

City Clerk File No. Ord. 10-012

Agenda No. 3.A 1st Reading

Agenda No. 4.A 2nd Reading & Final Passage



## ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 10-012

TITLE: Ordinance Creating Community Services Block Grant Board in the Department of Housing, Economic Development and Commerce.

Council offered and moved adoption of the following Ordinance:

Whereas, 42 U.S.C. Sec 9910 requires tripartite boards from public organizations in order to be considered an eligible entity for purposes of administering Community Service Block Grants; and

Whereas, the board is required to be composed of members of low income individual families; elected officials and major groups and interests in the community served; and

Whereas, a public organization such as Jersey City is required to have a minimum of 1/3 of the tripartite board membership comprised of representatives of low income individuals and families.

NOW THEREFORE, the Municipal Council of Jersey City does Ordain:

### Section 1. Community Service Block Grant Board.

There is hereby established a Community Service Block Grant Board which shall be reconstituted and continued in the Department of Housing, Economic Development and Commerce.

Section 2. Membership on the Administering Board shall consist of the following three members:

(1) Public Official: An elected or public official, member of the City Council, or their designee.

(2) Representative of low income individuals and families: The Jersey City Tenants Affairs Board shall be entitled to elect one representative.

(3) Private Representation: One member shall be selected who is representative of major groups and interests in the community served.

### Section 3. Appointment of members.

All members other than the representative of the Jersey City Tenants Affairs Board shall be appointed by the Mayor and all members shall serve for a term of two years which may be renewed once, but total service not to exceed 6 years, except public officials who shall serve the term of their elected public offices.

### Section 4. Administering Board.

The Administering Board shall have the following powers:

A) To organize itself adopt rules and procedures for its internal organization.

B) To review and make recommendations to the Department of Housing, Economic Development and Commerce to federal, state and private agencies for social services.

C) To review and make recommendations to the Department of Housing, Economic Development and Commerce and the Municipal Council upon existing social services programs under the auspices of the Department of Housing, Economic Development and Commerce.

D) To participate in the development of programs designed to serve low income individuals and families.

E) To advise the Municipal Council in social service policies and standards and program and administrative and financial policies.

F) The Director of the Department of Housing, Economic Development and Commerce is authorized to assist the Administering Board in fulfilling its responsibilities.

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

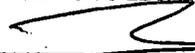
B. This ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

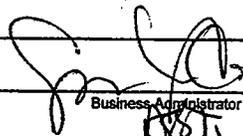
C. This ordinance shall take effect at the time and in the manner as provided by law.

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 this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of provisions.

NOTE: All material is new; therefore, underlining has been omitted. For purposes of advertising only, new matter is indicated by bold face and repealed matter by *italic*.

APPROVED AS TO LEGAL FORM

  
\_\_\_\_\_  
Corporation Counsel

APPROVED: 

APPROVED: \_\_\_\_\_  
Business Administrator

Certification Required   
Not Required

**JERSEY CITY LAW DEPARTMENT**

**Memorandum**

**DATE:** February 17, 2010  
**TO:** William Matsikoudis, Corporation Counsel *WM*  
**FROM:** Vincent Signorile, Assistant Corporation Counsel *VS*  
**SUBJECT:** Tripartite CSBG Board Revised Ordinance

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The Community Service Block Grant (CSBG) Board ordinance as originally drafted did not include the provision under public officials that the board include elected officials or public officials as one-third membership of the board.

Title II, sec. 676B (a) (2) (A) sets forth that the board shall be selected to include one-third of public officials who are either elected or appointed public officials or their representative. The amendment conforms the ordinance with the authorizing statute 42 U.S.C. sec. 9910 to authorize the appointment of a public official or their designee to the board.

The amendment adds the word public official to the public official membership of the Board.

Please have this substituted for the ordinance on the current agenda.

VS/dc

# Ordinance of the City of Jersey City, N.J.

ORDINANCE NO. Ord. 10-012  
 TITLE: 3.A FEB 24 2010 4.A, MAR 10 2010



Ordinance creating Community Services Block Grant Board in the Department of Housing, Economic Development and Commerce.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
FEB 24 2010 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA	✓		

✓ Indicates Vote N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
MAR 10 2010 8-0											
Councilperson <u>GAUGHAN</u>				moved, seconded by Councilperson <u>BRENNAN</u>				to close PH.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	<u>ABSENT</u>			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA	✓		

✓ Indicates Vote N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
DONNELLY				FULOP				FLOOD			
LOPEZ				RICHARDSON				VEGA			

✓ Indicates Vote N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE											
MAR 10 2010 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA	✓		

✓ Indicates Vote N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on FEB 24 2010  
 Adopted on second and final reading after hearing on MAR 10 2010

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on MAR 10 2010

Robert Byrne, City Clerk

APPROVED:

Peter M. Brennan, Council President

Date: MAR 10 2010

APPROVED:

Jerramiah T. Healy, Mayor

Date: MAR 11 2010

Date to Mayor MAR 11 2010



# ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 10-013

TITLE:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE PERMITTING MEDICAL OFFICE USE IN THE R-1 ZONING DISTRICT ALONG A PORTION OF PALISADE AVENUE**

WHEREAS, the Municipal Council, pursuant to N.J.S.A. 40:55D-62, may adopt or amend a zoning ordinance relating to the nature and extent of the uses of land and of buildings and structures thereon; and

WHEREAS, several variances have been granted in past years to allow ground floor medical office use on lots on certain blocks along Palisade Avenue in the vicinity of Christ Hospital; and

WHEREAS, the granting of said use variances has been noted in the Annual Zoning Reports of the Zoning Board of Adjustment for several years along with the recommendation that use standards along this portion of Palisade Avenue be reexamined; and

WHEREAS, the proposed amendments address both the recommendations of the Annual Zoning Reports and are reflective of existing conditions on these certain blocks; and

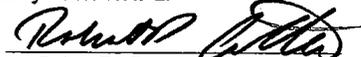
WHEREAS, the Planning Board of Jersey City, at its meeting of January 19, 2010, did discuss and approve a motion recommending that the Municipal Council adopt the amendments contained herein; and

WHEREAS, the amendments to the Land Development Ordinance are attached hereto and made a part hereof, and are available for public inspection at the Office of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ;

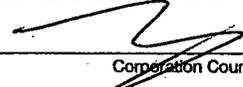
**NOW, THEREFORE, BE IT ORDAINED** by the Municipal Council of the City of Jersey city that the Land Development Ordinance, be and hereby is amended as per the attached document;

**BE IT FURTHER ORDAINED THAT:**

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. 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 Council 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 this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Clerk is hereby directed to give notice at least ten days prior to hearing on the adoption of this Ordinance to the County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is further directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.

  
Robert D. Cotter, AICP, PP, Director  
Division of City Planning

APPROVED AS TO LEGAL FORM

  
\_\_\_\_\_  
Corporation Counsel

APPROVED: 

APPROVED:   
\_\_\_\_\_  
Business Administrator

Certification Required

Not Required

**ORDINANCE FACT SHEET**

**1. Full Title of Ordinance:**

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY  
ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE PERMITTING  
MEDICAL OFFICE USE IN THE R-1 ZONING DISTRICT ALONG A PORTION OF  
PALISADE AVENUE**

**2. Name and Title of Person Initiating the Ordinance, etc.:**

Carl S. Czaplicki, Director, Department of Housing, Economic Development, and Commerce

**3. Concise Description of the Plan Proposed in the Ordinance:**

Amends the R-1 One and Two Family Zoning District of the Land Development Ordinance (Zoning Ordinance) to allow for ground floor medical offices as conditional uses on the west side of Palisade Avenue from St. Paul's Avenue to Waverly Street.

**4. Reasons (Need) for the Proposed Program, Project, etc.:**

The amendments will facilitate appropriate and compatible development along this portion of Palisade Avenue, which is directly across from the Medical zoning district and where a large number of properties already have ground floor medical uses that existed prior to adoption of the 2001 Land Development Ordinance (LDO), or were approved by variance after adoption of the LDO.

The granting of said use variances has been noted in the Annual Zoning Reports of the Zoning Board of Adjustment for several years along with the recommendation that use standards along this portion of Palisade Avenue be reexamined.

**5. Anticipated Benefits to the Community:**

Facilitation of more appropriate, compatible development.

