

**MUNICIPAL COUNCIL OF THE CITY OF PLAINFIELD  
PLAINFIELD, NEW JERSEY  
REGULAR MEETING**

**DATE:** SEPTEMBER 8, 2025  
**TIME:** 7:00 P.M.  
**PLACE:** 325 WATCHUNG AVENUE  
MUNICIPAL COURT – COUNCIL CHAMBERS

PRIOR TO OFFICIAL ACTION A SEGMENT WILL BE PROVIDED FOR PUBLIC COMMENTS, LIMITED TO RESOLUTIONS, MOTIONS AND ORDINANCES TO BE INTRODUCED ON FIRST READING.

**MUNICIPAL COUNCIL MEMBERS**

**PRESIDENT  
AND  
COUNCILMAN-AT-LARGE**  
*Honorable Steve Hockaday, Esq.*

**VICE PRESIDENT  
AND  
COUNCILWOMAN SECOND WARD**  
*Honorable Darcella Sessomes*

**COUNCILMAN FIRST WARD**  
*Honorable Robert Graham*

**COUNCILMAN THIRD WARD**  
*Honorable Charles McRae*

**COUNCILWOMAN FOURTH WARD**  
*Honorable Terri Briggs-Jones*

**COUNCILWOMAN-AT-LARGE FIRST AND FOURTH WARDS**  
*Honorable Julianne Cherry*

**COUNCILMAN-AT-LARGE, SECOND AND THIRD WARDS**  
*Honorable Richard Wyatt*

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**MAYOR**

*Honorable Adrian O. Mapp*

**BUSINESS ADMINISTRATOR**  
*Abby Levenson*



**CORPORATION COUNSEL**  
*David L. Minchello, Esq.*

**MUNICIPAL CLERK**  
*Abubakar T. Jalloh, RMC/CMR*  
*Clerk of the Council*

ORDER OF BUSINESS FOR THE PLAINFIELD CITY COUNCIL  
THE HONORABLE STEVE G. HOCKADAY, ESQ., PRESIDING

1. **ROLL CALL:**

**PRESIDENT TO ANNOUNCE:**

THE NOTICE REQUIREMENT PROVIDED FOR THE "OPEN PUBLIC MEETING LAW" HAS BEEN SATISFIED. NOTICE WAS PROPERLY GIVEN, SAID NOTICE HAVING BEEN TRANSMITTED TO THE COURIER-NEWS ON *TUESDAY, JANUARY 6, 2025* AS WELL AS POSTING ON THE BULLETIN BOARD IN THE CITY CLERK'S OFFICE.

2. **PLEDGE OF ALLEGIANCE:**

3. **INVOCATION:**

4. **APPROVAL OF MINUTES:**

REGULAR MEETING – AUGUST 11, 2025

5. **DISCUSSION ITEMS:**

- NONE.

**CONSIDERATION OF PUBLIC HEARING, SECOND READING & FINAL PASSAGE:**

**MC 2025 -31**

AN ORDINANCE OF THE CITY OF PLAINFIELD, IN THE COUNTY OF UNION, ADOPTING THE TODN-NORTH AVENUE REDEVELOPMENT PLAN AMENDMENT DATED AUGUST 11, 2025. (RESUBMITTED FOR FIRST READING)

**MC 2025 -33**

AN ORDINANCE OF THE CITY OF PLAINFIELD, IN THE COUNTY OF UNION, ADOPTING THE BLOCK 533, LOTS 8 & 9 REDEVELOPMENT PLAN DATED AUGUST 7, 2025

