

City Clerk File No. Ord. 12-123

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 12-123

TITLE: REFUNDING BOND ORDINANCE OF THE CITY OF JERSEY CITY, IN THE COUNTY OF HUDSON, NEW JERSEY, PROVIDING FOR THE REFUNDING OF ALL OR A PORTION OF VARIOUS SERIES OF CITY BONDS, APPROPRIATING AN AMOUNT NOT EXCEEDING \$40,000,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$40,000,000 GENERAL OBLIGATION REFUNDING BONDS OF THE CITY OF JERSEY CITY FOR FINANCING THE COST THEREOF

WHEREAS, pursuant to the Local Bond Law (N.J.S.A. 40A:2-1 et seq.), the City of Jersey City, in the County of Hudson, New Jersey (the "City") has heretofore issued \$69,625,000 aggregate principal amount of its Qualified Public Improvement Refunding Bonds, Series 2004A, dated October 15, 2004 (the "Public Improvement Bonds") and \$30,175,000 aggregate principal amount of its Qualified Water Improvement Refunding Bonds, Series 2004C, dated October 15, 2004 (the "Water Improvement Bonds"), providing for the refinancing of certain public and water improvements of the City; and

WHEREAS, the Municipal Council has determined that it is in the best interests of the City to refund all or a portion of the outstanding Public Improvement Bonds and Water Improvement Bonds;

NOW, THEREFORE, 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), DO ORDAIN AS FOLLOWS:

Section 1. The City is hereby authorized (A) to refund all or part of the Public Improvement Bonds and the Water Improvement Bonds (collectively, the "Bonds to Be Refunded"), and (B) to provide for the payment of the costs of issuing the refunding bonds (including printing, advertising, accounting, financial and legal services, and further including bond insurance premium (if any) and underwriting compensation).

Section 2. In order to finance the cost of the purpose described in Section 1 hereof, one or more series of negotiable general obligation refunding bonds (the "Refunding Bonds") are hereby authorized to be issued from time to time in the principal amount not to exceed \$40,000,000 pursuant to the Local Bond Law.

Section 3. An aggregate amount not exceeding \$750,000 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 4. The purposes for which the refunding bonds are to be issued are (i) refunding the Bonds to Be Refunded and (ii) to provide for the payment of the costs of issuing the refunding bonds (including printing, advertising, accounting, financial and legal services, and further including bond insurance premium (if any) and underwriting compensation).

Section 5. Certain of the Bonds to Be Refunded may be called for redemption prior to maturity, as provided by subsequent resolution of the Municipal Council. If provided by subsequent resolution of the Municipal Council, all or a portion of the proceeds from the sale of the refunding bonds shall be deposited in a sinking fund in trust to provide for the payment and retirement of the Bonds to be Refunded. Any moneys in such sinking fund may be invested as provided in N.J.S.A. 40A:2-60, and any moneys in excess of the amounts required for such purpose may be used for any lawful purpose of the City.

Section 6. Further provisions as to the terms of sale, deposit, securing, regulation, investment, reinvestment, disposition or application of the proceeds of the refunding bonds, and any matters in connection therewith, shall be determined by resolution of the Municipal Council adopted prior to the issuance of the refunding bonds.

Section 7. All other matters relating to the refunding bonds shall be performed or determined by subsequent resolution of the Municipal Council, or the performance or determination thereof shall be delegated by resolution of the Municipal Council to a financial officer of the City.

Section 8. The full faith and credit of the City are 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. 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.

