

TOWNSHIP OF IRVINGTON



MUNICIPAL COUNCIL MEETING SPECIAL MEETING MINUTES SEPTEMBER 20, 2023 5:30 PM

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

ROLL CALL	PRESENT	ABSENT	LATE ARRIVAL	EARLY DEPARTURE
Brown		X		
Cox	X			
Evans	X			
Frederic	X			
Dr. Hudley	X			
Vick	X			
Beasley, President	X			

President Beasley called this meeting to order at 5:30 P.M., at which time a quorum was in attendance, and read the Statement of Proper Notice pursuant to the Sunshine Law.

3. RESOLUTIONS AND MOTIONS

A. Authorize Assignment of Multiple Tax Sale Certificates to Irvington Redevelopment 2022 LLC

RESOLUTION AUTHORIZING ASSIGNMENT

WHEREAS, N.J.S.A. 54:5-112 and 54:5-113, provide the Mayor and Council with the authority to sell real estate tax liens held by the municipality at a private sale for sums not less than the amount of municipal liens charged against same, and,

WHEREAS, the Tax Collector has notified the owner of record as appearing on the most recent Tax Duplicate at least five days prior to the affirmation of this resolution and a public notice of the pending sale was posted in three (3) public places within the Township of Irvington, and advertised once in The Star-Ledger.

NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON that the Mayor and Council hereby assign municipal held liens recorded as:

Block/Lot	Owner Property Address	Cert No.	Sale Date	Amount of Sale	Amount As of September 29, 2023
86/39	Williams, Dwayne & Williams, Carolyn 77-79 Brookside Ave.	12-00046	6/19/2012	\$1,859.41	\$43,802.91
106/12	Wright, Betty J. 30 Vailsburg Terr. (Rear)	100630	7/12/2010	\$99.45	\$2,196.49
110/2	Lindor, Patrick 96 Eastern Pkwy.	14-00532	12/22/2014	\$8,064.31	\$139,105.52
136/10	Hegazy, Yehia & Ahmed	090866	6/29/2009	\$693.60	\$30,035.24

SPECIAL MEETING MINUTES - SEPTEMBER 20, 2023 - PAGE 2

197/33	194-96 Ellis Ave. Adeoti, Adekunle	18-00778	12/27/2018	\$1,440.62	\$21,280.17
228/27	281 Coit St. Cornelius, Harold R.	14-00983	12/22/2014	\$3,510.67	\$76,608.87
256/8	97-99 Mt. Vernon Ave. Evans, Michael	20-01122	12/29/2020	\$387.85	\$969.68
270/10	24 Mt Vernon Ave AW Property LLC,	16-01120	12/20/2016	\$997.33	\$13,369.36
308/28.01 C0225	81 Cleremont Ave. Bucaro,Oscar	14-01279	12/22/2014	\$357.48	\$4,504.57
308/28.01 C0239	1020 Stuyvesant Av C0225 Deutsche Bank Nat'l Trust(MSNSV103)	15-01476	12/21/2015	\$161.83	\$1,635.54
338/11	1018 Stuyvesant Av C0239 Irvington Investors, LLC	112187	6/28/2011	\$6,155.85	\$153,430.18
	10-12 Weber Pl				

together with subsequent liens thereon, at private sale to:

Irvington Redevelopment 2022 LLC
4921 Bay Parkway
Brooklyn, NY 11230

Beasley – Cox Motion to Table Item to September 25, 2023 Council Meeting
Adopted
Absent: Brown

B. Authorize Assignment of Multiple Tax Sale Certificates to CFW Holdings LLC

RESOLUTION AUTHORIZING ASSIGNMENT

WHEREAS, N.J.S.A. 54:5-112 and 54:5-113, provide the Mayor and Council with the authority to sell real estate tax liens held by the municipality at a private sale for sums not less than the amount of municipal liens charged against same, and,

WHEREAS, the Tax Collector has notified the owner of record as appearing on the most recent Tax Duplicate at least five days prior to the affirmation of this resolution and a public notice of the pending sale was posted in three (3) public places within the Township of Irvington, and advertised once in The Star-Ledger.

NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON that the Mayor and Council hereby assign municipal held liens recorded as:

Block/Lot	Owner Property Address	Cert No.	Sale Date	Amount of Sale	Amount As of September 29, 2023
32/8	Wright, Aziz R. 20 Tremont St.	20-00144	12/29/2020	\$599.67	\$4,242.38
99/22	G Global Group LLC, 119 Brookside Ave.	12-01716	12/27/2012	\$1,827.48	\$89,079.49
142/17	Johnson, Annie M. 295 21 st St.	111103	6/28/2011	\$4,209.77	\$69,194.04
142/22	Fairbanks Capital As Servicing 309 21 st St.	18-00648	12/27/2018	\$1,826.98	\$9,482.46
162/39	Chandler, Willie T.&MC Dermott ,Antho 455 21 st St.	13-00849	12/27/2013	\$4,706.24	\$61,709.59
163/1	Presitgious Friends Buiders, LLC	081462	6/27/2008	\$3,007.72	\$83,488.21

