

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

CITY CLERK
OFFICE: (609) 989-3187
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CITY COUNCIL MEETING
COUNCIL CHAMBERS – TRENTON CITY HALL
THURSDAY - FEBRUARY 2, 2017 at 5:30 P.M.

AGENDA

STATEMENT: Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act, pursuant to Public Laws 1975, Chapter 231. The Agenda for this meeting was sent to the Trenton Times Newspaper, posted on the first floor bulletin board in City Hall, and filed in the City Clerk's Office on January 27, 2017.

- I. CALL TO ORDER
- II. ROLL CALL
- III. INVOCATION AND FLAG SALUTE
- IV. PUBLIC COMMENT (Docket Items only)
- V. DOCKET ADOPTION
Appearances: Terry McEwen, BA; Francis Blanco, Chief of Staff; Walter Denson, Esq., Law; James Brownlee, H&HS; Diana Rogers, H&ED; Qareeb Bashir, TFD; Ernest Parrey, TPD; Ron Zilinski, Finance; Les Graham, Inspections; Merkle Cherry, PW
- VI. CIVIC MATTERS
- VII. PUBLIC COMMENT
- VIII. EXECUTIVE SESSION – Pending Litigation: Steve Wronko vs City of Trenton
Attorney/Client Privilege: Staton/Holly-Ward
- IX. ADJOURNMENT