**PUBLIC COMMENTS, LIMITED TO RESOLUTIONS, MOTIONS, AND ORDINANCES TO BE INTRODUCED ON FIRST READING:**

6. **RESOLUTIONS AND MOTIONS:**  
**NEW BUSINESS:**

**LEGISLATIVE BODY**

- R 324-25** COUNCILMANIC RESOLUTION CERTIFYING REVIEW OF THE CY 2024 ANNUAL AUDIT REPORT COUPLED WITH THE REQUIRED GROUP AFFIDAVIT. -CITY CLERK.
- R 325-25** COUNCILMANIC RESOLUTION HONORING THE LIFE AND LEGACY OF BERNICE ABNEY (INTDOUCED BY THE UNANIMOUS MUNICIPAL COUNCIL). -CITY CLERK.
- R 326-25** COUNCILMANIC RESOLUTION HONORING THE LIFE AND LEGACY OF GREGGORY B. JACKSON (INTRODUCED BY COUNCIL PRESIDENT HOCKADAY). -CITY CLERK.
- R 327-25** COUNCILMANIC RESOLUTION HONORING THE LIFE AND LEGACY OF MICHAEL A. BURGESS (INTRODUCED BY COUNCILMAN CHARLES MCRAE). -CITY CLERK.
- R 328-25** COUNCILMANIC RESOLUTION HONORING THE LIFE AND LEGACY OF CRAIG ANDRE JOHNSON (INTRODUCED BY COUNCILWOMAN TERRI BRIGGS-JONES). -CITY CLERK.
- R 329-25** COUNCILMANIC RESOLUTION HONORING THE LIFE AND LEGACY OF RAVAN MIRIAM PATRICK (INTRODUCED BY THE UNANIMOUS MUNCIPAL COUNCIL). -CITY CLERK.

**MAYOR/BUSINESS ADMINISTRATOR**

- R 330-25** RESOLUTION RECOGNIZING SEPTEMBER 15 - OCTOBER 15, 2025 AS HISPANIC HERITAGE MONTH. -MAYOR.
- R 331-25** RESOLUTION RECOGNIZING SEPTEMBER AS PROSTATE CANCER AWARENESS MONTH NATIONALLY AND IN THE CITY OF PLAINFIEL. -MAYOR.
- R 332-25** RESOLUTION RECOGNIZING SEPTEMBER AS SICKLE CELL AWARENESS MONTH IN THE CITY OF PLAINFIELD. -MAYOR.
- R 333-25** RESOLUTION AMENDING R234-25 AUTHORIZING THE CITY OF PLAINFIELD TO APPLY AND ACCEPT A GRANT FROM UNION COUNTY FOR THE AWARD OF THE 2025 CAPITAL PROJECT GRANT IN AN AMOUNT NOT TO EXCEED \$500,000.00. -BUSINESS ADMINISTRATOR.
- R 334-25** RESOLUTION RECOGNIZING SEPTEMBER AS "BRAIN ANEURYSM AWARENESS MONTH". -RECREATION.

**CORPORATION COUNSEL**

- R 335-25** RESOLUTION OF THE CITY OF PLAINFIELD AUTHORIZING AN ADDITIONAL APPROPRIATION TO SOUDER LAW GROUP, LLP FOR LEGAL SERVICES FOR AN AMOUNT NOT TO EXCEED **\$15,000.00. -CORPORATION COUNSEL.**
- R 336-25** RESOLUTION OF THE CITY OF PLAINFIELD AUTHORIZING AN ADDITIONAL APPROPRIATION TO MCMANIMON, SCOTLAND & BAUMANN, LLC FOR LEGAL SERVICES FOR AN AMOUNT NOT TO EXCEED **\$5,000.00. -CORPORATION COUNSEL.**

**DEPARTMENT OF FINANCE**

- R 337-25** RESOLUTION AUTHORIZING APPROVAL TO AMEND CY-2025 MUNICIPAL BUDGET BY INSERTING TWO (2) ITEMS OF REVENUE AND APPROPRIATION IN ACCORDANCE WITH N.J.S.A. 40A:4-87 TOTALING **\$525,000.00. -CHIEF FINANCE OFFICER.**
- R 338-25** RESOLUTION ADOPTING A CORRECTIVE ACTION PLAN IN RESPONSE TO THE TWO RECOMMENDATION CONTAINED IN THE 2024 AUDIT. **-CHIEF FINANCE OFFICER.**
- R 339-25** RESOLUTION ESTABLISHING DELINQUENT SEWER SOLID WASTE INTEREST RATES AND PENALTIES. **-TAX COLLECTOR.**