SPECIAL MEETING MINUTES - SEPTEMBER 20, 2023 - PAGE 3

163/13	462 21 st St. 21st Street Homes LLC	12-02064	12/27/2012	\$2,735.48	\$42,235.82
163/15	432 21 st St. Crest Community Development Corp.	101062	7/12/2010	\$3,123.30	\$80,543.87
163/16	428 21 st St. Crest Community Development Corp.	101063	7/12/2010	\$3,123.30	\$80,439.18
165/1	426 21 st St. Person Donald	101072	7/12/2010	\$1,867.50	\$69,540.06
165/32	941 Clinton Ave. Person Builders, LLC	101081	7/12/2010	\$867.79	\$75,662.18
214/21	939 Clinton Ave. 1008 Clinton Ave NJ LLC	20-00901	12/29/2020	\$3,415.20	\$19,591.75
218/18	1008 Clinton Ave.. Warren, Oznie & Joan E.	18-00918	12/27/2018	\$1,036.18	\$47,307.86
	11 May St.				

together with subsequent liens thereon, at private sale to:

CFW Holdings LLC
756 Stirling Drive
Orange, NJ 07050

Beasley – Cox

Motion to Table Item to September 25, 2023 Council Meeting
Adopted
Absent: Brown

C. Authorize Assignment of Multiple Tax Sale Certificates to Realis Holdings Inc.

RESOLUTION AUTHORIZING ASSIGNMENT

WHEREAS, N.J.S.A. 54:5-112 and 54:5-113, provide the Mayor and Council with the authority to sell real estate tax liens held by the municipality at a private sale for sums not less than the amount of municipal liens charged against same, and,

WHEREAS, the Tax Collector has notified the owner of record as appearing on the most recent Tax Duplicate at least five days prior to the affirmation of this resolution and a public notice of the pending sale was posted in three (3) public places within the Township of Irvington, and advertised once in The Star-Ledger.

NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON that the Mayor and Council hereby assign municipal held liens recorded as:

Block/Lot	Owner Property Address	Cert No.	Sale Date	Amount of Sale	Amount As of September 29, 2023
58/10	M Credit, Inc. 195 Columbia Ave.	090366	6/29/2009	\$3,574.87	\$98,982.22
62/22	North Jersey Tire, Auto & Truck 59-61 Western Pkwy.	15-00615	12/21/2015	\$1,449.13	\$86,004.28
104/5	The Time Development, LLC 332 Myrtle Ave.	100618	7/12/2010	\$1,321.14	\$73,880.56
116/27	Henderson, John & Carmen L. 8 Grove Terr.	001587	4/6/1994	\$205.09	\$19,712.76
122/23	Jason Auto Collision Corporation 691 Grove St.	090768	6/29/2009	\$665.58	\$54,707.72
122/24	Jason Auto Collison Corporation 693 Grove St.	14-00567	12/22/2014	\$3,504.21	\$61,898.13
123/18	Creed, James	13-00695	12/27/2013	\$13,631.34	\$67,421.59

SPECIAL MEETING MINUTES - SEPTEMBER 20, 2023 - PAGE 4

138/3	679 Grove St. Ohamadike, Ifeoma 720 Springfield Ave.	111048	6/28/2011	\$3,673.39	\$93,360.43
139/10	Parrish, Daniel L. 746 Grove St.	100859	7/12/2010	\$2,192.82	\$30,821.93
166/38.01	Okoro, Vivian 85 Hopkins Place	101092	7/12/2010	\$752.29	\$45,495.11
166/39.01	Okoro, Vivian 89 Hopkins Place	101093	7/12/2010	\$752.79	\$46,889.34
210/61	PCB Real Estate Venture, LLC 979-981 Grove St.	101268	7/12/2010	\$8,095.94	\$93,068.43
213/34	Isaac, Sabeca 39 Grace St.	12-00123	6/19/2012	\$1,214.99	\$73,095.20
216/21	C & F Real Estate Investment 1093 Grove St.	18-00906	12/27/2018	\$5,259.97	\$42,844.60
224/1	Yuseff, Qadir 71-75 Mt. Vernon Ave.	19-00823	12/27/2019	\$13,434.33	\$92,494.27
225/21 C0002	Royal Development, Inc 41-43 Normandy Pl C0002	091407	6/29/2009	\$1,681.93	\$52,532.40
339/8	Walker, Nadine 26 Durand Pl.	18-01390	12/27/2018	\$2,727.04	\$46,352.36

together with subsequent liens thereon, at private sale to:
Realis Holding Inc
11-43 Raymond Blvd.
Newark, NJ 07102

Beasley – Cox

Motion to Table Item to September 25, 2023 Council Meeting
Adopted
Absent: Brown

4. MISCELLANEOUS

A. General Hearing of Citizens and Council Members limited to three minutes per person (MUST SIGN UP IN ADVANCE OF MEETING)

No Public Members Present

5. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:36 P.M.

Jamillah Z. Beasley, Council President

Shawna M. Supel, Municipal Clerk