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| <p><b>MEMBERS</b><br/> JASI M. EDWARDS<br/> CRYSTAL M. FELICIANO<br/> JENNA L. FIGUEROA KETTENBURG<br/> TESKA T. FRISBY<br/> YAZMINELLY GONZALEZ<br/> JOSEPH A. HARRISON<br/> JENNIFER C. WILLIAMS</p> |  | <p><b>CITY COUNCIL</b><br/> OFFICE: (609) 989-3147<br/> FAX: (609) 989-3190</p> <p><b>CITY CLERK</b><br/> BRANDON L. GARCIA<br/> OFFICE: (609) 989-3187<br/> FAX: (609) 989-3190</p> |
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## TRENTON CITY COUNCIL CONFERENCE SESSION AND REGULAR MEETING

TRENTON CITY HALL, CITY COUNCIL  
CHAMBERS, 319 EAST STATE STREET  
THURSDAY, SEPTEMBER 4, 2025, 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. PUBLIC COMMENT FOR AGENDA ITEMS ONLY**
- VII. APPROVAL OF COMMUNICATIONS/PETITIONS/REPORTS**
- VIII. OLD BUSINESS [Ordinances 2<sup>nd</sup> Reading and Public Hearing]**
- IX. NEW BUSINESS:**
  - a. RESOLUTIONS
  - b. ORDINANCES [1<sup>st</sup> Reading and Introduction]
  - c. OTHER
- X. PUBLIC COMMENT**
- XI. CIVIC COMMENT**
- XII. EXECUTIVE SESSION**  
**25-256 - AUTHORIZING THE CITY COUNCIL OF THE CITY OF TRENTON TO  
HOLD AN EXECUTIVE SESSION WHICH EXCLUDES THE PUBLIC**

TYRAWN CARTER V CITY OF TRENTON

CAPITAL HEALTH SYSTEM, INC. FOR SERVICES RENDERED

ROUTEWARE, INC., FOR SERVICES RENDERED

### **XIII ADJOURNMENT**

The public can join the City Council meeting by going to ZOOM.COM go to join meeting and type the meeting ID number 16003746800. If you join via cell phone, you must install the Zoom application.

The Agenda is subject to change at the discretion of Council leadership.

**DOCKET FOR  
THURSDAY, SEPTEMBER 4, 2025**

**1. MINUTES FOR APPROVAL**

JUNE 3, 2025

JUNE 17, 2025

**2. COMMUNICATIONS AND PETITIONS**

- 2a Tort Claim – Brandon J. Broderick, Attorney at Law filed a claim against the City of Trenton on behalf of Sadie-Rose Adaya Tischler for personal injury
- 2b Tort Claim – Ashley Nicole Katsikis, Yardley, PA filed a claim against the City of Trenton for property damages
- 2c Tort Claim – KMW Kitrick, McWeeney & Wells, LLC filed a claim against the City of Trenton on behalf of Reyna Racusin for personal injury and other damages
- 2d Tort Claim – Simon & Simon, PC, Injury Lawyers filed a claim against the City of Trenton on behalf of Nachira Montanez Laboy for personal injury
- 2e Tort Claim – Claudio Torres, Trenton, NJ filed a claim Against the City of Trenton for property damages
- 2f Tort Claim – Carlos Malave, Bristol, PA filed a claimed against the City of Trenton for personal injury
- 2g Tort Claim – Nicole Angela McNair, Trenton, NJ filed a claim against the City of Trenton for property damages
- 2h Tort Claim – Szaferman Lakind, Attorney at Law filed a claim against the City of Trenton on behalf of Ethel Dean for personal injury
- 2i Tort Claim – Rashawn Jamal Bailey, Trenton, NJ filed a claim against the City of Trenton for other damages
- 2j Tort Claim – Pamela J. Lively, Trenton, NJ filed a claim against the City of Trenton for property damages
- 2k Tort Claim – Ronald Leon Blakely, Hamilton, NJ filed a claim against the City of Trenton for property damages
- 2l Tort Claim – Patrice Renee Smith, Trenton, NJ filed a claim against the City of Trenton for property damages
- 2m Tort Claim – Vlasac & Cassidy, Attorney at Law filed a claim against the City of Trenton on behalf of Mary Jordan for personal injury
- 2n Tort Claim – Caprice Blackwell, Trenton, NJ filed a claim against the City of Trenton for property damages
- 2o Tort Claim – Lundy Law filed a claim against the City of Trenton on behalf of Monique Dixon for personal injury and property damages
- 2p Tort Claim – Lundy Law filed a claim against the City of Trenton on behalf of Tyree Page for personal injury
- 2q Tort Claim – Lundy Law filed a claim against the City of Trenton on behalf of Ariyah Bradley for personal injury
- 2r Civil Action – Pellegrino & Feldstein, LLC on the matter of Broadway NY, LLC v Sluka, Stephen; City of Trenton; Life Center Academy; State of New Jersey
- 2s Civil Action – Bronster, LLP on the matter of FIG 20, LLC FBO Sec PTY, v Toni Blake; New Jersey Department of Community Affairs; City of Trenton
- 2t Civil Action – Jury Trail Demanded – Edward Forchion and NJWeedman’s Joint, LLC v City of Trenton, NJ

- 2u Civil Action – Gary C. Zeitz, LLC, Attorney at Law on the matter of KHHLK Fund, LLC v Warren Street Urban Renewal Partners II, LP, et al
- 2v Civil Action – TRO – Injunctive Hearing Amended Complaint - Edward Forchion and NJWeedman's Joint, LLC v City of Trenton, NJ
- 2w Civil Action – Pellegrino & Feldstein, LLC on the matter of CR1 Holdings, LLC v Minerva Lennon; Janet Lennon; et al
- 2x Civil Action - Civil Action – Gary C. Zeitz, LLC, Attorney at Law on the matter of KHHLK Fund, LLC v Warren Street Urban Renewal Partners III, LP, et al
- 2y Civil Action – Friedman Vartolo, LLP on the matter of Wilmington Savings Fund Society, FSB v 120 Butler, LLC, et al
- 2z Civil Action – Javerbaum Wurgaft Hicks Kahn Wikstrom & Sinins, P.C. on the matter of Easton Emmerson, a minor by her Parent/Guardian ad Litem, Kristen Patterson and Kristen Patterson, individually v Lori Emmerson & Mark Emmerson
- 2aa Civil Action – Simon & Simon, PC – Notice of Intent to Sue for Cheryl Lester
- 2ab Civil Action – Robin Kay Lord, Esquire on the matter of Alexis Durlacher v City of Trenton, Department of Housing and Economic Development, Brandon Garcia, Arch Liston, Jasi Mikae Edwards, Crystal Feliciano, Teska Frisby, Yazminelly Gonzalez, Joseph Harrison, Jenna Figueroa Kettenburg, Jennifer Williams, John Does 1-10
- 2ac Civil Action – Summons Verizon New Jersey, Inc. v City of Trenton
- 2ad Civil Action – Pellegrino & Feldstein, LLC on the matter of Broadway NY, LLC v Johnnie Vaughan, et al
- 2ae Civil Action – Gary C. Zeitz, LLC on the matter of Bradway NY, LLC v Block 6401, Lot 11, 841 Stuyvesant Avenue
- 2af Civil Action – Pellegrino & Feldstein, LLC on the matter of Trenton Opportunity 6, LLC v Ethel B. Wilkins; City of Trenton; American Trading Company; Alert Ambulance Service
- 2ag Civil Action – Pellegrino & Feldstein, LLC on the matter of Jones Act Opportunity, LLC v Alma L. Bagley; et al
- 2ah Foreclosure – Brock & Scott, PLLC for 6B Steel Street
- 2ai Foreclosure – Greenspoon Marder for 1244 East State Street
- 2aj Foreclosure – Gary C. Zeitz, LLC for 844 Stuyvesant Avenue
- 2ak Foreclosure – Frenkel Lambert for 721 Edgewood Avenue
- 2al Foreclosure – Romano Garubo & Argentieri for 166 South Cook Avenue
- 2am Foreclosure – McCalla Raymer Leibert Pierce, LLP for 1072 Lamberton Street
- 2an Foreclosure – Pluese, Becker, Saltzman & Thomas, LLC for 18 Newell Avenue
- 2ao PSE&G Company – Letter regarding the PSE&G Former South Warren Street Gas Works Site providing update status on the ongoing investigation and remediation of historical environmental contamination.
- 2ap Napoli Shkolnik, PLLC – Letter requesting Water Records for 302 Chestnut Avenue, Apt. 1F
- 2aq Napoli Shkolnik, PLLC – Letter requesting Water Records for 833 Carteret Avenue
- 2ar Napoli Shkolnik, PLLC – Letter requesting Water Records for 200 Reservoir Street
- 2as Stark & Stark – Authorization Form requesting insurance information for Daisha Williams
- 2at Petition - Residents of Pellettieri Homes, located at 615 South Clinton Avenue requesting Police Special Duty services at the Police Substation located in the Parking Lot separating Food Bazaar and Pellettieri Homes.
- 2au Tort Claim – Wesley Tyrell Judkins, Trenton, NJ filed a claim against the City of Trenton for other damages
- 2av Civil Action – Leopold & Associated, PLLC on the matter of Wells Fargo Bank, N.A. as Trustee for the MASTR Asset Backed Securities Trust 2007-NCW Mortgage Pass-Through Certificates Series 2007-NCW v Larry Green; Yogananda Cornish; Mr./Mrs. Green, spouse of Larry Green; Mr./Mrs. Cornish, spouse of Yogananda Cornish

### **3. REPORTS**

- 3a City Clerk's Office – Submitting the monthly revenue report for the month of August 2025 for funds collected by the office staff – Total \$

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

- 25-071 AN ORDINANCE REQUIRING ALL LICENSED BUSINESSES WITHIN THE CITY OF TRENTON TO DISPLAY HUMAN TRAFFICKING AWARENESS ("S.T.A.L.L.S.") MATERIALS ISSUED BY THE ATTORNEY GENERAL'S OFFICE
- 25-072 AN ORDINANCE REQUIRING THE OWNERS OF MULTI UNIT DWELLINGS TO PROVIDE CERTAIN NOTIFICATIONS OF THE TRENTON DEPARTMENT OF WATER AND SEWERS
- 25-074 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 900 INDIANA AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 23903, LOT 21, PURSUANT TO N.J.S.A. 40A:12-13(C), TO SHERWOOD & MARY BROWN FOR THE SALE PRICE OF TWENTY-FIVE THOUSAND (\$25,000.00) DOLLARS
- 25-075 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 112 NORTH MONTGOMERY STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 601, LOT 16, PURSUANT TO N.J.S.A. 40A:12-13(C), TO ELIJAH DIXON FOR THE SALE PRICE OF FIFTEEN THOUSAND (\$15,000.00) DOLLARS
- 25-076 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 129, 133 & 229 PERRY STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 501, LOT/S 11 & 9, BLOCK 7201, LOT 21, PURSUANT TO N.J.S.A. 40A:12-13(C), TO ELIJAH ELLIOT FOR THE SALE PRICE OF SEVENTEEN THOUSAND FIVE HUNDRED (\$17,500.00) DOLLARS
- 25-077 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 1253 EAST STATE STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 26901, LOT 8, PURSUANT TO N.J.S.A. 40A:12-13(C), TO JOSEPH N. RODRIGUEZ FOR THE SALE PRICE OF SEVEN THOUSAND (\$7,000.00) DOLLARS
- 25-078 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 284 RUTHERFORD AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 4403, LOT 6, PURSUANT TO N.J.S.A. 40A:12-13(C), TO MARY TARD FOR THE SALE PRICE OF FIFTEEN THOUSAND (\$15,000.00) DOLLARS
- 25-079 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 13 SHERIDAN AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 1602, LOT 34, PURSUANT TO N.J.S.A. 40A:12-13(C), TO KLELIO TACO FOR THE SALE PRICE OF TWENTY THOUSAND (\$20,000.00) DOLLARS
- 25-080 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 15 CHAMBERS STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 12901, LOT 6, PURSUANT TO N.J.S.A. 40A:12-13(B)(5), TO CHIMO B. UGORJI FOR THE SALE PRICE OF ONE THOUSAND (\$1,000.00) DOLLARS

- 25-081 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 32 AND 34 HART AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 21403, LOT/S 12 & 11, PURSUANT TO N.J.S.A. 40A:12-13(C), TO MARVIN CISNEROS MURCIAS FOR THE SALE PRICE OF TWELVE THOUSAND (\$12,000.00) DOLLARS
- 25-082 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 519 NORTH CLINTON AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 21705, LOT 25, PURSUANT TO N.J.S.A. 40A:12-13(C), TO MASSIEL VALDEZ GARCIA FOR THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) DOLLARS
- 25-083 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 213 DICKINSON STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 22303, LOT 19, PURSUANT TO N.J.S.A. 40A:12-13(C), TO GERALD HICKS FOR THE SALE PRICE OF THREE THOUSAND (\$3,000.00) DOLLARS
- 25-084 ORDINANCE ADOPTING THE 2025 ENTERPRISE AVENUE REDEVELOPMENT PLAN PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW AT N.J.S.A. 40A:12A-1, ET SEQ.
- 25-085 ORDINANCE AMENDING CHAPTER 2 OF THE CODE OF THE CITY OF TRENTON "ADMINISTRATION" AS IT APPLIES TO RESIDENCY REQUIREMENTS FOR THE EMPLOYEES OF THE DEPARTMENT OF WATER AND SEWER, IN THE CITY OF TRENTON
- 25-086 ORDINANCE AUTHORIZING TRENTON WATER WORKS TO PURCHASE THE ELKS PROPERTY LOCATED 1580 KUSER ROAD IN HAMILTON TOWNSHIP, AND THE CRESTEK PROPERTY LOCATED 4 LUDLOW DRIVE IN EWING TOWNSHIP, FOR THE PURCHASE PRICE OF \$1,034,191.14 FOR BOTH PROPERTIES
- 25-087 ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 14 OF THE CODE OF THE CITY OF TRENTON, "TRAFFIC", AS IT APPLIES TO HAMILTON AVENUE

## **5. RESOLUTIONS**

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

- 25-256 AUTHORIZING THE CITY COUNCIL OF THE CITY OF TRENTON TO HOLD AN EXECUTIVE SESSION WHICH EXCLUDES THE PUBLIC
- 25-342 A RESOLUTION AMENDING THE EFFECTIVE DATE OF RESOLUTION 25-220 REGARDING THE HOURS AND COMPENSATION OF THE POSITION OF LEGISLATIVE COUNSEL TO THE TRENTON CITY COUNCIL

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

- 25-264 RESOLUTION AUTHORIZING SETTLEMENT OF A CIVIL ACTION IN THE MATTER OF TYRAWN CARTER V. CITY OF TRENTON, ET AL. IN THE TOTAL AMOUNT OF \$375,000.00

- 25-314 RESOLUTION AUTHORIZING THE SETTLEMENT OF A MATTER RELATED TO CAPITAL HEALTH SYSTEM, INC. FOR SERVICES RENDERED
- 25-315 RESOLUTION AUTHORIZING THE SETTLEMENT OF A MATTER RELATED TO ROUTEWARE FOR SERVICES RENDERED

**DEPARTMENT OF POLICE, STEVE WILSON, DIRECTOR**

- 25-316 RESOLUTION AWARDING A CONTRACT THROUGH A FAIR AND OPEN PROCESS IN ACCORDANCE WITH N.J.S.A. 19:44 A-20 ET SEQ., TO INSTITUTE FOR FORENSIC PSYCHOLOGY FOR A PSYCHOLOGIST FOR RECRUIT AND EXAM FOR THE DEPARTMENT OF POLICE IN AN AMOUNT NOT TO EXCEED \$65,000.00 FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD – RFP2025-14
- 25-317 RESOLUTION AUTHORIZING A CONTRACT AWARDED TO AXON ENTERPRISES, INC. FOR THE PURCHASE AND MAINTENANCE OF BODY WORN CAMERAS FOR THE DEPARTMENT OF POLICE AWARDED THROUGH NEW JERSEY STATE CONTRACT #T0106#17-FLEET-00738 IN AN AMOUNT NOT TO EXCEED \$404,246.38 FROM DATE OF AWARD UNTIL DECEMBER 31, 2025
- 25-318 RESOLUTION ACCEPTING A BID AND AWARDING A CONTRACT TO GALLS, LLC FOR THE FURNISHING AND DELIVERY OF UNIFORMS FOR TRENTON POLICE FOR THE DEPARTMENT OF POLICE FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD IN AN AMOUNT NOT TO EXCEED \$112,500.00 WITH THE OPTION TO EXTEND ONE (1) ADDITIONAL YEAR – BID2025-54
- 25-319 RESOLUTION AUTHORIZING A CONTRACT AWARDED TO EAGLE POINT & GUN/TJ MORRIS & SON FOR THE PURCHASE OF AMMUNITION FOR THE CITY OF TRENTON, DEPARTMENT OF POLICE AWARDED THROUGH NEW JERSEY STATE CONTRACT #17-FLEET-00721 IN AN AMOUNT NOT TO EXCEED \$70,000.00 FROM THE DATE OF AWARD UNTIL DECEMBER 31, 2025
- 25-321 RESOLUTION AUTHORIZING APPLICATION FOR A GRANT PURSUANT TO THE BODY ARMOR REPLACEMENT FUND ACT, P.L.1997, C.177 (N.J.S.A. 52:17B-4.4) BY THE NEW JERSEY DIVISION OF CRIMINAL JUSTICE, DEPARTMENT OF LAW AND PUBLIC SAFETY
- 25-322 RESOLUTION AUTHORIZING THE CITY OF TRENTON TO APPLY AND ACCEPT A GRANT PURSUANT TO THE BODY ARMOR REPLACEMENT FUND ACT, P.L.1997, C.177 (N.J.S.A. 52:17B-4.4) BY THE NEW JERSEY DIVISION OF CRIMINAL JUSTICE, DEPARTMENT OF LAW AND PUBLIC SAFETY IN THE AMOUNT OF \$18,622.89

**DEPARTMENT OF FINANCE**

- 25-323 RESOLUTION AUTHORIZING TEMPORARY EMERGENCY APPROPRIATIONS TO THE CY 2025 TEMPORARY BUDGET OF THE CITY OF TRENTON CURRENT FUND, IN THE AMOUNT OF 1,216,098

- 25-324 RESOLUTION TO PROVIDE EMERGENCY APPROPRIATIONS TO THE SCY 2025 TEMPORARY BUDGETS OF THE CITY OF TRENTON CURRENT FUND FOR GRANT APPROPRIATIONS IN THE AMOUNT OF \$3,000,000
- 25-325 RESOLUTION AUTHORIZING ASSIGNMENT OF 63 TAX SALE CERTIFICATES IN THE AMOUNT OF \$3,091,955.12 PURSUANT N.J.S.A. 54:5-112 AND N.J.S.A. 54:5-113

**DEPARTMENT OF HOUSING & ECONOMIC DEVELOPMENT  
YOLANDA VAZQUEZ, INTERIM DIRECTOR**

- 25-326 RESOLUTION AUTHORIZING CHANGE ORDER #1 TO THE CONTRACT WITH EQUITY BY DESIGN FOR THE CREATION OF THE 5-YEAR PLAN FOR THE URBAN ENTERPRISE ZONE FOR THE CITY OF TRENTON, DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
- 25-327 RESOLUTION RESCINDING THE SALE OF CITY-OWNED PROPERTY TO BLACKFRUITZ PUBLICATIONS, PREVIOUSLY AUTHORIZED BY RESOLUTION 24-359 FOR \$15,000

**DEPARTMENT OF HEALTH & HUMAN SERVICES  
DR. DIEGO MINACAPELLI, DIRECTOR**

- 25-328 RESOLUTION AUTHORIZING THE CITY OF TRENTON, DEPARTMENT OF HEALTH AND HUMAN SERVICES TO APPLY FOR AND ACCEPT FUNDS THROUGH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FISCAL YEAR 2024 CONTINUUM OF CARE PROGRAM IN THE AMOUNT OF \$6,167,381.00
- 25-329 RESOLUTION AUTHORIZING A CONTRACT AWARDED THE HON COMPANY C/O ALLSTATE OFFICE INTERIORS FOR THE FURNISHING AND INSTALLATION OF NEW CUBICLES FOR THE DEPARTMENT OF HEALTH AND HUMAN SERVICES OFFICES AWARDED THROUGH NEW JERSEY STATE CONTRACT NUMBER #25-COMG-94171, IN AN AMOUNT NOT TO EXCEED \$187,707.94 FROM THE DATE OF AWARD UNTIL THE WORK HAS BEEN COMPLETED

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

- 25-330 RESOLUTION ACCEPTING A BID AND AWARDING A CONTRACT TO EARLE ASPHALT COMPANY FOR THE RECONSTRUCTION OF PROSPECT STREET, MEMORIAL DRIVE, AND LIBERTY STREET FOR THE DEPARTMENT OF PUBLIC WORKS, DIVISION OF TRAFFIC AND TRANSPORTATION FOR A PERIOD OF NINETY (90) CALENDAR DAYS FROM THE DATE OF AWARD IN AN AMOUNT NOT TO EXCEED \$1,323,813.13 – BID2025-42
- 25-331 RESOLUTION AUTHORIZING THE CITY OF TRENTON TO APPLY FOR AND ACCEPT IF AWARDED A GRANT FROM THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FY 2026 BIKEWAYS PROGRAM – PROJECT NUMBER LA-2026 BIKE TRENTON CITY PROSPECT STREET CYCLE TRACK 11

- 25-332 RESOLUTION OF SUPPORT FOR MERCER COUNTY'S PROPOSED BROAD STREET BRIDGE OVER THE ASSUNPINK CREEK RECONSTRUCTION PROJECT IN THE CITY OF TRENTON, MERCER COUNTY, NEW JERSEY
- 25-343 RESOLUTION AUTHORIZING A CONTRACT AWARDED TO MORTON SALT, INC. TO PROVIDE ROCK SALT, TREATED SALT AND SOLAR SALT FOR THE CITY OF TRENTON, DEPARTMENT OF PUBLIC WORKS AWARDED THROUGH NEW JERSEY STATE CONTRACT #20-FLEET-01519 FROM THE DATE OF AWARD UNTIL JUNE 30, 2026 IN AN AMOUNT NOT TO EXCEED \$250,000.00

**DEPARTMENT OF WATER AND SEWER, SEAN SEMPLE, DIRECTOR**

- 25-333 RESOLUTION ACCEPTING A BID AND AWARDED A CONTRACT TO EMSLANALYTICAL, INC. FOR LEGIONELLA TESTING FOR THE DEPARTMENT OF WATER AND SEWER, TRENTON WATER WORKS, WATER FILTRATION PLANT FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD IN AN AMOUNT NOT TO EXCEED \$123,000.00 WITH THE OPTION TO EXTEND ONE (1) ADDITIONAL YEAR – BID2025-40
- 25-334 RESOLUTION AUTHORIZING PAYMENT FOR A CONTRACT WITH RAPID PUMP & METER SERVICE CO., 285 STRAIGHT STREET, PATERSON, NJ 07509, AWARDED ON AN EMERGENCY BASIS FOR COMBINED SEWAGE SYSTEM BAR SCREEN REPAIRS IN AN AMOUNT NOT TO EXCEED \$92,317.19 FOR THE TRENTON SEWER UTILITY
- 25-335 RESOLUTION EXERCISING THE OPTION TO EXTEND THE CONTRACT TO UNIVAR SOLUTIONS USA LLC FOR THE FURNISHING AND DELIVERY OF FLUOROSILICIC ACID (HYDROFLUOROSILICIC ACID) FOR THE DEPARTMENT OF WATER AND SEWER, TRENTON WATER WORKS, WATER FILTRATION PLANT, FOR AN ADDITIONAL ONE (1) YEAR FROM JULY 12, 2025, TO JULY 11, 2026, IN AN AMOUNT NOT TO EXCEED \$66,105.00 (\$650.00/WET TON) – BID2024-29
- 25-336 RESOLUTION AUTHORIZING PAYMENT WITH DEWCON, INC., P.O. BOX 439, BASKING RIDGE, NJ 07920 WHICH WAS AWARDED ON AN EMERGENCY BASIS FOR THE EMERGENCY REPAIRS OF MULTIPLE WATER MAIN LEAKS AT VARIOUS LOCATIONS IN THE CITY OF TRENTON FOR THE DEPARTMENT OF WATER AND SEWER, TRENTON WATER WORKS IN AN AMOUNT NOT TO EXCEED \$444,383.56
- 25-337 RESOLUTION ACCEPTING A BID AND AWARDED A CONTRACT TO GREER LIME COMPANY FOR THE FURNISHING AND DELIVERY OF QUICKLIME FOR THE DEPARTMENT OF WATER AND SEWER, TRENTON WATER WORKS, WATER FILTRATION PLANT FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD IN AN AMOUNT NOT TO EXCEED \$249,816.00 (\$356.88/700 TONS) WITH THE OPTION TO EXTEND ONE (1) YEAR – BID2025-66
- 25-338 RESOLUTION ACCEPTING A BID AND AWARDED A CONTRACT TO MUNICIPAL MAINTENANCE COMPANY FOR TEKKEM LIME SLAKING MAINTENANCE SERVICE FOR VARIOUS EQUIPMENT FOR THE DEPARTMENT OF WATER AND SEWER, TRENTON WATER WORKS, WATER FILTRATION PLANT FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD IN AN AMOUNT NOT TO EXCEED \$343,000.00 WITH THE OPTION TO EXTEND ONE (1) YEAR – BID2025-67

- 25-339 RESOLUTION ACCEPTING A BID AND AWARDING A CONTRACT TO GREENE GROUNDSKEEPING, LLC FOR GROUNDSKEEPING SERVICES FOR ALL TRENTON WATER WORKS FACILITIES FOR THE DEPARTMENT OF WATER AND SEWER, TRENTON WATER WORKS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD IN AN AMOUNT NOT TO EXCEED \$65,000.00 WITH THE OPTION TO EXTEND ONE (1) YEAR – BID2025-72
- 25-340 RESOLUTION ACCEPTING A BID AND AWARDING A CONTRACT TO FOLEY, INCORPORATED FOR THE STAND-BY ENGINE INSPECTION AND MAINTENANCE FOR THE DEPARTMENT OF WATER AND SEWER, TRENTON WATER WORKS, WATER FILTRATION PLANT FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD IN AN AMOUNT NOT TO EXCEED \$55,420.21 – BID2025-68

**DEPARTMENT OF ADMINISTRATION, MARIA RICHARDSON,  
BUSINESS ADMINISTRATOR**

- 25-341 RESOLUTION REJECTING THE BIDS RECEIVED FOR THE RE-ADVERTISEMENT FOR TELEPHONIC INTERPRETING AND TRANSLATING SERVICES A PERIOD ON ONE (1) YEAR WITH AN OPTION TO EXTEND ONE (1) ADDITIONAL YEAR FOR THE CITY OF TRENTON, TRENTON MUNICIPAL COURT BID2025-26B

**6. ORDINANCES - 1<sup>ST</sup> READING AND INTRODUCTION**

- 25-018 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 142-144 E. STATE STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 504, LOT 5, PURSUANT TO N.J.S.A. 40A:12-13(C) TO 138 E. STATE LLC FOR THE SALE PRICE OF NINETY-FIVE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$95,900.00)
- 25-019 ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY COMMONLY KNOWN AS 38 WARD AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 25702, LOT 22 PURSUANT TO N.J.S.A. 40A:12-13(B)(5), TO CARMEN Z. SOTO FOR THE SALE PRICE OF ONE THOUSAND (\$1,000.00) DOLLARS
- 25-024 ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY COMMONLY KNOWN AS 1047 SOUTH BROAD STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 17901, LOT 12 PURSUANT TO N.J.S.A. 40A:12-13(B)(5), TO YONY J. VASQUEZ FOR THE SALE PRICE OF ONE THOUSAND (\$1,000.00) DOLLARS
- 25-027 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS HOUGHTON AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 22402, LOT 33, PURSUANT TO N.J.S.A. 40A:12-13(B)(5), TO VALARANIS TRIANTAFYLLOS FOR THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) DOLLARS
- 25-069 AN ORDINANCE AMENDING CHAPTER 146, ARTICLE V (HOURS OF OPERATION) TO FURTHER RESTRICT THE HOURS OF OPERATION FOR BUSINESS ESTABLISHMENTS LOCATED IN NONRESIDENTIAL ZONES AND REMOVE CERTAIN EXEMPTIONS

- 25-088 AN ORDINANCE CREATING THE POSITION OF BUILDING INSPECTOR APPRENTICE FOR THE DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT, DIVISION OF TECHNICAL SERVICES
- 25-089 AN ORDINANCE CREATING THE POSITION OF TECHNICAL ASSISTANT LAND USE FOR THE DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT, DIVISION OF PLANNING
- 25-090 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 1055 SOUTH CLINTON AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 18901, LOT 52, PURSUANT TO N.J.S.A. 40A:12-13(C), TO MOHAMMED ISLAM FOR THE SALE PRICE OF SIXTY THOUSAND (\$60,000.00) DOLLARS
- 25-091 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 618 DIVISION STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 19301, LOT 26, PURSUANT TO N.J.S.A. 40A:12-13(C), TO ANTHONY CABRERA FOR THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) DOLLARS
- 25-092 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 615 GREENWOOD AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 14004, LOT 16, PURSUANT TO N.J.S.A. 40A:12-13(C), TO JOAN & ALPHONSO BROACH FOR THE SALE PRICE OF SEVEN THOUSAND (\$7,000.00) DOLLARS
- 25-093 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 68 & 70 EVANS AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 8902, LOT/S 21 & 20, PURSUANT TO N.J.S.A. 40A:12-13(C), TO MARIEL ZORRILLA AND ENGELS MEJIA FOR THE SALE PRICE OF SIX THOUSAND (\$6,000.00) DOLLARS
- 25-094 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 9 FELL STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 9003, LOT 42, PURSUANT TO N.J.S.A. 40A:12-13(C), TO WELVIS & SHIARA TEJADA FOR THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) DOLLARS
- 25-095 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 44 BOUDINOT STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 2602, LOT 22, PURSUANT TO N.J.S.A. 40A:12-13(C), TO UVAY TRIVEDI FOR THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) DOLLARS
- 25-096 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 51 CHESTNUT AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 13203, LOT 12, PURSUANT TO N.J.S.A. 40A:12-13(C), TO PARADIGM VENTURE HOLDINGS, LLC FOR THE SALE PRICE OF TWENTY-FIVE THOUSAND (\$25,000.00) DOLLARS
- 25-097 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 19 WEST INGHAM AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 7002, LOT 6, PURSUANT TO N.J.S.A. 40A:12-13(C), TO TRACEY SYPHAX FOR THE SALE PRICE OF THREE THOUSAND FIVE HUNDRED (\$3,500.00) DOLLARS

- 25-098 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 535-537 GLADSTONE AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 28601, LOT 25, PURSUANT TO N.J.S.A. 40A:12-13(C), TO LUCIDANIA ESPINAL-RODRIGUEZ FOR THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) DOLLARS
- 25-099 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 318 NORTH CLINTON AVENUE AND 320 REAR NORTH CLINTON AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 1701, LOT/S 33 & 35, PURSUANT TO N.J.S.A. 40A:12-13(C), TO RUBI G. BETEMIT GRULLON FOR THE SALE PRICE OF SIX THOUSAND (\$6,000.00) DOLLARS
- 25-100 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 112 CUYLER AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 27204, LOT 6, PURSUANT TO N.J.S.A. 40A:12-13(C), TO WENDY A. CABRERA FOR THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) DOLLARS
- 25-101 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 75 CULBERTSON AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 14105, LOT 7, PURSUANT TO N.J.S.A. 40A:12-13(C), TO YUBERLYN D. CABRERA AND AREVALO F. ZELADA FOR THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) DOLLARS
- 25-102 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 27 HAMPTON AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 26402, LOT 1, PURSUANT TO N.J.S.A. 40A:12-13(B)(5), TO DIEGO BARRIOS FOR THE SALE PRICE OF TWO THOUSAND FIVE HUNDRED (\$2,500.00) DOLLARS
- 25-103 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 39 TYRELL AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 1701, LOT 54, PURSUANT TO N.J.S.A. 40A:12-13(B)(5), TO RUTH ROSE HAWKINS FOR THE SALE PRICE OF ONE THOUSAND FIVE HUNDRED (\$1,500.00) DOLLARS
- 25-104 AN ORDINANCE REGULATING CAMPING WITHIN THE CITY OF TRENTON
- 25-105 AN ORDINANCE REGULATING COMMERCIAL AND BUSINESS LEASE RENT INCREASES WITHIN THE CITY OF TRENTON
- 25-106 ORDINANCE AUTHORIZING THE CONVEYANCE OF ABANDONED CITY PROPERTIES SLATED FOR DEMOLITION TO LOCAL DEVELOPERS AS AN ALTERNATIVE TO DEMOLITION UNDER THE NEIGHBORHOOD REDEVELOPMENT AND REVITALIZATION PROGRAM

**Public hearing and 2<sup>nd</sup> reading for ordinances to be held on September 16, 2025.**

## **5. RESOLUTIONS TO ENTER EXECUTIVE SESSION**

- 25-256 AUTHORIZING THE CITY COUNCIL OF THE CITY OF TRENTON TO HOLD AN EXECUTIVE SESSION WHICH EXCLUDES THE PUBLIC
- 25-264 RESOLUTION AUTHORIZING SETTLEMENT OF A CIVIL ACTION IN THE MATTER OF TYRAWN CARTER V. CITY OF TRENTON, ET AL. IN THE TOTAL AMOUNT OF \$375,000.00
- 25-314 RESOLUTION AUTHORIZING THE SETTLEMENT OF A MATTER RELATED TO CAPITAL HEALTH SYSTEM, INC. FOR SERVICES RENDERED
- 25-315 RESOLUTION AUTHORIZING THE SETTLEMENT OF A MATTER RELATED TO ROUTEWARE FOR SERVICES RENDERED

# ORDINANCE

25-071

1<sup>st</sup> Reading AUG 07 2025  
Public Hearing \_\_\_\_\_  
2<sup>nd</sup> Reading & Passage \_\_\_\_\_  
Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

No. \_\_\_\_\_  
Date to Mayor \_\_\_\_\_  
Date Returned \_\_\_\_\_  
Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

WESLEY BRIDGES, ESQ., CITY ATTORNEY

BRANDON L. GARCIA, RMC, CITY CLERK

Councilman /woman Feliciano presents the following Ordinance:

Sponsored by: \_\_\_\_\_

## AN ORDINANCE REQUIRING ALL LICENSED BUSINESSES WITHIN THE CITY OF TRENTON TO DISPLAY HUMAN TRAFFICKING AWARENESS ("S.T.A.L.L.S.") MATERIALS ISSUED BY THE ATTORNEY GENERAL'S OFFICE

**WHEREAS** in 2024, the New Jersey Attorney General's Office implemented the S.T.A.L.L.S. (Sanctuary from Trafficking: Awareness and Linkage to Law Enforcement and Services) initiative to raise awareness and provide resources for victims of human trafficking; and

**WHEREAS** the City Council of the City of Trenton is committed to this effort, and expresses its heartfelt support for the strengthening of public awareness, the empowerment of victims, and support of Law Enforcement efforts by mandating the display of official trafficking awareness literature in licensed businesses within the City of Trenton;

**NOW IT IS THEREFORE ORDAINED** by the City Council of the City of Trenton that all licensed businesses within the City of Trenton shall display in at least one prominent place in a common area accessible to employees, students, and the public at least one copy of S.T.A.L.L.S. human trafficking assistance literature. For the purposes of this section, appropriate common areas shall include but not be limited to: restrooms, lobbies or reception areas, staff and employee break rooms, student and faculty lounges, or other high traffic common areas; and it is

**FURTHER ORDAINED** that all licensed businesses and entities shall register with the Attorney General's Office to receive such materials for display/distribution via its website: <https://www.njoag.gov/programs/human-trafficking/stalls-for-safety-stickers-posters/>, and that all such materials shall be displayed in English and any other language as required by the Attorney General's Office or as relevant to the population served, and it is

**FURTHER ORDAINED** that all such licensed businesses update said materials as issued by the Attorney General's Office as may be required, and it is

**FURTHER ORDAINED** that the Trenton Departments of Health and Human Services, Inspections, and the Police Department shall have concurrent jurisdiction to issue Complaints for violations of this Ordinance in Trenton Municipal Court; and it is

# ORDINANCE

**FURTHER ORDAINED** that a licensed business found to be in violation of this Ordinance shall receive a written warning for a first offense, a fine of \$100. For a second offense, a fine of \$250. For a third or subsequent offense, a fine of \$500; and it is

**FURTHER ORDAINED** that this Ordinance shall take effect pursuant to NJSA 40:69A-181 and other applicable law.

**FURTHER ORDAINED** that a copy of this Ordinance shall be forwarded to the Superintendent and Members of the Trenton Public School Board to be posted throughout the district at their discretion.

| INTRODUCTION:          |     |     |    | MOTION: Williams |     |     |    | SECOND: Feliciano |          |     |     | ORD. AUTHORED BY: |    |     |     |              |    |          |     | ADOPTION |    | MOTION: |     |     |    | SECOND: |     |              |    |   |  |          |  |  |  |
|------------------------|-----|-----|----|------------------|-----|-----|----|-------------------|----------|-----|-----|-------------------|----|-----|-----|--------------|----|----------|-----|----------|----|---------|-----|-----|----|---------|-----|--------------|----|---|--|----------|--|--|--|
|                        |     |     |    | INTRODUCTION     |     |     |    | ADOPTION          |          |     |     |                   |    |     |     | INTRODUCTION |    |          |     | ADOPTION |    |         |     |     |    |         |     | INTRODUCTION |    |   |  | ADOPTION |  |  |  |
|                        | AYE | NAY | NV | AB               | AYE | NAY | NV | AB                |          | AYE | NAY | NV                | AB | AYE | NAY | NV           | AB |          | AYE | NAY      | NV | AB      | AYE | NAY | NV | AB      | AYE | NAY          | NV | A |  |          |  |  |  |
| EDWARDS                | ✓   |     |    |                  |     |     |    |                   | FRISBY   | ✓   |     |                   |    |     |     |              |    | GONZALEZ | ✓   |          |    |         |     |     |    |         |     |              |    |   |  |          |  |  |  |
| FELICIANO              | ✓   |     |    |                  |     |     |    |                   | HARRISON |     |     | ✓                 |    |     |     |              |    |          |     |          |    |         |     |     |    |         |     |              |    |   |  |          |  |  |  |
| FIGUEROA<br>KETTENBURG | ✓   |     |    |                  |     |     |    |                   | WILLIAMS | ✓   |     |                   |    |     |     |              |    |          |     |          |    |         |     |     |    |         |     |              |    |   |  |          |  |  |  |
| NV - NO VOTE           |     |     |    | AB - ABSENT      |     |     |    |                   |          |     |     |                   |    |     |     |              |    |          |     |          |    |         |     |     |    |         |     |              |    |   |  |          |  |  |  |

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on AUG 07 2025

Adopted on second reading after the public hearing on \_\_\_\_\_

Mayor \_\_\_\_\_  
APPROVED  
REJECTED

Reconsidered by Council – Override Vote \_\_\_\_\_  
AYE  
NAY

Raymundo Gonzalez  
President of Council

City Clerk

# ORDINANCE

25-072

1<sup>st</sup> Reading AUG 07 2025  
Public Hearing \_\_\_\_\_  
2<sup>nd</sup> Reading & Passage \_\_\_\_\_  
Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

No. \_\_\_\_\_  
Date to Mayor \_\_\_\_\_  
Date Returned \_\_\_\_\_  
Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

\_\_\_\_\_  
WESLEY BRIDGES, ESQ., CITY ATTORNEY

\_\_\_\_\_  
BRANDON L. GARCIA, RMC, CITY CLERK

Councilman /woman \_\_\_\_\_ Feliciano \_\_\_\_\_ presents the following Ordinance:

Sponsored by: \_\_\_\_\_

## AN ORDINANCE REQUIRING THE OWNERS OF MULTI UNIT DWELLINGS TO PROVIDE CERTAIN NOTIFICATIONS OF THE TRENTON DEPARTMENT OF WATER AND SEWERS

**IT IS HEREBY ORDAINED** by the City Council of the City of Trenton that Article XIII A of the Trenton Municipal Code be and hereby is amended as follows:

### Notification to the Trenton Department of Water and Sewer

1. Any property owner of a multi-unit dwelling which is herein defined as any residential structure containing more than one dwelling unit shall upon purchase, or if already owned, shall within 30 days from the effective date of this ordinance provide the Trenton Department of Water and Sewer on a form to be prepared, the number of dwelling units in the structure; a copy of the Certificate of Occupancy for each such dwelling unit; contact information for the property owner or manager; and any other information deemed necessary by the Department.
2. In the event a property owner converts a single unit dwelling to a multi-unit dwelling, the Department must be notified within 30 days of the conversion, and provided with the aforesaid information, including the date of the conversion.
3. In the event of a sale of a multi-unit dwelling, the **Seller** shall ensure and provide documentation to the **Purchaser** that there is no balance due to the Trenton Department of Water and Sewer for any water related services.

