

**MEMBERS**  
JASI M. EDWARDS  
CRYSTAL M. FELICIANO  
JENNA L. FIGUEROA KETTENBURG  
TESKA T. FRISBY  
YAZMINELLY GONZALEZ  
JOSEPH A. HARRISON  
JENNIFER C. WILLIAMS



**CITY COUNCIL**  
OFFICE: (609) 989-3147  
FAX: (609) 989-3190

**CITY CLERK**  
BRANDON L. GARCIA  
OFFICE: (609) 989-3187  
FAX: (609) 989-3190

## **TRENTON CITY COUNCIL CONFERENCE SESSION AND REGULAR MEETING**

**TRENTON CITY HALL, CITY COUNCIL  
CHAMBERS, 319 EAST STATE STREET  
THURSDAY, JANUARY 4, 2024 AT 5:30 PM**

### **A G E N D A**

- I. CALL TO ORDER**
- II. FLAG SALUTE**
- III. STATEMENT:** Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act, pursuant to Public Laws 1975, Chapter 231. This Agenda is complete to the extent known and was sent to the Trenton Times and the Trentonian Newspapers, posted on the first-floor bulletin board in City Hall, filed in the City Clerk's Office and posted on the City of Trenton Website. Formal action will be taken.
- IV. ROLL CALL**
- V. INVOCATION**
- VI. EXECUTIVE SESSION - 24-008 - RESOLUTION AUTHORIZING THE CITY COUNCIL OF THE CITY OF TRENTON TO HOLD AN EXECUTIVE SESSION WHICH EXCLUDES THE PUBLIC (SHEILA TATAREK V. CITY OF TRENTON – KAPLAN GROUP, LLC, ET AL. V. CITY OF TRENTON. ET AL. – PERSONNEL MATTERS)**
- VII. PRESENTATIONS/RECOGNITIONS**
- VIII. PUBLIC COMMENT – AGENDA ITEMS ONLY**
- IX. OLD BUSINESS [Ordinances 2<sup>nd</sup> Reading and Public Hearing]**
- X. NEW BUSINESS:**
  - a. RESOLUTIONS**
  - b. ORDINANCES [1<sup>st</sup> Reading and Introduction]**
  - c. OTHER**
- XI. PUBLIC COMMENTS**
- XII. CIVIC COMMENTS**
- XIII. ADJOURNMENT**