**6. Cost of Proposed Plan, etc.:**

None

**7. Date Proposed Plan will commence:**

Upon approval

**8. Anticipated Completion Date: N/A**

**9. Persons Responsible for Coordinating Proposed Program, Project, etc.:**

Carl S. Czaplicki, Director, Dept of HEDC  
Robert D. Cotter, City Planning Director  
Anthony J. Lambiase, Director, Division of Zoning

**10. Additional Comments: None**

**I Certify that all the Facts Presented Herein are Accurate.**

  
Division Director

FEB 2, 2010  
Date

  
Deputy Department Director Signature

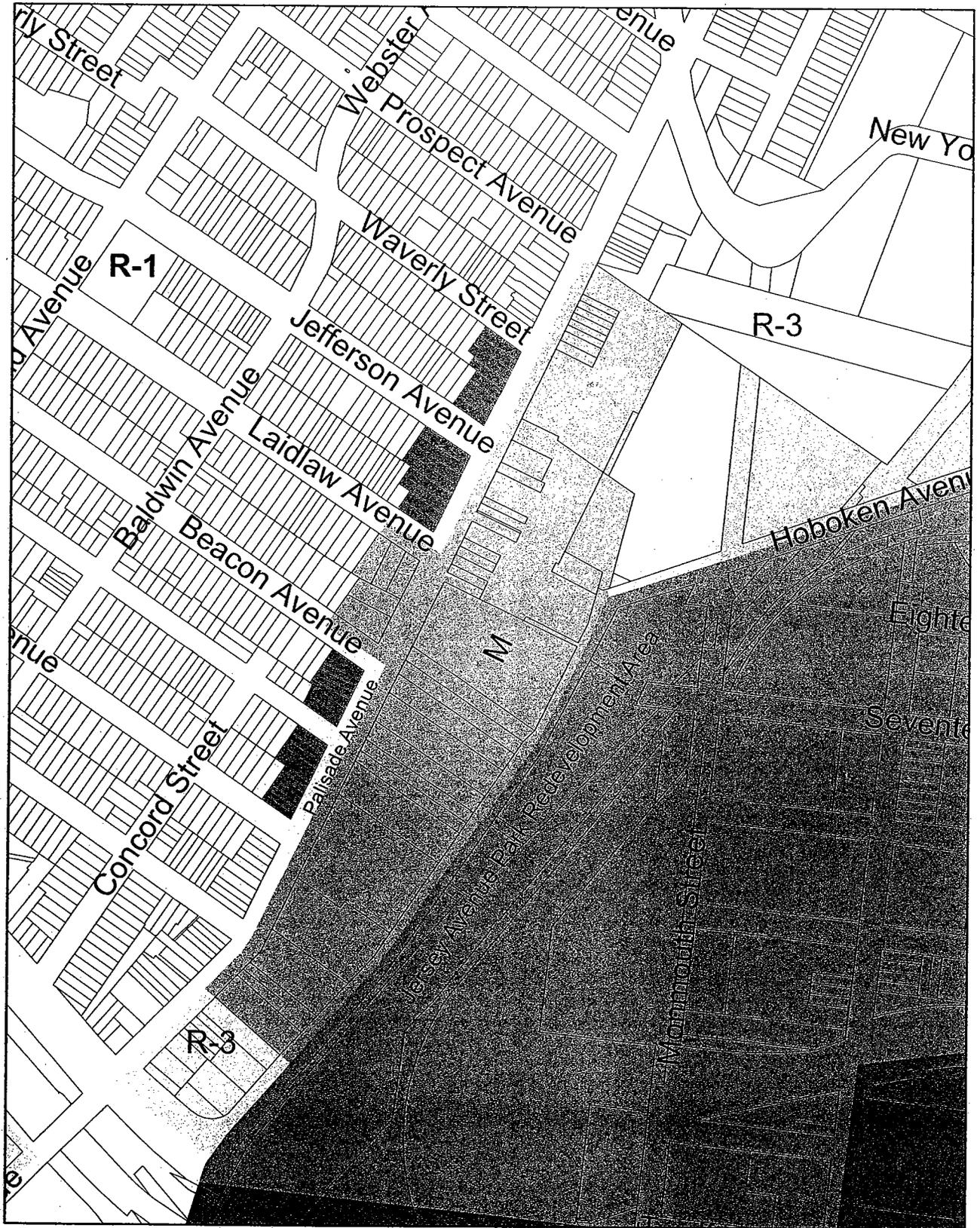
FEB 2, 2010  
Date

## **SUMMARY STATEMENT**

### **ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE PERMITTING MEDICAL OFFICE USE IN THE R-1 ZONING DISTRICT ALONG A PORTION OF PALISADE AVENUE**

This Ordinance will amend Article V: R-1 One and Two Family Housing of the Land Development Ordinance (Zoning Ordinance) to allow ground floor medical offices as conditional uses on the west side of Palisade Avenue from St. Paul's Avenue to Waverly Street in order to facilitate development that is compatible with the existing neighborhood along that particular part of Palisade Avenue.

# Proposed Medical Office Use in the R-1 Zone



## Legend

 R-1 Ground Floor Medical Office as Conditional Use



# Ordinance of the City of Jersey City, N.J.

ORDINANCE NO. Ord. 10-013  
 TITLE: 3.B. FEB 24 2010 4.B. MAR 10 2010



Ordinance of the Municipal Council of the of the City of  
 Jersey City adopting amendments to the Land  
 Development Ordinance permitting Medical Office use in  
 the R-1 zoning district along a portion of Palisade Avenue.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
FEB 24 2010 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA	✓		

✓ Indicates Vote N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
MAR 10 2010 8-0											
Councilperson <u>GAUGHAN</u>				moved, seconded by Councilperson <u>SOTTOLANO</u>				to close PH.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
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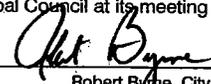
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Councilperson				moved to amend* Ordinance, seconded by Councilperson				& adopted			
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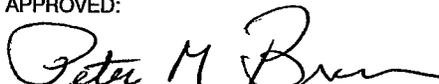
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RECORD OF FINAL COUNCIL VOTE											
MAR 10 2010 9-0											
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DONNELLY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA	✓		

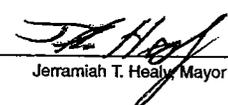
✓ Indicates Vote N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on FEB 24 2010  
 Adopted on second and final reading after hearing on MAR 10 2010

This is to certify that the foregoing Ordinance was adopted by  
 the Municipal Council at its meeting on MAR 10 2010  
  
 Robert Byrne, City Clerk

APPROVED:  
  
 Peter M. Brennan, Council President

\*Amendment(s):

Date: MAR 10 2010  
 APPROVED:  
  
 Jeremiah T. Healy, Mayor

Date MAR 11 2010

Date to Mayor MAR 11 2010



# ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 10-020

**TITLE: ORDINANCE APPROVING A 30 YEAR TAX EXEMPTION FOR A MIXED AFFORDABLE AND MARKET RATE RENTAL HOUSING PROJECT TO BE CONSTRUCTED BY AHM HOUSING ASSOCIATES IV, LLC, A QUALIFIED HOUSING SPONSOR UNDER THE NEW JERSEY MORTGAGE HOUSING FINANCE AGENCY LAW N.J.S.A. 55:14K-1 ET SEQ.**

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

**WHEREAS**, AHM Housing Associates IV, LLC, is a qualified housing sponsor under the New Jersey Mortgage Housing Finance Agency Law N.J.S.A. 55:14K-1 et seq.; and

**WHEREAS**, AHM Housing Associates IV, LLC, is the ground lessee of certain property known as Block 1651 Lots 14, 13 and 11 (formerly Lot 6) on City's Tax map and more commonly known by the street address of 320, 324 and 328 Duncan Avenue, Jersey City, New Jersey [Property] for a period coterminous with the term of the tax exemption; and

**WHEREAS**, AHM Housing Associates IV, LLC, proposes to construct a housing project to be regulated and financed pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law, N.J.S.A. 55:14K-1 et seq. on the Property; and

**WHEREAS**, AHM Housing Associates IV, LLC, applied for a 30 year tax exemption to construct certain improvements on the Property to create a total of fifty-six (56) residential rental apartments, consisting of five (5) moderate income units, twenty-nine (29) low income units, sixteen (16) very low income units, for a total of fifty (50) affordable units, and six (6) market rate rental units; and

**WHEREAS**, AHM Housing Associates IV, LLC, has agreed to pay a service charge estimated to be, based upon 6.28% of annual gross revenue for years 1-10; 10% for years 11-20; and 15% for years 21-30, and

**WHEREAS**, the work to be performed under the federal assistance program funding this project will be done in accordance with 12 USC 1701 (U) and 24 CFR 135, section 3, which maintains training and employment for low income residents and contracts to be awarded to low income Jersey City residents or businesses; and

**WHEREAS**, AHM Housing Associates IV, LLC, will also provide employment and other economic opportunities for City residents and businesses in accordance with a Project Employment Agreement; and

**WHEREAS**, the City hereby determines that the relative benefits of the project outweigh the cost of the tax exemption for the following reasons:

1. The City will apply to receive credit for creating fifty (50) very low, low and moderate income rental housing against the units needed within the City of Jersey City as determined by the New Jersey Council on Affordable Housing and six (6) units will be market units, constituting a typical Hope VI Project; and

**ORDINANCE APPROVING A 30 YEAR TAX EXEMPTION FOR A MIXED AFFORDABLE AND MARKET RATE RENTAL HOUSING PROJECT TO BE CONSTRUCTED BY AHM HOUSING ASSOCIATES IV, LLC, A QUALIFIED HOUSING SPONSOR UNDER THE NEW JERSEY MORTGAGE HOUSING FINANCE AGENCY LAW N.J.S.A. 55:14K-1 ET SEQ.**

2. There is an especially compelling need for decent safe and affordable housing for low income families, who are currently paying over 30% of their income for housing; and
3. The project will generate approximately 70 full-time construction jobs and 3 permanent jobs.
4. The construction of the improvements will stabilize the neighborhood and should generate additional tax revenue; and

**WHEREAS**, the City hereby determines that the tax exemption is necessary to insure the success of the project for the following reasons:

1. The reduced tax payments allow the owner to stable its operating budget, allowing a high level of maintenance to the building over the life of the project;
2. The reduction in taxes makes the Project attractive to investors of low income housing tax credits and makes the project eligible for financing from the New Jersey Housing and Mortgage Finance Agency, needed to fund the Project; and
3. The reduced tax payments will allow the owner to maintain the low and moderate income units at the lowest rents possible within the income guidelines; and

**WHEREAS**, the Mayor recommends this tax abatement application, which was also approved for recommendation by the Tax Abatement Committee on January 28, 2010.