**IT IS FURTHER ORDAINED** that for a violation of any of the foregoing provisions the Municipal Court shall impose a fine of \$2,000 and that each unreported unit shall be considered a separate violation; and

# ORDINANCE

**IT IS FURTHER ORDAINED** that the City's Department of Inspections, the City's Department of Water and Sewer, and the Trenton Police Department shall have concurrent jurisdiction to issue Complaints for such violations in the Trenton Municipal Court; and,

**IT IS FURTHER ORDAINED** that should any provision of this Ordinance be found to be invalid or unenforceable by a Court of competent jurisdiction, the remaining provisions shall remain in full force and effect, and that this Ordinance shall supersede and repeal any Ordinances inconsistent herewith to the extent of such inconsistencies; and

**IT IS FURTHER ORDAINED** that this Ordinance shall take effect pursuant to NJSA 40:69A-181 and other applicable law.

| INTRODUCTION: | MOTION: Frisby |     |    |             | SECOND: Feliciano |     |    |    | ORD. AUTHORED BY: |              |     |    |    |          |     |    | ADOPTION | MOTION:  |              |     |    | SECOND: |          |     |    |   |
|---------------|----------------|-----|----|-------------|-------------------|-----|----|----|-------------------|--------------|-----|----|----|----------|-----|----|----------|----------|--------------|-----|----|---------|----------|-----|----|---|
|               | INTRODUCTION   |     |    |             | ADOPTION          |     |    |    |                   | INTRODUCTION |     |    |    | ADOPTION |     |    |          |          | INTRODUCTION |     |    |         | ADOPTION |     |    |   |
|               | AYE            | NAY | NV | AB          | AYE               | NAY | NV | AB |                   | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB       |          | AYE          | NAY | NV | AB      | AYE      | NAY | NV | A |
| EDWARDS       | ✓              |     |    |             |                   |     |    |    | FRISBY            | ✓            |     |    |    |          |     |    |          | GONZALEZ | ✓            |     |    |         |          |     |    |   |
| FELICIANO     | ✓              |     |    |             |                   |     |    |    | HARRISON          |              |     | ✓  |    |          |     |    |          |          |              |     |    |         |          |     |    |   |
| FIGUEROA      | ✓              |     |    |             |                   |     |    |    | WILLIAMS          | ✓            |     |    |    |          |     |    |          |          |              |     |    |         |          |     |    |   |
| KETTENBURG    | ✓              |     |    |             |                   |     |    |    |                   |              |     |    |    |          |     |    |          |          |              |     |    |         |          |     |    |   |
| NV - NO VOTE  |                |     |    | AB - ABSENT |                   |     |    |    |                   |              |     |    |    |          |     |    |          |          |              |     |    |         |          |     |    |   |

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on AUG 07 2025

Adopted on second reading after the public hearing on \_\_\_\_\_

Mayor \_\_\_\_\_ APPROVED  
REJECTED

Reconsidered by Council - Override Vote \_\_\_\_\_ AYE  
NAY

President of Council *Yajunay Gonzalez*

City Clerk

# ORDINANCE

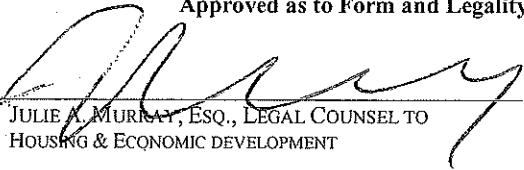
No. 25-074

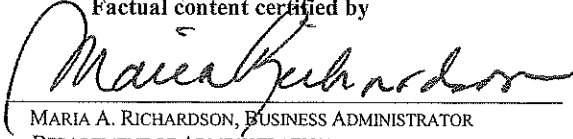
1<sup>st</sup> Reading AUG 07 2025  
Public Hearing \_\_\_\_\_  
2<sup>nd</sup> Reading & Passage \_\_\_\_\_  
Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Date to Mayor \_\_\_\_\_  
Date Returned \_\_\_\_\_  
Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
JULIE A. MURRAY, ESQ., LEGAL COUNSEL TO  
HOUSING & ECONOMIC DEVELOPMENT

  
MARIA A. RICHARDSON, BUSINESS ADMINISTRATOR  
DEPARTMENT OF ADMINISTRATION

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 900 INDIANA AVENUE, AND IDENTIFIED ON THE CITY TAX  
MAP, BLOCK 23903, LOT 21, PURSUANT TO N.J.S.A. 40A:12-13(c), TO SHERWOOD & MARY  
BROWN FOR THE SALE PRICE OF TWENTY-FIVE THOUSAND (\$25,000.00) DOLLARS**

**WHEREAS**, the City of Trenton (the “City”) has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law”); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 900 Indiana Avenue, designated as Block 23903, Lot 21 on the City of Trenton Tax Map (hereinafter, the “Property”); and

**WHEREAS**, Sherwood & Mary Brown (the “Applicant”) purposes to purchase and redevelop Block 23903, Lot 21 commonly known as 900 Indiana Avenue (the ‘Property”); and

**WHEREAS**, the Applicant proposes to pay Twenty-Five Thousand (\$25,000.00) Dollars, (the “Purchase Price”); and

**WHEREAS**, the Applicant intends to construct a new two-family rental unit; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the “Redeveloper”) of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. Sherwood & Mary Brown, are hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 23903, Lot 21 commonly known as 900 Indiana Avenue, Trenton New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

| INTRODUCTION:          | MOTION: <i>Frisky</i>               |     |    |    | SECOND: <i>Feliciano</i> |     |    |    | ORD. AUTHORED BY: |                                     |     |                                     |    |          |     |    | ADOPTION | MOTION:  |                                     |     |    | SECOND: |          |     |    |    |
|------------------------|-------------------------------------|-----|----|----|--------------------------|-----|----|----|-------------------|-------------------------------------|-----|-------------------------------------|----|----------|-----|----|----------|----------|-------------------------------------|-----|----|---------|----------|-----|----|----|
|                        | INTRODUCTION                        |     |    |    | ADOPTION                 |     |    |    |                   | INTRODUCTION                        |     |                                     |    | ADOPTION |     |    |          |          | INTRODUCTION                        |     |    |         | ADOPTION |     |    |    |
|                        | AYE                                 | NAY | NV | AB | AYE                      | NAY | NV | AB |                   | AYE                                 | NAY | NV                                  | AB | AYE      | NAY | NV | AB       |          | AYE                                 | NAY | NV | AB      | AYE      | NAY | NV | AB |
| EDWARDS                | <input checked="" type="checkbox"/> |     |    |    |                          |     |    |    | FRISBY            | <input checked="" type="checkbox"/> |     |                                     |    |          |     |    |          | GONZALEZ | <input checked="" type="checkbox"/> |     |    |         |          |     |    |    |
| FELICIANO              | <input checked="" type="checkbox"/> |     |    |    |                          |     |    |    | HARRISON          |                                     |     | <input checked="" type="checkbox"/> |    |          |     |    |          |          |                                     |     |    |         |          |     |    |    |
| FIGUEROA<br>KETTENBURG | <input checked="" type="checkbox"/> |     |    |    |                          |     |    |    | WILLIAMS          | <input checked="" type="checkbox"/> |     |                                     |    |          |     |    |          |          |                                     |     |    |         |          |     |    |    |
| NV - NO VOTE           |                                     |     |    |    |                          |     |    |    |                   | AB - ABSENT                         |     |                                     |    |          |     |    |          |          |                                     |     |    |         |          |     |    |    |

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on **AUG 07 2025**

Adopted on second reading after the public hearing on \_\_\_\_\_

AYE  
Mayor  
NAY

APPROVED  
REJECTED

Reconsidered by Council – Override Vote

*Mayra M. Gonzalez*  
President of Council

\_\_\_\_\_  
City Clerk

# ORDINANCE

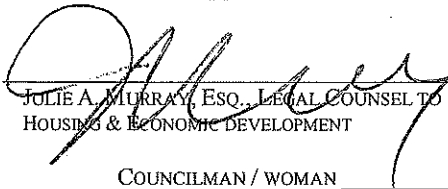
No. 25-075

1<sup>st</sup> Reading AUG 07 2025  
Public Hearing \_\_\_\_\_  
2<sup>nd</sup> Reading & Passage \_\_\_\_\_  
Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Date to Mayor \_\_\_\_\_  
Date Returned \_\_\_\_\_  
Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
JULIE A. MURRAY, ESQ., LEGAL COUNSEL TO  
HOUSING & ECONOMIC DEVELOPMENT  
COUNCILMAN / WOMAN \_\_\_\_\_

  
MARIA A. RICHARDSON, BUSINESS ADMINISTRATOR  
DEPARTMENT OF ADMINISTRATION

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 112 NORTH MONTGOMERY STREET, AND IDENTIFIED ON THE CITY  
TAX MAP, BLOCK 601, LOT 16, PURSUANT TO N.J.S.A. 40A:12-13(c), TO ELIJAH DIXON FOR THE  
SALE PRICE OF FIFTEEN THOUSAND (\$15,000.00) DOLLARS**

**WHEREAS**, the City of Trenton (the “City”) has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law”); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 112 North Montgomery Street, designated as Block 601, Lot 16 on the City of Trenton Tax Map (hereinafter, the “Property”); and

**WHEREAS**, Elijah Dixon (the “Applicant”) purposes to purchase and redevelop Block 601, Lot 16 commonly known as 112 North Montgomery Street (the ‘Property”); and

**WHEREAS**, the Applicant proposes to pay Fifteen Thousand (\$15,000.00) Dollars, (the “Purchase Price”); and

**WHEREAS**, once renovations have been completed, the Applicant intends to reside in the Property as his primary residence ; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the “Redeveloper”) of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. Elijah Dixon, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 601, Lot 16 commonly known as 112 North Montgomery Street, Trenton New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

| INTRODUCTION: | MOTION: Frisky |     |    |    | SECOND: Feliciano |     |    |    | ORD. AUTHORED BY: |     |     |    |          |     |     |    | ADOPTION     | MOTION:  |     |     |    | SECOND:  |     |     |    |    |
|---------------|----------------|-----|----|----|-------------------|-----|----|----|-------------------|-----|-----|----|----------|-----|-----|----|--------------|----------|-----|-----|----|----------|-----|-----|----|----|
| INTRODUCTION  |                |     |    |    | ADOPTION          |     |    |    | INTRODUCTION      |     |     |    | ADOPTION |     |     |    | INTRODUCTION |          |     |     |    | ADOPTION |     |     |    |    |
|               | AYE            | NAY | NV | AB | AYE               | NAY | NV | AB |                   | AYE | NAY | NV | AB       | AYE | NAY | NV | AB           |          | AYE | NAY | NV | AB       | AYE | NAY | NV | AB |
| EDWARDS       | ✓              |     |    |    |                   |     |    |    | FRISBY            | ✓   |     |    |          |     |     |    |              | GONZALEZ | ✓   |     |    |          |     |     |    |    |
| FELICIANO     | ✓              |     |    |    |                   |     |    |    | HARRISON          |     |     | ✓  |          |     |     |    |              |          |     |     |    |          |     |     |    |    |
| FIGUEROA      | ✓              |     |    |    |                   |     |    |    | WILLIAMS          | ✓   |     |    |          |     |     |    |              |          |     |     |    |          |     |     |    |    |
| KETTENBURG    | ✓              |     |    |    |                   |     |    |    |                   |     |     |    |          |     |     |    |              |          |     |     |    |          |     |     |    |    |
| NV - NO VOTE  |                |     |    |    | AB - ABSENT       |     |    |    |                   |     |     |    |          |     |     |    |              |          |     |     |    |          |     |     |    |    |

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on AUG 07 2025

Adopted on second reading after the public hearing on \_\_\_\_\_

AYE  
Mayor  
NAY

APPROVED  
REJECTED

Reconsidered by Council – Override Vote

*Mayor Gonzalez*  
President of Council

City Clerk

# ORDINANCE

No. 25-076

1<sup>st</sup> Reading AUG 07 2025  
Public Hearing \_\_\_\_\_  
2<sup>nd</sup> Reading & Passage \_\_\_\_\_  
Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Date to Mayor \_\_\_\_\_  
Date Returned \_\_\_\_\_  
Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by



JULIE A. MURRAY, ESQ., LEGAL COUNSEL TO  
HOUSING & ECONOMIC DEVELOPMENT

MARIA A. RICHARDSON, BUSINESS ADMINISTRATOR  
DEPARTMENT OF ADMINISTRATION

COUNCILMAN / WOMAN \_\_\_\_\_ PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 129, 133 & 229 PERRY STREET, AND IDENTIFIED ON THE CITY TAX  
MAP, BLOCK 501, LOT/S 11 & 9, BLOCK 7201, LOT 21 PURSUANT TO N.J.S.A. 40A:12-13(c), TO  
ELIJAH ELLIOT LLC FOR THE SALE PRICE OF SEVENTEEN THOUSAND FIVE HUNDRED  
(\$17,500.00) DOLLARS**

**WHEREAS**, the City of Trenton (the “City”) has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law”); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 129, 133 & 229 Perry Street, designated as Block 501, Lot/s 11 & 9, Block 7201, Lot 21 on the City of Trenton Tax Map (hereinafter, the “Properties”); and

**WHEREAS**, Elijah Elliot LLC (the “Applicant”) purposes to purchase and redevelop Block 501, Lot/s 11 & 9, Block 7201, Lot 21 commonly known as 129, 133 & 229 Perry Street (the “Properties”); and

**WHEREAS**, the Applicant proposes to pay \$5,000.00 each for 129 and 133 Perry Street and \$7,500.00 for 229 Perry Street totaling Seventeen Thousand Five Hundred (\$17,500.00) Dollars, (the “Purchase Price”); and

**WHEREAS**, ; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the “Redeveloper”) of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. Elijah Elliot LLC., is hereby designated as Redeveloper for certain city-owned properties identified on the City's tax map as Block 501, Lot/s 11 & 9, Block 7201, Lot 21 commonly known as 129, 133 and 229 Perry Street, Trenton New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

| INTRODUCTION:          | MOTION: <i>Frisby</i> |     |    |             | SECOND: <i>Edwards</i> |     |    |    | ORD.<br>AUTHORED<br>BY: |              |     |    |    |          |     |    | ADOPTION |          | MOTION:      |     |    |    | SECOND:  |     |    |    |
|------------------------|-----------------------|-----|----|-------------|------------------------|-----|----|----|-------------------------|--------------|-----|----|----|----------|-----|----|----------|----------|--------------|-----|----|----|----------|-----|----|----|
|                        | INTRODUCTION          |     |    |             | ADOPTION               |     |    |    |                         | INTRODUCTION |     |    |    | ADOPTION |     |    |          |          | INTRODUCTION |     |    |    | ADOPTION |     |    |    |
|                        | AYE                   | NAY | NV | AB          | AYE                    | NAY | NV | AB |                         | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB       |          | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB |
| EDWARDS                | ✓                     |     |    |             |                        |     |    |    | FRISBY                  | ✓            |     |    |    |          |     |    |          | GONZALEZ | ✓            |     |    |    |          |     |    |    |
| FELICIANO              | ✓                     |     |    |             |                        |     |    |    | HARRISON                |              |     | ✓  |    |          |     |    |          |          |              |     |    |    |          |     |    |    |
| FIGUEROA<br>KETTENBURG | ✓                     |     |    |             |                        |     |    |    | WILLIAMS                | ✓            |     |    |    |          |     |    |          |          |              |     |    |    |          |     |    |    |
| NV - NO VOTE           |                       |     |    | AB - ABSENT |                        |     |    |    |                         |              |     |    |    |          |     |    |          |          |              |     |    |    |          |     |    |    |

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on **AUG 07 2025**

Adopted on second reading after the public hearing on \_\_\_\_\_

AYE \_\_\_\_\_ APPROVED  
 Mayor  
 NAY \_\_\_\_\_ REJECTED

Reconsidered by Council – Override Vote

*Garry Gonzalez*  
 President of Council

\_\_\_\_\_  
 City Clerk

# ORDINANCE

No. **25-077**

1<sup>st</sup> Reading **AUG 07 2025**

Public Hearing \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

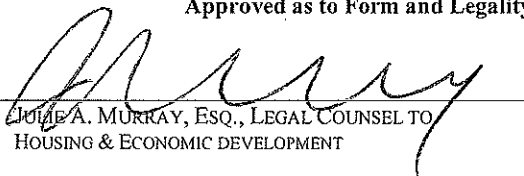
Date to Mayor \_\_\_\_\_

Date Returned \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
JOSEPH A. MURRAY, ESQ., LEGAL COUNSEL TO  
HOUSING & ECONOMIC DEVELOPMENT

  
MARIA A. RICHARDSON, BUSINESS ADMINISTRATOR  
DEPARTMENT OF ADMINISTRATION

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 1253 EAST STATE STREET, AND IDENTIFIED ON THE CITY TAX  
MAP, BLOCK 26901, LOT 8, PURSUANT TO N.J.S.A. 40A:12-13(c), TO JOSEPH N. RODRIQUEZ FOR  
THE SALE PRICE OF SEVEN THOUSAND (\$7,000.00) DOLLARS**

**WHEREAS**, the City of Trenton (the “City”) has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law”); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 1253 East State Street, designated as Block 26901, Lot 8 on the City of Trenton Tax Map (hereinafter, the “Property”); and

**WHEREAS**, Joseph N. Rodriguez (the “Applicant”) purposes to purchase and redevelop Block 26901, Lot 8 commonly known as 1253 East State Street (the “Property”); and

**WHEREAS**, the Applicant proposes to pay Seven Thousand (\$7,000.00) Dollars, (the “Purchase Price”); and

**WHEREAS**, once renovations have been completed, the Applicant intends to reside in the Property as his primary residence; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the “Redeveloper”) of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. Joseph N. Rodriguez, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 26901, Lot 8 commonly known as 1253 East State Street, Trenton New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

| INTRODUCTION: |  | MOTION: <i>Frisby</i> |     |    |    | SECOND: <i>Edwards</i> |     |    |    | ORD. AUTHORED BY: |   |  |   | ADOPTION |     |    |    | MOTION:  |   |  |  | SECOND: |     |    |  |
|---------------|--|-----------------------|-----|----|----|------------------------|-----|----|----|-------------------|---|--|---|----------|-----|----|----|----------|---|--|--|---------|-----|----|--|
|               |  | INTRODUCTION          |     |    |    | ADOPTION               |     |    |    |                   |   |  |   |          |     |    |    |          |   |  |  |         |     |    |  |
|               |  | AYE                   | NAY | NV | AB | AYE                    | NAY | NV | AB |                   |   |  |   | AYE      | NAY | NV | AB |          |   |  |  | AYE     | NAY | NV |  |
| EDWARDS       |  | ✓                     |     |    |    |                        |     |    |    | FRISBY            | ✓ |  |   |          |     |    |    | GONZALEZ | ✓ |  |  |         |     |    |  |
| FELICIANO     |  | ✓                     |     |    |    |                        |     |    |    | HARRISON          |   |  | ✓ |          |     |    |    |          |   |  |  |         |     |    |  |
| FIGUEROA      |  | ✓                     |     |    |    |                        |     |    |    | WILLIAMS          | ✓ |  |   |          |     |    |    |          |   |  |  |         |     |    |  |
| KETTENBURG    |  | ✓                     |     |    |    |                        |     |    |    |                   |   |  |   |          |     |    |    |          |   |  |  |         |     |    |  |
| NV - NO VOTE  |  | AB - ABSENT           |     |    |    |                        |     |    |    |                   |   |  |   |          |     |    |    |          |   |  |  |         |     |    |  |

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on **AUG 07 2025**

Adopted on second reading after the public hearing on \_\_\_\_\_

AYE \_\_\_\_\_ APPROVED  
Mayor  
NAY \_\_\_\_\_ REJECTED

Reconsidered by Council – Override Vote

*Yammy Gonzalez*  
President of Council

City Clerk

# ORDINANCE

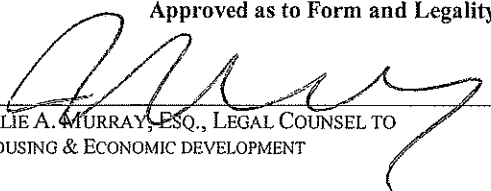
No. 25 - 078

1<sup>st</sup> Reading AUG 07 2025  
Public Hearing \_\_\_\_\_  
2<sup>nd</sup> Reading & Passage \_\_\_\_\_  
Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Date to Mayor \_\_\_\_\_  
Date Returned \_\_\_\_\_  
Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
JULIE A. MURRAY, ESQ., LEGAL COUNSEL TO  
HOUSING & ECONOMIC DEVELOPMENT

  
MARIA A. RICHARDSON, BUSINESS ADMINISTRATOR  
DEPARTMENT OF ADMINISTRATION

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 284 RUTHERFORD AVENUE, AND IDENTIFIED ON THE CITY TAX  
MAP, BLOCK 4403, LOT 6, PURSUANT TO N.J.S.A. 40A:12-13(c), TO MARY TARD FOR THE SALE  
PRICE OF FIFTEEN THOUSAND (\$15,000.00) DOLLARS**

**WHEREAS**, the City of Trenton (the “City”) has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law”); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 284 Rutherford Avenue, designated as Block 4403, Lot 6 on the City of Trenton Tax Map (hereinafter, the “Property”); and

**WHEREAS**, Mary Tard (the “Applicant”) purposes to purchase and redevelop Block 4403, Lot 6 commonly known as 284 Rutherford Avenue (the ‘Property”); and

**WHEREAS**, the Applicant proposes to pay Fifteen Thousand (\$15,000.00) Dollars, (the “Purchase Price”); and

**WHEREAS**, in accordance with the Rehabilitation Plan, among other things the Applicant was the tenant of the owner/landlord at the time the City acquired the Property through in-rem foreclosure in September/2020. As a tenant, the Applicant had certain rights to occupy the Property after foreclosure. The Applicant proposes to complete renovations and continue living in the Property as her primary residence; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the “Redeveloper”) of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. Mary Tard, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 4403, Lot 6, commonly known as 284 Rutherford Avenue, Trenton New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

| INTRODUCTION:       | MOTION: <i>Feliciano</i>            |     |    |             | SECOND: <i>Frisky</i> |     |    |    | ORD. AUTHORED BY: |                                     |     |                                     |    |          |     |    | ADOPTION |          | MOTION:                             |     |    |    | SECOND:  |     |    |    |
|---------------------|-------------------------------------|-----|----|-------------|-----------------------|-----|----|----|-------------------|-------------------------------------|-----|-------------------------------------|----|----------|-----|----|----------|----------|-------------------------------------|-----|----|----|----------|-----|----|----|
|                     | INTRODUCTION                        |     |    |             | ADOPTION              |     |    |    |                   | INTRODUCTION                        |     |                                     |    | ADOPTION |     |    |          |          | INTRODUCTION                        |     |    |    | ADOPTION |     |    |    |
|                     | AYE                                 | NAY | NV | AB          | AYE                   | NAY | NV | AB |                   | AYE                                 | NAY | NV                                  | AB | AYE      | NAY | NV | AB       |          | AYE                                 | NAY | NV | AB | AYE      | NAY | NV | AB |
| EDWARDS             | <input checked="" type="checkbox"/> |     |    |             |                       |     |    |    | FRISBY            | <input checked="" type="checkbox"/> |     |                                     |    |          |     |    |          | GONZALEZ | <input checked="" type="checkbox"/> |     |    |    |          |     |    |    |
| FELICIANO           | <input checked="" type="checkbox"/> |     |    |             |                       |     |    |    | HARRISON          |                                     |     | <input checked="" type="checkbox"/> |    |          |     |    |          |          |                                     |     |    |    |          |     |    |    |
| FIGUEROA KETTENBURG | <input checked="" type="checkbox"/> |     |    |             |                       |     |    |    | WILLIAMS          | <input checked="" type="checkbox"/> |     |                                     |    |          |     |    |          |          |                                     |     |    |    |          |     |    |    |
| NV - NO VOTE        |                                     |     |    | AB - ABSENT |                       |     |    |    |                   |                                     |     |                                     |    |          |     |    |          |          |                                     |     |    |    |          |     |    |    |

**AUG 07 2025**

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

AYE  
Mayor  
NAY

APPROVED  
REJECTED

Reconsidered by Council – Override Vote

President of Council

City Clerk

# ORDINANCE

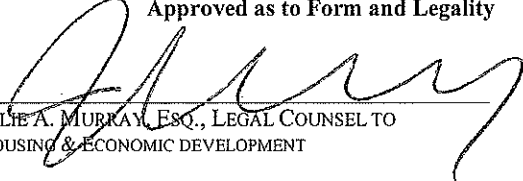
No. **25-079**

1<sup>st</sup> Reading **AUG 07 2025**  
Public Hearing \_\_\_\_\_  
2<sup>nd</sup> Reading & Passage \_\_\_\_\_  
Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Date to Mayor \_\_\_\_\_  
Date Returned \_\_\_\_\_  
Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
JULIE A. MURRAY, ESQ., LEGAL COUNSEL TO  
HOUSING & ECONOMIC DEVELOPMENT

  
MARIA A. RICHARDSON, BUSINESS ADMINISTRATOR  
DEPARTMENT OF ADMINISTRATION

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 13 SHERIDAN AVENUE, AND IDENTIFIED ON THE CITY TAX  
MAP, BLOCK 1602, LOT 34, PURSUANT TO N.J.S.A. 40A:12-13(c), TO KLELIO TACO FOR THE  
SALE PRICE OF TWENTY THOUSAND (\$20,000.00) DOLLARS**

**WHEREAS**, the City of Trenton (the “City”) has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law”); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at Klelio Taco Avenue, designated as Block 1602, Lot 34 on the City of Trenton Tax Map (hereinafter, the “Property”); and

**WHEREAS**, Klelio Taco (the “Applicant”) purposes to purchase and redevelop Block 1602, Lot 34 commonly known as 13 Sheridan Avenue (the ‘Property”); and

**WHEREAS**, the Applicant proposes to pay Twenty Thousand (\$20,000.00) Dollars, (the “Purchase Price”); and

**WHEREAS**, in accordance with the Rehabilitation Plan, among other things the Applicant is proposing to renovate and live in the Property as an owner-occupant; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the “Redeveloper”) of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. Klelio Taco, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 1602, Lot 34, commonly known as 13 Sheridan Avenue, Trenton New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

| INTRODUCTION:                                 | MOTION: <i>Frisky</i> |     |    |    | SECOND: <i>Edwards</i> |     |    |    | ORD. AUTHORED BY: |              |     |    |    |          |     |    | ADOPTION | MOTION:  |              |     |    | SECOND: |          |     |    |    |  |
|-----------------------------------------------|-----------------------|-----|----|----|------------------------|-----|----|----|-------------------|--------------|-----|----|----|----------|-----|----|----------|----------|--------------|-----|----|---------|----------|-----|----|----|--|
|                                               | INTRODUCTION          |     |    |    | ADOPTION               |     |    |    |                   | INTRODUCTION |     |    |    | ADOPTION |     |    |          |          | INTRODUCTION |     |    |         | ADOPTION |     |    |    |  |
|                                               | AYE                   | NAY | NV | AB | AYE                    | NAY | NV | AB |                   | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB       |          | AYE          | NAY | NV | AB      | AYE      | NAY | NV | AB |  |
| EDWARDS                                       | ✓                     |     |    |    |                        |     |    |    | FRISBY            | ✓            |     |    |    |          |     |    |          | GONZALEZ | ✓            |     |    |         |          |     |    |    |  |
| FELICIANO                                     | ✓                     |     |    |    |                        |     |    |    | HARRISON          |              |     | ✓  |    |          |     |    |          |          |              |     |    |         |          |     |    |    |  |
| FIGUEROA<br>KETTENBURG                        | ✓                     |     |    |    |                        |     |    |    | WILLIAMS          | ✓            |     |    |    |          |     |    |          |          |              |     |    |         |          |     |    |    |  |
| NV - NO VOTE                      AB - ABSENT |                       |     |    |    |                        |     |    |    |                   |              |     |    |    |          |     |    |          |          |              |     |    |         |          |     |    |    |  |

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on

**AUG 07 2025**

Adopted on second reading after the public hearing on

AYE  
Mayor  
NAY

APPROVED

REJECTED

Reconsidered by Council – Override Vote

*Germey Gonzalez*  
President of Council

*[Signature]*  
City Clerk

# ORDINANCE

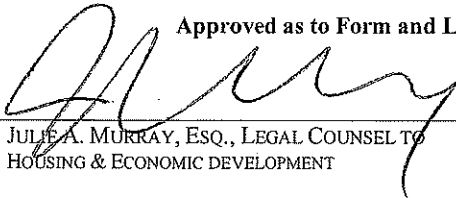
No. 25-080

1<sup>st</sup> Reading AUG 07 2025  
Public Hearing \_\_\_\_\_  
2<sup>nd</sup> Reading & Passage \_\_\_\_\_  
Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Date to Mayor \_\_\_\_\_  
Date Returned \_\_\_\_\_  
Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
JULIE A. MURRAY, ESQ., LEGAL COUNSEL TO  
HOUSING & ECONOMIC DEVELOPMENT

  
MARIA A. RICHARDSON, BUSINESS ADMINISTRATOR  
DEPARTMENT OF ADMINISTRATION

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 15 CHAMBERS STREET, AND IDENTIFIED ON THE CITY TAX  
MAP, BLOCK 12901, LOT 6, PURSUANT TO N.J.S.A. 40A:12-13(b)(5), TO CHIMO B. UGORJI FOR  
THE SALE PRICE OF ONE THOUSAND (\$1,000.00) DOLLARS**

WHEREAS, there is within the City of Trenton certain city-owned real property located at 15 Chambers Street, designated as Block 12901, Lot 6 on the City of Trenton Tax Map (hereinafter, the "Property"); and

WHEREAS, the Property is a small vacant narrow strip of land that has been unused and city owned since July/2009, does not meet the minimum lot size requirements for development under the municipal zoning ordinance, and thereby, does not allow for any other viable use other than a side lot for the contiguous property; and

WHEREAS, the City of Trenton (the "City"), pursuant to N.J.S.A. 40A:12-13(b)(5), has the statutory authority to sell undersized, vacant, city-owned property to the contiguous property owner for the fair market value, which may be negotiated when there is only one contiguous owner; and

WHEREAS, Chioma B. Ugorji, the contiguous property owner at 17 Chambers Street (hereinafter, the "Purchaser"), submitted an application to purchase the Property for the stated purpose of merging both lots and expanding the existing footprint of her property; and

WHEREAS, upon negotiation between Purchaser and the City, the Parties have agreed to a purchase price of One Thousand (\$1,000.00) Dollars, which the City deems reasonable based upon the size, location, merger requirements and condition of the Property, and the fact that the Property would be returned to the tax rolls.

# ORDINANCE

2. Pursuant to N.J.S.A. 40A:12-13(b)(5), the City is authorized to convey 15 Chambers Street, designated as Block 12901, Lot 6 at private sale to the Purchaser, Chioma B. Ugorji for One Thousand (\$1,000.00) Dollars.
3. The Mayor is hereby authorized to execute any documents necessary for the conveyance of the Property to the Purchaser.
4. The City Clerk is hereby directed to publish this Ordinance as required by applicable law.
5. This Ordinance shall take effect after final reading, adoption and the expiration of twenty (20) days and, shall be filed in the Office of the City Clerk in accordance with applicable law.

| INTRODUCTION:                                 | MOTION: <i>Frisky</i> |     |    |    | SECOND: <i>Edwards</i> |     |    |    | ORD. AUTHORED BY: |              |     |    |    |          |     |    | ADOPTION |          | MOTION:      |     |    |    | SECOND:  |     |    |
|-----------------------------------------------|-----------------------|-----|----|----|------------------------|-----|----|----|-------------------|--------------|-----|----|----|----------|-----|----|----------|----------|--------------|-----|----|----|----------|-----|----|
|                                               | INTRODUCTION          |     |    |    | ADOPTION               |     |    |    |                   | INTRODUCTION |     |    |    | ADOPTION |     |    |          |          | INTRODUCTION |     |    |    | ADOPTION |     |    |
|                                               | AYE                   | NAY | NV | AB | AYE                    | NAY | NV | AB |                   | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB       |          | AYE          | NAY | NV | AB | AYE      | NAY | NV |
| EDWARDS                                       | ✓                     |     |    |    |                        |     |    |    | FRISBY            | ✓            |     |    |    |          |     |    |          | GONZALEZ | ✓            |     |    |    |          |     |    |
| FELICIANO                                     | ✓                     |     |    |    |                        |     |    |    | HARRISON          |              |     | ✓  |    |          |     |    |          |          |              |     |    |    |          |     |    |
| FIGUEROA<br>KETTENBURG                        | ✓                     |     |    |    |                        |     |    |    | WILLIAMS          | ✓            |     |    |    |          |     |    |          |          |              |     |    |    |          |     |    |
| NV - NO VOTE                      AB - ABSENT |                       |     |    |    |                        |     |    |    |                   |              |     |    |    |          |     |    |          |          |              |     |    |    |          |     |    |

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on AUG 07 2025

Adopted on second reading after the public hearing on \_\_\_\_\_

Mayor APPROVED  
REJECTED

Reconsidered by Council - Override Vote AYE  
NAY

*[Signature]*  
President of Council

\_\_\_\_\_  
City Clerk

# ORDINANCE

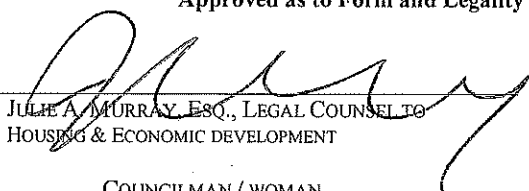
No. 25-081

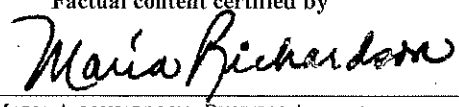
1<sup>st</sup> Reading AUG 07 2025  
Public Hearing \_\_\_\_\_  
2<sup>nd</sup> Reading & Passage \_\_\_\_\_  
Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Date to Mayor \_\_\_\_\_  
Date Returned \_\_\_\_\_  
Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
JULIE A. MURRAY, ESQ., LEGAL COUNSEL TO  
HOUSING & ECONOMIC DEVELOPMENT

  
MARIA A. RICHARDSON, BUSINESS ADMINISTRATOR  
DEPARTMENT OF ADMINISTRATION

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 32 AND 34 HART AVENUE, AND IDENTIFIED ON THE CITY TAX  
MAP, BLOCK 21403, LOT/S 12 & 11, PURSUANT TO N.J.S.A. 40A:12-13(c), TO MARVIN CISNEROS  
MURCIAS OR THE SALE PRICE OF TWELVE THOUSAND (\$12,000.00) DOLLARS**

**WHEREAS**, the City of Trenton (the “City”) has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A;12A-1 et seq. (the Redevelopment Law”); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 32 and 34 (side-lot) Hart Avenue, designated as Block 21403, Lot/s 12 & 11, on the City of Trenton Tax Map (hereinafter, the “Property”); and

**WHEREAS**, Marvin Cisneros Murcias (the “Applicant”) purposes to purchase and redevelop Block 21403, Lot/s 12 & 11 commonly known as 32 and 34 (side-lot) Hart Avenue (the “Property”); and

**WHEREAS**, the Applicant proposes to pay Ten Thousand (\$10,000.00) Dollars for 32 Hart Avenue and Two Thousand (\$2,000.00) Dollars for 34 (side-lot) Hart Avenue totaling Twelve Thousand (\$12,000.00) Dollars, (the “Purchase Price”); and

**WHEREAS**, once renovations have been completed, the Applicant intends to reside in the Property as an owner-occupant and merge/consolidate the lots; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the “Redeveloper”) of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. Marvin Cisneros Murcias, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 21403, Lot/s 12 & 11, commonly known as 32 and 34 (side lot) Hart Avenue, Trenton New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

| INTRODUCTION:          |     |     |    | MOTION: <i>Frisky</i> |     |     |    | SECOND: <i>Edwards</i> |          |     |     | ORD. AUTHORED BY: |    |     |     | ADOPTION     |    |          |     | MOTION:  |    |    |     | SECOND: |    |    |  |
|------------------------|-----|-----|----|-----------------------|-----|-----|----|------------------------|----------|-----|-----|-------------------|----|-----|-----|--------------|----|----------|-----|----------|----|----|-----|---------|----|----|--|
|                        |     |     |    | INTRODUCTION          |     |     |    | ADOPTION               |          |     |     |                   |    |     |     | INTRODUCTION |    |          |     | ADOPTION |    |    |     |         |    |    |  |
|                        | AYE | NAY | NV | AB                    | AYE | NAY | NV | AB                     |          | AYE | NAY | NV                | AB | AYE | NAY | NV           | AB |          | AYE | NAY      | NV | AB | AYE | NAY     | NV | AB |  |
| EDWARDS                | ✓   |     |    |                       |     |     |    |                        | FRISBY   | ✓   |     |                   |    |     |     |              |    | GONZALEZ | ✓   |          |    |    |     |         |    |    |  |
| FELICIANO              | ✓   |     |    |                       |     |     |    |                        | HARRISON |     |     | ✓                 |    |     |     |              |    |          |     |          |    |    |     |         |    |    |  |
| FIGUEROA<br>KETTENBURG | ✓   |     |    |                       |     |     |    |                        | WILLIAMS | ✓   |     |                   |    |     |     |              |    |          |     |          |    |    |     |         |    |    |  |
| NV - NO VOTE           |     |     |    | AB - ABSENT           |     |     |    |                        |          |     |     |                   |    |     |     |              |    |          |     |          |    |    |     |         |    |    |  |

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on

**AUG 6 7 2025**

Adopted on second reading after the public hearing on

AYE  
Mayor  
NAY

APPROVED  
REJECTED

Reconsidered by Council - Override Vote

*Yasmine Gonzalez*  
President of Council

City Clerk

# ORDINANCE

No. 25-082

1<sup>st</sup> Reading AUG 07 2025

Public Hearing \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

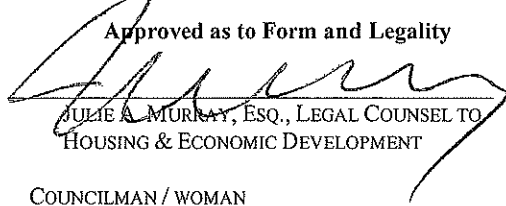
Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Date to Mayor \_\_\_\_\_

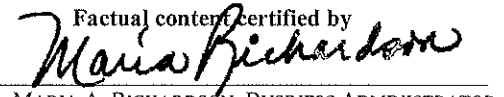
Date Returned \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

  
JULIE A. MURRAY, ESQ., LEGAL COUNSEL TO  
HOUSING & ECONOMIC DEVELOPMENT

Factual content certified by

  
MARIA A. RICHARDSON, BUSINESS ADMINISTRATOR  
DEPARTMENT OF ADMINISTRATION

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 519 NORTH CLINTON AVENUE, AND IDENTIFIED ON THE CITY TAX  
MAP, BLOCK 21705, LOT 25, PURSUANT TO N.J.S.A. 40A:12-13(c), TO MASSIEL VALDEZ GARCIA  
FOR THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) DOLLARS**

