

City Clerk File No. Ord. 15.173

Agenda No. 3.A 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.173

TITLE:

ORDINANCE AUTHORIZING AN AMENDMENT TO THE TAX EXEMPTIONS OF 1) 20 RIVER COURT WEST URBAN RENEWAL COMPANY; 2) 30 RIVER COURT WEST URBAN RENEWAL COMPANY; AND 3) H.P. LINCOLN URBAN RENEWAL COMPANY TO IMPLEMENT A SETTLEMENT AND AMEND THE TAX EXEMPTION UNDER THE 2003 LONG TERM TAX EXEMPTION BUT ONLY AS TO THE DEFINITION OF NET PROFIT

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

WHEREAS, 20 River Court West Urban Renewal Company, an urban renewal entity, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law N.J.S.A. 40A:20-1 et seq. owns certain property designated as Block 7302, Lot 34 (f/k/a Block 20, Lot 2.09), more commonly known by the street address of 20 River Court; and

WHEREAS, by the adoption of Ordinance 97-072, on October 8, 1997, the Municipal Council of the City of Jersey City approved a tax exemption for a 30 year tax exemption with a Service Charge equal to 15% of the Annual Gross Revenue, initially estimated to be \$972,000; and

WHEREAS, 30 River Court West Urban Renewal Company, an urban renewal entity, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law N.J.S.A. 40A:20-1 et seq. owns certain property designated as Block 7302, Lot 33 (f/k/a Block 20, Lots 2.29 and 2.10) more commonly known by the street address of 30 River Court; and

WHEREAS, by the adoption of Ordinance 97-073 on October 8, 1997, the Municipal Council of the City of Jersey City approved a 30 year tax exemption with a Service Charge equal to 15% of the Annual Gross Revenue initially estimated to be \$972,000; and

WHEREAS, H.P. Lincoln Urban Renewal Company, an urban renewal entity, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law N.J.S.A. 40A:20-1 et seq. owns certain property designated as Block 8801, Lot 6 (f/k/a Block 253, Lot 21; Block 254, Lots 1 and 2; and Block 287, Lot 1) and more commonly known by the street address of 204 Tenth Street; and

WHEREAS, by the adoption of Ordinance 94-065 on August 17, 1994, the Municipal Council of the City of Jersey City approved a 30 year tax exemption with a Service Charge equal to 15% of the Annual Gross Revenue initially estimated to be \$254,342; and

WHEREAS, these Entities collectively disputed the amount of the excess profit portion of the service charge that had been billed by the Tax Collector in 2014 (\$1,238,241, \$445,968 and \$146,060 respectively) who had determined that the Entities had accrued a liability to the City of Jersey City for an additional service charge based upon their excess profits; and

WHEREAS, while the Entities collectively, agreed to pay the City of Jersey City the sum of \$1,830,269, in settlement of the excess profit claims, and as part of the settlement, the City agreed to undertake a discussion in the future of the net profit definition in the financial agreement; and

ORDINANCE AUTHORIZING AN AMENDMENT TO THE TAX EXEMPTIONS OF 1) 20 RIVER COURT WEST URBAN RENEWAL COMPANY; 2) 30 RIVER COURT WEST URBAN RENEWAL COMPANY; AND 3) H.P. LINCOLN URBAN RENEWAL COMPANY TO IMPLEMENT A SETTLEMENT AND AMEND THE TAX EXEMPTION UNDER THE 2003 LONG TERM TAX EXEMPTION BUT ONLY AS TO THE DEFINITION OF NET PROFIT

WHEREAS, the parties agree that in 2003, the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq., was amended to re-define "net profit", among other things, to allow the deduction of certain expenses that were not permitted under the prior law, that in effect would reduce the amount of the Entities' profit; and

WHEREAS, specifically, the City hereby determined that the relative benefits of amending the definition of "net profit" to accord with the 2003 Law would outweigh the costs to the City of terminating the tax exemption; and

WHEREAS, accordingly, the parties agree that it is in their mutual best interests to amend the financial agreements to amend the definition of net profit to allow the additional expenses to be deducted from profit as is otherwise only permitted for new tax exemptions approved after the 2003 amendment to the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq., but retain the existing net profit rate and not increase in the "net profit rate" provided in the 2003 amendment.

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

A. An amendment to the Financial Agreements of 20 River Court West, 30 River Court West and H.P. Lincoln Urban Renewal Companies, to define "net profit" in a manner that accords with the 2003 amendment to the Long Term Tax Exemption Law is hereby authorized as follows:

- Net Profit of the Original Financial Agreement is hereby amended to read in its entirety as follows:

Net Profit - means the Annual Gross Revenues of the Entity less all operating and non-operating expenses of the Entity, all determined in accordance with generally accepted accounting principles, but:

(1) there shall be included in expenses: (a) all Annual Service Charges paid pursuant to N.J.S.A. 40A:20-12; (b) all payments to the municipality of excess profits pursuant to N.J.S.A. 40A:20-15 or N.J.S.A. 40A:20-16; (c) an annual amount sufficient to amortize the total project cost and all capital costs determined in accordance with generally accepted accounting principles, of any other entity whose revenue is included in the computation of excess profits, over the term of the abatement as set forth in this Agreement; (d) all reasonable annual operating expenses of the Entity and any other entity whose revenue is included in the computation of excess profits, including the cost of all management fees, brokerage commissions, insurance premiums, all taxes or service charges paid, legal, accounting, or other professional service fees, utilities, building maintenance costs, building and office supplies, and payments into repair or maintenance reserve accounts; (e) all payments of rent including, but not limited to, ground rent by the urban renewal entity; (f) all debt service; and

(2) there shall not be included in expenses either depreciation or obsolescence, interest on debt, except interest which is part of debt service, income taxes, or salaries, bonuses or other compensation paid, directly or indirectly to directors, officers and stockholders of the Entity, or officers, partners or other persons holding any proprietary ownership interest in the Entity."

B. The Mayor or Business Administrator is hereby authorized to execute an addendum to each of the Financial Agreements to reflect the within approved amendment, subject to such modification as the Corporation Counsel or Business Administrator deems appropriate or necessary.

ORDINANCE AUTHORIZING AN AMENDMENT TO THE TAX EXEMPTIONS OF 1) 20 RIVER COURT WEST URBAN RENEWAL COMPANY; 2) 30 RIVER COURT WEST URBAN RENEWAL COMPANY; AND 3) H.P. LINCOLN URBAN RENEWAL COMPANY TO IMPLEMENT A SETTLEMENT AND AMEND THE TAX EXEMPTION UNDER THE 2003 LONG TERM TAX EXEMPTION BUT ONLY AS TO THE DEFINITION OF NET PROFIT

C. The City Clerk shall deliver a certified copy of the Ordinance and Amended Financial Agreements to the Tax Assessor and Director of the Division of Local Government Services.

D. The application for the amendment is on file with the office of the City Clerk. The Amended Financial Agreement and Project Employment and Contracting Agreement shall be in substantially the form on file in the Office of the City Clerk, subject to such modification as the Business Administrator or Corporation Counsel deems appropriate or necessary.

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

F. 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.

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

H. 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
11/16/15
12/9/15

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: _____

APPROVED: _____
Business Administrator

Certification Required

Not Required

RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

ORDINANCE AUTHORIZING AN AMENDMENT TO THE TAX EXEMPTIONS OF 1) 20 RIVER COURT WEST URBAN RENEWAL COMPANY; 2) 30 RIVER COURT WEST URBAN RENEWAL COMPANY; AND 3) H.P. LINCOLN URBAN RENEWAL COMPANY TO IMPLEMENT A SETTLEMENT AND AMEND THE TAX EXEMPTION UNDER THE 2003 LONG TERM TAX EXEMPTION BUT ONLY AS TO THE DEFINITION OF NET PROFIT

Initiator

Department/Division	Tax Collector	Tax Collector
Name/Title	Maureen Cosgrove	Tax Collector
Phone/email	(201) 547-5120	Maureen@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

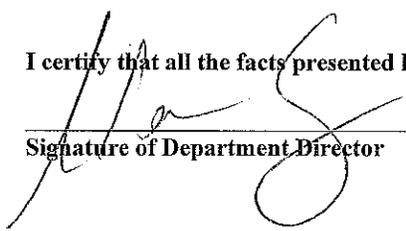
Resolution Purpose

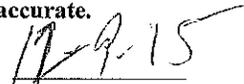
20 River Court West Urban Renewal Company, 30 River Court West Urban Renewal Company, and H.P. Lincoln Urban Renewal Company [Entities], were individually granted a 30 year tax exemption pursuant to Ordinances 97-072, 97-073 and 94-065 respectively; with a Service Charge equal to 15% of the Annual Gross Revenue.

Entities collectively disputed the amount of the excess profit portion of the service charge that had been billed by the Tax Collector in 2014 (\$1,238,241, \$445,968 and \$146,060 respectively) who had determined that the Entities had accrued a liability to the City of Jersey City for an additional service charge based upon their excess profits

Entities collectively, agreed to pay the City of Jersey City the sum of \$1,830,269, in settlement of the excess profit claims, and as part of the settlement. The City now agrees to define "net profit" in the financial agreement under the 2003 Law, which will curtail additional net profit but preserve the tax exemption.

I certify that all the facts presented herein are accurate.


Signature of Department Director


Date

HP LINCOLN

30 RIVER COURT

20 RIVER COURT

	2014	2013
<i>assessment</i>		
land	320,900	320,900
improvement	6,786,600	6,786,600
total assessed value	7,107,500	7,107,500
tax rate	0.07482	0.07434
convention taxes	531,783.15	528,371.55
<i>gross revenue</i>		
per afs	4,233,485.00	4,091,989.00
revenue at 15%	635,022.75	613,798.35
admin fee	12,700.46	12,275.97
total abatement payment	647,723.21	626,074.32
at 17%	719,692.45	695,638.13
admin	14,393.85	13,912.76
total	734,086.30	709,550.89
difference	86,363.09	83,476.58

	2014	2013
<i>assessment</i>		
land	2,028,000	2,028,000
improvement	33,472,000	33,472,000
total assessed value	35,500,000	35,500,000
tax rate	0.07482	0.07434
convention taxes	2,656,110.00	2,639,070.00
<i>gross revenue</i>		
per afs	14,487,910.00	14,048,685.00
revenue at 15%	2,173,186.50	2,107,302.75
admin fee	43,463.73	42,146.06
total abatement payment	2,216,650.23	2,149,448.81
at 17%	2,462,944.70	2,388,276.45
admin	49,258.89	47,765.53
total	2,512,203.59	2,436,041.98
difference	295,553.36	286,593.17

	2014	2013
<i>assessment</i>		
land	1,310,400	1,310,400
improvement	24,563,000	24,563,000
total assessed value	25,873,400	25,873,400
tax rates	0.07482	0.07434
convention taxes	1,935,847.79	1,923,428.56
<i>gross revenue</i>		
per afs	12,808,592.00	11,747,570.00
revenue at 15%	1,921,288.80	1,762,135.50
admin fee	38,425.78	35,242.71
total abatement payment	1,959,714.58	1,797,378.21
at 17%	2,177,460.64	1,997,086.90
admin	43,549.21	39,941.74
total	2,221,009.85	2,037,028.64
difference	261,295.28	239,650.43

SERVICE CHARGE VS CONVENTIONAL

HP LINCOLN

*ASSUMING 74.82 TAX RATE WITH 2% ANNUAL INCREASE

NEW ASSESSMENTS BASED ON TAX ASSESSOR ANALYSIS

LAND	320,900	COUNTY	0%	EXISTING ASSESSMENT
BLDG	6,786,600	ADMIN	2%	
TOTAL	7,107,500			PROJECTED SERVICE CHARGE (1ST YEAR) 635,023

YEAR	ASC w/ Phase-In Less Land Tax Credit	ASC w/ 2% Annual Increase	ASC w/ 2% Annual Increase & Phase-In	County (5%)	Admin (2%)	Estimated Conventional Taxes On New Assessment	Staged Adj Rate	% of Conv.	Conventional Taxes at 51% (Estimated)	Current Taxes On Existing Assessment	Land Tax
2016	611,013	635,023	635,023	-	12,700	531,783	60%	319,070	271,209	-	24,010
2017	623,233	647,723	647,723	-	12,954	542,419	60%	325,451	276,634	-	24,490
2018	635,698	660,678	660,678	-	13,214	553,267	60%	331,960	282,166	-	24,980
2019	648,412	673,891	673,891	-	13,478	564,333	60%	338,600	287,810	-	25,479
2020	661,380	687,369	687,369	-	13,747	575,619	80%	460,495	293,566	-	25,989
2021	674,608	701,116	701,116	-	14,022	587,132	80%	469,705	299,437	-	26,509
2022	688,100	715,139	715,139	-	14,303	598,874	80%	479,099	305,426	-	27,039
2023	701,862	729,441	729,441	-	14,589	610,852	80%	488,681	311,534	-	27,580
2024	715,899	744,030	744,030	-	14,881	623,069	80%	498,455	317,765	-	28,131
2025	730,217	758,911	758,911	-	15,178	635,530	80%	508,424	324,120	-	28,694
2026	744,821	774,089	774,089	-	15,482	648,241	80%	518,593	330,603	-	29,268
2027	759,718	789,571	789,571	-	15,791	661,206	80%	528,964	337,215	-	29,853
2028	774,912	805,362	805,362	-	16,107	674,430	80%	539,544	343,959	-	30,450
2029	790,410	821,470	821,470	-	16,429	687,918	80%	550,335	350,838	-	31,059
TOTAL	9,760,284	10,143,814	10,143,814	-	202,876	8,494,671		6,357,377	4,332,282	-	383,530

ASC phase-in reflects annual 2% increase in conventional taxes AND Gross Rents
 Projected figures subject to rounding discrepancies

PILOT TOTAL: 9,963,160
 CONV TOTAL: 4,332,282

SERVICE CHARGE VS CONVENTIONAL

20 RIVER CT

*ASSUMING 74.82 TAX RATE WITH 2% ANNUAL INCREASE

NEW ASSESSMENTS BASED ON TAX ASSESSOR ANALYSIS

LAND	1,310,400	COUNTY	0%
BLDG	24,563,000	ADMIN	2%
TOTAL	25,873,400		

EXISTING ASSESSMENT

PROJECTED SERVICE CHARGE (1ST YEAR) 1,921,304

YEAR	ASC w/ Phase-In Less Land Tax Credit	ASC w/ 2% Annual Increase	ASC w/ 2% Annual Increase & Phase-In	County (5%)	Admin (2%)	Estimated Conventional Taxes On New Assessment	Staged Adj Rate	% of Conv.	Conventional Taxes at 51% (Estimated)	Current Taxes On Existing Assessment	Land Tax
2016	1,823,260	1,921,304	1,921,304	-	38,426	1,935,848	60%	1,161,509	987,282	-	98,044
2017	1,859,725	1,959,730	1,959,730	-	39,195	1,974,565	60%	1,184,739	1,007,028	-	100,005
2018	1,896,919	1,998,925	1,998,925	-	39,978	2,014,056	60%	1,208,434	1,027,169	-	102,005
2019	1,934,858	2,038,903	2,038,903	-	40,778	2,054,337	60%	1,232,602	1,047,712	-	104,045
2020	1,973,555	2,079,681	2,079,681	-	41,594	2,095,424	80%	1,676,339	1,068,666	-	106,126
2021	2,013,026	2,121,275	2,121,275	-	42,425	2,137,332	80%	1,709,866	1,090,040	-	108,249
2022	2,053,287	2,163,700	2,163,700	-	43,274	2,180,079	80%	1,744,063	1,111,840	-	110,414
2023	2,094,352	2,206,974	2,206,974	-	44,139	2,223,681	80%	1,778,944	1,134,077	-	112,622
2024	2,136,239	2,251,114	2,251,114	-	45,022	2,268,154	80%	1,814,523	1,156,759	-	114,874
2025	2,178,964	2,296,136	2,296,136	-	45,923	2,313,517	80%	1,850,814	1,179,894	-	117,172
2026	2,222,543	2,342,059	2,342,059	-	46,841	2,359,788	80%	1,887,830	1,203,492	-	119,515
2027	2,266,994	2,388,900	2,388,900	-	47,778	2,406,983	80%	1,925,587	1,227,562	-	121,906
2028	2,312,334	2,436,678	2,436,678	-	48,734	2,455,123	80%	1,964,098	1,252,113	-	124,344
2029	2,358,581	2,485,411	2,485,411	-	49,708	2,504,226	80%	2,003,380	1,277,155	-	126,831
2030	2,405,753	2,535,120	2,535,120	-	50,702	2,554,310	80%	2,043,448	1,302,698	-	129,367
TOTAL	31,530,391	33,225,909	33,225,909	-	664,518	33,477,423		25,186,177	17,073,486	-	1,695,518

ASC phase-in reflects annual 2% increase in conventional taxes AND Gross Rents
 Projected figures subject to rounding discrepancies

PILOT TOTAL: 32,194,909
 CONV TOTAL: 17,073,486

SERVICE CHARGE VS CONVENTIONAL

**ASSUMING 74.82 TAX RATE WITH 2% ANNUAL INCREASE*

NEW ASSESSMENTS BASED ON TAX ASSESSOR ANALYSIS

30 RIVER CT

LAND	2,028,000	COUNTY	0%	EXISTING ASSESSMENT
BLDG	33,472,000	ADMIN	2%	
TOTAL	35,500,000			

PROJECTED SERVICE CHARGE (1ST YEAR) 2,173,187

YEAR	ASC w/ Phase-In Less Land Tax Credit	ASC w/ 2% Annual Increase	ASC w/ 2% Annual Increase & Phase-In	County (5%)	Admin (2%)	Estimated Conventional Taxes On New Assessment	Staged Adj Rate	% of Conv.	Conventional Taxes at 51% (Estimated)	Current Taxes On Existing Assessment	Land Tax
2016	2,021,452	2,173,187	2,173,187	-	10,000	2,656,110	60%	1,593,666	1,354,616	-	151,735
2017	2,061,881	2,216,650	2,216,650	-	10,000	2,709,232	60%	1,625,539	1,381,708	-	154,770
2018	2,103,118	2,260,983	2,260,983	-	10,000	2,763,417	60%	1,658,050	1,409,343	-	157,865
2019	2,145,181	2,306,203	2,306,203	-	10,000	2,818,685	60%	1,691,211	1,437,529	-	161,022
2020	2,188,084	2,352,327	2,352,327	-	10,000	2,875,059	80%	2,300,047	1,466,280	-	164,243
2021	2,231,846	2,399,373	2,399,373	-	10,000	2,932,560	80%	2,346,048	1,495,606	-	167,528
2022	2,276,483	2,447,361	2,447,361	-	10,000	2,991,211	80%	2,392,969	1,525,518	-	170,878
2023	2,322,012	2,496,308	2,496,308	-	10,000	3,051,035	80%	2,440,828	1,556,028	-	174,296
2024	2,368,453	2,546,234	2,546,234	-	10,000	3,112,056	80%	2,489,645	1,587,149	-	177,782
2025	2,415,822	2,597,159	2,597,159	-	10,000	3,174,297	80%	2,539,438	1,618,892	-	181,337
2026	2,464,138	2,649,102	2,649,102	-	10,000	3,237,783	80%	2,590,227	1,651,269	-	184,964
2027	2,513,421	2,702,084	2,702,084	-	10,000	3,302,539	80%	2,642,031	1,684,295	-	188,663
2028	2,563,689	2,756,126	2,756,126	-	10,000	3,368,590	80%	2,694,872	1,717,981	-	192,437
2029	2,614,963	2,811,248	2,811,248	-	10,000	3,435,962	80%	2,748,769	1,752,340	-	196,285

TOTAL 32,290,542 34,714,347 34,714,347 - 140,000 42,428,537 31,753,341 21,638,554 - 2,423,805

*ASC phase-in reflects annual 2% increase in conventional taxes AND Gross Rents
Projected figures subject to rounding discrepancies*

PILOT TOTAL: 32,430,542
CONV TOTAL: 21,638,554

City Clerk File No. Ord. 15-174

Agenda No. 3-B 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 15-174

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 304-9 OF THE
MUNICIPAL CODE FOR PROPERTY DESIGNATED AS
BLOCK 13003 LOT 1 QUALIFIER C 3.90 COMMONLY
KNOWN BY THE STREET ADDRESS OF 90 COLUMBUS
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., also known as 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 304-6 et seq. of the Municipal Code, to allow Five (5) Year Tax Exemptions; and

WHEREAS, Five (5) Year Tax Exemptions allow 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 proposed fifty (50) story building with five hundred and thirty-nine (539) market rate residential rental units on the Property is permitted for a period of five (5) years; and

WHEREAS, 90 Columbus Co., LLC is the owner of Block 13003, Lot 1, Qualifier C 3.90 on the City's Tax Map and more commonly known by the street address of 90 Columbus Drive, Jersey City, New Jersey; and

WHEREAS, 90 Columbus Co., LLC received initial approval to construct a fifty (50) story building with five hundred and thirty-nine (539) market rate residential rental units [the Project] from the Planning Board on July 24, 2012, and, after a series of Administrative Amendments, 90 Columbus Co., LLC received final approval for the Project on August 18, 2015; and

WHEREAS, on November 23, 2015, the owner filed an application with the Tax Assessor to exempt the Project from taxes for five years and a copy of the owner's application is attached hereto; and

WHEREAS, 90 Columbus Co., LLC proposes to pay the City (in addition to the full taxes on the land, which shall continue to be conventionally assessed and taxed) a payment for the new improvements on the property, estimated as follows:

- (a) Year 1: the tax year in which the structure will be completed, no taxes on improvements, just on the land estimated to be \$334,902;

- (b) Year 2: the second tax year, twenty percent (20%) of the taxes on the improvements, estimated to be \$464,484;
- (c) Year 3: the third tax year, forty percent (40%) of the taxes on the improvements, estimated to be \$928,968;
- (d) Year 4: the fourth tax year, sixty percent (60%) of the taxes on the improvements, estimated to be \$1,393,452;
- (e) Year 5: the fifth tax year, eighty percent (80%) of the taxes on the improvements, estimated to be \$1,857,936;
- (f) Year 6: Full taxes estimated to be \$2,322,420.

WHEREAS, the total tax to be paid over the five year term is estimated at \$6,967,260; and

WHEREAS, the Tax Assessor has determined that the full and true value of the new construction will generate an additional tax payment of \$2,322,420 a year; and

WHEREAS, the applicant has agreed that in the event the Citywide revaluation results in a decrease in the estimated amount of actual taxes otherwise due, then for purposes of calculating a tax payment hereunder and for the five (5) year period, the amount shall be calculated on the higher of the amount estimated hereunder or the actual taxes otherwise due; 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 is eligible for a 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 generate a total tax payment of \$2,322,420; and

WHEREAS, 90 Columbus Co., LLC will pay \$808,500 to the City's Affordable Housing Trust Fund at the rate of \$1,500 per residential unit for five hundred and thirty-nine (539) units; and

WHEREAS, on December 1, 2015, the Tax Exemption Committee recommended the approval of the tax exemption to the Mayor.

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 proposed fifty (50) story building with five hundred and thirty-nine (539) market rate residential rental units, located on Block 13003, Lot 1, Qualifier C 3.90 of the City's Tax Map and more commonly known by the street address of 90 Columbus Drive, 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) estimated tax payment on the new improvements shall be:
 - (i) Year 1: the tax year in which the structure will be completed, no taxes on improvements;
 - (ii) Year 2: the second tax year, twenty percent (20%) of the taxes on the improvements, estimated to be \$464,484;

- (iii) Year 3: the third tax year, forty percent (40%) of the taxes on the improvements, estimated to be \$928,968;
- (iv) Year 4: the fourth tax year, sixty percent (60%) of the taxes on the improvements, estimated to be \$1,393,452;
- (v) Year 5: the fifth tax year, eighty percent (80%) of the taxes on the improvements, estimated to be \$1,857,936;
- (vi) Year 6: Full taxes estimated to be \$2,933,898.

The applicant has agreed that in the event the Citywide revaluation results in a decrease in the amount of actual taxes otherwise due for purposes of calculating a tax payment hereunder; during this five (5) year period, the amount due hereunder shall be calculated on the higher of the amount estimated above or the actual taxes due after the revaluation; and

- (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).
 - (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 tax year shall become due and payable from the property owner as if no exemption and abatement had been granted. The collector forthwith ad 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 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, no tax shall be due, 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, an receiving the full benefits of, any other tax preferences provided by law.
 - (f) Affordable Housing Trust Fund: \$1,500 per unit (539 units) for a total of \$808,500.
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*.

JJH 12/9/15

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required
Not Required

RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

An Ordinance Approving A Five (5)Year Tax Exemption for a Market Rate Rental Project Constructed by 90 Columbus Co., LLC, Under the Short-Term Tax Exemption Law N.J.S.A. 40A:21-1 et. seq. Designated as Block 13003 Lot 1 Qualifier C3.90 on the City's Tax Map and known as 90 Christopher Columbus Drive.

Initiator

Department/Division	Mayor's Office	
Name/Title	Marcos Vigil	Deputy Mayor
Phone/email	(201) 547-6542	mvigil@icnj.org

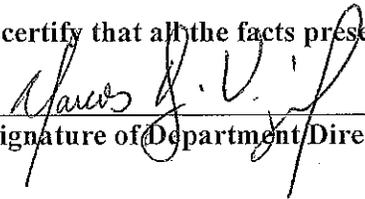
Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Resolution Purpose

The applicant, 90 Columbus Co. LLC, is applying for a five (5) Year tax abatement for a fifty (50) story five hundred and thirty-nine (539) unit market rate residential rental project under N.J.S.A. 40 A: 21-1 et seq. The fee of \$10,000 was paid with the application.

The property is located at the corner of Marin Boulevard and Steuben Street. It is Block 13003 Lot 1 Qualifier C3.90. To be known as 90 Columbus Drive.

I certify that all the facts presented herein are accurate.



Signature of Department Director

12-7-2015
Date

TAX AGREEMENT
FIVE YEAR/NEW CONSTRUCTION

THIS AGREEMENT made on this _____ day of _____, 2016, by and between the **CITY OF JERSEY CITY** [City], a municipal corporation organized under the Laws of the State of New Jersey and having its principal place of business at 280 Grove Street, Jersey City, New Jersey 07302, and **90 COLUMBUS CO., LLC** [Applicant /Owner], whose principal place of business is Harborside Financial Center, Plaza 10, Suite 1203, 3 Second Street, Jersey City, New Jersey 07311.

WITNESSETH:

WHEREAS, the Municipal Council has indicated by its intention to utilize the five year tax exemption provisions authorized by Article VIII, Section I, paragraph VI of the NJ State Constitution and the Five Year Exemption Law, N.J.S.A. 40A:21-1 et seq. for improvements and projects by the adoption of Ordinance 05-060, as amended by Ordinances 07-146 and 14-027; and

WHEREAS, the Applicant is owner of certain property located at 90 Columbus Drive in the City of Jersey City, County of Hudson and State of New Jersey, designated as Block 13003, Lot 1, Qualifier C 3.90 on the Tax Assessor's Map, more commonly known by the street address of 90 Columbus Drive and more particularly described in the metes and bounds description attached hereto as Exhibit A [Property];

WHEREAS, on or about November 23, 2015, the Applicant applied for a five year tax exemption to construct a new Multiple Dwelling on the Property [Improvements] pursuant to N.J.S.A. 40A:21-1 et seq and Section 304-12 of the Municipal Code [Law]; and

WHEREAS, the City has reviewed the application, approved the construction of the Improvements and authorized the execution of a Tax Exemption Agreement by the adoption of Ordinance _____ on _____, 2016.

NOW, THEREFORE, IN CONSIDERATION of the mutual promises and covenants hereinafter contained, the parties hereto agree as follows:

ARTICLE I: APPROVAL OF TAX EXEMPTION

The City hereby agrees to a tax exemption for the construction of a new Multiple Dwelling [Improvements] on the Property, as further described in the Application, attached hereto as Exhibit B, pursuant to the provisions of N.J.S.A. 40A:21-1 et seq. and Ordinance _____ which authorized the execution of this Tax Agreement [Law], subject to

the terms and conditions hereof.

ARTICLE II: IN LIEU OF TAX PAYMENTS

The Applicant agrees to make estimated payments on the new Improvements, (separate and apart from taxes on the land and existing improvements which shall continue to be subject to conventional assessment and taxation and for which the Applicant shall receive no credit against the in lieu of tax payment) in lieu of full property tax payments according to the following schedule:

1. For the full calendar of Year 1, no payment in lieu of taxes;
2. For the full calendar of Year 2, twenty (20%) percent of the actual taxes otherwise due, currently estimated to be the sum of \$464,484;
3. For the full calendar of Year 3, forty (40%) percent of the actual taxes otherwise due, currently estimated to be the sum of \$928,968;
4. For the full calendar of Year 4, sixty (60%) percent of the actual taxes otherwise due, currently estimated to be the sum of \$1,393,452; and
5. For the full calendar of Year 5, eighty (80%) percent of the actual taxes otherwise due, currently estimated to be the sum of \$1,857,936.

In the event a City-wide revaluation results in decrease in the amount of taxes otherwise due, payment hereunder shall be the higher of either the taxes estimated above or the amount of actual taxes after the City-wide revaluation.

ARTICLE III: APPLICATION FEE

The Applicant has paid the sum of \$10,000 to the City as an application fee.

ARTICLES IV: FEDERAL, STATE AND LOCAL LAW

The construction of the Improvements is subject to all applicable federal, State and local laws and regulations on pollution control, worker safety, discrimination in employment, housing provision, zoning, planning and building code requirements.

ARTICLE V: TERM OF EXEMPTION

The Tax Exemption granted shall be valid and effective for a period of five (5) full calendar years from the date of Substantial Completion of the Project, which shall ordinarily mean the date on which the City issues, or the Project is eligible to receive, a Certificate of Occupancy, whether temporary or final, for part or the whole of the Project. During the term of the tax exemption, the Applicant shall make an in lieu of tax payment to the City in accordance with the schedule set forth above. Prior to the commencement

of the tax exemption, and upon expiration thereof, the Applicant shall pay full conventional taxes on the Improvements.

ARTICLE VI: REVALUE

The applicant has agreed that in the event the revalue results in a decrease in the amount of actual taxes otherwise due, for purposes of calculating a tax payment hereunder during the five (5) year period, the amount shall be calculated on the higher of the amount estimated hereunder or the actual taxes.

ARTICLE VII: NO COUNTY EQUALIZATION AND SCHOOL AID

Pursuant to N.J.S.A. 40A:21-11(c), the percentage, which the payment in lieu of taxes for the tax exempt property bears to the property tax which would have been paid had an exemption not been granted for the property under this Agreement, shall not be applied to the valuation of the property to determine the reduced valuation of the property to be included in the valuation of the City for determining equalization for county tax apportionment and school aid, during the term of the tax exemption agreement covering this property. At the expiration or termination of this Agreement, the reduced valuation procedure required under the Law shall no longer apply.

ARTICLE VIII: OPERATION OR DISPOSITION OF PROPERTY

If during any year prior to the termination of this Agreement, the Applicant ceases to operate or disposes of the Property, or fails to meet the conditions for qualifying for tax exemption under this Agreement or pursuant to Law, then the tax which would have otherwise been payable for each and every year, shall become due and payable from the Applicant 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.