**DOCKET REVIEW FOR  
THURSDAY, JANUARY 4, 2024**

**1. MINUTES FOR APPROVAL - NONE**

**2. COMMUNICATIONS AND PETITIONS**

- 2a Civil Action Summons Foreclosure Compliant – Filed by Deborah T. Feldstein, Esquire, Pellegrino & Feldstein, LLC, 290 Route 46 West, Denville, New Jersey – Representing Trenton Opportunity 3, LLC vs. Lula Mae Roberts, Her Heirs, Devisees and Personal Representatives and His, Her, Their or Any of Their Successors; City of Trenton, et. als.
- 2b Civil Action Third Amended Complaint to join to fix the certificate no. on the Schedule as to Count Eight and to join the Notice of Surplus Equity Affirmative Defense – Filed by Gary C. Zeitz, Esquire, Gary C. Zeitz, LLC, 1101 Laurel Oak Road, Suite 170, Voorhees, New Jersey – Representing KHLK Fund, LLC vs. Warren Street Urban Renewal Partners II, LP; Warren Street Urban Renewal Partners LP; City of Trenton; New Jersey Department of Community Affairs; State of New Jersey, et. als.
- 2c Civil Action – Motion to Enforce Compliance of a Subpoena – Filed by Patrick J. Whalen, Esquire, 109 South Warren Street, PO Box 23653, Trenton, New Jersey – Representing Sandra Smith vs. Rosanna Upshaw; Isaiah Pierre; Bobby Blanch, et. als.
- 2d Communication to Wesley Bridges, Esquire, Director, Law Department City of Trenton Re: Law Enforcement Liability Policy No. SLE6675763 and Claim GL1009896413 (Claimant(s) Quasean Goldstein and Jacqueline Durette.
- 2e Civil Action – Verified Complaint State of New Jersey Department of Law and Public Safety Division of Civil Rights – Filed by Camilla O’Neal vs City of Trenton (Trenton Water Works).
- 2f Civil Action Summons Compliant Jury Demand and Designation of Trial Counsel Demand for Answers to Form C and C (2) Interrogatories – Filed by Brian J. Duff, Esquire, Kalavruzos Mumola Hartman Lento & Duff, LLC, 2681 Quakerbridge Road, Hamilton, New Jersey – Representing Mary Nemeth and Joseph Nemeth, her husband vs. The City of Trenton, Trenton Water Works, et. als.
- 2g Notice of filing of Summons and Compliant in Foreclosure – Filed by James French, Esquire, McCabe, Weisberg & Conway, LLC, 216 Haddon Avenue, Westmont, New Jersey – Representing Nations Lending Corporation. Property Listed: 702 Greenwood Avenue, Trenton, New Jersey 08609, Block 13003, Lot 19.
- 2h Foreclosure Dismissal Notice – Mortgage Contracting Services, Code Compliance Department, 250 Highland Drive, Suite 100, Lewisville, Texas Property Listed: 54 Division Street, Trenton, New Jersey.
- 2i Disregard: Tort Claim Notice Filed by Geoffrey C. Arlen, Esquire, Arlen Law Firm, LLC, 204 Towne Centre Drive, Hillsborough, New Jersey – Representing Jayden People vs NJ Transit Corporation.
- 2j Disregard: Tort Claim Notice Filed by Geoffrey C. Arlen, Esquire, Arlen Law Firm, LLC, 204 Towne Centre Drive, Hillsborough, New Jersey – Representing Corey People vs NJ Transit Corporation.
- 2k Civil Action Foreclosure Complaint – Filed by Deborah T. Feldstein, Esquire, Pellegrino & Feldstein, LLC, 290 Route 46 West, Denville, New Jersey – Representing Avalon Management Group, Inc. vs. Passaic Street Housing, LLC; City of Trenton, et. als.
- 2l Civil Action Final Judgment – Filed by Courtney A. Martin, Esquire, Pluese, Becker & Saltzman, LLC, 20000 Horizon Way, Suite 900, Mount Laurel, New Jersey – Representing New Jersey Housing and Mortgage Finance Agency vs. Linda R. Morgan, et. al. Defendant(s): City of Trenton; Canon Financial Services, Inc.; LVNV Funding, LLC.

- 2m Foreclosure Notice Filed and Summons Issued – Freedom Mortgage Corporation. 941 Yamato Road, Suite 174, Boca Raton, Florida. Property: 42 Delawareview Avenue, Trenton, New Jersey 08618.
- 2n Foreclosure Complaint Notice Filed – by Brock & Scott, PLLC, 302 Fellowship Road, Suite 130, Mont Laurel, New Jersey. Property: 124 Washington Street, Trenton, New Jersey 08611.
- 2o Civil Action Foreclosure Notice – Filed by Dana Marks, Esquire, Friedman Vartolo, LLP, 1325 Franklin Avenue, Suite 160, Garden City, New York – Representing Wilmington Savings Fund Society, FSB, Not in Its Individual Capacity but Solely as Owner Trustee for Bryant Park Revolving Trust vs. Kenneth McNeil A/K/A Kenneth G. McNeil, et. al. Property: 329 Cleveland Avenue, Trenton, New Jersey 08629.
- 2p Tort Claim Notice – Filed by Craig J. Hubert, Esquire, Szaferman, Lakind, Blumstein & Blader, P.C., 101 Grovers Mill Road, Suite 200, Lawrenceville, New Jersey – Representing Bayshonne Snow vs. City of Trenton.
- 2q Tort Claim Notice for Personal Injury – Filed by Donald J. Burke, Esquire, Law Office of Donald F. Burke, 45 Gale Road, Brick, New Jersey – Representing Giuliana Marrazzo, Steve Clegg, Christine Mathews, Melinda Messineo, April James, Allison Pennypacker, Amanda Toti vs. City of Trenton, et. als.
- 2r Tort Claim Notice for Personal Damage – Filed by Brandon J. Broderick, Esquire, 65 State Route 4 East, River Edge, New Jersey – Representing Scarlet Morgan vs. City of Trenton.

