

City Clerk File No. Ord. 10-126

Agenda No. 3.A 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 10-0126

TITLE:

AMENDMENT TO ORDINANCE NUMBER 10-055 WHICH AUTHORIZED THE TRANSFER OF CITY-OWNED PROPERTY WITHIN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA TO THE JERSEY CITY REDEVELOPMENT AGENCY

WHEREAS, the City of Jersey City is the owner of a certain parcel of real property known and designated as:

<u>BLOCK</u>	<u>LOT</u>	<u>STREET ADDRESS</u>
1337	4.B	121 Martin Luther King Drive
1337	38 & 39	186-188 Woodward Street

situated in the City of Jersey City, Hudson County, New Jersey; and as more particularly shown on the Official Assessment Map and referenced in the designation assigned to individual tax lot n the records of the Tax Assessor (hereinafter "Property"); and

WHEREAS, the Municipal Council of the City of Jersey City has declared, that the Property contained within the Martin Luther King Drive Redevelopment Avenue Area is an area deemed "in need of redevelopment" pursuant to N.J.S.A. 40A:55-12 et. seq.; and

WHEREAS, the Municipal Council adopted, by Ordinance No.93-138 at its meeting of December 8, 1993, the Martin Luther King Drive Redevelopment Plan; and

WHEREAS, the Property lies within the legally established boundaries of the Martin Luther King Drive Redevelopment Area; and

WHEREAS, the Jersey City Redevelopment Agency has the responsibility of acquiring property within the Martin Luther King Drive Redevelopment Area to effectuate the rehabilitation, redevelopment and revitalization of the Martin Luther King Drive Redevelopment Area; and

WHEREAS, the Jersey City Redevelopment Agency has deemed it necessary to acquire the Property from the City of Jersey City to accomplish the objectives of the Martin Luther King Drive Avenue Redevelopment Plan; and

WHEREAS, the City of Jersey City may transfer the Property to the Jersey City Redevelopment Agency pursuant to N.J.S.A. 40A:12A-39(a) & (f).

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

1. Pursuant to N.J.S.A. 40A:12A-39(a) & (f) the transfer of Property known as

<u>BLOCK</u>	<u>LOT(S)</u>	<u>STREET ADDRESS</u>
1337	4.B	121 Martin Luther King Drive
1337	38 & 39	186 & 188 Woodlawn Street

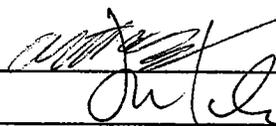
to the Jersey City Redevelopment Agency is hereby authorized.

2. That the Mayor, Business Administrator and appropriate Division of the municipality are hereby authorized and directed to execute a deed and all necessary or appropriate instruments to convey and effectuate the transfer of the aforesaid Property to the Jersey City Redevelopment Agency.

- A. All Ordinances and part of Ordinances inconsistent herewith are hereby repealed.
- B. This Ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this Ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This Ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of the Ordinance reveals that there is a conflict between those numbers and the existing code in order to avoid confusion and possible accidental repealers of existing provisions.

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: 

Business Administrator

Certification Required
Not Required

ORDINANCE/RESOLUTION FACT SHEET

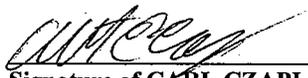
This summary sheet is to be attached to the front of any ordinance, resolution, cooperation agreement or contract that is submitted for Council consideration. Incomplete or sketchy summary sheets will be returned with the resolution or ordinance. The department, division or agency responsible for the overall implementation of the proposed project or program should provide a concise and accurate statement of facts.

1. **Full Title of Ordinance/Resolution/Cooperation Agreement:**
AN ORDINANCE AUTHORIZING THE TRANSFER OF CITY-OWNED PROPERTY WITHIN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA TO THE JERSEY CITY REDEVELOPMENT AGENCY
2. **Name and Title of Person Initiating the Ordinance/Resolution, etc.:**
 Franklyn Ore, Project Manager, Jersey City Redevelopment Agency, 201-547-4560
3. **Concise Description of the Program, Project or Plan Proposed in the Ordinance/Resolution:**
 This Ordinance will correct the address authorized by the City of Jersey City, to transfer City owned property within the Martin Luther King Drive Redevelopment Area for development purposes.
4. **Reasons (Need) for the Proposed Program, Project, etc:**
 The Jersey City Redevelopment Agency has been charged with the responsibility of acquiring property in the Martin Luther King Drive Redevelopment Area to effectuate the rehabilitation, redevelopment and revitalization initiatives of the Martin Luther King Drive Redevelopment Plan.
5. **Anticipated Benefits to the Community:**
 Rehabilitation of vacant property located in Block 1337 Lot 4.B (121 Martin Luther King Drive) and Block 1337 Lots 38 & 39 (186 & 188 Woodward Street).
6. **Cost of Proposed Program, Project, etc. (Indicate the dollar amount of City, State and Federal Funds to be used, as well as match and in-kind contributions.):**
7. **Date Proposed Program or Project will Commence:**
 Upon adoption of this Ordinance
8. **Anticipated Completion Date:**
 Building will be completed in July 2012.
9. **Person Responsible for Coordinating Proposed Program, Project, etc.:**
 Robert P. Antonicello, Executive Director, JCRA
10. **Additional Comments:**