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

1. The application of AHM Housing Associates IV, LLC, a qualified housing sponsor under the New Jersey Mortgage Housing Finance Agency Law N.J.S.A. 55:14K-1 et seq.; for a tax exemption is hereby approved subject to the following terms and conditions:

- (a) Term: 30 years or earlier, upon the expiration of the affordability controls or the term of the HMFA mortgage;
- (b) Service Charge: 6.28% of Annual Gross Revenue, estimated to be \$27,834, based upon 6.28% of annual gross revenue for years 1-10; \$54,028, based upon 10% for years 11-20 and \$98,790, based upon 15% for years 21-30.
- (c) Project: a total of fifty-six (56) residential rental housing, of which a total of fifty (50) units are low or moderate income to be applied against the units needed within the City of Jersey City as determined by the New Jersey Council on Affordable Housing; and
- (d) Property: Block 1651, Lots 14, 13 and 11 (formerly Lot 6) on the City's Tax map and more commonly known by the street address of 320, 324 and 328 Duncan Avenue, Jersey City, New Jersey.

2. The Mayor or Business Administrator is authorized to execute a tax exemption Financial Agreement, which includes a Project Employment Agreement in substantially the form on file in the Office of the City Clerk, subject to such modification as the Business Administrator and Corporation Counsel deems appropriate or necessary.

**ORDINANCE APPROVING A 30 YEAR TAX EXEMPTION FOR A MIXED AFFORDABLE AND MARKET RATE RENTAL HOUSING PROJECT TO BE CONSTRUCTED BY AHM HOUSING ASSOCIATES IV, LLC, A QUALIFIED HOUSING SPONSOR UNDER THE NEW JERSEY MORTGAGE HOUSING FINANCE AGENCY LAW N.J.S.A. 55:14K-1 ET SEQ.**

- 3. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- 4. 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.
- 5. This ordinance shall take effect at the time and in the manner provided by law.
- 6. The City Clerk and 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 this 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.

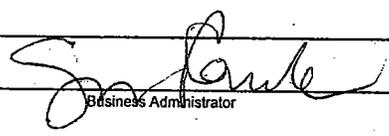
**NOTE:** All material is new; therefore underlining has been omitted. For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic*.

JM/he  
2/3/10

APPROVED AS TO LEGAL FORM

\_\_\_\_\_  
Corporation Counsel

APPROVED: \_\_\_\_\_

APPROVED:   
Business Administrator

Certification Required   
Not Required

# Ordinance of the City of Jersey City, N.J.

ORDINANCE NO. Ord. 10-020  
 TITLE: 3.G.FEB 24 2010 4.C. MAR 10 2010



Ordinance approving a 30 year tax exemption for a mixed affordable and market rate rental housing project to be constructed by AHM Housing Associates IV, LLC., a qualified housing sponsor under the New Jersey Mortgage Finance Agency Law N.J.S.A.55:14K-1 et seq.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
FEB 24 2010 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA,	✓		

✓ Indicates Vote N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
MAR 10 2010 8-0											
Councilperson <u>GAUGHAN</u>				moved, seconded by Councilperson <u>SOTTOLANO</u>				to close PH.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	<u>ABSENT</u>			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA	✓		

✓ Indicates Vote N.V.-Not Voting (Abstain)  
YVONNE BALCER  
CATHERINE GRIMM

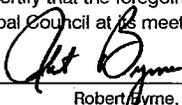
RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____				moved to amend* Ordinance, seconded by Councilperson _____				& adopted			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
DONNELLY				FULOP				FLOOD			
LOPEZ				RICHARDSON				VEGA,			

✓ Indicates Vote N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE											
MAR 10 2010 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA,	✓		

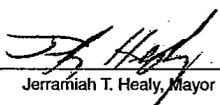
✓ Indicates Vote N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on FEB 24 2010  
 Adopted on second and final reading after hearing on MAR 10 2010

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on MAR 10 2010  
  
 Robert Byrne, City Clerk

APPROVED:  
  
 Peter M. Brennan, Council President

\*Amendment(s):

Date: MAR 10 2010  
 APPROVED:  
  
 Jerraniah T. Healy, Mayor

Date MAR 11 2010

Date to Mayor MAR 11 2010



# ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 10-021

TITLE:

**AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 60.12, LOT 5, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 359 SKINNER MEMORIAL DRIVE**

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

**WHEREAS**, the City of Jersey City as an area in need of rehabilitation, is authorized to adopt an ordinance to utilize tax exemptions pursuant to N.J.S.A. 40A:21-1, et seq., the Five (5) Year Exemption and Abatement Law; and

**WHEREAS**, pursuant to N.J.S.A. 40A:21-1 et seq., the City of Jersey City adopted Ordinance 05-060 (Section 304-1 et seq. of the Municipal Code), and as amended by Ordinance 07-146, to allow Five (5) Year Tax Exemptions which allows the Tax Assessor to regard the full and true value or a portion thereof of certain improvements as not increasing the full and true value of certain property for a period of five (5) years, provided the owner's application is approved by the Tax Assessor and by Ordinance of the Municipal Council; and

**WHEREAS**, pursuant to N.J.S.A. 40A:21-9 and Section 304-12 of the Municipal Code, a tax exemption for a new six (6) story Commercial Rental Redevelopment Project containing approximately seventy-five thousand (75,000) square feet of commercial space, is permitted for a period of five (5) years; and

**WHEREAS**, Jersey City Medical Complex, LLC, is the owner of a newly constructed commercial building, located in Block 60.12, Lot 5 on the City's Tax Map and more commonly known by the street address of 359 Skinner Memorial Drive, Jersey City, N.J.; and

**WHEREAS**, on January 20, 2010, the owner filed an application to tax exempt the newly constructed commercial building, a copy of which application is attached hereto; and

**WHEREAS**, as determined by the assessor on October 1<sup>st</sup> of the year following completion, the owner proposes to pay the City (in addition to \$31,139 in the full taxes on the land, which shall continue to be conventionally assessed and taxed) a tax payment for the new improvements on the property, as follows:

- (a) 2010: the tax year in which the structure will be completed. \$0 taxes;
- (b) 2011: the second tax year, 39% of actual full taxes, estimated to be \$109,299;
- (c) 2012: the third tax year, 59% of actual full taxes, estimated to be \$165,350;

**AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 60.12, LOT 5, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 359 SKINNER MEMORIAL DRIVE**

- (d) 2013: the fourth tax year, 79% of actual full taxes, estimated to be \$221,401; and
- (e) 2014: the fifth tax year, 80% of actual full taxes, estimated to be \$224,204;

**WHEREAS**, the Tax Assessor has determined that the full and true value of the new construction is \$19,445,271 Dollars, that generates an additional tax payment of \$875,950 a year; and

**WHEREAS**, the application for tax exemption was complete and timely filed; the application was approved by the Tax Assessor and the newly constructed multiple dwelling and commercial space are eligible for tax exemption pursuant to N.J.S.A. 40A:21-9 and Section 304-12 of the Municipal Code; and

**WHEREAS**, upon the expiration of the tax exemption, the total assessment will be \$19,445,271 Dollars, that will generate a total tax payment of \$875,950; and

**WHEREAS**, on January 28, 2010, the tax abatement application was considered by the Mayor's Tax Abatement Committee, who voted to recommend approval of the application to the Municipal Council.

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

1. The application, attached hereto, for a five (5) year tax exemption for the full and true value of the new six (6) story commercial building, located in Block 60.12, Lot 5, and more commonly known by the street address of 359 Skinner Memorial Drive, Jersey City, N.J. [Property or Project], is hereby approved.

2. The Mayor or Business Administrator is hereby authorized to execute a tax exemption agreement which shall contain at a minimum, the following terms and conditions:

- (a) in addition to land taxes, presently \$31,139, the tax payment on the new improvements shall be:
  - (i) Year 1: the tax year in which the structure will be completed. \$0 taxes;
  - (ii) Year 2: the second tax year, 39% of actual full taxes, estimated to be \$109,299;
  - (iii) Year 3: the third tax year, 59% of actual full taxes, estimated to be \$165,350;
  - (iv) Year 4: the fourth tax year, 79% of actual full taxes, estimated to be \$221,401; and
  - (v) Year 5: the fifth tax year, 80% of actual full taxes, estimated to be \$224,204.

(b) The project shall be subject to all federal, state and local laws, and regulations on pollution control, worker safety, discrimination in employment, zoning, planning, and building code requirements pursuant to N.J.S.A.40A:21-11(b).

AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-9 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 60.12, LOT 5, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 359 SKINNER MEMORIAL DRIVE

(c) If, during any tax year prior to the termination of the tax agreement, the property owner ceases to operate or disposes of the property, or fails to meet the conditions for qualifying, then the tax which would have otherwise been payable for each and every tax year shall become due and payable from the property owner as if no exemption had been granted. The tax collector shall, within 15 days thereof, notify the owner of the property of the amount of taxes due.

(d) With respect to the conveyance or disposal of the property, where it is determined that the new owner of the property will continue to use the property pursuant to the conditions which qualified the property, the exemption shall continue, and the agreement shall remain in effect.

(e) At the termination of a tax exemption agreement, the new improvements shall be subject to all applicable real property taxes as provided by State law and regulation and local ordinance; but nothing herein shall prohibit a project, at the termination of an agreement, from qualifying for, or receiving the full benefits of, any other tax preferences provided by law.

3. The form of tax exemption agreement is attached hereto as Exhibit B, subject to such modification as the Corporation counsel or Business Administrator deems necessary.

4. The Tax Assessor shall send a copy of the fully executed Financial Agreement will be sent to the Director of the Division of Local Government Services in the Department of Community Affairs within thirty (30) days of execution pursuant to N.J.S.A. 40a:21-11(d).

A. All ordinances and parts 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.

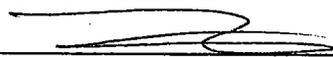
C. This ordinance shall take effect at the time and in the manner provided by law.