NEXT COUNCIL MEETING – FEBRUARY 16, 2017

ACTION MAY BE TAKEN AT THIS MEETING

Zachary A. Chester, Council President

DOCKET REVIEW
TUESDAY, JANUARY 31, 2017

1. COMMUNICATIONS AND PETITIONS

- 1a. Pennoni – Response Action Outcome for Restricted used with Permit Requirements. Site: International Academy of Trenton Charter School (Former Times of Trenton), 500 and 502-510 Perry Street, Trenton, NJ.
- 1b. D&R (Delaware and Raritan Canal Commission) Meeting Schedule, 2017.
- 1c. Earle Asphalt Company – Monthly Project Workforce Report month ending December, 2016.
- 1d. Tort Claim Petition – Filed by Alisa C. Boll, Start & Stark, PO Box 5315, Princeton, NJ – Representing Luis Cosme, 1109 Salem Road, Burlington, NJ – Against the City of Trenton.
- 1e. Civil Foreclosure Judgment – Filed by Malcolm Forbes, Paralegal, McCabe, Weisberg & Conway, P.C., Suite 201, 216 Haddon Avenue, Westmont, NJ – Representing Fifth Third Mortgage vs. Wanda Brown aka Wanda Deloris Brown. Property Listed: 2 Barmfield Court, Medford, NJ.
- 1f. Civil Foreclosure – Filed by Quiana Hamlett, Paralegal, Knuckles Komosinski & Manfro, LLP, 50 Tice Boulevard, Suite 183, Woodcliff Lake, NJ – Representing Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity, but solely as trustee for BCAT 2015-14BTT vs. George S. Scott, et. al. Property Listed: 321 Garfield Avenue, Trenton, NJ.
- 1g. Civil Action Notice of Motion for Appointment of Guardian Ad Litem for Infant Defendant and Certification Pursuant to Rule 1:6-2 and Vacate Default – Filed by Naser Selmanovic, Esquire, RAS Cintron, LLC, 130 Clinton Road, Suite 202, Fairfield, NJ – Representing Nationstar Mortgage, LLC., vs. Deirdre L. Webster Cobb, as Executrix of the Estate of Gregory W. Adkins, Deceased, et. al. Property Listed: 32 Equestrian Drive, Burlington, NJ.
- 1h. Civil Action Notice of Motion for Entry of Final Judgment – Filed by Gary C. Zeitz, Esquire, Gary C. Zeitz, LLC, 1101 Laurel Oak Road, Suite 170, Voorhees, NJ – Representing Trenton NJ Management, LLC vs. Amgad Girgis, et. al. Property Listed: 848 Beatty Street, Trenton, NJ.
- 1i. Civil Action Order Setting Date, Time, Place and Amount of Redemption – Filed by Gary C. Zeitz, Esquire, Amber J. Monroe, Esquire, Gary C. Zeitz, LLC, 1101 Laurel Oak Road, Suite 170, Voorhees, NJ – Representing Pro Cap III, LLC by its Custodian, US Bank vs Raintree Holdings, LLC., et. al. Property Listed: 295 Spring Street, Trenton, NJ.
- 1j. Civil Action Amended Foreclosure Complaint to Join Defendants State of New Jersey, The United States of America; ABC Bail Bonds; American Honda Finance Corporation; TriRad Association; and Jay L. Lubetkin – Filed by Jennifer Stead, Esquire, RAS Citron, LLC, 130 Clinton Road, Suite 202, Fairfield, NJ – Representing U.S. Bank National Association vs. Barbara Ann Lewis; His Heirs, Devisees and Personal Representatives and His, Hers, Theirs or Any of Their Successors in Right, Title and Interest; Robert L. Poole, City of Trenton, et. al. Property Listed: 323 Gardner Avenue, Trenton, NJ.
- 1k. Civil Foreclosure – Filed by Sanford J. Becker, Esquire, Pluese, Becker & Saltzman, LLC, 20000 Horizon Way, Suite 900, Mount Laurel, NJ – Representing New Jersey Housing and Mortgage Finance Agency vs. Alejandro Aponte, et. al. Property Listed: 1643 South Clinton Avenue, Trenton, NJ.
- 1l. Civil Action Sheriff Sale – Filed by Sarah E. Powers, Esquire, PowersKirn, LLC, 728 Marne Highway, Suite 200, Moorestown, NJ – Representing Nationstar Mortgage, LLC., vs Alejandro Cuadros, et. al. Property Listed 344-346 Rusling Street, Trenton, NJ.
- 1m. Civil Action Notice of Motion for Entry of Default After Six Months – Filed by Sanford J. Becker, Esquire, Pluese, Becker & Saltzman, LLC., 20000 Horizon Way, Suite 900, Mt. Laurel, NJ – Representing New Jersey Housing and Mortgage Finance Agency vs Randy Hawkins, et. al. Property Listed: 197 Duane Street, Orange, NJ.
- 1n. Civil Action Foreclosure – Filed by Sanford J. Becker, Esquire, Pluese, Becker & Saltzman, LLC, 20000 Horizon Way, Suite 900, Mount Laurel, NJ – Representing Ditech Financial, LLC vs Tracey Syphax. Property Listed: 645 North Willow Street, Trenton, NJ.
- 1o. Civil Action Final Judgment – Filed by Rima Zaman, Esquire, Frenkel Lambert Weiss Wiesman & Gordon,