Section 10. 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

[Signature]
Corporation Counsel

APPROVED: [Signature] CFO

APPROVED: [Signature] Business Administrator

Certification Required

Not Required

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

ORDINANCE NO. Ord. 12-123
 TITLE: 3.A, SEP 27 2012 4.A. OCT 10 2012



Refunding bond ordinance of the City of Jersey City, in the County of Hudson, New Jersey, providing for the refunding of all or a portion of various series of city bonds, appropriating an amount not exceeding \$40,000,000 therefor and authorizing the issuance of not to exceed \$40,000,000 general obligation refunding bonds of the City of Jersey City for financing the cost thereof.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
SEP 27 2012 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			LAVARRO	✓		
LOPEZ	ABSENT			RICHARDSON	✓			MASSEY	✓		

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

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
OCT 10 2012 9-0											
Councilperson <u>DONNELLY</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	✓			LAVARRO	✓		
LOPEZ	✓			RICHARDSON	✓			MASSEY	✓		

✓ Indicates Vote YVONNE BALCER 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				LAVARRO			
LOPEZ				RICHARDSON				MASSEY			

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

RECORD OF FINAL COUNCIL VOTE											
OCT 10 2012 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			LAVARRO	✓		
LOPEZ	✓			RICHARDSON	✓			MASSEY	✓		

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

Adopted on first reading of the Council of Jersey City, N.J. on SEP 27 2012
 Adopted on second and final reading after hearing on OCT 10 2012

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on OCT 10 2012
Robert Byrne
 Robert Byrne, City Clerk

APPROVED:
Peter M. Brennan
 Peter M. Brennan, Council President

*Amendment(s):

Date: OCT 10 2012
 APPROVED:
Jerramiah T. Healy
 Jerramiah T. Healy, Mayor
OCT 12 2012

Date _____
OCT 11 2012
 Date to Mayor _____

City Clerk File No. Ord. 12-124

Agenda No. 3.B 1st Reading

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



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 12-124

TITLE: **ORDINANCE AMENDING ORDINANCE 12-076 AUTHORIZING A THIRD AMENDMENT TO THE CITY'S LEASE WITH JOURNAL SQUARE PLAZA URBAN RENEWAL ASSOCIATES FOR ONE JOURNAL SQUARE PLAZA, BLOCK 586.5, LOT PLOT .B TO INCLUDE THE CONSTRUCTION OF IMPROVEMENTS BY THE LANDLORD AS ADDITIONAL RENT**

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

WHEREAS, the City of Jersey City [City] needs office space for various Departments; and

WHEREAS, N.J.S.A. 40A:12-5 provides that a municipality may by ordinance authorize a lease of real property if it determines it is needed for municipal purposes; and

WHEREAS, Journal Square Plaza Urban Renewal Associates is the owner of Block 586.5, Lot Plot. B, more commonly known by the street address of One Journal Square Plaza (Property); and

WHEREAS, by the adoption of Ordinance 05-015, the City approved a lease with Journal Square Plaza Urban Renewal Associates [Landlord] for ten (10) years for approximately 28,202 square feet of space at the Property, consisting of the entire 2nd and 3rd floors of the Property; and

WHEREAS, the lease expires on May 31, 2015; and

WHEREAS, the rent for the space was \$21.25 per square foot or \$599,292.50 per year for the last five (5) years of the term of the lease; and

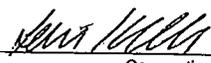
WHEREAS, by the adoption of Ordinance 06-008 the parties amended the lease, effective March 1, 2006, and increased the Premises by 3,200 square feet, located on the 4th floor; and

WHEREAS, by the adoption of Ordinance 12-076, the parties amended the lease, effective June 1, 2012, to add the remainder of the 4th floor, which increases the total leased premises consisting of all of the 2nd, 3rd and 4th floors of the property to 42,326 square feet; and

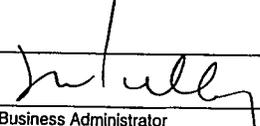
WHEREAS, the total annual rent for the entire 42,326 square feet, shall be \$787,456.50 each year; and

WHEREAS, in addition, the Landlord will construct improvements to the Premises for the benefit of the City provided the City pays for same as additional rent; and