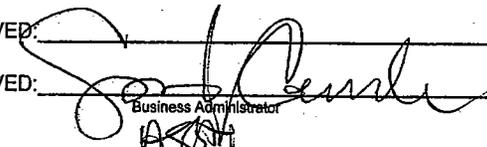
D. The City Clerk and Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

**NOTE:** All material is new; therefore underlining has been omitted. For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic*.

JM/he  
2/2/10

APPROVED AS TO LEGAL FORM

  
\_\_\_\_\_  
Corporation Counsel

APPROVED:   
APPROVED:   
Business Administrator

Certification Required   
Not Required

# Ordinance of the City of Jersey City, N.J.

ORDINANCE NO. Ord. 10-021  
 TITLE: 3.H. FEB 24 2010 4.D. MAR 10 2010



An ordinance approving a five (5) year tax exemption pursuant to the provisions of N.J.S.A.40A:21-1, et seq., and section 304-12 of the Municipal Code for property designated as Block 60.12, Lot 5 on the city's tax map and more commonly known by the street address of 359 Skinner Memorial Drive.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
FEB 24 2010 6-3											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY		✓		FULOP	✓			FLOOD	✓		
LOPEZ		✓		RICHARDSON		✓		VEGA,	✓		

✓ Indicates Vote N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
MAR 10 2010 8-0											
Councilperson <u>RICHARDSON</u>				moved, seconded by Councilperson <u>BRENNAN</u>				to close PH.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	ABSENT			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA,	✓		

✓ Indicates Vote N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson				moved to amend* Ordinance, seconded by Councilperson				& adopted			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
DONNELLY				FULOP				FLOOD			
LOPEZ				RICHARDSON				VEGA,			

✓ Indicates Vote N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE											
MAR 10 2010 5-4											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY		✓		FULOP		✓		FLOOD	✓		
LOPEZ		✓		RICHARDSON		✓		VEGA,	✓		

✓ Indicates Vote N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on FEB 24 2010  
 Adopted on second and final reading after hearing on MAR 10 2010

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on MAR 10 2010

Robert Byrne, City Clerk

APPROVED:  
  
 Peter M. Brennan, Council President

\*Amendment(s):

Date: MAR 10 2010  
 APPROVED:  
  
 Jerramiah T. Healy, Mayor

Date MAR 11 2010

Date to Mayor MAR 11 2010



# ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 10-023

**TITLE:**

**ORDINANCE APPROVING A 30 YEAR TAX EXEMPTION FOR A LOW INCOME AFFORDABLE AND MARKET RATE HOUSING PROJECT TO BE CONSTRUCTED BY THE SUMMIT AVENUE CENTER FOR OPPORTUNITY, LLC, A QUALIFIED HOUSING SPONSOR UNDER THE NEW JERSEY MORTGAGE HOUSING FINANCE AGENCY LAW N.J.S.A. 55:14K-1 ET SEQ.**

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

**WHEREAS**, Summit Avenue Center for Opportunity, LLC, is a qualified housing sponsor under the New Jersey Mortgage Housing Finance Agency Law N.J.S.A. 55:14K-1 et seq.; and

**WHEREAS**, Summit Avenue Center for Opportunity, LLC, is the contract purchaser and will become the owner no later than July, 2010, of certain property known as: Block 1917, Lots 8E, 8C, 9A, 10A & 11A (to be known as Lot 19), on City's Tax map and more commonly known by the street address of 136 and 140-142 Summit Avenue and 55 Clifton Place (to be known as 145 Fairmount Avenue), Jersey City, New Jersey [Property]; and

**WHEREAS**, Summit Avenue Center for Opportunity, LLC, proposes to construct a housing project to be regulated and financed pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law, N.J.S.A. 55:14K-1 et seq. on the Property; and

**WHEREAS**, on January 26, 2010, Summit Avenue Center for Opportunity, LLC, applied for a 30 year tax exemption to construct certain improvements on the Property to create a total of 60 units of rental housing, [2 units of rental market rate housing, and 58 units of moderate income rental housing units]; and 2,140 square feet of retail space with a 42 car parking garage; and

**WHEREAS**, Summit Avenue Center for Opportunity, LLC, has agreed to pay a service charge of 6.28%, estimated to be \$33,537 or approximately \$550 per unit for years 1-15, and 15%, estimated to be \$124,800 for years 16-30; and to provide employment and other economic opportunities for City residents and businesses in accordance with a Project Employment Agreement; and

**WHEREAS**, the City hereby determines that the relative benefits of the project outweigh the cost of the tax exemption for the following reasons:

1. The City will apply to receive credit for creating 58 units of low or moderate income family rental housing against the units needed within the City of Jersey City as determined by the New Jersey Council on Affordable Housing;
2. There is an especially compelling need for decent safe and affordable housing for low or moderate income families, especially for senior citizens who are currently paying over 30% of their income for housing; and
3. The construction of the improvements will generate 3 permanent jobs and 100 construction jobs, stabilize the neighborhood and should generate additional tax revenue; and

**WHEREAS**, the City hereby determines that the tax exemption is necessary to insure the success of the project for the following reasons:

**ORDINANCE APPROVING A 30 YEAR TAX EXEMPTION FOR A LOW INCOME AFFORDABLE AND MARKET RATE HOUSING PROJECT TO BE CONSTRUCTED BY THE SUMMIT AVENUE CENTER FOR OPPORTUNITY, LLC, A QUALIFIED HOUSING SPONSOR UNDER THE NEW JERSEY MORTGAGE HOUSING FINANCE AGENCY LAW N.J.S.A. 55:14K-1 ET SEQ.**

1. The reduced tax payments allow the owner to stable its operating budget, allowing a high level of maintenance to the building over the life of the project;
2. The reduction in taxes makes the Project attractive to investors of low income housing tax credits and makes the project eligible for financing from the New Jersey Housing and Mortgage Finance Agency, needed to fund the Project; and
3. The reduced tax payments will allow the owner to maintain the low and moderate income units at the lowest rents possible within the income guidelines; and

**WHEREAS**, the Mayor recommends this application, based upon the approval of the Tax Abatement Committee, which met on February 3, 2010.

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

1. The application of Summit Avenue Center for Opportunity, LLC, a qualified housing sponsor under the New Jersey Mortgage Housing Finance Agency Law N.J.S.A. 55:14K-1 et seq.; for a tax exemption is hereby approved subject to the following terms and conditions:

- (a) Term: 30 years;
- (b) Service Charge: 6.28% of Annual Gross Revenue, estimated to be \$33,537 for years 1-15; and 15% of Annual Gross Revenue, estimated to be \$124,800 for years 16-30;
- (c) Project: 60 units of rental housing, [2 units of market rate housing, and 58 units of low or moderate income rental housing units]; and 2,140 square feet of retail space with a 42 car parking garage; and
- (d) Property: Block 1917, Lots 8E, 8C, 9A, 10A & 11A (to be known as Lot 19), more commonly known by the street address of 136 and 140-142 Summit Avenue and 55 Clifton Place (to be known as 145 Fairmount Avenue), Jersey City, New Jersey.

2. The Mayor or Business Administrator is authorized to execute a tax exemption Financial Agreement, which includes a Project Employment Agreement in substantially the form on file in the Office of the City Clerk, subject to such modification as the Business Administrator and Corporation Counsel deems appropriate or necessary.

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

4. 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.

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

6. The City Clerk and 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 this 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.

**NOTE:** All material is new; therefore underlining has been omitted. For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic*.

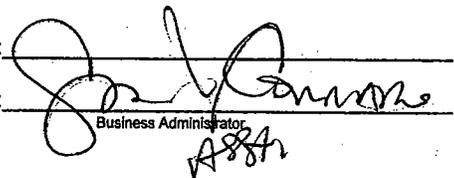
JM/he  
2/4/10

APPROVED AS TO LEGAL FORM

\_\_\_\_\_  
Corporation Counsel

APPROVED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

  
Business Administrator  
A88H

Certification Required

Not Required

# Ordinance of the City of Jersey City, N.J.

ORDINANCE NO. Ord. 10-023  
 TITLE: 3.J.FEB 24 2010 4.F. MAR 10 2010



Ordinance approving a 30 year tax exemption for a low income affordable and market rate housing project to be constructed by the Summit Avenue Center for Opportunity, LLC, a qualified housing sponsor under the New Jersey Mortgage Finance Agency Law N.J.S.A.55:14K-1 et seq.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
FEB 24 2010 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA,	✓		

✓ Indicates Vote N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
MAR 10 2010 8-0											
Councilperson <u>GAUGHAN</u>				moved, seconded by Councilperson <u>SOTTOLANO</u>				to close PH.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	ABSENT			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA	✓		

✓ Indicates Vote N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____				moved to amend* Ordinance, seconded by Councilperson _____				& adopted			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
DONNELLY				FULOP				FLOOD			
LOPEZ				RICHARDSON				VEGA,			

✓ Indicates Vote N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE											
MAR 10 2010 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA,	✓		

✓ Indicates Vote N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on FEB 24 2010  
 Adopted on second and final reading after hearing on MAR 10 2010

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on MAR 10 2010

Robert Byrne  
 Robert Byrne, City Clerk

APPROVED:

Peter M Brennan  
 Peter M. Brennan, Council President

Date: MAR 10 2010

APPROVED:

Jerramiah T. Healy  
 Jerramiah T. Healy, Mayor

Date MAR 11 2010

Date to Mayor MAR 11 2010

\*Amendment(s):

City Clerk File No. Ord. 10-025

Agenda No. 3.L 1st Reading

Agenda No. 4.H. 2nd Reading & Final Passage



## ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 10-025

TITLE:

**ORDINANCE AUTHORIZING THE RENEWAL OF A LEASE AGREEMENT BETWEEN THE CITY OF JERSEY CITY AS LESSEE AND 18 ASH STREET REALTY, LLC., AS LESSOR, FOR FIRE AND EMERGENCY STORAGE SPACE IN THE PREMISES AT LOCATED AT 46 STATE STREET, JERSEY CITY, NEW JERSEY**

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

**WHEREAS**, the City of Jersey City ("City") has and continues to have need of storage space for equipment used by the City's Fire and Emergency Services; and

**WHEREAS**, 18 Ash Street Realty, LLC, as lessor, entered into a one-year lease (the "Lease") with the City, as lessee, for 6,000 square feet of storage space at 46 State Street, Jersey City, New Jersey (the "Premises") under the authority of Ordinance 06-033, another one-year renewal lease (the "First Renewal Lease") under the authority of Ordinance 07-051, a second one-year renewal lease (the "Second Renewal Lease"), under the authority of Ordinance 07-181 and a third one-year renewal lease (the "Third Renewal Lease") under the authority of Ordinance 08-149; and

**WHEREAS**, the Third Renewal Lease ended on December 31, 2009, but, at paragraph 2, permits the City to enter into a fourth renewal of the Lease for the time period between January 1, 2010 and December 31, 2010 under the same terms, provisions, covenants and conditions as set forth in the Third Renewal Lease, except for the amount of rent which shall be increased by five percent (5%) over the \$4,190 per month payable under the Third Renewal Lease; and

**WHEREAS**, the City will, therefore, pay to the lessor the monthly base rent of \$4,400.00, which is \$52,800.00, annually; and

**WHEREAS**, N.J.S.A. 40A:12-5 provides that a municipality may by ordinance, acquire property by lease; and

**WHEREAS**, funds in the amount of \$52,800.00 are available in Account No. 10-17-289-56-000-002.

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

1. Subject to such modifications as may be deemed necessary or appropriate by Corporation Counsel, the Mayor or Business Administrator is authorized to execute the attached Lease Agreement with 18 Ash St, LLC for storage space for equipment used by the City's Fire and Emergency Services located at 46 State Street, Jersey City, New Jersey.
2. The term of the Lease shall be one (1) year commencing on January 1, 2010 and ending on December 31, 2010.
3. The total rental fee shall not exceed \$52,800 and shall be payable in 12 equal installments of \$4,400.00 per month, payable on the first day of each month.

**ORDINANCE AUTHORIZING THE RENEWAL OF A LEASE AGREEMENT BETWEEN THE CITY OF JERSEY CITY AS LESSEE AND 18 ASH STREET REALTY, LLC., AS LESSOR, FOR FIRE AND EMERGENCY STORAGE SPACE IN THE PREMISES LOCATED AT LOCATED AT 46 STATE STREET, JERSEY CITY, NEW JERSEY**

- 4. Funds in the amount of \$ 52,800.00 are available in Account No.10-17-289-56-000-002.
- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This Ordinance shall be a 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 this 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.

NOTE: All material is new; therefore, underlining has been omitted. For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic*.

I, \_\_\_\_\_ Donna Mauer, Chief Financial Officer, certify that funds in the amount of \$52,800.00 are available in Account No.10-17-289-56-000-002.

JD/cw  
1/25/10  
No. 2010016

APPROVED AS TO LEGAL FORM

\_\_\_\_\_  
Corporation Counsel

APPROVED:

APPROVED:

\_\_\_\_\_  
Business Administrator  
AST

Certification Required   
Not Required

# Ordinance of the City of Jersey City, N.J.

ORDINANCE NO. Ord.10-025  
 TITLE: 3.L.FEB 24 2010 4.H. MAR 10 2010



Ordinance authorizing the renewal of a lease agreement between the City of Jersey City as lessee and 18 Ash Street Realty, LLC., as lessor, for Fire and Emergency storage space in the premises at located at 46 State Street, Jersey City

RECORD OF COUNCIL VOTE ON INTRODUCTION											
FEB 24 2010 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA,	✓		

✓ Indicates Vote N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
MAR 10 2010 8-0											
Councilperson <b>BRENNAN</b>				moved, seconded by Councilperson <b>RICHARDSON</b>				to close PH.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	<b>ABSENT</b>			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA,	✓		

✓ Indicates Vote N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson				moved to amend* Ordinance, seconded by Councilperson				& adopted			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
DONNELLY				FULOP				FLOOD			
LOPEZ				RICHARDSON				VEGA,			

✓ Indicates Vote N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE											
MAR 10 2010 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA,	✓		

✓ Indicates Vote N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on FEB 24 2010

Adopted on second and final reading after hearing on MAR 10 2010

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on MAR 10 2010

  
 Robert Byrne, City Clerk

APPROVED:

  
 Peter M. Brennan, Council President

\*Amendment(s):

Date: MAR 10 2010

APPROVED:

  
 Jerramiah T. Healy, Mayor

Date MAR 11 2010

Date to Mayor MAR 11 2010



# ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 10-026

**TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE MARTIN LUTHER KING DRIVE REDEVELOPMENT PLAN**

**WHEREAS**, the Municipal Council of the City of Jersey City, adopted the Martin Luther King Drive Redevelopment Plan (hereinafter "the MLK Plan") at its meeting of December 8, 1993; and

**WHEREAS**, the MLK Plan has been amended several times since its original adoption; and

**WHEREAS**, the Municipal Council seeks to make the maps included in the plan more legible and to expand the Neighborhood Shopping District; and

**WHEREAS**, a copy of the amended maps are attached hereto and made a part hereof, and is available for public inspection at the Offices of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ.

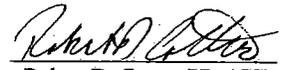
**WHEREAS**, the following amendments to the Martin Luther King Drive Redevelopment Plan have been reviewed by the Jersey City Planning Board at its meeting of February 23, 2010; and

**WHEREAS**, the Planning Board voted unanimously to recommend adoption of these amendments by the Municipal Council;

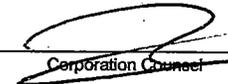
**NOW, THEREFORE, BE IT ORDAINED** by the Municipal Council of the City of Jersey City that the recommended amendments to the Martin Luther King Drive Redevelopment Plan be, and hereby are, adopted.

**BE IT FURTHER ORDAINED THAT:**

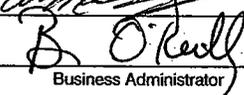
- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City 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 Council 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 this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Clerk is hereby directed to give notice at least ten days prior to hearing on the adoption of this Ordinance to the County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is further directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.

  
Robert D. Cotter, PP, AICP  
Director of Planning

APPROVED AS TO LEGAL FORM

  
Corporation Council

APPROVED: 

APPROVED:   
Business Administrator

Certification Required

Not Required

**ORDINANCE FACT SHEET**

1. Full Title of Ordinance/Resolution/Cooperation Agreement:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE MARTIN LUTHER KING DRIVE REDEVELOPMENT PLAN**

2. Name and Title of Person Initiating the Ordinance, Resolution, etc.:

Carl S. Czaplicki, Director, Department of Housing, Economic Development, and Commerce

3. Concise Description of the Program, Project or Plan Proposed in the Ordinance/Resolution:

The amendment will expand the Neighborhood Shopping District to include lots fronting on MLK Drive from Woodlawn Avenue to Wegman Parkway, allowing existing storefronts to be in better conformity with the plan. Additionally, the amendment will replace all the maps included in the redevelopment plan with more clearly drawn and legible versions. The acquisition maps are also amended to simplify the number of categories for better legibility. No new properties are being added to the acquisition list, nor are any properties removed from the acquisition list.

4. Reasons (Need) for the Proposed Program, Project, etc.:

Currently, along MLK Drive between Woodlawn Avenue and Wegman Parkway retail is not a permitted use, however many buildings along this stretch of MLK Drive have nonconforming retail uses, while there is demand for expanded retail at this location.

5. Anticipated Benefits to the Community:

To allow for new retail construction along MLK Drive between Woodlawn Avenue and Wegman Parkway.

6. Cost of Proposed Program, Project, etc.:

No expense to the city. All work done by in house staff.

7. Date Proposed Program or Project will commence:

Upon approval of the redevelopment plan amendment.

8. Anticipated Completion Date: N/A

9. Person Responsible for Coordinating Proposed Program, Project, etc.:

Robert D. Cotter, Director, City Planning                      547-5050  
Jeff Wenger, City Planning

10. Additional Comments: None

I Certify that all the Facts Presented Herein are Accurate.

  
Division Director

FEB 17, 2010  
Date

  
DEPUTY Department Director Signature

FEB 17, 2010  
Date

## SUMMARY STATEMENT

The amendment will expand the Neighborhood Shopping District to include lots fronting on MLK Drive from Woodlawn Avenue to Wegman Parkway, allowing existing storefronts to be in better conformity with the plan.

Additionally, the amendment will replace all the maps included in the redevelopment plan with more clearly drawn and legible versions. The acquisition maps are also amended to simplify the number of categories for better legibility. No new properties are being added to the acquisition list, nor are any properties removed from the acquisition list.