I certify that all the Facts Presented Herein are Accurate.


 Signature of ROBERT P. ANTONICELLO
 Executive Director
 Jersey City Redevelopment Agency

Date

 DEPUTY DIRECTOR
 Signature of CARL CZAPLICKI
 Director, Department of Housing, Economic
 Development and Commerce

OCTOBER 6, 2010
Date

PRESS(Q)uery, (N)ext, (P)revious, (A)dd, (U)pdate, (R)emove, (O)utput (B)ye
 (S)creen ** 1: prc file**

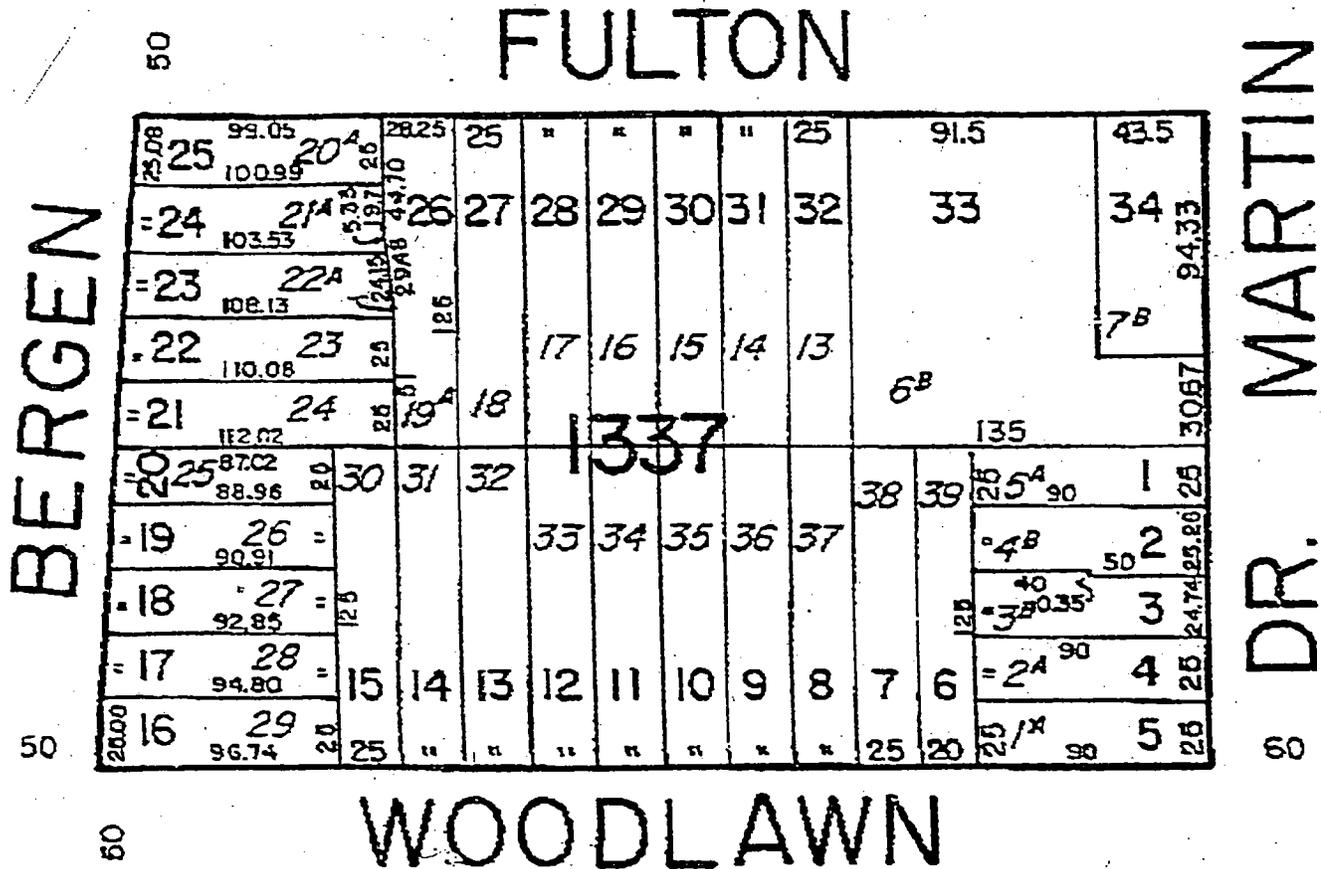
Screen:1 of 2

0906 Block: 1337 Lot: 38 Q: M
 Prior Block: Lot: Q: 09/08/06
 Loc: 188 WOODLAWN AVE. 06 JERSEY CITY, NJ 00000
 Owner: CITY OF JERSEY CITY Billing Code: 00000
 Street: 280 GROVE STREET Account Num: 00206151
 Town: JERSEY CITY, NJ Zip: 07302 Mtg Acct#:
 Class: 15C Deductions:S 0 V 0 W 0 R 0 D 0 Own: 1 Amt: 0
 Sold: 06/29/98 Bk: Pg: 1 Price: 0 NU#: 09 Cd: R: 0.00

	2010	2011	Taxes	Exemptions/Abatements	
Land:	27500	27500	(57): 0.00	1	0
Impr:	0	0	(58): 0.00	2	0
	0	0		3	0 NetCalc
Net:	27500	27500	Partial:	4	0.0

Land Dim: 25X125 Class4Cd: YrBlt:
 Bldg Desc: VACANT LAND BldgClass: SF: 0
 Addl Lots: Type/Use: PrcSF 0 UCd: 97
 Style: Zone: Map: 0705

1 record(s) found



PRESS(Q)uery, (N)ext, (P)revious, (A)dd, (U)pdate, (R)emove, (O)utput (B)ye
 (S)creen ** 1: prc file**

