity to cure.

SECTION 5. NOTICE TO OWNER

Prior to seeking receivership, the Township shall provide written notice to the property owner:

- Identifying the violations;

- Ordering corrective action within a specified reasonable period; and
- Advising that failure to comply may result in a court action seeking appointment of a receiver.

This section shall not apply where emergency conditions require immediate court intervention.

SECTION 6. PETITION FOR RECEIVERSHIP

If the owner fails to abate the conditions, the Township may authorize the Qualified Public Officer to file a petition in the Superior Court of New Jersey seeking appointment of a receiver pursuant to *N.J.S.A. 2A:42-144*.

SECTION 7. POWERS AND DUTIES OF RECEIVER

Upon appointment by the court, the receiver shall have the powers authorized by law, including but not limited to:

- Taking possession and control of the property;
- Collecting rents and income;
- Making emergency and non-emergency repairs;
- Contracting for goods and services necessary to remediate conditions;
- Preparing a rehabilitation plan subject to court approval; and
- Complying with all court reporting requirements.

SECTION 8. APPLICATION OF FUNDS

All rents and revenues collected by the receiver shall be applied in accordance with court order and State law, with priority given to:

1. Abatement of conditions hazardous to health and safety;
2. Payment of receiver expenses and repair costs; and
3. Other lawful obligations as approved by the court.

SECTION 9. NON-RETROACTIVITY

This ordinance shall apply prospectively. Pre-existing violations may be considered only where they remain uncorrected or constitute ongoing conditions affecting health and safety.

SECTION 10. SEVERABILITY

If any section, subsection, or provision of this ordinance is adjudged invalid, such adjudication shall not affect the validity of the remaining provisions.

SECTION 11. EFFECTIVE DATE

This ordinance shall take effect upon final passage and publication as required by law.

The Public Hearing on this ordinance is now open.

Vick – Brown

Motion to close Public Hearing.

Adopted

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

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, Council Member Vauss Jr. and Council Member Vick thanked the residents for participating in the meeting. Council President Beasley addressed the concerns presented by Mr. Shaw, Sr., thanked the Administration for their effective measures in removing the snow from the residential streets and she closed the meeting by sharing a program for senior citizens.

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