# Ordinance of the City of Jersey City, N.J.

ORDINANCE NO. Ord. 10-026  
 TITLE: 3.M.FEB 24 2010 4.I. MAR 10 2010



Ordinance of the Municipal Council of the City of Jersey  
 City adopting amendments to the Martin Luther King  
 Drive Redevelopment Plan.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
FEB 24 2010 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA	✓		

✓ Indicates Vote N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
MAR 10 2010 8-0											
Councilperson <u>SOTTOLANO</u>				moved, seconded by Councilperson <u>RICHARDSON</u>				to close PH.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	<u>ABSENT</u>			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA	✓		

✓ Indicates Vote N.V.-Not Voting (Abstain)

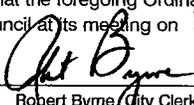
RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson				moved to amend* Ordinance, seconded by Councilperson				& adopted			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
DONNELLY				FULOP				FLOOD			
LOPEZ				RICHARDSON				VEGA			

✓ Indicates Vote N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE											
MAR 10 2010 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA	✓		

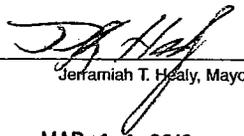
✓ Indicates Vote N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on FEB 24 2010  
 Adopted on second and final reading after hearing on MAR 10 2010

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on MAR 10 2010  
  
 Robert Byrne, City Clerk

APPROVED:  
  
 Peter M. Brennan, Council President

\*Amendment(s):

Date: MAR 10 2010  
 APPROVED:  
  
 Jeramiah T. Healy, Mayor

Date MAR 11 2010

Date to Mayor MAR 11 2010



## ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 10-027

**TITLE:**

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY  
ADOPTING AMENDMENTS TO ARTICLE I DEFINITIONS AND ARTICLE V USE,  
BULK AND PARKING STANDARDS IN THE R-3 ZONE OF THE LAND  
DEVELOPMENT ORDINANCE**

**WHEREAS**, the Municipal Council, pursuant to NJSA 40:55D-62, may adopt or amend a zoning ordinance relating to the nature and extent of the uses of land and of buildings and structures thereon; and

**WHEREAS**, the R-3 Multi-Family district of the Land Development Ordinance has as its Master Plan purpose "to provide for a broad range of multi-family housing..."; and

**WHEREAS**, when the Land Development Ordinance was adopted in April 2001 it did not clearly permit a broad range of multi-family uses and limited permitted development in that zone to a minimum lot area of 10,000 square feet; and

**WHEREAS**, it has been determined that numerous lots containing less than 10,000 square feet in area exist in the R-3 zone requiring that any development on those lots must seek one or more variances; and

**WHEREAS**, the bulk standards currently applicable to multi-family development in the R-3 zone are not conducive to permitted development on these numerous smaller lots; and

**WHEREAS**, due to approvals of numerous bulk and parking variances in the R-3 zone, the recommendation that use, bulk and parking standards in the R-3 zone be reexamined has been noted in the Annual Zoning Reports of the Zoning Board of Adjustment for several years; and

**WHEREAS**, the Planning Board of Jersey City, at its meeting of February 9, 2010, did discuss and approve a motion recommending that the Municipal Council adopt the amendments contained herein; and

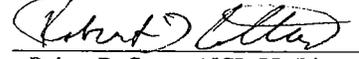
**WHEREAS**, the amendments to the Land Development Ordinance are attached hereto and made a part hereof, and are available for public inspection at the Office of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ;

**NOW, THEREFORE, BE IT ORDAINED** by the Municipal Council of the City of Jersey City that the Land Development Ordinance, be and hereby is amended as per the attached document;

**BE IT FURTHER ORDAINED THAT:**

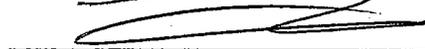
- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City 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 Council 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 this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.

E. The City Clerk is hereby directed to give notice at least ten days prior to hearing on the adoption of this Ordinance to the County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is further directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.



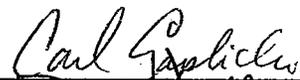
Robert D. Cotter, AICP, PP, Director  
Division of City Planning

APPROVED AS TO LEGAL FORM

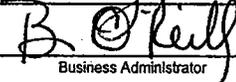


Corporation Counsel

APPROVED:



APPROVED:



Business Administrator

Certification Required

Not Required

**ORDINANCE FACT SHEET**

**1. Full Title of Ordinance:**

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY  
ADOPTING AMENDMENTS TO ARTICLE I DEFINITIONS AND ARTICLE V USE, BULK  
AND PARKING STANDARDS IN THE R-3 ZONE OF THE LAND DEVELOPMENT  
ORDINANCE**

**2. Name and Title of Person Initiating the Ordinance, etc.:**

Carl S. Czaplicki, Director, Department of Housing, Economic Development, and Commerce

**3. Concise Description of the Plan Proposed in the Ordinance:**

This Ordinance will amend Article I Definitions to add a definition for Mid-Rise and High-Rise Apartment Buildings and will also amend Article V: R-3 Multi-Family Mid-Rise District of the Land Development Ordinance (Zoning Ordinance) to allow a broader range of multi-family uses with bulk and parking standards for each use.

**4. Reasons (Need) for the Proposed Program, Project, etc.:**

The amendments will bring the R-3 use standards into conformity with the Municipal Master Plan purpose of the district "to provide for a broad range of multi-family housing..." and provide appropriate bulk and parking standards for multi-family uses compatible with numerous smaller lots in the R-3 zone.

**5. Anticipated Benefits to the Community:**

Facilitation of appropriate multi-family development compatible with smaller size lots

**6. Cost of Proposed Plan, etc.:**

None

**7. Date Proposed Plan will commence:**

Upon approval

**8. Anticipated Completion Date: N/A**

**9. Persons Responsible for Coordinating Proposed Program, Project, etc.:**

Carl S. Czaplicki, Director, Dept of HEDC  
Robert D. Cotter, City Planning Director  
Anthony J. Lambiase, Director, Division of Zoning

**10. Additional Comments: None**

**I Certify that all the Facts Presented Herein are Accurate.**

  
Division Director

FEB 16, 2010  
Date

  
Department Director Signature

2/16/10  
Date

## **SUMMARY STATEMENT**

### **ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO ARTICLE I DEFINITIONS AND ARTICLE V USE, BULK AND PARKING STANDARDS IN THE R-3 ZONE OF THE LAND DEVELOPMENT ORDINANCE**

This Ordinance will amend Article I Definitions to add a definition for Mid-Rise and High-Rise Apartment Buildings and will also amend Article V: R-3 Multi-Family Mid-Rise District of the Land Development Ordinance (Zoning Ordinance) to allow a broader range of multi-family uses with bulk and parking standards for each use.

# Ordinance of the City of Jersey City, N.J.

ORDINANCE NO. Ord. 10-027  
3.N. FEB 24 2010 4.J. MAR 10 2010



Ordinance of the Municipal Council of the City of Jersey City adopting amendments to Article I Definitions and Article V use bulk and parking standards in the R-3 zone of the Land Development Ordinance.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
FEB 24 2010 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA,	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
MAR 10 2010 8-0											
Councilperson <u>GAUGHAN</u>				moved, seconded by Councilperson <u>SOTTOLANO</u>				to close PH.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	ABSENT			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA.	✓		

✓ Indicates Vote.

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
DONNELLY				FULOP				FLOOD			
LOPEZ				RICHARDSON				VEGA,			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE											
MAR 10 2010 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA,	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on FEB 24 2010

Adopted on second and final reading after hearing on MAR 10 2010

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on MAR 10 2010

Robert Byrne, City Clerk

APPROVED:

Peter M. Brennan, Council President

Date: MAR 10 2010

APPROVED:

Jerramiah T. Healy, Mayor

Date MAR 17 2010

Date to Mayor MAR 11 2010

\*Amendment(s):



# ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 10-028

TITLE:

### ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE VILLAGE STUDY AREA REDEVELOPMENT PLAN

WHEREAS, the Municipal Council of the City of Jersey City adopted the Village Study Area Redevelopment Plan in January 1980, amended the Plan in June 1980, November 1983, January 1999, November 2005, and again amended the Plan in August 2008; and

WHEREAS, the Planning Board, at its meeting of February 9, 2010, determined that the Village Study Area Redevelopment Plan would benefit from an amendment to permit Medical Office uses on the first and second floors of apartment buildings along Newark Avenue in the Plan area; and

WHEREAS, the Planning Board, at its meeting of February 9, 2010, determined that the Village Study Area Redevelopment Plan would benefit from additional design standards to ensure development which is compatible with the existing neighborhood in architecture and aesthetics; and

WHEREAS, the Planning Board, at its meeting of February 9, 2010, also recommended that the Municipal Council amend the Village Study Area Redevelopment Plan to provide the new use and design standards; and

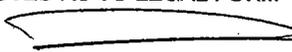
WHEREAS, a copy of the Planning Board's recommended amendments to the Village Study Area Redevelopment Plan is attached hereto, and made a part hereof, and is available for public inspection at the office of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ;

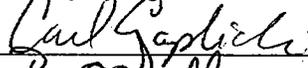
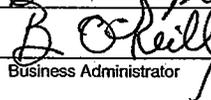
NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the aforementioned amendments to the Village Study Area Redevelopment Plan be, and hereby are, adopted.

#### BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. 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 Council 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 this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Clerk is hereby directed to give notice at least ten days prior to hearing on the adoption of this Ordinance to the County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is further directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.

  
Robert D. Cotter, PP, AICP  
Director, Division of City Planning

APPROVED AS TO LEGAL FORM  
  
Corporation Counsel

APPROVED:   
APPROVED:   
Business Administrator

Certification Required   
Not Required

**ORDINANCE FACT SHEET**

**1. Full Title of Ordinance:**

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY  
ADOPTING AMENDMENTS TO THE VILLAGE STUDY AREA REDEVELOPMENT**

**2. Name and Title of Person Initiating the Ordinance, etc.:**

Carl Czaplicki, Director of Housing, Economic Development, and Commerce

**3. Concise Description of the Program, Project or Plan Proposed in the Ordinance:**

This ordinance adjusts the use and bulk standards of the Village Study Area Redevelopment Plan in order to allow Medical Office uses on the first and second floor of apartment buildings along Newark Avenue, as well as adds additional design standards to the Area.

