

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

SPECIAL MEETING AGENDA

I. PRESIDENT TO ANNOUNCE:

7:00 P.M. TUESDAY, NOVEMBER 26, 2013

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 AND THE STAR LEDGER ON FRIDAY, NOVEMBER 22, 2013 AS WELL AS POSTING ON THE BULLETIN BOARD IN CITY HALL.

**CITY HALL LIBRARY
515 WATCHUNG AVENUE
PLAINFIELD, NJ**

COUNCILWOMAN TRACEY BROWN
COUNCILWOMAN VERA GREAVES
COUNCILMAN ADRIAN MAPP
COUNCILMAN CORY STORCH
COUNCILWOMAN REBECCA WILLIAMS
CHAIRMAN WILLIAM REID
COUNCIL PRESIDENT BRIDGET RIVERS

II. ROLL CALL:

**III. PRESIDENT TO REQUEST CLERK
TO READ "THE CALL" FOR THE MEETING:**

IV. PUBLIC COMMENTS, LIMITED TO RESOLUTIONS AND ORDINANCES.

V. RESOLUTIONS & ORDINANCES:

R 392-13 RESOLUTION AUTHORIZING TRANSFERS BETWEEN THE CY 2013 APPROPRIATIONS OF THE GENERAL
NON-CONSENT FUND OF THE CITY OF PLAINFIELD.

MC 2013 -18 AN ORDINANCE AMENDING THE SCHEDULE OF SALARIES AND WAGES ADOPTED PURSUANT TO ARTICLE 14, CHAPTER 11 OF THE MUNICIPAL CODE OF THE CITY OF PLAINFIELD, NEW JERSEY, 1971.
(CHIEF FINANCIAL OFFICER SALARY BAND)

MC 2013 -19 AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 2, ADMINISTRATION, ARTICLE 3 MAYOR, TO ADD SECTION 6, CHIEF OF STAFF OF THE MUNICIPAL CODE OF THE CITY OF PLAINFIELD, NEW JERSEY, 1971.

MC 2013 -20 AN ORDINANCE AMENDING THE SCHEDULE OF SALARIES AND WAGES ADOPTED PURSUANT TO ARTICLE 14, CHAPTER 11 OF THE MUNICIPAL CODE OF THE CITY OF PLAINFIELD, NEW JERSEY, 1971.
(CHIEF OF STAFF SALARY BAND)

MC 2013 -21 AN ORDINANCE AUTHORIZING THE CONVEYANCE OF BLOCK 247 LOTS 7 AND 9 TO THE HOUSING AUTHORITY OF PLAINFIELD SUBJECT TO CONDITIONS.

VI. GENERAL PUBLIC COMMENTS:

VII. ADJOURNMENT:

**RESOLUTION AUTHORIZING TRANSFERS BETWEEN THE CY 2013
APPROPRIATIONS OF THE GENERAL FUND OF THE CITY OF PLAINFIELD**

WHEREAS, N.J.S.A. 40A:4-58 provides that the Governing Body of a municipality may (upon the concurrence of two-thirds of the full membership thereof) in the last two months of the calendar year make transfers between appropriations in which funds are deemed to be in excess of the anticipated;
Now, Therefore, Be It

RESOLVED, by the City Council of the City of Plainfield, two thirds of the full membership thereof concurring that the following transfers be made in the CY 2013 appropriations for the General Fund in accordance with N.J.S.A. 40A:4-58:

		<u>TO</u>	<u>FROM</u>
Corporation Counsel	S&W	2,000.00	
Information Technology	S&W	11,000.00	
Media	S&W	30,000.00	
Director Admin & Finance	S&W	600.00	
Personnel	S&W	1,000.00	
Purchasing	S&W	1,500.00	
Economic Development	S&W	72,000.00	
Planning	S&W	4,000.00	
Director PW&UD	S&W	200.00	
Engineering	S&W	300.00	
School Crossing	S&W	20,000.00	
Police	S&W	131,091.38	
Telephone	OE	29,150.00	
PMUA	OE	163,085.23	
City Clerk	S&W	3,500.00	
Health Benefits	OE	592,750.00	
Senior Citizens	OE	5,000.00	
Mayor's Office	OE	7,500.00	
City Clerk	OE		3,500.00
Planning	OE		4,000.00
City Administrator	S&W		21,000.00
Municipal Court	S&W		15,000.00
Public Works	S&W		100,000.00
State Unemployment Insurance	OE		100,000.00
Signal	S&W		25,000.00
Senior Citizens	S&W		15,000.00
Health	S&W		10,000.00
Inspections	S&W		10,000.00
Accumulated Absence Buyouts	S&W		25,000.00
Insurance	OE		548,176.61
Worker's Compensation	OE		100,000.00
Police Department	OE		10,000.00
Street Lighting	OE		88,000.00
TOTAL		\$ 1,074,676.61	\$ 1,074,676.61

BE IT FURTHER RESOLVED, that a duly certified copy of this resolution will be filed in the office of the City Clerk.