**WHEREAS**, the City of Trenton (the “City”) has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law”); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 519 North Clinton Avenue, designated as Block 21705, Lot 25 on the City of Trenton Tax Map (hereinafter, the “Property”); and

**WHEREAS**, Massiel Valdez Garcia (the “Applicant”) purposes to purchase and redevelop Block 21705, Lot 25 commonly known as 519 North Clinton Avenue (the ‘Property”); and

**WHEREAS**, the Applicant proposes to pay Five Thousand (\$5,000.00) Dollars, (the “Purchase Price”); and

**WHEREAS**, once renovations have been completed, the Applicant intends to reside in the Property as an owner-occupant; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the “Redeveloper”) of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. Massiel Valdez Garcia, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 27105, Lot 25, commonly known as 519 North Clinton Avenue, Trenton New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

| INTRODUCTION:       | MOTION: <i>Frisby</i>               |     |    |             | SECOND: <i>Feliciano</i> |     |    |    | ORD. AUTHORED BY: |                                     |     |                                     |    |          |     |    | ADOPTION |          | MOTION:      |     |    |    | SECOND:  |     |    |    |
|---------------------|-------------------------------------|-----|----|-------------|--------------------------|-----|----|----|-------------------|-------------------------------------|-----|-------------------------------------|----|----------|-----|----|----------|----------|--------------|-----|----|----|----------|-----|----|----|
|                     | INTRODUCTION                        |     |    |             | ADOPTION                 |     |    |    |                   | INTRODUCTION                        |     |                                     |    | ADOPTION |     |    |          |          | INTRODUCTION |     |    |    | ADOPTION |     |    |    |
|                     | AYE                                 | NAY | NV | AB          | AYE                      | NAY | NV | AB |                   | AYE                                 | NAY | NV                                  | AB | AYE      | NAY | NV | AB       |          | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB |
| EDWARDS             | <input checked="" type="checkbox"/> |     |    |             |                          |     |    |    | FRISBY            | <input checked="" type="checkbox"/> |     |                                     |    |          |     |    |          | GONZALEZ |              |     |    |    |          |     |    |    |
| FELICIANO           | <input checked="" type="checkbox"/> |     |    |             |                          |     |    |    | HARRISON          |                                     |     | <input checked="" type="checkbox"/> |    |          |     |    |          |          |              |     |    |    |          |     |    |    |
| FIGUEROA KETTENBURG | <input checked="" type="checkbox"/> |     |    |             |                          |     |    |    | WILLIAMS          | <input checked="" type="checkbox"/> |     |                                     |    |          |     |    |          |          |              |     |    |    |          |     |    |    |
| NV - NO VOTE        |                                     |     |    | AB - ABSENT |                          |     |    |    |                   |                                     |     |                                     |    |          |     |    |          |          |              |     |    |    |          |     |    |    |

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on AUG 07 2025

Adopted on second reading after the public hearing on \_\_\_\_\_

AYE \_\_\_\_\_ APPROVED \_\_\_\_\_  
 NAY \_\_\_\_\_ REJECTED \_\_\_\_\_

*Mazmury Gonzalez*  
 President of Council

Reconsidered by Council – Override Vote

City Clerk

AUG 07 2025

# ORDINANCE

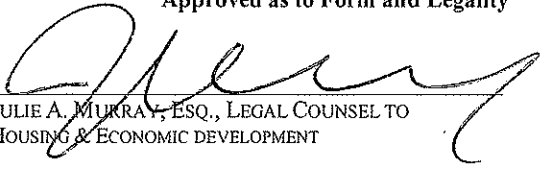
No. 25-083

1<sup>st</sup> Reading \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
2<sup>nd</sup> Reading & Passage \_\_\_\_\_  
Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Date to Mayor \_\_\_\_\_  
Date Returned \_\_\_\_\_  
Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
JULIE A. MURRAY, ESQ., LEGAL COUNSEL TO  
HOUSING & ECONOMIC DEVELOPMENT

  
MARIA A. RICHARDSON, BUSINESS ADMINISTRATOR  
DEPARTMENT OF ADMINISTRATION

COUNCILMAN / WOMAN \_\_\_\_\_ PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 213 DICKINSON STREET, AND IDENTIFIED ON THE CITY TAX  
MAP, BLOCK 22303, LOT 19, PURSUANT TO N.J.S.A. 40A:12-13(c), TO GERALD HICKS FOR THE  
SALE PRICE OF THREE THOUSAND (\$3,000.00) DOLLARS**

**WHEREAS**, the City of Trenton (the “City”) has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law”); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 900 Indiana Avenue, designated as Block 22303, Lot 19 on the City of Trenton Tax Map (hereinafter, the “Property”); and

**WHEREAS**, Gerald Hicks (the “Applicant”) purposes to purchase and redevelop Block 22303, Lot 19 commonly known as 213 Dickinson Street (the ‘Property”); and

**WHEREAS**, the Applicant proposes to pay Three Thousand (\$3,000.00) Dollars, (the “Purchase Price”); and

**WHEREAS**, once renovations have been completed, the Applicant intends to reside in the Property as an owner-occupant; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the “Redeveloper”) of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. Gerald Hicks, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 22303, Lot 19, commonly known as 213 Dickinson Street, Trenton New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

| INTRODUCTION:          |     | MOTION: <i>Frisky</i> |    |    |     | SECOND: <i>Edwards</i> |    |    |          | ORD. AUTHORED BY: |     |              |    |     |     |          |    | ADOPTION | MOTION: |     |    |              | SECOND: |     |    |          |  |  |  |
|------------------------|-----|-----------------------|----|----|-----|------------------------|----|----|----------|-------------------|-----|--------------|----|-----|-----|----------|----|----------|---------|-----|----|--------------|---------|-----|----|----------|--|--|--|
|                        |     | INTRODUCTION          |    |    |     | ADOPTION               |    |    |          |                   |     | INTRODUCTION |    |     |     | ADOPTION |    |          |         |     |    | INTRODUCTION |         |     |    | ADOPTION |  |  |  |
|                        | AYE | NAY                   | NV | AB | AYE | NAY                    | NV | AB |          | AYE               | NAY | NV           | AB | AYE | NAY | NV       | AB |          | AYE     | NAY | NV | AB           | AYE     | NAY | NV | AB       |  |  |  |
| EDWARDS                | ✓   |                       |    |    |     |                        |    |    | FRISBY   | ✓                 |     |              |    |     |     |          |    | GONZALEZ | ✓       |     |    |              |         |     |    |          |  |  |  |
| FELICIANO              | ✓   |                       |    |    |     |                        |    |    | HARRISON |                   |     | ✓            |    |     |     |          |    |          |         |     |    |              |         |     |    |          |  |  |  |
| FIGUEROA<br>KETTENBURG | ✓   |                       |    |    |     |                        |    |    | WILLIAMS | ✓                 |     |              |    |     |     |          |    |          |         |     |    |              |         |     |    |          |  |  |  |
| NV - NO VOTE           |     | AB - ABSENT           |    |    |     |                        |    |    |          |                   |     |              |    |     |     |          |    |          |         |     |    |              |         |     |    |          |  |  |  |

**AUG 07 2025**

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

AYE  
Mayor  
NAY

APPROVED  
REJECTED

Reconsidered by Council - Override Vote

President of Council

City Clerk

AUG 07 2025

# ORDINANCE

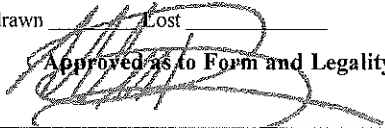
No. 25-084

1<sup>st</sup> Reading \_\_\_\_\_

Public Hearing \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

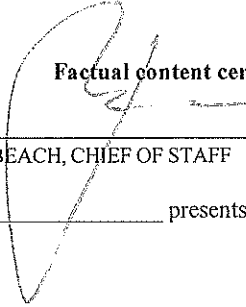
  
Approved as to Form and Legality

WESLEY BRIDGES, CITY ATTORNEY

Date to Mayor \_\_\_\_\_

Date Returned \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

  
Factual content certified by

JIM BEACH, CHIEF OF STAFF

Councilman/woman \_\_\_\_\_ presents the following Ordinance:

## **ORDINANCE ADOPTING THE 2025 ENTERPRISE AVENUE REDEVELOPMENT PLAN PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW AT N.J.S.A. 40A:12A-1, *ET SEQ.***

**WHEREAS**, the City Council of the City of Trenton ("City Council"), in order to facilitate the development, redevelopment, and rehabilitation of the City, adopted Resolution 02-742 determining that the proposed Enterprise Avenue Redevelopment Area, including property now designated on the Official Tax Map of the City of Trenton as Block 23203, Lot 1 and Block 23102, Lots 1, 2 & 9 (collectively, the "Property") qualified as an Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("Redevelopment Law"); and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, a governing body may adopt, revise or amend a redevelopment plan for an Area in Need of Redevelopment which sets forth an outline for the planning, development, redevelopment, or rehabilitation of the area; and

**WHEREAS**, to facilitate the planning, development, redevelopment, and rehabilitation of the Enterprise Avenue Redevelopment Area for purposes of improving conditions within the City, City Council previously adopted a redevelopment plan for the Enterprise Avenue Redevelopment Area, which included the Property; and

**WHEREAS**, City Council has determined that a more specific redevelopment plan is needed to facilitate the redevelopment of the Property, and has determined that it is in the best interest of the City to adopt the redevelopment plan entitled "2025 Enterprise Avenue Redevelopment Plan," dated July 17, 2025 (the "Redevelopment Plan"); and

**WHEREAS**, the Redevelopment Plan provides for the planning, development, redevelopment, and rehabilitation of the Property for purposes of improving conditions within the City; and

**WHEREAS**, pursuant to the N.J.S.A. 40A:12A-7, the Borough Council adopted a Resolution referring the Redevelopment Plan to the City of Trenton Planning Board ("Planning Board") for review and approval following introduction and first reading; and

**WHEREAS**, the Planning Board reviewed the Redevelopment Plan and gave its report to City Council finding that the Redevelopment Plan is consistent with the City's Master Plan and recommending adoption of the Redevelopment Plan; and

**WHEREAS**, City Council has reviewed and accepted the recommendations of the Planning Board and determined that it is in the best interest of the City to adopt the Redevelopment Plan to effectuate redevelopment and rehabilitation of the Property.

# ORDINANCE

No. \_\_\_\_\_

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Trenton as follows:

1. The City Council hereby adopts the 2025 Enterprise Avenue Redevelopment Plan, attached hereto.
2. The City Council declares and determines that the 2025 Enterprise Avenue Redevelopment Plan provides for the development of Block 23203, Lot 1 and Block 23102, Lots 1, 2 & 9, is substantially consistent with and designed to effectuate the municipal master plan, Trenton250, and is otherwise in conformance with the criteria, guidelines, and conditions set forth in N.J.S.A. 40A:12A-7 and the Redevelopment Las as a whole.
3. The governing body of the City of Trenton shall have, be entitled to, and is hereby vested with all power and authority granted by the aforementioned statutory provisions to effectuate the Redevelopment Plan.
4. The Redevelopment Plan shall constitute an overlay zoning district which does not require amendment of the City's zoning district map.
5. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.
6. In the event any clause, section or paragraph of the ordinance and/or the Redevelopment Plan is deemed invalid or unenforceable for any reason, it is the intent of City Council that the balance of the Ordinance and/or Redevelopment Plan remain in full force and effect to the extent it allows the City to meet the goals of the Ordinance.
7. This Ordinance shall take effect after final adoption and publication according to law

|                      |                       |     |    |             |                         |     |    |    |                   |              |     |    |    |          |     |    |          |          |              |     |    |    |          |     |    |    |
|----------------------|-----------------------|-----|----|-------------|-------------------------|-----|----|----|-------------------|--------------|-----|----|----|----------|-----|----|----------|----------|--------------|-----|----|----|----------|-----|----|----|
| INTRODUCTION:        | MOTION: <i>Frisby</i> |     |    |             | SECOND: <i>Harrison</i> |     |    |    | ORD. AUTHORED BY: |              |     |    |    |          |     |    | ADOPTION |          | MOTION:      |     |    |    | SECOND:  |     |    |    |
|                      | INTRODUCTION          |     |    |             | ADOPTION                |     |    |    |                   | INTRODUCTION |     |    |    | ADOPTION |     |    |          |          | INTRODUCTION |     |    |    | ADOPTION |     |    |    |
|                      | AYE                   | NAY | NV | AB          | AYE                     | NAY | NV | AB |                   | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB       |          | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB |
| DWARDS               | ✓                     |     |    |             |                         |     |    |    | FRISBY            | ✓            |     |    |    |          |     |    |          | GONZALEZ | ✓            |     |    |    |          |     |    |    |
| ELICIANO             | ✓                     |     |    |             |                         |     |    |    | HARRISON          |              |     | ✓  |    |          |     |    |          |          |              |     |    |    |          |     |    |    |
| IGUEROA<br>ETTENBURG | ✓                     |     |    |             |                         |     |    |    | WILLIAMS          | ✓            |     |    |    |          |     |    |          |          |              |     |    |    |          |     |    |    |
| V - NO VOTE          |                       |     |    | AB - ABSENT |                         |     |    |    |                   |              |     |    |    |          |     |    |          |          |              |     |    |    |          |     |    |    |

**AUG 07 2025**

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

Mayor

APPROVED  
REJECTED

Reconsidered by Council - Override Vote

AYE  
NAY

President of Council

City Clerk

DCA/DLGS WAIVER No. \_\_\_\_\_ (IF APPLICABLE)

# ORDINANCE

No. **25-085**

1<sup>st</sup> Reading **AUG 07 2025**

Date to Mayor \_\_\_\_\_

Public Hearing \_\_\_\_\_

Date Returned \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

*Approved as to Form and Legality*

*WESLEY BRIDGES, ESQ., CITY ATTORNEY*

Factual content certified by

*Maria Richardson*  
MARIA RICHARDSON, BUSINESS ADMINISTRATOR

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AMENDING CHAPTER 2 OF THE CODE OF THE CITY OF TRENTON  
"ADMINISTRATION" AS IT APPLIES TO RESIDENCY REQUIREMENTS FOR THE  
EMPLOYEES OF THE DEPARTMENT OF WATER AND SEWER, IN THE CITY OF TRENTON**

**WHEREAS**, the City of Trenton, through its Department of Water and Sewer, owns and operates a regional water distribution system known as Trenton Water Works; and

**WHEREAS**, chronic staffing shortages have hindered the ability of that Department to perform at the level of confidence and expertise required by the city and its customers; and

**WHEREAS**, independent analysis by contractors for the city of Trenton and the New Jersey Department of Environmental Protection have independently concluded that the existing residency requirement as it applies to Trenton Water Works and the Department of Water and Sewer is a significant obstacle to the hiring and retention of qualified employees; and

**WHEREAS**, after consultation with the New Jersey Department of Environmental Protection, City Council believes that it is in the best interests of the City of Trenton and its water customers to remove the residency requirement for employees in the Department of Water and Sewer; now, therefore

**NOW, THEREFORE, BE IT ORDAINED**, by the City Council of the city of Trenton that Chapter 2, Article XVI, section 2-95 (1) is hereby amended as follows:

1. All officers and employees of the City of Trenton, New Jersey, now in the employ of or hereafter to be employed by the City, are hereby required as a condition of their continued employment to have a place of abode in the City and to be bona fide residents therein.

# ORDINANCE

2. All officers, commissioners, directors and employees and regular legal representatives of all quasi-municipal boards, authorities, commissions and all other bodies which the City Council is by law empowered to create shall be bona fide residents of the City within the meaning of this section, except as otherwise specifically provided by state law or where specific creating ordinances provide for or expressly permit the appointment or employment of nonresidents or designate membership by reference to some specific qualifications or characteristic other than residency. The provisions of this section shall not apply to employees of the Department of Water and Sewer, or applicants for positions therein.

| INTRODUCTION:          | MOTION: <i>Frisby</i>               |     |    |             | SECOND: <i>Williams</i> |     |    |    | ORD. AUTHORED BY: |                                     |    |                                     |          |     |    |    | ADOPTION     |                                     | MOTION: |    |          |     | SECOND: |    |  |  |
|------------------------|-------------------------------------|-----|----|-------------|-------------------------|-----|----|----|-------------------|-------------------------------------|----|-------------------------------------|----------|-----|----|----|--------------|-------------------------------------|---------|----|----------|-----|---------|----|--|--|
|                        | INTRODUCTION                        |     |    |             | ADOPTION                |     |    |    | INTRODUCTION      |                                     |    |                                     | ADOPTION |     |    |    | INTRODUCTION |                                     |         |    | ADOPTION |     |         |    |  |  |
|                        | AYE                                 | NAY | NV | AB          | AYE                     | NAY | NV | AB | AYE               | NAY                                 | NV | AB                                  | AYE      | NAY | NV | AB | AYE          | NAY                                 | NV      | AB | AYE      | NAY | NV      | AB |  |  |
|                        |                                     |     |    |             |                         |     |    |    |                   |                                     |    |                                     |          |     |    |    |              |                                     |         |    |          |     |         |    |  |  |
| EDWARDS                | <input checked="" type="checkbox"/> |     |    |             |                         |     |    |    | FRISBY            | <input checked="" type="checkbox"/> |    |                                     |          |     |    |    | GONZALEZ     | <input checked="" type="checkbox"/> |         |    |          |     |         |    |  |  |
| FELICIANO              | <input checked="" type="checkbox"/> |     |    |             |                         |     |    |    | HARRISON          |                                     |    | <input checked="" type="checkbox"/> |          |     |    |    |              |                                     |         |    |          |     |         |    |  |  |
| FIGUEROA<br>KETTENBURG | <input checked="" type="checkbox"/> |     |    |             |                         |     |    |    | WILLIAMS          | <input checked="" type="checkbox"/> |    |                                     |          |     |    |    |              |                                     |         |    |          |     |         |    |  |  |
| NV - NO VOTE           |                                     |     |    | AB - ABSENT |                         |     |    |    |                   |                                     |    |                                     |          |     |    |    |              |                                     |         |    |          |     |         |    |  |  |

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on **AUG 07 2025**

Adopted on second reading after the public hearing on \_\_\_\_\_

Mayor

APPROVED  
REJECTED

Reconsidered by Council – Override Vote

AYE  
NAY

President of Council

City Clerk

DCA/DLGS WAIVER No. \_\_\_\_\_ (If APPLICABLE)

# ORDINANCE

No. **25 - 086**

1<sup>st</sup> Reading **AUG 07 2025**

Date to Mayor \_\_\_\_\_

Public Hearing \_\_\_\_\_

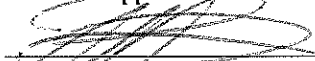
Date Returned \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

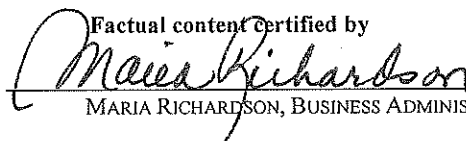
Date Resubmitted to Council \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Approved as to Form and Legality

  
WESLEY BRIDGES, ESQ., CITY ATTORNEY

Factual content certified by

  
MARIA RICHARDSON, BUSINESS ADMINISTRATOR

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING TRENTON WATER WORKS TO  
PURCHASE THE ELKS PROPERTY LOCATED 1580 KUSER ROAD IN  
HAMILTON TOWNSHIP, AND THE CRESTEK PROPERTY  
LOCATED 4 LUDLOW DRIVE IN EWING TOWNSHIP, FOR THE  
PURCHASE PRICE OF \$1,034,191.14 FOR BOTH PROPERTIES**

**WHEREAS**, This Council has previously approved Trenton Water Works ("TWW") entering into multiple "lease to purchase" agreements in order to provide decentralized water storage capacity; and

**WHEREAS**, the Elks property has been appraised for Four Hundred Forty-Five Thousand Dollars (\$445,000), and the Crestek property has been appraised for Three Hundred Thousand Dollars (\$300,000), (see Exhibit A, appraisal); and

**WHEREAS**, The lease for the Elks property has to be amended to reflect a changed property configuration and additional acreage at the same appraised per acre price for a new total purchase price of Seven Hundred Thirty-Four Thousand One Hundred Ninety-one Dollars and Fourteen cents (\$734,191.14) (see Exhibit C "Lease Amendment"); and,

**WHEREAS**, the installation of water storage tanks is needed to comply with the terms of an Administrative Consent Order and a Unilateral Administrative Order issued by the New Jersey Department of Environmental Protection; and

**WHEREAS**, TWW performed an extensive property search to acquire a location for the construction of water storage tanks in order to provide sufficient water storage capacity to take the Pennington Reservoir offline for cleaning, repairs and upgrades; and

**WHEREAS**, TWW has completed preliminary hydraulic modeling and general property layout including tank details (material of construction, elevation, bowl diameter), sizing and the layout of tank inflow and outflow piping and connection to TWW network; and

# ORDINANCE

**WHEREAS**, TWW has also completed a wetlands delineation survey, and a Letter of Interpretation ("LOI") was sent to New Jersey Department of Environmental Protection outlining the project setbacks, see Exhibit B, LOI to DEP), the wetland transition area line, and the flood hazard line (see Exhibit B, LOI); and

**WHEREAS**, funds in the amount of One Million, Thirty-four Thousand One Hundred Ninety-one Dollars and Fourteen Cents (\$1,034,191.14) for the purchase of both properties have been certified to be available in Account Number C-06-21-55-049B-342.

**NOW, THEREFORE, BE IT ORDAINED**, by the City Council of the City of Trenton, in the County of Mercer as follows:

1. The Director of The Department of Water and Sewer is authorized to sign the amended lease for the Elks property.
2. The Director of the Department of Water and Sewer is authorized to purchase the above-mentioned properties at the agreed prices once required local approvals are issued.

| INTRODUCTION:          | MOTION: <i>Frisky</i> |     |    |             | SECOND: <i>Frisky</i> |     |    |    | ORD. AUTHORED BY: |     |     |    |          |     |     |    | ADOPTION     |          |     |     | MOTION:  |    |     |     | SECOND: |    |  |  |
|------------------------|-----------------------|-----|----|-------------|-----------------------|-----|----|----|-------------------|-----|-----|----|----------|-----|-----|----|--------------|----------|-----|-----|----------|----|-----|-----|---------|----|--|--|
|                        | INTRODUCTION          |     |    |             | ADOPTION              |     |    |    | INTRODUCTION      |     |     |    | ADOPTION |     |     |    | INTRODUCTION |          |     |     | ADOPTION |    |     |     |         |    |  |  |
|                        | AYE                   | NAY | NV | AB          | AYE                   | NAY | NV | AB |                   | AYE | NAY | NV | AB       | AYE | NAY | NV | AB           |          | AYE | NAY | NV       | AB | AYE | NAY | NV      | AB |  |  |
| EDWARDS                | ✓                     |     |    |             |                       |     |    |    | FRISBY            | ✓   |     |    |          |     |     |    |              | GONZALEZ | ✓   |     |          |    |     |     |         |    |  |  |
| ELICIANO               | ✓                     |     |    |             |                       |     |    |    | HARRISON          |     |     | ✓  |          |     |     |    |              |          |     |     |          |    |     |     |         |    |  |  |
| FIGUEROA<br>LETTENBURG | ✓                     |     |    |             |                       |     |    |    | WILLIAMS          | ✓   |     |    |          |     |     |    |              |          |     |     |          |    |     |     |         |    |  |  |
| IV - NO VOTE           |                       |     |    | AB - ABSENT |                       |     |    |    |                   |     |     |    |          |     |     |    |              |          |     |     |          |    |     |     |         |    |  |  |

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

Mayor \_\_\_\_\_ APPROVED  
REJECTED \_\_\_\_\_ Reconsidered by Council - Override Vote \_\_\_\_\_ AYE  
NAY

*Yammy Gonzalez*  
President of Council

City Clerk

# ORDINANCE

No. 25-0871<sup>st</sup> Reading AUG 07 2023

Public Hearing \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Date Returned \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

  
WESLEY BRIDGES, ESQ., CITY ATTORNEY

Factual content certified by

  
WAHAB ONITIRI, DIRECTOR PUBLIC WORKS

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY



## ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 14 OF THE CODE OF THE CITY OF TRENTON, "TRAFFIC", AS IT APPLIES TO HAMILTON AVENUE

**BE IT ORDAINED**, By the City Council of the City of Trenton that Chapter 14, Subsection 2.7 of the Code of the City of Trenton is hereby amended by removing from Schedule VII, "One-Hour Parking," the following location:

| Name of Street  | Sides | Location                                                         |
|-----------------|-------|------------------------------------------------------------------|
| Hamilton Avenue | North | Between Chambers Street and Bert Avenue                          |
|                 | South | Between a point 150 feet east of Chambers Street and Bert Avenue |

**BE IT FURTHER ORDAINED**, By the City Council of the City of Trenton that Chapter 14, Subsection 2.5 of the Code of the City of Trenton is hereby amended and supplemented by adding to Schedule V, "No Parking During Certain Hours," the following location:

| Name of Street  | Hours                            | Sides | Location                                                                                    |
|-----------------|----------------------------------|-------|---------------------------------------------------------------------------------------------|
| Hamilton Avenue | 7:00 AM – 4:00 PM<br>School Days | Both  | Between Chambers Street and Bert Avenue (Except for Permitted Trenton High School Students) |

# ORDINANCE

All ordinances or parts of ordinances of the City of Trenton heretofore adopted that are inconsistent with any of the terms and provisions of this Ordinance are hereby repealed to the extent of inconsistency.

This Ordinance shall take effect thirty (30) days after final passage by Council or twenty (20) days after approval by the Mayor, whichever comes first.

| INTRODUCTION:          | MOTION: <i>Feliciano</i>            |     |    |    | SECOND: <i>Frisby</i> |     |    |    | ORD. AUTHORED BY: |                                     |    |                                     |          |     |    |    | ADOPTION | MOTION:      |                                     |    |    | SECOND:  |     |    |   |  |  |
|------------------------|-------------------------------------|-----|----|----|-----------------------|-----|----|----|-------------------|-------------------------------------|----|-------------------------------------|----------|-----|----|----|----------|--------------|-------------------------------------|----|----|----------|-----|----|---|--|--|
|                        | INTRODUCTION                        |     |    |    | ADOPTION              |     |    |    | INTRODUCTION      |                                     |    |                                     | ADOPTION |     |    |    |          | INTRODUCTION |                                     |    |    | ADOPTION |     |    |   |  |  |
|                        | AYE                                 | NAY | NV | AB | AYE                   | NAY | NV | AB | AYE               | NAY                                 | NV | AB                                  | AYE      | NAY | NV | AB |          | AYE          | NAY                                 | NV | AB | AYE      | NAY | NV | A |  |  |
| EDWARDS                | <input checked="" type="checkbox"/> |     |    |    |                       |     |    |    | FRISBY            | <input checked="" type="checkbox"/> |    |                                     |          |     |    |    |          | GONZALEZ     | <input checked="" type="checkbox"/> |    |    |          |     |    |   |  |  |
| FELICIANO              | <input checked="" type="checkbox"/> |     |    |    |                       |     |    |    | HARRISON          |                                     |    | <input checked="" type="checkbox"/> |          |     |    |    |          |              |                                     |    |    |          |     |    |   |  |  |
| FIGUEROA<br>KETTENBURG | <input checked="" type="checkbox"/> |     |    |    |                       |     |    |    | WILLIAMS          | <input checked="" type="checkbox"/> |    |                                     |          |     |    |    |          |              |                                     |    |    |          |     |    |   |  |  |
| NV - NO VOTE           |                                     |     |    |    |                       |     |    |    |                   | AB - ABSENT                         |    |                                     |          |     |    |    |          |              |                                     |    |    |          |     |    |   |  |  |

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

Mayor

APPROVED  
REJECTED

Reconsidered by Council – Override Vote

AYE  
NAY

*Mymaris Gonzalez*  
President of Council

City Clerk

DCA/DLGA Waiver No. \_\_\_\_\_ (If Applicable)

# RESOLUTION

No. 25-256

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

\_\_\_\_\_  
WESLEY BRIDGES, ESQ, CITY ATTORNEY

\_\_\_\_\_  
BRANDON L. GARCIA, CITY CLERK

Councilman/woman \_\_\_\_\_ presents the following Resolution:

## AUTHORIZING THE CITY COUNCIL OF THE CITY OF TRENTON TO HOLD AN EXECUTIVE SESSION WHICH EXCLUDES THE PUBLIC

**BE IT RESOLVED** that the City Council of the City of Trenton will hold a meeting on September 4, 2025, at 5:30 p.m. that will be limited to consideration of an item or items with respect to which the public may be excluded pursuant to section 7b of the Open Public Meetings Act (N.J.S.A. 10:4-12)

The general nature of the subject or subjects to be discussed:

### Pending Litigation

**Tyrawn Carter v City of Trenton**

**Capital Health System, Inc. for Services Rendered**

**Routeware, Inc. for Services Rendered**

Stated as precisely as presently possible, the following is the time when the circumstances under which the discussion conducted at said meeting can be disclosed to the public when the need for confidentiality no longer exists.

The public is excluded from said meeting and further notice is dispensed with, all in accordance with sections 8 and 4a of the Open Public Meetings Act.

| MOTION:    |     |     |         |        |          |     |     |         |        |          |     |     |         |        |
|------------|-----|-----|---------|--------|----------|-----|-----|---------|--------|----------|-----|-----|---------|--------|
|            | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |
| EDWARDS    |     |     |         |        | FRISBY   |     |     |         |        | GONZALEZ |     |     |         |        |
| FELICIANO  |     |     |         |        | HARRISON |     |     |         |        |          |     |     |         |        |
| FIGUEROA   |     |     |         |        | WILLIAMS |     |     |         |        |          |     |     |         |        |
| KETTENBURG |     |     |         |        |          |     |     |         |        |          |     |     |         |        |

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

Approved as to Form and Legality

Date of Adoption \_\_\_\_\_

Factual content certified by:

\_\_\_\_\_  
Wesley, Bridges, Esq., CITY ATTORNEY

\_\_\_\_\_  
Brandon L. Garcia, RMC, City Clerk

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**A RESOLUTION AMENDING THE EFFECTIVE DATE OF RESOLUTION 25-220  
REGARDING THE HOURS AND COMPENSATION OF THE POSITION OF LEGISLATIVE  
COUNSEL TO THE TRENTON CITY COUNCIL**

**WHEREAS** on June 3, 2025, the City Council of the City of Trenton passed Resolution 25-220 amending the Hours and Compensation of the Legislative Counsel to the City Council; and

**WHEREAS**, the effective date of said Resolution was July 1, 2025; and

**WHEREAS**, it has become necessary to change the effective date of said Resolution to September 1, 2025;

**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of Trenton that the effective date of Resolution 25-220 be and hereby is amended and changed to September 1, 2025; and

**IT IS FURTHER RESOLVED** that all other provisions of Resolution 25-220 shall remain unchanged and as set forth in such Resolution; and

**IT IS FURTHER RESOLVED** that this Resolution shall take effect pursuant to law.

| MOTION:                |     |     |         |        | SECON D: |     |     |         |        |          |     |     |         |        |
|------------------------|-----|-----|---------|--------|----------|-----|-----|---------|--------|----------|-----|-----|---------|--------|
|                        | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |
| EDWARDS                |     |     |         |        | FRISBY   |     |     |         |        | GONZALEZ |     |     |         |        |
| FELICIANO              |     |     |         |        | HARRISON |     |     |         |        |          |     |     |         |        |
| FIGUEROA<br>KETTENBURG |     |     |         |        | WILLIAMS |     |     |         |        |          |     |     |         |        |

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council

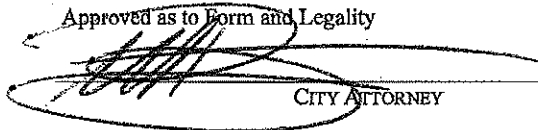
\_\_\_\_\_  
City Clerk

# RESOLUTION

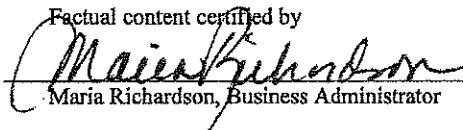
No. 25-264

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

  
CITY ATTORNEY

Factual content certified by

  
Maria Richardson, Business Administrator

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

## RESOLUTION AUTHORIZING SETTLEMENT OF A CIVIL ACTION IN THE MATTER OF TYRAWN CARTER V. CITY OF TRENTON, ET AL. IN THE TOTAL AMOUNT OF \$375,000.00

**WHEREAS**, Tyrawn Carter, commenced a civil suit against the City of Trenton, in Mercer County Superior Court, under Docket No. MER-L-1830-18; and

**WHEREAS**, the complaint alleges that the City of Trenton committed a violation of the Plaintiff's civil rights; and

**WHEREAS**, said action has been reviewed and assessed by the City Attorney and the City Attorney is of the opinion that it is in the best interest of the City of Trenton to settle the case in the total amount of \$375,000.00; and

**WHEREAS**, the parties agree that settlement of this matter does not constitute an admission of any liability; and

**WHEREAS**, the settlement in the total amount of \$375,000.00 is inclusive of costs and attorney's fees; and

**WHEREAS**, the Director of Finance has certified that sufficient funds are available in the CY25 General Liability Self-Insurance Fund, Account Number 5-01- -80-8070-623, for this purpose; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Trenton City Council that the case of Tyrawn Carter v. City of Trenton, et al., be disposed of by way of a settlement in the total amount of \$375,000.00.

**BE IT FURTHER RESOLVED**, that the City Treasurer is hereby authorized to issue a warrant for the payment of \$375,000.00 to Tyrawn Carter and the Law Offices of Bidlingmaier & Bidlingmaier in accordance with the terms of settlement as set forth herein.

| MOTION:                |     |     |         |        |          |     |     |         | SECOND: |          |     |     |         |        |  |
|------------------------|-----|-----|---------|--------|----------|-----|-----|---------|---------|----------|-----|-----|---------|--------|--|
|                        | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent  |          | Aye | Nay | Abstain | Absent |  |
| EDWARDS                |     |     |         |        | FRISBY   |     |     |         |         | GONZALEZ |     |     |         |        |  |
| FELICIANO              |     |     |         |        | HARRISON |     |     |         |         |          |     |     |         |        |  |
| FIGUEROA<br>KETTENBURG |     |     |         |        | WILLIAMS |     |     |         |         |          |     |     |         |        |  |

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

**CITY OF TRENTON  
DEPARTMENT OF FINANCE**

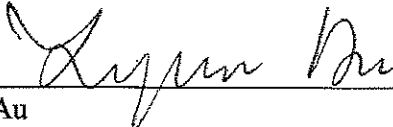
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**CERTIFICATION OF AVAILABILITY OF FUNDS**

I, Lynn Au, Acting Chief Financial Officer of the City of Trenton, do hereby certify, to the best of my knowledge and belief that there now exist adequate funds to award the settlement in the matter of Tyrawn Carter v. City of Trenton bearing Docket Number MER-L-1830-18 in the amount of \$375,000.00. Such funds for said settlement award are available in General Liability Self-Insurance Fund, Account Number 5-01- -80-8070-623.

Dated: \_\_\_\_\_

7/2/2025

  
\_\_\_\_\_  
Lynn Au  
Chief Financial Officer

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Wesley, Bridges, Esq., CITY ATTORNEY

COUNCILMAN / WOMAN \_\_\_\_\_

Factual content certified by

Maria Richardson, Business Administrator

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

### RESOLUTION AUTHORIZING THE SETTLEMENT OF A MATTER RELATED TO CAPITAL HEALTH SYSTEM, INC. FOR SERVICES RENDERED

**WHEREAS**, the procurement process pursuant to Local Public Contract Law to acquire Capital Health's services was delayed; and

**WHEREAS**, the City was unable to extend a contract, preventing the ability to issue payments for services; and

**WHEREAS**, Capital Health has issued a notice of demand in the amount \$109,533.28 for services rendered; and

**WHEREAS**, said action has been assessed by the City Attorney who is of the opinion that this resolution is in the best interest of the City to pay the total amount of \$109,533.28; and

**WHEREAS**, the settlement in the total of \$109,533.28 is inclusive of any and all fees associated with this claim; and

**WHEREAS**, the Director of Finance has certified that sufficient funds are available in the CY25 General Liability Self-Insurance Fund, Account Number 5-01- -80-8070-623, for this purpose, and

**NOW, THEREFORE, IT IS RESOLVED**, by the Trenton City Council that the civil action in the matter related to Capital Health System v. City of Trenton, be disposed of by way of settlement in the total amount of \$109,533.28.

**BE IT FURTHER RESOLVED** that the City Treasurer is hereby authorized to issue a warrant for the payment of \$109,533.28 to Capital Health System, Inc. in accordance with the terms of settlement as set forth herein.

| MOTION:                |     |     |         |        | SECON D: |     |     |         |        |          |     |     |         |        |
|------------------------|-----|-----|---------|--------|----------|-----|-----|---------|--------|----------|-----|-----|---------|--------|
|                        | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |
| EDWARDS                |     |     |         |        | FRISBY   |     |     |         |        | GONZALEZ |     |     |         |        |
| FELICIANO              |     |     |         |        | HARRISON |     |     |         |        |          |     |     |         |        |
| FIGUEROA<br>KETTENBURG |     |     |         |        | WILLIAMS |     |     |         |        |          |     |     |         |        |

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council\_\_\_\_\_  
City Clerk

**CITY OF TRENTON  
DEPARTMENT OF FINANCE**

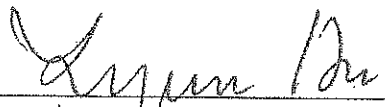
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**CERTIFICATION OF AVAILABILITY OF FUNDS**

I, Lynn Au, Acting Chief Financial Officer for the City of Trenton, do hereby certify, to the best of my knowledge and belief that there now exists adequate funds to award a settlement in the matter related to Capital Health System, Inc. v. City of Trenton in an amount of \$109,533.28. Such funds for said settlement award are available in CY25 General Liability Self-Insurance Fund, Account Number 5-01- -80-8070-623 budget.

Date: \_\_\_\_\_

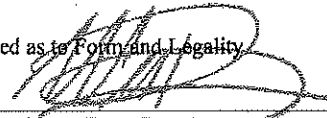
8/18/2025

  
\_\_\_\_\_  
Lynn Au,  
Acting Chief Financial Officer

Account Number: 5-01- -80-8070-623 - \$109,533.28

# RESOLUTION

No. 25-315

Approved as to Form and Legality  
  
 Wesley Bridges, Esq. CITY ATTORNEY

Date of Adoption \_\_\_\_\_  
 Factual content certified by  
  
 Maria Richardson, Business Administrator

Councilman/woman \_\_\_\_\_ presents the following Resolution:

## RESOLUTION AUTHORIZING THE SETTLEMENT OF A MATTER RELATED TO ROUTEWARE, INC. FOR SERVICES RENDERED

**WHEREAS**, the procurement process pursuant to Local Public Contract Law to acquire Routeware, Inc. services was delayed; and

**WHEREAS**, the City was unable to extend a contract, preventing the ability to issue payments for services; and

**WHEREAS**, Routeware, Inc. has issued a notice of demand in the amount \$115,000.00 for services rendered; and

**WHEREAS**, said action has been assessed by the City Attorney who is of the opinion that this resolution is in the best interest of the City to pay the total amount of \$115,000.00; and

**WHEREAS**, the settlement in the total of \$115,000.00 is inclusive of any and all fees associated with this claim; and

**WHEREAS**, the Director of Finance has certified that sufficient funds are available in the CY25 General Liability Self-Insurance Fund, Account Number 5-01- -80-8070-623, for this purpose. and

**NOW, THEREFORE, IT IS RESOLVED**, by the Trenton City Council that the civil action in the matter related to Routeware, Inc v. City of Trenton, be disposed of by way of settlement in the total amount of \$115,000.00.