However, with respect to the disposal of the property, if it is determined that the new owner will continue to use the property pursuant to the conditions which qualify the property for exemption, the tax exemption shall continue and this Agreement shall remain in full force and effect.

ARTICLE IX: AFFORDABLE HOUSING TRUST FUND CONTRIBUTION REQUIRED

A. **Contribution.** The Entity will pay the City the sum of \$808,500 or [\$1,500 per unit x 539 units] as a contribution. The sum shall be due and payable as follows:

- i. 1/3 on or before the effective adoption date of the Ordinance approving the tax exemption;
- ii. 1/3 on or before the issuance of the first of any construction permit for the Project,

- but no later than six months after the date of the Tax Agreement; and
- iii. 1/3 on or before the date the first of any Certificate of Occupancy is issued for the Project, but no later than twenty-four (24) months after the date of the Tax Agreement.

**ARTICLE X: TERMINATION/ELIGIBILITY
FOR ADDITIONAL TAX EXEMPTION**

Upon the termination of this Agreement for tax exemption, the Project shall be subject to all applicable real property taxes as provided by State Laws and Regulations and City Ordinances. However, nothing herein shall be deemed to prohibit the Project, at the termination of this Agreement, from qualifying for and receiving the full benefits of any other tax preferences allowed by law. Furthermore, nothing herein shall prohibit the Applicant from exercising any rights under any other tax provisions of State law or City Ordinances.

In the event the owner elects to terminate this tax abatement after the revalue, the owner shall pay the City the difference of 100% of the full amount of the taxes otherwise due from the 1st year of this agreement to the date of termination.

**ARTICLE XI: PROJECT EMPLOYMENT
AND CONTRACTING AGREEMENT**

In order to provide City residents and businesses with employment and other economic opportunities, the Applicant agrees to comply with the terms and conditions of the Project Employment & Contracting Agreement which is attached hereto as Exhibit C.

ARTICLE XII: NOTICES

All notices to be given with respect to this Agreement shall be in writing. Each notice shall be sent by registered or certified mail, postage prepaid, return receipt requested, to the party to be notified at the addresses set forth below or at such other address as either party may from time to time designate in writing:

Notice to City:

Business Administrator
City Hall, 280 Grove Street
Jersey City, New Jersey 07302

Notice to Applicant:

90 Columbus Co., LLC
Att: Joseph A. Panepinto
Harborside Financial Center
Plaza 10, Suite 1203
3 Second Street
Jersey City, New Jersey 07311

With a copy to:

Charles J. Harrington, III, Esq.
Connell Foley, LLP
Harborside Financial Center
2510 Plaza Five
Jersey City, New Jersey 07311

ARTICLE XIII: GENERAL PROVISIONS

This Agreement contains the entire Agreement between the parties and cannot be amended, changed or modified except by written instrument executed by the parties hereto.

In the event that any provisions or term of this Agreement shall be held invalid or unenforceable by a Court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof; provided, however, that the City continues to receive the full benefit of any economic term hereunder.

This Agreement shall be governed by and construed in accordance with the Laws of the State of New Jersey.

This agreement may be executed in several counterparts, each of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the City and the Applicant have caused this Agreement to be executed on the date and year first above written.

WITNESS:

90 COLUMBUS CO., LLC

BY: _____

, Member

ATTEST:

CITY OF JERSEY CITY

BY: _____

Robert Byrne
City Clerk

Robert J. Kakoleski
Business Administrator

City Clerk File No. Ord. 15-175

Agenda No. 3.C 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 15.175

TITLE: ORDINANCE AMENDING THE CHARTER OF THE CITY OF JERSEY CITY TO CHANGE THE DATE OF THE REGULAR MUNICIPAL ELECTION FROM THE SECOND TUESDAY IN MAY TO THE DATE OF THE GENERAL ELECTION IN NOVEMBER, SUBJECT TO THE APPROVAL OF THE ORDINANCE BY THE VOTERS TO AMEND THE CITY CHARTER BY A BINDING REFERENDUM

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

WHEREAS, the City of Jersey City is governed by the Mayor-Council Form C of Government under the Optional Municipal Charter's Law of 1950, more commonly known as the Faulkner Act, N.J.S.A. 40:69A-1; and

WHEREAS, pursuant to N.J.S.A. 40:69A-34.1(a), the City of Jersey City previously opted to hold its regular municipal elections on the second Tuesday in May, rather than the first Tuesday in November; and

WHEREAS, pursuant to the Faulkner Act, N.J.S.A. 40:69A-25.1, a municipality may amend its Charter to change the time of its regular municipal elections from May to November as an alternative permitted under the Mayor-Council Form C of Government; and

WHEREAS, maximizing voter participation in municipal elections fosters civic engagement and ensures that the collective will of the people is more accurately reflected in election results; and

WHEREAS, combining regular municipal elections with general elections in November should result in greater participation in both elections; and

WHEREAS, moving the City of Jersey City's regular municipal elections from May to November would result in substantial savings to the taxpayers by eliminating the added expense of conducting a separate election in May; and

WHEREAS, the City of Jersey City's next regular municipal election does not take place until 2017, and therefore the next general election in November 2016 is an optimal time to submit to the voters a binding referendum on the question of moving the City of Jersey City's regular municipal elections to November; and

WHEREAS, after due consideration and review, the Municipal Council concluded that moving the election from May to November would save the taxpayers the added expense of conducting a separate election, generally increase voter participation, align the terms of elected municipal officials with the City's fiscal year, as well as to otherwise serve the best interests of the voters; and

WHEREAS, a non-binding referendum on the question of moving the City of Jersey City's regular municipal elections to November was submitted to the voters at the election on November 3, 2015, and a majority of voters favored changing the date of the regular municipal elections from the second Tuesday in May to the day of the general election in November; and

WHEREAS, it is well within the Municipal Council's powers to simply adopt an ordinance to change the date pursuant to the Uniform Non Partisan Elections Law, N.J.S.A. 40:45-7.1; and

ORDINANCE AMENDING THE CHARTER OF THE CITY OF JERSEY CITY TO CHANGE THE DATE OF THE REGULAR MUNICIPAL ELECTION FROM THE SECOND TUESDAY IN MAY TO THE DATE OF THE GENERAL ELECTION IN NOVEMBER, SUBJECT TO THE APPROVAL OF THE ORDINANCE BY THE VOTERS TO AMEND THE CITY CHARTER BY A BINDING REFERENDUM

WHEREAS, the Mayor and Municipal Council would like to be absolutely certain of the voters' will, the Municipal Council has chosen to effectuate the change in the election date if the voters approve a binding referendum to amend the Charter of the City of Jersey City pursuant to the Faulkner Act, N.J.S.A. 40:69A-25.1; and

WHEREAS, after due consideration and review, the Mayor and Municipal Council concluded that the best way to be certain of the will of the Jersey City residents is to put a binding question before the voters at the November 2016 election, which it is anticipated will have a very high participation rate as it is a presidential election; and

WHEREAS, despite already having approval of the voters, placing a binding question before the voters in November 2016 will allow the Mayor and Council to give the voters yet another chance to be heard at no additional cost to the voters; and

WHEREAS, placing a question before the voters in November would still provide all impacted administrative offices ample time to adjust procedures should the question prevail, negating any need for an earlier binding question; and

WHEREAS, pursuant to N.J.S.A. 40:69A-25.1(b), the question shall be submitted to the voters in substantially the following form:

"Should the Charter of the City of Jersey City, governed by Mayor-Council Form C, be amended as permitted under that plan, to provide for the holding of its regular municipal elections on the same date of the general election in November, pursuant to N.J.S.A. 40:69A-34.1(b)?" and

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

- 1. The Municipal Clerk is hereby directed to submit the following question to the voters in a binding referendum:

"Should the Charter of the City of Jersey City, governed by Mayor-Council Form C, be amended as permitted under that plan, to provide for the holding of its regular municipal elections on the same date of the general election in November, pursuant to N.J.S.A. 40:69A-34.1(b)?"

- 2. In accordance with N.J.S.A. 40:69A-192(c), the above binding referendum shall be submitted to the voters at the next general election taking place in November 2016.

- 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 shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect subject to the terms of this ordinance 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.

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required

Not Required

City Clerk File No. Ord. 15.176

Agenda No. 3.D 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 15.176

TITLE: ORDINANCE AMENDING CHAPTER 263 (RETAIL AND COMMERCIAL PREMISES) ARTICLE II (HOURS OF RETAIL BUSINESSES) OF THE JERSEY CITY MUNICIPAL CODE TO INCLUDE ROSE AVENUE BETWEEN CATOR AVENUE AND DANFORTH AVENUE AS A LOCATION WHERE RETAIL ESTABLISHMENTS SHALL BE CLOSED DURING SPECIFIED HOURS

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

WHEREAS, the City of Jersey City (City) adopted an ordinance in 1982, regulating the hours of retail establishments on specified streets within the City; and

WHEREAS, the ordinance was adopted after complaints by residents and the late-night police activity in the areas affected indicated that the operation of retail establishments such as retail stores, fast-food establishments and restaurants, was causing large crowds of juveniles and young adults to congregate in the areas throughout the late night and early morning hours; and

WHEREAS, based on the reports of residents in the affected areas and police officers assigned to these areas, such crowds were causing public disturbances late into the night and early morning which prevented residents from using the streets and enjoying peace and quiet within their homes; and

WHEREAS, based on the reports of police officers, the congregation of juveniles and young adults in the vicinity of all-night retail establishments was causing an increase in criminal activity such as assaults, robberies and in particular drug-related crime; and

WHEREAS, based on reports made and received by the police department, the same conditions now exist on Rose Avenue, between Cator and Danforth Avenues, as a result of retail establishments remaining open after midnight; and

WHEREAS, having reviewed the reports from his officers and affected citizens, the Police Director has recommended that Rose Avenue between Cator and Danforth Avenues be added to the locations where business hours are subject to regulation.

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

- A. The following amendments to Chapter 263 (Retail and Commercial Premises) Article II (Hours of Retail Businesses) are hereby adopted:

RETAIL AND COMMERCIAL PREMISES

ARTICLE II Hours of Retail Businesses

- §263-2. No Change.
§263-3. No Change.

ORDINANCE AMENDING CHAPTER 263 (RETAIL AND COMMERCIAL PREMISES) ARTICLE II (HOURS OF RETAIL BUSINESSES) OF THE JERSEY CITY MUNICIPAL CODE TO INCLUDE ROSE AVENUE BETWEEN CATOR AVENUE AND DANFORTH AVENUE AS A LOCATION WHERE RETAIL ESTABLISHMENTS SHALL BE CLOSED DURING SPECIFIED HOURS

§263-4. Business to be closed during certain hours; exceptions.

A. Subject to Subsection B, no restaurant or retail sales establishment shall conduct any business between the hours of 11:00 p.m. and 5:00 a.m. of the next day in any of the following districts of Jersey City:

Name of Street	From	To
Communipaw Avenue	Martin Luther King Drive	Grand Street
Communipaw Avenue	Monticello Avenue	Westside Avenue
Communipaw Avenue	Pine Street	Manning Avenue
Franklin Street	Central Avenue	Palisade Avenue
Kennedy Boulevard	North Street	Secaucus Road
Martin Luther King Drive	McAdoo Avenue	Communipaw Avenue
Monticello Avenue	Communipaw Avenue	Orchard Street
Ocean Avenue	Bayonne Line	Brhanhall Avenue
Pacific Avenue	Communipaw Avenue	Grand Street
Palisade Avenue	Beacon Avenue	North Street
<u>Rose Avenue</u>	<u>Cator Avenue</u>	<u>Danforth Avenue</u>
Sip Avenue	Summit Avenue	Bergen Avenue
Summit Avenue	North Street	Secaucus Road
Paterson Plank Road and Secaucus Road	Central Avenue	Summit Avenue

- B. No Change.
- C. No Change.
- B. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- C. 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 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*.

TF/he
12/07/15

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required

Not Required

ORDINANCE FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

ORDINANCE AMENDING CHAPTER 263 (RETAIL AND COMMERCIAL PREMISES) ARTICLE II (HOURS OF RETAIL BUSINESSES) OF THE JERSEY CITY MUNICIPAL CODE TO INCLUDE ROSE AVENUE BETWEEN CATOR AVENUE AND DANFORTH AVENUE AS A LOCATION WHERE RETAIL ESTABLISHMENTS SHALL BE CLOSED DURING SPECIFIED HOURS

Initiator

Department/Division	Council Office	Council Office
Name/Title	Frank Gajewski	Councilman
Phone/email	(201) 547-5098	FGajewski@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance Purpose

The council adopted an ordinance in 1982, regulating the hours of retail establishments on specified streets within the City. The ordinance was adopted after complaints by residents and the late-night police activity in the areas affected indicated that the operation of retail establishments such as retail stores, fast-food establishments and restaurants, was causing large crowds of juveniles and young adults to congregate in the areas throughout the late night and early morning hours, causing not only public disturbances as well as an increase in criminal activity such as assaults, robberies and in particular drug-related crime.

The police department has now concluded that the same conditions exist on Rose Avenue between Cator and Danforth Avenues, as a result of retail establishments remaining open after midnight and have provided detail factual reports to support this conclusion and its recommendation that the business curfew be applied to Rose Avenue between Cator and Danforth Avenues. Having reviewed the reports from his officers and affected citizens, the Police Director has recommended that Rose Avenue between Cator and Danforth Avenues be added to the locations where business hours are subject to regulation.

I certify that all the facts presented herein are accurate.

Signature of Department Director

Date

Rose Ave
Business Curfew Ordinance

1. Captain's Memo
2. Community Letters
3. Reported Incidents
4. City Ordinance Violations
5. Calls for Service (summarized)
6. 203A
7. Emails



**SOUTH PATROL DISTRICT
191 BERGEN AVENUE
JERSEY CITY, NEW JERSEY 07305
201-547-5456 Fax 201-547-5079**

TO: Deputy Chief Mark Hussey, Patrol Bureau Commander
FROM: Capt. Timothy Lockwood, South Commander *(P)*
DATE: 10/28/15
SUBJECT: Business Curfew Ordinance-Rose Ave

Sir,

I have received numerous complaints from residents and business owners concerning Triangle Park which is situated between Cator Ave and Danforth Ave, between Rose Ave and Old Bergen Rd. These complaints are in reference to disorderly groups congregating in the area and adversely affecting the quality of life for the residents of the area. The complaints range from loud noise, littering, drug dealing, assaults to shootings. As recently as October 30, 2105 there was an incident related to the Jumbo Fried Chicken restaurant in which 18 shots were fired and a female was shot in the foot. This incident took place at 1am.

We have attempted to address these complaints by conducting narcotic investigations, walking patrols as well as directed radio car patrols. Although somewhat successful, the area continues to be a problem particularly on the midnight tour. Officers and residents report that "Jumbo Fried Chicken" which is located at 14A Rose Ave stays open until 4am and as a result attracts disorderly groups. These groups have been involved in drug dealing, fighting, loud noise as well as several gun related incidents. Although City Ordinance 262.4A requires businesses in certain areas to close from 11pm-5am, 14A rose Ave is not included in said ordinance. Councilman Gajewski has begun the process of amending the ordinance to include Rose Ave from Cator Ave to Danforth Ave. He requested that I provide him with any supporting documentation that the police have. I have attached to this report citizen letters, police officers 203A's (internal reports), police reports, as well as CAD tickets. These reports show that in this year (2015) alone there have been over 25 calls for service after midnight concerning Jumbo Fried Chicken including several calls of men with guns, shots fired and a person shot.

As a result of this one establishment operating after 11pm I have had to dedicate valuable resources to address the concerns of area residents. The

ordinance has been successful in other parts of the city (Crown Fried Chicken-Communipaw Ave) with improving the quality of life for the community as well as reducing the calls for service for police.

Sir, it is my recommendation that in order to improve the quality of life for the residents of the south district and to reduce the need for police services that C.O. 262. A is amended to include Rose Ave from Cator Ave to Danforth Ave.



GARDEN STATE EPISCOPAL
Community Development Corporation

October 28, 2015

Director James Shea
City of Jersey City
Department of Public Safety
465 Marin Boulevard
Jersey City, NJ 07302

Dear Director Shea:

The intent of this letter is to communicate the support of Garden State Episcopal Community Development Corporation (GSECDC) for Councilman Gajewski's amendment to the current ordinance regulating operating hours for certain businesses in Jersey City, which adds Rose Avenue from Cator Avenue to Danforth Avenue to list of included districts.

Over the past two years, Captain Lockwood of the South District has received numerous complaints about disorderly groups congregating during late night hours in the area of Triangle Park and an eating establishment located at 14A Rose Avenue. This disruptive activity negatively impacts the quality of life of neighborhood residents, making it a major issue of concern for Councilman Gajewski.

The purpose of City's current "curfew ordinance" is to:

1. Decrease noise and disturbance associated with the large crowds of juveniles and young adults which congregate around retail businesses, especially fast-food businesses on these streets.
2. Discourage the criminal activities, especially drug-related criminal activities, on these streets.

Since the passing and enforcement of this legislation, the included districts have seen great improvement and a significant reduction in crime and neighborhood disturbances. It seems reasonable to add the requested area near Triangle Park, as the community desires like improvements. Moreover, GSECDC is currently constructing 9 two family homes in close proximity to the area of concern - 33-39 New Street and 134-142 Cator Avenue - and it is our desire for conditions improve for future residents.

The mission of GSECDC is to create healthy neighborhoods through community development initiatives. We support activities that aim to enrich the quality of life of all Jersey City residents and confidently make this statement of support for Councilman Gajewski in his efforts to amend the City's current curfew ordinance.

Please contact me at (201) 209-9301 x317 with any questions.

Sincerely,

Gillian Sarjeant-Allen
Assistant Community Development Manager
Division of Housing and Community Development

Building Strong Communities

514 Newark Ave • Jersey City NJ 07306 • P:(201) 209-9301 • F:(201) 659-1028 • www.gsecdc.org

Vanessa Lamboy-Wojtowicz

From: howpat97@aol.com
Sent: Saturday, October 24, 2015 8:10 PM
To: PoliceSouth
Subject: 14 A Rose Ave

Dear Director Shea,

This past spring, charter school children and I planted flowers in Triangle Park. Every morning during the summer, I watered the flowers and also picked up some litter. Most of the litter was food, liquor bottles, and tiny zip-loc bags. The neighbors, especially from Cator Ave complained to me about the loitering and noise outside the chicken place on Rose Ave. all night. Stores should not be opened past 11P.M. The only exceptions should be 24 hour supermarkets, drug stores, and gas stations. No one needs fried chicken at 4AM.

Sincerely,
Patricia Olsen
South Greenville Neighborhood Association Board of Directors.

Vanessa Lamboy-Wojtowicz

From: Cordero, Ralph A SSG USARMY (US) <ralph.a.cordero4.mil@mail.mil>
Sent: Monday, October 26, 2015 9:41 AM
To: PoliceSouth
Cc: Martha Larkins; South Greenville Neighborhood Association
Subject: RE: Triangle Park

To whom it may concern,

My name is Ralph Anthony Cordero, a proud Greenville resident. I am emailing you in regards to say how much I appreciate the South District Jersey City Police Department's hard effort, dedication, and commitment. I am a long time resident of the Greenville District and I'm currently living on Rutgers Ave. I have not seen my neighborhood so unobtrusive and as Soldier who works 13+ hours a day I can finally arrive to a home full of tranquility. The Greenville District is different from other areas of Jersey City, it's different because it has a traditional population of residents who genuinely care for the history of Greenville. The people who stand together in the Greenville District care so much that a coalition to fight crime and nuisance has been structured. The South District Police Department is in the midst of something special. Though I have seen improvement in my neighborhood for Fiscal Year 15, I want to say that other sectors in Greenville aren't as fortunate, Such as, Rose Avenue-Triangle Park. During my morning exercises, I've taken large notice on the amount of litter scattered in Triangle Park caused by surrounding business establishments. The Greenville association members spend countless volunteer hours to keep the area clean and it's sad to see this hard work of area beautification go to waste. If we as a community can come together assure a safe and drug free region in the Rutgers Ave area then imagine the opportunities we can accomplish if we hold businesses in Triangle Park accountable. Most may not see a new beginning or potential value in the Greenville Area, but I see otherwise. One day, Greenville will be a striving district and Triangle Park will be the center of it all. We must begin treating park as a beautiful monument for the people a put pride into the district.

Thank you,
Ralph A.Cordero

Vanessa Lamboy-Wojtowicz

From: Hilary Battes <hbattesshcs@yahoo.com>
Sent: Tuesday, October 27, 2015 8:12 PM
To: PoliceSouth
Subject: curfew ordinance

I am writing this email regarding the Triangle Park area. I have concerns that disorderly groups are congregating late at night (midnight to 3am) in and around the area of 14A Rose Ave as well as Triangle Park. The fried chicken restaurant located at 14A Rose Ave stays open as late as 4am and attracts the disorderly groups which cause many of the problems.

I encourage you to support Councilman Gajewski's work to amend the current curfew ordinance which requires that businesses operating in certain zones be closed from 11pm-5am. Currently Rose Ave from Cator to Danforth Ave is not included in the curfew ordinance. It is my hope that Rose Ave from Cator Ave to Danforth Ave is included in City Ordinance Sec 262.4A which would require all businesses in the ordinance to close from 11pm-5am.

As a resident of Jersey City and a teacher at a school located in Greenville (Soaring Heights Charter School) I am wholeheartedly interested in the growth and development of this great city. Please work with the community to regulate the times these establishments are open so that we can stop providing a place to groups to gather late at night:

Thank you,

Hilary Battes
Soaring Heights Charter School
1 Romar Ave
Jersey City, NJ 07305
(201) 434-4800
hbattesshcs@yahoo.com

Vanessa Lamboy-Wojtowicz

From: Kathleen Quirk <kaquirk16@gmail.com>
Sent: Wednesday, October 28, 2015 6:09 PM
To: PoliceSouth
Cc: southgreenvillena@gmail.com; Frank Gajewski; Barbara Stamato
Subject: Triangle Park

Police Director James Shea

I am requesting that Rose Ave. from Cator Ave. to Danforth Abve. be added to City curfew ordinance Sec262.4A which would require all businesses to close from 11pm -5am. I attended a wedding at the Liberty House on 9/4/15 and on my way home I had to stop at the mother of the bride home to pick up her dog. This required me to drive Cator Ave. It was 1am and there was a hugh gathering of people around Triangle Park. They were also in the street. I was very intimidated by this. I am a Jersey City Greenville homeowner and I would appreciate you help to add this area to the existing ordinance.

Thank you
Kathy Quirk

Vanessa Lamboy-Wojtowicz

From: lisa <lisac714@yahoo.com>
Sent: Wednesday, October 28, 2015 4:43 PM
To: PoliceSouth
Subject: Curfew
Attachments: 2A 100515.JPG; 2a rose 101515.PNG; 2a Rose ave new.JPG

Hi Captain Lockwood,

There are many things that we would like to talk to you about but I was told this email is for a curfew in the GreenvilleSection area only. We are strongly in favor of a Curfew.

We own a building across the street from Triangle Park. Its very hard for us to rent to tentants because of the element that's there all night long.

Many people who have showed up to look at our building tend to drive around during different hours of the day. They are looking at traffic, daily occurances and the element that appears to hang around after hours. When we are contacted back, they tell us they do not feel safe living on Old Bergen Road. They have complained that certain elements are hanging around Triangle Park during the day & night. They even pointed out to us an establishment on Rose Ave appears to never close: Not even at night.

On Danforth Ave, a few doors down from our address, I beleive the address is either 182 or 184 anforth Ave is a Barber Shop. This establishment is open all hours of the day until wee hours in the morning. At this location, they are constantly drinking alcohol beverages and leaving behind the bottles/cans and the smell of Pot can be smelled outside their building. Not only are their customers consuming alcohol they are eating fast foods and leaving all their TRASH behind. Always in my travels, I will tend to pass our business located on Danforth to ensure first the safety of our tentants as well as the safety of the store.

When our customers pass the store on a Saturday morning they'll come in and tell us how bad it smells when they past the Barber shop. I've complained about this at the South Greenville Meeting but still nothing is done to address these issues. We have customers that have stopped doing business with us because of the element that chooses to hang out outisde the Barber Shop all day long. For this, we are loosing business.

Our business opens at 9:00AM and most time there customers parked outside early morning(9AM) waiting for the Barber Shop to open while sitting in their cars with the radio blasting that our windows are rattling. Captain Lockwood, I ask, is this fair to the business owners who are here for over 50 years to have to stop, look and listen?

Their customers leave trash and their liquor bottles mostly on our gates but will also line the gutters of the streets with these small liquor bottles as well. My staff and I are constantly out there every morning sweeping up the broken glass, tossed out cans and gross food containers as well. Captain, I will forward you some pictures, but I have plenty more if you or your staff are intertested in viewing.

What also is rather disturbing is the fact that we are not the only business owners on Danforth and it disgusts us that they are not out there cleaning as well. Yes we have the sweepers for the streets hired by the City, but what about our sidewalks? This is not our job to clean. Yes the City tried putting trash cans around, but obviously this did not work.

It is our understanding that Jersey City has a group of employees who are to go to properties to investigate & to give summons. Where are they?? I've even sent requests to JC Response Center for them to go and contact the owner who owns the building at (2A Rose Ave). But as of today's date, obviously nothing was done since the trash is still outside their building both in the front on Rose Ave as well as the side of the building on Danforth Ave. Captain Lockwood, this is everyday.... Not just once in a while, but everyday. I even have the confirmation numbers readily available for you as well. I would be more than happy to supply these to you.

What it boils down to is when will the Greenville Section of Jersey City, this area in particular be revitalized? When will this area be safe and clean for the business owners? It's extremely sad that Mayor Fulop and the employees of Jersey City do not care about the Greenville Section.

I do believe Captain Lockwood, we are entitled to live, work and operate our business in a clean and healthy environment.

I will be sending another email in reference to other concerns..

Regards
Lisa



**W.A.B.A.
Woodlawn
Avenue Block
Association**

"Together we are one!"

October 28, 2015

To: South District Captain Lockwood

Fr: WABA

Re: Rose Ave from Cator Ave – Danforth Ave

The Woodlawn Avenue Block Association strongly supports the decision to close the restaurant operating in the area of 14A Rose Ave between the hours of 11:00pm – 5:00am. Residential neighborhoods should not have to tolerate unruly crowds and loud conversations that take place in front of this restaurant. This type of commotion affects the residence sleep, produce excessive litter and unnerving atmosphere. By including this restaurant in the City Ordinance Sec 262.4A, it will reduce the noise level at night and will significantly decrease the crowds found in this neighborhood between the hours of 11:00pm – 5:00am.

Walter Daniels
President of WABA

Clarence Collins
Vice President of WABA

Vanessa Lamboy-Wojtowicz

From: Patricia Bruce El <trishmael@gmail.com>
Sent: Friday, October 30, 2015 3:22 AM
To: PoliceSouth
Subject: Support for curfew Ordinance

Police Director James Shea,

Please forgive the delayed response.

My family and I are in support of the curfew ordinance. This morning at approximately 12:40 am there were five or more gunshots near Ferris Triangle Park. By the time the police cars arrived it was over. It is becoming increasingly frightening to remain a home owner in this area. There are homes here with gunshots in the door and siding from previous incidents.

The chicken store as well as the liquor store on Rose Ave are the catalyst for people of questionable character or groups hanging out in the park, blocking driveways and throwing their garbage and liquor bottles all over the park and in driveways.

I returned home from a long trip on 10/26/15 at approximately 1am to find a blocked driveway. I simply could not pull in. The Parking Authority had a recording indicating that they were closed. As I was going to call the police a group came, jumped in the car and pulled off with out as much as an apology. The chicken store on Rose and Cater was open at that hour as well.

Actually these stores should be removed from this area as their existence has helped to diminish the quality of life in the area by attracting people that have no respect for the residents or the park. Although there are garbage cans, liquor bottles, food and garbage is thrown on the ground in the park on the street and in front of residential property. Our Property value is rapidly dropping.

This email is to support the closing of the aforementioned stores or at the very least support that Rose Ave from Cator Ave to Danforth Ave be included in the City Curfew Ordinance Sec 262.4A which would require all businesses in the ordinance to close from 11pm-5am.

Thank you and please let me know if I can be of further assistance in this endeavor.

Sent from my iPhone

text_0

Dear officers in charge, As a concerned citizen and native of JC I am asking for the midnight curfew to be enforced around the ferris triangle area and Danforth Ave. Particularly the gentleman's barber shop on Danforth ave near corner of Rose Avenue directly across from Parmarico's pharmacy. As a south Greenville merchant owner of La Belle your attention to this matter is greatly appreciated. We know how hard your working in keeping our streets safe and sound. Good night to our dedicated police force. Fondly, Virginia Calabrese

text_0 (2)

Dear South Greenville Police officers, I am very interested in enforcing the curfew for the local merchants surrounding the ferris triangle park in south Greenville . I am for the midnight curfew. No need to have businesses open until 4:00 am eating fried chicken. Fondly, concerned citizen of South Greenville

JERSEY CITY POLICE DEPT INVESTIGATION REPORT

JERSEY CITY POLICE DEPT		2. Mun. Code 0906	3. Phone Number and Ext. 201-547-5456	4. UCR	19. Prosecutor's Case No.	20. Department File No. 15-024346	<input type="checkbox"/> Co-op <input checked="" type="checkbox"/> Original
District: SOUTH		5. Crime / Incident Shots Fired Aggravated Assault with a Deadly Weapon		6. NJ Statute (1) 16 (1) 2C:12-1b(2)		21. Victim (First, Middle, Last) [REDACTED]	
7. Between <input type="checkbox"/> at <input checked="" type="checkbox"/>		8. Hour 0112	9. Day Fri	10. Month 10	11. Date 30	12. Year 2015	22. Phone and Ext. No. [REDACTED] ext. [REDACTED]
13. Crime / Incident Location 184 CATOR AVE. JERSEY CITY NJ 07305 (US)		14. Municipality JERSEY CITY		15. County HUDSON		16. Referred To: Cease fire	
17. Type of Premises and Code STREET		18. Weapons / Tools and Code Shots Fired - HANDGUN		26. Victim's Address (City, State, Zip) JERSEY CITY NJ 07305 (US)		27. Employer's Address N/A	
31. Modus Operandi / How Committed Actor(s) fired numerous rounds striking victim in right foot and parked vehicle.		28. Person Reporting Crime / Incident [REDACTED]		29. Date and Time 10/30/2015 01:12		30. Address JERSEY CITY NJ 07305 (US)	
33. Vehicle KNOWN		34. Year 2012	35. Make/Model KIA / Unknown	36. Body Type 4 DOOR	37. Color WHITE	38. Registration # and State N45FFD NJ	39. VIN Number or Identification KNAPU4A23C5636289
40. Currency		41. Jewelry		42. Furs		43. Clothing	
46. Total Value Stolen		47. Total Value Recovered		48. Teletype Alarm / GA #		49. Technical Services BCI/Photos	
51. Weather LEAR		52. Evidence Bag No.		53. VINE #		54. Cross Reference File	
55. Evidence		56. Disposition		57. Chem. Lab. No.		58. MV Ballistics No.	
59. MV Summons No.		60.		61. No. Arrested		62. Adult	
63. Juvenile		64. Crime Status ACTIVE		65. Case Status INVESTIGATION		66. Detective Assigned	
67.		68. Name [REDACTED]		69. Age		70. Sex	
71. Race BLACK		72. DOB [REDACTED]		73. Involvement OWNER		74. Address Jersey City NJ 07305 (US)	
75.							
76. Page Page 1 of 2							
77. Date of Report 10/30/2015 03:12							
78. TRU/DRI A.D. TORRE, J R							
79. Unit S401							
80. Event Number 15-229770							
81. Reviewed By OL SZEWSKI, JS - LIEUTENANT							

73. Narrative
 On 10/30/2015 at 0112 Hrs. P.O. Torre and P.O. Johnson (S401) were dispatched to the area of 261 Old Bergen RD. on reports of shots fired.