**4. Reasons (Need) for the Proposed Program, Project, etc.:**

The Plan currently allows retail and professional office uses, however makes no accommodation for medical office uses. The inclusion of this use will benefit the area and will not conflict with the existing permitted uses. The inclusion of additional design standards will ensure development which is compatible with the existing neighborhood in architecture and aesthetics.

**5. Anticipated Benefits to the Community:**

The community will benefit from local medical offices, and the character of the neighborhood will be preserved by guiding consistent building design.

**6. Cost of Proposed Plan, etc.:**

\$0.00. Plan was prepared by Division of City Planning staff.

**7. Date Proposed Plan will commence:**

Upon Adoption.

**8. Anticipated Completion Date: N/A**

**9. Person Responsible for Coordinating Proposed Program, Project, etc.:**

Robert D. Cotter, Director, City Planning 547-5050

**10. Additional Comments:**

**I Certify that all the Facts Presented Herein are Accurate.**

  
Division Director

2/10/2010  
Date

  
Department Director Signature

2/10/10  
Date

# Ordinance of the City of Jersey City, N.J.

ORDINANCE NO. Ord. 10-028  
 TITLE: 3.O. FEB 24 2010 4.K. MAR 10 2010



Ordinance of the Municipal Council of the City of Jersey  
 City adopting amendments to the Village Study Area  
 Redevelopment Plan.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
FEB 24 2010 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA,	✓		

✓ Indicates Vote N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
MAR 10 2010 8-0											
Councilperson <u>GAUGHAN</u>				moved, seconded by Councilperson <u>SOTTOLANO</u>				to close PH.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	ABSENT			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA,	✓		

✓ Indicates Vote N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____				moved to amend* Ordinance, seconded by Councilperson _____				& adopted			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
DONNELLY				FULOP				FLOOD			
LOPEZ				RICHARDSON				VEGA,			

✓ Indicates Vote N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE											
MAR 10 2010 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA,	✓		

✓ Indicates Vote N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on FEB 24 2010

Adopted on second and final reading after hearing on MAR 10 2010

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on MAR 10 2010

Robert Byrne, City Clerk

APPROVED:

Peter M. Brennan, Council President

Date: MAR 10 2010

APPROVED:

Jeremiah T. Healy, Mayor

Date MAR 17 2010

Date to Mayor MAR 11 2010

\*Amendment(s):

City Clerk File No. Ord. 10-029

Agenda No. 3.P 1st Reading

Agenda No. 4.L. 2nd Reading & Final Passage



# ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 10-029

TITLE: **ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 12 (MUNICIPAL  
AUTHORITIES) ARTICLE IV (MUNICIPAL UTILITIES AUTHORITY)**

**THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY HEREBY ORDAINS:**

A. The following amendments to Chapter 12 (Municipal Authorities) Article IV (Municipal Utilities Authority) are hereby adopted:

### MUNICIPAL AUTHORITIES

#### ARTICLE IV

#### Municipal Utilities Authority

#### §12-6. Members.

The Jersey City Municipal Utilities Authority shall consist of members of the Sewerage Authority holding office at the time of this reorganization, together with any successors in such membership appointed as if said Sewerage Authority had originally been created pursuant to the Municipal and County Utilities Authorities Law (N.J.S.A. 40:14B-4).

The Board may provide its members with compensation for their services in the form of individual not dependent, medical health care, prescription, optical or dental insurance coverage. Effective June 1, 2010, all board members, including existing board members, shall be required to pay 20% of the premium paid by the Board for such insurance coverage. No board members shall receive any other compensation of any kind whatsoever, except as provided herein.

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

C. This ordinance shall be a 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.

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

E. 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 this 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.

**NOTE:** New matter is underlined; deleted matter in [brackets] For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic*.

1/27/10

APPROVED AS TO LEGAL FORM

\_\_\_\_\_  
Corporation Counsel

APPROVED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

\_\_\_\_\_  
Business Administrator

Certification Required

Not Required

# Ordinance of the City of Jersey City, N.J.

ORDINANCE NO. Ord. 10-029  
 TITLE: 3.P. FEB 24 2010 4.L. MAR 1 0 2010



Ordinance amending and supplementing Chapter 12  
 (Municipal Authorities) Article IV (Municipal Utilities  
 Authority). (Requires insurance co-pay by boardmembers)

RECORD OF COUNCIL VOTE ON INTRODUCTION											
FEB 24 2010 6-2-1											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	ABSTAIN			BRENNAN	✓		
DONNELLY	✓			FULOP		✓		FLOOD	✓		
LOPEZ	✓			RICHARDSON		✓		VEGA	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
MAR 1 0 2010 8-0											
Councilperson <u>SOTTOLANO</u>				moved, seconded by Councilperson <u>RICHARDSON</u>				to close P.H.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	ABSENT			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA	✓		

✓ Indicates Vote

YVONNE BALZER      JOAN SCHNER      CATHERINE GRIMM  
NORRICE RAYMAKER      JIM FEENEY      PAUL BELLAN-BOYER  
TERESA PATTERSON      DORIS CAPPELLUTI

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____				moved to amend* Ordinance, seconded by Councilperson _____				& adopted			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
DONNELLY				FULOP				FLOOD			
LOPEZ				RICHARDSON				VEGA			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE											
MAR 1 0 2010 5-0-4											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	ABSTAIN			BRENNAN	✓		
DONNELLY	✓			FULOP	ABSTAIN			FLOOD	ABSTAIN		
LOPEZ	✓			RICHARDSON	ABSTAIN			VEGA	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on FEB 24 2010

Adopted on second and final reading after hearing on MAR 1 0 2010

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on MAR 1 0 2010

*Robert Byrne*  
 Robert Byrne, City Clerk

APPROVED:

*Peter M Brennan*  
 Peter M. Brennan, Council President

\*Amendment(s):

Date: MAR 1 0 2010

APPROVED:

*Jerramiah T. Healy*  
 Jerramiah T. Healy, Mayor

Date: MAR 1 7 2010

Date to Mayor MAR 1 1 2010

City Clerk File No. Ord. 10-030

Agenda No. 3.0 1st Reading

Agenda No. 4.M. 2nd Reading & Final Passage



# ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 10-030

TITLE: **ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 12 (MUNICIPAL  
AUTHORITIES) ARTICLE II (INCINERATOR AUTHORITY)**

**THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY HEREBY ORDAINS:**

- A. The following amendments to Chapter 12 (Municipal Authorities) Article II (Incinerator Authority) are hereby adopted:

## MUNICIPAL AUTHORITIES

### ARTICLE II Incinerator Authority

#### §12-2. Authority Established; membership.

- A. The Incinerator Authority is hereby established pursuant to Law [~~N.J.S.A. 40:14B-1, et seq.~~]  
N.J.S.A. 40:66A-1, et seq.
- B. No Change.
- C. The Board may provide its members with compensation for their services in the form of individual not dependent, medical health care, prescription, optical or dental insurance coverage. Effective June 1, 2010, all board members, including existing board members, shall be required to pay 20% of the premium paid by the Board for such insurance coverage. No board members shall receive any other compensation of any kind whatsoever, except as provided herein.
- B. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- C. This ordinance shall be a 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.
- D. This ordinance shall take effect at the time and in the manner as provided by law.
- E. 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 this 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.

**NOTE:** New matter is underlined; deleted matter in [brackets] For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic*.

1/27/10

APPROVED AS TO LEGAL FORM

APPROVED: \_\_\_\_\_

\_\_\_\_\_  
Corporation Counsel

APPROVED: \_\_\_\_\_

Business Administrator

Certification Required

Not Required

# Ordinance of the City of Jersey City, N.J.

ORDINANCE NO. Ord. 10-030  
 TITLE: 3.G.FEB 24 2010 4.M. MAR 10 2010



Ordinance amending and supplementing Chapter 12  
 (Municipal Authorities) Article II (Incinerator Authority).  
 (Requires insurance co-pay by boardmembers)

RECORD OF COUNCIL VOTE ON INTRODUCTION											
FEB 24 2010 6-2-1											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP		✓		FLOOD	ABSTAIN		
LOPEZ	✓			RICHARDSON		✓		VEGA	✓		

✓ Indicates Vote N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
MAR 10 2010 7-0											
Councilperson <u>RICHARDSON</u>				moved, seconded by Councilperson <u>BRENNAN</u>				to close P.H.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	ABSENT			FLOOD	✓		
LOPEZ	ABSENT			RICHARDSON	✓			VEGA	✓		

✓ Indicates Vote N.V.-Not Voting (Abstain)

DOUGLAS CARLUCCI      CATHERINE GRIM      CHRIS LAMM  
 WALTER WASILEWSKI      RIAZ WAHID      MARIE MEYER  
 KEVIN MCGUIRE      NORRICE RAYMAKER      JOHN THEIROFF

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____				moved to amend* Ordinance, seconded by Councilperson _____				& adopted			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
DONNELLY				FULOP				FLOOD			
LOPEZ				RICHARDSON				VEGA			

✓ Indicates Vote N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE											
MAR 10 2010 6-0-3											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	ABSTAIN			FLOOD	ABSTAIN		
LOPEZ	✓			RICHARDSON	ABSTAIN			VEGA	✓		

✓ Indicates Vote N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on FEB 24 2010  
 Adopted on second and final reading after hearing on MAR 10 2010

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on MAR 10 2010

Robert Byrne, City Clerk

APPROVED:  
  
 Peter M. Brennan, Council President

\*Amendment(s):

Date: MAR 10 2010  
 APPROVED:  
  
 Jeremiah T. Healy, Mayor

Date MAR 17 2010

Date to Mayor MAR 11 2010

City Clerk File No. Ord. 10-031

Agenda No. 3.R 1st Reading

Agenda No. 4.N. 2nd Reading & Final Passage



## ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 10-031

TITLE:

**REFUNDING BOND ORDINANCE PROVIDING FOR THE FUNDING OF TEMPORARY EMERGENCY APPROPRIATIONS IN CONNECTION WITH THE PAYMENT OF AMOUNTS OWING TO OTHERS FOR TAXES LEVIED IN AND BY THE CITY OF JERSEY CITY, IN THE COUNTY OF HUDSON, NEW JERSEY, APPROPRIATING \$7,893,797 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$7,893,797 BONDS OR NOTES OF THE CITY OF JERSEY CITY FOR FINANCING THE COST THEREOF.**

**BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY, IN THE COUNTY OF HUDSON, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:**

Section 1. The City of Jersey City, in the County of Hudson, New Jersey (the "City") is hereby authorized to pay an aggregate amount not exceeding \$7,893,797 to fund temporary emergency appropriations of the City in the amount of \$7,643,797 in connection with the payment of amounts owed by the City to the owners of various properties for taxes levied in the City, as more particularly described on the List of Owners and Properties involved in Tax Appeals available for inspection in the office of the City Clerk, which list is hereby incorporated by reference as if set forth at length herein, and for which no adequate provision was made in the City's 2010 budget.