### **3. REPORTS**

- 3a City Clerk's Office – Submitting the monthly revenue report for the month of December 2023 for funds collected by the office staff – Total \$
- 3b City Clerk's Office – Submitting the yearly revenue report for the Year 2023 for funds collected by the office staff – Total \$

### **4. ORDINANCES - 2<sup>nd</sup> Reading and Public Hearing**

NONE

### **5. RESOLUTIONS**

#### **CITY CLERK'S OFFICE**

- 23-560 RESOLUTION APPROVING THE YEAR 2024 SCHEDULE OF MEETINGS OF THE CITY COUNCIL, ABC BOARD AND BOARD OF HEALTH OF THE CITY OF TRENTON
- 24-008 RESOLUTION AUTHORIZING THE CITY COUNCIL OF THE CITY OF TRENTON TO HOLD AN EXECUTIVE SESSION WHICH EXCLUDES THE PUBLIC (SHEILA TATAREK V. CITY OF TRENTON – KAPLAN GROUP, LLC, ET AL. V. CITY OF TRENTON, ET AL. – PERSONNEL MATTERS)

**DEPARTMENT OF ADMINISTRATION, ADAM E. CRUZ, BUSINESS ADMINISTRATOR**

- 24-009 RESOLUTION AUTHORIZING A CONTRACT TO W.B. MASON COMPANY, INCORPORATED, 21 COMMERCE DRIVE, CRANBURY, NEW JERSEY 08512 FOR THE FURNISHING AND DELIVERY F.O.B. OF OFFICE SUPPLIES, OFFICE FURNITURE & RECYCLED COPY PAPER ON AN AS NEEDED BASIS FOR VARIOUS DEPARTMENTS AND DIVISIONS AWARDED THROUGH STATE CONTRACT T-9052 88839 FROM DATE OF AWARD TO MAY 6, 2024 IN AN AMOUNT NOT TO EXCEED \$478,424.09

**DEPARTMENT OF LAW, WES BRIDGES, DIRECTOR**

- 23-562 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TRENTON IN SUPPORT OF THE CLASS V CANNABIS RETAIL APPLICATION OF KUSH DISPENSARY, LLC
- 23-578 RESOLUTION AUTHORIZING SETTLEMENT OF A CIVIL ACTION IN THE MATTER OF SHEILA TATAREK V. CITY OF TRENTON, ET AL. IN THE TOTAL AMOUNT OF \$190,000.00
- 24-012 RESOLUTION AUTHORIZING THE SETTLEMENT OF A CIVIL ACTION IN THE MATTER OF KAPLAN GROUP, LLC, ET AL. V. CITY OF TRENTON, ET AL. IN THE AMOUNT OF \$187,000.00

**DEPARTMENT OF HOUSING & ECONOMIC DEVELOPMENT**

- 24-001 RESOLUTION AMENDING RESOLUTION NO. 23-511 AUTHORIZING THE DEDICATION OF CERTAIN CITY-OWNED PROPERTIES TO THE TRENTON HOUSING AUTHORITY IN SUPPORT OF THE CHOICE NEIGHBORHOOD IMPLEMENTATION GRANT APPLICATION FOR THE DEVELOPMENT OF THE NORTH TRENTON BATTLE MONUMENT CHOICE NEIGHBORHOOD REDEVELOPMENT PROJECT
- 24-010 RESOLUTION AUTHORIZING PAYMENT FOR A CONTRACT WITH MONTROSE ENVIRONMENTAL FOR AN AMOUNT NOT TO EXCEED \$22,750 WHICH WAS AWARDED ON AN EMERGENCY BASIS FOR THE PERFORMANCE OF A VAPOR INTRUSION INVESTIGATION AT RESIDENCES NEAR THE FORMER MERCURY CLEANERS SITE, 215-225 WEST INGHAM AVENUE