Upon arrival to the area, patrons from 14A Rose Ave, Jumbo Fried chicken stated they heard about ten shots fired near Old Bergen Rd. and Cator Ave.. Multiple South units canvased the area searching for a crime scene. At this time, Cease fire Det. Chris Ortega recovered multiple shell casings located in front of 184 Cator Ave.. At approximately 0156 Hrs. dispatch advised that there is a gun shot victim to the foot located at 131 Cator Ave. apt. 5. Upon arrival to 131 Cator Ave. the undersigned officers were met by [REDACTED] who stated she was struck in the foot on the way home from getting food from Jumbo Fried chicken. The undersigned officers observed a gun shot wound to the right foot. [REDACTED] stated she was walking East on Cator Ave. towards Rutgers Ave. when she heard the shots and felt a projectile strike her right foot. [REDACTED] stated she then continued to her apartment at 131 Cator Ave..

73 A.

74. Type the Rank, Name and Badge # of Reporting Officer(s)

TORRE, J R - POLICE OFFICER [28501]
 JOHNSON, G A - POLICE OFFICER [25951]
 Signature(s) *[Handwritten Signatures]*

75.

79. Unit
S401

76. Page

76. Page
Page 1 of 2

77. Date of Report

77. Date of Report
10/30/2015 03:12

78. TRU/DRI A.D.

78. TRU/DRI A.D.
TORRE, J R

81. Reviewed By

81. Reviewed By
OL SZEWSKI, JS - LIEUTENANT

JERSEY CITY POLICE DEPT INVESTIGATION CONT. PAGE

JERSEY CITY POLICE DEPT District: SOUTH	2. Mun. Code 0906	5. Crime / Incident 16 Shots Fired	18. Prosecutor's Case No.	20. Department File No. 15-024346
--	----------------------	---------------------------------------	---------------------------	--------------------------------------

Continuation Narrative:
 In front of 182 Cator Ave. a vehicle, white Kia Forte bearing (NJ Reg N45FFD) was struck by a projectile going through the radiator causing anti-freeze to leak on to the street. The owner of the white Kia was notified and provided a file card.

██████████ was transported to the Jersey City Medical Center for her injuries. ██████████ injuries were considered non life-threatening Bus #322 Run #15-077555.

BCI P.O. Stelzle was off and processed the scene.
 CIC Karras, NDC Sgt. Balczak were notified. Flat LT. Ortiz, Sgt. Jordan, Cease-fire Det. Paretti and Det. Ortega were off at the scene.

74. Type the Rank, Name and Badge # of Reporting Officer(s) TORRE, J.R. - POLICE OFFICER (28501) JOHNSON, G.A. - POLICE OFFICER (25931) #2850	75. S401	76. Page Page 2 of 2	77. Date of Report 10/30/2015 03:12	78. TRU/DRU I.D. TORRE, J.R.
Signature(s) <i>[Handwritten Signature]</i>		79. Unit	80. Event Number 15-229770	81. Reviewed By OLSZEWSKI, J.S. - LIEUTENANT

JERSEY CITY POLICE DEPT INVESTIGATION REPORT

JERSEY CITY POLICE DEPT		2. Mun. Code 0906	3. Phone Number and Ext. 201-547-5456	4. UCR	19. Prosecutor's Case No.	20. Department File No. 15-024341	<input type="checkbox"/> Co-op <input checked="" type="checkbox"/> Original
District: SOUTH				21. Victim (First, Middle, Last) [REDACTED]			
5. Crime / Incident Agg. Assault Serious Bodily Injury		6. NJ Statute (1) 2C:12-1b(1)		22. Phone and Ext. No. [REDACTED] ext. [REDACTED]		23. D.O.B / Age	24. Sex
				26. Victim's Address (City, State, Zip) JERSEY CITY NJ 07305 (US)		25. Race BLACK	
DATE AND TIME		7. Between <input type="checkbox"/>	8. Hour 2259	9. Day Thu	10. Month 10	11. Date 29	12. Year 2015
13. Crime / Incident Location 14 A ROSE AVE JERSEY CITY NJ 07305 (US)		14. Municipality JERSEY CITY		15. County HUDSON	16. Referred To: South Detectives		27. Employer's Address Refused
17. Type of Premises and Code SIDEWALK		18. Weapons / Tools and Code PHYSICAL FORCE OTHER		28. Person Reporting Crime / Incident [REDACTED]		28. Date and Time 10/29/2015 22:59	
31. Modus Operandi / How Committed Actor Struck Victim in the Face Causing her Eye to Swell Shut		30. Address JERSEY CITY NJ 07305 (US)		32. Physical / Clothing Description B/M Dark Skin, Navy Blue Hoodie, known as "Baby J"		30. Address [REDACTED] ext. [REDACTED]	
33. Vehicle	34. Year	35. Make/Model	36. Body Type	37. Color	38. Registration # and State	39. VIN Number or Identification	
40. Currency		41. Jewelry	42. Furs	43. Clothing	44. Auto	45. Miscellaneous	
46. Total Value Stolen	47. Total Value Recovered	48. Teletype Alarm/ GA #	49. Technical Services	50. Technician and Agency			
51. Weather CLEAR	52. Evidence Bag No.	53. VINE #	54. Cross Reference File	55. Evidence <input type="checkbox"/> None <input type="checkbox"/> NJSBI <input type="checkbox"/> Retained <input type="checkbox"/> Returned <input type="checkbox"/> Destroyed		56. Disposition <input type="checkbox"/> Arrest Pending <input type="checkbox"/> Teletype Pending <input type="checkbox"/> Evidence Pending	
57. Chem. Lab. No.	58. MV Ballistics No.	59. MV Summons No.	60.	65. Case Status INVESTIGATION		66. Detective Assigned Nieves	67.
61. No. Arrested 0	62. Adult	63. Juvenile	64. Crime Status ACTIVE	69. Age	70. Sex M	71. Race BLACK	72. DOB
88. Name "Baby J"		Involvement SUSPECT	Address	Phone Number			
73. Narrative On 10/29/2015 at approximately 2307 hours, PO O'Leary and I, (PO DeStefano) assigned to S101 responded via CCB to 24 Rutgers Ave. on a report of a male assaulting a female. Upon arrival, we were met by the victim, [REDACTED] who stated she was at Jumbo Fried Chicken located at 14A Rose Ave. [REDACTED] stated that she and a male she only knows as "Baby J", got into a loud verbal argument. [REDACTED] stated that during the argument, the actor struck her in the face multiple times. [REDACTED] stated that she then fled the area towards 24 Rutgers Ave., while the male actor stayed in the area. The actor is described as a short Black Male, wearing a Navy Blue hoodie, and a skull cap. [REDACTED] stated that she knows the actor from around the neighborhood and could identify him if she saw him again. [REDACTED] stated that the actor did have a hard cast on one of his hands, but she was unsure if she was struck with the cast. I observed that [REDACTED] right eye was swollen shut and she could not see, [REDACTED] was also bleeding from the nose. [REDACTED] stated the actor may reside in the area of Rutgers Ave. and Warner Ave.							
74. Type the Rank, Name and Badge # of Reporting Officer(s) OLEARY, M J - POLICE OFFICER [27571] DESTEFANO, M T - POLICE OFFICER [22321]		75. Unit S101	76. Page Page 1 of 2	77. Date of Report 10/30/2015 00:21	78. TRU/DRU I.D. DESTEFANO, M T		
Signature(s) 		79. Unit S101	80. Event Number 15-229713	81. Reviewed By OLSZEWSKI, J S - LIEUTENANT			

JERSEY CITY POLICE DEPT INVESTIGATION CONT. PAGE

JERSEY CITY POLICE DEPT strict: SOUTH	2. Mun. Code 0906	5. Crime / Incident 2C:12-1b(1) Agg. Assault Serious Bodily Injury	19. Prosecutor's Case No.	20. Department File No. 15-024341
--	----------------------	---	---------------------------	--------------------------------------

Content from Narrative

JCMC Unit #320 was on scene and transported Ms. McKiver to the Jersey City Medical Center for treatment of her injuries. (Run #15-077525) while at the JCMC, [REDACTED] stated that the actor may possibly be a juvenile. We advised her to contact the Juvenile Bureau upon release from the JCMC.

South Sgt. Jordan and NDC Sgt. Balczak were notified. South Det. Nieves was notified and responded.

74. Type the Rank, Name and Badge # of Reporting Officer(s) OLEARY, M J - POLICE OFFICER [2757] DESTEFANO, M T - POLICE OFFICER [22321] Signature(s) 	75. 79. Unit S101	76. Page Page 2 of 2	77. Date of Report 10/30/2015 00:21	78. TRU/DRU I.D. DESTEFANO, M T
			80. Event Number 15-229713	81. Reviewed By OLSZEWSKI, J S - LIEUTENANT 

Requested by: 97308 Printed On: 10/30/2015 1:52

JERSEY CITY POLICE DEPT Arrest Report

<input checked="" type="checkbox"/> INDICTABLE <input type="checkbox"/> TRAFFIC <input type="checkbox"/> NON-INDICTABLE <input type="checkbox"/> OTHER					6. Booking No. 15-006686		6A. Dept. File No. 15-022142	
JERSEY CITY POLICE DEPT District: EAST		2. Mun. Code 0906	3. Phone Number and Ext. (201) 547-5408	4. UCR 4701	FBI #	SBI #		
N.C.I.C #		S.C.I.C #		Local Warrant		SPN #		BCI #
Signature of Prisoner					6. Prosecutor's Case Number			
7. Name (First, Middle, Last) MICAH REID (NIPS)					8. Phone and Ext. No.		9. Alias / Nickname NIPS	
10 Full Address (Number & Street) 50 RUTGERS AVE. JERSEY CITY NJ 07305 (US)				10A. Municipality JERSEY CITY		10B. County		11. Place of Birth
								11A. US Citizen <input type="checkbox"/> Yes
12. Date Of Birth 07/09/1993	13. Age 22	14. Sex M	15. Race BLACK	16. Ht. (Ft./in.) FT in	17. Weight	18. Hair	19. Eyes	20. Complexion
22. Other Descriptive Information - Marks - Scars - Tattoos					22a. Medical Alerts		23. Driver's License Number	
24. Employer / School					25. Occupation		26. Social Security Number 152-94-7491	
27. Employer's / School Address					28. Business Phone (Area) (Extension) ext.			

DETAILS OF ARREST

29. Arrest Date 10/04/2015	30. Time 12:00	31. Location Of Arrest (No. Street) MC ADOO AVE. & ROSE AVE			31A. Premise/ Code SIDEWALK	31B. Municipality Jersev City	31C. County Hudson	31D. NJ	32. Mun. 0906
33. Crime / list most serious here. For additional charges see attached. 1 X 12C:29-71 Bail Jumping: Default Appearance					33A. Total Crimes 1	34. N.J. Statute 2C:29-7	35. Warrant/ Summons sf-2015-298042-0906		
36. Prisoner Arrested in Company With (List all persons arrested or involved with the prisoner at the time of arrest)					36A. Factors <input type="checkbox"/> Alcohol <input checked="" type="checkbox"/> Narcotics <input type="checkbox"/> Gang Related		36B. Conditions		
37. Complainant's Name and Address - Zip Code JUDGE ABAD 365 SUMMIT AVE JERSEY CITY NJ 07306 (US)					37A. Phone Numbers ext.				
38. Crime Date 10/01/2015	39. Time 09:00	40. Location of Crime (No. Street) 356 SUMMIT AVE.			40A. Premise / Code GOVERNMENT B	40B. Municipality Jersev City	40C. County Hudson	40D. NJ	41. Mun. 0906
42. Arrest <input checked="" type="checkbox"/> With Warrant <input type="checkbox"/> Without Warrant	43. Juv. Code		44. Constitutional Rights <input checked="" type="checkbox"/> Yes		45. Constitutional Rights - By Whom SEALS, J A (2947)		46. Response / Use Code WAIVERED ORALLY		
48. Cross-Reference No. 15-022143	49. Other	50. Fingerprinted <input type="checkbox"/> Yes		51. Photographed <input type="checkbox"/> Yes	52. NCIC <input type="checkbox"/> Yes	53. Previous Record <input type="checkbox"/> Yes	Illegal Immigrant / I.C.E. Notified <input type="checkbox"/> Yes		
Vehicle Information <input type="checkbox"/> Vehicle owned		Year	Make	Body Type	Color	Reg. Number and State		Other Descriptive Information - VIN	

BAIL HEARING

55. Date	56. Court JERSEY CITY MUNICIPAL COURT			57. Judge Setting Bail ADAB	
58. Bail Amount \$100.00	59. Results COMMITTED IN DEFAULT			60. Code	61. Place Committed / Detained HUDSON COUNTY JAIL

JUVENILE INFORMATION

70. Parent / Guardian / Probation - Contacted by		71. Date Contacted	72. Time Contacted	73. Released to / Detained At	
74. Full Address			75. Phone Number ext.	76. Date	77. Time
78. Parent / Guardian's Name (First, Middle, Last)			79. Full Address (Number, Street, Municipality, State, Zip)		80. Phone No. ext.
81. Co-defendant(s)	82. Chemical Lab	83. Ballistics Lab No.	84. Summons	85.	86. Evidence Bag#
87. Handled within Department					88A. Photo

88. Narrative / Additional Charges
MR. REID WAS ARRESTED ON FILE # 20569-15 AND WAS FOUND TO HAVE THE ABOVE OPEN WARRANT.

88B. **59.CROSS REF:(15-022143, 15-022144, 15-022145, 15-022146)**

88C.

89. Type the Rank, Name and Badge # of Reporting Officer(s) SEALS, J A - POLICE OFFICER (2947) MACALUSO, R J - POLICE OFFICER (22601) Signature(s)		90.	91. Page Page 1 of 1	92. Date of Report 10/04/2015 13:46	93. TRU/DRU I.D. SEALS, J A
		94. Unit SCU	95. Event Number 15-194493	96. Reviewed By RANSOM, J E - SERGEANT	

JERSEY CITY POLICE DEPT Arrest Report

<input checked="" type="checkbox"/> INDICTABLE <input type="checkbox"/> NON-INDICTABLE		<input type="checkbox"/> TRAFFIC <input type="checkbox"/> OTHER		6. Booking No. 15-006686		6A. Dept. File No. 15-022142	
JERSEY CITY POLICE DEPT District: EAST		2. Mun. Code 0906	3. Phone Number and Ext. (201) 547-5408	4. UCR 4701	FBI #		SBI #
N.C.I.C.#	S.C.I.C.#	Local Warrant		SPN #		BCI #	
Signature of Prisoner				5. Prosecutor's Case Number			
7. Name (First, Middle, Last) MICAH REID (NIPS)				8. Phone and Ext. No.		9. Alias / Nickname NIPS	
10. Full Address (Number & Street) 50 RUTGERS AVE. JERSEY CITY NJ 07305 (US)				10A. Municipality JERSEY CITY		10B. County	
11. Place of Birth		11A. US Citizen <input type="checkbox"/> Yes					
12. Date Of Birth 07/09/1993	13. Age 22	14. Sex M	15. Race BLACK	16. Ht. (Ft./In.) FT In	17. Weight	18. Hair	19. Eyes
22. Other Descriptive Information - Marks - Scars - Tattoos				22a. Medical Alerts		23. Driver's License Number	
24. Employer / School				25. Occupation		26. Social Security Number 152-94-7491	
27. Employer's / School Address				28. Business Phone (Area) (Extension) ext.			
DETAILS OF ARREST							
29. Arrest Date 10/04/2015	30. Time 12:00	31. Location Of Arrest (No. Street) MC ADOO AVE. & ROSE AVE		31A. Premise / Code SIDEWALK	31B. Municipality Jersey City	31C. County Hudson	31D. NJ NJ
32. Mun. 0906				33. Total Crimes 1		34. N.J. Statute 2C:29-7	
35. Warrant/ Summons Sf-2015-298042-0906				36A. Factors <input type="checkbox"/> Alcohol <input checked="" type="checkbox"/> Narcotics <input type="checkbox"/> Gang Related		36B. Conditions	
36. Prisoner Arrested in Company With (List all persons arrested or involved with the prisoner at the time of arrest)							
37. Complainant's Name and Address - Zip Code JUDGE ABAD 365 SUMMIT AVE JERSEY CITY NJ 07306 (US)				37A. Phone Numbers ext.			
38. Crime Date 10/01/2015	39. Time 09:00	40. Location of Crime (No. Street) 356 SUMMIT AVE.		40A. Premise / Code GOVERNMENT B	40B. Municipality Jersey City	40C. County Hudson	40D. NJ NJ
41. Mun. 0906		42. Arrest <input checked="" type="checkbox"/> With Warrant <input type="checkbox"/> Without Warrant		43. Juv. Code		44. Constitutional Rights <input checked="" type="checkbox"/> Yes	
<input type="checkbox"/> On View <input type="checkbox"/> Patrol <input type="checkbox"/> Summo <input type="checkbox"/> Juvenile		45. Constitutional Rights - By Whom SEALS, J A [29471]		46. Response / Use Code WAIVERED ORALLY			
48. Cross-Reference No. 15-022143	49. Other 22144	50. Fingerprinted <input type="checkbox"/> Yes		51. Photographed <input type="checkbox"/> Yes	52. NCIC <input type="checkbox"/> Yes	53. Previous Record <input type="checkbox"/> Yes	Illegal Immigrant <input type="checkbox"/> Yes
54. Vehicle Information <input type="checkbox"/> Vehicle owned		Year	Make	Body Type	Color	Reg. Number and State	Other Descriptive Information - VIN
RAIL HEARING							
55. Date		56. Court JERSEY CITY MUNICIPAL COURT			57. Judge Setting Bail ADAB		
58. Bail Amount \$100.00		59. Results COMMITTED IN DEFAULT			60. Code		
				61. Place Committed / Detained HUDSON COUNTY JAIL			
JUVENILE INFORMATION							
70. Parent / Guardian / Probation - Contacted by			71. Date Contacted		72. Time Contacted		73. Released to / Detained At
74. Full Address				75. Phone Number ext.		76. Date	77. Time
78. Parent / Guardian's Name (First, Middle, Last)			79. Full Address (Number, Street, Municipality, State, Zip)			80. Phone No. ext.	
81. Co-defendant(s)		82. Chemical Lab	83. Ballistics Lab No.	84. Summons	85.	86. Evidence Bag#	87. Handled within Department
88. Narrative / Additional Charges MR. REID WAS ARRESTED ON FILE # 20569-15 AND WAS FOUND TO HAVE THE ABOVE OPEN WARRANT.							88A. Photo
88B. 59.CROSS REF:(15-022143, 15-022144, 15-022145, 15-022146)							
88C.							
89. Type the Rank, Name and Badge # of Reporting Officer(s) SEALS, J A - POLICE OFFICER [29471] MACALUSO, R J - POLICE OFFICER [22601]				90.	91. Page Page 1 of 1	92. Date of Report 10/04/2015 13:46	93. TRU/DRU I.D. SEALS, J A
Signature(s)		94. Unit SCU	95. Event Number 15-194493	96. Reviewed By RANSOM, J E - SERGEANT			

JERSEY CITY POLICE DEPT INVESTIGATION REPORT

 JERSEY CITY POLICE DEPT District: SOUTH		2. Mun. Code 0906	3. Phone Number and Ext. 201-547-5456	4. UCR 0000	19. Prosecutor's Case No.	20. Department File No. 15-020675	<input type="checkbox"/> Co-op <input checked="" type="checkbox"/> Original				
Crime / Incident Possession of CDS CDS Near/On School Prop. Poss/Create/Dis Counterfeit CDS			6. NJ Statute (1) 2C:35-10.a(1) (1) 2C:35-7 (1) 2C:35-5.a(2)		21. Victim (First, Middle, Last) State of New Jersey						
7. Between <input type="checkbox"/> 8. Hour <input checked="" type="checkbox"/> 1702 9. Day Thu 10. Month 09 11. Date 17 12. Year 2015			22. Phone and Ext. No. ext.		23. D.O.B / Age	24. Sex	25. Race				
13. Crime / Incident Location CATOR AVE & ROSE AVE JERSEY CITY NJ 07305 (US)			26. Victim's Address (City, State, Zip) 1 Journal Square Plz Jersey City NJ 07306-4004 (US)		27. Employer's Address N/A						
14. Municipality JERSEY CITY.		15. County HUDSON	16. Referred To: 		28. Person Reporting Crime / Incident Street Crimes P.O's G. Moreano & C. Viera		29. Date and Time 9/17/2015 17:02				
17. Type of Premises and Code SIDEWALK			18. Weapons / Tools and Code DRUGS		30. Address 1 Journal Square Plz Jersey City NJ 07306-4004 (US)		31. Modus Operandi / How Committed Actor was found to be in Possession of CDS/Marijuana				
33. Vehicle			34. Year	35. Make/Model	36. Body Type	37. Color	38. Registration # and State	39. VIN Number or Identification			
VALUE STOLEN PROPERTY		40. Currency \$0.00	41. Jewelry \$0.00	42. Furs \$0.00	43. Clothing \$0.00	44. Auto \$0.00	45. Miscellaneous \$0.00				
46. Total Value Stolen \$0.00		47. Total Value Recovered \$8.00		48. Teletype Alarm/ GA #	49. Technical Services		50. Technician and Agency				
51. Weather AR n. Lab. No		52. Evidence Bag No. GR0007153 GR0007154		53. VINE #	54. Cross Reference File		55. Evidence <input type="checkbox"/> None <input checked="" type="checkbox"/> NJSBI <input checked="" type="checkbox"/> Retained <input type="checkbox"/> Returned <input type="checkbox"/> Destroyed				
56. Disposition <input type="checkbox"/> Arrest Pending <input type="checkbox"/> Teletype Pending <input type="checkbox"/> Evidence Pending		58. MV Ballistics No.		59. MV Summons No.		60.					
61. No. Arrested 1		62. Adult 1		63. Juvenile 0		64. Crime Status CL-ARREST		65. Case Status COURT			
66. Detective Assigned		67.		68.		69.		70.			
68. Name Andre L. Benekin		Involvement MISC		Address 70 Rutgers Ave 1 Floor: 1 Jersey City NJ 07305 (US)		Phone Number		69. Age 18	70. Sex M	71. Race BLACK	72. DOB 09/29/1996
73. Narrative On 9/17/2015 at approximately 1702hrs P.O. G. Moreano(SC#33) and I,(P.O. C.Viera,SC#34) were on patrol in the area of Cator Avenue and Rose Avenue while working under the direct supervision of Street Crimes Sgt. J. Ransom. The above area is a well known narcotics area that has received numerous complaints in the past for narcotics trafficking, aggravated assaults, robberies, shootings, and shots fired calls. While in the above area we observed a black male with a white long sleeve shirt, black sweat pants, and black sneakers later identified as Andre L. Benekin (DOB 9/29/96) standing on the South East corner of Cator Avenue and Rose Avenue in the process of rolling a blunt (brown leaf commonly used to roll controlled dangerous substance marijuana in, in order to ingest by inhalation). At this point, P.O. G. Moreano and I exited our unmarked vehicle with our badges exposed											
74. Type the Rank, Name and Badge # of Reporting Officer(s) MOREANO. G I - POLICE OFFICER [23511 VIERA. C R - POLICE OFFICER [23691 Signature(s)				75.	76. Page Page 1 of 2	77. Date of Report 09/17/2015 17:04	78. TRU/DRU I.D. MOREANO. G I				
79. Unit Street Crimes				80. Event Number 15-195456	81. Reviewed By RANSOM. J E - SERGEANT						

JERSEY CITY POLICE DEPT INVESTIGATION CONT. PAGE

JERSEY CITY POLICE DEPT District: SOUTH	2. Mun. Code 0906	5. Crime / Incident 2C:35-10.a(1) Possession of CDS	19. Prosecutor's Case No.	20. Department File No. 15-020675
--	----------------------	--	---------------------------	--------------------------------------

Incident Narrative

and approached Benekin for investigational purposes. Upon approaching Benekin, we smelled a strong odor of unburnt marijuana emanating from Benekin's persons. We then observed in plain view green vegetation protruding from the brown leaf and with our training and experience we knew that the green vegetation was CDS Marijuana. Benekin was immediately placed under arrest.

Search incident to arrest Benekin was found to be in possession of a clear colored plastic bag containing (13) small clear colored zip lock bags with a green tint containing green vegetation also suspected CDS marijuana and (1) empty small clear colored plastic zip lock bag with a green tint.

Street Crimes Sgt. J. Ransom, P.O. Melendez, P.O. Seals, and P.O. Macaluso responded to our location.

The (13) small clear colored zip lock bags with a green tint containing green vegetation suspected CDS marijuana was bagged and marked "A" and then it was placed into evidence bag number GR0007153.

The blunt (Brown leaf commonly used to roll CDS marijuana in, in order to ingest by inhalation) containing green the green vegetation suspected CDS Marijuana and the (1) empty small clear colored plastic zip lock bag with a green tint were all bagged and marked "B" and then they were placed into evidence bag number GR0007153.

Also found search incident to arrest, was eight dollars and zero cents (U.S. Currency) folded up in Benekin's front right sweat pants pocket assumed to be CDS sales proceeds which was recovered and placed into evidence bag number GR0007154.

Benekin was transported to Street Crimes Head Quarters for processing.

Benekin was placed on Summons number S2015 005506.

Property Information						
Item	QTY	Gr#	Category	Make/Model/SerialNo.	Status	Bag Value
1	13		MISCELLANEOUS: MARIJUANA (9802)	CDS / /	R	GR0007 \$0.00 153
2	1		CURRENCY: CASH (8102)	U/S / /	R	GR0007 \$8.00 154
3	1		MISCELLANEOUS: MARIJUANA (9802)	CDS / /	R	GR0007 \$0.00 153
4	1		MISCELLANEOUS: MARIJUANA (9802)	CDS / /	R	GR0007 \$0.00 153
5	1		MISCELLANEOUS: MARIJUANA (9802)	CDS / /	R	GR0007 \$0.00 153

74. Type the Rank, Name and Badge # of Reporting Officer(s) MOREANO, G I - POLICE OFFICER [23511] VIERA, C R - POLICE OFFICER [23691] Signature(s)	75. 79. Unit Street Crimes	76. Page Page 2 of 2	77. Date of Report 09/17/2015 17:04	78. TRU/DRU I.D. MOREANO, G I 81. Reviewed By RANSOM, J E - SERGEANT
---	----------------------------------	-------------------------	--	---

JERSEY CITY POLICE DEPT Arrest Report

<input type="checkbox"/> INDICTABLE <input type="checkbox"/> TRAFFIC <input type="checkbox"/> NON-INDICTABLE <input type="checkbox"/> OTHER					6. Booking No. 15-006262		6A. Dept. File No. 15-020675				
JERSEY CITY POLICE DEPT District: SOUTH		2. Mun. Code 0906	3. Phone Number and Ext. (201) 547-5456	4. UCR 1820	FBI #		SBI #				
N.C.I.C. #		S.C.I.C. #		Local Warrant Negative		SPN #		BCI #			
Signature of Prisoner					5. Prosecutor's Case Number						
7. Name (First, Middle, Last) Andre L. Benekin					8. Phone and Ext. No.		9. Alias / Nickname				
10. Full Address (Number & Street) 70 Rutgers Ave 1 Floor: 1 Jersev City NJ 07305 (US)				10A. Municipality Jersev City		10B. County Hudson		11. Place of Birth Jersev City NJ		11A. US Citizen <input checked="" type="checkbox"/> Yes	
12. Date Of Birth 09/29/1996		13. Age 18	14. Sex M	15. Race BLACK	16. Ht. (Ft./In.) FT IN	17. Weight	18. Hair	19. Eyes	20. Complexion	21. Marital Status	
22. Other Descriptive Information - Marks - Scars - Tattoos					22a. Medical Alerts		23. Driver's License Number				
24. Employer / School Unemployed					25. Occupation		26. Social Security Number				
27. Employer's / School Address							28. Business Phone (Area) (Extension) ext.				
DETAILS OF ARREST											
29. Arrest Date 09/17/2015		30. Time 17:02	31. Location Of Arrest (No. Street) CATOR AVE & ROSE AVE				31A. Premise/ Code SIDEWALK	31B. Municipality Jersev City	31C. County Hudson	31D. NJ NJ	32. Mun. Code 0906
33. Crime / list most serious here. For additional charges see attached. 1 X [2C:35-10.a(1)] Possession of CDS						33A. Total Crimes 3		34. N.J. Statute 2C:35-10.a(1)		35. Warrant/ Summons S2015 005506	
36. Prisoner Arrested in Company With (List all persons arrested or involved with the prisoner at the time of arrest)						36A. Factors <input type="checkbox"/> Alcohol <input type="checkbox"/> Narcotics <input type="checkbox"/> Gang Related		36B. Conditions			
37. Complainant's Name and Address - Zip Code Street Crimes P.O's G. Moreano & C. Viera 1 Journal Square Plz Jersev City NJ 07306-4004 (US)							37A. Phone Numbers ext.				
38. Crime Date 09/17/2015		39. Time 17:02	40. Location of Crime (No. Street) CATOR AVE & ROSE AVE				40A. Premise / Code SIDEWALK	40B. Municipality Jersev City	40C. County Hudson	40D. NJ NJ	41. Mun. Code 0906
42. Arrest <input checked="" type="checkbox"/> On View <input type="checkbox"/> With Warrant <input type="checkbox"/> Without Warrant <input type="checkbox"/> Patrol <input type="checkbox"/> Summo <input type="checkbox"/> Juvenile		43. Juv. Code		44. Constitutional Rights <input checked="" type="checkbox"/> Yes		45. Constitutional Rights - By Whom MOREANO, G I [23511]		46. Response / Use Code WAIVERED ORALLY			
48. Cross-Reference No.		49. Other	50. Fingerprinted <input type="checkbox"/> Yes		51. Photographed <input type="checkbox"/> Yes	52. NCIC <input type="checkbox"/> Yes	53. Previous Record <input type="checkbox"/> Yes	Illegal Immigrant <input type="checkbox"/> Yes		I.C.E. Notified	
Vehicle Information <input type="checkbox"/> Vehicle owned		Year	Make	Body Type	Color	Reg. Number and State		Other Descriptive Information - VIN			
RAIL HEARING											
55. Date		56. Court				57. Judge Setting Bail					
58. Bail Amount		59. Results				60. Code		61. Place Committed / Detained			
JUVENILE INFORMATION											
70. Parent / Guardian / Probation - Contacted by				71. Date Contacted		72. Time Contacted		73. Released to / Detained At			
74. Full Address						75. Phone Number ext.		76. Date		77. Time	
78. Parent / Guardian's Name (First, Middle, Last)				79. Full Address (Number, Street, Municipality, State, Zip)				80. Phone No. ext.			
81. Co-defendant(s)		82. Chemical Lab	83. Ballistics Lab No.	84. Summons	85.	86. Evidence Bag#		87. Handled within Department			
88. Narrative / Additional Charges										88A. Photo	
<p>On above date and time Actor Andre L. Benekin (DOB 09/29/96) was found to be in Possession of CDS/ Marijuana and placed under arrest. Benekin was put on a Summons # S2015 005506</p>											
88B.											
88C. 1 X [2C:35-7] CDS Near/On School Prop. 1 X [2C:35-5.a(1)] Poss./Man./Distrib/Disp CDS											
89. Type the Rank, Name and Badge # of Reporting Officer(s) MOREANO, G I - POLICE OFFICER [23511] VIERA, C R - POLICE OFFICER [23691] Signature(s)				90. CSC33	91. Page Page 1 of 1		92. Date of Report 09/17/2015 17:25		93. TRU/DRU I.D. MOREANO, G I		
				94. Unit CSC33		95. Event Number 15-195456		96. Reviewed By RANSOM, J E - SERGEANT			