**POLICE DEPARTMENT**

- R 340-25** RESOLUTION AUTHORIZING A MEMORANDUM OF UNDERSTANDING AMONG PLAINFIELD POLICE DEPARTMENT, TRINITAS REGIONAL MEDICAL CENTER AND PREVENTION LINKS REGARDING LAW ENFORCEMENT ASSISTED DIVERSION PROGRAM POLICY COORDINATING GROUP: FORMATION, GOVERNANCE AND RESPONSIBILITIES. **-POLICE DIRECTOR.**
- R 341-25** RESOLUTION AUTHORIZING APPROVAL TO ENTER INTO A FIVE-YEAR CONTRACT WITH AXON INTERNATIONAL INC. FOR BODY WORN CAMERAS IN THE AMOUNT OF **\$1,054,513.82. -POLICE DIRECTOR.**

**DEPARTMENT OF PUBLIC WORKS**

- R 342-25** RESOLUTION AUTHORIZING A PROFESSIONAL SERVICE CONTRACT TO PENNONI ASSOCIATES INC., 1085 RAYMOND BOULEVARD, SUITE 2102, NEWARK, NJ 07102 FOR THE NJDOT FY 2025 MUNICIPAL AID GRANT FOR THE EAST FRONT STREET STREETSCAPE IMPROVEMENTS (WATCHUNG AVE TO ROOSEVELT AVE) IN AN AMOUNT NOT TO EXCEED **\$74,400.00. -DIRECTOR OF PUBLIC WORKS.**

**ECONOMIC DEVELOPMENT**

- R 343-25** RESOLUTION AUTHORIZING THE PLANNING BOARD TO CONDUCT AN AREA IN NEED OF REDEVELOPMENT INVESTIGATION OF BLOCK 112, LOTS 7 (656 SOUTH 2ND STREET) AND 8 (658-60 SOUTH 2ND STREET) TO DETERMINE WHETHER THE PROPERTIES SATISFY THE REDEVELOPMENT LAW CRITERIA TO BE DECLARED IN NEED OF REDEVELOPMENT, AND IF SO, COMMENCE WITH PREPARATION OF A REDEVELOPMENT PLAN. **-DIRECTOR OF ECONOMIC DEVELOPMENT.**
- R 344-25** RESOLUTION AUTHORIZING THE PLANNING BOARD TO CONDUCT AN AREA IN NEED OF REDEVELOPMENT INVESTIGATION OF BLOCK 338, LOTS 7 (321-23 JOHNSTON AVENUE), 8 (317-19 JOHNSTON AVENUE) AND 9 (313-15 JOHNSTON AVENUE) TO DETERMINE WHETHER THE PROPERTIES SATISFY THE REDEVELOPMENT LAW CRITERIA TO BE DECLARED IN NEED OF REDEVELOPMENT, AND IF SO, COMMENCE WITH PREPARATION OF A REDEVELOPMENT PLAN. **-DIRECTOR OF ECONOMIC DEVELOPMENT.**
- R 345-25** RESOLUTION DESIGNATING BLOCK 146, LOT 7 AS A NON-CONDEMNATION REDEVELOPMENT AREA, AND DIRECTING THE PLANNING BOARD TO PREPARE A REDEVELOPMENT PLAN. **-DIRECTOR OF ECONOMIC DEVELOPMENT.**
- R 346-25** RESOLUTION DESIGNATING 300 MADISON REALTY LLC AS REDEVELOPER FOR THE REDEVELOPMENT OF CERTAIN PROPERTY IDENTIFIED ON THE OFFICIAL TAX MAPS OF THE CITY AS BLOCK 103, LOT 1 IDENTIFIED IN THE CITY TAX RECORDS AS 300-24 MADISON AVENUE AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT IN CONNECTION THEREWITH. **-DIRECTOR OF ECONOMIC DEVELOPMENT.**
- R 347-25** RESOLUTION DESIGNATING 314 BSD LLC AS REDEVELOPER FOR THE REDEVELOPMENT OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 606, LOT 3 (314-322 EAST 4TH STREET) AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT IN CONNECTION THEREWITH. **-DIRECTOR OF ECONOMIC DEVELOPMENT.**
- R 348-25** RESOLUTION DESIGNATING VIDA 1092-1098 ARLINGTON LLC AS REDEVELOPER FOR THE REDEVELOPMENT OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 723, LOT 13.01 (1092-1098 ARLINGTON AVENUE) AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AND LAND DISPOSITION AGREEMENT AND THE SALE OF 1092-1098 ARLINGTON AVENUE IN CONNECTION THEREWITH. **-DIRECTOR OF ECONOMIC DEVELOPMENT.**
- R 349-25** RESOLUTION AUTHORIZING A SECOND AMENDMENT TO REDEVELOPMENT AGREEMENT WITH NORTH AVE WAREHOUSE OZ URBAN RENEWAL LLC, IN CONNECTION WITH THE REDEVELOPMENT OF BLOCK 341, LOT 2 AND BLOCK 344, LOT 3. **-DIRECTOR OF ECONOMIC DEVELOPMENT.**
- R 350-25** RESOLUTION AUTHORIZING A FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT WITH 1314 WEST FRONT STREET URBAN RENEWAL LLC, WITH RESPECT TO CERTAIN PROPERTY IDENTIFIED AS BLOCK 218, LOTS 23 (25 CLINTON AVENUE), 24 (21 CLINTON AVENUE) AND 27 (1314-20 WEST FRONT STREET) . **-DIRECTOR OF ECONOMIC DEVELOPMENT.**
- R 351-25** RESOLUTION ACKNOWLEDGING RECEIPT OF NOTICE OF THE MORTGAGE AND AUTHORIZING A WAIVER OF THE 30-DAY NOTICE REQUIRED BY THE REDEVELOPMENT AGREEMENT BETWEEN THE CITY OF PLAINFIELD AND SRV REDEVELOPER LLC. **-DIRECTOR OF ECONOMIC DEVELOPMENT.**
- R 352-25** RESOLUTION AUTHORIZING THE IMMEDIATE EFFECTIVENESS OF ORDINANCE MC 2025-33 PURSUANT TO N.J.S.A 40:69A-181. **-DIRECTOR OF ECONOMIC DEVELOPMENT.**