**BE IT FURTHER RESOLVED** that the City Treasurer is hereby authorized to issue a warrant for the payment of \$115,000.00 to Routeware, Inc. in accordance with the terms of settlement as set forth herein.

| MOTION:                |     |     |         |        | SECON D: |     |     |         |        |          |     |     |         |        |
|------------------------|-----|-----|---------|--------|----------|-----|-----|---------|--------|----------|-----|-----|---------|--------|
|                        | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |
| EDWARDS                |     |     |         |        | FRISBY   |     |     |         |        | GONZALEZ |     |     |         |        |
| FELICIANO              |     |     |         |        | HARRISON |     |     |         |        |          |     |     |         |        |
| FIGUEROA<br>KETTENBURG |     |     |         |        | WILLIAMS |     |     |         |        |          |     |     |         |        |

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
 President of Council

\_\_\_\_\_  
 City Clerk

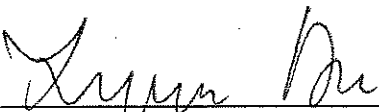
**CITY OF TRENTON  
DEPARTMENT OF FINANCE**

---

**CERTIFICATION OF AVAILABILITY OF FUNDS**

I, Lynn Au, Acting Chief Financial Officer for the City of Trenton, do hereby certify, to the best of my knowledge and belief that there now exists adequate funds to award a settlement in the matter related to Routeware, Inc. v. City of Trenton in an amount of \$115,000.00. Such funds for said settlement award are available in CY25 General Liability Self-Insurance Fund, Account Number 5-01- -80-8070-623 budget.

Date: 8/21/2025

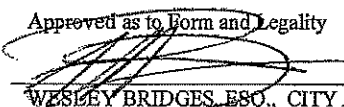
  
\_\_\_\_\_  
Lynn Au, Chief Financial Officer

Account Number: 5-01- -80-8070-623 - \$115,000.00

# RESOLUTION No. 25 - 3 1 6

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

  
WESLEY BRIDGES, ESQ., CITY ATTORNEY

Factual content certified by

  
STEVE WILSON, DIRECTOR OF POLICE

Councilman/woman \_\_\_\_\_

\_\_\_\_\_ presents the following Resolution:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AWARDING A CONTRACT THROUGH A FAIR AND OPEN PROCESS IN ACCORDANCE WITH N.J.S.A. 19:44 A-20 ET SEQ., TO INSTITUTE FOR FORENSIC PSYCHOLOGY FOR A PSYCHOLOGIST FOR RECRUIT AND EXAM FOR THE DEPARTMENT OF POLICE IN AN AMOUNT NOT TO EXCEED \$65,000.00 FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD - RFP2025-14**

**WHEREAS**, the city has a need for a Psychologist for Recruit and Exam for Trenton Police Department for the City of Trenton, Department of Police for a period of one (1) year from the date of award; and

**WHEREAS**, a request for proposal was advertised, and one (1) sealed proposal was received on May 20, 2025, at 11:00 AM, by the Purchasing Agent and was evaluated by a committee based on criteria that included, experience, understanding of requirements and cost; and

**WHEREAS**, the sole proposal of Institute for Forensic Psychology, 5 Fir Court, Suite 2, Oakland, NJ 07436 was deemed to have the necessary qualifications and expertise for the performance of the services at the rates budgeted; and

**WHEREAS**, funds in an amount not to exceed \$65,000.00 have been certified to be available in the following account number: 5-01- -50-5000-290 for a period of one (1) year from date of award.

**NOW, THEREFORE IT IS RESOLVED**, by the City Council of the City of Trenton, as follows:

1. The mayor is hereby authorized to enter into a contract with Institute for Forensic Psychology, 5 Fir Court, Suite 2, Oakland, NJ 07436 a Psychologist for Recruit and Exam for Trenton Police Department in an amount not to exceed \$65,000.00 for a period of one (1) year from the date of award for the City of Trenton, Department of Police; and
2. This contract is awarded pursuant to the authority set forth in the Local Public Contracts Law at N.J.S.A. 40A:11-5.
3. A Notice of this action shall be printed once in the official newspaper for the City of Trenton and the Resolution and contract shall remain on file in the City Clerk's Office.

| MOTION:                |     |     |         |        |          | SECOND: |     |         |        |          |  |     |     |         |        |
|------------------------|-----|-----|---------|--------|----------|---------|-----|---------|--------|----------|--|-----|-----|---------|--------|
|                        | Aye | Nay | Abstain | Absent |          | Aye     | Nay | Abstain | Absent |          |  | Aye | Nay | Abstain | Absent |
| EDWARDS                |     |     |         |        | FRISBY   |         |     |         |        | GONZALEZ |  |     |     |         |        |
| FELICIANO              |     |     |         |        | HARRISON |         |     |         |        |          |  |     |     |         |        |
| FIGUEROA<br>KETTENBURG |     |     |         |        | WILLIAMS |         |     |         |        |          |  |     |     |         |        |

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

PURCHASING

**CITY OF TRENTON**  
**DEPARTMENT OF FINANCE**

---

**CERTIFICATION OF FUNDS**

I, Lynn Au, Chief Financial Officer of the City of Trenton, do hereby certify,  
to the best of my knowledge and belief, that there are now sufficient funds to  
Contract with:

Vendor Name: Institute for Forensic Psychology

Address# 1: 5 Fir Court, Suite 2

Address# 2:

City: Oakland

State: NJ

Zip Code: 07436

Purpose: **TO PROVIDE PSYCHOLOGICAL SCREENING FOR THE  
TRENTON POLICE DEPARTMENT.**

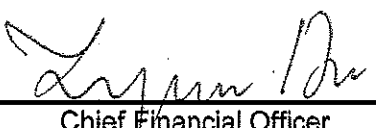
FUND: Trenton Police Operating Budget

Account Numbers: **5-01- -50-5000-290**

Vendor ID#: **INSTI005**

Requisition Number:

Amount not to exceed: **\$65,000.00**

  
\_\_\_\_\_  
Chief Financial Officer

7/18/2005  
\_\_\_\_\_  
Date

**RESOLUTION**No. **25-317**

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

WESLEY BRIDGES, ESQ., DIRECTOR OF LAW

Factual content certified by

STEVE WILSON, DIRECTOR OF POLICE

Councilman /woman \_\_\_\_\_

presents the following Resolution:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AUTHORIZING A CONTRACT AWARDED TO AXON ENTERPRISES, INC.  
FOR THE PURCHASE AND MAINTENANCE OF BODY WORN CAMERAS FOR THE  
DEPARTMENT OF POLICE AWARDED THROUGH NEW JERSEY STATE CONTRACT  
#T0106#17-FLEET-00738 IN AN AMOUNT NOT TO EXCEED \$404,246.38 FROM DATE OF  
AWARD UNTIL DECEMBER 31, 2025**

**WHEREAS**, The Department of Administration, Division of Purchasing has reviewed and verified New Jersey State Cooperative Purchasing Program #T0106#17-FLEET-00738 for the purchase and maintenance of Body Worn Cameras. The State of New Jersey has awarded this contract to Axon Enterprises, Inc., 17800 N. 85<sup>th</sup> Street, Scottsdale, Arizona 85255. The State of New Jersey has awarded this contract from May 15, 2025, to May 14, 2026; and

**WHEREAS**, N.J.S.A. 40A:11-12 (a) permits the City of Trenton to purchase items and provide services without the necessity of competitive bidding under the State of New Jersey Cooperative Purchasing Program; and

**WHEREAS**, the City of Trenton, Department of Police has a need to purchase and maintenance Body Worn Cameras for the City of Trenton; awarded to Axon Enterprises, Inc., 17800 N. 85<sup>th</sup> Street, Scottsdale, Arizona 85255 through New Jersey State Cooperative Purchasing Program #T0106#17-FLEET-00738 in an amount not to exceed \$404,246.38; and

**WHEREAS**, funds in an amount not to exceed \$404,246.38 for Body Worn Cameras have been certified to be available in the following account number: 5-01- -50-5000-299. This contract shall be awarded from the date of award until December 31, 2025.

**NOW, THEREFORE, IT IS RESOLVED**, by the City Council of the City of Trenton as follows:

1. The Purchasing Agent is hereby authorized to execute a purchase order to Axon Enterprises, Inc., 17800 N. 85<sup>th</sup> Street, Scottsdale, Arizona 85255 in an amount not to exceed \$404,246.38 for the purchase and maintenance of Body Worn Cameras for the City of Trenton, Department of Police.
2. The contract is awarded without competitive bidding pursuant to N.J.S.A.40A:11-12(a) of the Local Public Contracts Law.

| MOTION:    |     |     |         |        | SECOND   |     |     |         |        |          |     |     |         |        |
|------------|-----|-----|---------|--------|----------|-----|-----|---------|--------|----------|-----|-----|---------|--------|
|            | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |
| EDWARDS    |     |     |         |        | FRISBY   |     |     |         |        | GONZALEZ |     |     |         |        |
| FELICIANO  |     |     |         |        | HARRISON |     |     |         |        |          |     |     |         |        |
| FIGUEROA   |     |     |         |        | WILLIAMS |     |     |         |        |          |     |     |         |        |
| KETTENBURG |     |     |         |        |          |     |     |         |        |          |     |     |         |        |

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

President of Council \_\_\_\_\_

City Clerk \_\_\_\_\_

**CITY OF TRENTON  
DEPARTMENT OF FINANCE**

---

**CERTIFICATION OF FUNDS**

I, Lynn Au, Chief Financial Officer of the City of Trenton, do hereby certify,  
to the best of my knowledge and belief, that there are now sufficient funds to  
Contract with:

Vendor Name: Axon Enterprise, Inc.  
Address# 1: 17800 N 85th Street  
Address# 2:  
City: Scottsdale  
State: Arizona  
Zip Code: 85255

Purpose: **Body Worn Camera Annual Maintenance**

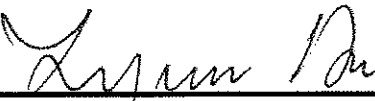
FUND:

Account Number: **5-01- -50-5000-299**

Vendor ID#: **AXONE005**

Requisition Number:

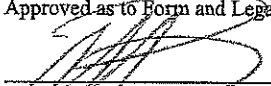
Amount not to exceed: **\$404,246.38**

  
\_\_\_\_\_  
Chief Financial Officer  
  
7/25/2025  
\_\_\_\_\_  
Date

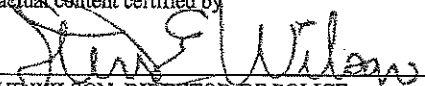
# RESOLUTION No. 25-318

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

  
WESLEY BRIDGES, ESQ., DIRECTOR OF LAW

Factual content certified by

  
STEVE WILSON, DIRECTOR OF POLICE

Councilman /woman \_\_\_\_\_ presents the following Resolution:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION ACCEPTING A BID AND AWARDING A CONTRACT TO GALLS, LLC FOR THE FURNISHING AND DELIVERY OF UNIFORMS FOR TRENTON POLICE FOR THE DEPARTMENT OF POLICE FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD IN AN AMOUNT NOT TO EXCEED \$112,500.00 WITH THE OPTION TO EXTEND ONE (1) ADDITIONAL YEAR- BID2025-54**

**WHEREAS**, three (3) sealed bids were received in the Division of Purchasing on May 16, 2025, at 11:00 am, by the Purchasing Agent for the Furnishing and Delivery of Uniforms for Trenton Police for the City of Trenton, Department of Police; and

**WHEREAS**, the bid of Action Uniforms, LLC, submitted L/S female shirts, S/S female shirts, L/S male shirts, S/S male shirts as substitutions, the color was incorrect and deviates from the bid specifications and requirements. The reviewers researched the items on their website and the items are not in compliance with the needs of the department; and

**WHEREAS**, the bid of Uniform Warehouse, Inc, did not submit acknowledgement of Addendum No.1 issued on May 2, 2025 which is mandatory. Therefore, their bid is considered fatal; and

**WHEREAS**, the bid of Galls LLC, 1340 Russell Cave Road, Lexington, Kentucky 40505, is made pursuant to the advertisement, be and is hereby accepted, as the lowest, responsible, responsive bidder complying with terms, requirements and specifications on file in the Division of Purchasing; and

**WHEREAS**, funds in an amount not to exceed \$112,500.00 have been certified to be available in the following account number: 5-01- -50-5000-303. This contract shall be awarded for a period of one (1) year from the date of the award with the option to extend one (1) additional year in an amount not to exceed \$112,500.00 contingent upon the temporary and final adoption of CY' 26; and

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Trenton that the Mayor is hereby authorized to execute a contract with Galls, LLC, 1340 Russell Cave Road, Lexington, Kentucky 40505, for the Furnishing and Delivery of Uniforms for Trenton Police for the City of Trenton, Department of Police for a period of one (1) year in an amount not to exceed \$112,500.00 from the date of award for the said purposes in the manner prescribed by law.

| MOTION:                |     |     |         |        | SECOND   |     |     |         |        |          |  |     |     |         |        |  |
|------------------------|-----|-----|---------|--------|----------|-----|-----|---------|--------|----------|--|-----|-----|---------|--------|--|
|                        | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |          |  | Aye | Nay | Abstain | Absent |  |
| EDWARDS                |     |     |         |        | FRISBY   |     |     |         |        | GONZALEZ |  |     |     |         |        |  |
| FELICIANO              |     |     |         |        | HARRISON |     |     |         |        |          |  |     |     |         |        |  |
| FIGUEROA<br>KETTENBURG |     |     |         |        | WILLIAMS |     |     |         |        |          |  |     |     |         |        |  |

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

President of Council

City Clerk

PURCHASING

**CITY OF TRENTON  
DEPARTMENT OF FINANCE**

---

**CERTIFICATION OF FUNDS**

I, Lynn Au, Chief Financial Officer of the City of Trenton, do hereby certify,  
to the best of my knowledge and belief, that there are now sufficient funds to  
Contract with:

Vendor Name: Galls, LLC  
Address# 1: 1340 Russell Cave Road  
Address# 2:  
City: Lexington  
State: Kentucky  
Zip Code: 40505

Purpose: **Police Uniform Bid**

**FUND:**

Account Number: **5-01- -50-5000-303 \$112,500**  
**6-01- -50-5000-303 \$112,500**

Vendor ID#: **GALLS005**

Requisition Number:

Amount not to exceed: **\$225,000.00**

  
\_\_\_\_\_  
Chief Financial Officer

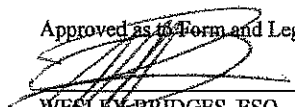
  
\_\_\_\_\_  
Date

# RESOLUTION

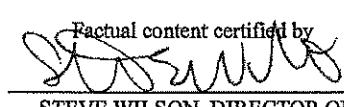
No. 25-319

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

  
WESLEY BRIDGES, BSQ., DIRECTOR OF LAW

Factual content certified by

  
STEVE WILSON, DIRECTOR OF POLICE

Councilman /woman \_\_\_\_\_

presents the following Resolution:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AUTHORIZING A CONTRACT AWARDED TO EAGLE POINT & GUN/TJ MORRIS & SON FOR THE PURCHASE OF AMMUNITION FOR THE CITY OF TRENTON, DEPARTMENT OF POLICE AWARDED THROUGH NEW JERSEY STATE CONTRACT #17-FLEET-00721 IN AN AMOUNT NOT TO EXCEED \$70,000.00 FROM THE DATE OF AWARD UNTIL DECEMBER 31, 2025**

**WHEREAS**, The Department of Administration, Division of Purchasing has reviewed and verified New Jersey State Cooperative Purchasing Program #17-FLEET-00721 for the purchase of Law Enforcement Firearms, Equipment and Supplies. The State of New Jersey has awarded this contract to Eagle Point & Gun/TJ Morris & Son, 1707 Third Street, Thorofare, New Jersey 08086. The State of New Jersey has extended this contract from May 15, 2025, to May 14, 2026; and

**WHEREAS**, N.J.S.A. 40A:11-12 (a) permits the City of Trenton to purchase items and provide services without the necessity of competitive bidding under the State of New Jersey Cooperative Purchasing Program; and

**WHEREAS**, the City of Trenton, Department of Police has a need to purchase Ammunition for Mandatory Bi-Annual Firearm Qualifications for the City of Trenton; awarded to Eagle Point & Gun/TJ Morris & Son, 1707 Third Street, Thorofare, New Jersey 08086 through New Jersey State Cooperative Purchasing Program #17-FLEET-00721 in an amount not to exceed \$70,000.00 and

**WHEREAS**, funds in an amount not to exceed \$70,000.00 to purchase Ammunition for Mandatory Bi-Annual Firearm Qualifications have been certified to be available in the following account number: 5-01- -50-5000-333. This contract shall be awarded from the date of award until December 31, 2025.

**NOW, THEREFORE, IT IS RESOLVED**, by the City Council of the City of Trenton as follows:

1. The Purchasing Agent is hereby authorized to execute a purchase order to Eagle Point & Gun/TJ Morris & Son, 1707 Third Street, Thorofare, New Jersey 08086 in an amount not to exceed \$70,000.00 to purchase Ammunition for Mandatory Bi-Annual Firearm Qualifications for the City of Trenton, Department of Police.
2. The contract is awarded without competitive bidding pursuant to N.J.S.A.40A:11-12(a) of the Local Public Contracts Law.

| MOTION:                |     |     |         |        |          | SECOND |     |         |        |          |  |     |     |         |        |
|------------------------|-----|-----|---------|--------|----------|--------|-----|---------|--------|----------|--|-----|-----|---------|--------|
|                        | Aye | Nay | Abstain | Absent |          | Aye    | Nay | Abstain | Absent |          |  | Aye | Nay | Abstain | Absent |
| EDWARDS                |     |     |         |        | FRISBY   |        |     |         |        | GONZALEZ |  |     |     |         |        |
| FELICIANO              |     |     |         |        | HARRISON |        |     |         |        |          |  |     |     |         |        |
| FIGUEROA<br>KETTENBURG |     |     |         |        | WILLIAMS |        |     |         |        |          |  |     |     |         |        |

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

**CITY OF TRENTON**  
**DEPARTMENT OF FINANCE**

---

**CERTIFICATION OF FUNDS**

I, Lynn Au, Chief Financial Officer of the City of Trenton, do hereby certify,  
to the best of my knowledge and belief, that there are now sufficient funds to  
Contract with:

Vendor Name: Eagle Point Gun TJ Morris & Son

Address# 1: 1707 Third Street

Address# 2:

City: Thorofare

State: New Jersey

Zip Code: 8086

Purpose: **Ammunition for Mandatory Bi-Annual Firearm Qualifications**

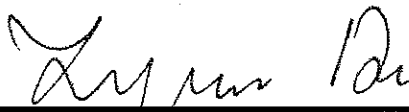
FUND:

Account Number: **5-01- -50-5000-333**

Vendor ID#: **EAGLE025**

Requisition Number:

Amount not to exceed: **\$70,000.00**



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Chief Financial Officer

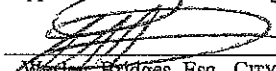
7/25/2025

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Date

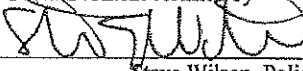
Date of Adoption \_\_\_\_\_

Approved as to Form and Legality



Wesley Bridges, Esq., CITY ATTORNEY

Factual content certified by



Steve Wilson, Police Director

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AUTHORIZING APPLICATION FOR A GRANT PURSUANT TO THE  
BODY ARMOR REPLACEMENT FUND ACT, P.L.1997, c.177 (N.J.S.A. 52:17B-4.4)  
BY THE NEW JERSEY DIVISION OF CRIMINAL JUSTICE, DEPARTMENT  
OF LAW AND PUBLIC SAFETY**

**WHEREAS**, the New Jersey Division of Criminal Justice, Department of Law and Public Safety was designated to implement the 2025 State Body Armor Replacement Fund Program; and

**WHEREAS**, the program is a joint effort between the New Jersey Division of Criminal Justice, Department of Law and Public Safety and the City of Trenton, New Jersey for the purpose of providing ballistic resistant body vests for law enforcement officers; and

**WHEREAS**, the City of Trenton will apply for a grant from the New Jersey Division of Criminal Justice, Department of Law and Public Safety Body Armor Replacement Fund free of any cash match requirement; for the purchase of ballistic resistant body vests for law enforcement officers; and

**WHEREAS**, it is in the best interest of the City to expand the law enforcement resources to enhance officer safety in the City of Trenton.

**NOW, THEREFORE, IT IS RESOLVED**, by the City Council of the City of Trenton that the Mayor is hereby authorized to apply for a grant provided by the New Jersey Division of Criminal Justice, Department of Law and Public Safety for the implementation of the 2025 State Body Armor Replacement Fund Program, and to execute any and all documents pertaining to said grant.

| MOTION:                |     |     |         |        | SECON    |     |     |         |        |          |     |     |         |        |
|------------------------|-----|-----|---------|--------|----------|-----|-----|---------|--------|----------|-----|-----|---------|--------|
|                        | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |
| EDWARDS                |     |     |         |        | FRISBY   |     |     |         |        | GONZALEZ |     |     |         |        |
| FELICIANO              |     |     |         |        | HARRISON |     |     |         |        |          |     |     |         |        |
| FIGUEROA<br>KETTENBURG |     |     |         |        | WILLIAMS |     |     |         |        |          |     |     |         |        |

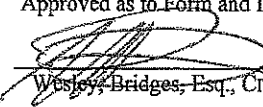
This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council\_\_\_\_\_  
City Clerk

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
Wesley Bridges, Esq., CITY ATTORNEY  
Steve Wilson, Police Director

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AUTHORIZING THE CITY OF TRENTON TO APPLY AND ACCEPT A GRANT PURSUANT TO THE BODY ARMOR REPLACEMENT FUND ACT, P.L.1997, c.177 (N.J.S.A. 52:17B-4.4) BY THE NEW JERSEY DIVISION OF CRIMINAL JUSTICE, DEPARTMENT OF LAW AND PUBLIC SAFETY IN THE AMOUNT OF \$18,622.89**

**WHEREAS**, the New Jersey Division of Criminal Justice, Department of Law and Public Safety was designated to implement the 2024 State Body Armor Replacement Fund Program; and

**WHEREAS**, the program is a joint effort between the New Jersey Division of Criminal Justice, Department of Law and Public Safety and the City of Trenton, New Jersey for the purpose of providing ballistic resistant body vests for law enforcement officers; and

**WHEREAS**, the City of Trenton will receive \$18,622.89 from the New Jersey Division of Criminal Justice, Department of Law and Public Safety Body Armor Replacement Fund free of any cash match requirement; and

**WHEREAS**, it is in the best interest of the City to expand the law enforcement resources to enhance officer safety in the City of Trenton.

**NOW, THEREFORE, IT IS RESOLVED**, by the City Council of the City of Trenton that the Mayor is hereby authorized to accept a grant provided by the New Jersey Division of Criminal Justice, Department of Law and Public Safety for the implementation of the 2024 State Body Armor Replacement Fund Program, and to execute any and all documents pertaining to said grant.

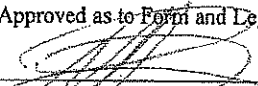
| MOTION:                |     |     |         |        | SECON D: |     |     |         |        |          |     |     |         |        |
|------------------------|-----|-----|---------|--------|----------|-----|-----|---------|--------|----------|-----|-----|---------|--------|
|                        | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |
| EDWARDS                |     |     |         |        | FRISBY   |     |     |         |        | GONZALEZ |     |     |         |        |
| FELICIANO              |     |     |         |        | HARRISON |     |     |         |        |          |     |     |         |        |
| FIGUEROA<br>KETTENBURG |     |     |         |        | WILLIAMS |     |     |         |        |          |     |     |         |        |

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council\_\_\_\_\_  
City Clerk

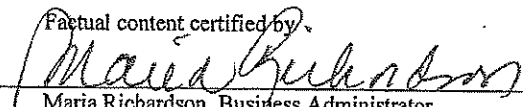
Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

  
Wesley, Bridges, Esq., CITY ATTORNEY

COUNCILMAN / WOMAN \_\_\_\_\_

Factual content certified by

  
Maria Richardson, Business Administrator

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AUTHORIZING TEMPORARY EMERGENCY APPROPRIATIONS  
TO THE CY 2025 TEMPORARY BUDGET OF THE CITY OF TRENTON CURRENT  
FUND, IN THE AMOUNT OF 1,216,098**

**WHEREAS**, an emergency has arisen with respect to providing funds for the operation of the City of Trenton Current Fund and no adequate provision has been made in the CY 2025 Temporary Budget for certain purposes, and N.J.S.A. 40A:4-20 provides for creation of an emergency appropriation for the certain purposes as listed below, and

**WHEREAS**, the total emergency temporary resolutions adopted for the CY 2025 year pursuant to the provisions of Chapter 96, P.L. 1951 including this resolution total **\$130,528,813.26**

**NOW, THEREFORE BE IT RESOLVED, BY THE** City Council of the City of Trenton, (by not less than two-thirds of all members thereof affirmatively concurring) that in accordance with N.J.S.A. 40A:4-20 the following emergency appropriations are hereby adopted as follows.

|                |                         |
|----------------|-------------------------|
| PURCHASING-OE  | 10,000                  |
| POLICE-OE      | 600,000                 |
| SUMMER FOOD-SW | 23,320                  |
| SUMMER FOOD-OE | 37,778                  |
| POOL-SW        | <u>545,000</u>          |
| <b>Total</b>   | <b><u>1,216,098</u></b> |

| MOTION:                |     |     |         |        | SECON D: |     |     |         |        |          |     |     |         |        |
|------------------------|-----|-----|---------|--------|----------|-----|-----|---------|--------|----------|-----|-----|---------|--------|
|                        | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |
| EDWARDS                |     |     |         |        | FRISBY   |     |     |         |        | GONZALEZ |     |     |         |        |
| FELICIANO              |     |     |         |        | HARRISON |     |     |         |        |          |     |     |         |        |
| FIGUEROA<br>KETTENBURG |     |     |         |        | WILLIAMS |     |     |         |        |          |     |     |         |        |

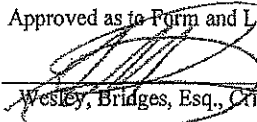
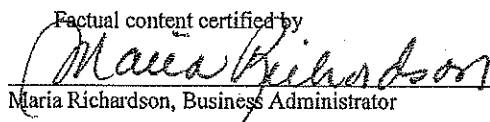
This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council\_\_\_\_\_  
City Clerk

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
Wesley Bridges, Esq., CITY ATTORNEY  
Maria Richardson, Business Administrator

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION TO PROVIDE EMERGENCY APPROPRIATIONS TO THE SCY 2025  
TEMPORARY BUDGETS OF THE CITY OF TRENTON CURRENT FUND FOR GRANT  
APPROPRIATIONS IN THE AMOUNT OF \$3,000,000**

**WHEREAS**, an emergency has arisen with respect to providing funds for the operation of the City of Trenton Grant Fund, and no adequate provision has been made in the SCY 2025 Temporary Budget for grant purposes, and N.J.S.A. 40A:4-20 provides for creation of an emergency appropriation for certain purposes as listed below, and

**WHEREAS**, the total emergency temporary resolutions adopted for the CY 2025 year pursuant to the provisions of Chapter 96, P.L. 1951 including this resolution total \$131,009,384.26.

**NOW, THEREFORE BE IT RESOLVED, BY THE** City Council of the City of Trenton, (by not less than two-thirds of all members thereof affirmatively concurring) that in accordance with N.J.S.A. 40A:4-20, the following emergency appropriations for grants are hereby adopted as follows.

**PHYSICAL PROGRAMS**

SNJHT TRENTON CITY HALL, CY25 3,000,000.00

**REVENUE** **\$3,000,000.00**

| MOTION:                |     |     |         |        | SECOND:  |     |     |         |        |          |     |     |         |        |
|------------------------|-----|-----|---------|--------|----------|-----|-----|---------|--------|----------|-----|-----|---------|--------|
|                        | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |
| EDWARDS                |     |     |         |        | FRISBY   |     |     |         |        | GONZALEZ |     |     |         |        |
| FELICIANO              |     |     |         |        | HARRISON |     |     |         |        |          |     |     |         |        |
| FIGUEROA<br>KETTENBURG |     |     |         |        | WILLIAMS |     |     |         |        |          |     |     |         |        |

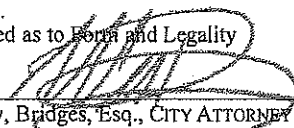
This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council\_\_\_\_\_  
City Clerk

# RESOLUTION

No. 25-325

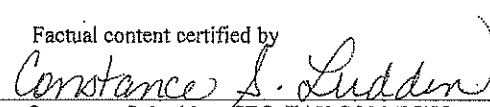
Approved as to Form and Legality

  
Wesley, Bridges, Esq., CITY ATTORNEY

COUNCILMAN / WOMAN \_\_\_\_\_

Date of Adoption \_\_\_\_\_

Factual content certified by

  
Constance S. Ludden, CTC, TAX COLLECTOR

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

## RESOLUTION AUTHORIZING ASSIGNMENT OF 63 TAX SALE CERTIFICATES IN THE AMOUNT OF \$3,091,955.12 PURSUANT N.J.S.A. 54:5-112 AND N.J.S.A. 54:5-113

**WHEREAS** pursuant to the provisions of N.J.S.A. 54:5-112 and N.J.S.A. 54:5-113, various entities, as listed on the attached Schedule A have tendered to the City of Trenton the total amount due not to exceed the assessed value of said properties in tax arrearages, TWW arrearages along with all interest, costs and fees represented by the tax sale certificates listed on said schedule and have applied pursuant to said statute for the assignment of the Tax Sale Certificates representing said arrearages to them, and

**WHEREAS** appropriate notice of said assignment has been published, posted and mailed to the owners of said properties as required by N.J.S.A. 54:5-112 and N.J.S.A. 54:5-113;

**NOW THEREFORE IT IS RESOLVED** by the City Council of the City of Trenton that it does hereby authorize the assignment of said xxx Tax Sale Certificates totaling \$3,091,955.12 for the purposes aforesaid pursuant to the attached schedule A, and directs that the appropriate documentation be prepared and furnished by the Tax Collector of the City of Trenton.

| MOTION:                |     |     |         |        | SECON    |     |     |         |        |          |     |     |         |        |
|------------------------|-----|-----|---------|--------|----------|-----|-----|---------|--------|----------|-----|-----|---------|--------|
|                        |     |     |         |        | D:       |     |     |         |        |          |     |     |         |        |
|                        | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |
| EDWARDS                |     |     |         |        | FRISBY   |     |     |         |        | GONZALEZ |     |     |         |        |
| FELICIANO              |     |     |         |        | HARRISON |     |     |         |        |          |     |     |         |        |
| FIGUEROA<br>KETTENBURG |     |     |         |        | WILLIAMS |     |     |         |        |          |     |     |         |        |

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

| 9/4/2025 |     |          | Schedule A              |                                    |           |                            |
|----------|-----|----------|-------------------------|------------------------------------|-----------|----------------------------|
| BLOCK    | LOT | Cert #   | PROPERTY LOCATION       | OWNER OF RECORD                    | TOTAL     | ASSIGNEE                   |
| 1604     | 12  | 22-00089 | 16 Seward Ave.          | Ali, Ahmad Rasheed & Phyllis L     | 905.29    | CTN Jersey LLC             |
| 2101     | 8   | 17-02097 | 256 Church St.          | Amato Vita                         | 5,310.07  | Broadway NY LLC            |
| 2103     | 64  | 21-00087 | 213 Church St.          | Parlay Trenton Group               | 4,913.26  | Diesel Therapeutics        |
| 2203     | 1   | 12-01429 | 73 West End Ave.        | Howarth Paul J & Sherri A          | 72,551.76 | Trenton Opportunity 10 LLC |
| 2301     | 59  | 14-01676 | 165 Passaic St.         | SRTS Properties LLC                | 43,688.10 | Trenton Opportunity 10 LLC |
| 2301     | 60  | 13-01379 | 163 Passaic St.         | SRTS Properties LLC                | 61,229.71 | Trenton Opportunity 10 LLC |
| 2501     | 7   | 12-01448 | 48 Prospect St.         | MTG Property Group LLC             | 80,375.65 | Trenton Opportunity 10 LLC |
| 2502     | 1   | 24-01318 | 350 Spring St.          | Minaret Group LLC                  | 24,171.80 | Trenton Opportunity 10 LLC |
| 3702     | 27  | 20-01069 | 212 Calhoun St.         | Rehrer, Gina                       | 27,897.09 | Broadway NY LLC            |
| 3703     | 17  | 11-01666 | 11 Camden St.           | Bowman, Lillie N                   | 72,146.39 | Trenton Opportunity 10 LLC |
| 3704     | 9   | 10-01475 | 12 Camden St.           | NJTL 2004 LLC c/o Pellegrino       | 81,836.60 | Trenton Opportunity 10 LLC |
| 3704     | 17  | 17-02269 | 39 Passaic St.          | Smith, Etta L                      | 12,278.11 | Broadway NY LLC            |
| 3901     | 3   | 22-00263 | 274 N Willow St.        | Gibson Gregory                     | 34,419.77 | Broadway NY LLC            |
| 3901     | 4   | 23-00194 | 276-280 N Willow St.    | Gibson, Jon                        | 2,105.12  | Broadway NY LLC            |
| 4401     | 20  | 17-02300 | 418 Reservoir St.       | 418 Reservoir LLC                  | 18,888.58 | Veridian Fund 8 LLC        |
| 4403     | 29  | 15-01719 | 330 Rutherford Ave.     | A New Way Property Mgmt LLC        | 56,898.96 | Veridian Fund 8 LLC        |
| 4501     | 16  | 09-01625 | 523 Calhoun St.         | Gayles, Bobby & Mary               | 84,671.43 | Trenton Opportunity 10 LLC |
| 4501     | 17  | 11-01716 | 521 Calhoun St.         | Scurry Keith L Jr.                 | 53,041.64 | Trenton Opportunity 10 LLC |
| 4501     | 18  | 09-01626 | 519 Calhoun St.         | O'Neil, Richard                    | 58,375.80 | Trenton Opportunity 10 LLC |
| 4501     | 20  | 13-01520 | 515 Calhoun St.         | Gayles, Lyndon                     | 46,362.77 | Trenton Opportunity 10 LLC |
| 4702     | 8   | 24-01421 | 301 Bernard St.         | Tiggett, Loretta                   | 6,731.73  | Trenton Opportunity 10 LLC |
| 4902     | 18  | 10-01536 | 458 Stuyvesant Ave.     | Legacy Development Associates, LLC | 70,228.03 | Trenton Opportunity 10 LLC |
| 4902     | 19  | 11-01752 | 460 Stuyvesant Ave.     | Pierre Mitcheline D & Saint L      | 87,194.60 | Trenton Opportunity 10 LLC |
| 4904     | 28  | 13-01555 | 446 Rutherford Ave.     | Roesing Enterprises, LLC           | 80,000.00 | Veridian Fund 8 LLC        |
| 4904     | 36  | 15-01769 | 446-AFI Rutherford Ave. | Roesing Enterprises, LLC           | 12,672.50 | Veridian Fund 8 LLC        |
| 4904     | 42  | 10-01545 | 461 Stuyvesant Ave.     | Legacy Development Associates, LLC | 73,261.57 | Trenton Opportunity 10 LLC |
| 5005     | 8   | 10-01551 | 530 Stuyvesant Ave.     | Legacy Development Associates, LLC | 39,500.00 | Trenton Opportunity 10 LLC |
| 5005     | 9   | 09-01668 | 532 Stuyvesant Ave.     | Craig, Sharon                      | 46,545.47 | Trenton Opportunity 10 LLC |
| 5801     | 8   | 10-01567 | 749 Stuyvesant Ave.     | Legacy Development Associates, LLC | 65,819.19 | Trenton Opportunity 10 LLC |
| 5801     | 18  | 10-01572 | 719 Stuyvesant Ave.     | Legacy Development Associates, LLC | 84,299.72 | Trenton Opportunity 10 LLC |

|       |       |          |                             |                                       |            |                            |
|-------|-------|----------|-----------------------------|---------------------------------------|------------|----------------------------|
| 5801  | 21    | 12-01638 | 713 Stuyvesant Ave.         | Young, Thelma B                       | 82,912.79  | Trenton Opportunity 10 LLC |
| 5901  | 6     | 13-01602 | 619 Stuyvesant Ave.         | Beigen Square Community Dev           | 64,979.09  | Trenton Opportunity 10 LLC |
| 5901  | 23    | 16-01906 | 685 Stuyvesant Ave.         | Hogan Barry EST                       | 78,323.93  | Trenton Opportunity 10 LLC |
| 6102  | 40    | 13-01616 | 34 Ellsworth Ave.           | Williams, Cleo                        | 59,000.00  | Trenton Opportunity 10 LLC |
| 6103  | 29    | 11-01845 | 48 Edgemere Ave.            | McCall, Carl                          | 69,000.00  | Trenton Opportunity 10 LLC |
| 6106  | 2     | 13-01624 | 784 Stuyvesant Ave.         | Legacy Development Associates, LLC    | 58,102.06  | Trenton Opportunity 10 LLC |
| 6201  | 11    | 12-01671 | 65 Bryn Mawr Ave.           | Brumby Jr, Joseph                     | 69,000.00  | Trenton Opportunity 10 LLC |
| 6202  | 14    | 14-01889 | 136 Hoffman Ave.            | PCIREO-4 LLC                          | 76,261.23  | Trenton Opportunity 10 LLC |
| 6306  | 34    | 15-01907 | 860 Stuyvesant Ave.         | Flemming, Nathan                      | 76,149.31  | Trenton Opportunity 10 LLC |
| 6306  | 35    | 20-01189 | 862 Stuyvesant Ave.         | Jones, Michael                        | 35,376.08  | Trenton Opportunity 10 LLC |
| 6401  | 26    | 11-01901 | 801 Stuyvesant Ave.         | 37-39 Carr Avenue Corp                | 99,000.00  | Trenton Opportunity 10 LLC |
| 6404  | 5     | 16-01960 | 873 Stuyvesant Ave.         | Boyce, Wesley & Joanne                | 58,030.76  | Trenton Opportunity 10 LLC |
| 6404  | 6     | 15-01929 | 871 Stuyvesant Ave.         | 871 Stuyvesant Ave-B.A.P.I., LLC      | 74,930.06  | Trenton Opportunity 10 LLC |
| 6603  | 14    | 09-01781 | 443 Mrt'n King Jr Blvd.     | Brown, Gloria J                       | 83,607.71  | Trenton Opportunity 10 LLC |
| 6802  | 8     | 11-01960 | 533 N Willow St.            | Clark, William B                      | 67,507.65  | Veridian Fund 8 LLC        |
| 7013  | 3     | 20-00172 | 525-531 Mrt'n King Jr Blvd. | Samartan Baptist Church               | 6,300.56   | Ashes To Assets            |
| 8503  | 9     | 24-01573 | 3 Burton Ave.               | Anamerica Services LLC                | 885.83     | Broadway NY LLC            |
| 8605  | 38    | 14-02049 | 109 Trent St.               | Washington, Florine EST               | 107,000.00 | Veridian Fund 8 LLC        |
| 8808  | 29    | 17-02625 | 82 Race St.                 | Pinnacle Mgmt Services Inc            | 34,360.67  | Broadway NY LLC            |
| 8902  | 97    | 11-02206 | 91 Race St.                 | Jones Richard                         | 70,693.31  | Veridian Fund 8 LLC        |
| 9303  | 18.01 | 24-01630 | 1400 N Willow St.           | Urglavitch, Gary & Bryan              | 7,943.52   | Veridian Fund 8 LLC        |
| 9309  | 1     | 13-01879 | 1800 Calhoun St.            | Urglavitch, Gary & Bryan              | 3,054.35   | Veridian Fund 8 LLC        |
| 9407  | 1     | 23-00545 | 1289 Princeton Ave.         | Friends of Paul Robeson Char Scho Inc | 5,306.34   | Broadway NY LLC            |
| 10301 | 11    | 12-01951 | 40 Turpin St.               | Rand Group 1, LLC                     | 51,456.94  | Broadway NY LLC            |
| 10502 | 37    | 15-02270 | 65 Huston Alley             | VS Property Management LLC            | 42,347.28  | Broadway NY LLC            |
| 10504 | 25    | 12-01989 | 268 Hills Alley             | Rand Group 1, LLC                     | 44,149.03  | Broadway NY LLC            |
| 10802 | 4     | 24-01678 | 426 Bridge St.              | 426 Bridge Street Trust               | 6,125.80   | Veridian Fund 8 LLC        |
| 10802 | 5     | 22-00645 | 422 Bridge St.              | Detroit Auto Body                     | 9,777.70   | Diesel Therapeutics        |
| 11003 | 58    | 16-02217 | 57 Daymond St.              | Hendrix, Charles                      | 33,440.25  | Veridian Fund 8 LLC        |
| 14004 | 22    | 16-02378 | 17 Hanford Pl.              | Betha, Robert & Hannah, EST           | 70,671.23  | Trenton Opportunity 10 LLC |
| 15101 | 2     | 14-00679 | 15 College Ct.              | Mazzella, Vincenzo                    | 68,045.96  | Veridian Fund 8 LLC        |
| 29302 | 1     | 15-03543 | 467 S Olden Ave.            | Policare Jr, Rocco J                  | 52,165.08  | Trenton Opportunity 10 LLC |
| 34006 | 1     | 23-01423 | 1413 W State St.            | Rasheed Anwar & Hadivah               | 17,729.89  | Diesel Therapeutics        |

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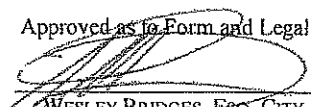
# RESOLUTION

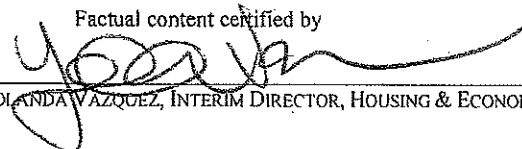
No. 25-326

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
WESLEY BRIDGES, ESQ. CITY ATTORNEY

  
YOLANDA VAZQUEZ, INTERIM DIRECTOR, HOUSING & ECONOMIC DEVELOPMENT

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AUTHORIZING CHANGE ORDER #1 TO THE CONTRACT WITH EQUITY BY DESIGN FOR THE CREATION OF THE 5-YEAR PLAN FOR THE URBAN ENTERPRISE ZONE FOR THE CITY OF TRENTON, DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT**

**WHEREAS**, Resolution 25-030 authorized a contract in the amount of \$65,000.00 with equity by Design LLC of 200 North Broad Street, Trenton New Jersey 08608 for Bid Number 2024-35 for the creation of a Five-Year Plan for the City of Trenton Urban Enterprise Zone (UEZ) for The Department of Housing and Economic Development; and

**WHEREAS**, Urban Enterprise Zone Authority (UEZA) subsequently indicated that 5-Year Plans submitted from the 32 UEZ municipalities would be considered in the order they were received and that they would only consider 2 a month, meaning that the last plan to be received may not be considered for 16 months; and

**WHEREAS**, new projects (with some exceptions) could not be submitted until the 5-Year Plan was reviewed and accepted by the UEZA; and

**WHEREAS**, municipalities have two years to spend the allotted money before the money was in danger of being reclaimed by the UEZA; and

**WHEREAS**, in order to avoid a delay of up to 16 months in the approval of the 5-Year Plan by the UEZA which was likely to result in the reclamation of millions of dollars in UEZ funds, the City of Trenton UEZ asked the vendor to complete the 5-Year Plan in an expedited fashion, which increased their consultant costs; and

**WHEREAS**, the changes will not alter the aggregate results of the proposal review which was made to determine the contract award; and

**WHEREAS**, the amount of this change order is \$13,000. Previous change orders have been authorized in the amount of \$0; and

**WHEREAS**, funds have been certified to be available in account number G-SS-12-60-241D-200.

# RESOLUTION

**NOW THEREFORE BE IT RESOLVED**, by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated by reference as if set forth at length herewith.
2. The appropriate city officers are duly authorized to expend the additional \$13,000 for the expedited draft of the 5-Year Plan, in accordance with all pertinent terms, conditions and requirements which may be established for such an application.