JERSEY CITY POLICE DEPT EVIDENCE / PROPERTY REPORT

EVIDENCE REPORT		PROPERTY #: 15-006214			PROPERTY REPORT <input type="checkbox"/>	
JERSEY CITY POLICE DEPT District: SOUTH		2. Mun. Code 0906	3. Phone Number and Ext. 201-547-5456	4. Prosecutor's Case No.	5. Department File No. 15-020675	
6. Owner's Name (First, Middle, Last) State of New Jersey				7. Owner's Address (Number, Street, Municipality, State, Zip) 1 Journal Square Plaza , JERSEY CITY NJ 07305 (US)		
8. Location of Recovery (Number, Street, Municipality, State, Zip) CATOR AVE & ROSE AVE				9. Phone Work Home		
10. Concise Explanation of Finding of Recovery Eight dollars of United States currency was seized from actor, Andre L. Benekin from scene of incident.				12. Between <input type="checkbox"/>	Time <input type="checkbox"/>	Month <input type="checkbox"/>
				At <input checked="" type="checkbox"/>	17:02	September 17 2015
APPROXIMATE PROPERTY VALUES						
13. Currency \$8.00	14. Jewelry \$0.00	15. Furs \$0.00	16. Clothing \$0.00	17. Miscellaneous \$0.00	18. Automobile \$0.00	19. Total Value \$0.00
20. N.C.I.C. Inquiry Made <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			File Type <input type="checkbox"/> Hit <input type="checkbox"/> No Records <input checked="" type="checkbox"/> None		Transaction Type <input type="checkbox"/> Inquiry <input type="checkbox"/> Cancellation <input type="checkbox"/> Entry <input checked="" type="checkbox"/> None	
22. Owner Notified of Recovery <input type="checkbox"/> Yes <input type="checkbox"/> No			23. Photo Taken <input type="checkbox"/> Yes <input type="checkbox"/> No		24. Photograph Taken By	
27. Evidence Bag # GR0007154			28. Arrest Status <input checked="" type="checkbox"/> Arrest made or anticipated <input type="checkbox"/> Recovered / No arrest anticipated		29. Property Type <input type="checkbox"/> Firearm <input type="checkbox"/> Found Property <input checked="" type="checkbox"/> Seized Currency	
25. Technical Services <input type="checkbox"/> Yes			26. Technical Services Performed By		Agency/Unit	
30. Agency <input checked="" type="checkbox"/> Own <input type="checkbox"/> Other NJ Agency			31. State <input type="checkbox"/> Out of State <input type="checkbox"/> Federal			

Effective March 19, 2008 Co-Defendants will no longer be viewable on printed reports

Item#	QTY	Make	Model	Description of Item(s)	Serial	Notes
1	1	United States	Currency			\$5(s)x1=\$5.00 \$1(s)x3=\$3.00 Total=\$8.00

TRACKING & DISPOSITION						
33. Moved From: SOUTH		To:		Signature	Date 09/18/2015	Time 11:18
34. Moved Received		<input type="checkbox"/> Property Room <input type="checkbox"/> B.C.I		Signature	Date 09/18/2015	Time 11:18
35. IN/OUT	Item(s)	Print Name	Agency	Date & Time	Signature & I.D.#	Property Room Initials
<input type="checkbox"/> IN <input checked="" type="checkbox"/> OUT	All	Cintron	JCPD	09/23/2015 08:13		
36. Released Date	37. Proof of Ownership <input type="checkbox"/> Receipt <input type="checkbox"/> Other	<input type="checkbox"/> Prosecutor's Release	38. Declaration of Ownership <input type="checkbox"/> Yes	39. Identification Presented (Photocopy & Agent)		
40. Released To <input type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Official	Name, Address & Telephone			41. Signature of Owner / Agent / Official		
42. Rank / Name / Badge of Reporting Officer(s) ENDEZ, C M - POLICE OFFICER [2203]				43. Signature & I.D. of Officer Conducting Release		43a. Signature of Officer Authorizing Release
Area: _____ Shelf: _____ BIN: NARCO				44. Date & Time of Report 09/17/2015 17:23		47. TRU/DRU ID MELLENDEZ, C M
46. Items & Report Reviewed By (Supervisor) RANSOM, J E					48. Status <input type="checkbox"/> Completed <input checked="" type="checkbox"/> Pending <input type="checkbox"/> Void	

JERSEY CITY POLICE DEPT PROPERTY / EVIDENCE CONT.PAGE

JERSEY CITY POLICE DEPT	2. Mun. Code	5. Crime / Incident	4. Prosecutor's Case No.	5. Department File No.
District: SOUTH	0906			15-020675

32. Item#	QTY	Make	Model	Serial	Notes
1	13	Suspected CDS	Marijuana		(13) small clear colored ziploc bags with a green tint containing green vegetation suspected CDS marijuana bagged and marked "A".
2	1	Plastic	Bag		(1) clear colored plastic bagged and marked "A".
3	1	Blunt Wrap			(1) blunt wrap brown in color, containing green vegetation suspected CDS Marijuana and (1) small clear colored ziplock bag with a green tint empty placed in a bag and marked "B".

Report the Rank, Name and Badge # of Reporting Officer(s) MELENDEZ, C M - POLICE OFFICER [2203]	75A.	76A. Page	77A. Date of Report	78A. TRU/DRU I.D.
	79A. Unit	80. Event Number	81A. Reviewed By	
Signature(s)			RANSOM, J E	

JERSEY CITY POLICE DEPT INVESTIGATION REPORT

 JERSEY CITY POLICE DEPT		2. Mun. Code 0906	3. Phone Number and Ext. 201-547-5456	4. UCR 0000	19. Prosecutor's Case No.	20. Department File No. 15-017724	<input type="checkbox"/> Co-op <input checked="" type="checkbox"/> Original
District: SOUTH		6. NJ Statute (1) 2C:35-10.a(1) (1) 2C:35-7 (1) 2C:35-5.a(1)		21. Victim (First, Middle, Last) State of NJ			
7. Between <input type="checkbox"/> at <input checked="" type="checkbox"/>		8. Hour 1605	9. Day Thu	10. Month 08	11. Date 13	12. Year 2015	22. Phone and Ext. No. ext.
DATE AND TIME		13. Crime / Incident Location 10 ROSE AVE JERSEY CITY NJ 07305 (US)		26. Victim's Address (City, State, Zip) 1 Journal Sq Jersey City NJ 07306-4006 (US)		27. Employer's Address Phone and Ext. No.	
14. Municipality JERSEY CITY		15. County HUDSON		16. Referred To:		28. Person Reporting Crime / Incident P.O. Fernandez/ P.O. Redmond	
17. Type of Premises and Code SIDEWALK		18. Weapons / Tools and Code DRUGS		30. Address 191 Bergen Ave Jersey City NJ 07305-1504 (US)		29. Date and Time 8/13/2015 16:05	
31. Modus Operandi / How Committed Actor in possession of marijuana				32. Physical / Clothing Description black male, white tee shirt, dreads			
33. Vehicle	34. Year	35. Make/Model		36. Body Type	37. Color	38. Registration # and State	39. VIN Number or Identification
VALUE STOLEN PROPERTY		40. Currency \$0.00	41. Jewelry \$0.00	42. Furs \$0.00	43. Clothing \$0.00	44. Auto \$0.00	45. Miscellaneous \$0.00
46. Total Value Stolen \$0.00		47. Total Value Recovered \$0.00		48. Teletype Alarm/ GA #	49. Technical Services	50. Technician and Agency	
51. Weather CLEAR	52. Evidence Bag No. GR0003704		53. VINE #	54. Cross Reference File		55. Evidence	
56. n. Lab. No.		58. MV Ballistics No.		59. MV Summons No.		None <input type="checkbox"/> NJSEI <input checked="" type="checkbox"/> Retained <input type="checkbox"/> Returned <input type="checkbox"/> Destroyed	
56. Disposition		57.		60.		<input type="checkbox"/> Arrest Pending <input type="checkbox"/> Teletype Pending <input type="checkbox"/> Evidence Pending	
61. No. Arrested 1	62. Adult 1	63. Juvenile	64. Crime Status CL-ARREST		65. Case Status COURT		66. Detective Assigned
67.		68. Name		69. Age		70. Sex	71. Race
68. Involvement		68. Address		68. Phone Number		72. DOB	
Nigel L. Fyffe		ARRESTED		16 Warner Ave Jersey City NJ 07305-2940 (US)		20	M
						BLACK	06/29/1995
73. Narrative							
<p>On 8/13/15 at approximately 1615 hrs the u/s P.O. Fernandez and P.O. Redmond assigned to S303 responded to Rose/Cator Ave on a call of a black male wearing a white shirt and dreads that is in possession of CDS inside his pants pocket. This area is known for its high volume of CDS complaints and the u/s have made numerous CDS related arrest in this area.</p> <p>Upon arrival the u/s observed a black male (later identified as Nigel Fyffe) wearing a white shirt, grey sweatpants and dreads walking south on Rose Ave. The u/s stopped Mr Fyffe across the street from 10 A Rose Ave for investigation. The u/s observed Mr Fyffe had his right hand clinched in a fist and observed Mr Fyffe holding a clear bag with suspected marijuana. The u/s attempted to recover the bag from his hand at which point Mr Nigel refused to give up the bag and pulled his arm away. The u/s advised Mr Nigel he was being placed under arrest and he was placed into handcuffs without further incident. Recovered from Mr Nigel was a clear sandwich bag which contained 11 green tinted ziplock bags containing suspected marijuana. Mr Nigel was transported to the South District.</p>							
74. Type the Rank, Name and Badge # of Reporting Officer(s)				75.	76. Page	77. Date of Report	78. TRU/DRU I.D.
REDMOND. E W - POLICE OFFICER I29221 FERNANDEZ. E - POLICE OFFICER I29281 Signature(s)				79. Unit S303	80. Event Number 15-167739	08/13/2015 16:50	FERNANDEZ. E
				81. Reviewed By WILLIAMS. F - LIEUTENANT			

JERSEY CITY POLICE DEPT INVESTIGATION CONT. PAGE

JERSEY CITY POLICE DEPT District: SOUTH	2. Mun. Code 0906	5. Crime / Incident 2C:35-10.a(1) Possession of CDS	19. Prosecutor's Case No.	20. Department File No. 15-017724
---	-----------------------------	---	---------------------------	---

om Narrative

Search incident to arrest the u/s recovered 6 additional green tinted ziplock bags of suspected marijuana inside his pants. CDS placed into evidence bag #GR0003704. Mr Fyffe had one open warrant from Hudson County Sheriffs (file #17733-15). Honorable Judge Babcock gave the u/s probable cause to place Mr Fyffe on warrant #w2015 004712.
Nigel L. Fyffe (ARRESTED): Tattoo "NIGEL" rt/bicep

40 a. Property Information

Item	QTY	Gr#	Category	Make/Model/SerialNo.	Status	Bag	Value
1	17		MISCELLANEOUS: MARIJUANA (9802)	green tinted ziplock bag / suspected marijuana /	R	GR0003 704	\$0.00

74. Type the Rank, Name and Badge # of Reporting Officer(s)
REDMOND. E W - POLICE OFFICER [2922]
FERNANDEZ. E - POLICE OFFICER [2928]
 Signature(s)

75.

79. Unit
S303

76. Page

Page 2 of 2

80. Event Number
15-167739

77. Date of Report

08/13/2015 16:50

81. Reviewed By
WILLIAMS. F - LIEUTENANT

78. TRU/DRU I.D.

FERNANDEZ. E

JERSEY CITY POLICE DEPT Arrest Report

<input type="checkbox"/> INDICTABLE <input type="checkbox"/> NON-INDICTABLE		<input type="checkbox"/> TRAFFIC <input type="checkbox"/> OTHER		6. Booking No. 15-005360		6A. Dept. File No. 15-017724		
JERSEY CITY POLICE DEPT District: SOUTH			2. Mun. Code 0906	3. Phone Number and Ext. (201) 547-5456	4. UCR 1820	FBI #		
N.C.I.C.#		S.C.I.C.#		Local Warrant		SPN #		
Signature of Prisoner						5. Prosecutor's Case Number		
7. Name (First, Middle, Last) Nigel L. Fyffe						8. Phone and Ext. No.		
10 Full Address (Number & Street) 16 Warner Ave. Jersey City NJ 07305-2940 (US)						10A. Municipality Jersey City		
						10B. County Hudson		
						11. Place of Birth New York NY		
						11A. US Citizen <input checked="" type="checkbox"/> Yes		
12. Date Of Birth 06/29/1995	13. Age 20 M	14. Sex M	15. Race BLACK	16. Ht. (Ft./in.) FT	17. Weight in	18. Hair	19. Eyes	
22. Other Descriptive Information - Marks - Scars - Tattoos Tattoo "NIGEL" rt/bicep						23. Driver's License Number		
24. Employer / School unemployed						25. Occupation unemployed		
27. Employer's / School Address unemployed, (US)						26. Social Security Number		
						28. Business Phone (Area) (Extension) ext.		
DETAILS OF ARREST								
29. Arrest Date 08/13/2015	30. Time 16:23	31. Location Of Arrest (No. Street) 10A Rose Ave			31A. Premise/ Code SIDEWALK	31B. Municipality Jersey City	31C. County Hudson	
33. Crime / list most serious here. For additional charges see attached. 1 X [2C:35-5.a(1)] Poss./Man./Distrib/Disp CDS					33A. Total Crimes 3	34. N.J. Statute 2C:35-5.a(1)	35. Warrant/ Summons 0906W2015 004712	
36. Prisoner Arrested in Company With (List all persons arrested or involved with the prisoner at the time of arrest)					36A. Factors <input type="checkbox"/> Alcohol <input type="checkbox"/> Narcotics <input type="checkbox"/> Gang Related		36B. Conditions	
37. Complainant's Name and Address - Zip Code P.O. Fernandez/ P.O. Redmond 191 Bergen Ave Jersey City NJ 07305-1504 (US)						37A. Phone Numbers ext.		
38. Crime Date 08/13/2015	39. Time 16:23	40. Location of Crime (No. Street) 10A Rose Ave			40A. Premise / Code SIDEWALK	40B. Municipality Jersey City	40C. County Hudson	
42. Arrest <input type="checkbox"/> With Warrant <input type="checkbox"/> Without Warrant					44. Constitutional Rights <input checked="" type="checkbox"/> Yes	45. Constitutional Rights - By Whom FERNANDEZ, E [2928]		
43. Juv. Code <input type="checkbox"/> Juvenile					46. Response / Use Code REMAINED SILENT			
48. Cross-Reference No. 149. Other		50. Fingerprinted <input type="checkbox"/> Yes		51. Photographed <input type="checkbox"/> Yes	52. NCIC <input type="checkbox"/> Yes	53. Previous Record <input type="checkbox"/> Yes		
by:						53. Previous Record <input type="checkbox"/> Yes		
Vehicle Information <input type="checkbox"/> Vehicle owned		Year	Make	Body Type	Color	Reg. Number and State		
						Other Descriptive Information - VIN		
BAIL HEARING								
55. Date		56. Court				57. Judge Setting Bail		
58. Bail Amount		59. Results				60. Code		
						61. Place Committed / Detained Hudson County Jail		
JUVENILE INFORMATION								
70. Parent / Guardian / Probation - Contacted by			71. Date Contacted		72. Time Contacted		73. Released to / Detained At	
74. Full Address					75. Phone Number ext.		76. Date	
							77. Time	
78. Parent / Guardian's Name (First, Middle, Last)			79. Full Address (Number, Street, Municipality, State, Zip)				80. Phone No. ext.	
81. Co-defendant(s)		82. Chemical Lab		83. Ballistics Lab No.		84. Summons		
						85.		
86. Evidence Bag#						87. Handled within Department		
88. Narrative / Additional Charges Above actor (Nigel L. Fyffe DOB 06/29/1995) arrested in possession of suspected CDS marijuana and will be processed under Jersey City Warrant #0906W2015 004712.						88A. Photo		
88B.								
88C. 1 X [2C:35-7] CDS Near/On School Prop. 1 X [2C:35-10.a(1)] Possession of CDS								
89. Type the Rank, Name and Badge # of Reporting Officer(s) REDMOND, E W - POLICE OFFICER [29221] FERNANDEZ, E - POLICE OFFICER [29281] Signature(s)				90.	91. Page Page 1 of 1	92. Date of Report 08/13/2015 17:40	93. TRU/DRU I.D. REDMOND, E W	
				94. Unit S303	95. Event Number 15-167739	96. Reviewed By WILLIAMS, F - LIEUTENANT		

JERSEY CITY POLICE DEPT EVIDENCE / PROPERTY REPORT

EVIDENCE REPORT		PROPERTY #: 15-005369			PROPERTY REPORT <input type="checkbox"/>	
JERSEY CITY POLICE DEPT District: SOUTH		2. Mun. Code 0906	3. Phone Number and Ext. 201-547-5456	4. Prosecutor's Case No.	5. Department File No. 15-017724	
6. Owner's Name (First, Middle, Last) State of NJ				7. Owner's Address (Number, Street, Municipality, State, Zip) 1 Journal Sq, Jersey City NJ 07306-4006 (US)		
8. Location of Recovery (Number, Street, Municipality, State, Zip) 10A Rose Ave.				9. Phone Work _____ Home _____		
10. Concise Explanation of Finding of Recovery (17) clear green bags containing suspected CDS Marijuana recovered in possession of Nigel L. Fyffe (DOB 06/29/1995) at above location.				12. Between <input type="checkbox"/>	Time 16:23	Month August
				At <input checked="" type="checkbox"/>	Day 13	Year 2015
APPROXIMATE PROPERTY VALUES						
13. Currency \$0.00	14. Jewelry \$0.00	15. Furs \$0.00	16. Clothing \$0.00	17. Miscellaneous \$0.00	18. Automobile \$0.00	19. Total Value \$0.00
20. N.C.I.C. Inquiry Made <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		File Type <input type="checkbox"/> Hit <input type="checkbox"/> No Records <input checked="" type="checkbox"/> None		Transaction Type <input type="checkbox"/> Inquiry <input type="checkbox"/> Entry <input checked="" type="checkbox"/> Cancellation <input checked="" type="checkbox"/> None		20a. Insurance Document No
22. Owner Notified of Recovery <input type="checkbox"/> Yes <input type="checkbox"/> No		Date/Time		21. Lab Request Submitted No		23a. Photo No photos
23. Photo Taken <input type="checkbox"/> Yes		24. Photograph Taken By		21a. GA Numbers Issued No		Cross Reference File # Cross Reference Bag #
27. Evidence Bag # GR0003704		28. Arrest Status <input checked="" type="checkbox"/> Arrest made or anticipated <input type="checkbox"/> Recovered / No arrest anticipated		29. Property Type <input type="checkbox"/> Firearm <input type="checkbox"/> Found Property <input type="checkbox"/> Seized Currency <input type="checkbox"/> Safekeeping / Victim's Property <input type="checkbox"/> Domestic Violence Weapon(s) <input checked="" type="checkbox"/> Narcotics <input type="checkbox"/> Weapon		30. Agency <input checked="" type="checkbox"/> Own <input type="checkbox"/> Other NJ Agency <input type="checkbox"/> State <input type="checkbox"/> Out of State <input type="checkbox"/> Federal

Effective March 19, 2008 Co-Defendants will no longer be viewable on printed reports

Item#	QTY	Make	Model	Description of Item(s)	Serial	Notes
1	11	(11) clear green bags		containing suspected CDS Marijuana		See attached
2	1	(1) clear plastic bag		used to contain stated (11) bags		See attached
3	6	(6) clear green bags		containing suspected CDS Marijuana		See attached

TRACKING & DISPOSITION						
33. Moved		Signature		Date	Time	Employee I.D.#
From: SOUTH		To: _____		By: _____	08/14/2015	10:28
34. Moved		Signature		Date	Time	Employee I.D.#
Received		_____		08/14/2015	10:29	_____
35. IN/OUT		Item(s)	Print Name	Agency	Date & Time	Signature & I.D.#
<input type="checkbox"/> IN <input checked="" type="checkbox"/> OUT		ALL	P.O. E.	JCPD-PR	08/26/2015 11:18	_____
36. Released Date		37. Proof of Ownership <input type="checkbox"/> Receipt <input type="checkbox"/> Other		38. Declaration of Ownership <input type="checkbox"/> Yes		39. Identification Presented (Photocopy & Agent)
40. Released To <input type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Official		Name, Address & Telephone		41. Signature of Owner / Agent / Official		_____
42. Rank / Name / Badge of Reporting Officer(s) REDMOND, E W - POLICE OFFICER [2928] WILLIAMS, F - POLICE OFFICER [2922]		43. Signature & I.D. of Officer Conducting Release		43a. Signature of Officer Authorizing Release		_____
44. Date & Time of Report 08/13/2015 17:53		47. TRU/DRU ID REDMOND, E W		46. Items & Report Reviewed By (Supervisor) WILLIAMS, F		48. Status <input type="checkbox"/> Completed <input checked="" type="checkbox"/> Pending <input type="checkbox"/> Void
Area: _____		Shelf: 2015 Drawer		BIN: NARCO		_____

JERSEY CITY POLICE DEPT PROPERTY / EVIDENCE CONT.PAGE

JERSEY CITY POLICE DEPT	2. Mun. Code 0906	5. Crime / Incident	4. Prosecutor's Case No.	5. Department File No. 15-017724
District: SOUTH				

32. Item#	QTY	Make	Model	Serial	Notes
1	11	(11) clear green bags	containing suspected CDS	Marijuana	(11) clear green bags containing green vegetation suspected to be CDS Marijuana labeled " 17724-15, 8-13-15, N.L.F. (1).
2	1	(1) clear plastic bag	used to contain	stated (11) bags	(1) Clear plastic bag used to contain (11) bags of suspected CDS Marijuana.
3	6	(6) clear green bags	containing suspected CDS	Marijuana	(6) clear green bags containing green vegetation suspected to be CDS Marijuana labeled "17724-15, 8-13-15, N.L.F. (2)"

Type the Rank, Name and Badge # of Reporting Officer(s) FERNANDEZ, E - POLICE OFFICER [2928]. REDMOND, E W - POLICE OFFICER [2922] Signature(s)	75A.	76A. Page Page 2 of 2	77A. Date of Report 08/13/2015 17:53	78A. TRU/DRU I.D. REDMOND, E W [2922]
	79A. Unit	80. Event Number	81A. Reviewed By WILLIAMS, F	

JERSEY CITY POLICE DEPT

RIGHTS & WAIVER STATEMENT

E: 08/13/2015	DAY OF WEEK: Thursday	File No. 15-017724
TIME: 1623		
RIGHTS STATEMENT OF: Nigel L. Fyffe		AGE: 20
RESIDING AT: 16 Warner Ave. Jersey City, NJ 07305		
REFERENCE TO: Poss CDS w/int, Poss CDS s/z, Poss CDS		
RESPECTFULLY SUBMITTED: FERNANDEZ, E [2928]		
REVIEWED BY: WILLIAMS, F	Rank/ Name (Type)	Signature DISTRICT: SOUTH

I AM FERNANDEZ, E [2928] OF THE JERSEY CITY POLICE DEPT.

YOU ARE CHARGED WITH: 2c:35-5, 2C:35-7, 2C:35-10

I NOW INFORM YOU THAT:

1. YOU HAVE THE ABSOLUTE RIGHT TO REMAIN SILENT AND YOU DO NOT HAVE TO ANSWER ANY QUESTIONS.
2. IF YOU DECIDE TO SPEAK WITH ME, ANYTHING YOU SAY CAN BE USED AS EVIDENCE AGAINST YOU IN COURT.
3. YOU HAVE THE RIGHT TO HAVE AN ATTORNEY AND TO HAVE HIM PRESENT DURING ANY QUESTIONING.

YOU CANNOT AFFORD TO HIRE AN ATTORNEY, THE STATE WILL PROVIDE ONE FOR YOU AT NO COST.

5. DO YOU UNDERSTAND WHAT HAS BEEN SAID TO YOU? ANSWER: REMAINED SILENT

REDMOND, E W [2922]
WITNESS/ INTERPRETER

Nigel L. Fyffe
ACTOR'S SIGNATURE

WAIVER

I HAVE READ THIS STATEMENT OF MY RIGHTS AND IT HAS BEEN READ TO ME, AND I UNDERSTAND WHAT MY RIGHTS ARE. I DO NOT WANT A LAWYER AT THIS TIME. NO PROMISES OR THREATS HAVE BEEN MADE TO ME AND NO PRESSURE OR FORCE OF ANY KIND HAS BEEN USED AGAINST ME. I HEREBY VOLUNTARILY AND INTENTIONALLY WAIVE MY RIGHTS AND I AM WILLING TO MAKE A STATEMENT AND ANSWER QUESTIONS. I AM AWARE THAT I CAN STOP ANSWERING QUESTIONS AT ANY TIME I SO DESIRE.

REDMOND, E W [2922]
WITNESS/ INTERPRETER

Nigel L. Fyffe
ACTOR'S SIGNATURE

AT WHICH RIGHTS AND WAIVER STATEMENT COMPLETED: 08/13/2015 1628

CHECK IF WAIVER REFUSED

JERSEY CITY POLICE DEPT INVESTIGATION REPORT

JERSEY CITY POLICE DEPT		2. Mun. Code	3. Phone Number and Ext.	4. UCR	19. Prosecutor's Case No.	20. Department File No.	<input type="checkbox"/> Co-op
District: SOUTH		0906	201-547-5456	0000		15-017300	<input checked="" type="checkbox"/> Original
7. Between <input type="checkbox"/> 8. Hour <input type="checkbox"/> 9. Day <input type="checkbox"/> 10. Month <input type="checkbox"/> 11. Date <input type="checkbox"/> 12. Year <input type="checkbox"/>			6. NJ Statute		21. Victim (First, Middle, Last)		
DATE AND TIME			(1) 2C:35-10.a(4) (1) 2C:35-10.a(1) (1) 2C:35-7 (1) 2C:35-7.1a (1) 2C:35-5.a(1)		State of New Jersey		
at <input checked="" type="checkbox"/> 0145 Sat 08 08 2015			22. Phone and Ext. No.		23. D.O.B / Age	24. Sex	25. Race
13. Crime / Incident Location			26. Victim's Address (City, State, Zip)		27. Employer's Address		
ROSE AVE & CATOR AVE JERSEY CITY NJ 07305 (US)			207 7th St Jersey City NJ 07302-2017 (US)		Phone and Ext. No.		
14. Municipality			15. County		28. Person Reporting Crime / Incident		
JERSEY CITY			HUDSON		P.O. D.P. Sheridan # 1272		
17. Type of Premises and Code			18. Weapons / Tools and Code		29. Date and Time		
STREET			DRUGS		8/8/2015 02:13		
31. Modus Operandi / How Committed			30. Address		Phone and Ext. No.		
Actor was observed showing cds to a female.			207 7th St Jersey City NJ 07302-2017 (US)		(201) 547-5389 ext.		
33. Vehicle			34. Year		35. Make/Model		36. Body Type
36. Body Type			37. Color		38. Registration # and State		39. VIN Number or Identification
40. Currency			41. Jewelry		42. Furs		43. Clothing
\$0.00			\$0.00		\$0.00		\$0.00
44. Auto			45. Miscellaneous		46. Total Value Stolen		
\$0.00			\$0.00		\$0.00		
47. Total Value Recovered			48. Teletype Alarm/ GA #		49. Technical Services		
\$47.00					50. Technician and Agency		
51. Weather			52. Evidence Bag No.		53. VINE #		54. Cross Reference File
AR			GR0037308 GR0037309				55. Evidence
58. MV Ballistics No.			59. MV Summons No.		60.		56. Disposition
							<input type="checkbox"/> Arrest Pending <input type="checkbox"/> Teletype Pending <input type="checkbox"/> Evidence Pending
61. No. Arrested			62. Adult		63. Juvenile		64. Crime Status
1			1		0		CL-ARREST
65. Case Status			66. Detective Assigned		67.		
COURT							
68. Name			69. Age		70. Sex		71. Race
[REDACTED]			35		M		BLACK
Involvement			Address		Phone Number		72. DOB
MISC			Jersey City NJ 07305-2616 (US)		[REDACTED]		[REDACTED]
Raymond Anderson [Ray Ray] ARRESTED			102 Grant Ave Jersey City NJ 07305-3519 (US)				09/17/1979
73. Narrative							
<p>On 8/8/2015, Sgt. M. Hulings and I, P.O. D. Sheridan, were patrolling the area of the South District as part of the STS Detail. We were operating an unmarked police vehicle and were working in a plain clothes capacity. At 01:45 hrs, the U/S parked our vehicle at the corner of Rose Avenue and Cator Avenue due to numerous disorderly groups in the area. At that time, we observed a short white male, wearing a white tank top and blue jeans (later identified as Raymond Anderson) approach a black female (later identified as Cherron Wade). Mr. Anderson looked around nervously, reached into his pants pockets, and removed several small items consistent with the size and shape of cds packaging. Based on my training and experience, the actions displayed by Anderson, and the reputation of the area, I believed Anderson was about to engage in a cds transaction. Sgt. Hulings and I immediately approached Anderson and Wade, identified ourselves as Police officers with our badges exposed, and advised them of our observations. Anderson spontaneously uttered "the stuff is all mine, it's just a lil molly and weed." Anderson further uttered "I was trying to get some ass, I was asking her to hold this for me." Anderson was found to be in possession of two (2) blue tinted Ziploc bags containing rock like cds ecstasy,</p>							
74. Type the Rank, Name and Badge # of Reporting Officer(s)			75.		76. Page		77. Date of Report
SHERIDAN, D P - POLICE OFFICER I12721			SCU/Narco		Page 1 of 2		08/08/2015 03:03
79. Unit			80. Event Number		81. Reviewed By		78. TRU/DRU I.D.
Signature(s)			15-163436		HULINGS, M C - SERGEANT		SHERIDAN, D P

JERSEY CITY POLICE DEPT INVESTIGATION CONT. PAGE

JERSEY CITY POLICE DEPT District: SOUTH	2. Mun. Code 0906	5. Crime / Incident 2C:35-10.a(4) Poss - 50 grams (Marijuana)	19. Prosecutor's Case No.	20. Department File No. 15-017300
--	----------------------	--	---------------------------	--------------------------------------

from Narrative
commonly known as "molly," a clear bag containing crush green vegetation suspected cds marijuana, and one (1) hand rolled "Blunt" containing suspected cds marijuana. Anderson was taken into custody without incident. Also recovered from Anderson was \$47.00, which was seized as suspected cds drug sales profit. Wade was checked for contraband and was released from the scene.