**DEPARTMENT OF PUBLIC WORKS, WAHAB ONITIRI, DIRECTOR**

- 24-002 RESOLUTION AUTHORIZING A CONTRACT TO C&M AUTO PARTS, INC. FOR THE PURCHASE OF AUTO PARTS AND ACCESSORIES TO REPAIR CITY VEHICLES, VANS, UTILITY TRUCKS, AND LIGHT DUTY VEHICLES ON AN AS NEEDED BASIS FOR MULTIPLE DEPARTMENTS & DIVISIONS FOR THE CITY OF TRENTON, FROM DATE OF AWARD TO FEBRUARY 25, 2024 AWARDED THROUGH NEW JERSEY STATE CONTRACT NO. T-2761 86059 IN AN AMOUNT NOT TO EXCEED \$76,250.00
- 24-011 RESOLUTION ACCEPTING BIDS AND AWARDING A CONTRACT TO YAROS LANDSCAPES FOR SNOW PLOWING AND SNOW REMOVAL/HAULING SERVICES FOR SIX (6) MONTHS WITH AN OPTION TO EXTEND FOR TWO (2) ADDITIONAL SIX (3) MONTHS ON AN AS NEEDED BASIS TO COMPLIMENT THE DIVISION OF STREETS FLEET IN AN AMOUNT NOT TO EXCEED \$160,000.00 – BID 2023-65

## DEPARTMENT OF WATER AND SEWER

- 24-003 RESOLUTION AUTHORIZING PAYMENT FOR A CONTRACT WITH CME ASSOCIATES, 3141 BORDENTOWN AVENUE, PARLIN, NEW JERSEY 08859, AWARDED ON AN EMERGENCY BASIS FOR PROFESSIONAL ENGINEERING SERVICE FOR THE COMBINED SEWAGE PUMP STATION PUMP REPLACEMENT IN AN AMOUNT NOT TO EXCEED \$108,049.00 FOR THE TRENTON SEWER UTILITY
- 24-004 RESOLUTION AUTHORIZING A CONTRACT TO NATIONAL AUTO FLEET GROUP AWARDED THROUGH SOURCEWELL CONTRACT NO. #091521-NAF FORMERLY NATIONAL JOINT POWER ALLIANCE (NJPA) FOR THE PURCHASE OF TWO (2) WHITE 2024 FORD BRONCO SPORT 4X4 SUV'S & RELATED ACCESSORIES FOR TRENTON WATER WORKS THIS IS A ONE TIME PURCHASE IN AN AMOUNT NOT TO EXCEED \$69,018.92
- 24-006 RESOLUTION AMENDING THE CONTRACT WITH CDM SMITH, INC. FOR AUTOMATED METER READING (AMR) PROGRAM MANAGEMENT – PHASE 1 TO EXTEND IT FOR A PERIOD OF TWO (2) YEARS – CC2021-01
- 24-007 RESOLUTION AUTHORIZING TRENTON WATER WORKS TO ENTER INTO A LEASE TO PURCHASE AGREEMENT WITH CRESTEK REAL ESTATE, LLC FOR THE PROPERTY LOCATED AT 4 LUDLOW DRIVE IN EWING TOWNSHIP IN THE AMOUNT OF \$54,000.00 PAID IN \$3,000.00 MONTHLY PAYMENTS FOR EIGHTEEN (18) MONTHS

### **6. ORDINANCES - 1<sup>st</sup> Reading and Introduction**

- 24-01 AN ORDINANCE AMENDING AND SUPPLEMENTING TRENTON CITY CODE SECTION AND 89-2 GOVERNING THE PARKING OF VEHICLES NEAR A FIRE HYDRANT
- 24-02 AN ORDINANCE AMENDING AND SUPPLEMENTING THE TRENTON CITY CODE TO REGULATE THE USE OF FIREWORKS WITHIN THE CITY OF TRENTON
- 24-03 AN ORDINANCE OF THE CITY OF TRENTON AMENDING CHAPTER 132, "HOUSING STANDARDS", OF THE CODE OF THE CITY OF TRENTON TO ADD A NEW ARTICLE ENTITLED "LEAD BASED INSPECTIONS"
- 24-04 AN ORDINANCE CONTINUING CERTAIN POSITIONS, FIXING SALARY RANGES THEREFORE AND SETTING FORTH CERTAIN REGULATIONS FOR THE IMPLEMENTATION OF THESE RANGES
- 24-05 ORDINANCE AMENDING ORDINANCE 19-37 ENTITLED "AN ORDINANCE CREATING SEASONAL POSITIONS, FIXING THE SALARY RANGE, THEREFORE, AND SETTING FORTH CERTAIN REGULATIONS FOR THE IMPLEMENTATION OF THE SAME"

**Public Hearing and 2<sup>nd</sup> Reading for Ordinances to be held on January 18, 2024.**