Adopted by the City Council

November 26, 2013

Abubakar Jalloh, City Clerk

R 392-13

AN ORDINANCE AMENDING THE SCHEDULE OF SALARIES AND WAGES
ADOPTED PURSUANT TO ARTICLE 14, CHAPTER 11 OF THE MUNICIPAL CODE
OF THE CITY OF PLAINFIELD, NEW JERSEY, 1971.

MC 2013-18

(SALARY AMENDMENT)

Be It Enacted by the Council of the City of Plainfield:

Sec. 1. The schedule of positions, salaries, fringe benefits, and wage ranges of certain non union employees, the amendments and supplements, heretofore adopted pursuant to Chapter 11, Article 14 of the Municipal Code of the City of Plainfield, New Jersey, 1971, are hereby amended.

Sec. 2. The following schedule for the job title of Chief Financial Officer is hereby adopted pursuant to Section 11:14-1:

a. A salary band shall be established for the position of Chief Financial Officer as follows:

Title	Salary Band	
	Minimum	Maximum
Chief Financial Officer	95,500	155,000

b. The pay band established for the position of Chief Financial Officer will be adjusted annually in accordance with the average cost of living index for the previous year.

Sec. 3. This ordinance shall take effect twenty (20) days after final passage and approval as provided by law.

AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 2, ADMINISTRATION, ARTICLE 3
MAYOR, TO ADD SECTION 6, CHIEF OF STAFF

Deletions are ~~striked out~~.
Additions are in ***bold italics***.

MC 2013-19

WHEREAS, the Special Charter and Municipal Code of the City of Plainfield set forth numerous responsibilities for the Office of the Mayor including, but not limited to, supervision of all of the department heads, enforcement of the Special Charter and Code, appointment of all officers and employees with advice and consent of Council, and introduction of the budget; and

WHEREAS, the position of Mayor of the City of Plainfield also requires numerous appearances before boards and commissions, as well as extensive community outreach; and

WHEREAS, the position of Mayor is a part-time position and is compensated accordingly;
and

WHEREAS, there is a need for the position of a Chief of Staff to the Mayor of City of Plainfield to assist in the duties and responsibilities set forth in the Special Charter and Code; therefore,

BE IT, ENACTED, by the Council of the City of Plainfield that Chapter 2, Administration, Article 3, Mayor, is hereby amended and supplemented as follows:

Section 6 CHIEF OF STAFF

The Mayor may appoint, within the limits of available appropriations, a Chief of Staff who shall serve under the direction and supervision of the Mayor. The Chief of Staff shall serve in the unclassified service and at the pleasure of the Mayor. The Chief of Staff shall:

- (a) ***Handle the Mayor's communications with the public;***
- (b) ***Assist in the creation and implementation of administrative policies and goals, including the priorities for public safety, economic development, budgeting and finance, communications and operations;***
- (c) ***Coordinate communication between the administration and the City Council;***
- (d) ***Direct all intergovernmental relations for the City, working with all levels of government including Federal, State, County and School Boards, including shared services, grant opportunities and green initiatives; and***
- (e) ***Perform all other functions and duties as may be assigned by the Mayor.***

BE IT, FURTHER ENACTED, by the Council of the City of Plainfield, that:

1. Severability. If any provision of this Ordinance shall be held invalid, or contrary to the law, then such provision of the Ordinance shall be deemed separable from the remaining provisions of this Ordinance and shall not affect the validity of the other provisions of the Ordinance.

2. Effective Date. This Ordinance shall take effect twenty (20) days following action or inaction by the Mayor, as provided by law or on an override of a mayoral veto by the council, whichever is applicable in accordance with law, unless a resolution is adopted pursuant to N.J.S.A. 69A-181(b) declaring an emergency and providing that this ordinance shall take effect at an earlier date.

3. Publication. A notice of the action shall be published in the official newspaper authorized to publish legal notice for the City as required by law.

**AN ORDINANCE AMENDING THE SCHEDULE OF SALARIES AND WAGES
ADOPTED PURSUANT TO ARTICLE 14, CHAPTER 11 OF THE MUNICIPAL
CODE OF THE CITY OF PLAINFIELD, NEW JERSEY, 1971.**

MC 2013-20

(SALARY AMENDMENT)

Be It Enacted by the Council of the City of Plainfield:

Sec. 1. The schedule of positions, salaries, fringe benefits, and wage ranges of certain non union employees, the amendments and supplements, heretofore adopted pursuant to Chapter 11, Article 14 of the Municipal Code of the City of Plainfield, New Jersey, 1971, are hereby amended.

Sec. 2. The following schedule for the job title of Chief of Staff is hereby adopted pursuant to Section 11:14-1:

a. A salary band shall be established for the position of Chief of Staff as follows:

Title	Salary Band	
	Minimum	Maximum
Chief of Staff	60,000	95,000

b. The pay band established for the position of Chief of Staff will be adjusted annually in accordance with the average cost of living index for the previous year.

