

**CITY OF NEWARK
DELAWARE
COUNCIL MEETING AGENDA**

October 27, 2025 – 7:00 P.M.

Per the hybrid meeting provisions as provided in 29 Del. C. §10006A, City Council will be meeting in person with remote access via Microsoft Teams at the following link: <https://newarkde.gov/publicmeetings>

New to Microsoft Teams? Click on the link above and click on “Continue in this Browser” to enter the meeting.

There may be a vote on each and every agenda item set forth herein.

SILENT MEDITATION & PLEDGE OF ALLEGIANCE

***1 PUBLIC PRESENTATION: (15-minute limit):** None

2. ITEMS NOT ON PUBLISHED AGENDA:

- A.** Elected Officials who represent City of Newark residents or utility customers (5 minutes)
- B.** University
 - (1) Administration (5 minutes per speaker) (5 minutes)
 - (2) Student Body Representative(s) (5 minutes per speaker)
- C.** City Manager (2 minutes)
- D.** Council Members (5 minutes)
- E.** Public (3 minutes per speaker)

PUBLIC COMMENT – Public comment is a time for individuals to speak before Council on items related to City business. Individuals are limited to three minutes each in public comment for items regarding city business not on the published agenda. Individuals are also limited to three minutes per agenda topic for items on the published agenda that are open to public comment with the exception of public presentations which shall have one minute each for public comment. Individuals wishing to make public comment in either category should sign in on the list provided at the entrance of the Council chamber prior to the start of the meeting. At the appropriate time, individuals who have signed up for public comment will be called forward to the podium by the chair of the meeting to speak. Thereafter other members of the public may request to be recognized by the chair. Individuals should approach the podium, state their name and information about their residence (address or council district and/or non-City of Newark residents), and commence with their comments. Please be sure to speak into the microphone so your comments are recorded. Once you have completed your comments, please be seated. Please be courteous to those who are speaking during public comment by refraining from commenting from the audience while others are speaking. Council may or may not answer questions during public comment. Public comments may also be submitted on the items on the agenda via email to council@newark.de.us by 5:00 p.m. Any public comments submitted by email or that are written will be added to the record but not necessarily read into the record.

3. APPROVAL OF CONSENT AGENDA: (1 minute)

- A.** [Receipt of the October 7, 2025 Community Development/Revenue Sharing Advisory Committee Meeting Minutes](#)
- B.** [Receipt of the September 9, 2025 Conservation Advisory Commission Meeting Minutes](#)
- C.** [Approval of the October 6, 2025 Council Meeting Minutes](#)
- D.** [Approval of Nuisance Abatement Plan for 45 N. Chapel Street](#)
- E.** **First Reading – Bill 25-26 – [An Ordinance Amending Chapter 7, Building, and Chapter 14, Fire Safety, Code of the City of Newark, Delaware, By Reverting the Time Limit on Permit Applications and Expiration Dates on Issued Permits Back to 180 Days, Removing the Requirement of a Performance Bond to Obtain a Contractor’s License, Removing Food Trucks from the Deleted Operations Requiring a Fire Safety Registration, Clarifying that Approved Home Occupations Do Not Require a Fire Safety Registration, Removing Food Trucks from the Requirement to Obtain a Fire Safety Permit, Clarifying What Constitutes a “Recreational Fire”, Creating a Temporary Change of Use Fire Safety Permit Requirement, Clarifying where Open Burning may Exist in Relation to Structures and Property Lines, and Clarifying Requirements and Adding Several Exemptions to the Fire Sprinkler Requirements](#) – Second Reading – November 10, 2025**

CONSENT AGENDA – The Consent Agenda is comprised of proposed ordinances on for First Reading and those items that are considered routine and non-controversial and will be acted upon by a single vote of the Council. There shall be no separate discussion of proposed ordinances on for First Reading. For the remaining items, there will be no separate discussion unless a member of Council requests, in which event the matter shall be removed from the Consent Agenda and considered a separate item at that Council Meeting.

***4. APPOINTMENTS TO BOARDS, COMMITTEES AND COMMISSIONS:** (5 minutes) None

***5. ITEMS NOT FINISHED AT PREVIOUS MEETING:** None

***6. SPECIAL DEPARTMENTAL REPORTS:**

- A. **Resolution 25-__:** [A Resolution of the City Council of the City of Newark, Delaware Expressing Support for the City of Newark Application to the Delaware State Housing Authority for an Application for Technical Assistance for Affordable Housing Efforts as Authorized by Senate Joint Resolution 8](#) – Planning and Development Director Renee Bensley (10 minutes)

***7. FINANCIAL STATEMENT:** None

***8. RECOMMENDATIONS ON CONTRACTS & BIDS OVER CONSENT AGENDA LIMIT:**

- A. [Recommendation to Amend the 2025-2029 Capital Improvement Program and Recommendation to Waive Bid Requirement in Accordance with the Code of the City of Newark to Purchase two Bucket Trucks from Versalift](#) – Electric Director Bhadresh Patel (10 minutes)

***9. ORDINANCES FOR SECOND READING & PUBLIC HEARING:**

- A. **Bill 25-24** – [An Ordinance Amending the Comprehensive Development Plan by Changing the Designation of the Property Located at 67 West Cleveland Avenue and 46 and 52 Church Street \(See Items 9B and 10A\)](#) – Planning and Development Director Renee Bensley **(90 minutes for items 9A, 9B and 10A Combined)**
- B. **Bill 25-25** – [An Ordinance Amending the Zoning Map of the City of Newark, Delaware, By Rezoning from BN \(Neighborhood Shopping\) to RM \(Multifamily Dwellings – Garden Apartments\) 0.1089 Acres Located at 67 West Cleveland Avenue and By Rezoning from RD \(One-family Semidetached Residential\) to RM \(Multifamily Dwellings – Garden Apartments\) 0.5622 Acres Located at 46, 52 and 54 Church Street](#) – Planning and Development Director Renee Bensley

***10. RECOMMENDATIONS FROM THE PLANNING COMMISSION AND/OR PLANNING & DEVELOPMENT DEPARTMENT:**

- A. [Request by Wilson Street LLC for the Major Subdivision by Site Plan Approval of approximately 1.69 +/- Acres and Combine the Parcels, to Demolish Three Existing Houses Fronting Church Street and to Expand the Cleveland Station Apartments with 13 New Townhome-Style Apartments for the Properties at 55 and 67 West Cleveland Avenue and 46, 52 and 54 Church Street](#) – Planning and Development Director Renee Bensley

***OPEN FOR PUBLIC COMMENT** – The above agenda is intended to be followed, but is subject to changes, deletions, additions, and modifications, as permitted under the Freedom of Information Act of the State of Delaware. The agenda is posted (7) seven days in advance of the scheduled meeting in compliance with 29 Del. C. Section 10004 (e)(2). Copies may be obtained at the City Secretary's Office, 220 South Main Street, or online at www.newarkde.gov.

Agenda Posted – October 20, 2025

Attest:

Sworn by:

City Secretary

Notary Public

(Seal)