Anderson was charged with possession of cds, possession of cds with the intent to distribute, possession of cds within 1,000 feet of P.S. #20, and possession of cds within 500 feet of Ferris Triangle Park. Anderson was also charged with possession of marijuana under 50 grams. All recovered cds and seized money were placed into evidence and retained.

40 a. Property Information							
Item	QTY	Ca#	Category	Make/Model/SerialNo.	Status	Bag	Value
1	11		CURRENCY: CASH (8102)	Seized U.S. currency / suspected cds sales profit / Labeled "RA-17300-15."	R	GR0037 309	\$47.00
2	1		MISCELLANEOUS: MARIJUANA (9802)	Clear plastic bag / cont. suspected cds / Labeled "RA-17300-15."	R	GR0037 308	\$0.00
3	1		MISCELLANEOUS: MARIJUANA (9802)	Blunt cigarette / cont. suspected cds / Labeled "RA-17300-15."	R	GR0037 308	\$0.00
4	2		MISCELLANEOUS: ECSTASY	Blue tinted bags / cont. suspected cds / Labeled "RA-17300-15."	R	GR0037 308	\$0.00

74. Type the Rank, Name and Badge # of Reporting Officer(s) SHERIDAN, D P - POLICE OFFICER 112721	75.	76. Page Page 2 of 2	77. Date of Report 08/08/2015 03:03	78. TRU/DRU I.D. SHERIDAN, D P
Signature(s)	79. Unit SCU/Narco	80. Event Number 15-163436	81. Reviewed By HULINGS, M C - SERGEANT	

JERSEY CITY POLICE DEPT Arrest Report

<input type="checkbox"/> INDICTABLE <input type="checkbox"/> TRAFFIC <input type="checkbox"/> NON-INDICTABLE <input type="checkbox"/> OTHER				6. Booking No. 15-005229		6A. Dept. File No. 15-017300	
JERSEY CITY POLICE DEPT District: SOUTH		2. Mun. Code 0906	3. Phone Number and Ext. (201) 547-5456	4. UCR 1810	FBI #	SBI #	BCI #
N.C.I.C #	S.C.I.C #	Local Warrant		SPN #			
Signature of Prisoner				5. Prosecutor's Case Number			
7. Name (First, Middle, Last) Raymond Anderson [Rav Rav]				8. Phone and Ext. No.		9. Alias / Nickname Rav Rav	
10. Full Address (Number & Street) 102 Grant Ave. Jersey City NJ 07305-3519 (US)			10A. Municipality Jersey City	10B. County Hudson		11. Place of Birth Jersey City NJ, US	
12. Date Of Birth 09/17/1979		13. Age 35 M	14. Sex M	15. Race WHITE	16. Ht. (Ft./in.) FT	17. Weight in	18. Hair
19. Eyes		20. Complexion		21. Marital Status SINGLE			
22. Other Descriptive Information - Marks - Scars - Tattoos				22a. Medical Alerts		23. Driver's License Number	
24. Employer / School				25. Occupation		26. Social Security Number 138-70-3807	
27. Employer's / School Address				28. Business Phone (Area) (Extension) ext.			

DETAILS OF ARREST

29. Arrest Date 08/08/2015	30. Time 01:45	31. Location Of Arrest (No. Street) ROSE AVE & CATOR AVE		31A. Premise/ Code SIDEWALK	31B. Municipality Jersey City	31C. County Hudson	31D. State NJ	32. Mun. Code 0906	
33. Crime / list most serious here. For additional charges see attached. 1 X [2C:35-10.a(1)] Possession of CDS				33A. Total Crimes 4	34. N.J. Statute 2C:35-10.a(1)		35. Warrant/ Summons W 2015 004597		
36. Prisoner Arrested in Company With (List all persons arrested or involved with the prisoner at the time of arrest)				36A. Factors <input type="checkbox"/> Alcohol <input checked="" type="checkbox"/> Narcotics <input type="checkbox"/> Gang Related		36B. Conditions			
37. Complainant's Name and Address - Zip Code P.O. Daniel Sheridan 1 Journal Square Plaza JERSEY CITY NJ 07306 (US)				37A. Phone Numbers ext.					
38. Crime Date 08/08/2015	39. Time 01:45	40. Location of Crime (No. Street) ROSE AVE & CATOR AVE		40A. Premise / Code SIDEWALK	40B. Municipality Jersey City	40C. County Hudson	40D. State NJ	41. Mun. Code 0906	
42. Arrest <input checked="" type="checkbox"/> On View <input type="checkbox"/> Patrol <input type="checkbox"/> Summo <input type="checkbox"/> Juvenile		43. Juv. Code		44. Constitutional Rights <input checked="" type="checkbox"/> Yes		45. Constitutional Rights - By Whom FINN, M T [2965]		46. Response / Use Code REMAINED SILENT	
47. Cross-Reference No.		49. Other	50. Fingerprinted <input type="checkbox"/> Yes	51. Photographed <input type="checkbox"/> Yes	52. NCIC <input type="checkbox"/> Wanted <input type="checkbox"/> No Record <input type="checkbox"/> Yes	53. Previous Record <input type="checkbox"/> Yes		54. I.C.E. Notified	
48. Vehicle Information <input type="checkbox"/> Vehicle owned		Year	Make	Body Type	Color	Reg. Number and State		Other Descriptive Information - VIN	

RAIL HEARING

55. Date	56. Court	57. Judge Setting Bail	
58. Bail Amount	59. Results	60. Code	61. Place Committed / Detained

JUVENILE INFORMATION

70. Parent / Guardian / Probation - Contacted by		71. Date Contacted	72. Time Contacted	73. Released to / Detained At	
74. Full Address			75. Phone Number ext.	76. Date	77. Time
78. Parent / Guardian's Name (First, Middle, Last)		79. Full Address (Number, Street, Municipality, State, Zip)			80. Phone No. ext.
81. Co-defendant(s) 0	82. Chemical Lab	83. Ballistics Lab No.	84. Summons	85.	86. Evidence Bag#
87. Handled within Department					88A. Photo

88. Narrative / Additional Charges
Actor arrested for possession of cds x 2, possession of cds w/intent to distribute, possession of cds/ w/intent to distribute w/in 1000' of PS #20 and possession of cds w/intent to distribute w/in 500' of Triangle Park.

88B.

1 X [2C:35-5.a(1)] Poss./Man./Distrib/Disp CDS
 1 X [2C:35-7] CDS Near/On School Prop.
 1 X [2C:35-7.1a] Dist/Disp/Poss w 500 Cert Pub Prop

<input type="checkbox"/> INDICTABLE <input type="checkbox"/> TRAFFIC				6. Booking No.		6A. Dept. File No.	
89. Type the Rank, Name and Badge # of Reporting Officer(s) SHERIDAN, D P - POLICE OFFICER [1272] FINN, M T - POLICE OFFICER [2965]			90.	91. Page Page 1 of 2	92. Date of Report 08/08/2015 03:16	93. TRU/DRU I.D. TERRELL, J H	
Signature(s)			94. Unit SCU Narco 4	95. Event Number 15-163436	96. Reviewed By HULINGS, M C - SERGEANT		

JERSEY CITY POLICE DEPT Arrest Report

15-005229										15-017300			
<input type="checkbox"/> ON-INDICTABLE <input type="checkbox"/> OTHER													
JERSEY CITY POLICE DEPT District: SOUTH		2. Mun. Code 0906		3. Phone Number and Ext. (201) 547-5456		4. UCR 1810		FBI #		SBI #			
N.C.I.C.#		S.C.I.C.#		Local Warrant		SPN #		BCI #					
Signature of Prisoner										5. Prosecutor's Case Number			
7. Name (First, Middle, Last) Raymond Anderson (Ray Ravl)						8. Phone and Ext. No.		9. Alias / Nickname Rav Rav					
10. Full Address (Number & Street) 102 Grant Ave. Jersey City NJ 07305-3519 (US)						10A. Municipality Jersey City		10B. County Hudson		11. Place of Birth Jersey City NJ, US			
12. Date Of Birth 09/17/1979		13. Age 35 M	14. Sex M	15. Race WHITE	16. Ht. (Ft./In.) FT In		17. Weight	18. Hair	19. Eyes	20. Complexion	21. Marital Status SINGLE		
22. Other Descriptive Information - Marks - Scars - Tattoos						22a. Medical Alerts		23. Driver's License Number					
24. Employer / School						25. Occupation		26. Social Security Number 138-70-3807					
27. Employer's / School Address						28. Business Phone (Area) (Extension) ext.							
DETAILS OF ARREST													
29. Arrest Date 08/08/2015		30. Time 01:45		31. Location Of Arrest (No. Street) ROSE AVE & CATOR AVE				31A. Premise/ Code SIDEWALK		31B. Municipality Jersey City	31C. County Hudson	31D. NJ NJ	32. Mun. Code 0906
33. Crime / list most serious here. For additional charges see attached. 1 X [2C:35-10.a(4)] Poss - 50 grams (Marijuana)						33A. Total Crimes 1		34. N.J. Statute 2C:35-10.a(4)		35. Warrant/ Summons W 2015 004596			
36. Prisoner Arrested in Company With (List all persons arrested or involved with the prisoner at the time of arrest)						36A. Factors <input type="checkbox"/> Alcohol <input checked="" type="checkbox"/> Narcotics <input type="checkbox"/> Gang Related		36B. Conditions					
37. Complainant's Name and Address - Zip Code P.O. Daniel Sheridan 1 Journal Square Plaza JERSEY CITY NJ 07306 (US)						37A. Phone Numbers ext.							
38. Crime Date 08/08/2015		39. Time 01:45		40. Location of Crime (No. Street) ROSE AVE & CATOR AVE				40A. Premise / Code SIDEWALK		40B. Municipality Jersey City	40C. County Hudson	40D. NJ NJ	41. Mun. Code 0906
42. Arrest <input checked="" type="checkbox"/> On View <input type="checkbox"/> Patrol <input type="checkbox"/> Summo <input type="checkbox"/> Juvenile		43. Juv. Code		44. Constitutional Rights <input checked="" type="checkbox"/> Yes		45. Constitutional Rights - By Whom FINN, M T [29651]		46. Response / Use Code REMAINED SILENT					
48. Cross-Reference No.		49. Other	50. Fingerprinted <input type="checkbox"/> Yes	51. Photographed <input type="checkbox"/> Yes	52. NCIC <input type="checkbox"/> Wanted <input type="checkbox"/> No Record <input type="checkbox"/> Yes	53. Previous Record <input type="checkbox"/> Yes	54. Illegal Immigrant <input type="checkbox"/> Yes	55. I.C.E. Notified <input type="checkbox"/> Yes					
Vehicle Information <input type="checkbox"/> Vehicle owned		Year	Make	Body Type	Color	Reg. Number and State		Other Descriptive Information - VIN					
RAIL HEARING													
55. Date		56. Court				57. Judge Setting Bail							
58. Bail Amount		59. Results				60. Code		61. Place Committed / Detained					
JUVENILE INFORMATION													
70. Parent / Guardian / Probation - Contacted by				71. Date Contacted		72. Time Contacted		73. Released to / Detained At					
74. Full Address						75. Phone Number ext.		76. Date		77. Time			
78. Parent / Guardian's Name (First, Middle, Last)				79. Full Address (Number, Street, Municipality, State, Zip)				80. Phone No. ext.					
81. Co-defendant(s) 0		82. Chemical Lab	83. Ballistics Lab No.	84. Summons		85.	86. Evidence Bag#		87. Handled within Department				
88. Narrative / Additional Charges Actor arrested for possession of cds x 2, possession of cds w/intent to distribute, possession of cds/ w/intent to distribute w/in 1000' of PS #20 and possession of cds w/intent to distribute w/in 500' of Triangle Park.													
88B.													
88C.													
89. Type the Rank, Name and Badge # of Reporting Officer(s) SHERIDAN, D P - POLICE OFFICER [12721] FINN, M T - POLICE OFFICER [29651] Signature(s)				90.		91. Page Page 2 of 2		92. Date of Report 08/08/2015 03:16		93. TRU/DRU I.D. TERRELL, J H			
				94. Unit SCU Narco 4		95. Event Number 15-163436		96. Reviewed By HULINGS, M C - SERGEANT					

JERSEY CITY POLICE DEPT PROPERTY / EVIDENCE CONT.PAGE

JERSEY CITY POLICE DEPT	2. Mun. Code	5. Crime / Incident	4. Prosecutor's Case No.	5. Department File No.
District: SOUTH	0906			15-017300

32. Item#	QTY	Make	Model	Serial	Notes
1	1	Clear Plastic Bag			1 clear plastic bag containing suspected cds/marijuana
2	1	Blunt cigarette			1 cigar wrapper filled with suspected cds/marijuana
3	1	Blue Tinted	zip loc		2 small blue tinted zip loc bags containing suspected cds/ecstasy (MDMA/Molly)

74A. Type the Rank, Name and Badge # of Reporting Officer(s) TERRELL, J H - POLICE OFFICER [2868]	75A.	76A. Page Page 2 of 2	77A. Date of Report 08/08/2015 03:02	78A. TRU/DRU I.D. TERRELL, J H [2868]
	79A. Unit	80. Event Number	81A. Reviewed By HULINGS, M C.	
Signature(s)				

JERSEY CITY POLICE DEPT EVIDENCE / PROPERTY REPORT

EVIDENCE REPORT		PROPERTY #: 15-005211			PROPERTY REPORT <input type="checkbox"/>				
JERSEY CITY POLICE DEPT District: SOUTH		2. Mun. Code 0906	3. Phone Number and Ext. 201-547-5456	4. Prosecutor's Case No.	5. Department File No. 15-017300				
6. Owner's Name (First, Middle, Last) State of New Jersey			7. Owner's Address (Number, Street, Municipality, State, Zip) 595 Newark Avenue, Jersey City NJ 07306 (US)						
8. Location of Recovery (Number, Street, Municipality, State, Zip) Rose Ave and Cator Avenue				9. Phone Work Home					
10. Concise Explanation of Finding of Recovery Currency seized during investigation				12. Between <input type="checkbox"/>	Time Month Day Year 01:45 August 08 2015				
APPROXIMATE PROPERTY VALUES									
13. Currency \$47.00	14. Jewelry \$0.00	15. Furs \$0.00	16. Clothing \$0.00	17. Miscellaneous \$0.00	18. Automobile \$0.00	19. Total Value \$0.00			
20. N.C.I.C. Inquiry Made <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		File Type <input type="checkbox"/> Hit <input type="checkbox"/> No Records <input checked="" type="checkbox"/> None		Transaction Type <input type="checkbox"/> Inquiry <input type="checkbox"/> Cancellation <input type="checkbox"/> Entry <input checked="" type="checkbox"/> None		20a. Insurance Document No	21. Lab Request Submitted No	23a. Photo No photos	
22. Owner Notified of Recovery <input type="checkbox"/> Yes Date/Time		24. Photograph Taken By		25. Technical Services <input type="checkbox"/> Yes		26. Technical Services Performed By		Agency/Unit	
27. Evidence Bag # GR0037309		28. Arrest Status <input checked="" type="checkbox"/> Arrest made or anticipated <input type="checkbox"/> Recovered / No arrest anticipated		29. Property Type <input type="checkbox"/> Firearm <input type="checkbox"/> Found Property <input checked="" type="checkbox"/> Seized Currency		30. Agency <input checked="" type="checkbox"/> Own <input type="checkbox"/> Other NJ Agency		<input type="checkbox"/> State <input type="checkbox"/> Out of State <input type="checkbox"/> Federal	

Effective March 19, 2008 Co-Defendants will no longer be viewable on printed reports

32. Item#	QTY	Make	Model	Description of Item(s)	Serial	Notes
1	1	US Currency				See attached

TRACKING & DISPOSITION						
33. Moved		Signature		Date	Time	Employee I.D.#
From: SOUTH		To:		By:	08/10/2015	10:21
34. Moved		Signature		Date	Time	Employee I.D.#
Received		<input type="checkbox"/> Property Room <input type="checkbox"/> B.C.I		08/10/2015	10:21	
35. IN/OUT	Item(s)	Print Name	Agency	Date & Time	Signature & I.D.#	Property Room Initials
<input type="checkbox"/> IN <input checked="" type="checkbox"/> OUT	all	Lt Rotondo	JCPD	08/12/2015 11:12		
36. Released Date	37. Proof of Ownership <input type="checkbox"/> Receipt <input type="checkbox"/> Other		<input type="checkbox"/> Prosecutor's Release	38. Declaration of Ownership <input type="checkbox"/> Yes		39. Identification Presented (Photocopy & Agent)
40. Released To	<input type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Official	Name, Address & Telephone				41. Signature of Owner / Agent / Official
42. Rank / Name / Badge of Reporting Officer(s) ELL, J H - POLICE OFFICER [2868]			43. Signature & I.D. of Officer Conducting Release		43a. Signature of Officer Authorizing Release	
45. Property Room Area: Shelf: Cash Drawer BIN: NARCO				44. Date & Time of Report 08/08/2015 03:11		47. TRU/DRU ID TERRELL, J H
46. Items & Report Reviewed By (Supervisor) HULINGS, M C					48. Status <input type="checkbox"/> Completed <input checked="" type="checkbox"/> Pending <input type="checkbox"/> Void	

JERSEY CITY POLICE DEPT PROPERTY / EVIDENCE CONT.PAGE

JERSEY CITY POLICE DEPT	2. Mun. Code 0906	5. Crime / Incident	4. Prosecutor's Case No.	5. Department File No. 15-017300
District: SOUTH				

32. Item#	QTY	Make	Model	Serial	Notes
1	1	US Currency			1 US \$20.00 bill, 1 US \$10.00 bill, 2 US \$5.00 bills, 7 US \$1.00 bills, totaling \$47.00

Type the Rank, Name and Badge # of Reporting Officer(s) TERRELL, J H - POLICE OFFICER [2868]	75A.	76A. Page Page 2 of 2	77A. Date of Report 08/08/2015 03:11	78A. TRU/DRU I.D. TERRELL, J H [2868]
Signature(s)	79A. Unit	80. Event Number	81A. Reviewed By HULINGS, M C	

JERSEY CITY POLICE DEPT INVESTIGATION REPORT

JERSEY CITY POLICE DEPT District: SOUTH		2. Mun. Code 0906	3. Phone Number and Ext. 201-547-5456		4. UCR 1502	19. Prosecutor's Case No.	20. Department File No. 15-008391	<input type="checkbox"/> Co-op
		7. Between <input type="checkbox"/> 8. Hour <input type="checkbox"/> 9. Day <input type="checkbox"/> 10. Month <input type="checkbox"/> 11. Date <input type="checkbox"/> 12. Year <input type="checkbox"/> at <input checked="" type="checkbox"/> 0014 Fri 04 24 2015		6. NJ Statute (1) 2C:12-1b(2) (1) 2C:39-5 (1) 16		21. Victim (First, Middle, Last) Unknown		
/ Incident Aggravated Assault with a Deadly Weapon Unlawful Possession of Weapons Shots Fired				22. Phone and Ext. No.		23. D.O.B / Age	24. Sex	25. Race
DATE AND TIME 7. Between <input type="checkbox"/> 8. Hour <input type="checkbox"/> 9. Day <input type="checkbox"/> 10. Month <input type="checkbox"/> 11. Date <input type="checkbox"/> 12. Year <input type="checkbox"/> at <input checked="" type="checkbox"/> 0014 Fri 04 24 2015		13. Crime / Incident Location 184 CATOR AVE JERSEY CITY NJ 07305 (US)		26. Victim's Address (City, State, Zip) Unknown		27. Employer's Address Phone and Ext. No.		
14. Municipality JERSEY CITY		15. County HUDSON		16. Referred To: Ceasefire		28. Person Reporting Crime / Incident Hudson County		29. Date and Time 4/24/2015 00:14
17. Type of Premises and Code SIDEWALK		18. Weapons / Tools and Code HANDGUN/FIREARM		30. Address ROSE AVE & CATOR AVE JERSEY CITY NJ 07305 (US)		Phone and Ext. No. (386) 478-6511 ext.		
31. Modus Operandi / How Committed Unknown Actor fired multiple shots at unknown victim.				32. Physical / Clothing Description Unknown				
33. Vehicle	34. Year	35. Make/Model		36. Body Type	37. Color	38. Registration # and State	39. VIN Number or Identification	
VALUE STOLEN PROPERTY		40. Currency	41. Jewelry	42. Furs	43. Clothing	44. Auto	45. Miscellaneous	
46. Total Value Stolen		47. Total Value Recovered		48. Teletype Alarm/ GA #		49. Technical Services Photographs		50. Technician and Agency PO Burroughs JCPD BCI
51. Weather CL-FAIR		52. Evidence Bag No.		53. VINE #		54. Cross Reference File		55. Evidence <input type="checkbox"/> None <input type="checkbox"/> NJSBI <input type="checkbox"/> Retained <input type="checkbox"/> Returned <input type="checkbox"/> Destroyed
56. Disposition <input type="checkbox"/> Arrest Pending <input type="checkbox"/> Teletype Pending <input type="checkbox"/> Evidence Pending		58. MV Ballistics No.		59. MV Summons No.		60.		
61. No. Arrested 0		62. Adult		63. Juvenile		64. Crime Status CL-ARREST		65. Case Status INVESTIGATION
66. Detective Assigned Det. Cossolini		67.						
68. Name		Involvement		Address		69. Age	70. Sex	71. Race
73. Narrative On 4/24/2015 at approximately 0014 hours, I, PO Destefano along with my partner PO Minervini assigned to S301 responded via CCB to the area of Cator Avenue and Rose Avenue on a report of multiple shots fired. Upon arrival multiple South and Ceasefire Units canvassed the area looking for a crime scene. S301 did hear over the air that Ceasfire 7 (Det. Cossolini) had located multiple shell casings in the area of 184 Cator Avenue. BCI was notified and PO Burroughs responded to photograph the scene. Ceasefire Units then collected all shell casings as evidence. CIC Deputy Chief Julian and City Captain Donnelly were notified. South Sgt. Romanski was notified and responded. Ceasfire Sgt. Tedesco, Detectives Cossolini, Scanlon, and Paretto responded to the scene.								
74. Type the Rank, Name and Badge # of Reporting Officer(s) MINERVINI. C C - POLICE OFFICER I29671 DESTEFANO. M T - POLICE OFFICER I22321 Signature(s)				75.	76. Page Page 1 of 1	77. Date of Report 04/24/2015 01:03	78. TRU/DRU I.D. DESTEFANO. M T	
79. Unit S301				80. Event Number 15-077609		81. Reviewed By MUSANTE. A F - LIEUTENANT		

JERSEY CITY POLICE DEPT EVIDENCE / PROPERTY REPORT

<input checked="" type="checkbox"/> EVIDENCE REPORT		PROPERTY #: 15-002696			PROPERTY REPORT <input type="checkbox"/>	
JERSEY CITY POLICE DEPT District: SOUTH		2. Mun. Code 0906	3. Phone Number and Ext. 201-547-5456	4. Prosecutor's Case No.	5. Department File No. 15-008391	
6. Owner's Name (First, Middle, Last) State of New Jersey			7. Owner's Address (Number, Street, Municipality, State, Zip) 1 Journal Square Plz, Jersey City NJ 07306-4004 (US)			
8. Location of Recovery (Number, Street, Municipality, State, Zip) 184 Cator Ave				9. Phone Work Home		
10. Concise Explanation of Finding of Recovery Recovered 9MM shell casings from shots fired call.				12. Between <input type="checkbox"/>	Time 00:21	Month April
				At <input checked="" type="checkbox"/>	Day 24	Year 2015
APPROXIMATE PROPERTY VALUES						
13. Currency \$0.00	14. Jewelry \$0.00	15. Furs \$0.00	16. Clothing \$0.00	17. Miscellaneous \$0.00	18. Automobile \$0.00	19. Total Value \$0.00
20. N.C.I.C. Inquiry Made <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		File Type <input type="checkbox"/> Hit <input type="checkbox"/> No Records <input checked="" type="checkbox"/> None		Transaction Type <input type="checkbox"/> Inquiry <input checked="" type="checkbox"/> Entry <input type="checkbox"/> Cancellation <input type="checkbox"/> None		20a. Insurance Document
						21. Lab Request Submitted Yes
						23a. Photo All photos will be on Cont. page
						21a. GA Numbers Issued
						Cross Reference File #
						Cross Reference Bag #
22. Owner Notified of Recovery <input type="checkbox"/> Yes Date/Time				25. Technical Services <input checked="" type="checkbox"/> Yes		
23. Photo Taken <input checked="" type="checkbox"/> Yes		24. Photograph Taken By BURROUGHS, B A [2594]		26. Technical Services Performed By JCPD BCI		Agency/Unit
27. Evidence Bag # GR 0028876	28. Arrest Status <input type="checkbox"/> Arrest made or anticipated <input type="checkbox"/> Recovered / No arrest anticipated		29. Property Type <input type="checkbox"/> Firearm <input type="checkbox"/> Found Property <input type="checkbox"/> Seized Currency		30. Agency <input checked="" type="checkbox"/> Own <input type="checkbox"/> Other NJ Agency	
						<input type="checkbox"/> State <input type="checkbox"/> Out of State <input type="checkbox"/> Federal

Effective March 19, 2008 Co-Defendants will no longer be viewable on printed reports

#	QTY	Make	Model	Description of Item(s)	Serial	Notes
1	1	9MM SHELL CASING	SPEER LUGER		MARKED "1"	
2	1	9MM SHELL CASING	SPEER LUGER		MARKED "2"	
3	1	9MM SHELL CASING	SPEER LUGER		MARKED "3"	
4	1	9MM SHELL CASING	SPEER LUGER		MARKED "4"	
5	1	9MM SHELL CASING	SPEER LUGER		MARKED "5"	

TRACKING & DISPOSITION						
33. Moved		Signature		Date	Time	Employee I.D.#
From:	SOUTH	To:		04/24/2015	09:58	
34. Moved		Signature		Date	Time	Employee I.D.#
Received	<input type="checkbox"/> Property Room <input checked="" type="checkbox"/> B.C.I.			04/24/2015	09:59	
35. IN/OUT	Item(s)	Print Name	Agency	Date & Time	Signature & I.D.#	Property Room Initials
<input type="checkbox"/> IN <input checked="" type="checkbox"/> OUT	All	Cintron	JCPD	04/28/2015 12:47		
36. Released Date	37. Proof of Ownership <input type="checkbox"/> Receipt <input type="checkbox"/> Other		<input type="checkbox"/> Prosecutor's Release	38. Declaration of Ownership <input type="checkbox"/> Yes		39. Identification Presented (Photocopy & Agent)
40. Released To	<input type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Official		Name, Address & Telephone		41. Signature of Owner / Agent / Official	
42. Rank / Name / Badge of Reporting Officer(s) SCANLON, M M - INVESTIGATOR [D0540]			43. Signature & I.D. of Officer Conducting Release		43a. Signature of Officer Authorizing Release	
party Room			44. Date & Time of Report 04/24/2015 01:11		47. TRU/DRU ID SCANLON, M M	
Area:			Shelve: Ballistics box BIN: GUN		46. Items & Report Reviewed By (Supervisor) TEDESCO, A E	
					48. Status <input type="checkbox"/> Completed <input checked="" type="checkbox"/> Pending <input type="checkbox"/> Void	

JERSEY CITY POLICE DEPT EVIDENCE / PROPERTY REPORT

<input checked="" type="checkbox"/> EVIDENCE REPORT		PROPERTY #: 15-002705			<input type="checkbox"/> PROPERTY REPORT
JERSEY CITY POLICE DEPT District: SOUTH		2. Mun. Code 0906	3. Phone Number and Ext. 201-547-5456	4. Prosecutor's Case No.	5. Department File No. 15-008391
6. Owner's Name (First, Middle, Last) City of Jersey City			7. Owner's Address (Number, Street, Municipality, State, Zip) 1 Journal Sq , Jersey City NJ 07306-4006 (US)		
8. Location of Recovery (Number, Street, Municipality, State, Zip) 184 Cator Ave				9. Phone Work Home	
10. Concise Explanation of Finding of Recovery (1) Speer 9mm Luger shell casing and (1) deformed projectile recovered from the area of 184-182 Cator Ave.				12. Between <input checked="" type="checkbox"/>	Time 00:14
				Month April	Day 24
				Year 2015	
				At <input type="checkbox"/>	Time 13:00
				Month April	Day 24
				Year 2015	
APPROXIMATE PROPERTY VALUES					
13. Currency \$0.00	14. Jewelry \$0.00	15. Furs \$0.00	16. Clothing \$0.00	17. Miscellaneous \$0.00	18. Automobile \$0.00
19. Total Value \$0.00					
20. N.C.I.C. Inquiry Made <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		File Type <input type="checkbox"/> Hit <input type="checkbox"/> No Records <input checked="" type="checkbox"/> None		Transaction Type <input type="checkbox"/> Inquiry <input type="checkbox"/> Cancellation <input type="checkbox"/> Entry <input checked="" type="checkbox"/> None	
22. Owner Notified of Recovery <input type="checkbox"/> Yes Date/Time		20a. Insurance Document No		21. Lab Request Submitted No	
23. Photo Taken <input type="checkbox"/> Yes		24. Photograph Taken By		23a. Photo No photos	
27. Evidence Bag # gj0029157		28. Arrest Status <input checked="" type="checkbox"/> Arrest made or anticipated <input type="checkbox"/> Recovered / No arrest anticipated		21a. GA Numbers Issued Cross Reference File # Cross Reference Bag #	
29. Property Type <input type="checkbox"/> Firearm <input type="checkbox"/> Found Property <input type="checkbox"/> Seized Currency		25. Technical Services <input checked="" type="checkbox"/> Yes		26. Technical Services Performed By JCPD/BCI	
30. Agency <input checked="" type="checkbox"/> Own <input type="checkbox"/> Other NJ Agency		31. State <input type="checkbox"/> Out of State <input type="checkbox"/> Federal			

Effective March 19, 2008 Co-Defendants will no longer be viewable on printed reports

#	QTY	Make	Model	Description of Item(s)	Serial	Notes
	1	Speer	9mm Luger			(1) Speer 9mm Luger shell casing marked (1).
	2					(1) deformed projectile marked (2).