APPROVED AS TO LEGAL FORM



Corporation Counsel

APPROVED: _____


APPROVED: _____
Business Administrator

Certification Required

Not Required

ORDINANCE AMENDING ORDINANCE 12-076 AUTHORIZING A THIRD AMENDMENT TO THE CITY'S LEASE WITH JOURNAL SQUARE PLAZA URBAN RENEWAL ASSOCIATES FOR ONE JOURNAL SQUARE PLAZA, BLOCK 586.5, LOT PLOT .B TO INCLUDE THE CONSTRUCTION OF IMPROVEMENTS BY THE LANDLORD AS ADDITIONAL RENT

WHEREAS, the renovations to be performed by Landlord are itemized in the proposal dated September 18, 2012, attached hereto as Exhibit A; and

WHEREAS, the total construction costs are estimated at \$212,152.25, which shall be payable to Landlord upon the completion of the improvements; and

WHEREAS, the costs have been reviewed by the City's Division of Architecture and determined to be reasonable and necessary for the use by the various Departments utilizing the Premises; and

WHEREAS, funds in the amount of \$75,000 are available in Account No. 16-286-56-000-801 to pay in part, the cost of the within Ordinance; and

WHEREAS, funds in the amount of \$140,000 are available in Account No. 01-201-31-432-304 to pay the balance of the cost of the within Ordinance.

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

1. The Mayor or Business Administrator is authorized to execute a Third Amendment to the Lease Agreement with Journal Square Plaza Urban Renewal Associates to include the construction costs of improvements to the Premises estimated at \$212,152.25 as additional rent and payable to the Landlord upon the completion of the improvements.
2. The Third Amendment to the Lease shall be in substantially the form attached, subject to such modifications as may be deemed necessary or appropriate by the Business Administrator or Corporation Counsel.
3. All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.
4. 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.
5. This Ordinance shall take effect at the time and in the manner as provided by law.
6. 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 hereby certify that there are sufficient funds available in Account No. 16-286-56-000-801 in the amount of \$75,000 and Account No. 01-201-31-432-304 in the amount of \$140,000 for payment of this Ordinance.

Donna Mauer, Chief Financial Officer

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

ORDINANCE NO. Ord. 12-124
3.B. SEP 27 2012 4.B. OCT 10 2012



Ordinance amending Ordinance 12-076 authorizing a third amendment to the city's lease with Journal Square Plaza Urban Renewal Associates for 1 Journal Square Plaza, Block 586.5, Lot Plot.B to include the construction of improvements by the landlord as additional rent.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
SEP 27 2012 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			LAVARRO	✓		
LOPEZ	ABSENT			RICHARDSON	✓			MASSEY	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
OCT 10 2012 9-0											
Councilperson <u>SOTTOLANO</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	✓			LAVARRO	✓		
LOPEZ	✓			RICHARDSON	✓			MASSEY	✓		

✓ 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				LAVARRO			
LOPEZ				RICHARDSON				MASSEY			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE											
OCT 10 2012 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			LAVARRO	✓		
LOPEZ	✓			RICHARDSON	✓			MASSEY	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on SEP 27 2012

Adopted on second and final reading after hearing on OCT 10 2012

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on OCT 10 2012

Robert Byrne
 Robert Byrne, City Clerk

APPROVED:
Peter M. Brennan
 Peter M. Brennan, Council President

Date: OCT 10 2012

APPROVED:
J. Healy
 Jerramiah T. Healy, Mayor

Date OCT 12 2012

Date to Mayor OCT 11 2012

*Amendment(s):

City Clerk File No. Ord. 12-125

Agenda No. 3.C 1st Reading

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



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 12-125

TITLE: AN ORDINANCE SUPPLEMENTING CHAPTER 332(VEHICLES AND TRAFFIC) ARTICLE III(PARKING, STANDING AND STOPPING) OF THE JERSEY CITY CODE AMENDING SECTION 332-24(PARKING PROHIBITED CERTAIN HOURS) DESIGNATING 55 FEET IN THE VICINITY OF THE ENTRANCE TO HAMILTON PARK MONTESSORI SCHOOL, 1 McWILLIAMS PLACE AS NO PARKING 8:30 A.M. TO 9:30 A.M., MONDAY THROUGH FRIDAY, EXCEPT PUBLIC HOLIDAYS

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

1. Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) of the Jersey City Code is hereby supplemented as follows:

Section 332-24 **PARKING PROHIBITED CERTAIN HOURS**

No person shall park a vehicle between the hours specified upon any of the streets or parts thereof listed below.