**BE IT FURTHER RESOLVED**, that pursuant to N.J.S.A 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, within three (3) business days of the adoption of this Resolution, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of the veto shall be filed in the Office of the Municipal Clerk. Within five business days thereafter, the City Council may override the veto by a two-thirds vote of the fully authorized membership thereof.

| MOTION:                |     |     |         |        |          | SECOND: |     |         |        |          |     |     |         |        |
|------------------------|-----|-----|---------|--------|----------|---------|-----|---------|--------|----------|-----|-----|---------|--------|
|                        | Aye | Nay | Abstain | Absent |          | Aye     | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |
| EDWARDS                |     |     |         |        | FRISBY   |         |     |         |        | GONZALEZ |     |     |         |        |
| FELICIANO              |     |     |         |        | HARRISON |         |     |         |        |          |     |     |         |        |
| FIGUEROA<br>KETTENBURG |     |     |         |        | WILLIAMS |         |     |         |        |          |     |     |         |        |

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

**CITY OF TRENTON**  
**DEPARTMENT OF FINANCE**

---

CERTIFICATION OF FUNDS

I, Lynn Au, ~~Acting~~ Chief Financial Officer of the City of Trenton, do hereby certify, to the best of my knowledge and belief, that there are now sufficient funds to Contract with:

Vendor Name: Equity by Design, LLC  
Address: 200 North Broad Street  
City/State/Zip code: Trenton, New Jersey 08608

Purpose: City of Trenton UEZ Five-Year Plan Expedition

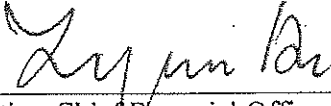
Fund: UEZ

Account Numbers: G-SS-12-60-241D-200 299

Vendor ID: EQUIT030

Requisition Number: TBD

Amount not to exceed: \$13,000

  
\_\_\_\_\_  
~~Acting~~ Chief Financial Officer

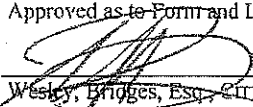
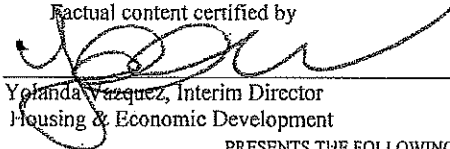
7/11/2025  
Date

  
7/11/25

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
Wesley Bridges, Esq., CITY ATTORNEY  
Yolanda Vazquez, Interim Director  
Housing & Economic Development

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION RESCINDING THE SALE OF CITY-OWNED PROPERTY TO BLACKFRUITZ PUBLICATIONS, PREVIOUSLY AUTHORIZED BY RESOLUTION 24-359 FOR \$15,000**

**WHEREAS**, Resolution 24-359 authorized the sale of City-owned property located at 320 N. Montgomery Street (Block 7303, Lots 26 & 27) to Blackfruitz Publications ("Purchaser"), who was designated as the successful developer; and

**WHEREAS**, Resolution 24-359 established the purchase price of the property at \$15,000; and

**WHEREAS**, the Purchaser submitted written notice via email to the Department of Housing & Economic Development, Division of Real Estate, indicating that they are no longer interested in purchasing the property for the agreed amount; and

**WHEREAS**, it is in the best interest of the City to rescind the sale in order to make the property available for resale to another purchaser who is ready, willing, and able to redevelop the site;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Trenton, as follows:

1. The sale of the property located at 320 N. Montgomery Street, previously authorized by Resolution 24-359, is hereby rescinded.
2. The rescission of the sale hereby terminates any and all rights, interests, duties, and responsibilities between the Purchaser and the City with respect to the property.
3. Any prior agreements, contracts, or commitments related to the sale of the property to the Purchaser are hereby declared null and void.
4. The Department of Housing & Economic Development is hereby authorized to re-market the property for redevelopment and pursue a new purchaser who meets the City's development criteria.
5. This resolution shall take effect immediately.

| MOTION:                |     |     |         |        | SECON D: |     |     |         |        |          |     |     |         |        |
|------------------------|-----|-----|---------|--------|----------|-----|-----|---------|--------|----------|-----|-----|---------|--------|
|                        | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |
| EDWARDS                |     |     |         |        | FRISBY   |     |     |         |        | GONZALEZ |     |     |         |        |
| FELICIANO              |     |     |         |        | HARRISON |     |     |         |        |          |     |     |         |        |
| FIGUEROA<br>KETTENBURG |     |     |         |        | WILLIAMS |     |     |         |        |          |     |     |         |        |

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council\_\_\_\_\_  
City Clerk

# RESOLUTION

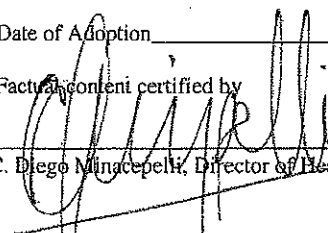
No. 25-328

Approved as to Form and Legality

  
Wesley Bridges, Esq., CITY ATTORNEY

Date of Adoption \_\_\_\_\_

Factual content certified by

  
C. Diego Minacelli, Director of Health and Human Services

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AUTHORIZING THE CITY OF TRENTON, DEPARTMENT OF HEALTH AND HUMAN SERVICES TO APPLY FOR AND ACCEPT FUNDS THROUGH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FISCAL YEAR 2024 CONTINUUM OF CARE PROGRAM  
IN THE AMOUNT OF \$6,167,381.00**

**WHEREAS**, the City of Trenton wishes to apply for and accept the FY2024 Continuum of Care Program grant from the U.S. Department of Housing and Urban Development for projects to provide: Permanent Supportive Housing, Rapid Re-Housing, Coordinated Entry, Joint Transition Housing/Rapid-Rehousing, Supportive Services, Homeless Information Management System, Operating, Administrative and Continuum of Care Planning activities to prevent and end homelessness; and

**WHEREAS**, the U.S. Department of Housing and Urban Development has awarded the City of Trenton \$6,167,381.00 in Continuum of Care Program funding to serve individuals, families, youth, veterans, survivors of domestic violence, and pregnant or parenting youth; and

**WHEREAS**, this grant is aligned with the federal and Trenton/Mercer Continuum of Care goals to end homelessness; and

**WHEREAS**, the contract period for the FY2024 award August 1, 2025 through September 30, 2026; and

**WHEREAS**, no matching funds are required for this grant program.

**NOW, THEREFORE, BE IT RESOLVED**

- 1) That the City of Trenton does hereby authorize the application for and acceptance of this funding; and,
- 2) Upon receipt of the fully executed agreement from the U.S. Department of Housing and Urban Development, does further authorize the expenditure of funds pursuant to the terms of the agreement between the City of Trenton and the U.S. Department of Housing and Urban Development.

| MOTION:                |     |     |         |        | SECON D: |     |     |         |        |          |     |     |         |        |
|------------------------|-----|-----|---------|--------|----------|-----|-----|---------|--------|----------|-----|-----|---------|--------|
|                        | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |
| EDWARDS                |     |     |         |        | FRISBY   |     |     |         |        | GONZALEZ |     |     |         |        |
| FELICIANO              |     |     |         |        | HARRISON |     |     |         |        |          |     |     |         |        |
| FIGUEROA<br>KETTENBURG |     |     |         |        | WILLIAMS |     |     |         |        |          |     |     |         |        |

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

# RESOLUTION

No. 25 - 3 2 9

Approved as to Form and Legality

WESLEY BRIDGES, ESQ., DIRECTOR OF LAW

Date of Adoption

Factual content certified by

CARLOS D. MINACAPPELLI, DIRECTOR OF HEALTH AND HUMAN SERVICES

presents the following Resolution:

SPONSORED BY:

**RESOLUTION AUTHORIZING A CONTRACT AWARDED THE HON COMPANY C/O ALLSTATE OFFICE INTERIORS FOR THE FURNISHING AND INSTALLATION OF NEW CUBICLES FOR THE DEPARTMENT OF HEALTH AND HUMAN SERVICES OFFICES AWARDED THROUGH NEW JERSEY STATE CONTRACT NUMBER #25-COMG-94171, IN AN AMOUNT NOT TO EXCEED \$187,707.94 FROM THE DATE OF AWARD UNTIL THE WORK HAS BEEN COMPLETED**

**WHEREAS**, The Department of Administration, Division of Purchasing has reviewed and verified New Jersey State Cooperative Purchasing Program #25-COMG-94171 for the purchase Furniture: Office, Dormitory, Residential, Library, Classroom, Lounge and system. The State of New Jersey has awarded this contract to The Hon Company C/O Allstate Office Interiors, 113 North Gold Drive, Robbinsville, NJ 08691. The State of New Jersey has awarded this contract from December 19, 2024 to December 18, 2028; and

**WHEREAS**, N.J.S.A. 40A:11-12 (a) permits the City of Trenton to purchase items and provide services without the necessity of competitive bidding under the State of New Jersey Cooperative Purchasing Program; and

**WHEREAS**, the City of Trenton, Department of Health and Human Services has a need to furnish and install new cubicles for the Department of Health and Human Services Offices located at the Third Floor and the First Floor of City Hall, and 218 North Broad Street for the City of Trenton; awarded to The Hon Company C/O Allstate Office Interiors, 113 North Gold Drive, Robbinsville, NJ 08691 through New Jersey State Cooperative Purchasing Program #25-COMG-94171 in an amount not to exceed \$187,707.94 and

**WHEREAS**, funds in an amount not to exceed \$187,707.94 for to furnish and install new cubicles for the Department of Health and Human Services Offices located at the Third Floor and the First Floor of City Hall, and 218 North Broad Street have been certified to be available in the following account numbers: 5-01- -40-4012-299 (\$87,000.00), 5-01- -40-4014-299 (\$36,999.94) and G-SS-22-40-450B-299. This contract shall be awarded from the date of award until the work has been completed.

**NOW, THEREFORE, IT IS RESOLVED**, by the City Council of the City of Trenton as follows:

1. The Purchasing Agent is hereby authorized to execute a purchase order to The Hon Company C/O Allstate Office Interiors, 113 North Gold Drive, Robbinsville, NJ 08691 in an amount not to exceed \$187,707.94 for the City of Trenton, Department of Health and Human Services has a need to furnish and install new cubicles for the Department of Health and Human Services Offices located at the Third Floor and the First Floor of City Hall, and 218 North Broad Street for the City of Trenton, Department of Health and Human Services.
2. The contract is awarded without competitive bidding pursuant to N.J.S.A.40A:11-12(a) of the Local Public Contracts Law.

| MOTION:                |     |     |         |        |          | SECOND |     |         |        |          |  |     |     |         |        |
|------------------------|-----|-----|---------|--------|----------|--------|-----|---------|--------|----------|--|-----|-----|---------|--------|
|                        | Aye | Nay | Abstain | Absent |          | Aye    | Nay | Abstain | Absent |          |  | Aye | Nay | Abstain | Absent |
| EDWARDS                |     |     |         |        | FRISBY   |        |     |         |        | GONZALEZ |  |     |     |         |        |
| FELICIANO              |     |     |         |        | HARRISON |        |     |         |        |          |  |     |     |         |        |
| FIGUEROA<br>KETTENBURG |     |     |         |        | WILLIAMS |        |     |         |        |          |  |     |     |         |        |

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

PURCHASING

**CITY OF TRENTON**  
**DEPARTMENT OF FINANCE**

CERTIFICATION OF FUNDS

I, acting chief financial officer of the Trenton, do hereby certify, to the best of my knowledge and belief, that there are now sufficient funds to contract with:

Vendor Name: The Hon Company C/O Allstate Office Interiors  
Address# 1: 113 North Gold Drive  
City: Robbinsville  
State: NJ  
Zip Code:08691

Purpose:                      Furnish and install new office cubicles for the Department of Health and Human  
Services offices located on the third floor and the first floor of the city hall, and 218 North Broad Street

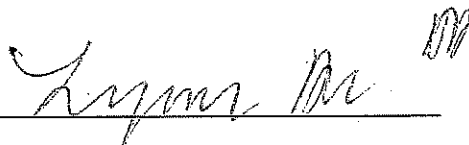
|                                      |               |
|--------------------------------------|---------------|
| Account Numbers: 5-01- -40-4012-299- | \$87,000.0000 |
| 5-01- -40-4014-299-                  | \$36,999.9400 |
| G-SS-22-40-450B-299-                 | \$63,708.0000 |

*OK*  
*7/22/25*

Vendor ID: Requisition: **CREAT045**

Number: Amount not: Q5-04621

to exceed: **\$187,707.94**



Acting Chief Financial Officer

07/22/2025

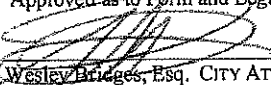
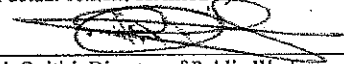
Date

**RESOLUTION**No. 25 - 330

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
Wesley Bridges, Esq. CITY ATTORNEY  
Wahab Onitiri, Director of Public Works

Councilman/woman \_\_\_\_\_

presents the following Resolution:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION ACCEPTING A BID AND AWARDING A CONTRACT TO EARLE ASPHALT COMPANY FOR THE RECONSTRUCTION OF PROSPECT STREET, MEMORIAL DRIVE, AND LIBERTY STREET FOR THE DEPARTMENT OF PUBLIC WORKS, DIVISION OF TRAFFIC AND TRANSPORTATION FOR A PERIOD OF NINETY (90) CALENDAR DAYS FROM THE DATE OF AWARD IN AN AMOUNT NOT TO EXCEED \$1,323,813.13 - BID2025-42**

**WHEREAS**, two (2) sealed bids were received on July 15, 2025, at 11:00 am, by the Purchasing Agent for the Reconstruction of Prospect Street, Memorial Drive, and Liberty Street for the City of Trenton, Department of Public Works, Division of Traffic and Transportation for a period of ninety (90) calendar days from the date of the award; and

**WHEREAS**, the low bid of Earle Asphalt Company, P.O. Box 556, Farmington, NJ 07727 is made pursuant to the advertisement, be and is hereby accepted, as the lowest and legally responsible bidder complying with the terms and specifications on file in the Division of Purchasing; and

**WHEREAS**, funds in an amount not to exceed \$1,323,813.13 have been certified to be available in the following capital account: C-04-23-55-046C-001. This contract shall be awarded for a period of ninety (90) calendar days from the date of the award; and

**NOW, THEREFORE, IT IS RESOLVED**, by the City Council of the City of Trenton that the Mayor is hereby authorized to execute a contract with Earle Asphalt Company, P.O. Box 556, Farmington, NJ 07727, for the Reconstruction of Prospect Street, Memorial Drive, and Liberty Street for for the Department of Public Works, Division of Traffic and Transportation for a period of ninety (90) calendar days from the date of award in an amount not to exceed \$1,323,813.13 for the said purposes in the manner prescribed by law.

| MOTION:    |     |     |         |        |          |     |     |         |        |          |     |     |         |        |
|------------|-----|-----|---------|--------|----------|-----|-----|---------|--------|----------|-----|-----|---------|--------|
|            | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |
| EDWARDS    |     |     |         |        | FRISBY   |     |     |         |        | GONZALEZ |     |     |         |        |
| FELICIANO  |     |     |         |        | HARRISON |     |     |         |        |          |     |     |         |        |
| FIGUEROA   |     |     |         |        | WILLIAMS |     |     |         |        |          |     |     |         |        |
| KETTENBURG |     |     |         |        |          |     |     |         |        |          |     |     |         |        |

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council\_\_\_\_\_  
City Clerk

PURCHASING

## DEPARTMENT OF FINANCE

### CERTIFICATION OF AVAILABILITY OF FUNDS

I, Lynn Au, Comptroller/Chief Financial Officer of the City of Trenton, do hereby certify, to the best of my knowledge and belief, that there are now adequate funds to contract with:

Vendor Name: Earle Asphalt Company, Inc.  
Address: P.O. Drawer 556  
City/State/Zip: Farmingdale, NJ 07727

Purpose: Reconstruction of Prospect Street, Liberty Street and Memorial Drive

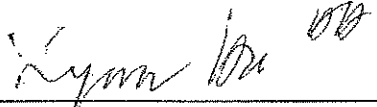
Fund: Capital

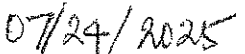
Account Number: C-04-23-55-046C-001

Vendor ID: EARLE005

Requisition Number: Q5-04658

Amount not to exceed: \$1,323,813.13

  
\_\_\_\_\_  
Comptroller/Chief Financial Officer

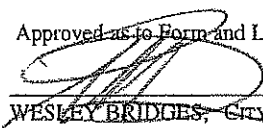
  
\_\_\_\_\_  
Date

# RESOLUTION No. 25-331

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
WESLEY BRIDGES, CITY ATTORNEY

  
WAHAB ONITIRI, DIRECTOR PUBLIC WORKS

COUNCILMAN / WOMAN \_\_\_\_\_ PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

## RESOLUTION AUTHORIZING THE CITY OF TRENTON TO APPLY FOR AND ACCEPT IF AWARDED A GRANT FROM THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FY 2026 BIKEWAYS PROGRAM – PROJECT NUMBER LA-2026 BIKE TRENTON CITY PROSPECT STREET CYCLE TRACK 11

**WHEREAS**, the New Jersey Department of Transportation notified the City of Trenton that applications for the FY 2026 Bikeways Program were available and could be submitted to the Department; and

**WHEREAS**, the City of Trenton submitted an application to the New Jersey Department of Transportation for funds from the 2026 Bikeways Program; and

**WHEREAS**, the City has prepared an application for the Prospect Street Cycle Track which requires no matching funds from the City;

**NOW THEREFORE BE IT RESOLVED**, that the Mayor is hereby authorized to submit an electronic grant application identified as LA-2026 Bike Trenton City Prospect Street Cycle Track 11 to the New Jersey Department of Transportation; and

**BE IT FURTHER RESOLVED**, that the Mayor is authorized to enter into an agreement with the New Jersey Department of Transportation for the above project if funding is approved.

| MOTION:    |     |     |         |        | SECOND:  |     |     |         |        |          |     |     |         |        |
|------------|-----|-----|---------|--------|----------|-----|-----|---------|--------|----------|-----|-----|---------|--------|
|            | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |
| EDWARDS    |     |     |         |        | PRISBY   |     |     |         |        | GONZALEZ |     |     |         |        |
| FELICIANO  |     |     |         |        | HARRISON |     |     |         |        |          |     |     |         |        |
| FIGUEROA   |     |     |         |        | WILLIAMS |     |     |         |        |          |     |     |         |        |
| KETTENBURG |     |     |         |        |          |     |     |         |        |          |     |     |         |        |

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

Approved as to Form and Legality

Wesley, Bridges, Esq., CITY ATTORNEY

COUNCILMAN / WOMAN \_\_\_\_\_

Date of Adoption \_\_\_\_\_

Factual content certified by

Wahab Onitiri, Director of Public Works

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION OF SUPPORT FOR MERCER COUNTY'S PROPOSED BROAD STREET BRIDGE OVER THE ASSUNPINK CREEK RECONSTRUCTION PROJECT IN THE CITY OF TRENTON, MERCER COUNTY, NEW JERSEY**

**WHEREAS**, it was determined that the Broad Street Bridge over the Assunpink Creek is structurally deficient due to the poor condition of the superstructure and substructure and the low inventory ratings; and

**WHEREAS**, the superstructure is in poor condition due to areas of missing/loose stones and deteriorating pointing throughout the intrados of the arch and spandrel walls. The substructure is in poor condition due to missing stones and deteriorating pointing to both abutments.

**WHEREAS**, the City of Trenton agrees with Mercer County that the bridge is in need of replacement/reconstruction; and

**WHEREAS**, staff from the City of Trenton have reviewed the proposed project with officials from Mercer County; and

**NOW THEREFORE BE IT RESOLVED**, by the City Council of the City of Trenton that the replacement of the Broad Street Bridge over the Assunpink Creek as proposed by Mercer County is hereby affirmed by the City

| MOTION:                |     |     |         |        | SECON D: |     |     |         |        |          |     |     |         |        |
|------------------------|-----|-----|---------|--------|----------|-----|-----|---------|--------|----------|-----|-----|---------|--------|
|                        | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |
| EDWARDS                |     |     |         |        | FRISBY   |     |     |         |        | GONZALEZ |     |     |         |        |
| FELICIANO              |     |     |         |        | HARRISON |     |     |         |        |          |     |     |         |        |
| FIGUEROA<br>KETTENBURG |     |     |         |        | WILLIAMS |     |     |         |        |          |     |     |         |        |

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council\_\_\_\_\_  
City Clerk

# RESOLUTION

No. **25-343**

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

WELSEY BRIDGES, ESQ., DIRECTOR OF LAW

WAHAB ONITIRI, DIRECTOR OF PUBLIC WORKS

Councilman /woman \_\_\_\_\_ presents the following Resolution:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AUTHORIZING A CONTRACT AWARDED TO MORTON SALT, INC. TO  
PROVIDE ROCK SALT, TREATED SALT AND SOLAR SALT FOR THE CITY OF  
TRENTON, DEPARTMENT OF PUBLIC WORKS AWARDED THROUGH NEW JERSEY  
STATE CONTRACT #20-FLEET-01519 FROM THE DATE OF AWARD UNTIL JUNE 30, 2026  
IN AN AMOUNT NOT TO EXCEED \$250,000.00**

**WHEREAS**, The Department of Administration, Division of Purchasing has reviewed and verified New Jersey State Cooperative Purchasing Program #20-FLEET-01519 for the purchase of Rock Salt, Treated Salt and Solar Salt Statewide. The State of New Jersey has awarded this contract to Morton Salt, Inc., 444 W. Lake Street, Suite 3000, Chicago, IL 60055. The State of New Jersey has awarded this contract from July 9, 2025, to June 30, 2026; and

**WHEREAS**, N.J.S.A. 40A:11-12 (a) permits the City of Trenton to purchase items and provide services without the necessity of competitive bidding under the State of New Jersey Cooperative Purchasing Program; and

**WHEREAS**, the City of Trenton, Department of Public Works has a need to purchase Rock Salt, Treated Salt and Solar Salt; awarded to Morton Salt, Inc., 444 W. Lake Street, Suite 3000, Chicago, IL 60055 through New Jersey State Cooperative Purchasing Program #20-FLEET-01519 in an amount not to exceed \$250,000.00; and

**WHEREAS**, funds in an amount not to exceed \$250,000.00 for Rock Salt, Treated Salt and Solar Salt have been certified to be available in the following account number: T-03-SP-55-2527-00. This contract shall be awarded from the date of award until June 30, 2026.

**NOW, THEREFORE, IT IS RESOLVED**, by the City Council of the City of Trenton as follows:

1. The Purchasing Agent is hereby authorized to execute a purchase order to Morton Salt, Inc., 444 W. Lake Street, Suite 3000, Chicago, IL 60055 in an amount not to exceed \$250,000.00 to provide Rock Salt, Treated Salt and Solar Salt for the City of Trenton, Department of Public Works.
2. The contract is awarded without competitive bidding pursuant to N.J.S.A.40A:11-12(a) of the Local Public Contracts Law.

| MOTION:                |     |     |         |        | SECOND   |     |     |         |        |          |  |     |     |         |        |
|------------------------|-----|-----|---------|--------|----------|-----|-----|---------|--------|----------|--|-----|-----|---------|--------|
|                        | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |          |  | Aye | Nay | Abstain | Absent |
| EDWARDS                |     |     |         |        | FRISBY   |     |     |         |        | GONZALEZ |  |     |     |         |        |
| FELICIANO              |     |     |         |        | HARRISON |     |     |         |        |          |  |     |     |         |        |
| FIGUEROA<br>KETTENBURG |     |     |         |        | WILLIAMS |     |     |         |        |          |  |     |     |         |        |

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

President of Council \_\_\_\_\_

City Clerk \_\_\_\_\_

**CITY OF TRENTON**  
**DEPARTMENT OF FINANCE**

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**CERTIFICATION OF AVAILABILITY OF FUNDS**

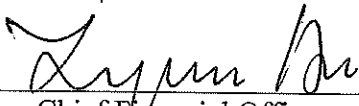
I, Lynn Au, Chief Financial Officer of the City of Trenton, do hereby certify, to the best of my knowledge and belief, that there are now adequate funds to contract with:

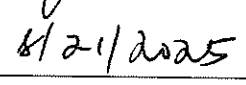
Vendor Name: Morton Salt, Inc.  
Address: 444 W. Lake Street, Suite 3000  
City/State/Zip: Chicago, IL 60055-9973  
Purpose: Rock Salt, Treated Salt and Solar Salt  
Fund: Trust  
Account Number: T-03-SP-55-2527-000

Vendor ID: MORTO010

Requisition Number: Q5-05344

Amount not to exceed: \$250,000.00

  
\_\_\_\_\_  
Chief Financial Officer

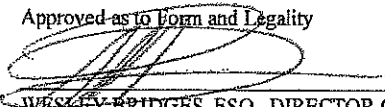
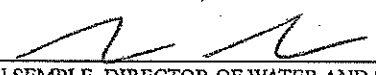
  
\_\_\_\_\_  
Date

(OK) LT 8/21/25

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
WESLEY BRIDGES, ESQ., DIRECTOR OF LAW  
SEAN SAMPLE, DIRECTOR OF WATER AND SEWER

Councilman /woman \_\_\_\_\_ presents the following Resolution:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION ACCEPTING A BID AND AWARDING A CONTRACT TO EMSL ANALYTICAL, INC.  
FOR LEGIONELLA TESTING FOR THE DEPARTMENT OF WATER AND SEWER, TRENTON  
WATER WORKS, WATER FILTRATION PLANT FOR A PERIOD OF ONE (1) YEAR FROM THE  
DATE OF AWARD IN AN AMOUNT NOT TO EXCEED \$123,000.00 WITH THE OPTION TO EXTEND  
ONE (1) ADDITIONAL YEAR- BID2025-40**

**WHEREAS**, three (3) sealed bids were received in the Division of Purchasing on April 15, 2025, at 11:00 am, by the Purchasing Agent for Legionella Testing for the City of Trenton, Department of Water and Sewer, Trenton Water Works, Water Filtration Plant; and

**WHEREAS**, the purpose of this contract is to have a contracted laboratory analyze samples for Legionella. Trenton Water Works is now under the Unilateral Administration Order with the NJDEP and one of the requirements is to have samples analyzed for Legionella throughout the service areas of Trenton, Hamilton, Ewing, Lawrence and Hopewell on an annual basis; and

**WHEREAS**, the low bid of A.G. Environmental RSC, LLC did not submit the requested certified ELITE laboratory recognized by the CDC and the New Jersey Department of Environmental Protection, the bidder submitted a Florida Health certificate that expired in June of 2024, therefore they are not in compliance with the specifications and requirements of the bid; and

**WHEREAS**, the second low bid of Garratt Gallahan, 306 Talmadge Road, Edison, New Jersey 08817 did not submit a CDC ELITE laboratory certification which was a bid requirement, therefore they are not in compliance with the specifications and bid requirements; and

**WHEREAS**, the third bid of EMSL Analytical, Inc., 200 Route 130, North, Cinnaminson, New Jersey 08077, is made pursuant to the advertisement, be and is hereby accepted, as the lowest, responsible, responsive bidder complying with terms and specifications on file in the Division of Purchasing; and

**PAGE 2**

**WHEREAS**, funds in an amount not to exceed \$123,000.00 have been certified to be available in the following account number: 5-05- -55-5506-824-003. This contract shall be awarded for a period of one (1) year from the date of award with the option to extend one (1) additional year in an amount not to exceed \$127,000.00 contingent upon the temporary and final adoption of CY'26 budget.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Trenton that the Mayor is hereby authorized to execute a contract with EMSL Analytical, Inc., 200 Route 130, North, Cinnaminson, New Jersey 08077, for Legionella Testing for the City of Trenton, Department of Water and Sewer for a period of one (1) year in an amount not to exceed \$123,000.00 from the date of award with the option to extend one (1) additional year for the said purposes in the manner prescribed by law.

| MOTION:                |     |     |         |        |          | SECOND |     |         |        |          |  |     |     |         |        |
|------------------------|-----|-----|---------|--------|----------|--------|-----|---------|--------|----------|--|-----|-----|---------|--------|
|                        | Aye | Nay | Abstain | Absent |          | Aye    | Nay | Abstain | Absent |          |  | Aye | Nay | Abstain | Absent |
| EDWARDS                |     |     |         |        | FRISBY   |        |     |         |        | GONZALEZ |  |     |     |         |        |
| FELICIANO              |     |     |         |        | HARRISON |        |     |         |        |          |  |     |     |         |        |
| FIGUEROA<br>KETTENBURG |     |     |         |        | WILLIAMS |        |     |         |        |          |  |     |     |         |        |

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

**CITY OF TRENTON**  
**DEPARTMENT OF FINANCE**

---

**CERTIFICATION OF AVAILABILITY OF FUNDS**

I, Lynn Au, Chief Financial Officer of the City of Trenton, do hereby certify, to the best of my knowledge and belief, that there are now adequate funds to contract with:

Vendor Name: EMSL Analytical, Inc.  
Address: 200 Route 130, North  
City/State/Zip: Cinnaminson, NJ 08077  
Purpose: CY'2025 Legionella Testing Contract  
Fund: Operating  
Account Number: 05-05- -55-5506-824-003 (\$123,000.00)  
06-05- -55-5506-824-003 (\$127,000.00)  
Vendor ID: EMSL Analytical, Inc.  
Requisition Number: Q5-04183  
Amount not to exceed: \$123,000.00

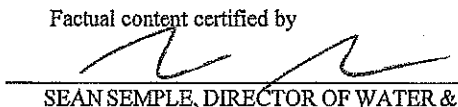
  
\_\_\_\_\_  
Chief Financial Officer

7/10/2025  
\_\_\_\_\_  
Date

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
WESLEY BRIDGES ESQ., DIRECTOR OF LAW  
SEAN SEMPLE, DIRECTOR OF WATER & SEWER

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AUTHORIZING PAYMENT FOR A CONTRACT WITH RAPID PUMP & METER SERVICE CO., 285 STRAIGHT STREET, PATERSON, NJ 07509, AWARDED ON AN EMERGENCY BASIS FOR COMBINED SEWAGE SYSTEM BAR SCREEN REPAIRS IN AN AMOUNT NOT TO EXCEED \$92,317.19 FOR THE TRENTON SEWER UTILITY**

**WHEREAS**, a need existed for the emergency services of Rapid Pump & Meter Service Co. for Combined Sewage System Bar Screen Repairs for the Trenton Sewer Utility; and

**WHEREAS**, the maximum amount of the contract is not to exceed \$92,317.19 and funds have been certified to be available in Account 5-07- -55-5500-275; and

**WHEREAS**, the Local Public Contracts Law at N.J.S.A. 40A:11-6 provides that "[a]ny contract may be negotiated or awarded . . . without public advertising for bids and bidding therefore, notwithstanding that the contract price will exceed the bid threshold, when an emergency affecting the public health, safety and welfare requires the immediate . . . performance of services", subject to the award being made pursuant to the manner set forth therein; and

**WHEREAS**, the official in charge Leigh Jones, Acting, General Superintendent – Sewer Utility submitted the attached certification that an emergency existed, and that immediate services to remedy the emergency were required.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Trenton, in the County of Mercer as follows:

1. The Mayor is hereby authorized to execute payment in an amount not to exceed \$92,317.19 to Rapid Pump & Meter Service Co., 285 Straight Street, Paterson, NJ 07509 for the emergency Combined Sewage System Bar Screen Repair for the Trenton Sewer Utility.
2. This contract was awarded without competitive bidding as an emergency pursuant to N.J.S.A. 40A:11-6 of the Local Public Contracts Law.
3. A notice of this action shall be printed once in the official newspaper for the City of Trenton, and the resolution and contract shall remain on file in the City Clerk's office.
4. The Emergency Procurement Report shall be filed with the Director of the Division of Local Government Services within 30 days pursuant to N.J.S.A. 19:44A-20.12.

| MOTION:    |     |     |         |        | SECON D: |     |     |         |        |          |     |     |         |        |
|------------|-----|-----|---------|--------|----------|-----|-----|---------|--------|----------|-----|-----|---------|--------|
|            | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |
| EDWARDS    |     |     |         |        | FRISBY   |     |     |         |        | GONZALEZ |     |     |         |        |
| FELICIANO  |     |     |         |        | HARRISON |     |     |         |        |          |     |     |         |        |
| FIGUEROA   |     |     |         |        | WILLIAMS |     |     |         |        |          |     |     |         |        |
| KETTENBURG |     |     |         |        |          |     |     |         |        |          |     |     |         |        |

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

President of Council \_\_\_\_\_

City Clerk \_\_\_\_\_

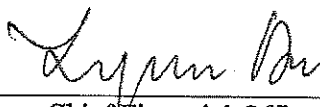
CITY OF TRENTON  
DEPARTMENT OF FINANCE

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CERTIFICATION OF AVAILABILITY OF FUNDS

I, Lynn Au, Chief Financial Officer for the City of Trenton, do hereby certify, to the best of my knowledge and belief that there are now sufficient funds to Contract with:

Vendor Name: Rapid Pump & Meter Service Co.  
Address: 285 Straight Street  
City/State/Zip Paterson, NJ 07509  
Purpose: Emergency Combined Sewage System Bar Screen Repairs  
Fund: Operating Budget  
Account Number: 5-07- - 55-5500- 275  
Vendor ID: RAPID020  
Requisition Number: Q5-04577  
Total: \$92,317.19

  
\_\_\_\_\_  
Chief Financial Officer

OK, BT

8/7/2025

Date

# RESOLUTION

No. **25-335**

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

WESTLEY BRIDGES, ESQ., DIRECTOR OF LAW

SEAN SEMPLE, DIRECTOR OF WATER & SEWER

Councilman /woman \_\_\_\_\_ presents the following Resolution:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION EXERCISING THE OPTION TO EXTEND THE CONTRACT TO UNIVAR SOLUTIONS USA LLC FOR THE FURNISHING AND DELIVERY OF FLUOROSILICIC ACID (HYDROFLUOROSILICIC ACID) FOR THE DEPARTMENT OF WATER AND SEWER, TRENTON WATER WORKS, WATER FILTRATION PLANT, FOR AN ADDITIONAL ONE (1) YEAR FROM JULY 12, 2025, to JULY 11, 2026, IN AN AMOUNT NOT TO EXCEED \$66,105.00 (\$650.00/WET TON) - BID2024-29**

**WHEREAS**, on July 11, 2024, Resolution No. 24-295 awarded a contract to Univar Solutions USA LLC, 200 Dean Sievers Place, Morrisville, Pennsylvania 19067 for the Furnishing and Delivery of Fluorosilicic Acid (Hydrofluorosilicic Acid) in an amount not to exceed \$64,071.00 for a period of one (1) year with an option to extend the contract for an additional one (1) year in an amount not to exceed \$66,105.00 for the City of Trenton, Department of Water and Sewer, Trenton Water Works, Water Filtration Plant; and

**WHEREAS**, pursuant to N.J.S.A. 40A:11-15 provides that service contracts may be extended for no more than (1) one two-year or (2) two one-year extensions; and

**WHEREAS**, The City of Trenton, Department of Water and Sewer, Trenton Water Works, Water Filtration Plant, has determined that Univar Solutions USA LLC, 200 Dean Sievers Place, Morrisville, Pennsylvania 19067 has provided the Furnishing and Delivery of Fluorosilicic Acid (Hydrofluorosilicic Acid) for the City of Trenton in a satisfactory manner, and it is in the best interest of the city to exercise the option to extend the contract for an additional one (1) year from July 12, 2025, to July 11, 2026; and

**WHEREAS**, funds in an amount not to exceed \$66,105.00 (\$650.00/wet ton) have been certified to be available in the following account number: 05-05- -55-5506-821-005. The City of Trenton shall exercise the option to extend this contract from July 12, 2025, to July 11, 2026.