TRACKING & DISPOSITION					
33. Moved From: SOUTH		To: _____		Signature _____	Date 04/28/2015
				Time 11:04	Employee I.D.# _____
34. Moved Received		<input type="checkbox"/> Property Room <input type="checkbox"/> B.C.I		Signature _____	Date 04/28/2015
				Time 11:04	Employee I.D.# _____
35. IN/OUT	Item(s)	Print Name	Agency	Date & Time	Signature & I.D.#
<input type="checkbox"/> IN <input checked="" type="checkbox"/> OUT	All	Cintron	JCPD	04/28/2015 12:48	
<input checked="" type="checkbox"/> IN <input type="checkbox"/> OUT	All	Cintron	JCPD	05/13/2015 13:29	
36. Released Date	37. Proof of Ownership <input type="checkbox"/> Receipt <input type="checkbox"/> Other		<input type="checkbox"/> Prosecutor's Release	38. Declaration of Ownership <input type="checkbox"/> Yes	
40. Released To <input type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Official			Name, Address & Telephone		
42. Rank / Name / Badge of Reporting Officer(s) ROGERS, S A - INVESTIGATOR [D0700]			41. Signature of Owner / Agent / Official		
			43. Signature & I.D. of Officer Conducting Release		
			43a. Signature of Officer Authorizing Release		
			44. Date & Time of Report 04/24/2015 14:45		47. TRU/DRU ID ROGERS, S A
Area: _____			46. Items & Report Reviewed By (Supervisor) TEDESCO, A E		48. Status <input type="checkbox"/> Completed <input checked="" type="checkbox"/> Pending <input type="checkbox"/> Void
Shelve: Ball/Bx			BIN: GUN		

JERSEY CITY POLICE DEPT Arrest Report

<input checked="" type="checkbox"/> INDICTABLE <input type="checkbox"/> NON-INDICTABLE		<input type="checkbox"/> TRAFFIC <input type="checkbox"/> OTHER		6. Booking No. 15-003609		6A. Dept. File No. 15-008391	
JERSEY CITY POLICE DEPT District: CITY WIDE			2. Mun. Code 0906	3. Phone Number and Ext. (201) 547-5477	4. UCR 1502	FBI # 371942VD5	SBI # 760698
N.C.I.C.#	S.C.I.C.#	Local Warrant W-2015-002833		SPN #	BCI # 127116		
Signature of Prisoner				5. Prosecutor's Case Number			
7. Name (First, Middle, Last) MALACHI WORSLEY				8. Phone and Ext. No.		9. Alias / Nickname	
10 Full Address (Number & Street) 82 HIGH STREET, EAST ORANGE NJ 07050 (US)			10A. Municipality EAST ORANGE	10B. County ESSEX		11. Place of Birth	
12. Date Of Birth 12/23/1992		13. Age 22	14. Sex M	15. Race BLACK	16. Ht. (Ft./In.) FT In	17. Weight	18. Hair BLACK
19. Eyes BRO		20. Complexion BROWN-DARK		21. Marital Status SINGLE		22. Other Descriptive Information - Marks - Scars - Tattoos	
24. Employer / School UNEMPLOYED		25. Occupation		26. Social Security Number 142-94-2431		27. Employer's / School Address	
				28. Business Phone (Area) (Extension) ext.			

DETAILS OF ARREST

29. Arrest Date 06/01/2015	30. Time 13:00	31. Location Of Arrest (No. Street) 365 SUMMIT AVE		31A. Premise/ Code MUNICIPAL GOV	31B. Municipality Jersev City	31C. County Hudson	31D. NJ	32. Mun. 0906
33. Crime / list most serious here. For additional charges see attached. 1 X [2C:39-4a] Poss. Weap. Unlaw. Purp./Firearms				33A. Total Crimes 4	34. N.J. Statute 2C:39-4a	35. Warrant/ Summons W-2015-002833		
36. Prisoner Arrested in Company With (List all persons arrested or involved with the prisoner at the time of arrest)				36A. Factors <input type="checkbox"/> Alcohol <input type="checkbox"/> Narcotics <input type="checkbox"/> Gang Related		36B. Conditions		
37. Complainant's Name and Address - Zip Code DET J. COSSOLINI 1 JOURNAL SQUARE PLAZA JERSEY CITY NJ 07306 (US)				37A. Phone Numbers ext.				
38. Crime Date 04/24/2015	39. Time 00:00	40. Location of Crime (No. Street) 184 CATOR AVE		40A. Premise / Code STREET	40B. Municipality Jersev City	40C. County Hudson	40D. NJ	41. Mun. 0906
42. Arrest <input type="checkbox"/> On View <input type="checkbox"/> Patrol <input type="checkbox"/> Summo <input type="checkbox"/> Juvenile		43. Juv. Code		44. Constitutional Rights <input checked="" type="checkbox"/> Yes	45. Constitutional Rights - By Whom COLLINGTON, R A [29801]		46. Response / Use Code REMAINED SILENT	
48. Cross-Reference No.		49. Other		50. Fingerprinted <input type="checkbox"/> Yes	51. Photographed <input type="checkbox"/> Yes	52. NCIC <input type="checkbox"/> Yes <input type="checkbox"/> Wanted <input type="checkbox"/> No Record	53. Previous Record <input type="checkbox"/> Yes	Illegal Immigrant / I.C.E. Notified <input type="checkbox"/> Yes
Vehicle Information Vehicle owned		Year	Make	Body Type	Color	Reg. Number and State	Other Descriptive Information - VIN	

RAI HEARING

55. Date	56. Court	57. Judge Setting Bail	
58. Bail Amount	59. Results	60. Code	61. Place Committed / Detained

JUVENILE INFORMATION

70. Parent / Guardian / Probation - Contacted by		71. Date Contacted	72. Time Contacted	73. Released to / Detained At	
74. Full Address			75. Phone Number ext.	76. Date	77. Time
78. Parent / Guardian's Name (First, Middle, Last)		79. Full Address (Number, Street, Municipality, State, Zip)			80. Phone No. ext.
81. Co-defendant(s)	82. Chemical Lab	83. Ballistics Lab No.	84. Summons	85.	86. Evidence Bag#
87. Handled within Department					

88. Narrative / Additional Charges
THE ABOVE LISTED DEFENDANT (MALACHI WORSLEY) WAS ARRESTED AND PROCESSED FOR A OPEN WARRANT ISSUED ON 04/24/2015.

MALACHI WORSLEY WAS PROCESSED ON WARRANT # W-2015-002833 FOR THE CRIMINAL CODED CHARGES OF 2C:5-1A(1) TO WIT 2C:11-3 AND 2C:39-7,,2C:39-5B,,2C:39-4A

88B.		88A. Photo			
88C. 1 X [2C:39-5b] Unlawful Poss. Weapon/Handgun 1 X [2C:39-7] Certain Person Not Have Weapons 1 X [2C:5-1] Criminal Attempt					
89. Type the Rank, Name and Badge # of Reporting Officer(s) COLLINGTON, R A - POLICE OFFICER [29801] DONAHUE, M S - POLICE OFFICER [03461] Signature(s)		90.	91. Page Page 1 of 1	92. Date of Report 06/01/2015 13:59	93. TRU/DRU I.D. COLLINGTON, R A
		94. Unit CRIMINAL WARR	95. Event Number 15-053447	96. Reviewed By JOY, A D - SERGEANT	

JERSEY CITY POLICE DEPT SUPPLEMENTARY INVESTIGATION REPORT

 JERSEY CITY POLICE DEPT District: SOUTH		2A. Mun. Code 0906	3A. Phone Number and Ext. 201-547-5456	19. Prosecutor's Case No.	20. Department File No. 15-008391	<input type="checkbox"/> Co-op <input checked="" type="checkbox"/> Original
4. Offense / Incident Aggravated Assault with a Deadly Unlawful Possession of Weapons Shots Fired		5A. New Crime / Incident		21A. Victim's name / New Address if changed State of New Jersey JERSEY CITY NJ (US)		
6A. New N.J. Statue		7A. Date of Crime Date from Date to 4/24/2015 00:14		ADDITIONAL VALUE STOLEN PROPERTY		40A. Currency
				41A. Jewelry		42A. Furs
				43. Clothing		44. Auto
						45. Miscellaneous
46A. Additional Stolen Property Value		47A. Additional Recovered Property Value		48A. Teletype Alarm / GA#		49A. Additional Technical Services
						50A. Technician and Agency
51A. Weather CLEAR		52A. Evidence Bag No.		53A.		54. Cross Reference File No.
57A. Chem. Lab. No.		58A. Ballistics Lab. No.		59A. MV Summons No.		60A.
55A. Evidence <input type="checkbox"/> None <input type="checkbox"/> NJSBI <input type="checkbox"/> Retained <input type="checkbox"/> Returned <input type="checkbox"/> Destroyed		56A. Disposition <input type="checkbox"/> Arrest Pending <input type="checkbox"/> Teletype Pending <input type="checkbox"/> Evidence Pending		61. No Arrested		61A. New Arrested
62A. Adult		63A. Juvenile		65A. Current Case Status INVESTIGATION		66A.
67A.		68. Name		Address of Person(s) Arrested/Summoned		69. Age
				14 Rose Ave # A Jersey City NJ 07305-2704 (US)		70. Sex
						71. Race ASIAN/PACIFIC
						72. DOB
33. Vehicle		34. Year		35. Make/Model		36. Body Type
						37. Color
						38. Registration # and State
						39. VIN Number or Identification
73. Narrative						
<p>On 04/24/2015 at 00:14 hours Cease Fire Sgt. A. Tedesco and I, Detective Joseph Cossolini, responded to the area of Rose Avenue and Cator Avenue on a call from dispatch of 20 shots fired. We arrived on scene almost immediately and spoke with the owner of Jumbo Fried Chicken (14 A Rose Avenue), [REDACTED], who stated that he heard numerous shots fired and he believed it came from the area of Old Bergen Road and Cator Avenue.</p> <p>Sgt. Tedesco and I then searched the area for evidence of a shooting and Sgt. Tedesco located a shell casing in front of 184 Cator Avenue. We advised CCB that there was crime scene and continued to search the area. We located 4 more shell casing in the immediate area (see Det. M. Scanlon's Supplemental Investigation). Sgt. Tedesco and Det. M. Scanlon secured the crime scene as I entered Jumbo Fried Chicken to view their surveillance system.</p> <p>[REDACTED] allowed me access to the surveillance system which has 2 cameras affixed to the exterior which record the street and sidewalk in front of the location. There are also 3 cameras inside the location. It appeared that at 12:11 hours (system time) that numerous patrons inside the store jump to the ground and take cover. At the same time on the exterior cameras there was a group 5 males standing in front of the location and they appear to be the intended targets. The males scattered north and south on Rose Avenue. One the males appears to get hit in his upper left thigh area because he begins to limp after the shooting. This male is a heavyset black male wearing a red hat, black and red jacket, black pants with a white stripe down the leg and red sneakers. This male picks up an orange bike which he was straddling prior to the shooting and flees north on Rose avenue and then</p>						
73A.						
Type the Rank, Name and Badge # of Reporting Officer(s) COSSOLINI, J B - INVESTIGATOR [D0715]				75A.	76A. Page Page 1 of 2	77A. Date of Report 04/24/2015 01:08
Signature(s)				79A. Unit CFU 7	80. Event Number 15-077609	81A. Reviewed By SCERBO, N A - LIEUTENANT
				78A. TRU/DRU I.D. COSSOLINI, J B		

JERSEY CITY POLICE DEPT SUPPLEMENTARY INVESTIGATION REPORT

JERSEY CITY POLICE DEPT District: SOUTH	2. Mun. Code 0906	5A. Crime / Incident	19. Prosecutor's Case No.	20. Department File No. 15-008391
--	----------------------	----------------------	---------------------------	--------------------------------------

st on Cator Avenue. There is also a heavysset female who was on the corner of Cator Avenue and Rose Avenue. She fled north on Rose Avenue. The recordings do not show any possible actors.

At 02:46 hours I responded to a call of a male who was shot at 1702 JFK Blvd.. I arrived on scene and met with the victim, later identified as [REDACTED], who stated he was shot on Danforth Avenue. As soon as I observed [REDACTED] I recognized him from the video at 14A Rose Avenue as the male who was shot. [REDACTED] first stated that he was on Danforth Avenue but then changed his story when I advised him that I observed a video from Rose Avenue. [REDACTED] was transported to the Jersey City Medical Center by ambulance for sustaining a gun shot wound to the left buttock. I met [REDACTED] at the JCMC Emergency Room and attempted to extract further detail from him. [REDACTED] stated numerous times "I don't know shit" and "I aint saying shit" to me.

Emergency Room Trauma Surgeon Dr. Chaar advised me that Johnson's injury was a low velocity graze wound and he would most likely be discharged shortly.

Type the Rank, Name and Badge # of Reporting Officer(s) COSSOLINI, J B - INVESTIGATOR [D0715]	75A.	76A. Page Page 2 of 2	77A. Date of Report 04/24/2015 01:08	78A. TRU/DRU I.D. COSSOLINI, J B
	79A. Unit CFU 7	80. Event Number 15-077609	81A. Reviewed By SCERBO, N A - LIEUTENANT	

JERSEY CITY POLICE DEPT SUPPLEMENTARY INVESTIGATION REPORT

JERSEY CITY POLICE DEPT District: SOUTH		2A. Mun. Code 0906	3A. Phone Number and Ext. 201-547-5456	19. Prosecutor's Case No.	20. Department File No. 15-008391	<input type="checkbox"/> Co-op <input checked="" type="checkbox"/> Original
e / Incident Aggravated Assault with a Deadly Unlawful Possession of Weapons Shots Fired		5A. New Crime / Incident		21A. Victim's name / New Address if changed State of New Jersey 1 Journal Square Plz Jersey City NJ 07306-4004 (US)		
6A. New N.J. Statue	7A. Date of Crime Date from Date to 4/24/2015 00:21		ADDITIONAL VALUE STOLEN PROPERTY	40A. Currency \$0.00	41A. Jewelry \$0.00	42A. Furs \$0.00
		43. Clothing \$0.00	44. Auto \$0.00	45. Miscellaneous \$0.00		
46A. Additional Stolen Property Value \$0.00	47A. Additional Recovered Property Value \$0.00	48A. Teletype Alarm / GA#		49A. Additional Technical Services	50A. Technician and Agency	
51A. Weather CLEAR	52A. Evidence Bag No. GR0028876	53A.	54. Cross Reference File No.	55A. Evidence None <input type="checkbox"/> NJSBI <input type="checkbox"/> Retained <input type="checkbox"/> Returned <input type="checkbox"/> Destroyed		56A. Disposition <input type="checkbox"/> Arrest Pending <input type="checkbox"/> Teletype Pending <input type="checkbox"/> Evidence Pending
67A. Chem. Lab. No.	58A. Ballistics Lab. No.	59A. MV Summons No.	60A.	65A. Current Case Status INVESTIGATION		
61. No Arrested 1	61A. New Arrested	62A. Adult	63A. Juvenile	66A.	67A.	
68. Name	Address of Person(s) Arrested/Summoned		Phone Number	69. Age	70. Sex	71. Race
33. Vehicle	34. Year	35. Make/Model	36. Body Type	37. Color	38. Registration # and State	39. VIN Number or Identification
73. Narrative <p>On April 24, 2015, at approximately 00:20 hours the undersigned Detective Matthew Scanlon #540, responded to the area of Cator Avenue and Rose Avenue on a report of shots fired from CCR. The undersigned arrived and was advised by Sgt. Tedesco that a crime scene was located in front of 184 Cator Avenue. A total of five Speer Luger 9MM shell casings were recovered at the scene. The undersigned recovered all five shell casings which were photographed by P.O. Burroughs from BCI. The crime scene consisted of the following.</p> <p>Shell casing #1 was located in the street and photographed with placard #1. Shell casing #2 was located in the street and photographed with placard #2. Shell casing #3 was located on the curbline and photographed with placard #3. Shell casing #4 was located on the sidewalk and photographed with placard #4. Shell casing #5 was located on the sidewalk and photographed with placard #5.</p> <p>All five shell casings were placed into evidence bag # GR 0028876 and marked accordingly. The undersigned completed a NIBIN Test request for the recovered shell casings. Investigation to continue.....</p>						
73A.						
Type the Rank, Name and Badge # of Reporting Officer(s) SCANLON, M M - INVESTIGATOR [D0540]			75A.	76A. Page Page 1 of 2	77A. Date of Report 04/24/2015 01:21	78A. TRU/DRU I.D. SCANLON, M M
Signature(s)			79A. Unit CFU 6	80. Event Number 15-077609	81A. Reviewed By TEDESCO, A E - SERGEANT	

JERSEY CITY POLICE DEPT SUPPLEMENTARY INVESTIGATION REPORT

JERSEY CITY POLICE DEPT	2. Mun. Code 0906	5A. Crime / Incident	19. Prosecutor's Case No.	20. Department File No. 15-008391
District: SOUTH				

Property Information

Item	QTY	Ga#	Category	Make/Model/SerialNo.	Status	Bag	Value
1	1		MISCELLANEOUS: AMMO/EXPLOSIVES (910)	9MM / SPEER LUGER / SHELL CASING	R	GR0028 876	\$0.00
2	1		MISCELLANEOUS: AMMO/EXPLOSIVES (910)	9MM / SPEER LUGER / SHELL CASING	R	GR0028 876	\$0.00
3	1		MISCELLANEOUS: AMMO/EXPLOSIVES (910)	9MM / SPEER LUGER / SHELL CASING	R	GR0028 876	\$0.00
4	1		MISCELLANEOUS: AMMO/EXPLOSIVES (910)	9MM / SPEER LUGER / SHELL CASING	R	GR0028 876	\$0.00
5	1		MISCELLANEOUS: AMMO/EXPLOSIVES (910)	9MM / SPEER LUGER / SHELL CASING	R	GR0028 876	\$0.00

Type the Rank, Name and Badge # of Reporting Officer(s) SCANLON, M M - INVESTIGATOR [D0540] Signature(s)	75A.	76A. Page Page 2 of 2	77A. Date of Report 04/24/2015 01:21	78A. TRU/DRU I.D. SCANLON, M M
	79A. Unit CFU 6	80. Event Number 15-077609	81A. Reviewed By TEDESCO, A E - SERGEANT	

JERSEY CITY POLICE DEPT SUPPLEMENTARY INVESTIGATION REPORT

JERSEY CITY POLICE DEPT		2A. Mun. Code 0906	3A. Phone Number and Ext. 201-547-5456	19. Prosecutor's Case No.	20. Department File No. 15-008391	<input type="checkbox"/> Co-op <input checked="" type="checkbox"/> Original
District: SOUTH		5A. New Crime / Incident		21A. Victim's name / New Address if changed State of New Jersey 1 Journal Square Plz Jersey City NJ 07306-4004 (US)		
New Crime / Incident Aggravated Assault with a Deadly Unlawful Possession of Weapons Shots Fired		7A. Date of Crime Date from Date to 4/24/2015 00:14		ADDITIONAL VALUE STOLEN PROPERTY		40A. Currency 41A. Jewelry 42A. Furs 43. Clothing 44. Auto 45. Miscellaneous
6A. New N.J. Statue	46A. Additional Stolen Property Value		47A. Additional Recovered Property Value	48A. Teletype Alarm / GA#	49A. Additional Technical Services Photos	50A. Technician and Agency PO Burroughs- BCI
51A. Weather CLEAR	52A. Evidence Bag No.	53A.	54. Cross Reference File No.	55A. Evidence <input type="checkbox"/> None <input checked="" type="checkbox"/> Retained <input type="checkbox"/> Returned <input type="checkbox"/> Destroyed		56A. Disposition <input type="checkbox"/> Arrest Pending <input type="checkbox"/> Teletype Pending <input type="checkbox"/> Evidence Pending
57A. Chem. Lab. No.	58A. Ballistics Lab. No.	59A. MV Summons No.	60A.	65A. Current Case Status INVESTIGATION		67A.
61. No Arrested 1	61A. New Arrested	62A. Adult	63A. Juvenile	66A.		67A.
68. Name		Address of Person(s) Arrested/Summoned		Phone Number	69. Age	70. Sex
33. Vehicle	34. Year	35. Make/Model	36. Body Type	37. Color	38. Registration # and State	39. VIN Number or Identification
73. Narrative On 04-24-15 at 0021 hrs., the undersigned was directed by Sgt. Romanski to respond to 184 Cator Ave. The location was the scene of shots fired and recovered shell casings. Upon arrival, the u/s met with Sgt Romanski, Sgt. Tedesco, Det. Scanlon, and several South patrol units securing the scene. The u/s was directed to five placards on the street and sidewalk near 184 Cator Ave. The u/s took several overall photos including: - three photos of the address - overall, mid-range, and close-ups of the five shell casings marked with placard numbers 1 through 5. Please refer to all reports bearing this file number. All photos will be retained at BCI.						
73A.						
74A. Type the Rank, Name and Badge # of Reporting Officer(s) BURROUGHS, B A - POLICE OFFICER [2594]		75A.	76A. Page Page 1 of 1	77A. Date of Report 04/24/2015 04:02	78A. TRU/DRU I.D. BURROUGHS, B A	
Signature(s)		79A. Unit BCI	80. Event Number 15-077609	81A. Reviewed By HICKEY, T R - SERGEANT		

JERSEY CITY POLICE DEPT SUPPLEMENTARY INVESTIGATION REPORT

JERSEY CITY POLICE DEPT		2A. Mun. Code	3A. Phone Number and Ext.	19. Prosecutor's Case No.	20. Department File No.	<input type="checkbox"/> Co-op
District: SOUTH		0906	201-547-5456		15-008391	<input checked="" type="checkbox"/> Original
5A. New Crime / Incident		21A. Victim's name / New Address if changed				
Aggravated Assault with a Deadly Unlawful Possession of Weapons Shots Fired		[REDACTED] Jersey City NJ 07305 (US)				
6A. New N.J. Statue	7A. Date of Crime	ADDITIONAL VALUE STOLEN PROPERTY	40A. Currency	41A. Jewelry	42A. Furs	
	Date from 4/24/2015 00:14 Date to 4/24/2015 13:00		\$0.00	\$0.00	\$0.00	
		43. Clothing	44. Auto	45. Miscellaneous		
		\$0.00	\$0.00	\$0.00		
46A. Additional Stolen Property Value	47A. Additional Recovered Property Value	48A. Teletype Alarm / GA#		49A. Additional Technical Services	50A. Technician and Agency	
\$0.00	\$0.00					
51A. Weather	52A. Evidence Bag No.	53A.	54. Cross Reference File No.	55A. Evidence None		56A. Disposition
CLEAR	gj0029157			<input type="checkbox"/> NJSBI <input type="checkbox"/> Retained <input type="checkbox"/> Returned <input type="checkbox"/> Destroyed		<input type="checkbox"/> Arrest Pending <input type="checkbox"/> Teletype Pending <input type="checkbox"/> Evidence Pending
57A. Chem. Lab. No.	58A. Ballistics Lab. No.	59A. MV Summons No.	60A.			
61. No Arrested	61A. New Arrested	62A. Adult	63A. Juvenile	65A. Current Case Status		66A.
1				INVESTIGATION		
68. Name	Address of Person(s) Arrested/Summoned		Phone Number	69. Age	70. Sex	71. Race
[REDACTED]	MISC [REDACTED] Jersey City NJ 07305 (US)		[REDACTED]	[REDACTED]	[REDACTED]	BLACK
[REDACTED]	REPORTER [REDACTED] Jersey City NJ 07305 (US)		[REDACTED]	[REDACTED]	[REDACTED]	BLACK
73A. Narrative	<p>On 4/24/15 at approximately 1230 hrs. I (Det. Rogers) along with Det. Walsh responded to the area of 182 Cator Ave. on a report that a bullet hole was located in the 2nd floor of the home along with a projectile.</p> <p>This investigation is continued from a shots fired call on 4/24/2015at approximately 0014 hrs. in the area of Rose Ave. and Cator Ave. where there were numerous shell casings recovered. Initially there was no victim of the shooting however several hours passed when Sean Johnson was located in the area of 1702 JFK Blvd. stating he was shot in the area of Danforth Ave. however according to reports he was uncooperative with investigators.</p> <p>I met with Sgt. Burica who was located on the 2nd floor of 182 Cator Ave. along with P.O. Ugolini. I was briefed on the incident and was directed to the front living room wall which was facing Triangle Park. On that wall was the entrance hole of a bullet that impacted the front of the house just to the left of the 2nd floor window of the residence. I was also directed to another wall that had another bullet strike and was advised that the owner of the apartment (Sam Horne) located the projectile by where the 2nd strike was located and discarded it into a trashcan; I was directed to the trashcan and observed the deformed projectile located atop of a small amount of paper trash. The scene was secured and we awaited the arrival of BCI.</p> <p>I met with and spoke to Caroline Bailey who advised me Sam Horne is her nephew and resided on the 2nd floor of 182 Cator Ave. Ms. Bailey advised me that she lives on the</p>					
74A. Type the Rank, Name and Badge # of Reporting Officer(s)	75A.	76A. Page	77A. Date of Report	78A. TRU/DRU I.D.		
ROGERS, S A - INVESTIGATOR [D0700]		Page 1 of 2	04/24/2015 14:05	ROGERS, S A		
WALSH, J J - INVESTIGATOR [D0724]	79A. Unit	80. Event Number	81A. Reviewed By			
Signature(s)	CFU-5	15-077609	SCERBO, N A - LIEUTENANT			

JERSEY CITY POLICE DEPT SUPPLEMENTARY INVESTIGATION REPORT

JERSEY CITY POLICE DEPT District: SOUTH	2. Mun. Code 0906	5A. Crime / Incident	19. Prosecutor's Case No.	20. Department File No. 15-008391
---	----------------------	----------------------	---------------------------	--------------------------------------

first floor and that she heard at least 6 shots being fired shortly after midnight and was advised by [REDACTED] about his findings. During my interview of [REDACTED] [REDACTED] was not present and I was advised that he works overnight for a trucking company and was on his way home but was stuck in traffic. [REDACTED] stated that she spoke with [REDACTED] in the morning when he made her aware of the bullet hole and the recovery of the deformed projectile; it was my understanding that [REDACTED] was at work during the time the original shots fired call came in.

I along with Det. Walsh continued to canvass the area and located (1) shell casing located in the street area of [REDACTED] which was secured and marked with placard #1. Upon the arrival of BCI (P.O.'s Humen and Bell) I briefed them on the incident and walked them through the crime scene. A photo of the exterior of 182 Cator Ave. including the bullet hole located in the front of the home was taken along with the exit hole which entered the living room area of the home and the strike mark where projectile was allegedly located. Photos of the inside of the garbage can were conducted and the projectile was removed and photographed. I took custody of the projectile and escorted officers to the area where the shell casing was recovered. The shell casing was photographed and discovered to be (1) Speer 9mm Luger shell casing which was also retained for evidence.

The scene was released and I continued to canvass the area for additional cameras and/or witness. I located cameras affixed to the exterior of 266 Old Bergen Rd. efforts were made to view the cameras with negative results.

Both the shell casing which was marked (1) and projectile which was marked (2) were marked accordingly and placed into evidence.

This investigation is ongoing and to remain open.....

Property Information						
Item	QTY	Ga#	Category	Make/Model/SerialNo.	Status	Bag Value
	1		MISCELLANEOUS: AMMO/EXPLOSIVES (910	Speer / 9mm Luger /	R	gj00291 \$0.00
	1		MISCELLANEOUS: AMMO/EXPLOSIVES (910	/ /	R	57 gj00291 \$0.00 57

74A. Type the Rank, Name and Badge # of Reporting Officer(s) ROGERS, S A - INVESTIGATOR [D0700] WALSH, J J - INVESTIGATOR [D0724] Signature(s)	75A. 79A. Unit CFU-5	76A. Page Page 2 of 2 80. Event Number 15-077609	77A. Date of Report 04/24/2015 14:05	78A. TRU/DRU I.D. ROGERS, S A 81A. Reviewed By SCERBO, N A - LIEUTENANT
---	----------------------------	---	---	--

JERSEY CITY POLICE DEPT SUPPLEMENTARY INVESTIGATION REPORT

JERSEY CITY POLICE DEPT		2A. Mun. Code 0906	3A. Phone Number and Ext. 201-547-5456	19. Prosecutor's Case No.	20. Department File No. 15-008391	<input type="checkbox"/> Co-op <input checked="" type="checkbox"/> Original	
District: SOUTH		5A. New Crime / Incident		21A. Victim's name / New Address if changed			
Aggravated Assault with a Deadly Unlawful Possession of Weapons Shots Fired				Unknown JERSEY CITY NJ (US)			
6A. New N.J. Statue	7A. Date of Crime Date from Date to 4/24/2015 00:14	ADDITIONAL VALUE STOLEN PROPERTY		40A. Currency	41A. Jewelry	42A. Furs	
		43. Clothing		44. Auto		45. Miscellaneous	
46A. Additional Stolen Property Value	47A. Additional Recovered Property Value	48A. Teletype Alarm / GA#		49A. Additional Technical Services		50A. Technician and Agency	
51A. Weather CLEAR	52A. Evidence Bag No.	53A.	54. Cross Reference File No. 15-5809 14-22141		55A. Evidence None <input type="checkbox"/> NJSBI <input type="checkbox"/> Retained <input type="checkbox"/> Returned <input type="checkbox"/> Destroyed		56A. Disposition <input type="checkbox"/> Arrest Pending <input type="checkbox"/> Teletype Pending <input type="checkbox"/> Evidence Pending
57A. Chem. Lab. No.	58A. Ballistics Lab. No.	59A. MV Summons No.		60A.			
61. No Arrested 1	61A. New Arrested	62A. Adult	63A. Juvenile	65A. Current Case Status INVESTIGATION		66A.	67A.
68. Name	Address of Person(s) Arrested/Summoned			Phone Number	69. Age	70. Sex	71. Race
							72. DOB
33. Vehicle	34. Year	35. Make/Model		36. Body Type	37. Color	38. Registration # and State	39. VIN Number or Identification
73. Narrative							
<p>On 05/06/2015 I, Detective Joseph Cossolini, was received an IBIS Hit Newark Police Department Ballistics Laboratory Report for the six 9 mm Luger shell casings recovered from the scene of this incident. A comparison microscope examination was conducted and found that the six casings recovered match 9 mm casings from the following incidents;</p> <p>15-5809 - █████ Cator Avenue, Jersey City, NJ (2 casings recovered) 14-22150 - █████ Rutgers Avenue, Jersey City, NJ (1 casing recovered) 14-22141 - █████ JFK Blvd., Jersey City, NJ (2 casings recovered)</p> <p>It is the opinion of the firearms examiner Sergeant Luke G. Laterza Sr. that all 9 mm casings recovered are positive to each other and were all discharged from the same firearm.</p> <p>All the file numbers are cross referenced in box 54a and supplemental investigations regarding the ballistics report were completed.</p> <p>This investigation is ongoing...</p>							
73A.	54. CROSS REF NO.:(15-5809, 14-22141, 14-22150)						
74A. Type the Rank, Name and Badge # of Reporting Officer(s) COSSOLINI, J B - INVESTIGATOR [D0715]		75A.	76A. Page Page 1 of 1	77A. Date of Report 05/06/2015 21:48	78A. TRU/DRU I.D. COSSOLINI, J B		
Signature(s)		79A. Unit CFU 7	80. Event Number 15-077609	81A. Reviewed By TEDESCO, A E - SERGEANT			

JERSEY CITY POLICE DEPT SUPPLEMENTARY INVESTIGATION REPORT

JERSEY CITY POLICE DEPT		2A. Mun. Code 0906	3A. Phone Number and Ext. 201-547-5477	19. Prosecutor's Case No.	20. Department File No. 15-008391	<input type="checkbox"/> Co-op <input checked="" type="checkbox"/> Original		
District: CITY WIDE		5A. New Crime / Incident		21A. Victim's name / New Address if changed Unknown JERSEY CITY NJ (US)				
Type / Incident Aggravated Assault with a Deadly Unlawful Possession of Weapons Shots Fired		7A. Date of Crime Date from Date to 4/24/2015 00:14		ADDITIONAL VALUE STOLEN PROPERTY		40A. Currency	41A. Jewelry	42A. Furs
6A. New N.J. Statue		43. Clothing		44. Auto		45. Miscellaneous		
46A. Additional Stolen Property Value		47A. Additional Recovered Property Value		48A. Teletype Alarm / GA#		49A. Additional Technical Services		50A. Technician and Agency
51A. Weather RAIN		52A. Evidence Bag No.		53A.		54. Cross Reference File No.		55A. Evidence None <input type="checkbox"/> NJSBI <input type="checkbox"/> Retained <input type="checkbox"/> Returned <input type="checkbox"/> Destroyed
57A. Chem. Lab. No.		58A. Ballistics Lab. No.		59A. MV Summons No.		60A.		56A. Disposition <input type="checkbox"/> Arrest Pending <input type="checkbox"/> Teletype Pending <input type="checkbox"/> Evidence Pending
61. No Arrested 1	61A. New Arrested 1	62A. Adult 1	63A. Juvenile	65A. Current Case Status COURT		66A.	67A.	
68. Name MALACHI WORSLEY		Address of Person(s) Arrested/Summoned ARRESTED 82 HIGH STREET EAST ORANGE NJ 07050 (US)		Phone Number	69. Age 22	70. Sex M	71. Race BLACK	72. DOB 12/23/1992
33. Vehicle		34. Year	35. Make/Model		36. Body Type	37. Color	38. Registration # and State	39. VIN Number or Identification
73. Narrative ON 06/01/2015 THE JERSEY CITY POLICE CRIMINAL WARRANT SQUAD / U.S. MARSHAL R.F.T.F ARRESTED THE ABOVE LISTED DEFENDANT (MALACHI WORSLEY) FOR A OPEN WARRANT ISSUED ON 04/24/2015. MALACHI WORSLEY WAS PROCESSED ON WARRANT # W-2015-002833 MALACHI WORSLEY WAS ALSO PROCESSED ON WARRANT # W-2015-002829 SEE FILE # 15-5809								
73A.								
74A. Type the Rank, Name and Badge # of Reporting Officer(s) COLLINGTON, R A - POLICE OFFICER [2980] DONAHUE, M S - POLICE OFFICER [0346] Signature(s)			75A. CRIMINAL	76A. Page Page 1 of 1	77A. Date of Report 06/01/2015 14:34	78A. TRU/DRU I.D. COLLINGTON, R A		
			79A. Unit	80. Event Number	81A. Reviewed By			
			CRIMINAL	15-077609	JOY, A D - SERGEANT			

JERSEY CITY POLICE DEPT SUPPLEMENTARY INVESTIGATION REPORT

JERSEY CITY POLICE DEPT	2. Mun. Code	5A. Crime / Incident	19. Prosecutor's Case No.	20. Department File No.
District: SOUTH	0906			15-008391

presented these facts to the Honorable Judge Joseph Joseph V. Isabella who signed a Complaint/Warrant for Malachi Worsely W-2015-2833.