**DEPARTMENT OF HEALTH & SOCIAL SERVICES**

- R 353-25** RESOLUTION DENOUNCING HEALTH MISINFORMATION AND RACIAL BIAS IN FEDERAL PUBLIC HEALTH LEADERSHIP. -**DIRECTOR OF HEALTH & SOCIAL SERVICES.**
- R 354-25** RESOLUTION AUTHORIZING APPROVAL TO APPLY AND ACCEPT A GRANT FROM THE UNION COUNTY DEPARTMENT OF HUMAN SERVICES/ DIVISION OF INDIVIDUAL AND FAMILY SUPPORT SERVICES, HOMELESS (SSH) FUND 2026 IN AN AMOUNT NOT TO EXCEED \$125,000. -**COMMUNITY RELATIONS.**
- R 355-25** RESOLUTION AUTHORIZING AN APPLICATION AND THE EXECUTION OF A GRANT AGREEMENT WITH THE UNION COUNTY ARTS GRANT PROGRAM TO THE SENIOR CITIZENS SERVICES CENTER FOR THE PERIOD JANUARY 1, 2026 TO DECEMBER 31, 2026 FOR THE INITIAL AMOUNT OF \$6,000.00. -**COMMUNITY RELATIONS.**
- R 356-25** RESOLUTION AUTHORIZING APPROVAL TO APPLY AND ACCEPT A NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS, DIVISION OF HOUSING AND COMMUNITY RESOURCES-COMMUNITY SERVICES BLOCK GRANT FUNDS FOR FISCAL YEAR 2026 IN AN AMOUNT NOT TO EXCEED \$220,900.00. -**COMMUNITY RELATIONS.**

**DEPARTMENT OF COMMUNICATIONS & TECHNOLOGY**

- R 357-25** RESOLUTION AUTHORIZING THE CITY OF PLAINFIELD TO ENTER INTO A SERVICE AGREEMENT WITH JCT SOLUTIONS TO IMPLEMENT A CITY-WIDE EMERGENCY WARNING NOTIFICATION SYSTEM IN THE AMOUNT NOT TO EXCEED \$495,739.24. -**DIRECTOR OF COMMUNICATION & TECHNOLOGY.**