**NOW, THEREFORE, IT IS RESOLVED**, by the City Council of the City of Trenton that the Mayor is hereby authorized to exercise the option to extend the contract for an additional one (1) year from July 12, 2025, to July 11, 2026, awarded to Univar Solutions USA LLC, 200 Dean Sievers Place, Morrisville, Pennsylvania 19067 for the Furnishing and Delivery of Fluorosilicic Acid (Hydrofluorosilicic Acid) for the City of Trenton, Department of Water and Sewer, Trenton Water Works, Water Filtration Plant for the said purpose in the manner prescribed by law.

| MOTION:    |     |     |         |        | SECOND:  |     |     |         |        |          |     |     |         |        |
|------------|-----|-----|---------|--------|----------|-----|-----|---------|--------|----------|-----|-----|---------|--------|
|            | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |
| EDWARDS    |     |     |         |        | FRISBY   |     |     |         |        | GONZALEZ |     |     |         |        |
| FELICIANO  |     |     |         |        | HARRISON |     |     |         |        |          |     |     |         |        |
| FIGUEROA   |     |     |         |        | WILLIAMS |     |     |         |        |          |     |     |         |        |
| KETTENBURG |     |     |         |        |          |     |     |         |        |          |     |     |         |        |

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
PURCHASING

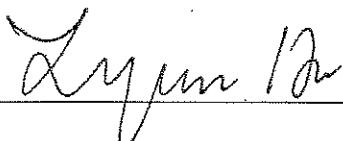
**CITY OF TRENTON**  
**DEPARTMENT OF FINANCE**

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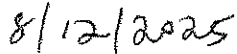
CERTIFICATION OF AVAILABILITY OF FUNDS

I, Lynn Au, Chief Financial Officer of the City of Trenton, do hereby certify, to the best of my knowledge and belief, that there are now adequate funds to contract with:

Vendor Name: Univar Solutions USA, LLC  
Address: 200 Dean Sievers Places  
City/State/Zip: Morrisville, PA 19067  
Purpose: CY'2025 Furnish & Delivery of Fluorosilicic Acid Contract  
Extension. Bid No. 2024-29.  
Fund: Operating  
Account Number: 05-05- -55-5506-821-005  
Vendor ID: UNIVA005  
Requisition Number: Q5-04738  
Amount not to exceed: \$66,105.00

  
\_\_\_\_\_  
Chief Financial Officer

OK BT

  
\_\_\_\_\_

Date

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

Wesley Bridges, Esq., CITY ATTORNEYM. Sean Semple, Director of Water & Sewer

COUNCILMAN/ WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AUTHORIZING PAYMENT FOR A CONTRACT WITH  
DEWCON, INC., P.O. BOX 439, BASKING RIDGE, NJ 07920  
WHICH WAS AWARDED ON AN EMERGENCY BASIS FOR THE EMERGENCY  
REPAIRS OF MULTIPLE WATER MAIN LEAKS AT VARIOUS LOCATIONS IN THE  
CITY OF TRENTON FOR THE DEPARTMENT OF WATER AND SEWER TRENTON  
WATER WORKS IN AN AMOUNT NOT TO EXCEED \$444,383.56**

**WHEREAS**, a contract was awarded to Dewcon, Inc., P.O. Box 439, Basking Ridge, New Jersey 07920, for the emergency repairs of multiple water main leaks at various locations in the City of Trenton for the Department of Water & Sewer, Trenton Water Works, and

**WHEREAS**, multiple water main leaks occurred on the transition water main in the City of Trenton during the month of March 2025 at the locations of, the intersection of Prospect St. & Spring St., 44 Perdicarius Pl. and the Trenton Water Filtration Plant; and

**WHEREAS**, the amount of the contract was \$444,383.56 and funds have been certified to be available in the Water Department Operating Budget Accounts 5-05- -55-5504-835-005 (\$228,922.00) and 5-05- -55-5506-823-006 (\$215,461.56); and

**WHEREAS**, the Local Public Contracts Law, N.J.S.A. 40A:11-6 provides that "[a]ny contract may be negotiated or awarded . . . without public advertising for bids and bidding therefore, notwithstanding that the contract price will exceed the bid threshold, when an emergency affecting the public health, safety and welfare requires the immediate . . . performance of services", subject to the award being made pursuant to the manner set forth therein; and

**WHEREAS**, the official in charge, Director M. Sean Semple submitted the attached certification that an emergency existed, and that immediate services to remedy the emergency were required.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Trenton, in the County of Mercer as follows:

1. The Mayor is hereby authorized to provide for payment in the amount of \$444,383.56 to Dewcon, Inc., P.O. Box 439 Basking Ridge, NJ 07920 for emergency repairs of multiple water main leaks at various locations within the City of Trenton.
2. This contract was awarded without competitive bidding as an emergency pursuant to N.J.S.A. 40A:11-6 of the Local Public Contracts Law.
3. A notice of this action shall be printed once in the official newspaper for the City of Trenton, and the resolution and contract shall remain on file in the City Clerk's office.
4. The Emergency Procurement Report shall be filed with the Director of the Division of Local Government Services within 30 days pursuant to N.J.S.A. 19:44A-20.12.

| MOTION:                |     |     |         |        | SECON<br>D: |     |     |         |        |          |     |     |         |        |
|------------------------|-----|-----|---------|--------|-------------|-----|-----|---------|--------|----------|-----|-----|---------|--------|
|                        | Aye | Nay | Abstain | Absent |             | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |
| EDWARDS                |     |     |         |        | FRISBY      |     |     |         |        | GONZALEZ |     |     |         |        |
| FELICIANO              |     |     |         |        | HARRISON    |     |     |         |        |          |     |     |         |        |
| FIGUEROA<br>KETTENBURG |     |     |         |        | WILLIAMS    |     |     |         |        |          |     |     |         |        |

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

**CITY OF TRENTON**  
**DEPARTMENT OF FINANCE**

---

CERTIFICATION OF AVAILABILITY OF FUNDS

I, Lynn Au, Chief Financial Officer of the City of Trenton, do hereby certify, to the best of my knowledge and belief, that there are now adequate funds to contract with:

Vendor Name: Dewcon, Inc.

Address: P.O. Box 439

City/State/Zip: Basking Ridge, NJ 07920

Purpose: Emergency Water Main Leaks Repairs At Various Locations within the City of Trenton.

Fund: Operating

Account Number: 05-05- -55-5504-835-005 (\$228,922.00)  
05-05- -55-5506-823-006 (\$215,461.56)

Vendor ID: DEWCO010

Requisition Number: Q5-04429

Amount not to exceed: \$444,383.56

Lynn Au  
Chief Financial Officer

OK, BT

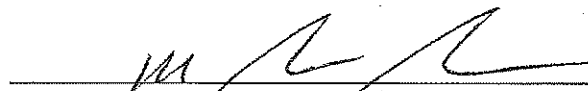
07/22/2025

Date

### **CERTIFICATION OF EMERGENCY**

I, M. Sean Semple, of full age, hereby certify:

1. I am the Director – Water & Sewer.
2. In the month of March 2025, multiple water main leaks occurred on the transition water main in the City of Trenton, NJ.
3. The affected areas where the intersection of Prospect St. & Spring St, 44 Perdicarius Place and the Trenton Water Filtration Plant.
4. Dewcon excavated the areas of the water main leaks and installed bell joint clamps to make the necessary repairs to stop the leaks.
5. Dewcon, Inc., was called out to assess the water main leaks immediately to prevent further damage to the area such as sidewalk and roadway undermining or loss of water supply to the area.
6. Dewcon, Inc., had the necessary experience and expertise and provided the required supervision, labor, material and equipment to make this repair to the water.
7. The actions undertaken to have this emergency repair work done are in accordance with N.J.S.A. 40A:11-6.
8. I certify that the foregoing statements made by me are true to the best of my knowledge and belief.

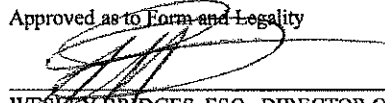
  
\_\_\_\_\_  
M. Sean Semple  
Director – Water & Sewer

**RESOLUTION** No. 25-337

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
WESLEY BRIDGES, ESQ., DIRECTOR OF LAW  
SEAN SEMPLE, DIRECTOR OF WATER AND SEWER

Councilman /woman \_\_\_\_\_ presents the following Resolution:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION ACCEPTING A BID AND AWARDING A CONTRACT TO GREER LIME COMPANY FOR THE FURNISHING AND DELIVERY OF QUICKLIME FOR THE DEPARTMENT OF WATER AND SEWER, TRENTON WATER WORKS, WATER FILTRATION PLANT FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD IN AN AMOUNT NOT TO EXCEED \$249,816.00 (\$356.88/700 TONS) WITH THE OPTION TO EXTEND ONE (1) YEAR – BID2025-66**

**WHEREAS**, one (1) sealed bid was received in the Division of Purchasing on July 18, 2025, at 11:00 am, by the Purchasing Agent for the Furnishing and Delivery of Quicklime for the City of Trenton, Department of Water and Sewer, Trenton Water Works, Water Filtration Plant; and

**WHEREAS**, the sole bidder, Greer Lime Company, P.O. Box 1900, Morgantown, WV 26507, is made pursuant to the advertisement, be and is hereby accepted, as the lowest, responsible, responsive bidder complying with terms and specifications on file in the Division of Purchasing; and

**WHEREAS**, funds in an amount not to exceed \$249,816.00 (\$356.88/700 tons) have been certified to be available in the following account number: 5-05- -55-5506-821-002. This contract shall be awarded for a period of one (1) year from the date of award with the option to extend one (1) additional year in an amount not to exceed \$263,354.00 (\$376.22/700 tons) contingent upon the temporary and final adoption of CY'26 budget using account number 6-05- -55-5506-821-002; and

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Trenton that the Mayor is hereby authorized to execute a contract with Greer Lime Company, P.O. Box 1900, Morgantown, WV 26507, for the Furnishing and Delivery of Quicklime for the City of Trenton, Department of Water and Sewer, Trenton Water Works, Water Filtration Plant for a period of one (1) year in an amount not to exceed \$249,816.00 (\$356.88/700 tons) from the date of award for the said purposes in the manner prescribed by law.

| MOTION:                |     |     |         |        | SECOND   |     |     |         |        |          |  |     |     |         |        |
|------------------------|-----|-----|---------|--------|----------|-----|-----|---------|--------|----------|--|-----|-----|---------|--------|
|                        | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |          |  | Aye | Nay | Abstain | Absent |
| EDWARDS                |     |     |         |        | FRISBY   |     |     |         |        | GONZALEZ |  |     |     |         |        |
| FELICIANO              |     |     |         |        | HARRISON |     |     |         |        |          |  |     |     |         |        |
| FIGUEROA<br>KETTENBURG |     |     |         |        | WILLIAMS |     |     |         |        |          |  |     |     |         |        |

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council\_\_\_\_\_  
City Clerk

PURCHASING

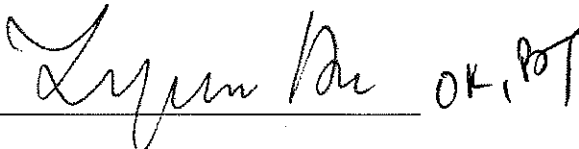
**CITY OF TRENTON**  
**DEPARTMENT OF FINANCE**

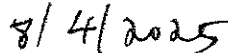
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CERTIFICATION OF AVAILABILITY OF FUNDS

I, Lynn Au, Chief Financial Officer of the City of Trenton, do hereby certify, to the best of my knowledge and belief, that there are now adequate funds to contract with:

Vendor Name: Greer Lime Company  
Address: P.O. Box 1900  
City/State/Zip: Morgantown, WV 26507  
Purpose: CY' 2025 Furnishing & Delivery of Quicklime Contract,  
Bid No. 2025-66  
Fund: Operating  
Account Number: 5- 05- -55-5506-821-002 (\$249,816.00)  
6-05- -55-5506-821-002 (\$263,354.00)  
Vendor ID: GREER001  
Requisition Number: Q5-04715  
Amount not to exceed: \$249,816.00

  
\_\_\_\_\_  
Chief Financial Officer

  
\_\_\_\_\_

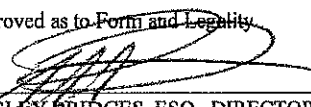
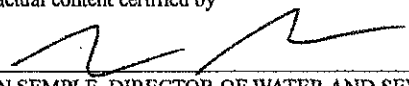
Date

**RESOLUTION** No. 25-338

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
WESLEY BRIDGES, ESQ., DIRECTOR OF LAW  
SEAN SEMPLE, DIRECTOR OF WATER AND SEWER

Councilman /woman \_\_\_\_\_ presents the following Resolution:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION ACCEPTING A BID AND AWARDING A CONTRACT TO MUNICIPAL MAINTENANCE COMPANY FOR TEKKEM LIME SLAKING MAINTENANCE SERVICE FOR VARIOUS EQUIPMENT FOR THE DEPARTMENT OF WATER AND SEWER, TRENTON WATER WORKS, WATER FILTRATION PLANT FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD IN AN AMOUNT NOT TO EXCEED \$343,000.00 WITH THE OPTION TO EXTEND ONE (1) YEAR – BID2025-67**

**WHEREAS**, one (1) sealed bid was received in the Division of Purchasing on July 22, 2025, at 11:00 am, by the Purchasing Agent for Tekkem Lime Slaking Maintenance Service for Various Equipment for the City of Trenton, Department of Water and Sewer, Trenton Water Works, Water Filtration Plant; and

**WHEREAS**, The purpose of this resolution is to provide inspection and maintenance services for various pieces of equipment used for the lime feed. Lime is used to adjust the pH for the coagulation process and for corrosion control. The equipment requires monthly, quarterly and annual inspection and maintenance; and

**WHEREAS**, the sole bidder, Municipal Maintenance Company, 1352 Taylors Lane, Cinnaminson, NJ 08077, is made pursuant to the advertisement, be and is hereby accepted, as the lowest, responsible, responsive bidder complying with terms and specifications on file in the Division of Purchasing; and

**WHEREAS**, funds in an amount not to exceed \$343,000.00 have been certified to be available in the following account number: 05-05- -55-5506-823-006. This contract shall be awarded for a period of one (1) year from the date of award with the option to extend one (1) additional year in an amount not to exceed \$315,250.00 contingent upon the temporary and final adoption of CY' 26 utilizing account number 06-05- -55-5506-823-006; and

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Trenton that the Mayor is hereby authorized to execute a contract with Municipal Maintenance Company, 1352 Taylors Lane, Cinnaminson, NJ 08077, for Tekkem Lime Slaking Maintenance Service for Various Equipment for the City of Trenton, Department of Water and Sewer, Trenton Water Works, Water Filtration Plant for a period of one (1) year in an amount not to exceed \$343,000.00 from the date of award with the option to extend one (1) additional year for the said purposes in the manner prescribed by law.

| MOTION:                |     |     |         |        | SECOND   |     |     |         |        |          |  |     |     |         |        |
|------------------------|-----|-----|---------|--------|----------|-----|-----|---------|--------|----------|--|-----|-----|---------|--------|
|                        | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |          |  | Aye | Nay | Abstain | Absent |
| EDWARDS                |     |     |         |        | FRISBY   |     |     |         |        | GONZALEZ |  |     |     |         |        |
| FELICIANO              |     |     |         |        | HARRISON |     |     |         |        |          |  |     |     |         |        |
| FIGUEROA<br>KETTENBURG |     |     |         |        | WILLIAMS |     |     |         |        |          |  |     |     |         |        |

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council\_\_\_\_\_  
City Clerk

PURCHASING

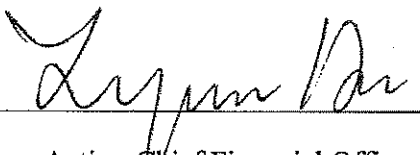
**CITY OF TRENTON**  
**DEPARTMENT OF FINANCE**

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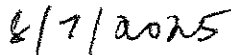
CERTIFICATION OF AVAILABILITY OF FUNDS

I, Lynn Au, ~~Acting~~ Chief Financial Officer of the City of Trenton, do hereby certify, to the best of my knowledge and belief, that there are now adequate funds to contract with:

Vendor Name: Municipal Maintenance Company  
Address: 1352 Taylors Lane  
City/State/Zip: Cinnaminson, NJ 08077  
Purpose: CY'2025 Preventative Maintenance & Inspection of the RDP  
Tekkem Lime Slaking System. 2025-67.  
Fund: Operating  
Account Number: 05-05- -55-5506-823-006 (\$343,000.00)  
06-05- -55-5506-823-006 (\$315,250.00)  
Vendor ID: MUNIC030  
Requisition Number: Q5-04737  
Amount not to exceed: \$343,000.00

  
\_\_\_\_\_  
Acting Chief Financial Officer

OK, BT

  
\_\_\_\_\_

Date

RESOLUTION No. 25 - 339

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

WESLEY BRIDGES, ESQ., DIRECTOR OF LAW

SEAN SEMPLE, DIRECTOR OF WATER AND SEWER

Councilman /woman \_\_\_\_\_ presents the following Resolution:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION ACCEPTING A BID AND AWARDING A CONTRACT TO GREENE  
 GROUNDSKEEPING, LLC FOR GROUNDSKEEPING SERVICES FOR ALL TRENTON WATER  
 WORKS FACILITIES FOR THE DEPARTMENT OF WATER AND SEWER, TRENTON WATER  
 WORKS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD IN AN AMOUNT NOT  
 TO EXCEED \$65,000.00 WITH THE OPTION TO EXTEND ONE (1) YEAR – BID2025-72**

**WHEREAS**, two (2) sealed bids were received in the Division of Purchasing on July 25, 2025, at 11:00 am, by the Purchasing Agent for Groundskeeping Services for all Trenton Water Works Facilities for the City of Trenton, Department of Water and Sewer, Trenton Water Works; and

**WHEREAS**, the low bidder, Greene Groundskeeping, LLC, 49 Sherbrook Road, Ewing, NJ 08638, is made pursuant to the advertisement, be and is hereby accepted, as the lowest, responsible, responsive bidder complying with terms and specifications on file in the Division of Purchasing; and

**WHEREAS**, funds in an amount not to exceed \$65,000.00 have been certified to be available in the following account number: 5-05- -55-5506-831-005. This contract shall be awarded for a period of one (1) year from the date of award with the option to extend one (1) additional year in an amount not to exceed \$65,000.00 contingent upon the temporary and final adoption of CY'26 budget using account number 6-05- -55-5506-831-005; and

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Trenton that the Mayor is hereby authorized to execute a contract with Greene Groundskeeping, LLC, 49 Sherbrook Road, Ewing, NJ 08638, for Groundskeeping Services for all Trenton Water Works Facilities for the City of Trenton, Department of Water and Sewer, Trenton Water Works for a period of one (1) year in an amount not to exceed \$65,000.00 from the date of award for the said purposes in the manner prescribed by law.

| MOTION:                |     |     |         |        | SECOND   |     |     |         |        |          |  |     |     |         |        |
|------------------------|-----|-----|---------|--------|----------|-----|-----|---------|--------|----------|--|-----|-----|---------|--------|
|                        | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |          |  | Aye | Nay | Abstain | Absent |
| EDWARDS                |     |     |         |        | FRISBY   |     |     |         |        | GONZALEZ |  |     |     |         |        |
| PELICIANO              |     |     |         |        | HARRISON |     |     |         |        |          |  |     |     |         |        |
| FIGUEROA<br>KETTENBURG |     |     |         |        | WILLIAMS |     |     |         |        |          |  |     |     |         |        |

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council\_\_\_\_\_  
City Clerk

PURCHASING

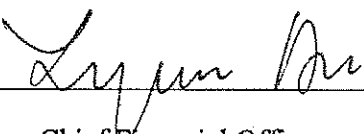
**CITY OF TRENTON**  
**DEPARTMENT OF FINANCE**

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CERTIFICATION OF AVAILABILITY OF FUNDS

I, Lynn Au, Chief Financial Officer of the City of Trenton, do hereby certify, to the best of my knowledge and belief, that there are now adequate funds to contract with:

Vendor Name: Greene Groundskeeping, LLC  
Address: 49 Sherbrook Road  
City/State/Zip: Ewing, NJ 08638  
Purpose: CY'2025 Groundskeeping and Maintenance Contract  
Bid No. 2025-72.  
Account Number: 05-05- -55-5506-831-005 (\$65,000.00)  
06-05- -55-5506-831-005 (\$65,000.00)  
Vendor ID: GRGRO005  
Requisition Number: Q5-04837  
Amount not to exceed: \$65,000.00

  
\_\_\_\_\_  
Chief Financial Officer

OK POT

8/12/2025  
\_\_\_\_\_  
Date

# RESOLUTION No. 25-340

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

WESLEY BRIDGES, ESQ., DIRECTOR OF LAW

Factual content certified by

SEAN SEMPLE, DIRECTOR OF WATER AND SEWER

Councilman /woman \_\_\_\_\_ presents the following Resolution:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION ACCEPTING A BID AND AWARDING A CONTRACT TO FOLEY, INCORPORATED FOR THE STAND-BY ENGINE INSPECTION AND MAINTENANCE FOR THE DEPARTMENT OF WATER AND SEWER, TRENTON WATER WORKS, WATER FILTRATION PLANT FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD IN AN AMOUNT NOT TO EXCEED \$55,420.21-- BID2025-68**

**WHEREAS**, one (1) sealed bid was received in the Division of Purchasing on July 23, 2025, at 11:00 am, by the Purchasing Agent for the Stand-by Engine Inspection and Maintenance for the City of Trenton, Department of Water and Sewer, Trenton Water Works, Water Filtration Plant; and

**WHEREAS**, the sole bidder of Foley, Incorporated, 855 Centennial Avenue, Piscataway, NJ 08855, is made pursuant to the advertisement, be and is hereby accepted, as the lowest, responsible, responsive bidder complying with terms and specifications on file in the Division of Purchasing; and

**WHEREAS**, funds in an amount not to exceed \$55,420.21 have been certified to be available in the following account number: 5-05-55-5506-813-013. This contract shall be awarded for a period of one (1) year from the date of award with the option to extend one (1) additional year in an amount not to exceed \$55,420.21 contingent upon the temporary and final adoption of CY' 26; and

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Trenton that the Mayor is hereby authorized to execute a contract with Foley, Incorporated, 855 Centennial Avenue, Piscataway, NJ 08855, for the Stand-by Engine Inspection and Maintenance for the City of Trenton, Department of Water and Sewer, Trenton Water Works, Water Filtration plant for a period of one (1) year in an amount not to exceed \$55,420.21 with the option to extend one (1) additional year from the date of award for the said purposes in the manner prescribed by law.

| MOTION:                |     |     |         |        | SECOND   |     |     |         |        |          |  |     |     |         |        |
|------------------------|-----|-----|---------|--------|----------|-----|-----|---------|--------|----------|--|-----|-----|---------|--------|
|                        | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |          |  | Aye | Nay | Abstain | Absent |
| EDWARDS                |     |     |         |        | FRISBY   |     |     |         |        | GONZALEZ |  |     |     |         |        |
| FELICIANO              |     |     |         |        | HARRISON |     |     |         |        |          |  |     |     |         |        |
| FIGUEROA<br>KETTENBURG |     |     |         |        | WILLIAMS |     |     |         |        |          |  |     |     |         |        |

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

**CITY OF TRENTON**  
**DEPARTMENT OF FINANCE**

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CERTIFICATION OF AVAILABILITY OF FUNDS

I, Lynn Au, Chief Financial Officer of the City of Trenton, do hereby certify, to the best of my knowledge and belief, that there are now adequate funds to contract with:

Vendor Name:                      Foley Incorporated

Address:                            855 Centennial Avenue

City/State/Zip:                  Piscataway, NJ 08855

Purpose:                             CY'2025 Stand-by Engine Inspection Maintenance Contract,  
                                         Bid No. 2025-68

Fund:                                Operating

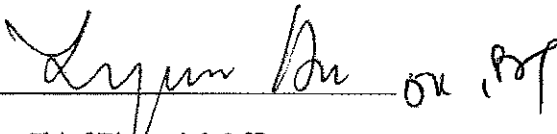
Account Number:                05-05- -55-5506-813-013    (\$55,420.21)

                                         06-05- -55-5506-813-013    (\$55,420.21)

Vendor ID:                        FOLEY005

Requisition Number:            Q5-04789

Amount not to exceed:         \$55,420.21

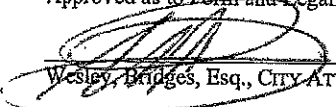
  
\_\_\_\_\_  
Chief Financial Officer

8/13/2025

Date

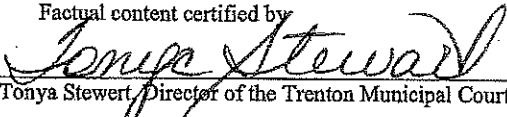
Date of adoption \_\_\_\_\_

Approved as to Form and Legality

  
Wesley Bridges, Esq., CITY ATTORNEY

COUNCILMAN / WOMAN \_\_\_\_\_

Factual content certified by

  
Tonya Stewart, Director of the Trenton Municipal Court

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION REJECTING THE BIDS RECEIVED FOR  
THE RE-ADVERTISEMENT FOR TELEPHONIC INTERPRETING AND  
TRANSLATING SERVICES A PERIOD OF ONE (1) YEAR WITH AN  
OPTION TO EXTEND ONE (1) ADDITIONAL YEAR FOR THE  
CITY OF TRENTON, TRENTON MUNICIPAL COURT  
BID2025-26B**

**WHEREAS**, two (2) sealed bids were received on March 18<sup>th</sup>, 2025, at 11:00 am by the Purchasing Agent in the Division of Purchasing; for the Re-advertisement for Telephonic Interpreting and Translating Services for a period of one (1) year with an option to extend one (1) year for the City of Trenton, Trenton Municipal Court; and

**WHEREAS**, pursuant to Local Public Contract Law N.J.S.A 40A:11-24(a) allows the City of Trenton Municipal Court to reject bids when the proposal is beyond the prescribed sixty (60) day period for the award of a contract, and therefore they are stale and must be rejected; and

**WHEREAS**, after a comprehensive review of the proposals, none of the bidders are listed as a registered interpreting resource with the New Jersey Judiciary. Advised by the New Jersey Administrative Office of the Courts, the Trenton Municipal Court utilizes vendors listed on the registry of approved providers for interpreting services. Due to the critical importance of accurate and certified language access in judicial settings, it is essential that all services be delivered by properly credentialed professionals who meet the standards set by the New Jersey Judiciary.

**NOW, THEREFORE, IT IS RESOLVED** by the City Council of Trenton that the bid received be rejected and the Division of Purchasing will re-advertise the procurement process.

| MOTION:                |     |     |         |        | SECOND:  |     |     |         |        |          |     |     |         |        |
|------------------------|-----|-----|---------|--------|----------|-----|-----|---------|--------|----------|-----|-----|---------|--------|
|                        | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |          | Aye | Nay | Abstain | Absent |
| EDWARDS                |     |     |         |        | FRISBY   |     |     |         |        | GONZALEZ |     |     |         |        |
| FELICIANO              |     |     |         |        | HARRISON |     |     |         |        |          |     |     |         |        |
| FIGUEROA<br>KETTENBURG |     |     |         |        | WILLIAMS |     |     |         |        |          |     |     |         |        |

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of the Council\_\_\_\_\_  
City Clerk

PURCHASING

# ORDINANCE

No. 25-018

1<sup>st</sup> Reading \_\_\_\_\_

Public Hearing \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Approved as to Form and Legality

WESLEY BRIDGES, ESQ., CITY ATTORNEY

COUNCILMAN / WOMAN \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Date Returned \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Factual content certified by

JAMES BEACH, CHIEF OF STAFF

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 142-144 E. STATE STREET, AND IDENTIFIED ON THE CITY TAX  
MAP, BLOCK 504, LOT 5, PURSUANT TO N.J.S.A. 40A:12-13(c), TO 138 E. STATE LLC FOR THE  
SALE PRICE OF NINETY-FIVE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$95,900.00)**

**WHEREAS**, the City of Trenton (the “City”) has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law”); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 142-144 E. State Street, designated as Block 504, Lot 5 on the City of Trenton Tax Map (hereinafter, the “Parcel 1”); and

**WHEREAS**, 138 E. State LLC (the “Applicant”) and contiguous property owner at 138-140 E. State Street is under contract to purchase, Block 504, Lot 6 commonly known as 138-140 E. State Street (the “Parcel 2”) ; and

**WHEREAS**, the Applicant proposes to pay Ninety-Five Thousand Nine Hundred and 00/100 Dollars (\$95,900.00), (the “Purchase Price”); and

**WHEREAS**, in accordance with the Rehabilitation Agreement (**RDA**), the Applicant is proposing to expand the existing footprint of his property and build a new six story mixed use apartment building containing ground floor retail and commercial space and approximately 60 apartments on the upper floors by purchasing both Parcel 1 from the City and Parcel 2; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the “Redeveloper”) of the Property and to approve and authorize the execution of the negotiated **RDA** attached to hereto in substantial form as **Attachment “B”**

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. 138 E. State Street LLC, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 504, Lot 5, commonly known as 142-144 E. State, Trenton New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

| INTRODUCTION:          | MOTION:      |     |    |             | SECOND:  |     |    |    | ORD.<br>AUTHORED<br>BY: |              |     |    |    |          |     |    |    | ADOPTION | MOTION:      |     |    |    | SECOND:  |     |    |    |
|------------------------|--------------|-----|----|-------------|----------|-----|----|----|-------------------------|--------------|-----|----|----|----------|-----|----|----|----------|--------------|-----|----|----|----------|-----|----|----|
|                        | INTRODUCTION |     |    |             | ADOPTION |     |    |    |                         | INTRODUCTION |     |    |    | ADOPTION |     |    |    |          | INTRODUCTION |     |    |    | ADOPTION |     |    |    |
|                        | AYE          | NAY | NV | AB          | AYE      | NAY | NV | AB |                         | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB |          | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB |
| EDWARDS                |              |     |    |             |          |     |    |    | FRISBY                  |              |     |    |    |          |     |    |    | GONZALEZ |              |     |    |    |          |     |    |    |
| FELICIANO              |              |     |    |             |          |     |    |    | HARRISON                |              |     |    |    |          |     |    |    |          |              |     |    |    |          |     |    |    |
| FIGUEROA<br>KETTENBURG |              |     |    |             |          |     |    |    | WILLIAMS                |              |     |    |    |          |     |    |    |          |              |     |    |    |          |     |    |    |
| NV - NO VOTE           |              |     |    | AB - ABSENT |          |     |    |    |                         |              |     |    |    |          |     |    |    |          |              |     |    |    |          |     |    |    |

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

|                                 |                          |                                                  |
|---------------------------------|--------------------------|--------------------------------------------------|
| AYE _____<br>Mayor<br>NAY _____ | APPROVED<br><br>REJECTED | _____<br>Reconsidered by Council – Override Vote |
|---------------------------------|--------------------------|--------------------------------------------------|

|                               |                     |
|-------------------------------|---------------------|
| _____<br>President of Council | _____<br>City Clerk |
|-------------------------------|---------------------|

# ORDINANCE

No. 25 - 0191<sup>st</sup> Reading \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Public Hearing \_\_\_\_\_

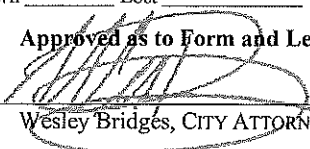
Date Returned \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

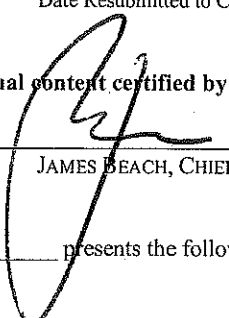
Date Resubmitted to Council \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Approved as to Form and Legality

  
Wesley Bridges, CITY ATTORNEY

Factual content certified by

  
JAMES BEACH, CHIEF OF STAFF

Councilman/woman \_\_\_\_\_ presents the following Ordinance:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY  
COMMONLY KNOWN AS 38 WARD AVENUE, AND IDENTIFIED ON THE CITY  
TAX MAP, BLOCK 25702, LOT 22 PURSUANT TO N.J.S.A. 40A:12-13(b)(5), TO  
CARMEN Z. SOTO FOR THE SALE PRICE OF ONE THOUSAND (\$1,000.00)  
DOLLARS**

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 38 Ward Avenue, designated as Block 25702, Lot 22 on the City of Trenton Tax Map (hereinafter, the "Property"); and

**WHEREAS**, the Property is a small vacant narrow strip of land that has been unused and city owned since November/2010, does not meet the minimum lot size requirements for development under the municipal zoning ordinance, and thereby, does not allow for any other viable use other than a side lot for the contiguous property (See image, appended hereto as "Exhibit A"; and

**WHEREAS**, the City of Trenton (the "City"), pursuant to N.J.S.A. 40A:12-13(b)(5), has the statutory authority to sell undersized, vacant, city-owned property to the contiguous property owner for the fair market value, which may be negotiated when there is only one contiguous owner; and

**WHEREAS**, Carmen Z. Soto, the contiguous property owner at 36 Ward Avenue (hereinafter, the "Purchaser"), submitted an application to purchase the Property, for the stated purpose of cleaning and fencing the lot to expand the existing footprint of her property (See application to purchase city-owned property, appended hereto as "Attachment A"); and

**WHEREAS**, upon negotiation between Purchaser and the City, the Parties have agreed to a purchase price of One Thousand (\$1,000.00) Dollars, which the City deems reasonable based upon the size, location, and condition of the Property, and the fact that the Property would be returned to the tax rolls.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.

# ORDINANCE

2. Pursuant to N.J.S.A. 40A:12-13(b)(5), the City is authorized to convey 38 Ward Avenue, designated as Block 25702, Lot 22 at private sale to the Purchaser, Carmen Z. Soto for One Thousand (\$1,000.00) Dollars.
3. The Mayor is hereby authorized, upon compliance by the Purchaser with the terms and conditions of a negotiated Purchase and Sale Agreement, to execute any documents necessary for the conveyance of the Property to the Purchaser.
4. The City Clerk is hereby directed to publish this Ordinance as required by applicable law.
5. This Ordinance shall take effect after final reading, adoption and the expiration of twenty (20) days and, shall be filed in the Office of the City Clerk in accordance with applicable law.

| INTRODUCTION:          | MOTION:      |     |    |    | SECOND:     |     |    |    | ORD. AUTHORED BY: |              |     |    |    |          |     |    | ADOPTION | MOTION:  |              |     |    | SECOND: |          |     |    |  |
|------------------------|--------------|-----|----|----|-------------|-----|----|----|-------------------|--------------|-----|----|----|----------|-----|----|----------|----------|--------------|-----|----|---------|----------|-----|----|--|
|                        | INTRODUCTION |     |    |    | ADOPTION    |     |    |    |                   | INTRODUCTION |     |    |    | ADOPTION |     |    |          |          | INTRODUCTION |     |    |         | ADOPTION |     |    |  |
|                        | AYE          | NAY | NV | AB | AYE         | NAY | NV | AB |                   | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB       |          | AYE          | NAY | NV | AB      | AYE      | NAY | NV |  |
| EDWARDS                |              |     |    |    |             |     |    |    | FRISBY            |              |     |    |    |          |     |    |          | GONZALEZ |              |     |    |         |          |     |    |  |
| FELICIANO              |              |     |    |    |             |     |    |    | HARRISON          |              |     |    |    |          |     |    |          |          |              |     |    |         |          |     |    |  |
| FIGUEROA<br>KETTENBURG |              |     |    |    |             |     |    |    | WILLIAMS          |              |     |    |    |          |     |    |          |          |              |     |    |         |          |     |    |  |
| NV - NO VOTE           |              |     |    |    | AB - ABSENT |     |    |    |                   |              |     |    |    |          |     |    |          |          |              |     |    |         |          |     |    |  |

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

Mayor \_\_\_\_\_

APPROVED  
REJECTED

Reconsidered by Council – Override Vote \_\_\_\_\_

AYE  
NAY

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

# ORDINANCE

No. \_\_\_\_\_

**25 - 024**1<sup>st</sup> Reading \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Public Hearing \_\_\_\_\_

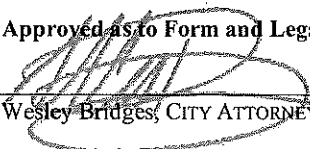
Date Returned \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

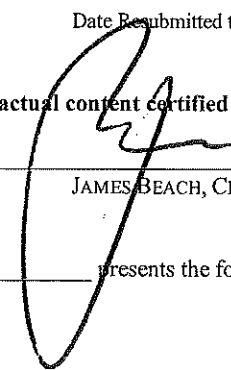
Date Resubmitted to Council \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Approved as to Form and Legality

  
Wesley Bridges, CITY ATTORNEY

Factual content certified by

  
JAMES BEACH, CHIEF OF STAFF

Councilman/woman \_\_\_\_\_ presents the following Ordinance:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY  
COMMONLY KNOWN AS 1047 SOUTH BROAD STREET, AND IDENTIFIED ON  
THE CITY TAX MAP, BLOCK 17901, LOT 12, PURSUANT TO N.J.S.A. 40A:12-  
13(b)(5), TO YONY J. VASQUEZ FOR THE SALE PRICE OF ONE THOUSAND  
(\$1,000.00) DOLLARS**

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 1047 South Broad Street, designated as Block 17901, Lot 12 on the City of Trenton Tax Map (hereinafter, the "Property"); and

**WHEREAS**, the Property is a small vacant narrow strip of land that has been unused and city owned since June/2002, does not meet the minimum lot size requirements for development under the municipal zoning ordinance, and thereby, does not allow for any other viable use other than a side lot for the contiguous property (See image, appended hereto as "**Exhibit A**"); and

**WHEREAS**, the City of Trenton (the "City"), pursuant to N.J.S.A. 40A:12-13(b)(5), has the statutory authority to sell undersized, vacant, city-owned property to the contiguous property owner for the fair market value, which may be negotiated when there is only one contiguous owner; and

**WHEREAS**, Yony J. Vasquez, the contiguous property owner at 1049 South Broad Street (hereinafter, the "Purchaser"), submitted an application to purchase the Property, for the stated purpose of cleaning and fencing the lot to expand the existing footprint of his property (See application to purchase city-owned property, appended hereto as "**Attachment A**"); and

**WHEREAS**, upon negotiation between Purchaser and the City, the Parties have agreed to a purchase price of One Thousand (\$1,000.00) Dollars, which the City deems reasonable based upon the size, location, and condition of the Property, and the fact that the Property would be returned to the tax rolls.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.