Section 2. An aggregate amount not exceeding \$250,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-51(b) has been included in the aggregate principal amount of refunding bonds authorized herein.

Section 3. In order to finance the cost of the project described in Section 1 hereof, negotiable refunding bonds are hereby authorized to be issued in the principal amount of \$7,893,797 pursuant to the Local Bond Law.

Section 4. In anticipation of the issuance of the refunding bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law. All refunding bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer, provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with notes issued pursuant to this ordinance, and the Chief Financial Officer's signature upon the notes shall be conclusive evidence as to all such determinations.

All notes issued hereunder may be renewed from time to time, but all such notes including renewals shall mature and be paid no later than the tenth anniversary of the date of the original notes; provided, however, that no notes shall be renewed beyond the first or any succeeding anniversary date of the original notes unless an amount of such notes, at least equal to the first legally payable installment of the bonds in anticipation of which the notes are issued, determined in accordance with the maturity schedule for the bonds approved by the Local Finance Board, is paid and retired on or before such anniversary date; and provided, further, that the period during which the bond anticipation notes and any renewals thereof and any permanent bonds are outstanding, shall not exceed the period set for the maturity of the bonds by the Local Finance Board.

The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

Section 5. A certified copy of this refunding bond ordinance as adopted on first reading has been filed with the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey prior to

final adoption, together with a complete statement in the form prescribed by the Director and signed by the Chief Financial Officer of the City as to the indebtedness to be financed by the issuance of the refunding bonds authorized herein. Such statement shows that the gross debt of the City as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this refunding bond ordinance by \$7,893,797, but that the net debt of the City determined as provided in the Local Bond Law is not increased by virtue of a deduction pursuant to N.J.S.A. 40A:2-52.

Section 6. To the extent the refunding bonds or notes authorized hereunder are issued as tax-exempt obligations, the City hereby covenants to take any action necessary or refrain from taking such action in order to preserve the tax-exempt status of the refunding bonds and notes authorized hereunder as is or may be required under the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Code"), including compliance with the Code with regard to the use, expenditure, investment, timely reporting and rebate of investment earnings as may be required thereunder. The City reasonably expects to expend general funds or other available moneys for the purpose described in Section 1 hereof prior to the issuance of refunding bonds or notes hereunder. To the extent such funds are spent, the City further reasonably expects to reimburse such expenditures from the proceeds of the refunding bonds or notes authorized by this refunding bond ordinance, in an aggregate not to exceed the amount of refunding bonds or notes authorized in Section 3 hereof.

Section 7. The City hereby covenants to comply with Rule 15c2-12 promulgated under the Securities Exchange Act of 1934 to the extent applicable to the issuance of refunding bonds or notes issued pursuant to this refunding bond ordinance.

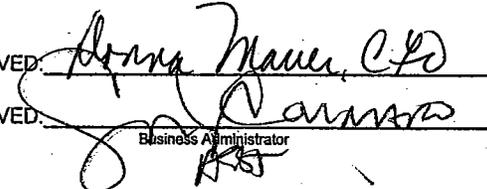
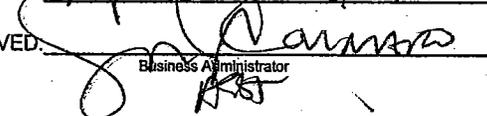
Section 8. The full faith and credit of the City is hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this refunding bond ordinance. The obligations shall be direct, unlimited obligations of the City, and the City shall be obligated to levy ad valorem taxes upon all the taxable real property within the City for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 9. This refunding bond ordinance shall take effect 20 days after the

first publication thereof after final adoption, as provided by the Local Bond Law, provided that the consent of the Local Finance Board has been endorsed upon a certified copy of this ordinance as finally adopted.

APPROVED AS TO LEGAL FORM

  
\_\_\_\_\_  
Corporation Counsel

APPROVED:   
\_\_\_\_\_  
APPROVED:   
\_\_\_\_\_  
Business Administrator

Certification Required   
Not Required

# Ordinance of the City of Jersey City, N.J.

ORDINANCE NO. Ord. 10-031  
 TITLE: 3.R. FEB 24 2010 4.N. MAR 10 2010



Refunding bond ordinance providing for the funding of temporary emergency appropriations in connection with the payment of amounts owing to others for taxes levied in and by the City of Jersey City, in the County of Hudson, New Jersey, appropriating \$7,893,797 therefor and authorizing the issuance of \$7,893,797 bonds or notes of the City of Jersey City for financing the cost thereof.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
				FEB 24 2010				8-1			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP		✓		FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING														
				MAR 10 2010				9-0						
Councilperson			moved, seconded by Councilperson											
BRENNAN			RICHARDSON									to close P.H.		
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.			
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓					
DONNELLY	✓			FULOP	✓			FLOOD	✓					
LOPEZ	✓			RICHARDSON	✓			VEGA	✓					

✓ Indicates Vote

KEVIN Mc GUIRE  
 PHIL PETRUZZONE  
 JIM FEENEY  
 YVONNE BALLER  
 CATHERINE GRIMM  
 PHIL CARRINGTON

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY															
				moved to amend* Ordinance, seconded by Councilperson								& adopted			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.				
SOTTOLANO				GAUGHAN				BRENNAN							
DONNELLY				FULOP				FLOOD							
LOPEZ				RICHARDSON				VEGA							

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE											
				MAR 10 2010				8-1			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP		✓		FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on FEB 24 2010

Adopted on second and final reading after hearing on MAR 10 2010

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on MAR 10 2010

Robert Byrne, City Clerk

APPROVED:

Peter M. Brennan, Council President

\*Amendment(s):

Date: MAR 10 2010

APPROVED:

Jerramiah T. Healy, Mayor

Date MAR 11 2010

Date to Mayor MAR 11 2010



H. 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 indicated by **boldface** and repealed matter by *italic*.

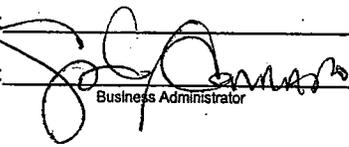
RR  
2-23-10

APPROVED AS TO LEGAL FORM

  
\_\_\_\_\_  
Corporation Counsel

APPROVED:

APPROVED:

  
\_\_\_\_\_  
Business Administrator

Certification Required

Not Required

# Ordinance of the City of Jersey City, N.J.

ORDINANCE NO. Ord. 10-033

TITLE: 3.T. FEB 24 2010 4.O. MAR 10 2010



- Ordinance amending and supplementing Chapter 84
- (Alcoholic Beverages) Article I (Plenary Retail Consumption and Distribution Licenses) on the Jersey City Code.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
FEB 24 2010 7-1-1											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	ABSTAIN		
DONNELLY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON		✓		VEGA	✓		

✓ Indicates Vote N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
MAR 10 2010 9-0											
Councilperson <u>FULOP</u>				moved, seconded by Councilperson <u>SOTTOLANO</u>				to close PH.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA	✓		

✓ Indicates Vote N.V.-Not Voting (Abstain)

AVIA THORIM      BALRAM AGARWAL      HARRIET ATKINS  
 PHILLIP CARRINGTON      VITO MAZZA      CATHERINE GRIMM      YVONNE BALCEK  
 VALERIE CORBIN      THOMAS DONAHUE      LORENZO RICHARDSON      K.C. MATIAS

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____				moved to amend* Ordinance, seconded by Councilperson _____				& adopted			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
DONNELLY				FULOP				FLOOD			
LOPEZ				RICHARDSON				VEGA			

✓ Indicates Vote N.V.-Not Voting (Abstain)

NEIL STOLZ      DAVID POPKIN  
 MORRICE RAYMAKER  
 SUDHIR DATEL

RECORD OF FINAL COUNCIL VOTE											
MAR 10 2010 7-1-1											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	ABSTAIN		
DONNELLY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON		✓		VEGA	✓		

✓ Indicates Vote N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on FEB 24 2010

Adopted on second and final reading after hearing on MAR 10 2010

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on MAR 10 2010

Robert Byrne, City Clerk

APPROVED:

Peter M. Brennan, Council President

\*Amendment(s):

Date: MAR 10 2010

APPROVED:

Jeremiah T. Healy, Mayor

Date MAR 11 2010

Date to Mayor MAR 11 2010