Name of Street	Side	Days of Week	Hours	Limits
<u>McWilliams Pl</u>	<u>East</u>	<u>M - F</u> <u>Except</u> <u>Public</u> <u>Holidays</u>	<u>8:30 a.m. to</u> <u>9:30 a.m.</u>	<u>35 feet north of Eighth St to 55 feet north</u>

- All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- This ordinance shall be a part of the Jersey City Code as though codified and incorporated in the official copies of the Jersey City Code.
- 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 material to be inserted is new and underscored.

APPROVED AS TO LEGAL FORM

[Signature]
Corporation Counsel

APPROVED: [Signature]
APPROVED: [Signature]
Business Administrator

Certification Required

Not Required

FACT SHEET

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

1.Full title of ordinance/resolution/cooperation agreement:

AN ORDINANCE SUPPLEMENTING CHAPTER 332(VEHICLES AND TRAFFIC) ARTICLE III(PARKING, STANDING AND STOPPING) OF THE JERSEY CITY CODE AMENDING SECTION 332-24(PARKING PROHIBITED CERTAIN HOURS) DESIGNATING 55 FEET IN THE VICINITY OF THE ENTRANCE TO HAMILTON PARK MONTESSORI SCHOOL, 1 McWILLIAMS PLACE AS NO PARKING 8:30 A.M. TO 9:30 A.M., MONDAY THROUGH FRIDAY, EXCEPT PUBLIC HOLIDAYS

2.Name and title of person initiating the ordinance/resolution, etc.:

Lee D. Klein, P.E., PTOE, Assistant City Engineer, Division of Engineering, Traffic and Transportation, Department of Public Works, at the request of Alexa Huxel, Director of School, Hamilton Park Montessori School, 1 McWilliams Place, JCNJ 201.533.1910

3.Concise description of program, project or plan proposed in the ordinance/resolution:

Prohibit parking in the vicinity of 1 McWilliams Pl, beginning 35 feet north of Eighth Street and extending 55 feet northerly, Monday through Friday, except Public Holidays, 8:30 a.m. to 9:30 a.m.

4.Reasons (need) for the proposed program, project, etc.:

The parking prohibition is necessary to facilitate dropping off children attending the Hamilton Park Montessori School, 1 McWilliams Place between the hours of 8:30 a.m. and 9:30 a.m. This "drop-off" area will keep parents from double parking their vehicles at the school.

5. Anticipated benefits to the community:

Improve traffic safety and reduce the risk of accidents.

6. Cost of proposed program, project, etc. (Indicate the dollar amount of City, state, and Federal Funds to be used, as well as match and in-kind contribution:

Approximately \$200.00 per sign/post installation. (1 channel & 2 signs required)
Total estimated cost: \$\$300.00

7.Date proposed program, or project will commence:

Pending adoption by the Jersey City Municipal Council

8.Anticipated completion date:

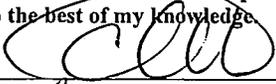
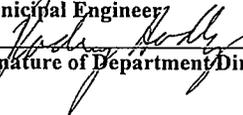
Twenty days after adoption by the Jersey City Municipal Council

9.Person responsible for coordinating proposed program, project, etc.:

Patricia Logan, Supervising Traffic Investigator, Division of Engineering, Traffic and Transportation, Department of Public Works

10.Additional comments:

Based on the information provided to me, I certify that all the facts presented herein are accurate, to the best of my knowledge

	<u>9/18/12</u>
Municipal Engineer	Date
	<u>9/18/12</u>
Signature of Department Director	Date

ENTIRE SHEET
URBAN RENEWAL SITE



36

COLES ST.