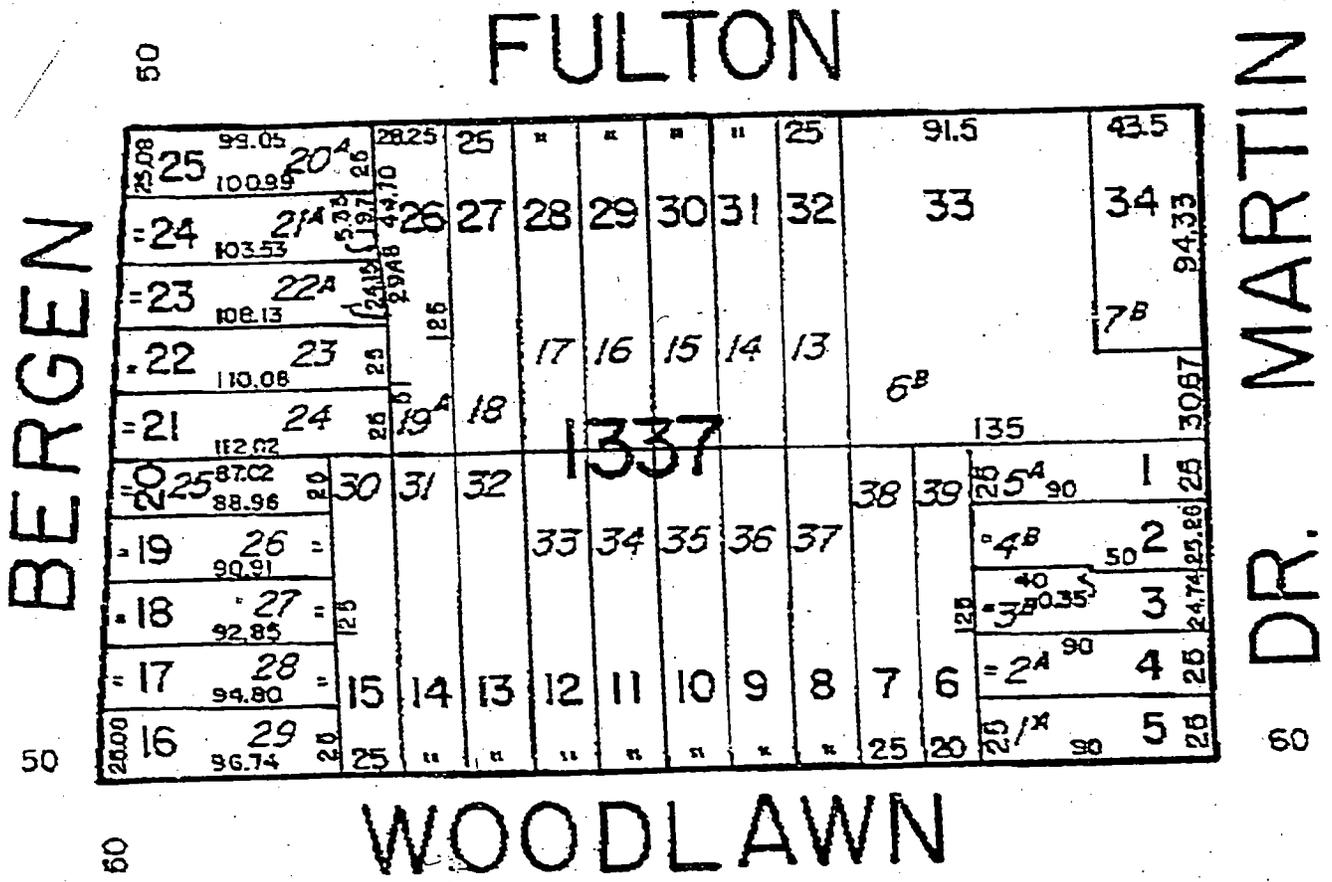
Screen:1 of 2

0906 Block: 1337 Lot: 39 Q: M
 Prior Block: Lot: Q: 09/08/06
 Loc: 186 WOODLAWN AVE. 06 JERSEY CITY, NJ 00000
 Owner: CITY OF JERSEY CITY Billing Code: 00000
 Street: 280 GROVE STREET Account Num: 00206169
 Town: JERSEY CITY, NJ Zip: 07302 Mtg Acct#:
 Class: 15C Deductions:S 0 V 0 W 0 R 0 D 0 Own: 1 Amt: 0
 Sold: 06/29/98 Bk: Pg: 1 Price: 0 NU#: 09 Cd: R: 0.00

	2010	2011	Taxes	Exemptions/Abatements	
Land:	27500	27500	(57): 0.00	1	0
Impr:	0	0	(58): 0.00	2	0
	0	0		3	0 NetCalc
Net:	27500	27500	Partial:	4	0 0

Land Dim: 25X125 Class4Cd: YrBlt:
 Bldg Desc: VACANT LAND BldgClass: SF: 0
 Addl Lots: Type/Use: PrcSF 0 UCd: 97
 Style: Zone: Map: 0705

1 record(s) found





ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 10-127

TITLE:
ORDINANCE AMENDING CHAPTER 254, ARTICLE IX, MAINTENANCE
RESPONSIBILITIES OF OWNERS AND MANAGERS,
SECTION 254-45B(31), EXTERMINATION OF PESTS.

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

A. The following amendment to Chapter 254 (Property Maintenance), Article IX (Maintenance Responsibilities of Owners and Managers, Section 254-45B(31, Extermination of Pests of the Jersey City Code is adopted:

Article IX
Maintenance Responsibilities of Owners and Managers

§ 254-45B(31) Extermination of Pests.

(31) Extermination of pests. Every owner of a dwelling containing two or more dwelling units shall be responsible for the extermination of insects, rodents, vermin or other pests on the premises. Whenever infestation exists in two or more of the dwelling units in any dwelling, or in the shared or public parts of any dwelling containing two or more dwelling units, extermination thereof shall be the responsibility of the owner. As appropriate, but especially where the presence of bedbugs has been established, the owner shall treat ~~and if needed, repeat treatment two weeks later all horizontal and vertical units adjacent to the affected unit~~ (1) the two units on either side of the affected unit, (2) the units directly above and below the affected unit and (3) the two units on either side of the units above and below the affected unit, for a total of nine units. A building owner is responsible to provide extermination service by a certified exterminator for bedbugs as many times as necessary to totally eliminate the reported bedbug problem. As used in this ordinance, the term "certified exterminator" means an exterminator who has had specialized training in bedbug eradication. Once the problem is eradicated, the building owner is not responsible to provide treatments if a new bedbug problem arises with the same tenant during the remainder of the current calendar year. The owner's responsibility to exterminate will be triggered upon receipt of a letter from the tenant stating the presence and description of the infestation and requesting extermination. A copy of the letter must be filed with the Division of Health ~~and Human Services and the Office of Property Conservation~~ and the Division of Housing Code Enforcement. The ~~Director of Health and Human Services~~ Health Officer may direct the owner to utilize the type of

treatment he or she deems appropriate depending upon the type of infestation.

D. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

E. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

F. This ordinance shall take effect at the time and in the manner as provided by law.

G. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

Note: All new material is underlined; words in [brackets] are omitted. For purposes of advertising only, new matter is **boldface** and repealed matter by *italics*.

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required

Not Required