**DEPARTMENT OF SEWER & SOLID WASTE**

- R 358-25** RESOLUTION AUTHORIZING THE PURCHASE OF THREE (3) NEW 2025 CHEVROLET COLORADO AND ONE (1) 2025 CHEVROLET TAHOE ON ESCNJ 23/24-11 CO-OP FROM PELLEGRINO CHEVROLET 1000 GATEWAY BLVD WESTVILLE, NJ 08093 IN THE AMOUNT OF NOT TO EXCEED \$191,054.75. -**DIRECTOR OF SEWER & SOLID WASTE.**

**7. INTRODUCTION OF ORDINANCES ON FIRST READING:**

**BOND 1285**

BOND ORDINANCE PROVIDING FOR VARIOUS 2025 CAPITAL ACQUISITIONS AND IMPROVEMENTS FOR THE SEWER UTILITY OF THE CITY OF PLAINFIELD, IN THE COUNTY OF UNION, STATE OF NEW JERSEY; APPROPRIATING \$615,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$585,000 BONDS OR NOTES OF THE CITY TO FINANCE PART OF THE COSTS THEREOF.

**BOND 1286**

BOND ORDINANCE PROVIDING FOR VARIOUS 2025 CAPITAL ACQUISITIONS AND IMPROVEMENTS FOR THE SOLID WASTE UTILITY OF THE CITY OF PLAINFIELD, IN THE COUNTY OF UNION, STATE OF NEW JERSEY; APPROPRIATING \$1,035,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$985,500 BONDS OR NOTES OF THE CITY TO FINANCE PART OF THE COSTS THEREOF.

**BOND 1287**

BOND ORDINANCE PROVIDING FOR VARIOUS 2025 CAPITAL ACQUISITIONS AND IMPROVEMENTS BY AND FOR THE PARKING UTILITY OF THE CITY OF PLAINFIELD, IN THE COUNTY OF UNION, STATE OF NEW JERSEY; APPROPRIATING \$325,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$325,000 BONDS OR NOTES OF THE CITY TO FINANCE THE COSTS THEREOF.

**BOND 1288**

BOND ORDINANCE PROVIDING FOR VARIOUS 2025 CAPITAL ACQUISITIONS AND IMPROVEMENTS, BY AND IN THE CITY OF PLAINFIELD, IN THE COUNTY OF UNION, STATE OF NEW JERSEY, APPROPRIATING \$6,760,200 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$6,024,177 IN BONDS OR NOTES OF THE CITY TO FINANCE PART OF THE COST THEREOF.

**MC 2025 -34**

AN AMENDMENT TO ORDINANCE OF THE CITY OF PLAINFIELD, IN THE COUNTY OF UNION, AMENDING CHAPTER 16, THE VEHICLES AND TRAFFIC ORDINANCE, ARTICLE VI, SECTION 16:4-5 SCHEDULE IV. "PARKING TIME LIMITS ON CERTAIN STREETS AND AREAS".

**MC 2025 -35**

AN ORDINANCE OF THE CITY OF PLAINFIELD, IN THE COUNTY OF UNION, GRANTING A TAX EXEMPTION WITH RESPECT TO CERTAIN PROPERTY IDENTIFIED AS BLOCK 723, LOT 13.01 (1092-1098 ARLINGTON AVENUE) AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH 1092-1098 ARLINGTON URBAN RENEWAL, LLC IN CONNECTION THEREWITH.

**MC 2025 -36**

AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH 306 WATCHUNG URBAN RENEWAL LLC FOR CERTAIN IMPROVEMENTS IN THE TODD SOUTH REDEVELOPMENT AREA.

**MC 2025 -37**

AN ORDINANCE OF THE CITY OF PLAINFIELD, IN THE COUNTY OF UNION, AUTHORIZING A FIRST AMENDMENT TO FINANCIAL AGREEMENT, IN CONNECTION WITH PROPERTY IDENTIFIED AS BLOCK 218, LOTS 23 (25 CLINTON AVENUE), 24 (21 CLINTON AVENUE) AND 27 (1314-20 WEST FRONT STREET).