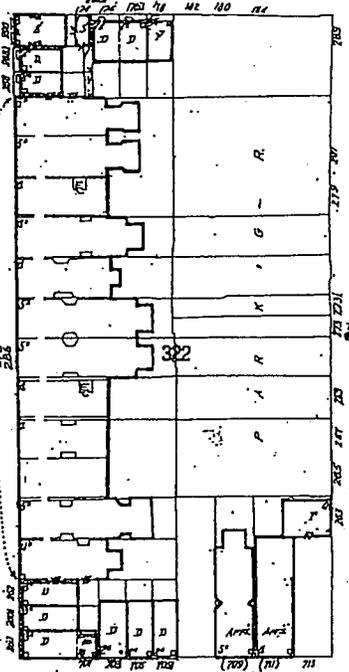
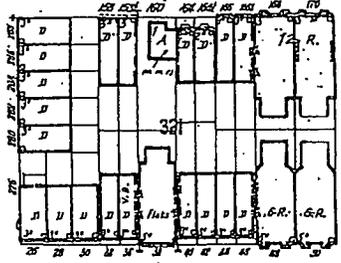
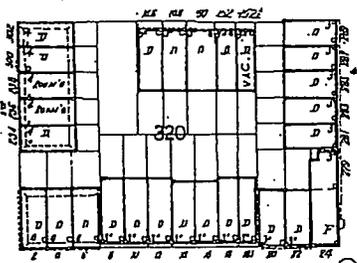
COLES

SPAVONIA AV.

6TH

ST.

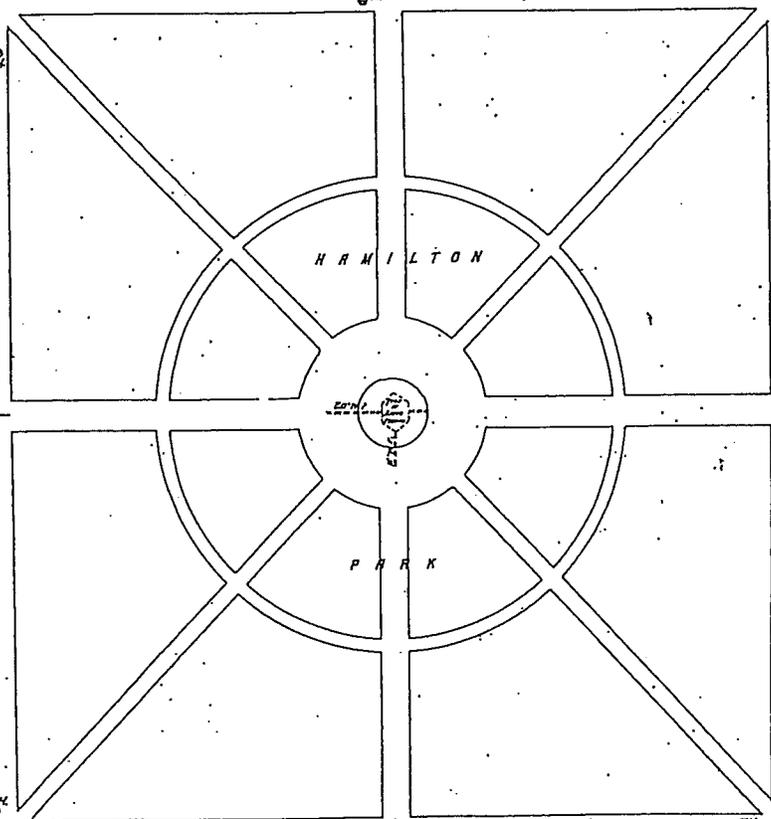
ST.



WEST HAMILTON

PLACE

28



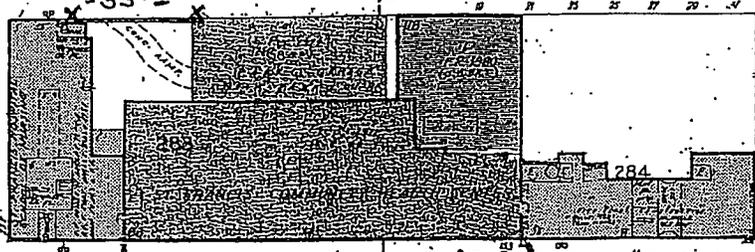
JERSEY AVE.