- LLP, 80 Main Street, Suite 460, West Orange, NJ – Representing New Jersey Housing & Mortgage Finance Agency vs. Leslie C. Lake., et. al. Property Listed: 221 Spring Street, Trenton, NJ.
- 1p Civil Action First Amended Complaint – Filed by Gary C. Zeitz, Esquire, Amber J. Monroe, Esquire, spouse of Ralph Rizziello; City of Trenton, et. al. Property Listed: 133 E. Broad Street, Burlington City, New Jersey.
- 1q Civil Foreclosure – Filed by Richard J. Tracy, Esquire, Schiller, Knapp, Lefkowitz & Hertzell, LLP, 30 Montgomery Street, Suite 1205, Jersey City, New Jersey – Representing Bayview Loan Servicing, LLC, vs Catherine R. Potts, et. al. Property Listed: 706 William Street, Trenton, NJ.
- 1r Civil Action Notice of Motion for Entry of Default After Six Months – Filed by Sanford J. Becker, Esquire, Pluese, Becker & Saltzman, LLC, 20000 Horizon Way, Suite 900, Mt. Laurel, NJ – Representing New Jersey Housing and Mortgage Finance Agency vs. Randy Hawkins, et. al. Property Listed: 197 Duane Street, Orange, NJ.
- 1s Civil Action – Filed by Bruce S. Luckman, Esquire, Sherman, Silverstein, Kohl, Rose & Podolsky, P.A., 308 Harper Drive, Suite 200, Moorestown, NJ – Representing Propel Financial 1, LLC., vs. John Martin Juniak, Jr., Executor of the Estate of Lillian H. Juniak; John Martin Juniak, Jr., City of Trenton, et. als. Property Listed: 19 Caroline Avenue, Hamilton, NJ.
- 1t Civil Action Foreclosure – Filed by Sanford J. Becker, Esquire, Pluese, Becker & Saltzman, LLC., 20000 Horizon Way, Suite 900, Mount Laurel, NJ – Representing New Jersey Housing and Mortgage Finance Agency vs. Samantha A. Craig, et. al. Property Listed: 81 Spring Street, Trenton, NJ.
- 1u Civil Action Notice of Motion to Correct Name of Defendant – Filed by Donald V. Valenzano, Jr., Esquire, RAS Cintron, LLC, 130 Clinton Road, Suite 202, Fairfield, NJ - Representing One West Bank, FSB vs. Katherine Wells, et. al. Property Listed: 43 East Henry Street, Palmyra, NJ.
- 1v Civil Action Amended Residential Mortgage Foreclosure Complaint – Filed by Sheera G. Engrissei, Esquire, McCabe, Weisberg & Conway, P.C., 216 Haddon Avenue, Suite 201, Westmont, NJ – Representing PNC Bank, National Association vs. Wade Ford, his heirs, devisees and personal representatives and his/her, their or any of their successors in right, title and interest (1-10); Irish Moore aka Irish M. Moore-Ford, Mrs. Wade Ford, City of Trenton, et. al. Property Listed: 10 Behm Drive, Parlin, NJ.
- 1w Civil Action Certification of Diligent Inquiry to be Annexed to Residential Mortgage Foreclosure Complaints Pursuant to Rule 1:5-6(c)(1)(E) And Rule 4:64-1(a) (2) And (a) (3) – Filed by Sanford J. Becker, Esquire, Pluese, Becker & Saltzman, LLC, 20000 Horizon Way, Suite 900, Mount Laurel, NJ – Representing New Jersey Housing and Mortgage Finance Agency vs. Samantha A. Craig; Mr./Mrs. Craig, Spouse of Samantha A. Craig; Venice Columbo; City of Trenton, et. als. Property Listed: 81 Spring Street, Trenton, NJ.
- 1x Tort Claim Notice for Personal and Property Damage – Filed by Thelma Marie Bronson, 487 Martin Luther King Boulevard, Trenton, NJ – Against the City of Trenton.
- 1y Civil Action Final Judgment for Foreclosure – Filed by Coleen Hirst, Esquire, KML Law Group, P.C. 216 Haddon Avenue, Suite 406, Westmont, NJ – Representing – MidFirst Bank vs. William J. Powell, et. al. Property Listed: 164 Eaves Mill Road, Medford, NJ.
- 1z United States Bankruptcy Court District of New Jersey – Certification of Service Application to Extend Time to File Missing Documents – Filed by Stevie Richardson.
- 1aa Tort Claim Notice for Property Damages – Filed by Verizon, 726 West Sheriden, Oklahoma, Oklahoma – Against the City of Trenton.
- 1ab Civil Sheriff's Sale – Filed by Jen Mueller, Legal Assistant, Pluese, Becker & Saltzman, LLC., 20000 Horizon Way, Suite 900, Mt. Laurel, NJ – Representing The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificate holders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-14 vs Dina Bailey, et. al. Property Listed: 14 Malaga Road, Buena Vista Township, NJ.
- 1ac Civil Action Request to Enter Default and Certification – Filed by Sanford J. Becker, Esquire, Pluese, Becker & Saltzman, LLC, 20000 Horizon Way, Suite 900, Mt. Laurel, New Jersey – Representing New Jersey Housing and Mortgage Finance Agency vs Jarrid W. Graham, et. al. Property Listed: 287 Bellevue Avenue, Trenton, NJ.
- 1ad Civil Action Sheriff's Sale – Filed by Sarah E. Powers, Powers Kirn, LLC, 728 Marne Highway, Suite 200, Moorestown, NJ – Representing New Jersey Housing and Mortgage Finance Agency vs. Nelson E. Rubiera,

