

THE FINAL AGENDA, WHICH IS AVAILABLE THE DAY OF THE REGULARLY SCHEDULED MUNICIPAL COUNCIL MEETING, MAY CONTAIN AMENDMENTS, REMOVALS AND/OR ADDITIONS TO THE PROPOSED AGENDA.

TOWNSHIP OF IRVINGTON



**MUNICIPAL COUNCIL MEETING
PROPOSED AGENDA
OCTOBER 13, 2026
5:30 PM**

**Join Zoom Meeting: <https://us02web.zoom.us/j/84669030129>
Webinar ID: 846 6903 0129**

**Join via audio:
US: +13126266799,,84669030129# or
+16469313860,,84669030129#**

Members of the public who would like to attend the meeting and offer public comment, you must sign up via the registration link: https://us02web.zoom.us/webinar/register/WN_CXHmzA3BTZih2nrcxrZpKg

Appointments

Virtual - Zoom Meetings
Administration

1. PLEDGE OF ALLEGIANCE

2. MOMENT OF SILENCE

3. ROLL CALL

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)

5. HEARING OF COUNCIL MEMBERS

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

A. Reports

1. Joint Meeting – Fourth Quarter Assessment, 2026
2. Planning Board – Resolution Recommending That Block 112, Lots 1 and 4, Block 113, Lots 7 Through 16, and Block 160, Lots 1 Through 21 be Designated a Non-Condemnation Area in Need of Redevelopment, Pursuant to the New Jersey Local Redevelopment and Housing Law (NJSA40A:12A-1 et. seq.)
3. Deputy Health Director Kimberly Pierre – Report of the September 24, 2026 Board of Health Meeting
4. Business Administrator Musa Malik – Report of the October 1, 2026 Finance Committee Meeting
5. Township Attorney Ramon Rivera, Esq. – Report of the October 5, 2026 Legal Committee Meeting
6. Keyboarding Clerk II Jenilee Jean-Pierre – Report of the October 2, 2026 Sanitation Committee Meeting

7. REPORTS OF COMMITTEES

- A. September 23, 2026 - Bid – Portable Restrooms

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

- Finance Committee 1. Amend MC 3950 Calendar Year 2026 Model Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank

B. Ordinances on Second Reading

None

C. Bills & Claims

- Finance 1. Bill List
Finance 2. Payroll Report

9. RESOLUTIONS AND MOTIONS

A. Resolutions

- Finance Committee 1. Computation of Reserve for Uncollected Taxes for the Calendar Year 2026 Municipal Budget
- Legal Committee 2. Qualify Law Firms for Litigation/Defense Counsel Services