30

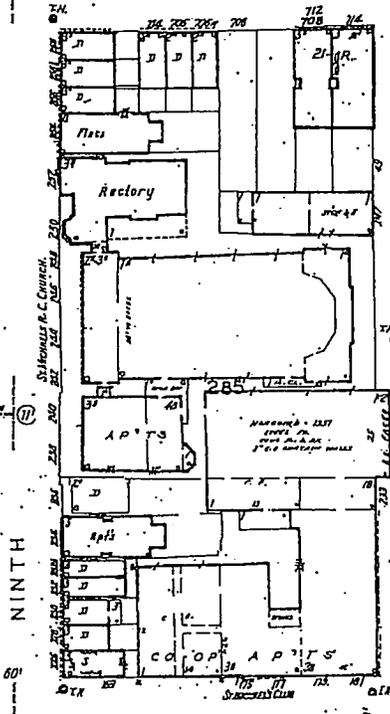
EIGHTH

MR WILLIAMS PL.

(EAST HAMILTON PL.)



ST. FRANCIS HOSPITAL



NINTH

TENTH



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

ORDINANCE NO. Ord. 12-125 3.C. SEP 27 2012 4.C. OCT 10 2012



TITLE:

An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) of the Jersey City Code amending Section 332-24 (Parking Prohibited certain hours) designating 55 feet in the vicinity of the entrance to Hamilton Park Montessori School, 1 McWilliams Place as no parking 8:30 a.m. to 9:30 a.m., Monday through Friday, except public holidays.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
SEP 27 2012 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			LAVARRO	✓		
LOPEZ	ABSENT			RICHARDSON	✓			MASSEY	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
OCT 10 2012 9-0											
Councilperson <u>RICHARDSON</u>				moved, seconded by Councilperson <u>FULOP</u>				to close PH.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			LAVARRO	✓		
LOPEZ	✓			RICHARDSON	✓			MASSEY	✓		

✓ 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				LAVARRO			
LOPEZ				RICHARDSON				MASSEY			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE											
OCT 10 2012 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			LAVARRO	✓		
LOPEZ	✓			RICHARDSON	✓			MASSEY	✓		

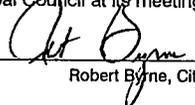
✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on SEP 27 2012

Adopted on second and final reading after hearing on OCT 10 2012

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on OCT 10 2012

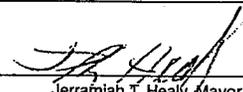

Robert Byrne, City Clerk

APPROVED:


Peter M. Brennan, Council President

Date: OCT 10 2012

APPROVED:


Jerramiah T. Healy, Mayor
OCT 12 2012

Date _____

OCT 11 2012

Date to Mayor _____

*Amendment(s):

City Clerk File No. Res. 12-126

Agenda No. 3.D 1st Reading

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



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 12-126

TITLE:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LIBERTY HARBOR NORTH REDEVELOPMENT PLAN RELATING TO REDEVELOPMENT PLAN BLOCKS 1, 3, AND 19 THROUGH 27

WHEREAS, the Local Redevelopment and Housing Law, NJSA 40A:12A-1 et seq. permits municipalities to adopt and amend regulations dealing with areas declared to be "in need of redevelopment" and "in need of rehabilitation"; and

WHEREAS, the Municipal Council of the City of Jersey City adopted a redevelopment plan for the Liberty Harbor North Redevelopment Plan Area on March 2, 1983; and

WHEREAS, the Liberty Harbor North Redevelopment Plan has been amended periodically since its adoption with sweeping changes made in 2002 by the adoption of the Duany Plater-Zyberk Master Plan; and

WHEREAS, the Municipal Council of the City of Jersey City wishes to assure continued high quality design and development within the Liberty Harbor North Redevelopment Plan area; and