- et. al. Property Listed: 35 Ewing Street, 2nd Floor, Trenton, NJ
- 1ae Civil Action Notice of Summons and Complaint in Foreclosure – Filed by McCabe, Weisberg & Conway, P.C., Suite 201, 216 Haddon Avenue, Westmont, NJ – Representing Ditech Financial, LLC., vs. Orlando Gutierrez, Yessica Gutierrez and Portfolio Recovery Associates. Property Listed: 226 Bert Avenue, Trenton, NJ.
- 1af Civil Action Motion Appointing Guardian Ad Litem and Vacating Default – Filed by Erin McGlauffin, Paralegal, RAS Citron, LLC, 130 Clinton Road, Suite 202, Fairfield, NJ – Representing Bank of America, N.A. vs. Deirdre L. Webster Cobb, et. al.
- 1ag Civil Action Motion Foreclosure – Filed by Malcom Forbes, Paralegal, McCabe, Weisberg & Conway, P.C., Suite 201, 216 Haddon Avenue, Westmont, NJ – Representing Fifth Third Mortgage Company vs. Wanda Brown, aka Wada Deloris Brown. Property Listed: 2 Bramfield Court, Medford, NJ.
- 1ah Civil Action Complaint for Quiet Title to Real Property – Filed by Carol R. Cobb, Esquire, Ian V. Gallo, Esquire, McCabe, Weisberg & Conway, P.C., 216 Haddon Avenue, Suite 201, Westmont, NJ – Representing Ditech Financial, LLC. vs City of Trenton, The Prudential Property.
- 1ai Civil Action Complaint – Filed by John R. Caporate, Esquire, Frenkel, Lambert Weiss Weisman & Gordon, LLP, 80 Main Street, Suite 460, West Orange, NJ – Bank of America vs Michael Robinson and April Robinson, husband and wife; Shore Memorial Hospital; Jackson Capital Inc.; etc.
- 1aj Civil Action Order Entering Default After Six Months – Sanford J. Becker, Esquire, Pluese, Becker & Saltzman, LLC, 20000 Horizon Way, Suite 900, Mt. Laurel, NJ. – Representing New Jersey Housing and Mortgage Finance Agency vs Randy Hawkins, et. al. Property Listed: 197 Duane Street, Orange, NJ.
- 1ak Civil Action Foreclosure – Filed by Richard J. Tracy, Esquire, Schiller, Knapp, Lefkowitz & Hertzell, LLP, 30 Montgomery Street, Suite 1205, Jersey City, NJ – Representing M & T Bank vs Narlene Green, et. al. Property Listed: 230 Commonwealth Avenue, Trenton, NJ.
- 1al Civil Action Summons Amended Compliant in Mortgage Foreclosure (To Plead Deceased Information) Filed by Lucas M. Anderson, Esquire, Wells Fargo Bank, National Association, as Trustee for Option One Mortgage Loan Trust 2005-2, Asset-Backed Certificates, Series 2005-2 vs. Kenneth H. Lorch, Individually and his heirs, devisees and personal representatives and his or any of their, successors in right, title, and interest; City of Trenton, et. al.
- 1am Tort Claim Notice for Property Damage – Filed by Monique Thompson, 291 Spring Street, Trenton, NJ – Against the City of Trenton.
- 1an Civil Foreclosure – Filed by Sanford J. Becker, Esquire, Pluese, Becker & Saltzman, LLC, Mt. Laurel Office, 20000 Horizon Way, Suite 900, Mt. Laurel, NJ – Representing New Jersey Housing and Mortgage Finance Agency vs Kyle Johnson, et. al. Property Listed: 47 Centre Street, Unit A1, Trenton, NJ.
- 1ao Civil Action Foreclosure Complaint – Filed by Deborah T. Feldstein, Esquire, Pellegrino & Feldstein, LLC, 290 Route 46 West, Denville, NJ – Representing TTLBL, LLC vs Andrea Perry-Stokes; Jon Doe, Husband of Andrea Perry-Stokes, Said Name John Doe being fictitious; City of Trenton, et. al.
- 1ap Civil Action Order Final Judgment – Filed by Samuel Bergsohn, Esquire, Frenkel Lambert Weiss & Gordon, LP, 80 Main Street, 4th Floor, Suite 460, West Orange, NJ – Representing New Jersey Housing & Mortgage Finance Agency vs Kaya James. Property Listed: 245 Spring St., Trenton, NJ.
- 1aq Civil Action Sheriff's Sale Final Judgment – Filed by Gary C. Zeitz, Amber J. Monroe, Esquires, Gary C. Zeitz, LLC. 1101 Laurel Oak Road, Suite 170, Voorhees, NJ – Representing Pro Capital Fund I, LLC, but it's Custodian, US Bank vs. Robert Miller and Louise Miller, Husband and Wife.
- 1ar Civil Action Mortgage Foreclosure Complaint (To Include Subordinate Mortgage Holder) – Filed by Fei F. Lam, Esquire, Stern Lavinthal & Frankenberg, LLC, 105 Eisenhower Parkway, Suite 302, Roseland, NJ – Representing Citibank, N.A., Not in its Individual Capacity, but Solely as Trustee for NRZ Pass-Through Trust VI vs Steven Jones; Carol Jones; his Wife, Bank of America, N.A.; City of Trenton, et. al.
- 1as Civil Action Mortgage Foreclosure Complaint – Filed by Djibril Carr, Esquire, Stern Lavinthal & Frankenberg, LLC, 105 Eisenhower Parkway, Suite 302, Roseland, NJ – Representing Federal National Mortgage Association vs Katherine Reyes; Robert C. Jones; Mrs. Robert C. Jones, his wife; City of Trenton, et. al.