**8. GENERAL PUBLIC COMMENTS:**

ANY RESIDENT OR TAXPAYER OF PLAINFIELD IS WELCOME TO COMMENT ON ANY GOVERNMENTAL ITEM OF CONCERN TO THEM DURING THE GENERAL PUBLIC COMMENTS SEGMENT OF THE COUNCIL'S MEETING. CITIZENS MUST CLEARLY STATE THEIR NAME TO THE CLERK ONCE THE SPEAKER IS RECOGNIZED BY THE PRESIDING OFFICER TO SPEAK. A TOTAL OF THIRTY (30) MINUTES HAS BEEN ALLOCATED FOR ALL PUBLIC COMMENTS TO BE PRESENTED. LARGE GROUPS ARE URGED TO SELECT A SPOKESPERSON TO REPRESENT THEM. EACH PERSON IS ALLOCATED THREE (3) MINUTES TO SPEAK. THE PRESIDING OFFICER OR A MAJORITY ON THE COUNCIL MAY EXTEND THE LENGTH OF TIME ALLOCATED CUMULATIVELY OR INDIVIDUALLY.

NO SPEAKER SHALL ENGAGE IN ANY PERSONALLY OFFENSIVE, DEROGATORY OR ABUSIVE REMARKS. THE PRESIDENT SHALL IMMEDIATELY CALL TO ORDER ANY SPEAKER WHO VIOLATES THIS PROVISION. AN OFFICER FROM THE PLAINFIELD POLICE DIVISION MAY REMOVE ANY DISRUPTIVE PERSON AT THE DISCRETION OF THE PRESIDING OFFICER. PUBLIC COMMENT IS AN OPPORTUNITY FOR THE PUBLIC TO PRESENT THEIR VIEWS – BOTH POSITIVE AND NEGATIVE.

IT IS NOT A QUESTION AND ANSWER PERIOD. NEITHER THE PRESIDING OFFICER NOR COUNCIL MEMBERS WILL ENGAGE IN A BACK AND FORTH EXCHANGE SO SPEAKERS ARE ENCOURAGED TO PRESENT ALL THEIR VIEWS. THE PRESIDING OFFICER AS WELL AS ANY COUNCIL MEMBER MAY RESPOND TO ANY COMMENT AFTER SUCH SPEAKER IS FINISHED. THE PRESIDING OFFICER MAY REFER THE SPEAKER TO THE CITY ADMINISTRATOR OR AN APPROPRIATE DEPARTMENT HEAD AND ANY COUNCIL MEMBER MAY CHOOSE TO RESPOND IN WRITING TO INDIVIDUAL CITIZENS.

**ADJOURNMENT:**

**TOTAL RESOLUTIONS = 35**

**TOTAL ORDINANCES = 10**

# *THE CITY OF PLAINFIELD*

## DEPARTMENT DIRECTORS

*Shep Brown*  
*Director of Health & Social Services*

*John Louise*  
*Director of Solid Waste & Sewer*

*Beverley Morris-Gill*  
*Director of Finance*

*Oren K. Dabney, Sr.*  
*Director of Public Works*

*James T. Abney*  
*Police Director*

*Kenneth Childress*  
*Fire Director*

*Zenobia Fields*  
*Director of Economic Development*

*Jazz Clayton-Hunt*  
*Director of Communications & Technology*

*The City Council welcomes your attendance and citizen participation at this meeting. In fairness to others, we respectfully ask your observance of the following:*

- 1. Please state your name and home address for the record.*
- 2. Groups or organizations wishing to make a presentation are asked to designate one spokesperson in the interest of time and to avoid repetition.*
- 3. When more than one citizen is heard on any matter, please avoid repetition in your comments. Careful attention to the previous speaker's remarks will be helpful in this regard.*
- 4. Your City Council carefully considers all the facts before a decision is made. Brief statements, therefore, are most helpful in reaching a decision based on sound judgment.*