WHEREAS, the Municipal Council of the City of Jersey City is considering two sets of amendments that complement one another; and

WHEREAS, the first proposed amendment in addition to minor editing adjustments throughout the plan alters the bulk and square footage use allocation, and increases the height and permitted residential units for redevelopment plan Block numbers 19 through 23, 25 & 27 to create the Tidewater Basin District; and changes Block 27 into a large waterfront park; and

WHEREAS, this amendment significantly increases the land area devoted to public parks and improve the connection of the waterfront street to Jersey Avenue; and

WHEREAS, the Planning Board of Jersey City, at its meeting of May 19, 2009, reviewed this first amendment and approved a motion to recommend favorable action to the Municipal Council with the addition of an Art Deco design component building for Block 18; and

WHEREAS, the second proposed amendment alters the bulk and square footage use allocation, and increases the height and permitted residential units for Redevelopment Plan Blocks 24 and 1; and changes Redevelopment Plan Block 3 into a Park. It changes the building classes required for each Block. It requires the widening of Marin Boulevard in front of Blocks 24 and 25, and Park Avenue North of Block 24. It changes the thoroughfare standards to reflect these adjustments. The amendment does not add any new Square Footage to the overall development to the plan; and

WHEREAS, at its meeting of September 18, 2012, the Jersey City Planning Board, reviewed the amendment for Blocks 1, 3 and 24 and approved a motion to recommend favorable action to the Municipal Council; and

WHEREAS, the Planning Board found there to be many advantages to the proposed amendments and unanimously recommended that the Municipal Council adopt the proposed amendments; and

WHEREAS, the Municipal Council of the City of Jersey City wishes to proceed with the redevelopment of the Liberty Harbor North site making certain the desirable new-urbanist neighborhood planned for the Liberty Harbor North moves forward to its completion;

WHEREAS, both proposed amendments, are attached and made a part hereof and are available for public inspection at the Office of the City Clerk in 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 proposed Amendments and Map revisions, attached hereto, as Recommended by the Jersey City Planning Board on May 19, 2009 and September 18, 2012 be, and hereby is, adopted.

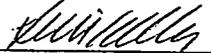
BE IT FURTHER ORDAINED THAT:

- 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 Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson 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 hereby 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.

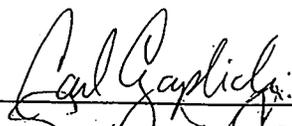


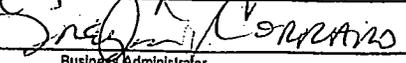
Robert D. Cotter, FAICP, PP, Director
Division of City Planning

APPROVED AS TO LEGAL FORM



Corporation Counsel

APPROVED: 

APPROVED: 

Business Administrator

Certification Required
Not Required

ORDINANCE FACT SHEET

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

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LIBERTY HARBOR NORTH REDEVELOPMENT PLAN RELATING TO REDEVELOPMENT PLAN BLOCKS 1, 3, AND 19 THROUGH 27

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: This ordinance adopts amendments to the bulk and square footage use allocation, and increases the height and permitted residential units for Redevelopment Plan Blocks 24 and 1; and changes Redevelopment Plan Block 3 into a Park. It also changes the building classes required for each Block. It requires the widening of Marin Boulevard in front of Blocks 24 and 25, and Park Avenue North of Block 24. It changes the thoroughfare standards to reflect these adjustments. The amendment does not add any new square footage to the overall development of the plan.

This ordinance adopts amendments to restructure the zoning of the southernmost portion of the redevelopment plan area involving Blocks 19 through 23, 25 and 27 to create the Tidewater Basin District. It re-distributes building size and increases height and unit count, required park land area, and the cultural & entertainment use requirements and eliminates a 45 plus story building to become parkland. It also proposes minor design adjustments throughout the plan, such as but not limited to: eliminating illustrations that no longer apply, and clarifying the Development Intensity Summary Chart footnotes.