74A. Type the Rank, Name and Badge # of Reporting Officer(s)	75A.	76A. Page	77A. Date of Report	78A. TRU/DRU I.D.
COSSOLINI, J B - INVESTIGATOR [D0715]		Page 2 of 2	06/04/2015-20:03	COSSOLINI, J B
Signature(s)	79A. Unit	80. Event Number	81A. Reviewed By	
	S301	15-077609		

City Ordinances

14A Rose/Cator & Rose

2014 & 2015

2014	Summons #	Violation	Location	Time
4/9	224925	Drinking in Public	Cator & Rose	1650 hrs
4/9	235021	Littering	Cator & Rose	1650 hrs
4/11	208957	Loud Music	14A Rose	1600 hrs
7/10	237943	Drinking in Public	Cator & Rose	1940 hrs
7/6	248556	Drinking in Public	Cator & Rose	2007 hrs
7/12	237944	Drinking in Public	Cator & Rose	2210 hrs
8/9	237183	Drinking in Public	Cator & Rose	1100 hrs
8/12	263968	Drinking in Public	Cator & Rose	2130 hrs

2015	Summons #	Violation	Location	Time
1/25	272651	Loose Cigarettes	14A Rose	0407 hrs
3/9	264257	Littering	Cator & Rose	1400 hrs
3/9	265839	Drinking in Public	Cator & Rose	0028 hrs
4/20	249399	Drinking in Public	Cator & Rose	1648 hrs
5/6	178094	Drinking in Public	14A Rose	1800 hrs
6/13	259318	Drinking in Public	14A Rose	0020 hrs
6/13	276841	Drinking in Public	Cator & Rose	0023 hrs
6/22	245745	Loud Music	Cator & Rose	0025 hrs
6/23	276476	Urinating in Public	Cator & Rose	0110 hrs
10/19	284222	Drinking in Public	Cator & rose	1551 hrs
4/15	296477	Disorderly Conduct	Cator & Rose	0236 hrs
7/15	302426	Selling milk w/o license	14A Rose	0100 hrs
7/15	302427	Expired cigarette license	14A Rose	0100 hrs
7/15	302428	Littering Prohibited	14A Rose	0100 hrs
8/23	290478	Maintenance Nuisance	14A Rose	0026 hrs

City Ordinances

Triangle Park /Rose Ave

2014 & 2015

2014	Summons #	Violation	Location	Time
8/16	263972	Urinating in Public	Cator & OBR	1901 hrs
8/26	214837	Drinking in Public	Cator & OBR	1308 hrs
9/3	257108	Loud Music	Rose & McAdoo	2130 hrs
9/3	248291	Drinking in Public	11 Rose	0211 hrs
10/5	264666	Drinking in Public	Cator & Rose	1651 hrs
10/5	264665	Drinking in Public	Cator & Rose	1523 hrs

2015	Summons #	Violation	Location	Time
3/8	265838	Drinking in Public	Triangle Park	2315 hrs
3/27	240005	Drinking in Public	Triangle Park	1830 hrs
5/2	276451	Urinating in Public	30 Rose	1155 hrs
5/14	276344	Drinking in Public	34 Rose	2000 hrs
5/10	276343	Drinking in Public	34 Rose	2000 hrs
5/20	277652	Drinking in Public	6A Rose	1840 hrs
5/30	287603	Drinking in Public	Triangle Park	1830 hrs
6/13	285312	Drinking in Public	Triangle Park	1910 hrs
6/19	279028	Vehicle	6A Rose	1854 hrs
6/26	298042	Drinking in Public	Rose & McAdoo	2059 hrs
6/26	298047	Drinking in Public	Rose & McAdoo	2228 hrs
6/28	279284	Drinking in Public	OBR & Danforth	0024 hrs
6/30	299458	Disorderly Conduct	Rose & McAdoo	1637 hrs

Calls for Service

Jan. - Oct. 2015

14A Rose/Triangle Park/
Cator & Rose/Cator & OBR

Date Time Event #	Location	Call Narrative	
1/24 0256 hrs 15-015277	14A Rose	CALLER STATES THEREIS A LARGE GROUP OF PEOPLE OUTSIDE FIGHTING...UNK WEAPONS...CALLER STATES SHE IS INSIDE THE CHICKEN SPOTWITH HER DAUGHTER AND CAN NOT LEAVE...	
2/20 1707 hrs 15-033759	Cator & Rose	CALLER SEES A BLK MALE// MALES NAME IS RASHON MCFADDEN// GUN RIGHT SIDE OF PANTS// BLK MALE LONG DREADS BLK PANTS BLK JACKET WHITE SNEAKERS// MALE MAY BE IN CHICKEN SPOT// CALLER SAW MALE ABOUT 30 MINS//	
4/02 2121 hrs 15-062529	Cator & Rose	@ JUMBO FRIED CHICKEN // CALLERS 12 YO SON WAS HIT BY A CAR ABOUT 8:30 // STORE HAS IT ON CAMERA // PD WAS NOT CALLED & HE DOES NOT NEED AN AMB. // MOTHER WOULD LIKE TO MAKE REPORT	
4/12 0116 hrs 15-068912	14A Rose	dgs in front of the chicken spot on 12 A Rose ave	
4/15 0144 hrs 15-071025	14A Rose	CORRECT LOC 14-A ROSE AVE----WANTS NOISY DG REMOVED, CAN'T SLEEP	
4/15 0225 hrs 15-071040	14A Rose	DG	Summons Issued
4/15 2153 hrs 15-071714	18 Rose	DIR PTRL	Officer Initiated
4/20 2218 hrs 15-075508	14A Rose	group of 8 dgs being very loud	
4/20 0014 hrs 15-077609	Rose & Cator	Caller just heard about 20 gun shots....no further information (8 calls)	15-008391
4/26 0125 hrs 15-079179	Cator & OBR	juv det heard shots	
4/28 2137 hrs 15-081029	Cator & Rose	N/B N/C-traffic stop	Officer Initiation
5/02 2329 hrs 15-084091	Rose & Cator	edp runing up and down the street taking his clothes off...b/m lsw blk pants// no shirt...mcn	
5/08 1930 hrs 15-088769	Rose & Cator	ON ROSE // IP FEMALE LAYING ON GRND IN FRONT OF LIQUOR STORE // 2 BLK TEENS & 1 WHITE TEEN GOING THRU HER POCKETS // WHITE GIRL NAMED MARYANN // BLUE JEANS & WHITE SHIRT // KNOWS HER FROM NEIGHBORHOOD //	
5/23 2347 hrs 15-101206	Cator & Rose	Very loud music in the area	
5/31 0317 hrs 15-107216	Cator & Rose	caller states an intoxicated fem lsw all blk clothing/a lot of earrings in her ears went into	

Calls for Service

14A Rose/Triangle Park/

Jan. – Oct. 2015

Cator & Rose/Cator & OBR

		his veh and took his car keys .. male had left his car on while he went into the store .. actor on cator walking twds ocean	
6/6 0851 hrs 15-111906	Cator & Rose	PSN TARGET AREA 4A	Officer Initiated
6/6 0904 hrs 15-111916	Cator & OBR	DIRECTED PATROL-TRIANGLE PARK	Officer Initiated
6/11 0201 hrs 15-115978	Rose & McAdoo	male believes he heard 4 gunshots.....and people started yelling no other info//6 shots firedXref Event #15-115978: male believes he heard 4 gunshots.....and people started yelling no other infoXref Event #15-115980: fem believes she heard 5-6 shots.....no other info//fem believes she heard 5-6 shots.....no other info	
6/14 0341 hrs 15-118733	14 Rose	FROM HC .. FEM CALLER STATES MALE ON THE OUTSIDE TRYING TO BEAT HER UP.. UNK MALE .. BLK MALE WHT SHIRT GREY PANTS BLUE HAT INSIDE STORE..NO WEAPONS..	
6/16 0057 hrs 15-120304	Cator & Rose	FROM SGT...DGS	Summons issued
6/22 0120 hrs 15-125116	Cator & Rose	REMOVE GROUP AND DOUBLE PARKERS	Officer Initiated
06/28 0850 hrs	Cator & Rose	triangle park	Officer Initiated
6/30 0901 hrs 15-131783	Cator & OBR	target area A...Greenville/jfk	Officer Initiated
6/30 1635 hrs 15-132114	13 Rose	1 STOPPED	Summons Issued
7/06 1616 hrs 15-137320	Rose & Cator	N/B N/C	Report arrest
7/15 1650 hrs 15-144672	Cator & Rose	PSN-TARGET 4//SECTION 4// TRIANGLE PARK	Officer Initiated
7/19 0217 hrs 15-147583	Cator & OBR	AND OLD BERGEN/ LOUD PARTY	
7/30 0929 hrs 15-156484	Cator & OBR	PSN	Officer Initiated
8/05 0206 hrs 15-161037	Cator & OBR	ts	Officer initiated
8/05 2322 hrs 15-161769	Cator & Rose	TS	
8/08 0134 hrs 15-163417	Cator & Rose	lrg dg	
8/09 0117 hrs 15-164176	14A Rose	VERY LARGE CROWD OF PEOPLE IN FRONT OF CHICKEN SPOT	
8/13 1608 hrs 15-167739	Cator & Rose	about 10 drug dealers or more keep passing drugs from in btwn triangle park and the	

Calls for Service

Jan. - Oct. 2015

14A Rose/Triangle Park/

Cator & Rose/Cator & OBR

		chicken spot that is near by .. leader seems to be a b/m white tshirt dreds in pony (he has drugs inside his pants ... #2 either a light skinned b/m or Hispanic with dirty looking grey cap also a known dealer	
8/14 2152 hrs 15-168939	Rose & Cator	remove dgs hanging out being loud and urinating on property	
8/15 2356 hrs	Cator & Rose	dg	Officer initiated
8/15 2305 hrs 15-169692	Cator & Rose	dg	Officer initiated
8/18 0023 hrs 15-171240	Cator & Rose	clearing dg's	Officer Initiated
8/19 0130 hrs 15-172054	Cator & Rose	Traffic stop	Officer Initiated
8/23 0014 hrs 15-175117	Rose & Cator	dgs	
8/24 1912 hrs 15-176388	Cator & Rose	AND DANFORTH // THE TRIANGLE PARK // BUNCH OF MALES SELLING DRUGS //	
8/25 2210 hrs 15-177222	Rose & Cator	lsw white tshirt dred blue pants ... being robbed at gun point ..(10 calls)	
8/31 1934 hrs 15-181794	6 Rose	CALLER SAID NEXT TO ABOVE ADDRESS IS A PARK ... IN THE GARBAGE CANS BY THE BUSHES... MALES ARE HIDING GUNS.. UNK DESCRIPTION..... . CALLER SAID HE HEARD THEM SAYING THEY WERE GOING TO USE THEM TONIGHT.... NO DESCRIPTION ON CLOTHING....	
9/02 0403 hrs 15-182906	14A Rose	@CHICKEN PLACE // DOMESTIC WITH BF ABOUT MONEY // MALE ON BICYCLE// MALE CURSING AT HER// NO WEAPONS//	
9/06 0138 hrs 15-186225	Rose & Cator	20-30 DG'S SMOKING IN FRONTXref Event #15-186225: Remove dg//	
9/7 2227 hrs 15-187501	Cator & Rose	DIR PTRL	Officer Initiated
9/10 1852 hrs 15-189682	14 Rose	14A ROSE DIRECTED	Officer Initiated
9/12 0240 hrs 15-190811	14 Rose	dg	Officer Initiated
9/13 1903 hrs 15-192228	14A Rose	14.A //// CALLER SAID A GROUP OF 10/15 MALES SITTING IN FRONT OF HIS STORE..... CALLER SAID THEY DON'T WANT TO MOVE.....	
9/15 1701 hrs 15-193689	Cator & Rose	PSN-TRIANGLE PARK	
9/17 0928 hrs 15-195112	Cator & OBR	D/P TRIANGLE PARK	
9/17 1632 hrs	Cator & Rose	group of dgs about 4-5 of them smoking weed	15-020675

Calls for Service

14A Rose/Triangle Park/
Cator & Rose/Cator & OBR

Jan. – Oct. 2015

15-195456		next to liquor store at above location //	Arrest
9/18 0134 hrs 15-195789	Cator & Rose	clearing dg's	
9/18 0944 hrs 15-195931	Cator & OBR	D/P TRIANGLE PARK	
9/19 0109 hrs 15-196652	Rose & Cator	DG	Officer Initiated
9/20 2154 hrs 15-198191	14 Rose	DIRECTED PATROL	Officer Initiated
9/20 0014 hrs 15-197474	Cator & Rose	CLEARING A DG	Officer Initiated
9/21 2338 hrs 15-199139	Rose & Cator	DISPUTE	Officer Initiated
9/22 0012 hrs 15-199153	14A Rose	DG CHICKEN SPOT	Officer initiated
9/23 2103 hrs 15-200657	Cator & Rose	Street crimes invest	Officer Initiated
9/23 0035 hrs 15-199930	14 Rose	PSN	Officer Initiated
9/24 0201 hrs 15-200818	Cator & OBR	TRIANGLE PARK/// & 14A ROSE	Officer intiated
10/01 0253 hrs 15-206943	14 Rose	14a rose ave	Officer Initiated
10/09 0918 hrs 15-213264	Cator & Rose	PSN	Officer Initiated
10/09 1440 hrs 15-213463	Cator & OBR	MALE IN LITTLE PARK STATES HE IS UNCONSCIENSE AND IP MCN OP 36 FDN	
10/10 0230 hrs 15-14026	14 Rose	Disorderly Person	Officer Initiated
10/11 0250 hrs	Cator & Rose	LARGE FIGHT	
10/14 2319 hrs 15-217955	14 Rose	FEMALE WITH BROWN JACKET AND BLUE PANTS IN THE STORE THROWING THINGS AND THREATENING THE WORKERS// CALLER SAID SHE HAS A KNIFE	

CAD TICKET EVENT NO: 15-015277

Back

Call Type:	911	File #:	Priority	3
ANI/ALI:	001225 KENNEDY BLVD NE BAYONNE CITY XX			
Event Location:	14 ROSE AVE JERSEY CITY NJ 07305 (US)			
Verified:	Caller			
Unit:	S201			
TR:	01/24/2015 02:54 TX: 02:56 TD: 02:59 TA: ? FT: 01/24/2015 03:19			
Call Code:	E1400 STREET FIGHT (NO WEAPONS); TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	CALLER STATES THERE IS A LARGE GROUP OF PEOPLE OUTSIDE FIGHTING UNK WEAPONS. CALLER STATES SHE IS INSIDE THE CHICKEN SPOT WITH HER DAUGHTER AND CAN NOT LEAVE.			
Reporting Party				
Last:		First:		
Address:		Phone:		
Notes:	WPH1: VERIZON WIRELESS			
Vehicle Information				
Plate:	ST:	Make:	Occupants:	M F
Call Taker	Station Caller	Disposition	Released By	
MARIA MATOS		ADVISED	PAUL DAVID BERMAN	
<i>Units Dispatched</i>				
Unit: S201 **Primary Unit**				
ACT_ID	Dispatched	Location	TD: 01/24/2015 02:59	TA: ? TG: ?
Officer 1	ROSADO, JONATHAN A , POLICE OFFICER [0206]		Officer 2	LUCCIOLA, ROCCO J , POLICE OFFICER [1852]
Dispatched by	PAUL DAVID BERMAN		Date last modified	01/24/2015 02:58
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1	ROSADO, JONATHAN A , POLICE OFFICER [0206]		Officer 2	LUCCIOLA, ROCCO J , POLICE OFFICER [1852]
Dispatched by	PAUL DAVID BERMAN		Date last modified	01/24/2015 03:19
Unit Transactions				
Unit: S401				
ACT_ID	Dispatched	Location	TD: 01/24/2015 02:59	TA: ? TG: ?
Officer 1	JOHNSON, GLENN A , POLICE OFFICER [2593]		Officer 2	TORRE, JOSEPH R , POLICE OFFICER [2850]
Dispatched by	PAUL DAVID BERMAN		Date last modified	01/24/2015 02:58
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1	JOHNSON, GLENN A , POLICE OFFICER [2593]		Officer 2	TORRE, JOSEPH R , POLICE OFFICER [2850]
Dispatched by	PAUL DAVID BERMAN		Date last modified	01/24/2015 03:19
Unit Transactions				

CAD TICKET EVENT NO: 15-033759

Back

Call Type:	Phone	File #:	Priority	2
ANI/ALI:				
Event Location:	CATOR AVE & ROSE AVE JERSEY CITY NJ 07305 (US)			
Verified:	Caller			
Unit:	SPC1			
TR:	02/20/2015 17:05	TX:	17:07	TD: 17:09 TA: ? FT: 02/20/2015 17:28
Call Code:	G1800 - FIREARM PERSON WITH TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	CALLER SEES A BLK MALE// MALES NAME IS RASHON MCFADDEN// GUN RIGHT SIDE OF PANTS// BLK MALE LONG DREADS BLK PANTS BLK JACKET WHITE SNEAKERS// MALE MAY BE IN CHICKEN SPOT// CALLER SAW MALE ABOUT 30 MINS//			
Reporting Party				
Last:		First:		
Address:	CATOR AVE & ROSE AVE		Phone:	
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants:	M F
Call Taker	Station Caller	Disposition	Released By	
LAUREN ANN MARIE DONOVAN		GOA	KIMBERLY ANNE SINGLETARY	
Units Dispatched				
Unit: S503 **Primary Unit**				
ACT_ID	Dispatched	Location	TD: 02/20/2015 17:09	TA: ? TG: ?
Officer 1	EVANS, TRAVIS L, POLICE OFFICER [2984]		Officer 2	FERNANDEZ, JOEMY E, POLICE OFFICER [2143]
Dispatched by	KIMBERLY ANNE SINGLETARY		Date last modified	02/20/2015 17:09
ACT_ID	CR Released	Location	TD: ?	TA: ? TG: ?
Officer 1	EVANS, TRAVIS L, POLICE OFFICER [2984]		Officer 2	FERNANDEZ, JOEMY E, POLICE OFFICER [2143]
Dispatched by	KIMBERLY ANNE SINGLETARY		Date last modified	02/20/2015 17:13
Unit Transactions				
Unit: SPC1 **Primary Unit**				
ACT_ID	Dispatched	Location	TD: 02/20/2015 17:09	TA: ? TG: ?
Officer 1	MEADE, MICHAEL B, POLICE OFFICER [2566]		Officer 2	FERNANDEZ, EDDIE, POLICE OFFICER [2928]
Dispatched by	KIMBERLY ANNE SINGLETARY		Date last modified	02/20/2015 17:09
ACT_ID	Change Primary	Location	TD: 02/20/2015 17:09	TA: ? TG: ?
Officer 1	MEADE, MICHAEL B, POLICE OFFICER [2566]		Officer 2	FERNANDEZ, EDDIE, POLICE OFFICER [2928]
Dispatched by	KIMBERLY ANNE SINGLETARY		Date last modified	02/20/2015 17:13
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1	MEADE, MICHAEL B, POLICE OFFICER [2566]		Officer 2	FERNANDEZ, EDDIE, POLICE OFFICER [2928]
Dispatched by	KIMBERLY ANNE SINGLETARY		Date last modified	02/20/2015 17:28
Unit Transactions				

CAD TICKET EVENT NO: 15-062529

Back

Call Type:	Phone	File #:	Priority	1
ANI/ALI:				
Event Location:	ROSE AVE & CATOR AVE JERSEY CITY NJ 07305 (US)			
Verified:	Caller			
Unit:	S603			
TR:	04/02/2015 21:17 TX: 21:21 TD: 21:22 TA: 21:29 FT: 04/02/2015 21:40			
Call Code:	D1300 - PEDESTRIAN STRUCK; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	@ JUMBO FRIED CHICKEN // CALLERS 12 YO SON WAS HIT BY A CAR ABOUT 8:30 // STORE HAS IT ON CAMERA // PD WAS NOT CALLED & HE DOES NOT NEED AN AMB. // MOTHER WOULD LIKE TO MAKE REPORT			
Reporting Party				
Last:		First:		
Address:		Phone:		
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants:	M F
Call Taker	Station Caller	Disposition	Released By	
KATHLEEN JULIA ANDERSON		ADVISED	KIMBERLY ANNE SINGLETARY	
<i>Units Dispatched</i>				
Unit: S603 **Primary Unit**				
ACT_ID	Dispatched	Location	TD: 04/02/2015 21:22	TA: ? TG: ?
Officer 1	GRIFFIN JR, GARY J, POLICE OFFICER [2372]		Officer 2	BARELLA, ANDREW J, POLICE OFFICER [0910]
Dispatched by	KIMBERLY ANNE SINGLETARY		Date last modified 04/02/2015 21:22	
ACT_ID	UA	Location	TD: 04/02/2015 21:22	TA: 04/02/2015 21:29 TG: ?
Officer 1	GRIFFIN JR, GARY J, POLICE OFFICER [2372]		Officer 2	BARELLA, ANDREW J, POLICE OFFICER [0910]
Dispatched by	KIMBERLY ANNE SINGLETARY		Date last modified 04/02/2015 21:28	
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1	GRIFFIN JR, GARY J, POLICE OFFICER [2372]		Officer 2	BARELLA, ANDREW J, POLICE OFFICER [0910]
Dispatched by	KIMBERLY ANNE SINGLETARY		Date last modified 04/02/2015 21:40	
Unit Transactions				

CAD TICKET EVENT NO: 15-068912

[Back](#)

Call Type:	Phone	File #:	Priority	7
ANI/ALI:				
Event Location:	12 ROSE AVE JERSEY CITY NJ 07305 (US)			
Verified:	Caller			
Unit:				
TR:	04/12/2015 01:13	TX:	01:16	TD: ? TA: ? FT: 04/12/2015 01:55
Call Code:	E1200 - NOISE; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	dgs in front of the chicken spot on 12 A Rose ave			
Reporting Party				
Last:		First:	julisa	
Address:		Phone:		
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants:	M F
Call Taker	Station Caller	Dispositlon	Released By	
KYLE R MURRAY		GOA	AMANDA SUE VINCENT	

CAD TICKET EVENT NO: 15-071025

[Back](#)

Call Type:	Phone	File #:	Priority	7
ANI/ALI:				
Event Location:	14 ROSE AVE [A-A] JERSEY CITY NJ 07305 (US)			
Verified:	Caller			
Unit:	S109			
TR:	04/15/2015 01:42	TX:	01:44	TD: 01:57 TA: ? FT: 04/15/2015 02:02
Call Code:	E1200 - NOISE; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	CORRECT LOC 14 A ROSE AVE--WANTS NOISY DG REMOVED, CAN'T SLEEP			
Reporting Party				
Last:	?	First:	F	
Address:	14 ROSE AVE [A-A]		Phone:	[REDACTED]
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants:	M F
Call Taker	Station Caller	Dispositon	Released By	
LAURA JEAN PETERSEN		SOW	WALLY MARTINEZ	
<i>Units Dispatched</i>				
Unit:	S109 **Primary Unit*			
ACT_ID	Dispatched	Location	TD: 04/15/2015 01:57	TA: ? TG: ?
Officer 1	OLEARY, MICHAEL J , POLICE OFFICER [2757]		Officer 2	AVETRIA, JEFFREY B , POLICE OFFICER [2926]
Dispatched by	WALLY MARTINEZ		Date last modified	04/15/2015 01:57
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1	OLEARY, MICHAEL J , POLICE OFFICER [2757]		Officer 2	AVETRIA, JEFFREY B , POLICE OFFICER [2926]
Dispatched by	WALLY MARTINEZ		Date last modified	04/15/2015 02:02
Unit Transactions				

CAD TICKET EVENT NO: 15-071040

[Back](#)

Call Type:	Self Initiated	File #:	Priority	7
ANI/ALI:				
Event Location:	14 ROSE AVE JERSEY CITY NJ 07305 (US)			
Verified:	Officer Initiated			
Unit:	S109			
TR:	04/15/2015 02:24	TX:	02:25	TD: 02:24 TA: 02:24 FT: 04/15/2015 02:45
Call Code:	E1100 - DISORDERLY CONDUCT; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	DG			
Reporting Party				
Last:	First:			
Address:	14 ROSE AVE		Phone:	
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants: M F	
Call Taker	Station Caller	Disposition	Released By	
WALLY MARTINEZ		SUMMONS ISSUED	WALLY MARTINEZ	
Units Dispatched				
Unit: S109 **Primary Unit**				
ACT_ID UA	Location	TD: 04/15/2015 02:24	TA: 04/15/2015 02:24	TG: ?
Officer 1	OLEARY, MICHAEL J, POLICE OFFICER [2757]	Officer 2	AVETRIA, JEFFREY B, POLICE OFFICER [2926]	
Dispatched by	WALLY MARTINEZ	Date last modified	04/15/2015 02:24	
ACT_ID RU	Location	TD: ?	TA: ?	TG: ?
Officer 1	OLEARY, MICHAEL J, POLICE OFFICER [2757]	Officer 2	AVETRIA, JEFFREY B, POLICE OFFICER [2926]	
Dispatched by	WALLY MARTINEZ	Date last modified	04/15/2015 02:45	
Unit Transactions				

CAD TICKET EVENT NO: 15-071714

[Back](#)

Call Type:	Self Initiated	File #:	Priority	9
ANI/ALI:				
Event Location:	18 ROSE AVE JERSEY CITY NJ 07305 (US)			
Verified:	Officer Initiated			
Unit:	S103			
TR:	04/15/2015 21:52 TX: 21:53 TD: 21:53 TA: 21:53 FT: 04/15/2015 21:58			
Call Code:	J2400 - DIRECTED PATROL; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	DIR PTRL			
Reporting Party				
Last:	First:			
Address:	18 ROSE AVE		Phone:	
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants: M F	
Call Taker	Station Caller	Disposition	Released By	
KELLY KATHLEEN DEAL		TCO	KELLY KATHLEEN DEAL	
Units Dispatched				
Unit: S103 <small>**Primary Unit**</small>				
ACT_ID UA	Location	TD:	TA:	TG:
Officer 1	CASEY, JOSEPH, POLICE OFFICER [2960]	04/15/2015 21:53	04/15/2015 21:53	?
Officer 2	DUNN, ROBERT E., POLICE OFFICER [2630]			
Dispatched by	KELLY KATHLEEN DEAL	Date last modified	04/15/2015 21:53	
ACT_ID RU	Location	TD:	TA:	TG:
Officer 1	CASEY, JOSEPH, POLICE OFFICER [2960]	?	?	?
Officer 2	DUNN, ROBERT E., POLICE OFFICER [2630]			
Dispatched by	KELLY KATHLEEN DEAL	Date last modified	04/15/2015 21:58	
Unit Transactions				

CAD TICKET EVENT NO: 15-075508

[Back](#)

Call Type:	Phone	File #:	Priority	7
ANI/ALI:				
Event Location:	12 ROSE AVE [A-A] JERSEY CITY NJ 07305 (US)			
Verified:	Caller			
Unit:				
TR:	04/20/2015 22:16	TX:	22:18	TD: 22:50 TA: 22:54 FT: 04/21/2015 00:20
Call Code:	E1200 - NOISE; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	group of 8 dogs being very loud			
Reporting Party				
Last:	?	First:	M	
Address:	12 ROSE AVE [A-A]		Phone:	[REDACTED]
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants:	M F
Call Taker	Station Caller	Dispositon	Released By	
DARIN N VELEZ		ADVISED	EILEEN M FORRESTER	
Additional Information				
04/20/2015 22:55	ADDITIONAL INFO S203 was on scene for 1 minutes.			
Units Dispatched				
Unit:	S203 **Primary Unit**			
ACT_ID	Dispatched	Location	TD:	04/20/2015 22:50 TA: ? TG: ?
Officer 1	TRUESDALE, JERMAINE L, POLICE OFFICER [2557]	Officer 2	SZYMANSKI, JENNIFER M, POLICE OFFICER [2962]	
Dispatched by	EILEEN M FORRESTER		Date last modified	04/20/2015 22:49
ACT_ID	UA	Location	TD:	04/20/2015 22:50 TA: 04/20/2015 22:54 TG: ?
Officer 1	TRUESDALE, JERMAINE L, POLICE OFFICER [2557]	Officer 2	SZYMANSKI, JENNIFER M, POLICE OFFICER [2962]	
Dispatched by	EILEEN M FORRESTER		Date last modified	04/20/2015 22:53
ACT_ID	CR Released	Location	TD:	? TA: ? TG: ?
Officer 1	TRUESDALE, JERMAINE L, POLICE OFFICER [2557]	Officer 2	SZYMANSKI, JENNIFER M, POLICE OFFICER [2962]	
Dispatched by	EILEEN M FORRESTER		Date last modified	04/20/2015 22:55
Unit Transactions				