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| Legal Committee | 3. Ratify a Professional Services Contract for Litigation/Defense Counsel Services in the Matter of Shannon Thomas, et al v. Township of Irvington, et al. - Florio, Kenny and Rava - Not to Exceed \$5,000.00 |
| Legal Committee | 4. Ratify a Professional Services Contract for Litigation/Defense Counsel Services in the Matter of Jamal Abdel Zahir v. County of Essex, et al - The Antoine Law Firm, LLC - Not to Exceed \$5,000.00 |
| Sanitation Comm. | 5. Award an Emergency Sink Hole Contract Located at 170 Union Avenue - Messercola Excavating Inc. - Not to Exceed \$32,388.00 |
| Sanitation Comm. | 6. Award a Bid for Portable Restrooms Trailers - Russell Reid Waste Hauling and Disposal Services Co. Inc. - \$137,280.00 |
| Sanitation Comm. | 7. Authorize a Lien Against Properties for the Cost of Removal and/or Abatement From the Properties Such as But Not Limited to Brush, Weeds, Broken Glass, Stumps, Roots, Obnoxious Growths, Filth, Garbage, Trash, Litter, Refuse and Debris in Accordance With N.J.S.A. 48-2.14 and Irvington Code Section 460-9A for the Years 2025-2026 |
| Redev. Committee | 8. Authorize the Township to Engage Delcalzo Realty Services LLC to Appraise a Property for Condemnation in Newton Place Redevelopment Area
[PENDING REDEVELOPMENT COMMITTEE'S APPROVAL] |
| Redev. Committee | 9. Authorize the Execution of an Escrow Agreement With Irvington Redevelopment 2022, LLC for Redevelopment of 741 Springfield Avenue, Block 164, Lot 1
[PENDING REDEVELOPMENT COMMITTEE'S APPROVAL] |
| Redev. Committee | 10. Authorize the Execution of an Escrow Agreement With Guruji Development Group, LLC for the Redevelopment of 69-71 Montgomery Avenue, Block 163, Lot 27, and Authorize the Conditional Designation of Guruji Development Group, LLC as Redeveloper
[PENDING REDEVELOPMENT COMMITTEE'S APPROVAL] |
| Redev. Committee | 11. Authorize the Execution of an Escrow Agreement With TMA General Contracting LLC for the Redevelopment of 124 University Place, Block 54, Lot 4, and Authorize the Conditional Designation of TMA General Contracting LLC as Redeveloper
[PENDING REDEVELOPMENT COMMITTEE'S APPROVAL] |
| Redev. Committee | 12. Revise the Execution of an Escrow Agreement With Chester Property Care, LLC for the Redevelopment of 923 Grove Street, Block 210, Lot 40, and Authorize the Conditional Designation of Chester Property Care, LLC as Redeveloper
[PENDING REDEVELOPMENT COMMITTEE'S APPROVAL] |
| Redev. Committee | 13. Revise the Execution of an Escrow Agreement With Chester Property Care, LLC for the Redevelopment of 943-951 Grove Street, Block 210, Lot 49, 50 and 51, and Authorize the Conditional Designation of Chester Property Care, LLC as Redeveloper
[PENDING REDEVELOPMENT COMMITTEE'S APPROVAL] |

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| Redev. Committee | 14. Revise the Execution of an Escrow Agreement With Ellis Avenue Ventures, LLC for the Redevelopment of 107 Through 129 Ellis Avenue, Block 207, Lots 23.02, 24, 25, 26, 27, 28 and 29, and Authorize the Conditional Designation of Ellis Avenue Ventures, LLC as Redeveloper
[PENDING REDEVELOPMENT COMMITTEE'S APPROVAL] |
| Redev. Committee | 15. Revise the Execution of an Escrow Agreement With Guruji Development Group, LLC for the Redevelopment of 83 Madison Avenue, Block 86, Lot 36, and Authorize the Conditional Designation of Guruji Development Group, LLC as Redeveloper
[PENDING REDEVELOPMENT COMMITTEE'S APPROVAL] |
| Redev. Committee | 16. Revise The Execution of an Escrow Agreement With Guruji Development Group, LLC for the Redevelopment of 446 21 st Street, Block 163, Lot 8, and Authorize the Conditional Designation of Guruji Development Group, LLC as Redeveloper
[PENDING REDEVELOPMENT COMMITTEE'S APPROVAL] |
| Redev. Committee | 17. Revise the Execution of an Escrow Agreement With Guruji Development Group, LLC for the Redevelopment of 531 21 st Street, Block 165, Lot 24, and Authorize the Conditional Designation of Guruji Development Group, LLC as Redeveloper
[PENDING REDEVELOPMENT COMMITTEE'S APPROVAL] |
| Redev. Committee | 18. Revise the Execution of an Escrow Agreement With Guruji Development Group, LLC for the Redevelopment of 1061 Grove Street, Block 215, Lot 36, and Authorize the Conditional Designation of Guruji Development Group, LLC as Redeveloper
[PENDING REDEVELOPMENT COMMITTEE'S APPROVAL] |
| Finance | 19. Authorize Emergency Temporary Appropriation #3 to Extend the Calendar Year 2026 Temporary Municipal Budget |

10. COMMUNICATION AND PETITIONS

A. Communications

None

11. PENDING BUSINESS

None

12. MISCELLANEOUS

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

13. ADJOURNMENT (*Roll Call)