# ORDINANCE

2. Pursuant to N.J.S.A. 40A:12-13(b)(5), the City is authorized to convey 1047 South Broad Street, designated as Block 17901, Lot 12 at private sale to the Purchaser, Yony J. Vasquez for One Thousand (\$1,000.00) Dollars.
3. The Mayor is hereby authorized, upon compliance by the Purchaser with the terms and conditions of a negotiated Purchase and Sale Agreement, to execute any documents necessary for the conveyance of the Property to the Purchaser.
4. The City Clerk is hereby directed to publish this Ordinance as required by applicable law.
5. This Ordinance shall take effect after final reading, adoption and the expiration of twenty (20) days and, shall be filed in the Office of the City Clerk in accordance with applicable law.

| INTRODUCTION:          |     |     |    |    | MOTION:      |     |    |    |  | SECOND:  |     |    |    |     | ORD. AUTHORED BY: |    |    |  |     | ADOPTION     |    |    |     |     | MOTION:  |    |     |     |    | SECOND: |  |  |  |  |              |  |  |  |  |          |  |  |  |  |
|------------------------|-----|-----|----|----|--------------|-----|----|----|--|----------|-----|----|----|-----|-------------------|----|----|--|-----|--------------|----|----|-----|-----|----------|----|-----|-----|----|---------|--|--|--|--|--------------|--|--|--|--|----------|--|--|--|--|
|                        |     |     |    |    | INTRODUCTION |     |    |    |  | ADOPTION |     |    |    |     |                   |    |    |  |     | INTRODUCTION |    |    |     |     | ADOPTION |    |     |     |    |         |  |  |  |  | INTRODUCTION |  |  |  |  | ADOPTION |  |  |  |  |
|                        | AYE | NAY | NV | AB | AYE          | NAY | NV | AB |  | AYE      | NAY | NV | AB | AYE | NAY               | NV | AB |  | AYE | NAY          | NV | AB | AYE | NAY | NV       | AB | AYE | NAY | NV | AB      |  |  |  |  |              |  |  |  |  |          |  |  |  |  |
| EDWARDS                |     |     |    |    |              |     |    |    |  | FRISBY   |     |    |    |     |                   |    |    |  |     | GONZALEZ     |    |    |     |     |          |    |     |     |    |         |  |  |  |  |              |  |  |  |  |          |  |  |  |  |
| FELICIANO              |     |     |    |    |              |     |    |    |  | HARRISON |     |    |    |     |                   |    |    |  |     |              |    |    |     |     |          |    |     |     |    |         |  |  |  |  |              |  |  |  |  |          |  |  |  |  |
| FIGUEROA<br>KETTENBURG |     |     |    |    |              |     |    |    |  | WILLIAMS |     |    |    |     |                   |    |    |  |     |              |    |    |     |     |          |    |     |     |    |         |  |  |  |  |              |  |  |  |  |          |  |  |  |  |
| NV - NO VOTE           |     |     |    |    | AB - ABSENT  |     |    |    |  |          |     |    |    |     |                   |    |    |  |     |              |    |    |     |     |          |    |     |     |    |         |  |  |  |  |              |  |  |  |  |          |  |  |  |  |

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

\_\_\_\_\_  
Mayor

APPROVED  
REJECTED

\_\_\_\_\_  
Reconsidered by Council - Override Vote

AYE  
NAY

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

# ORDINANCE

No. **25-027**

1<sup>st</sup> Reading \_\_\_\_\_

Public Hearing \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Approved as to Form and Legality

WESLEY BRIDGES, ESQ., CITY ATTORNEY

COUNCILMAN / WOMAN \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Date Returned \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Factual content certified by

JAMES BEACH, CHIEF OF STAFF

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS HOUGHTON AVENUE, AND IDENTIFIED ON THE CITY TAX  
MAP, BLOCK 22402, LOT 33, PURSUANT TO N.J.S.A. 40A:12-13(c), TO VALARANIS  
TRIANAFYLLOS FOR THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) DOLLARS**

**WHEREAS**, the City of Trenton (the “City”) has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law”); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 15 Klag Avenue, designated as Block 22402, Lot 33 on the City of Trenton Tax Map (hereinafter, the “Parcel”); and

**WHEREAS**, Valaranis Triantafyllos (the “Applicant”) and contiguous property owner at 38 Houghton Avenue purposes to purchase the Parcel, Block 22402, Lot 33 commonly known as Houghton Avenue (the “Parcel”) (See Application to purchase City-owned Property appended hereto as “Attachment A”; and

**WHEREAS**, the Applicant proposes to pay Five Thousand (\$5,000.00) Dollars, (the “Purchase Price”); and

**WHEREAS**, in accordance with the Rehabilitation Plan, among other things the Applicant is proposing to keep the Parcel clean and to expand the existing footprint of his property. The applicant will also complete a lot consolidation with his property; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the “Redeveloper”) of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement (the “PSARA”) attached to hereto in substantial form as Attachment “B”

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. Valaranis Triantafyllos, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 22402, Lot 33, commonly known as Houghton Avenue, Trenton New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

| INTRODUCTION:          | MOTION:      |     |    |             | SECOND:  |     |    |    | ORD.<br>AUTHORED<br>BY: |              |     |    |    |          |     |    |    | ADOPTION | MOTION:      |     |    |    | SECOND:  |     |    |    |
|------------------------|--------------|-----|----|-------------|----------|-----|----|----|-------------------------|--------------|-----|----|----|----------|-----|----|----|----------|--------------|-----|----|----|----------|-----|----|----|
|                        | INTRODUCTION |     |    |             | ADOPTION |     |    |    |                         | INTRODUCTION |     |    |    | ADOPTION |     |    |    |          | INTRODUCTION |     |    |    | ADOPTION |     |    |    |
|                        | AYE          | NAY | NV | AB          | AYE      | NAY | NV | AB |                         | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB |          | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB |
|                        |              |     |    |             |          |     |    |    |                         |              |     |    |    |          |     |    |    |          |              |     |    |    |          |     |    |    |
| EDWARDS                |              |     |    |             |          |     |    |    | FRISBY                  |              |     |    |    |          |     |    |    | GONZALEZ |              |     |    |    |          |     |    |    |
| FELICIANO              |              |     |    |             |          |     |    |    | HARRISON                |              |     |    |    |          |     |    |    |          |              |     |    |    |          |     |    |    |
| FIGUEROA<br>KETTENBURG |              |     |    |             |          |     |    |    | WILLIAMS                |              |     |    |    |          |     |    |    |          |              |     |    |    |          |     |    |    |
| NV - NO VOTE           |              |     |    | AB - ABSENT |          |     |    |    |                         |              |     |    |    |          |     |    |    |          |              |     |    |    |          |     |    |    |

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

|                                 |                          |                                                  |
|---------------------------------|--------------------------|--------------------------------------------------|
| AYE _____<br>Mayor<br>NAY _____ | APPROVED<br><br>REJECTED | _____<br>Reconsidered by Council – Override Vote |
|---------------------------------|--------------------------|--------------------------------------------------|

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

# ORDINANCE

No. **25 - 069**

1<sup>st</sup> Reading \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
2<sup>nd</sup> Reading & Passage \_\_\_\_\_  
Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Date to Mayor \_\_\_\_\_  
Date Returned \_\_\_\_\_  
Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

\_\_\_\_\_  
WESLEY BRIDGES, ESQ., CITY ATTORNEY

\_\_\_\_\_  
BRANDON L. GARCIA, RMC, CITY CLERK

Councilman /woman \_\_\_\_\_ presents the following Ordinance:

Sponsored by: \_\_\_\_\_

## **AN ORDINANCE AMENDING CHAPTER 146, ARTICLE V (HOURS OF OPERATION) TO FURTHER RESTRICT THE HOURS OF OPERATION FOR BUSINESS ESTABLISHMENTS LOCATED IN NONRESIDENTIAL ZONES AND REMOVE CERTAIN EXEMPTIONS**

**WHEREAS**, the City Council of Trenton has determined that allowing certain establishments located within the city to be open for business or invite or permit access by the general public until 2:00 A.M. poses a significant risk to public safety and quality of life; and

**WHEREAS**, limiting certain establishments located in the city to being open no later than 12:00 has been determined to be in the best interest of the city's residents and will promote public safety and welfare; and

**WHEREAS**, the city is committed to protecting both the safety of its citizens and the economic stability of establishments doing business in the city.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council for the City of Trenton as follows:

1. *That Section 146-22 (Hours established; public access when closed; alcoholic beverage premises.) of the code of the City of Trenton is hereby amended by changing the following language in Section 146-22 D thereof as follows:*

No establishment whose buildings or grounds are ~~within 100 feet to the closest point of a residential property line situated within any residential zone of the City or~~ located within a nonresidential zone shall be open for business or invite or permit access by the general public ~~for any other purposes~~ between the hours of 2:00 12:00 a.m. and 5:00 a.m. unless expressly exempted under **§ 146-23**, Applicability.

2. *That Section 146-23 (Applicability.) is hereby amended as follows:*

This article applies to any business that sells to the general public any goods, merchandise, food or material, excerpt in those categories of businesses listed below which are specifically exempted, along with any businesses or establishments which have been in continuous, uninterrupted operation since prior to October 6, 1988, are in the same location and owned by the same individual or entity since that date, and are primarily and substantially operated as:

# ORDINANCE

- A. Hotels.
- B. ~~Twenty-four hour diners.~~
- C. B. Fast-food or quick-service restaurants where business is conducted solely through a drive-up window during otherwise prohibited hours of service.
- D. C. Pharmacies.
- E. D. Licensed alcoholic beverage premises. This exemption extends only to the sale of alcoholic beverages between the hours of 11:00 p.m. and 2:00 a.m. Hours of operation as stipulated under § 10-5, Restrictions, still apply.
- F. E. Gasoline stations.
- (1) This provision shall not exempt the operation of a retail portion of a business which is primarily a gasoline station unless the business owner can demonstrate that they cannot reasonably operate the gasoline filling portion of the business without accessing the retail portion. A gasoline station shall be exempt from the operating hour restrictions as defined in § 146-22 only if it fulfills one of the following requirements:
- (a) Operating on a property along state-administered highways or designated trucking routes;
- (b) Employing an off-duty police officer between the hours of 12:00 midnight and 5:00 a.m. as set forth in § 2-58.2 of the Trenton City Code.
- (c) Taking other security measures as may be defined by the Director of the Trenton Police Department or a designee.
- (2) All gasoline stations not fulfilling one or more of the above criteria shall not operate between the hours of 12:00 midnight. and 5:00 a.m.
- G. F. Bakeries in which baking operations are actually conducted on the premises.

~~H. Located within the City's established Entertainment District~~

| INTRODUCTION:       |     |     |    |    | MOTION:     |     |    |    | SECOND:  |     |     |    | ORD. AUTHORED BY: |     |     |    |    |              |     |     | ADOPTION |    | MOTION: |     |    |    | SECOND:  |  |  |  |  |  |  |  |  |
|---------------------|-----|-----|----|----|-------------|-----|----|----|----------|-----|-----|----|-------------------|-----|-----|----|----|--------------|-----|-----|----------|----|---------|-----|----|----|----------|--|--|--|--|--|--|--|--|
| INTRODUCTION        |     |     |    |    |             |     |    |    | ADOPTION |     |     |    |                   |     |     |    |    | INTRODUCTION |     |     |          |    |         |     |    |    | ADOPTION |  |  |  |  |  |  |  |  |
|                     | AYE | NAY | NV | AB | AYE         | NAY | NV | AB |          | AYE | NAY | NV | AB                | AYE | NAY | NV | AB |              | AYE | NAY | NV       | AB | AYE     | NAY | NV | AB |          |  |  |  |  |  |  |  |  |
| EDWARDS             |     |     |    |    |             |     |    |    | FRISBY   |     |     |    |                   |     |     |    |    | GONZALEZ     |     |     |          |    |         |     |    |    |          |  |  |  |  |  |  |  |  |
| FELICIANO           |     |     |    |    |             |     |    |    | HARRISON |     |     |    |                   |     |     |    |    |              |     |     |          |    |         |     |    |    |          |  |  |  |  |  |  |  |  |
| FIGUEROA KETTENBURG |     |     |    |    |             |     |    |    | WILLIAMS |     |     |    |                   |     |     |    |    |              |     |     |          |    |         |     |    |    |          |  |  |  |  |  |  |  |  |
| NV - NO VOTE        |     |     |    |    | AB - ABSENT |     |    |    |          |     |     |    |                   |     |     |    |    |              |     |     |          |    |         |     |    |    |          |  |  |  |  |  |  |  |  |

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

City Clerk

DCA/DLGS WAIVER NO. \_\_\_\_\_ (IF APPLICABLE)

# ORDINANCE

No. **25 - 0 8 8**

1<sup>st</sup> Reading \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Public Hearing \_\_\_\_\_

Date Returned \_\_\_\_\_

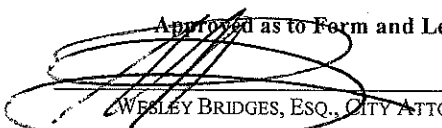
2<sup>nd</sup> Reading & Passage \_\_\_\_\_

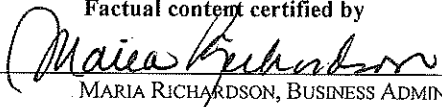
Date Resubmitted to Council \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

~~Approved~~ as to Form and Legality

Factual content certified by

  
WESLEY BRIDGES, ESQ., CITY ATTORNEY

  
MARIA RICHARDSON, BUSINESS ADMINISTRATOR

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

## **AN ORDINANCE CREATING THE POSITION OF BUILDING INSPECTOR APPRENTICE FOR THE DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT, DIVISION OF TECHNICAL SERVICES**

**WHEREAS**, the City of Trenton recognizes the need to maintain an effective and qualified Technical Inspection Division to ensure the health, safety, and welfare of its residents; and

**WHEREAS**, there is a need to establish a career path and training opportunity for future Building Inspectors to ensure continuity of service, knowledge transfer, and professional development; and

**WHEREAS**, the City of Trenton is creating the position of Building Inspector Trainee to allow individuals to gain the necessary experience and qualifications to become a certified Building Inspector; and

**WHEREAS**, the title of Building Inspector Trainee is not currently in existence in any City of Trenton salary ordinances; therefore,

The City Council of the City of Trenton does ordain as follows:

1. That from and after the effective dates herein, the salary schedule below be recognized as duly created and existing in the City of Trenton as listed below:

| <u>Title</u>               | <u>Union/Range</u>   | <u>Salary Range</u> |
|----------------------------|----------------------|---------------------|
| Building Inspector Trainee | Local 2286; Range 24 | \$51,472 – 65,848   |

2. The salary range shall be effective only upon the availability of funds as appropriated in the budget or budgets, including the temporary budget, as adopted by the City Council of the City of Trenton.

# ORDINANCE

3. Any Ordinance or parts of Ordinances inconsistent with this Ordinance are hereby repealed.
4. This Ordinance shall be effective after final passage and publication.
5. This Ordinance shall be codified within the City of Trenton Code.

| INTRODUCTION:          | MOTION:      |     |    |    | SECOND:  |     |    |    | ORD. AUTHORED BY: |              |     |    |    |          |     |    | ADOPTION | MOTION:  |              |     |    | SECOND: |          |     |    |    |
|------------------------|--------------|-----|----|----|----------|-----|----|----|-------------------|--------------|-----|----|----|----------|-----|----|----------|----------|--------------|-----|----|---------|----------|-----|----|----|
|                        | INTRODUCTION |     |    |    | ADOPTION |     |    |    |                   | INTRODUCTION |     |    |    | ADOPTION |     |    |          |          | INTRODUCTION |     |    |         | ADOPTION |     |    |    |
|                        | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB |                   | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB       |          | AYE          | NAY | NV | AB      | AYE      | NAY | NV | AB |
| EDWARDS                |              |     |    |    |          |     |    |    | FRISBY            |              |     |    |    |          |     |    |          | GONZALEZ |              |     |    |         |          |     |    |    |
| FELICIANO              |              |     |    |    |          |     |    |    | HARRISON          |              |     |    |    |          |     |    |          |          |              |     |    |         |          |     |    |    |
| FIGUEROA<br>KETTENBURG |              |     |    |    |          |     |    |    | WILLIAMS          |              |     |    |    |          |     |    |          |          |              |     |    |         |          |     |    |    |
| NV - NO VOTE           | AB - ABSENT  |     |    |    |          |     |    |    |                   |              |     |    |    |          |     |    |          |          |              |     |    |         |          |     |    |    |

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

Mayor \_\_\_\_\_ APPROVED \_\_\_\_\_ Reconsidered by Council – Override Vote \_\_\_\_\_ AYE  
REJECTED \_\_\_\_\_ NAY

President of Council \_\_\_\_\_ City Clerk \_\_\_\_\_

DCA/DLGS Waiver No. \_\_\_\_\_ (If Applicable)

# ORDINANCE

No. **25 - 089**

1<sup>st</sup> Reading \_\_\_\_\_

Public Hearing \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Date Returned \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

WESLEY BRIDGES, CITY ATTORNEY

Factual content certified by

YOLANDA VAZQUEZ, INTERIM DIRECTOR  
HOUSING & ECONOMIC DEVELOPMENT

Councilman/woman \_\_\_\_\_ presents the following Ordinance:

SPONSORED BY: \_\_\_\_\_

## AN ORDINANCE CREATING THE POSITION OF TECHNICAL ASSISTANT LAND USE FOR THE DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT, DIVISION OF PLANNING

**WHEREAS**, the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., authorizes municipalities to establish administrative officers and procedures for the efficient and effective administration of land use regulations; and

**WHEREAS**, the City of Trenton is creating the position of Technical Assistant Land Use to improve coordination and oversight of planning, zoning and land development processes; and

**WHEREAS**, the title of Technical Assistant Land Use is not currently in existence in any City of Trenton salary ordinances; therefore,

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. That from and after the effective dates herein, the salary schedule below be recognized as duly created and existing in the City of Trenton as listed below:

| <u>Title</u>                 | <u>Union/Range</u>   | <u>Salary Range</u> |
|------------------------------|----------------------|---------------------|
| Technical Assistant Land Use | Local 2286; Range 31 | \$55,651 – 72,213   |

2. The salary range shall be effective only upon the availability of funds as appropriated in the budget or budgets, including the temporary budget, as adopted by the City Council of the City of Trenton.
3. Any Ordinance or parts of Ordinances inconsistent with this Ordinance are hereby repealed.
4. This Ordinance shall be effective after final passage and publication.
5. This Ordinance shall be codified within the City of Trenton Code.

| INTRODUCTION:          | MOTION:      |     |    |             | SECOND:  |     |    |    | ORD.<br>AUTHORED<br>BY: |              |     |    |    | ADOPTION | MOTION:  |    |    |          | SECOND:      |     |    |    |          |     |    |    |
|------------------------|--------------|-----|----|-------------|----------|-----|----|----|-------------------------|--------------|-----|----|----|----------|----------|----|----|----------|--------------|-----|----|----|----------|-----|----|----|
|                        | INTRODUCTION |     |    |             | ADOPTION |     |    |    |                         | INTRODUCTION |     |    |    |          | ADOPTION |    |    |          | INTRODUCTION |     |    |    | ADOPTION |     |    |    |
|                        | AYE          | NAY | NV | AB          | AYE      | NAY | NV | AB |                         | AYE          | NAY | NV | AB | AYE      | NAY      | NV | AB |          | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB |
| EDWARDS                |              |     |    |             |          |     |    |    | FRISBY                  |              |     |    |    |          |          |    |    | GONZALEZ |              |     |    |    |          |     |    |    |
| FELICIANO              |              |     |    |             |          |     |    |    | HARRISON                |              |     |    |    |          |          |    |    |          |              |     |    |    |          |     |    |    |
| FIGUEROA<br>KETTENBURG |              |     |    |             |          |     |    |    | WILLIAMS                |              |     |    |    |          |          |    |    |          |              |     |    |    |          |     |    |    |
| NV - NO VOTE           |              |     |    | AB - ABSENT |          |     |    |    |                         |              |     |    |    |          |          |    |    |          |              |     |    |    |          |     |    |    |

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

Mayor

APPROVED  
REJECTED

Reconsidered by Council – Override Vote

AYE  
NAY

President of Council

City Clerk

# ORDINANCE

No. 25-090

1<sup>st</sup> Reading \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
2<sup>nd</sup> Reading & Passage \_\_\_\_\_  
Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Date to Mayor \_\_\_\_\_  
Date Returned \_\_\_\_\_  
Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

\_\_\_\_\_  
WESLEY BRIDGES, CITY ATTORNEY

\_\_\_\_\_  
JAMES BEACH, CHIEF OF STAFF

\_\_\_\_\_  
COUNCILMAN / WOMAN

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 1055 SOUTH CLINTON AVENUE, AND IDENTIFIED ON THE CITY TAX  
MAP, BLOCK 18901, LOT 52, PURSUANT TO N.J.S.A. 40A:12-13(c), TO MOHAMMED ISLAM FOR  
THE SALE PRICE OF SIXTY THOUSAND (\$60,000.00) DOLLARS**

**WHEREAS**, the City of Trenton (the “City”) has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law”); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 1055 South Clinton Avenue, designated as Block 18901, Lot 52 on the City of Trenton Tax Map (hereinafter the “Property”); and

**WHEREAS**, Mohammed Islam (the “Applicant”), the contiguous property owner at 1059 South Clinton Avenue, purposes to purchase and redevelop Block 18901, Lot 52 commonly known as 1055 South Clinton Avenue (the ‘Property”); and

**WHEREAS**, the Applicant proposes to pay Sixty Thousand (\$60,000.00) Dollars, (the “Purchase Price”); and

**WHEREAS**, once renovations have been completed, the Applicant intends to list the Property for rent on the local rental market; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the “Redeveloper”) of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. Mohammed Islam, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 1055 South Clinton Avenue, Lot 52 commonly known as 1055 South Clinton Avenue, Trenton New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

| INTRODUCTION:                                 | MOTION:      |     |    |    | SECOND:  |     |    |    | ORD. AUTHORED BY: |              |     |    |    |          |     |    | ADOPTION | MOTION:  |              |     |    | SECOND: |          |     |    |    |
|-----------------------------------------------|--------------|-----|----|----|----------|-----|----|----|-------------------|--------------|-----|----|----|----------|-----|----|----------|----------|--------------|-----|----|---------|----------|-----|----|----|
|                                               | INTRODUCTION |     |    |    | ADOPTION |     |    |    |                   | INTRODUCTION |     |    |    | ADOPTION |     |    |          |          | INTRODUCTION |     |    |         | ADOPTION |     |    |    |
|                                               | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB |                   | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB       |          | AYE          | NAY | NV | AB      | AYE      | NAY | NV | AB |
| EDWARDS                                       |              |     |    |    |          |     |    |    | FRISBY            |              |     |    |    |          |     |    |          | GONZALEZ |              |     |    |         |          |     |    |    |
| FELICIANO                                     |              |     |    |    |          |     |    |    | HARRISON          |              |     |    |    |          |     |    |          |          |              |     |    |         |          |     |    |    |
| FIGUEROA<br>KETTENBURG                        |              |     |    |    |          |     |    |    | WILLIAMS          |              |     |    |    |          |     |    |          |          |              |     |    |         |          |     |    |    |
| NV - NO VOTE                      AB - ABSENT |              |     |    |    |          |     |    |    |                   |              |     |    |    |          |     |    |          |          |              |     |    |         |          |     |    |    |

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

AYE  
Mayor  
NAY

APPROVED

REJECTED

Reconsidered by Council - Override Vote

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

# ORDINANCE

No. 25-091

1<sup>st</sup> Reading \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Public Hearing \_\_\_\_\_

Date Returned \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

\_\_\_\_\_  
WESLEY BRIDGES, CITY ATTORNEY

\_\_\_\_\_  
JAMES BEACH, CHIEF OF STAFF

\_\_\_\_\_  
COUNCILMAN / WOMAN

\_\_\_\_\_  
PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 618 DIVISION STREET, AND IDENTIFIED ON THE CITY TAX  
MAP, BLOCK 19301, LOT 26, PURSUANT TO N.J.S.A. 40A:12-13(c), TO ANTHONY CABRERA FOR  
THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) DOLLARS**

**WHEREAS**, the City of Trenton (the "City") has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law"); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 618 Division Street, designated as Block 19301, Lot 26 on the City of Trenton Tax Map (hereinafter, the "Property"); and

**WHEREAS**, Anthony Cabrera (the "Applicant") purposes to purchase and redevelop Block 19301, Lot 26 commonly known as 618 Division Street (the 'Property'); and

**WHEREAS**, the Applicant proposes to pay Five Thousand (\$5,000.00) Dollars, (the "Purchase Price"); and

**WHEREAS**, once renovations have been completed, the Applicant intends to reside in the Property as an owner-occupant; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the "Redeveloper") of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

PAGE 2

1. The above recitals are incorporated herein as if set forth at length herewith.
2. Anthony Cabrera, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 19301, Lot 26 commonly known as 618 Division Street, Trenton New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

Reconsidered by Council – Override Vote

City Clerk

# ORDINANCE

No. **25-092**

1<sup>st</sup> Reading \_\_\_\_\_

Public Hearing \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Date Returned \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

\_\_\_\_\_  
WESLEY BRIDGES, CITY ATTORNEY

\_\_\_\_\_  
JAMES BEACH, CHIEF OF STAFF

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 615 GREENWOOD AVENUE, AND IDENTIFIED ON THE CITY TAX  
MAP, BLOCK 14004, LOT 16, PURSUANT TO N.J.S.A. 40A:12-13(c), TO JOAN & ALPHONSO  
BROACH FOR THE SALE PRICE OF SEVEN THOUSAND (\$7,000.00) DOLLARS**

**WHEREAS**, the City of Trenton (the "City") has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law"); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 900 Indiana Avenue, designated as Block 14004, Lot 16 on the City of Trenton Tax Map (hereinafter, the "Property"); and

**WHEREAS**, (the "Applicant") the contiguous property owner at 617 Greenwood Avenue purposes to purchase and redevelop Block 14004, Lot 16 commonly known as 615 Greenwood Avenue (the 'Property'); and

**WHEREAS**, the Applicant proposes to pay Seven Thousand (\$7,000.00) Dollars, (the "Purchase Price"); and

**WHEREAS**, the Applicant intends to extend the existing footprint of their property and to complete a lot consolidation with their property; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the "Redeveloper") of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. Joan & Alphonso Broach, are hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 14004, Lot 16 commonly known as 615 Greenwood Avenue, Trenton New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

| INTRODUCTION:          | MOTION:      |     |    |    | SECOND:  |     |    |    | ORD.<br>AUTHORED<br>BY: |              |     |    |    |          |     |    |    | ADOPTION | MOTION:      |     |    |    | SECOND   |     |    |    |  |  |  |  |  |
|------------------------|--------------|-----|----|----|----------|-----|----|----|-------------------------|--------------|-----|----|----|----------|-----|----|----|----------|--------------|-----|----|----|----------|-----|----|----|--|--|--|--|--|
|                        | INTRODUCTION |     |    |    | ADOPTION |     |    |    |                         | INTRODUCTION |     |    |    | ADOPTION |     |    |    |          | INTRODUCTION |     |    |    | ADOPTION |     |    |    |  |  |  |  |  |
|                        | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB |                         | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB |          | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB |  |  |  |  |  |
| EDWARDS                |              |     |    |    |          |     |    |    | FRISBY                  |              |     |    |    |          |     |    |    | GONZALEZ |              |     |    |    |          |     |    |    |  |  |  |  |  |
| FELICIANO              |              |     |    |    |          |     |    |    | HARRISON                |              |     |    |    |          |     |    |    |          |              |     |    |    |          |     |    |    |  |  |  |  |  |
| FIGUEROA<br>KETTENBURG |              |     |    |    |          |     |    |    | WILLIAMS                |              |     |    |    |          |     |    |    |          |              |     |    |    |          |     |    |    |  |  |  |  |  |
| NV - NO VOTE           |              |     |    |    |          |     |    |    |                         | AB - ABSENT  |     |    |    |          |     |    |    |          |              |     |    |    |          |     |    |    |  |  |  |  |  |

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

|                                 |                          |                                                  |
|---------------------------------|--------------------------|--------------------------------------------------|
| AYE _____<br>Mayor<br>NAY _____ | APPROVED<br><br>REJECTED | _____<br>Reconsidered by Council – Override Vote |
|---------------------------------|--------------------------|--------------------------------------------------|

|                               |                     |
|-------------------------------|---------------------|
| _____<br>President of Council | _____<br>City Clerk |
|-------------------------------|---------------------|

# ORDINANCE

No. **25-093**

1<sup>st</sup> Reading \_\_\_\_\_

Public Hearing \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Date Returned \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

**Approved as to Form and Legality**

**Factual content certified by**

\_\_\_\_\_  
WESLEY BRIDGES, CITY ATTORNEY

\_\_\_\_\_  
JAMES BEACH, CHIEF OF STAFF

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 68 & 70 EVANS AVENUE, AND IDENTIFIED ON THE CITY TAX  
MAP, BLOCK 8902, LOT/S 21 & 20, PURSUANT TO N.J.S.A. 40A:12-13(c), TO MARIEL ZORRILLA  
AND ENGELS MEJIA FOR THE SALE PRICE OF SIX THOUSAND (\$6,000.00) DOLLARS**

**WHEREAS**, the City of Trenton (the "**City**") has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law"); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located 68 (side lot) & 70 Evans Avenue, designated as Block 8902, Lot/s 21 & 20 on the City of Trenton Tax Map (hereinafter, the "**Property**"); and

**WHEREAS**, Mariel Zorrilla & Engels Mejia (the "**Applicant**") purposes to purchase and redevelop Block 8902, Lot/s 21 & 20 commonly known as 68 (side lot) & 70 Evans Avenue (the "**Property**"); and

**WHEREAS**, the Applicant proposes to pay Six Thousand (\$6,000.00) Dollars, (the "**Purchase Price**"); and

**WHEREAS**, once renovations have been completed, the Applicant intends to reside in the Property as their primary residence and merge both properties; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the "**Redeveloper**") of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. Mariel Zorrilla & Engels Mejia, are hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 8902, Lot/s 21 & 20 commonly known as 68 (side lot) & 70 Evans Avenue, Trenton New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA. and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

| INTRODUCTION:          | MOTION:      |     |    |             | SECOND:  |     |    |    | ORD.<br>AUTHORED<br>BY: |              |     |    |    |          |     |    |    | ADOPTION | MOTION:      |     |    |    | SECOND   |     |    |    |
|------------------------|--------------|-----|----|-------------|----------|-----|----|----|-------------------------|--------------|-----|----|----|----------|-----|----|----|----------|--------------|-----|----|----|----------|-----|----|----|
|                        | INTRODUCTION |     |    |             | ADOPTION |     |    |    |                         | INTRODUCTION |     |    |    | ADOPTION |     |    |    |          | INTRODUCTION |     |    |    | ADOPTION |     |    |    |
|                        | AYE          | NAY | NV | AB          | AYE      | NAY | NV | AB |                         | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB |          | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB |
| EDWARDS                |              |     |    |             |          |     |    |    | FRISBY                  |              |     |    |    |          |     |    |    | GONZALEZ |              |     |    |    |          |     |    |    |
| FELICIANO              |              |     |    |             |          |     |    |    | HARRISON                |              |     |    |    |          |     |    |    |          |              |     |    |    |          |     |    |    |
| FIGUEROA<br>KETTENBURG |              |     |    |             |          |     |    |    | WILLIAMS                |              |     |    |    |          |     |    |    |          |              |     |    |    |          |     |    |    |
| NV - NO VOTE           |              |     |    | AB - ABSENT |          |     |    |    |                         |              |     |    |    |          |     |    |    |          |              |     |    |    |          |     |    |    |

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

APPROVED

REJECTED

Reconsidered by Council – Override Vote

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

# ORDINANCE

No. 25-094

1<sup>st</sup> Reading \_\_\_\_\_

Public Hearing \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Date Returned \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

\_\_\_\_\_  
WESLEY BRIDGES, CITY ATTORNEY

\_\_\_\_\_  
JAMES BEACH, CHIEF OF STAFF

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 9 FELL STREET, AND IDENTIFIED ON THE CITY TAX  
MAP, BLOCK 9003, LOT 42, PURSUANT TO N.J.S.A. 40A:12-13(c), TO WELVIS & SHIARA TEJADA  
FOR THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) DOLLARS**

**WHEREAS**, the City of Trenton (the “City”) has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law”); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 9 Fell Street, designated as Block 9003, Lot 42 on the City of Trenton Tax Map (hereinafter, the “Property”); and

**WHEREAS**, Welvis & Shiara Tejada (the “Applicant”) purposes to purchase and redevelop Block 9003, Lot 42 commonly known as 9 Fell Street (the ‘Property”); and

**WHEREAS**, the Applicant proposes to pay Five Thousand (\$5,000.00) Dollars, (the “Purchase Price”); and

**WHEREAS**, once renovations have been completed, the Applicant intends to reside in the Property as an owner-occupant; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the “Redeveloper”) of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. Welvis & Shiara Tedjada, are hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 9003, Lot 42; commonly known as 9 Fell Street, Trenton New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

| INTRODUCTION:          |     |    |    | MOTION:     |     |    |    | SECOND:      |     |    |    | ORD. AUTHORED BY: |     |    |    | ADOPTION     |     |    |    | MOTION:  |     |    |    | SECOND:      |     |    |    |
|------------------------|-----|----|----|-------------|-----|----|----|--------------|-----|----|----|-------------------|-----|----|----|--------------|-----|----|----|----------|-----|----|----|--------------|-----|----|----|
| INTRODUCTION           |     |    |    | ADOPTION    |     |    |    | INTRODUCTION |     |    |    | ADOPTION          |     |    |    | INTRODUCTION |     |    |    | ADOPTION |     |    |    | INTRODUCTION |     |    |    |
| AYE                    | NAY | NV | AB | AYE         | NAY | NV | AB | AYE          | NAY | NV | AB | AYE               | NAY | NV | AB | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB | AYE          | NAY | NV | AB |
|                        |     |    |    |             |     |    |    |              |     |    |    |                   |     |    |    |              |     |    |    |          |     |    |    |              |     |    |    |
| EDWARDS                |     |    |    |             |     |    |    | FRISBY       |     |    |    |                   |     |    |    | GONZALEZ     |     |    |    |          |     |    |    |              |     |    |    |
| FELICIANO              |     |    |    |             |     |    |    | HARRISON     |     |    |    |                   |     |    |    |              |     |    |    |          |     |    |    |              |     |    |    |
| FIGUEROA<br>KETTENBURG |     |    |    |             |     |    |    | WILLIAMS     |     |    |    |                   |     |    |    |              |     |    |    |          |     |    |    |              |     |    |    |
| NY - NO VOTE           |     |    |    | AB - ABSENT |     |    |    |              |     |    |    |                   |     |    |    |              |     |    |    |          |     |    |    |              |     |    |    |

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

AYE \_\_\_\_\_ APPROVED \_\_\_\_\_  
 Mayor \_\_\_\_\_ REJECTED \_\_\_\_\_ Reconsidered by Council – Override Vote  
 NAY \_\_\_\_\_

\_\_\_\_\_ President of Council  
 \_\_\_\_\_ City Clerk

# ORDINANCE

No. **25-095**

1<sup>st</sup> Reading \_\_\_\_\_

Public Hearing \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Date Returned \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

\_\_\_\_\_  
WESLEY BRIDGES, CITY ATTORNEY

\_\_\_\_\_  
JAMES BEACH, CHIEF OF STAFF

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 44 BOUDINOT STREET, AND IDENTIFIED ON THE CITY TAX  
MAP, BLOCK 2602, LOT 22, PURSUANT TO N.J.S.A. 40A:12-13(c), TO UVAY TRIVEDI FOR THE  
SALE PRICE OF FIVE THOUSAND (\$5,000.00) DOLLARS**

**WHEREAS**, the City of Trenton (the “City”) has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law”); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 44 Boudinot Street, designated as Block 2602, Lot 22 on the City of Trenton Tax Map (hereinafter, the “Property”); and

**WHEREAS**, Uvay Trivedi (the “Applicant”) purposes to purchase and redevelop Block 2602. Lot 22 commonly known as 44 Boudinot Street (the ‘Property”); and

**WHEREAS**, the Applicant proposes to pay Five Thousand (\$5,000.00) Dollars, (the “Purchase Price”); and

**WHEREAS**, once renovations have been completed, the Applicant intends to reside in the Property as an owner-occupant; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the “Redeveloper”) of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. Uvay Trivedi, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 2602, Lot 22 commonly known as 44 Boudinot Street, Trenton New Jersey.
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

| INTRODUCTION:                 | MOTION:      |     |    |    | SECOND:  |     |    |    | ORD. AUTHORED BY: |              |     |    |    |          |     |    |    | ADOPTION | MOTION:      |     |    |    | SECOND:  |     |    |    |
|-------------------------------|--------------|-----|----|----|----------|-----|----|----|-------------------|--------------|-----|----|----|----------|-----|----|----|----------|--------------|-----|----|----|----------|-----|----|----|
|                               | INTRODUCTION |     |    |    | ADOPTION |     |    |    |                   | INTRODUCTION |     |    |    | ADOPTION |     |    |    |          | INTRODUCTION |     |    |    | ADOPTION |     |    |    |
|                               | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB |                   | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB |          | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB |
| EDWARDS                       |              |     |    |    |          |     |    |    | FRISBY            |              |     |    |    |          |     |    |    | GONZALEZ |              |     |    |    |          |     |    |    |
| FELICIANO                     |              |     |    |    |          |     |    |    | HARRISON          |              |     |    |    |          |     |    |    |          |              |     |    |    |          |     |    |    |
| FIGUEROA<br>KETTENBURG        |              |     |    |    |          |     |    |    | WILLIAMS          |              |     |    |    |          |     |    |    |          |              |     |    |    |          |     |    |    |
| NV - NO VOTE      AB - ABSENT |              |     |    |    |          |     |    |    |                   |              |     |    |    |          |     |    |    |          |              |     |    |    |          |     |    |    |

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

AYE  
 Mayor  
NAY

APPROVED  
REJECTED

Reconsidered by Council -- Override Vote

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

# ORDINANCE

No. 25-096

1<sup>st</sup> Reading \_\_\_\_\_

Public Hearing \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Date Returned \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

\_\_\_\_\_  
WESLEY BRIDGES, CITY ATTORNEY

\_\_\_\_\_  
JAMES BEACH, CHIEF OF STAFF

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 51 CHESTNUT AVENUE, AND IDENTIFIED ON THE CITY TAX MAP,  
BLOCK 13203, LOT 12, PURSUANT TO N.J.S.A. 40A:12-13(c), TO PARADIGM VENTURE  
HOLDINGS LLC FOR THE SALE PRICE OF TWENTY-FIVE THOUSAND (\$25,000.00) DOLLARS**

**WHEREAS**, the City of Trenton (the "City") has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law"); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 51 Chestnut Avenue, designated as Block 13203, Lot 12 on the City of Trenton Tax Map (hereinafter, the "Property"); and

**WHEREAS**, Paradigm Venture Holdings LLC (the "Applicant"), the contiguous property owner at 53 Chestnut Avenue, purposes to purchase and redevelop Block 13203, Lot 12 commonly known as 51 Chestnut Avenue (the 'Property'); and

**WHEREAS**, the Applicant proposes to pay Twenty-Five Thousand (\$25,000.00) Dollars, (the "Purchase Price"); and

**WHEREAS**, once renovations have been completed, the Applicant intends to list the Property for rent on the local rental market; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the "Redeveloper") of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. Paradigm Venture Holdings LLC, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 13203, Lot 12 commonly known as 51 Chestnut Avenue, Trenton New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

| INTRODUCTION:                                 | MOTION:      |     |    |    | SECOND:  |     |    |    | ORD. AUTHORED BY: |              |     |    |    |          |     |    | ADOPTION |          | MOTION:      |     |    |    | SECOND:  |     |    |
|-----------------------------------------------|--------------|-----|----|----|----------|-----|----|----|-------------------|--------------|-----|----|----|----------|-----|----|----------|----------|--------------|-----|----|----|----------|-----|----|
|                                               | INTRODUCTION |     |    |    | ADOPTION |     |    |    |                   | INTRODUCTION |     |    |    | ADOPTION |     |    |          |          | INTRODUCTION |     |    |    | ADOPTION |     |    |
|                                               | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB |                   | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB       |          | AYE          | NAY | NV | AB | AYE      | NAY | NV |
| EDWARDS                                       |              |     |    |    |          |     |    |    | FRISBY            |              |     |    |    |          |     |    |          | GONZALEZ |              |     |    |    |          |     |    |
| FELICIANO                                     |              |     |    |    |          |     |    |    | HARRISON          |              |     |    |    |          |     |    |          |          |              |     |    |    |          |     |    |
| FIGUEROA<br>KETTENBURG                        |              |     |    |    |          |     |    |    | WILLIAMS          |              |     |    |    |          |     |    |          |          |              |     |    |    |          |     |    |
| NV - NO VOTE                      AB - ABSENT |              |     |    |    |          |     |    |    |                   |              |     |    |    |          |     |    |          |          |              |     |    |    |          |     |    |

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

|                     |                          |                                         |
|---------------------|--------------------------|-----------------------------------------|
| AYE<br>Mayor<br>NAY | APPROVED<br><br>REJECTED | Reconsidered by Council - Override Vote |
|---------------------|--------------------------|-----------------------------------------|

|                               |                     |
|-------------------------------|---------------------|
| _____<br>President of Council | _____<br>City Clerk |
|-------------------------------|---------------------|

# ORDINANCE

No. 25-097

1<sup>st</sup> Reading \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
2<sup>nd</sup> Reading & Passage \_\_\_\_\_  
Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Date to Mayor \_\_\_\_\_  
Date Returned \_\_\_\_\_  
Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

\_\_\_\_\_  
WESLEY BRIDGES, CITY ATTORNEY

\_\_\_\_\_  
JAMES BEACH, CHIEF OF STAFF

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 19 WEST INGHAM AVENUE, AND IDENTIFIED ON THE CITY TAX  
MAP, BLOCK 7002, LOT 6, PURSUANT TO N.J.S.A. 40A:12-13(c), TO TRACEY SYPHAX FOR THE  
SALE PRICE OF THREE THOUSAND FIVE HUNDRED (\$3,500.00) DOLLARS**

**WHEREAS**, the City of Trenton (the "City") has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law"); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 19 West Ingham Avenue, designated as Block 7002, Lot 6 on the City of Trenton Tax Map (hereinafter, the "Property"); and