2. REPORTS

- 2a City Clerk's Office – Submitting for approval three raffle applications: Two filed by Top Ladies of Distinction, Inc., Trenton Chapter to hold a 50/50 Raffle and a Merchandise Raffle on March 18, 2017 and One filed by Mount Carmel Guild of Trenton to hold an Off Premise 50/50 Raffle on May 16, 2017.

3. MINUTES FOR APPROVAL

Executive Session, December 15, 2016
Regular Meeting, January 19, 2017

Conference Session, January 17, 2017

4. RESOLUTIONS

- 17-51 RESOLUTION GRANTING RENEWAL OF ALCOHOLIC BEVERAGE PLENARY RETAIL CONSUMPTION LICENSE # 1111-33-198-008, TIKAL PERFECTION LIQUORS, INC., FOR THE 2016-2017 LICENSING PERIOD (501 Morris Avenue - Inactive)
- 17-52 RESOLUTION GRANTING RENEWAL OF ALCOHOLIC BEVERAGE PLENARY RETAIL CONSUMPTION LICENSE # 1111-33-140-003, MATUCHECK, MICHAEL FOR THE 2016-2017 LICENSING PERIOD (801 Anderson Street - Inactive)
- 17-53 RESOLUTION APPROVING PERSON-TO-PERSON TRANSFER OF PLENARY RETAIL DISTRIBUTION LICENSE # 1111-44-134-006, LA SIERRA GROUP, LLC (547 Hamilton Avenue)
- 17-54 RESOLUTION GRANTING RENEWAL OF ALCOHOLIC BEVERAGE PLENARY RETAIL CONSUMPTION LICENSE # 1111-33-236-008, JASBIR S. SETHI FOR THE 2016-2017 LICENSING PERIOD (Pocket License)
- 17-55 RESOLUTION GRANTING RENEWAL OF ALCOHOLIC BEVERAGE PLENARY RETAIL CONSUMPTION LICENSE # 1111-33-092-008, CARIDAD'S, LLC FOR THE 2016-2017 LICENSING PERIOD (Pocket License)
- 17-56 RESOLUTION GRANTING RENEWAL OF ALCOHOLIC BEVERAGE PLENARY RETAIL CONSUMPTION LICENSE # 1111-33-065-007, CHAPALA II MEXICAN GRILL, INC. FOR THE 2016-2017 LICENSING PERIOD (273 Morris Avenue)
- 17-57 RESOLUTION AUTHORIZING THE REDUCTION OF SEWER CHARGES AT 633 CENTER STREET (ACCOUNT # 617-2410-304) DUE TO NON-ENTRY OF WATER INTO THE SEWER SERVICE
- 17-58 RESOLUTION AUTHORIZING AN AMENDMENT TO THE CONTRACT WITH THE LAW OFFICE OF JOHN MORELLI, P.C., ATTORNEY AT LAW, 203 SOMERDALE ROAD, VOORHEES, NEW JERSEY 08043 TO PROVIDE CONTINUED PROFESSIONAL LEGAL SERVICES REGARDING GENERAL MUNICIPAL AND DEFENSE LITIGATION MATTERS IN AN AMOUNT NOT TO EXCEED \$50,000.00
- 17-59 RESOLUTION AUTHORIZING AN AMENDMENT TO THE CONTRACT WITH THE LAW OFFICE OF BECKER, LLC, 220 LAKE DRIVE EAST, SUITE 102, CHERRY HILL, NEW JERSEY 08002 TO PROVIDE