Sec. 3. This ordinance shall take effect twenty (20) days after final passage and approval as provided by law.

**AN ORDINANCE AUTHORIZING THE CONVEYANCE OF BLOCK
247, LOTS 7 AND 9 TO THE HOUSING AUTHORITY OF
PLAINFIELD SUBJECT TO CONDITIONS**

MC 2013-21

WHEREAS, the City of Plainfield is the owner in fee simple of Block 247, Lots 7 and 9, commonly known as 307-309 West Front Street, 318-320 West Front Street, 109-127 Central Avenue; and 300-306 West Second Street, 126-136 Madison Avenue in the City of Plainfield; and

WHEREAS, the City of Plainfield seeks to provide for the development of Block 247, Lots 7 and 9 for residential and commercial development consistent with and complementary to the newly designated Transit Oriented Development Downtown, ; and

WHEREAS, the Housing Authority of Plainfield is empowered among others actions, to acquire and develop property, pursuant to N.J.S.A. 40A:12A-22, Powers of Municipality, County, Redevelopment Agency, Housing Authority, and may act as a redevelopment entity, pursuant to N.J.S.A. 40A:12A-21; and

WHEREAS, the City of Plainfield seeks to contract with the Housing Authority of Plainfield for the conveyance (either by sale or long term lease) and development of Block 247, Lots 7 and 9; and

WHEREAS, the City of Plainfield is empowered to convey (either by sale or long term lease) municipal property, pursuant to the Local Land and Buildings Law, N.J.S.A. 40A:12-20 Acquisition on Behalf of Another Public Body; and

WHEREAS, a municipality, by ordinance, may grant, sell, convey or lease any of its property, including real property already devoted to a public use, whether held in a proprietary or governmental capacity, to a housing authority or redevelopment entity, specifically pursuant to N.J.S.A. 40A:12A-39; now, therefore, be it

ORDAINED by the City Council of the City of Plainfield, as follows:

SECTION 1. A conveyance (either by sale or long term lease) to the Housing Authority of Plainfield of the property known as Block 247, Lot 7 and 9, for consideration in an amount to be determined by the prevailing market price on the date of the Closing (to be agreed upon by the Parties at that time by consideration of appraisals obtained by one or more of the Parties, subject to certain set-offs and credits for costs necessary to investigate and remediate the property pursuant to applicable law and to achieve the regulatory cleanup level to allow for the proposed development of the property) is hereby authorized pursuant to the Local Land and Buildings Law, N.J.S.A. 40A:12-20, subject to the following conditions:

- a. The conveyance is expressly conditioned upon the procurement of finances from whatever source or sources by the Housing Authority of Plainfield and/or its Community Development Corporation ("CDC"), which shall be secured and provided by a private development partner pursuant to a Memorandum of Understanding ("MOU") to be negotiated and executed;
- b. Failure by the Housing Authority of Plainfield and/or the CDC to execute an MOU securing the financial commitment to obtain the finances as the consideration for the property by the date of the Closing shall invalidate any obligation of the Housing Authority and/or the CDC to acquire the property;
- c. Failure by the Housing Authority of Plainfield and/or the CDC and/or the private development partner to secure the finances as the consideration for the property by the date of the Closing shall invalidate any obligation of the Housing Authority and/or the CDC to acquire the property;
- d. The Housing Authority of Plainfield and the CDC shall provide for the disposition of the property and its development as residential affordable rate and commercial project, subject to all land development and municipal approvals as required by law;

- e. The Deed for the conveyance or the Lease for the long term rental of the property to the Housing Authority of Plainfield and CDC shall provide that, if the property is not developed as set forth herein, within two years from the date of conveyance, the property shall revert to the City which shall return the contract (purchase or lease) price to the Housing Authority of Plainfield and/or the CDC and/or the private development partner and that any development costs associated with any such reversion, incurred by the City, shall be paid by the private developer partner;
- f. The Mayor is hereby authorized to execute the necessary Purchase and Sale Agreement, Deed or Lease and any other documents required to convey the property described herein.

SECTION 2. The Mayor is hereby authorized to execute the necessary Purchase and Sale Agreement, Deed or Lease and any other documents required to convey the property described herein.

SECTION 3. All ordinances or parts of the ordinance contained in the Municipal Code of the City of Plainfield inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 4. If any portion of this ordinance shall be determined to be invalid, such determination shall not affect the validity of the remaining portions of such ordinance.

SECTION 5. This ordinance shall take effect after final passage, twenty (20) days following action or inaction by the Mayor as provided by law or override of a mayoral veto by the Council, whichever is applicable in accordance with law, unless a resolution is adopted pursuant to N.J.S.A. 40:69A-181(b) declaring an emergency and providing that this ordinance shall take effect at an earlier date.