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

1. Responds to the reality of changing unit sizes in the current residential market;
2. Allow for the development on Block 24 to move forward without cost to the City;
3. Requires concurrent improvements to Marin Blvd and Park Avenue;
4. Elimination of a long boxy building along Jersey Avenue and Marin Blvd.;
5. Creation of a new park along with Phase 1 of the project
6. Creates greater park land along the canal and park waterfront where the 45 story building was removed
7. Re-configure the building types and layout to create a distinct and identifiable new neighborhood along the Liberty Harbor North waterfront
8. Improve the vehicular connections to Jersey Avenue and resolve other minor street connections.

5. Anticipated Benefits to the Community:

1. Allows for the continued investment into this plan area,
2. Improved street connections.
3. Improved pedestrian and vehicular circulation.
4. Addition of another 3 acres of Green space within the City
5. Improved Civic space within the Plan area
6. Create several unique and distinct neighborhoods,
7. Allows for more building variation, resulting in neighborhoods being more natural and more suited to the existing fabric of the City's downtown districts.

6. Cost of Proposed Program, Project, etc.:
No expense to the city.

7. Date Proposed Program or Project will commence:
It 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
Maryann Bucci-Carter, City Planning 547-4499

10. Additional Comments: None
I Certify that all the Facts Presented Herein are Accurate.

Robert D. Cotter
Division Director

Carl Czaplicki
Department Director Signature

Sept 19, 2012
Date

9/19/12
Date

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

ORDINANCE NO. Ord. 12-126
 TITLE: 3.D. SEP 27 2012 4.D. OCT 10 2012



Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Liberty Harbor North Redevelopment Plan relating to Redevelopment Plan Blocks 1, 3, and 19 through 27.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
SEP 27 2012 6-2											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP		✓		LAVARRO		✓	
LOPEZ	ABSENT			RICHARDSON	✓			MASSEY	✓		

✓ Indicates Vote **BOB COTTER** **CHRIS LANGSTON** **STACY JACKSON** **N.V.-Not Voting (Abstain)**
MICHAEL GRANT **LAVERNE WASHINGTON** **ED PICKETT** **JEAN MARIE SULLIVAN**
YVONNE BALCER **COREY CADDLE** **JOE LA GRUNO** **ANTHONY RODRIGUEZ**

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
OCT 10 2012											
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	ABSENT		
DONNELLY	✓			FULOP	✓			LAVARRO	✓		
LOPEZ	✓			RICHARDSON	✓			MASSEY	✓		

✓ Indicates Vote **ADAM WIDEMAN** **RONALD BURNETT** **CHENG TAN** **N.V.-Not Voting (Abstain)**
GIOVANNY HERNANDEZ **JESSICA LIVINGSTON** **KYLE JENKINS** **CLAUDE JONES**
BERNARD GARDEN **MARLENE SANDKAMP** **PIERRE CHARLES** **EDDIE TORRES**
RAY GREEN

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				LAVARRO			
LOPEZ				RICHARDSON				MASSEY			

✓ Indicates Vote **SAMUEL RIVERA** **ED CHILES** **ELNORA WATSON** **N.V.-Not Voting (Abstain)**
PATRICK KELLEHER **BRENDAN RIVERA KHAN** **PAT SEBRON** **JAMES Mc CANN**
PETER ERIC BARNES **ERIC BOYCE** **CALVIN HART**
TOM KUKLA **JOHN JOHNSON** **CATHERINE GRIMM**

RECORD OF FINAL COUNCIL VOTE											
OCT 10 2012 6-3											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP		✓		LAVARRO		✓	
LOPEZ		✓		RICHARDSON	✓			MASSEY	✓		

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

Adopted on first reading of the Council of Jersey City, N.J. on SEP 27 2012

Adopted on second and final reading after hearing on OCT 10 2012

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on OCT 10 2012

Robert Byrne, City Clerk

APPROVED:

 Peter M. Brennan, Council President

*Amendment(s):

Date: OCT 10 2012
 APPROVED:

Jerramiah T. Healy, Mayor
OCT 12 2012

Date _____
OCT 11 2012
 Date to Mayor _____