CONTINUED PROFESSIONAL LEGAL SERVICES REGARDING GENERAL MUNICIPAL AND DEFENSE LITIGATION MATTERS IN AN AMOUNT NOT TO EXCEED \$50,000.00

- 17-60 RESOLUTION AUTHORIZING AN AMENDMENT TO THE CONTRACT WITH THE LAW OFFICE OF ERIC M. BERNSTEIN & ASSOCIATES, LLC, 34 MOUNTAIN BLVD., BUILDING A, P.O. BOX 4922, WARREN, NEW JERSEY 07059 TO PROVIDE CONTINUED PROFESSIONAL LEGAL SERVICES REGARDING GENERAL MUNICIPAL AND DEFENSE LITIGATION MATTERS IN AN AMOUNT NOT TO EXCEED \$20,000.00
- 17-61 RESOLUTION AUTHORIZING THE CANCELLATION OF GRANT BALANCE FROM THE COMMUNITY DEVELOPMENT BLOCK GRANT
- 17-62 AUTHORIZING A MEETING WHICH EXCLUDES THE PUBLIC (Pending Litigation: Steve Wronko vs City of Trenton – Attorney Client Privilege: Staton/Holly-Ward)
- 17-63 RESOLUTION AUTHORIZING SETTLEMENT OF A CIVIL ACTION IN THE MATTER OF STEVE WRONKO V. CITY OF TRENTON, ET AL
- 17-64 RESOLUTION AUTHORIZING THE USE OF COMPETITIVE CONTRACTING IN LIEU OF PUBLIC BIDDING FOR PAYROLL AND HUMAN RESOURCE INFORMATION SYSTEM SERVICES
- 17-65 RESOLUTION AUTHORIZING THE USE OF COMPETITIVE CONTRACTING IN LIEU OF PUBLIC BIDDING FOR PARKING PAYMENT SYSTEM WITHIN THE CITY OF TRENTON

5. ORDINANCES

2nd Reading and Public Hearing

- 16-73 ORDINANCE PROHIBITING SALE OF TOBACCO AND NICOTINE DELIVERY PRODUCTS TO PERSONS UNDER THE AGE OF 21 (Continued from 1-19-17)
- 17-3 ORDINANCE CREATING THE POSITION OF CHIEF OF ADMINISTRATIVE SERVICES IN THE DEPARTMENT OF ADMINISTRATION, FIXING THE SALARY RANGE, THEREFORE, AND SETTING FORTH CERTAIN REGULATIONS FOR THE IMPLEMENTATION OF THE SAME

1st Reading and Introduction

- 17-04 ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 14 OF THE CODE OF THE CITY OF TRENTON, "TRAFFIC, BUS STOPS", AS IT APPLIES TO GREENWOOD AVENUE
- 17-05 AMENDMENT IN ITS ENTIRETY AND REPEAL OF INTRODUCED ORDINANCE 16-73 AN ORDINANCE PROHIBITING THE SALE OF TOBACCO AND NICOTINE DELIVERY PRODUCTS TO PERSONS UNDER THE AGE OF 21

Public Hearing and 2nd Reading for Ordinance 17-04 thru 17-05 to be held on February 16, 2017