**WHEREAS**, Tracey Syphax (the "Applicant") purposes to purchase and redevelop Block 7002, Lot 6 commonly known as 19 West Ingham Avenue (the "Property"); and

**WHEREAS**, the Applicant proposes to pay Three Thousand Five Hundred (\$3,500.00) Dollars, (the "Purchase Price"); and

**WHEREAS**, the Applicant intends to clean and clear the lot and repair fencing; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the "Redeveloper") of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. Tracey Syphax, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 7002, Lot 6 commonly known as 19 West Ingham Avenue, Trenton New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

| INTRODUCTION:          | MOTION:      |     |    |             | SECOND:  |     |    |    | ORD.<br>AUTHORED<br>BY: |              |     |    |    |          |     |    | ADOPTION | MOTION:  |              |     |    | SECOND: |          |     |    |    |
|------------------------|--------------|-----|----|-------------|----------|-----|----|----|-------------------------|--------------|-----|----|----|----------|-----|----|----------|----------|--------------|-----|----|---------|----------|-----|----|----|
|                        | INTRODUCTION |     |    |             | ADOPTION |     |    |    |                         | INTRODUCTION |     |    |    | ADOPTION |     |    |          |          | INTRODUCTION |     |    |         | ADOPTION |     |    |    |
|                        | AYE          | NAY | NV | AB          | AYE      | NAY | NV | AB |                         | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB       |          | AYE          | NAY | NV | AB      | AYE      | NAY | NV | AB |
| EDWARDS                |              |     |    |             |          |     |    |    | FRISBY                  |              |     |    |    |          |     |    |          | GONZALEZ |              |     |    |         |          |     |    |    |
| FELICIANO              |              |     |    |             |          |     |    |    | HARRISON                |              |     |    |    |          |     |    |          |          |              |     |    |         |          |     |    |    |
| FIGUEROA<br>KETTENBURG |              |     |    |             |          |     |    |    | WILLIAMS                |              |     |    |    |          |     |    |          |          |              |     |    |         |          |     |    |    |
| NY - NO VOTE           |              |     |    | AB - ABSENT |          |     |    |    |                         |              |     |    |    |          |     |    |          |          |              |     |    |         |          |     |    |    |

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

AYE \_\_\_\_\_ APPROVED \_\_\_\_\_  
 Mayor \_\_\_\_\_ REJECTED \_\_\_\_\_  
 NAY \_\_\_\_\_ Reconsidered by Council - Override Vote \_\_\_\_\_

\_\_\_\_\_ President of Council  
 \_\_\_\_\_ City Clerk

# ORDINANCE

No. 25-098

1<sup>st</sup> Reading \_\_\_\_\_

Public Hearing \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Date Returned \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

\_\_\_\_\_  
WESLEY BRIDGE, CITY ATTORNEY

\_\_\_\_\_  
JAMES BEACH, CHIEF OF STAFF

\_\_\_\_\_  
COUNCILMAN / WOMAN

\_\_\_\_\_  
PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 535-537 GLADSTONE AVENUE, AND IDENTIFIED ON THE CITY TAX  
MAP, BLOCK 28601, LOT 25, PURSUANT TO N.J.S.A. 40A:12-13(c), TO LUCIDANIA ESPINAL-  
RODRIGUEZ FOR THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) DOLLARS**

**WHEREAS**, the City of Trenton (the "City") has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A;12A-1 et seq. (the Redevelopment Law"); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 535-537 Gladstone Avenue, designated as Block 28601, Lot 25 on the City of Trenton Tax Map (hereinafter, the "Property"); and

**WHEREAS**, Lucidana Espinal-Rodriguez (the "Applicant"), a current City of Trenton employee, purposes to purchase and redevelop Block 28601, Lot 25 commonly known as 535-537 Gladstone Avenue (the 'Property'); and

**WHEREAS**, the Applicant proposes to pay Five Thousand (\$5,000.00) Dollars, (the "Purchase Price"); and

**WHEREAS**, once renovations have been completed, the Applicant intends to reside in the Property as an owner-occupants; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the "Redeveloper") of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. Lucidania Espinal-Rodriguez, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 28601, Lot 25 commonly known as 535-537 Gladstone Avenue, Trenton New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

| INTRODUCTION:                 | MOTION:      |     |    |    | SECOND:  |     |    |    | ORD.<br>AUTHORED<br>BY: | ADOPTION:    |     |    |    | MOTION:  | SECOND: |    |    |          |
|-------------------------------|--------------|-----|----|----|----------|-----|----|----|-------------------------|--------------|-----|----|----|----------|---------|----|----|----------|
|                               | INTRODUCTION |     |    |    | ADOPTION |     |    |    |                         | INTRODUCTION |     |    |    | ADOPTION |         |    |    |          |
|                               | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB |                         | AYE          | NAY | NV | AB | AYE      | NAY     | NV | AB |          |
| EDWARDS                       |              |     |    |    |          |     |    |    | FRISBY                  |              |     |    |    |          |         |    |    | GONZALEZ |
| FELICIANO                     |              |     |    |    |          |     |    |    | HARRISON                |              |     |    |    |          |         |    |    |          |
| FIGUEROA<br>KETTENBURG        |              |     |    |    |          |     |    |    | WILLIAMS                |              |     |    |    |          |         |    |    |          |
| NV - NO VOTE      AB - ABSENT |              |     |    |    |          |     |    |    |                         |              |     |    |    |          |         |    |    |          |

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

AYE  
Mayor  
NAY

APPROVED  
REJECTED

Reconsidered by Council – Override Vote

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

# ORDINANCE

No. 25-0991<sup>st</sup> Reading \_\_\_\_\_

Public Hearing \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Date Returned \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

\_\_\_\_\_  
WESLEY BRIDGES, CITY ATTORNEY\_\_\_\_\_  
JAMES BEACH, CHIEF OF STAFF

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 318 NORTH CLINTON AVENUE AND 320 REAR NORTH CLINTON  
AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 1701, LOT/S 33 & 35, PURSUANT  
TO N.J.S.A. 40A:12-13(c), TO RUBI G. BETEMIT GRULLON FOR THE SALE PRICE OF SIX  
THOUSAND (\$6,000.00) DOLLARS**

**WHEREAS**, the City of Trenton (the "City") has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law"); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 318 North Clinton Avenue and 320 (lot) Rear North Clinton Avenue, designated as Block 1701, Lot/s 33 & 35 on the City of Trenton Tax Map (hereinafter, the "Property"); and

**WHEREAS**, Rubi G. Betemit Grullon (the "Applicant"), a current City of Trenton employee, purposes to purchase and redevelop Block 1701, Lot/s 33 & 35 commonly known as 318 North Clinton Avenue and 320 Rear North Clinton Avenue (the 'Property"); and

**WHEREAS**, the Applicant proposes to pay Five Thousand (\$5,000.00) Dollars for 318 North Clinton Avenue and One Thousand (\$1,000.00) Dollars for 320 (lot) Rear North Clinton Avenue totaling Six Thousand (\$6,000.00) Dollars, (the "Purchase Price"); and

**WHEREAS**, once renovations have been completed, the Applicant intends to reside in the Property as an owner-occupant and merge both lots; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the "Redeveloper") of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. Rubi G. Betmit Grullon, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 1701, Lot/s 33 & 35, commonly known as 318 North Clinton Avenue and 320 (lot) Rear North Clinton Avenue, Trenton New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA. and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

| INTRODUCTION:          | MOTION:      |     |    |             | SECOND:  |     |    |    | ORD. AUTHORED BY: |              |     |    |    |          |     |    | ADOPTION | MOTION:  |               |     |    | SECOND: |          |     |    |    |
|------------------------|--------------|-----|----|-------------|----------|-----|----|----|-------------------|--------------|-----|----|----|----------|-----|----|----------|----------|---------------|-----|----|---------|----------|-----|----|----|
|                        | INTRODUCTION |     |    |             | ADOPTION |     |    |    |                   | INTRODUCTION |     |    |    | ADOPTION |     |    |          |          | INTRODUCTION: |     |    |         | ADOPTION |     |    |    |
|                        | AYE          | NAY | NV | AB          | AYE      | NAY | NV | AB |                   | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB       |          | AYE           | NAY | NV | AB      | AYE      | NAY | NV | AB |
| EDWARDS                |              |     |    |             |          |     |    |    | FRISBY            |              |     |    |    |          |     |    |          | GONZALEZ |               |     |    |         |          |     |    |    |
| FELICIANO              |              |     |    |             |          |     |    |    | HARRISON          |              |     |    |    |          |     |    |          |          |               |     |    |         |          |     |    |    |
| FIGUEROA<br>KETTENBURG |              |     |    |             |          |     |    |    | WILLIAMS          |              |     |    |    |          |     |    |          |          |               |     |    |         |          |     |    |    |
| NV - NO VOTE           |              |     |    | AB - ABSENT |          |     |    |    |                   |              |     |    |    |          |     |    |          |          |               |     |    |         |          |     |    |    |

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

AYE APPROVED  
Mayor  
NAY REJECTED Reconsidered by Council - Override Vote

President of Council City Clerk

# ORDINANCE

No. **25-100**

1<sup>st</sup> Reading \_\_\_\_\_

Public Hearing \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Date Returned \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

\_\_\_\_\_  
WESLEY BRIDGES, CITY ATTORNEY

\_\_\_\_\_  
JAMES BEACH, CHIEF OF STAFF

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 112 CUYLER AVENUE, AND IDENTIFIED ON THE CITY TAX  
MAP, BLOCK 27204, LOT 6, PURSUANT TO N.J.S.A. 40A:12-13(c), TO WENDY A. CABRERA FOR  
THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) DOLLARS**

**WHEREAS**, the City of Trenton (the "City") has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law"); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 112 Cuyler Avenue, designated as Block 27204, Lot 6 on the City of Trenton Tax Map (hereinafter, the "Property"); and

**WHEREAS**, Wendy Cabrera (the "Applicant") purposes to purchase and redevelop Block 27204, Lot 6 commonly known as 112 Cuyler Avenue (the 'Property"); and

**WHEREAS**, the Applicant proposes to pay Five Thousand (\$5,000.00) Dollars, (the "Purchase Price"); and

**WHEREAS**, once renovations have been completed, the Applicant intends to reside in the Property as an owner-occupant; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the "Redeveloper") of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. Wendy A. Cabrera, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 27204, Lot 6 commonly known as 112 Cuyler Avenue, Trenton New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

| INTRODUCTION:                                 | MOTION:      |     |    |    | SECOND:  |     |    |    | ORD.<br>AUTHORED<br>BY: | ADOPTION:    |     |    |    | MOTION:  | SECOND: |    |    |          |
|-----------------------------------------------|--------------|-----|----|----|----------|-----|----|----|-------------------------|--------------|-----|----|----|----------|---------|----|----|----------|
|                                               | INTRODUCTION |     |    |    | ADOPTION |     |    |    |                         | INTRODUCTION |     |    |    | ADOPTION |         |    |    |          |
|                                               | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB |                         | AYE          | NAY | NV | AB | AYE      | NAY     | NV | AB |          |
| EDWARDS                                       |              |     |    |    |          |     |    |    | FRISBY                  |              |     |    |    |          |         |    |    | GONZALEZ |
| FELICIANO                                     |              |     |    |    |          |     |    |    | HARRISON                |              |     |    |    |          |         |    |    |          |
| FIGUEROA<br>KETTENBURG                        |              |     |    |    |          |     |    |    | WILLIAMS                |              |     |    |    |          |         |    |    |          |
| NV - NO VOTE                      AB - ABSENT |              |     |    |    |          |     |    |    |                         |              |     |    |    |          |         |    |    |          |

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

AYE \_\_\_\_\_ APPROVED \_\_\_\_\_  
 Mayor \_\_\_\_\_ REJECTED \_\_\_\_\_ Reconsidered by Council - Override Vote \_\_\_\_\_  
 NAY \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

# ORDINANCE

No. **25-101**

1<sup>st</sup> Reading \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
2<sup>nd</sup> Reading & Passage \_\_\_\_\_  
Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Date to Mayor \_\_\_\_\_  
Date Returned \_\_\_\_\_  
Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

\_\_\_\_\_  
WESLEY BRIDGES, CITY ATTORNEY

\_\_\_\_\_  
JAMES BEACH, CHIEF OF STAFF

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 75 CULBERTSON AVENUE, AND IDENTIFIED ON THE CITY TAX  
MAP, BLOCK 14105, LOT 7, PURSUANT TO N.J.S.A. 40A:12-13(c), TO YUBERLYN D. CABRERA  
AND AREVALO F. ZELADA FOR THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) DOLLARS**

**WHEREAS**, the City of Trenton (the "City") has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law"); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 75 Culbertson Avenue, designated as Block 14105, Lot 7 on the City of Trenton Tax Map (hereinafter, the "Property"); and

**WHEREAS**, Yuberlyn D. Cabrera & Arevalo F. Zelada (the "Applicant") purposes to purchase and redevelop Block 14105, Lot 7 commonly known as 75 Culbertson Avenue (the "Property"); and

**WHEREAS**, the Applicant proposes to pay Five Thousand (\$5,000.00) Dollars, (the "Purchase Price"); and

**WHEREAS**, once renovations have been completed, the Applicant intends to reside in the Property as an owner-occupant; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the "Redeveloper") of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. Yuberlyn D. Cabrera & Arevalo F. Zelada, are hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 14105, Lot 7 commonly known as 75 Culbertson Avenue, Trenton New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

| INTRODUCTION:                                 | MOTION:      |     |    |    | SECOND:  |     |    |    | ORD.<br>AUTHORED<br>BY: | ADOPTION:    |     |    |    | MOTION:  | SECOND: |    |    |          |
|-----------------------------------------------|--------------|-----|----|----|----------|-----|----|----|-------------------------|--------------|-----|----|----|----------|---------|----|----|----------|
|                                               | INTRODUCTION |     |    |    | ADOPTION |     |    |    |                         | INTRODUCTION |     |    |    | ADOPTION |         |    |    |          |
|                                               | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB |                         | AYE          | NAY | NV | AB | AYE      | NAY     | NV | AB |          |
| EDWARDS                                       |              |     |    |    |          |     |    |    | FRISBY                  |              |     |    |    |          |         |    |    | GONZALEZ |
| FELICIANO                                     |              |     |    |    |          |     |    |    | HARRISON                |              |     |    |    |          |         |    |    |          |
| FIGUEROA<br>KETTENBURG                        |              |     |    |    |          |     |    |    | WILLIAMS                |              |     |    |    |          |         |    |    |          |
| NV - NO VOTE                      AB - ABSENT |              |     |    |    |          |     |    |    |                         |              |     |    |    |          |         |    |    |          |

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

|                     |                          |                                         |
|---------------------|--------------------------|-----------------------------------------|
| AYE<br>Mayor<br>NAY | APPROVED<br><br>REJECTED | Reconsidered by Council - Override Vote |
|---------------------|--------------------------|-----------------------------------------|

|                               |                     |
|-------------------------------|---------------------|
| _____<br>President of Council | _____<br>City Clerk |
|-------------------------------|---------------------|

# ORDINANCE

No. **25-102**

1<sup>st</sup> Reading \_\_\_\_\_

Public Hearing \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Date Returned \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

\_\_\_\_\_  
Wesley Bridges, CITY ATTORNEY

\_\_\_\_\_  
JAMES BEACH, CHIEF OF STAFF

Councilman/woman \_\_\_\_\_ presents the following Ordinance:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY  
COMMONLY KNOWN AS 27 HAMPTON AVENUE, AND IDENTIFIED ON THE  
CITY TAX MAP, BLOCK 26402, LOT 1 PURSUANT TO N.J.S.A. 40A:12-13(b)(5), TO  
DIEGO BARRIOS FOR THE SALE PRICE OF TWO THOUSAND FIVE HUNDRED  
(\$2,500.00) DOLLARS**

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 27 Hampton Avenue, designated as Block 26402, Lot 1 on the City of Trenton Tax Map (hereinafter, the "Property"); and

**WHEREAS**, the Property is a small vacant narrow strip of land that has been unused and city owned since March/2020; does not meet the minimum lot size requirements for development under the municipal zoning ordinance, and thereby, does not allow for any other viable use other than a side lot for the contiguous property; and

**WHEREAS**, the City of Trenton (the "City"), pursuant to N.J.S.A. 40A:12-13(b)(5), has the statutory authority to sell undersized, vacant, city-owned property to the contiguous property owner for the fair market value, which may be negotiated when there is only one contiguous owner; and

**WHEREAS**, Diego Barrios, the contiguous property owner at 29 Hampton Avenue (hereinafter, the "Purchaser"), submitted an application to purchase the Property, for the stated purpose of cleaning and fencing the lot to expand the existing footprint of his property; and

**WHEREAS**, the Purchaser has agreed to merge the lot with its own; and

**WHEREAS**, upon negotiation between Purchaser and the City, the Parties have agreed to a purchase price of Two Thousand Five Hundred (\$2,500.00) Dollars, which the City deems reasonable based upon the size, location, and condition of the Property, and the fact that the Property would be returned to the tax rolls.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.

# ORDINANCE

2. Pursuant to N.J.S.A. 40A:12-13(b)(5), the City is authorized to convey 27 Hampton Avenue, designated as Block 26402, Lot 1 at private sale to the Purchaser, Diego Barros for Two Thousand Five Hundred (\$2,500.00) Dollars.
3. The Mayor is hereby authorized to execute any documents necessary for the conveyance of the Property to the Purchaser.
4. The City Clerk is hereby directed to publish this Ordinance as required by applicable law.
5. This Ordinance shall take effect after final reading, adoption and the expiration of twenty (20) days and, shall be filed in the Office of the City Clerk in accordance with applicable law.

| INTRODUCTION:          |     |     |    | MOTION:      |     |     |    | SECOND:  |  |             |     | ORD. AUTHORED BY: |    |     |     |              |    |  |     | ADOPTION |    | MOTION: |     |     |    | SECOND: |     |              |    |    |  |          |  |  |  |
|------------------------|-----|-----|----|--------------|-----|-----|----|----------|--|-------------|-----|-------------------|----|-----|-----|--------------|----|--|-----|----------|----|---------|-----|-----|----|---------|-----|--------------|----|----|--|----------|--|--|--|
|                        |     |     |    | INTRODUCTION |     |     |    | ADOPTION |  |             |     |                   |    |     |     | INTRODUCTION |    |  |     | ADOPTION |    |         |     |     |    |         |     | INTRODUCTION |    |    |  | ADOPTION |  |  |  |
|                        | AYE | NAY | NV | AB           | AYE | NAY | NV | AB       |  | AYE         | NAY | NV                | AB | AYE | NAY | NV           | AB |  | AYE | NAY      | NV | AB      | AYE | NAY | NV | AB      | AYE | NAY          | NV | AB |  |          |  |  |  |
| EDWARDS                |     |     |    |              |     |     |    |          |  | FRISBY      |     |                   |    |     |     |              |    |  |     | GONZALEZ |    |         |     |     |    |         |     |              |    |    |  |          |  |  |  |
| FELICIANO              |     |     |    |              |     |     |    |          |  | HARRISON    |     |                   |    |     |     |              |    |  |     |          |    |         |     |     |    |         |     |              |    |    |  |          |  |  |  |
| FIGUEROA<br>KETTENBURG |     |     |    |              |     |     |    |          |  | WILLIAMS    |     |                   |    |     |     |              |    |  |     |          |    |         |     |     |    |         |     |              |    |    |  |          |  |  |  |
| NV - NO VOTE           |     |     |    |              |     |     |    |          |  | AB - ABSENT |     |                   |    |     |     |              |    |  |     |          |    |         |     |     |    |         |     |              |    |    |  |          |  |  |  |

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

Mayor \_\_\_\_\_

APPROVED  
REJECTED

Reconsidered by Council - Override Vote \_\_\_\_\_

AYE  
NAY

President of Council \_\_\_\_\_

City Clerk \_\_\_\_\_

# ORDINANCE

No. **25-103**

1<sup>st</sup> Reading \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Public Hearing \_\_\_\_\_

Date Returned \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

\_\_\_\_\_  
Wesley Bridges, CITY ATTORNEY

\_\_\_\_\_  
JAMES BEACH, CHIEF OF STAFF

Councilman/woman \_\_\_\_\_ presents the following Ordinance:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY  
COMMONLY KNOWN AS 39 TYRELL AVENUE, AND IDENTIFIED ON THE CITY  
TAX MAP, BLOCK 1701, LOT 54 PURSUANT TO N.J.S.A. 40A:12-13(b)(5), TO RUTH  
ROSE HAWKINS FOR THE SALE PRICE OF ONE THOUSAND FIVE HUNDRED  
(\$1,500.00) DOLLARS**

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 39 Tyrell Avenue, designated as Block 1701, Lot 54 on the City of Trenton Tax Map (hereinafter, the "Property"); and

**WHEREAS**, the Property is a small vacant narrow strip of land that has been unused and city owned since October/2002, does not meet the minimum lot size requirements for development under the municipal zoning ordinance, and thereby, does not allow for any other viable use other than a side lot for the contiguous property; and

**WHEREAS**, the City of Trenton (the "City"), pursuant to N.J.S.A. 40A:12-13(b)(5), has the statutory authority to sell undersized, vacant, city-owned property to the contiguous property owner for the fair market value, which may be negotiated when there is only one contiguous owner; and

**WHEREAS**, Ruth Rose Hawkins, the contiguous property owner at 37 Tyrell Avenue (hereinafter, the "Purchaser"), submitted an application to purchase the Property, for the stated purpose of cleaning and fencing the lot to expand the existing footprint of her property; and

**WHEREAS**, the Purchaser has agreed to merge the lot with its own; and

**WHEREAS**, upon negotiation between Purchaser and the City, the Parties have agreed to a purchase price of One Thousand Five Hundred (\$1,500.00) Dollars, which the City deems reasonable based upon the size, location, and condition of the Property, and the fact that the Property would be returned to the tax rolls.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.

# ORDINANCE

2. Pursuant to N.J.S.A. 40A:12-13(b)(5), the City is authorized to convey 39 Tyrell Avenue, designated as Block 1701, Lot 51 at private sale to the Purchaser, Ruth Rose Hawkins for One Thousand Five Hundred (\$1,500.00) Dollars.
3. The Mayor is hereby authorized to execute any documents necessary for the conveyance of the Property to the Purchaser.
4. The City Clerk is hereby directed to publish this Ordinance as required by applicable law.
5. This Ordinance shall take effect after final reading, adoption and the expiration of twenty (20) days and, shall be filed in the Office of the City Clerk in accordance with applicable law.

| INTRODUCTION:          |     |    |    |  | MOTION:     |     |    |    |  | SECOND:      |     |    |    |     | ORD. AUTHORED BY: |    |    |  |          |              |    |    |     |     | ADOPTION |    |  |  |  | MOTION: |  |  |  |  | SECOND: |  |  |  |  |
|------------------------|-----|----|----|--|-------------|-----|----|----|--|--------------|-----|----|----|-----|-------------------|----|----|--|----------|--------------|----|----|-----|-----|----------|----|--|--|--|---------|--|--|--|--|---------|--|--|--|--|
| INTRODUCTION           |     |    |    |  | ADOPTION    |     |    |    |  | INTRODUCTION |     |    |    |     | ADOPTION          |    |    |  |          | INTRODUCTION |    |    |     |     | ADOPTION |    |  |  |  |         |  |  |  |  |         |  |  |  |  |
| AYE                    | NAY | NV | AB |  | AYE         | NAY | NV | AB |  | AYE          | NAY | NV | AB | AYE | NAY               | NV | AB |  | AYE      | NAY          | NV | AB | AYE | NAY | NV       | AB |  |  |  |         |  |  |  |  |         |  |  |  |  |
|                        |     |    |    |  |             |     |    |    |  |              |     |    |    |     |                   |    |    |  |          |              |    |    |     |     |          |    |  |  |  |         |  |  |  |  |         |  |  |  |  |
| EDWARDS                |     |    |    |  |             |     |    |    |  | FRISBY       |     |    |    |     |                   |    |    |  | GONZALEZ |              |    |    |     |     |          |    |  |  |  |         |  |  |  |  |         |  |  |  |  |
| FELICIANO              |     |    |    |  |             |     |    |    |  | HARRISON     |     |    |    |     |                   |    |    |  |          |              |    |    |     |     |          |    |  |  |  |         |  |  |  |  |         |  |  |  |  |
| FIGUEROA<br>KETTENBURG |     |    |    |  |             |     |    |    |  | WILLIAMS     |     |    |    |     |                   |    |    |  |          |              |    |    |     |     |          |    |  |  |  |         |  |  |  |  |         |  |  |  |  |
| NV - NO VOTE           |     |    |    |  | AB - ABSENT |     |    |    |  |              |     |    |    |     |                   |    |    |  |          |              |    |    |     |     |          |    |  |  |  |         |  |  |  |  |         |  |  |  |  |

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

City Clerk

# ORDINANCE

No. 25-104

1<sup>st</sup> Reading \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Public Hearing \_\_\_\_\_

Date Returned \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

\_\_\_\_\_  
WESLEY BRIDGES, ESQ., CITY ATTORNEY

\_\_\_\_\_  
BRANDON L. GARCIA, RMC, CITY CLERK

Councilman /woman \_\_\_\_\_ Feliciano \_\_\_\_\_ presents the following Ordinance:

Sponsored by: \_\_\_\_\_

## AN ORDINANCE REGULATING CAMPING WITHIN THE CITY OF TRENTON

**WHEREAS**, unregulated Camping within certain areas of the City of Trenton poses a significant impediment and has an adverse effect upon business operations and the health, safety and welfare of the citizenry; and

**WHEREAS**, Camping, which is defined as spending 24 hours or more outdoors in a tent, sleeping bag, tarp, hut, hammock, cart or similar contained shelter has posed a particular problem within Trenton's Special Investment District (SID);

**NOW IT IS THEREFORE ORDAINED** by the City Council of the City of Trenton as follows:

1. It shall be unlawful for any person to camp or allow camping in or upon any publicly owned property or area, including any street, sidewalk, right of way, park or open space; or in any area comprising the Special Investment District (SID) created by the City of Trenton; or in or upon privately owned property without the express consent of person or entity in control thereof.
2. A person shall not be in violation of this Ordinance if he or she is merely sitting, sleeping, or lying upon any publicly owned property on a temporary basis.
3. The Mayor and appropriate City Departments of the City of Trenton are hereby empowered to promulgate and enforce necessary rules and regulations not inconsistent with the provisions hereof, to effectuate the purposes herein set forth.
4. Violations of this Ordinance shall subject the violator to the penalties set forth in Chapter 1, Article 3, (General Penalties, of the Trenton Municipal Code.)

# ORDINANCE

**IT IS FURTHER ORDAINED** that this Ordinance shall take effect pursuant to NJSA 40:69A-181 and other applicable law.

| INTRODUCTION:          | MOTION:      |     |    |             | SECOND:  |     |    |    | ORD. AUTHORED BY: |              |     |    |    |          |     |    | ADOPTION |  | MOTION:      |     |    |    | SECOND:  |     |    |    |  |  |  |
|------------------------|--------------|-----|----|-------------|----------|-----|----|----|-------------------|--------------|-----|----|----|----------|-----|----|----------|--|--------------|-----|----|----|----------|-----|----|----|--|--|--|
|                        | INTRODUCTION |     |    |             | ADOPTION |     |    |    |                   | INTRODUCTION |     |    |    | ADOPTION |     |    |          |  | INTRODUCTION |     |    |    | ADOPTION |     |    |    |  |  |  |
|                        | AYE          | NAY | NV | AB          | AYE      | NAY | NV | AB |                   | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB       |  | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB |  |  |  |
|                        |              |     |    |             |          |     |    |    |                   |              |     |    |    |          |     |    |          |  |              |     |    |    |          |     |    |    |  |  |  |
| EDWARDS                |              |     |    |             |          |     |    |    | FRISBY            |              |     |    |    |          |     |    |          |  | GONZALEZ     |     |    |    |          |     |    |    |  |  |  |
| FELICIANO              |              |     |    |             |          |     |    |    | HARRISON          |              |     |    |    |          |     |    |          |  |              |     |    |    |          |     |    |    |  |  |  |
| FIGUEROA<br>KETTENBURG |              |     |    |             |          |     |    |    | WILLIAMS          |              |     |    |    |          |     |    |          |  |              |     |    |    |          |     |    |    |  |  |  |
| NV - NO VOTE           |              |     |    | AB - ABSENT |          |     |    |    |                   |              |     |    |    |          |     |    |          |  |              |     |    |    |          |     |    |    |  |  |  |

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

Mayor

APPROVED  
REJECTED

Reconsidered by Council - Override Vote

AYE  
NAY

President of Council

City Clerk

# ORDINANCE

No. 25 - 1 05

1<sup>st</sup> Reading \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Public Hearing \_\_\_\_\_

Date Returned \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

\_\_\_\_\_  
WESLEY BRIDGES, ESQ., CITY ATTORNEY

\_\_\_\_\_  
BRANDON I. GARCIA, RMC, CITY CLERK

Councilman /woman \_\_\_\_\_ Gonzalez \_\_\_\_\_ presents the following Ordinance:

Sponsored by: \_\_\_\_\_

## AN ORDINANCE REGULATING COMMERCIAL AND BUSINESS LEASE RENT INCREASES WITHIN THE CITY OF TRENTON

**WHEREAS**, the City of Trenton seeks to promote fair and equitable rental practices for commercial and business tenants; and

**WHEREAS**, the City recognizes the importance of fostering a stable and supportive environment for businesses to operate and grow, and

**WHEREAS**, excessive and arbitrary rent increases for commercial and business properties create undue hardship for business owners and hinder economic development within the City;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton, as follows:

### **SECTION 1. Purpose and Scope**

This Ordinance establishes guidelines for rental increases for commercial and business leases and rentals within the City of Trenton and aligns such increases with the City's existing Rent Stabilization Ordinance. This Ordinance shall apply to all owners, lessors, or entities renting or leasing commercial buildings or spaces to tenants engaged in business or commercial operations.

### **SECTION 2. Maximum Allowable Rent Increases**

1. No owner, landlord, or lessor of a Commercial or Business property shall increase rent by more than four percent (4%) of the existing rent amount within any twelve (12) month period.
2. Rent increases are only permitted at the time of lease renewal or the period in which rents are paid and must be disclosed to the tenant in writing at least 60 days prior to the increase or lease expiration date, whichever is earlier.

# ORDINANCE

- Mid-lease rent increases are prohibited, regardless of market conditions, unless explicitly stated and agreed upon in written Lease Agreement in compliance with this Ordinance.

## **SECTION 3. Exemptions**

This Ordinance does not apply to:

- Government leases or public-private partnership developments where separate contractual rent escalation terms are in effect.
- Short-term leases or rentals of less than 90 days which are not renewable.

## **SECTION 4.**

Any owner, landlord or lessor of a Commercial or Business property may seek relief from the City's Rent Stabilization Board pursuant to sections 222-7A & B; 222-9; 222-10; a lessee or renter may seek relief pursuant to section 222-12, challenging any such action by an owner, landlord or lessor.

## **SECTION 5. Enforcement and Penalties**

- Violations of this ordinance shall be subject to a fine not exceeding \$1,000 per violation.
- Tenants may also file complaints with the City's Rent Control or Housing Division for investigation and resolution.
- In addition to fines, second and subsequent violations may in the discretion of the City result in denial of a Certificate of Occupancy for the future leasing or rental of the subject premises.

## **SECTION 6. Effective Date**

This Ordinance shall take effect pursuant to NJSA 40A:69-181 and other applicable law.

| INTRODUCTION:                                 | MOTION:      |     |    |    | SECOND:  |     |    |    | ORD.<br>AUTHORED<br>BY: |              |     |    |    |          |     |    | ADOPTION | MOTION:      |     |     |    | SECOND:  |     |     |    |    |  |  |
|-----------------------------------------------|--------------|-----|----|----|----------|-----|----|----|-------------------------|--------------|-----|----|----|----------|-----|----|----------|--------------|-----|-----|----|----------|-----|-----|----|----|--|--|
|                                               | INTRODUCTION |     |    |    | ADOPTION |     |    |    |                         | INTRODUCTION |     |    |    | ADOPTION |     |    |          | INTRODUCTION |     |     |    | ADOPTION |     |     |    |    |  |  |
|                                               | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB |                         | AYE          | NAY | NV | AB | AYE      | NAY | NV |          | AB           | AYE | NAY | NV | AB       | AYE | NAY | NV | AB |  |  |
| EDWARDS                                       |              |     |    |    |          |     |    |    | FRISBY                  |              |     |    |    |          |     |    |          | GONZALEZ     |     |     |    |          |     |     |    |    |  |  |
| FELICIANO                                     |              |     |    |    |          |     |    |    | HARRISON                |              |     |    |    |          |     |    |          |              |     |     |    |          |     |     |    |    |  |  |
| FIGUEROA<br>KETTENBURG                        |              |     |    |    |          |     |    |    | WILLIAMS                |              |     |    |    |          |     |    |          |              |     |     |    |          |     |     |    |    |  |  |
| NV - NO VOTE                      AB - ABSENT |              |     |    |    |          |     |    |    |                         |              |     |    |    |          |     |    |          |              |     |     |    |          |     |     |    |    |  |  |

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

\_\_\_\_\_ APPROVED  
 Mayor REJECTED

\_\_\_\_\_  
 Reconsidered by Council - Override Vote

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

# ORDINANCE

No. 25-106

1<sup>st</sup> Reading \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Public Hearing \_\_\_\_\_

Date Returned \_\_\_\_\_

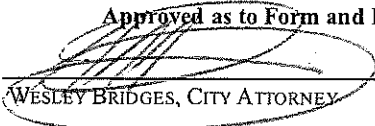
2<sup>nd</sup> Reading & Passage \_\_\_\_\_

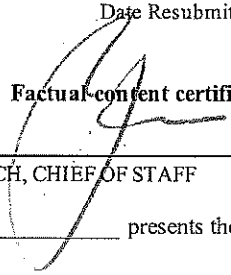
Date Resubmitted to Council \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
WESLEY BRIDGES, CITY ATTORNEY

  
JIM BEACH, CHIEF OF STAFF

Councilman/woman \_\_\_\_\_ presents the following Ordinance:

## **ORDINANCE AUTHORIZING THE CONVEYANCE OF ABANDONED CITY PROPERTIES SLATED FOR DEMOLITION TO LOCAL DEVELOPERS AS AN ALTERNATIVE TO DEMOLITION UNDER THE NEIGHBORHOOD REDEVELOPMENT AND REVITALIZATION PROGRAM**

**WHEREAS**, the City of Trenton has identified twenty-nine (29) abandoned residential properties that were among the thirty-four (34) properties previously designated for demolition under its July 10, 2025, submission to the New Jersey Housing and Mortgage Finance Agency ("HMFA") as part of its Neighborhood Redevelopment and Revitalization Program ("NRRP"); and

**WHEREAS**, the average cost of demolition for these structures is estimated at \$60,000 per property, totaling \$2.1 million in potential municipal expenditure; and

**WHEREAS**, three local developers — Andre Williams, Brittany Littlejohn, and Avalon Group — have each submitted proposals to stabilize, rehabilitate and take ownership of, the 29 City-owned properties slated for demolition, at no cost to the City, in lieu of proceeding with demolition;

**WHEREAS**, these developers have demonstrated a track record of successful stabilization and rehabilitation work in the City of Trenton and have agreed to assume all responsibility and risk associated with the redevelopment of these otherwise demolition-worthy structures;

**WHEREAS**, in addition to the 29 City-owned properties identified in the City's HMFA submission, 417 Federal Street was previously slated for demolition, but has been stabilized by the Avalon Group at no cost to the City and sparing the City the associated expenses of demolishing this property; and

**WHEREAS**, the City has determined that it is in the public interest to transfer the 30 City-owned properties, including 417 Federal Street, to experienced local developers, rather than incur the expense of demolition and attempt to recruit spot developers for individual redevelopment; and

**WHEREAS**, transferring such properties to qualified local developers for rehabilitation is a more desirable outcome than demolition, as it avoids the creation of vacant lots and instead restores housing stock that can return to the market and serve current and future residents of the City; and

**WHEREAS**, prior to conveyance, each of the above-listed properties shall be verified by the Department of Housing and Economic Development to ensure: (1) the property is legally owned by the City of Trenton, (2) it has not been previously contracted or encumbered to a third party, and (3) any outstanding liens or legal encumbrances are appropriately resolved or addressed.

**NOW, THEREFORE, BE IT ORDAINED**, by the City Council of the City of Trenton, County of Mercer, and State of New Jersey, as follows:

### **SECTION 1:**

The following 30 properties are hereby **conveyed** to the designated developers, as indicated:

# ORDINANCE

No. \_\_\_\_\_

| Developer           | Property Addresses                                                                                                                                                                                                     |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Andre Williams      | 17 Huston Alley, 445 Lamberton Street, 420 Monmouth Street, 422 Monmouth Street, 141 Wayne Avenue, 18 Ellsworth Avenue, 346 Brunswick Avenue, 140 Exton Street, 27 Chapel Street, 136 Humboldt Street                  |
| Brittany Littlejohn | 574 Second Street, 102 New Rose Street, 42 Christoph Avenue, 44 Christoph Avenue, 127 Spring Street, 635 N. Willow Street, 14 Camden Street, 13 Trent Street, 59 Phillips Avenue, 34 Chase Street                      |
| Avalon Group        | 629 Martin L. King, Jr., Blvd., 251 Walnut Avenue, 253 Walnut Avenue, 311 N. Montgomery Street, 4 Hancock Street, 208 Rosemont Avenue, 210 Rosemont Avenue, 6 Humboldt Street, 601 Edgewood Avenue, 417 Federal Street |

See Appendix A attached

## SECTION 2:

The City shall prepare and execute deeds of conveyance for the above listed City-owned properties to the developers named above, subject to verification by the Department of Housing and Economic Development that each property is City-owned, unencumbered by third-party contracts, and free of unresolved liens or legal barriers to transfer *same*.

Each developer shall rehabilitate the properties in accordance with all applicable city codes, redevelopment plans, and land use regulations.

## SECTION 3:

Each property shall be subject to a reversionary clause to ensure rehabilitation is completed within a timeframe established by the Department of Housing and Economic Development. Failure to comply may result in reversion of the property to the City.

## SECTION 4:

This ordinance shall take effect upon final passage and publication in accordance with law.

| INTRODUCTION:          | MOTION:      |     |    |    | SECOND:  |     |    |    | ORD. AUTHORED BY: |              |     |    |    |          |     |    |    | ADOPTION | MOTION:      |     |    |    | SECOND:  |     |    |    |  |
|------------------------|--------------|-----|----|----|----------|-----|----|----|-------------------|--------------|-----|----|----|----------|-----|----|----|----------|--------------|-----|----|----|----------|-----|----|----|--|
|                        | INTRODUCTION |     |    |    | ADOPTION |     |    |    |                   | INTRODUCTION |     |    |    | ADOPTION |     |    |    |          | INTRODUCTION |     |    |    | ADOPTION |     |    |    |  |
|                        | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB |                   | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB |          | AYE          | NAY | NV | AB | AYE      | NAY | NV | AB |  |
|                        |              |     |    |    |          |     |    |    |                   |              |     |    |    |          |     |    |    |          |              |     |    |    |          |     |    |    |  |
| EDWARDS                |              |     |    |    |          |     |    |    | FRISBY            |              |     |    |    |          |     |    |    | GONZALEZ |              |     |    |    |          |     |    |    |  |
| FELICIANO              |              |     |    |    |          |     |    |    | HARRISON          |              |     |    |    |          |     |    |    |          |              |     |    |    |          |     |    |    |  |
| FIGUEROA<br>KETTENBURG |              |     |    |    |          |     |    |    | WILLIAMS          |              |     |    |    |          |     |    |    |          |              |     |    |    |          |     |    |    |  |
| NV - NO VOTE           |              |     |    |    |          |     |    |    |                   |              |     |    |    |          |     |    |    |          |              |     |    |    |          |     |    |    |  |

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

Mayor \_\_\_\_\_ APPROVED  
REJECTED \_\_\_\_\_ Reconsidered by Council – Override Vote \_\_\_\_\_ AYE  
NAY

President of Council \_\_\_\_\_ City Clerk \_\_\_\_\_