CAD TICKET EVENT NO: 15-077609

Back

Call Type:	911	File #:	15-008391	Priority	2
ANI/ALI:	000070 WORTHINGTON AVE S HARRISON TOWN XX				
Event Location:	ROSE AVE & CATOR AVE JERSEY CITY NJ 07305 (US)				
Verified:	Caller				
Unit:	S301				
TR:	04/24/2015 00:13 TX: 00:14 TD: 00:15 TA: 00:17 FT: 04/24/2015 02:02				
Call Code:	F1800 - GUNSHOTS FIRED HEARD (NO WITNESS / VICTIM); TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE				
Agency:	JERSEY CITY POLICE				
Jurisdiction:	JERSEY CITY POLICE DEPT				
Dispatch District:	SOUTH				
Narrative:	Caller just heard about 20 gun shots... no further information Reporting Party				
Last:		First:			
Address:	ROSE AVE & CATOR AVE		Phone:		
Notes:	WPH2 - VERIZON WIRELESS				
Vehicle Information					
Plate:	ST:	Make:	Occupants:	M	F
Call Taker	Station Caller	Disposition	Released By		
AJA MONIQUE REED		RPT INVESTIGATION	EILEEN M FORRESTER		
Units Dispatched					
Unit: S301 --Primary Unit--					
ACT_ID	Dispatched	Location	TD:	TA:	TG:
Officer 1	MINERVINI, CONCEPCION C , POLICE OFFICER [2967]		04/24/2015 00:15	?	?
Officer 2	DESTEFANO, MATTHEW T , POLICE OFFICER [2232]				
Dispatched by:	EILEEN M FORRESTER		Date last modified	04/24/2015 00:15	
ACT_ID	UA	Location	TD:	TA:	TG:
Officer 1	MINERVINI, CONCEPCION C , POLICE OFFICER [2967]		04/24/2015 00:15	04/24/2015 00:17	?
Officer 2	DESTEFANO, MATTHEW T , POLICE OFFICER [2232]				
Dispatched by:	EILEEN M FORRESTER		Date last modified	04/24/2015 00:16	
ACT_ID	LU	Location	TD:	TA:	TG:
Officer 1	MINERVINI, CONCEPCION C , POLICE OFFICER [2967]	SCENE	04/24/2015 00:15	04/24/2015 00:17	?
Officer 2	DESTEFANO, MATTHEW T , POLICE OFFICER [2232]				
Dispatched by:	EILEEN M FORRESTER		Date last modified	04/24/2015 00:54	
ACT_ID	LU	Location	TD:	TA:	TG:
Officer 1	MINERVINI, CONCEPCION C , POLICE OFFICER [2967]	SCENE	04/24/2015 00:15	04/24/2015 00:17	?
Officer 2	DESTEFANO, MATTHEW T , POLICE OFFICER [2232]				
Dispatched by:	EILEEN M FORRESTER		Date last modified	04/24/2015 01:32	
ACT_ID	RU	Location	TD:	TA:	TG:
Officer 1	MINERVINI, CONCEPCION C , POLICE OFFICER [2967]		?	?	?
Officer 2	DESTEFANO, MATTHEW T , POLICE OFFICER [2232]				
Dispatched by:	EILEEN M FORRESTER		Date last modified	04/24/2015 02:01	
Unit Transactions	04/24/2015 01:32	LOCATION UPDATE	SCENE		
	04/24/2015 00:54	LOCATION UPDATE	SCENE		
Unit: S501					
ACT_ID	Dispatched	Location	TD:	TA:	TG:
Officer 1	VELASQUEZ, MARI A , POLICE OFFICER [2982]		04/24/2015 00:15	?	?
Officer 2	CHAVARRIA, LESLIE , POLICE OFFICER [2981]				
Dispatched by:	EILEEN M FORRESTER		Date last modified	04/24/2015 00:15	
ACT_ID	UA	Location	TD:	TA:	TG:
Officer 1	VELASQUEZ, MARI A , POLICE OFFICER [2982]		04/24/2015 00:15	04/24/2015 00:21	?
Officer 2	CHAVARRIA, LESLIE , POLICE OFFICER [2981]				
Dispatched by:	EILEEN M FORRESTER		Date last modified	04/24/2015 00:20	
ACT_ID	RB	Location	TD:	TA:	TG:
Officer 1	VELASQUEZ, MARI A , POLICE OFFICER [2982]		?	?	?
Officer 2	CHAVARRIA, LESLIE , POLICE OFFICER [2981]				
Dispatched by:	EILEEN M FORRESTER		Date last modified	04/24/2015 01:51	
Unit Transactions					

Unit: SSGT

ACT_ID	Dispatched	Location	TD: 04/24/2015 00:16	TA: ?	TG: ?
Officer 1	ROMANSKI, RICHARD M , SERGEANT		Officer 2		
Dispatched by	EILEEN M FORRESTER		Date last modified	04/24/2015 00:15	
ACT_ID	UA	Location	TD: 04/24/2015 00:16	TA: 04/24/2015 00:17	TG: ?
Officer 1	ROMANSKI, RICHARD M , SERGEANT		Officer 2		
Dispatched by	EILEEN M FORRESTER		Date last modified	04/24/2015 00:16	
ACT_ID	RU	Location	TD: ?	TA: ?	TG: ?
Officer 1	ROMANSKI, RICHARD M , SERGEANT		Officer 2		
Dispatched by	EILEEN M FORRESTER		Date last modified	04/24/2015 02:01	
Unit Transactions					

Unit: CCF7

ACT_ID	Dispatched	Location	TD: 04/24/2015 00:18	TA: ?	TG: ?
Officer 1	COSSOLINI, JOSEPH B , INVESTIGATOR [D0715]		Officer 2		
Dispatched by	EILEEN M FORRESTER		Date last modified	04/24/2015 00:17	
ACT_ID	UA	Location	TD: 04/24/2015 00:18	TA: 04/24/2015 00:22	TG: ?
Officer 1	COSSOLINI, JOSEPH B , INVESTIGATOR [D0715]		Officer 2		
Dispatched by	EILEEN M FORRESTER		Date last modified	04/24/2015 00:21	
ACT_ID	UA	Location	TD: 04/24/2015 00:18	TA: 04/24/2015 00:22	TG: ?
Officer 1	COSSOLINI, JOSEPH B , INVESTIGATOR [D0715]		Officer 2		
Dispatched by	EILEEN M FORRESTER		Date last modified	04/24/2015 00:26	
ACT_ID	RU	Location	TD: ?	TA: ?	TG: ?
Officer 1	COSSOLINI, JOSEPH B , INVESTIGATOR [D0715]		Officer 2		
Dispatched by	EILEEN M FORRESTER		Date last modified	04/24/2015 02:01	
Unit Transactions 04/24/2015 00:26 GENERAL UNIT INFO CRIME SCENE LOCATED @ 184 CATOR AVE ...BCIN @ 00:21 HRS C1CN 00:22 HRS					

Unit: S401

ACT_ID	Dispatched	Location	TD: 04/24/2015 00:20	TA: ?	TG: ?
Officer 1	RAMIREZ JR, MIGUEL V , POLICE OFFICER [2870]		Officer 2 RIVERA JR, JUAN , POLICE OFFICER [2927]		
Dispatched by	EILEEN M FORRESTER		Date last modified	04/24/2015 00:19	
ACT_ID	UA	Location	TD: 04/24/2015 00:20	TA: 04/24/2015 01:10	TG: ?
Officer 1	RAMIREZ JR, MIGUEL V , POLICE OFFICER [2870]		Officer 2 RIVERA JR, JUAN , POLICE OFFICER [2927]		
Dispatched by	EILEEN M FORRESTER		Date last modified	04/24/2015 01:10	
ACT_ID	RB	Location	TD: ?	TA: ?	TG: ?
Officer 1	RAMIREZ JR, MIGUEL V , POLICE OFFICER [2870]		Officer 2 RIVERA JR, JUAN , POLICE OFFICER [2927]		
Dispatched by	EILEEN M FORRESTER		Date last modified	04/24/2015 01:24	
Unit Transactions					

Unit: S201

ACT_ID	Dispatched	Location	TD: 04/24/2015 00:20	TA: ?	TG: ?
Officer 1	PEREZ, CHRISTOPHER A , POLICE OFFICER [2089]		Officer 2		
Dispatched by	EILEEN M FORRESTER		Date last modified	04/24/2015 00:19	
ACT_ID	UA	Location	TD: 04/24/2015 00:20	TA: 04/24/2015 00:21	TG: ?
Officer 1	PEREZ, CHRISTOPHER A , POLICE OFFICER [2089]		Officer 2		
Dispatched by	EILEEN M FORRESTER		Date last modified	04/24/2015 00:20	
ACT_ID	RB	Location	TD: ?	TA: ?	TG: ?
Officer 1	PEREZ, CHRISTOPHER A , POLICE OFFICER [2089]		Officer 2		
Dispatched by	EILEEN M FORRESTER		Date last modified	04/24/2015 00:53	
Unit Transactions					

Unit: CCF4

ACT_ID	Dispatched	Location	TD: 04/24/2015 00:21	TA: ?	TG: ?
Officer 1	PARETTI, DOUGLAS R , INVESTIGATOR [D0019]		Officer 2		
Dispatched by	EILEEN M FORRESTER		Date last modified	04/24/2015 00:20	
ACT_ID	UA	Location	TD: 04/24/2015 00:21	TA: 04/24/2015 00:22	TG: ?
Officer 1	PARETTI, DOUGLAS R , INVESTIGATOR [D0019]		Officer 2		
Dispatched by	EILEEN M FORRESTER		Date last modified	04/24/2015 00:21	
ACT_ID	UA	Location	TD: 04/24/2015 00:21	TA: 04/24/2015 00:22	TG: ?
Officer 1	PARETTI, DOUGLAS R , INVESTIGATOR [D0019]		Officer 2		
Dispatched by	EILEEN M FORRESTER		Date last modified	04/24/2015 00:22	
ACT_ID	LU	Location WARNER?/RUTGERS	TD: 04/24/2015 00:21	TA: 04/24/2015 00:22	TG: ?
Officer 1	PARETTI, DOUGLAS R , INVESTIGATOR [D0019]		Officer 2		
Dispatched by	EILEEN M FORRESTER		Date last modified	04/24/2015 00:22	
ACT_ID	LU	Location WARNER?/RUTGERS	TD: 04/24/2015 00:21	TA: 04/24/2015 00:22	TG: ?
Officer 1	PARETTI, DOUGLAS R , INVESTIGATOR [D0019]		Officer 2		
Dispatched by	EILEEN M FORRESTER		Date last modified	04/24/2015 00:30	
ACT_ID	RU	Location	TD: ?	TA: ?	TG: ?
Officer 1	PARETTI, DOUGLAS R , INVESTIGATOR [D0019]		Officer 2		

Dispatched by	EILEEN M FORRESTER		Date last modified	04/24/2015 02:01		
Unit Transactions	04/24/2015 00:30	GENERAL UNIT INFO	GROUP CHECKED OUT			
	04/24/2015 00:22	LOCATION UPDATE	WARNER?/RUTGERS			
	04/24/2015 00:22	GENERAL UNIT INFO	CHECKING SEVERAL WARNER & RUTGERS			
Unit: CBCI						
ACT_ID	Dispatched	Location	TD:	04/24/2015 00:41	TA: ?	TG: ?
Officer 1	BURROUGHS, BRENDA A , POLICE OFFICER [2594]		Officer 2			
Dispatched by	EILEEN M FORRESTER		Date last modified	04/24/2015 00:41		
ACT_ID	UA	Location	TD:	04/24/2015 00:41	TA: 04/24/2015 00:41	TG: ?
Officer 1	BURROUGHS, BRENDA A , POLICE OFFICER [2594]		Officer 2			
Dispatched by	EILEEN M FORRESTER		Date last modified	04/24/2015 00:41		
ACT_ID	RB	Location	TD: ?	TA: ?	TG: ?	
Officer 1	BURROUGHS, BRENDA A , POLICE OFFICER [2594]		Officer 2			
Dispatched by	EILEEN M FORRESTER		Date last modified	04/24/2015 00:51		
Unit Transactions						

CAD TICKET EVENT NO: 15-079179

[Back](#)

Call Type:	Self Initiated	File #:	Priority	2
ANI/ALI:				
Event Location:	CATOR AVE & OLD BERGEN RD JERSEY CITY NJ 07305 (US)			
Verified:	Caller			
Unit:	S601			
TR:	04/26/2015 01:24	TX:	01:25	TD: 01:24 TA: 01:24 FT: 04/26/2015 01:29
Call Code:	F1800 - GUNSHOTS FIRED HEARD (NO WITNESS / VICTIM); TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	juv det heard shots			
Reporting Party				
Last:	First:			
Address:	CATOR AVE & OLD BERGEN RD		Phone:	
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants:	M F
Call Taker	Station Caller	Disposition	Released By	
JAMES A STEWART		NOTHING SHOWING	JAMES A STEWART	
Units Dispatched				
Unit: S601 **Primary Unit**				
ACT_ID	UA	Location	TD: 04/26/2015 01:24	TA: 04/26/2015 01:24 TG: ?
Officer 1		SANDWITH, GINA M , POLICE OFFICER [2251]	Officer 2	ONEILL JR, HERIBERTO , POLICE OFFICER [0372]
Dispatched by		JAMES A STEWART	Date last modified 04/26/2015 01:24	
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1		SANDWITH, GINA M , POLICE OFFICER [2251]	Officer 2	ONEILL JR, HERIBERTO , POLICE OFFICER [0372]
Dispatched by		JAMES A STEWART	Date last modified 04/26/2015 01:28	
Unit Transactions				
Unit: S401				
ACT_ID	Dispatched	Location	TD: 04/26/2015 01:25	TA: ? TG: ?
Officer 1		RAMIREZ JR, MIGUEL V , POLICE OFFICER [2870]	Officer 2	RIVERA JR, JUAN , POLICE OFFICER [2927]
Dispatched by		JAMES A STEWART	Date last modified 04/26/2015 01:24	
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1		RAMIREZ JR, MIGUEL V , POLICE OFFICER [2870]	Officer 2	RIVERA JR, JUAN , POLICE OFFICER [2927]
Dispatched by		JAMES A STEWART	Date last modified 04/26/2015 01:28	
Unit Transactions				
Unit: S201				
ACT_ID	Dispatched	Location	TD: 04/26/2015 01:25	TA: ? TG: ?
Officer 1		PEREZ, CHRISTOPHER A , POLICE OFFICER [2089]	Officer 2	
Dispatched by		JAMES A STEWART	Date last modified 04/26/2015 01:25	
ACT_ID	UA	Location	TD: 04/26/2015 01:25	TA: 04/26/2015 01:25 TG: ?
Officer 1		PEREZ, CHRISTOPHER A , POLICE OFFICER [2089]	Officer 2	
Dispatched by		JAMES A STEWART	Date last modified 04/26/2015 01:25	
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1		PEREZ, CHRISTOPHER A , POLICE OFFICER [2089]	Officer 2	
Dispatched by		JAMES A STEWART	Date last modified 04/26/2015 01:28	
Unit Transactions				

CAD TICKET EVENT NO: 15-081029

[Back](#)

Call Type:	Motor Vehicle Stop	File #:	Priority	9
ANI/ALI:				
Event Location:	CATOR AVE & ROSE AVE JERSEY CITY NJ 07305 (US)			
Verified:	Officer Initiated			
Unit:	S403			
TR:	04/28/2015 21:36 TX: 21:37 TD: 21:37 TA: 21:37 FT: 04/28/2015 21:48			
Call Code:	T1000 - TRAFFIC STOP; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	N/B N/C			
Reporting Party				
Last:	First:			
Address:	CATOR AVE & ROSE AVE		Phone:	
Notes:				
Vehicle Information				
Plate:	U90FCG	ST:	NJ	Make: OLDSMOBILE: Unknown Occupants: M 2 F 0
Call Taker	Station Caller	Disposition	Released By	
AMANDA BLUE		ADVISED	AMANDA BLUE	
<i>Units Dispatched</i>				
Unit:	S403 **Primary Unit**			
ACT_ID UA	Location	TD:	04/28/2015 21:37	TA: 04/28/2015 21:37 TG: ?
Officer 1	SANCHEZ, MICHAEL E., POLICE OFFICER [2853]	Officer 2	SCALCIONE, MATTHEW G., POLICE OFFICER [2911]	
Dispatched by	AMANDA BLUE	Date last modified	04/28/2015 21:37	
ACT_ID RU	Location	TD:	?	TA: ? TG: ?
Officer 1	SANCHEZ, MICHAEL E., POLICE OFFICER [2853]	Officer 2	SCALCIONE, MATTHEW G., POLICE OFFICER [2911]	
Dispatched by	AMANDA BLUE	Date last modified	04/28/2015 21:48	
Unit Transactions				

CAD TICKET EVENT NO: 15-084091

Back

Call Type:	911	File #:	Priority	3
ANI/ALI:	000425 OCEAN AVE JERSEY CITY CITY XX			
Event Location:	ROSE AVE & CATOR AVE JERSEY CITY NJ 07305 (US)			
Verified:	Caller			
Unit:				
TR:	05/02/2015 23:26 TX: 23:29 ID: ? TA: ? FT: 05/02/2015 23:35			
Call Code:	H1300 - AMBULANCE REQUEST FOR; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	edp running up and down the street taking his clothes off... b/m. lsw. blk pants/ no shirt. mcn.			
Reporting Party				
Last:	?	First:	[REDACTED]	
Address:	ROSE AVE & CATOR AVE		Phone:	[REDACTED]
Notes:	WPH1: SPRINT			
Vehicle Information				
Plate:	ST:	Make:	Occupants: M F	
Call Taker	Station Caller	Dispositon	Released By	
NICOLE DILUCCI		CALL CANCELLED	MICHELLE Le DILUCCI	
<i>UNIT/CAD Transactions</i>				
05/02/2015 23:34	GENERAL CAD INFO	FROM CALL TAKER EVENT# 84093.. FAMILY PICKED UP MALE		
<i>Additional Information</i>				
05/02/2015 23:28	NOTIFY M/C..MC NOTIFIED	16		

CAD TICKET EVENT NO: 15-085535

Back

Call Type:	911	File #:	Priority	3
ANI/ALI:	000227 OCEAN AVE JERSEY CITY XX			
Event Location:	CATOR AVE & OLD BERGEN RD JERSEY CITY NJ 07305 (US)			
Verified:	Caller			
Unit:	CEMSG			
TR:	05/04/2015 19:29 TX: 19:35 TD: 19:36 TA: 19:41 FT: 05/04/2015 20:13			
Call Code:	H1300 - AMBULANCE REQUEST FOR; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	EDP 62 YO B/M MALE BI POLAR VERY CONFUSED..FEELING VIOLENT TOWARDS HIM SELF , NO WEAPONS..MALE WEARING A BLUE JACKET , GRAY HAT , BLK PANTS , .MC REQ A CAR			
Reporting Party				
Last:	[REDACTED]			First:
Address:	CATOR AVE & OLD BERGEN RD		Phone:	[REDACTED]
Notes:	WPH1: T_MOBILE,USA[W]			
Vehicle Information				
Plate:	ST:	Make:	Occupants:	M F
Call Taker	Station Caller	Dispositon	Released By	
JUSTIN C MCNEIL		SICK CALL	JAUWYNCE LEE FOUNTAIN	
Additional Information				
05/04/2015 19:38	ADDITIONAL INFO	MALE WAITING IN THE PARK		
05/04/2015 19:35	ADDITIONAL INFO	STAYING ON THE LINE		
05/04/2015 19:33	NOTIFY M/C..MC	88	NOTIFIED	
Units Dispatched				
Unit: CE4D **Primary Unit**				
ACT_ID	Dispatched	Location	TD: 05/04/2015 19:38	TA: ? TG: ?
Officer 1	FORLANO, FELICE D , POLICE OFFICER [2101]		Officer 2	PETERSEN, ERIC C , POLICE OFFICER [2751]
Dispatched by	JAUWYNCE LEE FOUNTAIN	Date last modified	05/04/2015 19:36	
ACT_ID	CR Released	Location	TD: ?	TA: ? TG: ?
Officer 1	FORLANO, FELICE D , POLICE OFFICER [2101]		Officer 2	PETERSEN, ERIC C , POLICE OFFICER [2751]
Dispatched by	JAUWYNCE LEE FOUNTAIN	Date last modified	05/04/2015 19:37	
Unit Transactions				
Unit: CEMSG **Primary Unit**				
ACT_ID	Dispatched	Location	TD: 05/04/2015 19:37	TA: ? TG: ?
Officer 1	BONET JR., JUAN , SERGEANT		Officer 2	
Dispatched by	JAUWYNCE LEE FOUNTAIN	Date last modified	05/04/2015 19:36	
ACT_ID	Change Primary	Location	TD: 05/04/2015 19:37	TA: ? TG: ?
Officer 1	BONET JR., JUAN , SERGEANT		Officer 2	
Dispatched by	JAUWYNCE LEE FOUNTAIN	Date last modified	05/04/2015 19:37	
ACT_ID	UA	Location	TD: 05/04/2015 19:37	TA: 05/04/2015 19:41 TG: ?
Officer 1	BONET JR., JUAN , SERGEANT		Officer 2	
Dispatched by	JAUWYNCE LEE FOUNTAIN	Date last modified	05/04/2015 19:41	
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1	BONET JR., JUAN , SERGEANT		Officer 2	
Dispatched by	JAUWYNCE LEE FOUNTAIN	Date last modified	05/04/2015 20:13	
Unit Transactions				

CAD TICKET EVENT NO: 15-088769

[Back](#)

Call Type:	Phone	File #:	Priority	2
ANI/ALI:				
Event Location:	ROSE AVE & CATOR AVE JERSEY CITY NJ 07305 (US)			
Verified:	Third Party			
Unit:	S403			
TR:	05/08/2015 19:30	TX:	19:33	TD: 19:39 TA: ? FT: 05/08/2015 20:02
Call Code:	H1300 - AMBULANCE REQUEST FOR; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	ON ROSE // IP FEMALE LAYING ON GRND IN FRONT OF LIQUOR STORE // 2- BLK TEENS & 1 WHITE TEEN GOING THRU HER POCKETS // WHITE GIRL NAMED MARYANN // BLUE JEANS & WHITE SHIRT // KNOWS HER FROM NEIGHBORHOOD //			
Reporting Party				
Last:		First:		
Address:	ROSE AVE & CATOR AVE		Phone:	
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants:	M F
Call Taker	Station Caller	Disposition	Released By	
KATHLEEN JULIA ANDERSON		SICK CALL	MICHELLE Le DILUCCI	
<i>Additional Information</i>				
05/08/2015 19:33	NOTIFY M/C..MC 88		NOTIFIED	
<i>Units Dispatched</i>				
Unit:	S403 **Primary Unit**			
ACT_ID	Dispatched	Location	TD:	05/08/2015 19:39 TA: ? TG: ?
Officer 1	MULLAHEY, SEAN P, POLICE OFFICER [1782]		Officer 2	FERNANDEZ, JOEMY E, POLICE OFFICER [2143]
Dispatched by	MICHELLE Le DILUCCI		Date last modified	05/08/2015 19:38
ACT_ID	RU	Location	TD:	? TA: ? TG: ?
Officer 1	MULLAHEY, SEAN P, POLICE OFFICER [1782]		Officer 2	FERNANDEZ, JOEMY E, POLICE OFFICER [2143]
Dispatched by	MICHELLE Le DILUCCI		Date last modified	05/08/2015 20:01
Unit Transactions				
Unit:	S603			
ACT_ID	Dispatched	Location	TD:	05/08/2015 19:41 TA: ? TG: ?
Officer 1	GRIFFIN JR, GARY J, POLICE OFFICER [2372]		Officer 2	BARELLA, ANDREW J, POLICE OFFICER [0910]
Dispatched by	MICHELLE Le DILUCCI		Date last modified	05/08/2015 19:41
ACT_ID	RU	Location	TD:	? TA: ? TG: ?
Officer 1	GRIFFIN JR, GARY J, POLICE OFFICER [2372]		Officer 2	BARELLA, ANDREW J, POLICE OFFICER [0910]
Dispatched by	MICHELLE Le DILUCCI		Date last modified	05/08/2015 20:01
Unit Transactions				

CAD TICKET EVENT NO: 15-101206

[Back](#)

Call Type:	Phone	File #:	Priority	7
ANI/ALI:				
Event Location: CATOR AVE & ROSE AVE JERSEY CITY NJ 07305 (US)				
Verified:	Caller			
Unit:	S301			
TR: 05/23/2015 23:46 TX: 23:47 TD: 00:44 TA: ? FT: 05/24/2015 01:06				
Call Code:	E1300 LOUD MUSIC; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	Very loud music in the area			
Reporting Party				
Last:		First:		
Address:	CATOR AVE & ROSE AVE		Phone:	
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants:	M F
Call Taker	Station Caller	Disposition	Released By	
AJA MONIQUE REED		NO CAUSE	WALLY MARTINEZ	
<i>Units Dispatched</i>				
Unit:	S301 --Primary Unit--			
ACT_ID	Dispatched	Location	TD: 05/24/2015 00:44	TA: ? TG: ?
Officer 1	CHAVARRIA, LESLIE, POLICE OFFICER [2981]		Officer 2	VELASQUEZ, MARI A, POLICE OFFICER [2982]
Dispatched by	WALLY MARTINEZ		Date last modified	05/24/2015 00:43
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1	CHAVARRIA, LESLIE, POLICE OFFICER [2981]		Officer 2	VELASQUEZ, MARI A, POLICE OFFICER [2982]
Dispatched by	WALLY MARTINEZ		Date last modified	05/24/2015 01:06
Unit Transactions				

CAD TICKET EVENT NO: 15-107216

[Back](#)

Call Type:	911	File #:		Priority	3
ANI/ALI:	000227 OCEAN AVE JERSEY CITY XX				
Event Location:	CATOR AVE & ROSE AVE JERSEY CITY NJ 07305 (US)				
Verified:	Caller				
Unit:	S101				
TR:	05/31/2015 03:14 TX: 03:17 TD: 03:19 TA: 03:24 FT: 05/31/2015 03:50				
Call Code:	C2220 - THEFT PROP FROM VEHICLE; IN-PROGRESS AND/OR ACTOR ON SCENE; INJURY NOT APPLICABLE				
Agency:	JERSEY CITY POLICE				
Jurisdiction:	JERSEY CITY POLICE DEPT				
Dispatch District:	SOUTH				
Narrative:	caller states an intoxicated fem lsw all blk clothing/a lot of earrings in her ears went into his veh and took his car keys. male had left his car on while he went into the store. actor on cator walking twds ocean				
Reporting Party					
Last:		First:			
Address:	CATOR AVE & ROSE AVE		Phone:		
Notes:	WPH1: T_MOBILE,USA[W]				
Vehicle Information					
Plate:	ST:	Make:	Occupants:	M	F
Call Taker	Station Caller	Dispositiion	Released By		
DEBORAH NOEMI FERNANDEZ		ADVISED	DANIEL P OCONNELL		
Units Dispatched					
Unit: S101 **Primary Unit**					
ACT_ID	Dispatched	Location	TD:	TA:	TG:
Officer 1	SULLIVAN, DAVID C , POLICE OFFICER [2741]		05/31/2015 03:19	?	?
Officer 2	MINERVINI, CONCEPCION C , POLICE OFFICER [2967]				
Dispatched by	DANIEL P OCONNELL		Date last modified 05/31/2015 03:19		
ACT_ID	UA	Location	TD:	TA:	TG:
Officer 1	SULLIVAN, DAVID C , POLICE OFFICER [2741]		05/31/2015 03:19	05/31/2015 03:24	?
Officer 2	MINERVINI, CONCEPCION C , POLICE OFFICER [2967]				
Dispatched by	DANIEL P OCONNELL		Date last modified 05/31/2015 03:24		
ACT_ID	UA	Location	TD:	TA:	TG:
Officer 1	SULLIVAN, DAVID C , POLICE OFFICER [2741]		05/31/2015 03:19	05/31/2015 03:24	?
Officer 2	MINERVINI, CONCEPCION C , POLICE OFFICER [2967]				
Dispatched by	DANIEL P OCONNELL		Date last modified 05/31/2015 03:49		
ACT_ID	RU	Location	TD:	TA:	TG:
Officer 1	SULLIVAN, DAVID C , POLICE OFFICER [2741]		?	?	?
Officer 2	MINERVINI, CONCEPCION C , POLICE OFFICER [2967]				
Dispatched by	DANIEL P OCONNELL		Date last modified 05/31/2015 03:49		
Unit Transactions	05/31/2015 03:49 GENERAL UNIT INFO MALE GOT HIS KEYS				

CAD TICKET EVENT NO: 15-111906

[Back](#)

Call Type:	Self Initiated	File #:	Priority	9	
ANI/ALI:					
Event Location:	CATOR AVE & OLD BERGEN RD JERSEY CITY NJ 07305 (US)				
Verified:	Officer Initiated				
Unit:	S402				
TR: 06/06/2015 08:49 TX: 08:51 TD: 08:50 TA: 08:50 FT: 06/06/2015 08:58					
Call Code:	J2400 - DIRECTED PATROL, TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE				
Agency:	JERSEY CITY POLICE				
Jurisdiction:	JERSEY CITY POLICE DEPT				
Dispatch District:	SOUTH				
Narrative:	PSN TARGET AREA 4A				
Reporting Party					
Last:	First:				
Address:	CATOR AVE & OLD BERGEN RD		Phone:		
Notes:					
Vehicle Information					
Plate:	ST:	Make:	Occupants: M F		
Call Taker		Station Caller	Dispositon	Released By	
AMANDA BLUE			TCO	AMANDA BLUE	
<i>Units Dispatched</i>					
Unit: S402 **Primary Unit**					
ACT_ID	UA	Location	TD: 06/06/2015 08:50	TA: 06/06/2015 08:50	TG: ?
Officer 1	UGOLINI, MARINA A, POLICE OFFICER [2374]		Officer 2		
Dispatched by	AMANDA BLUE		Date last modified	06/06/2015 08:50	
ACT_ID	RU	Location	TD: ?	TA: ?	TG: ?
Officer 1	UGOLINI, MARINA A, POLICE OFFICER [2374]		Officer 2		
Dispatched by	AMANDA BLUE		Date last modified	06/06/2015 08:57	
Unit Transactions					

CAD TICKET EVENT NO: 15-111916

[Back](#)

Call Type:	Self Initiated	File #:	Priority	9
ANI/ALI:				
Event Location:	CATOR AVE & OLD BERGEN RD JERSEY CITY NJ 07305 (US)			
Verified:	Officer Initiated			
Unit:	S402			
TR:	06/06/2015 09:03 TX: 09:04 TD: 09:04 TA: 09:04 FT: 06/06/2015 09:30			
Call Code:	NJ2400 - DIRECTED PATROL TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	TRIANGLE PARK			
Reporting Party				
Last:	First:			
Address:	CATOR AVE & OLD BERGEN RD		Phone:	
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants: M F	
Call Taker	Station Caller	Dispositon	Released By	
AMANDA BLUE		TCO	AMANDA BLUE	
Units Dispatched				
Unit: S402 **Primary Unit**				
ACT_ID UA	Location	TD: 06/06/2015 09:04	TA: 06/06/2015 09:04	TG: ?
Officer 1	UGOLINI, MARINA A., POLICE OFFICER [2374]	Officer 2		
Dispatched by	AMANDA BLUE	Date last modified	06/06/2015 09:04	
ACT_ID RU	Location	TD: ?	TA: ?	TG: ?
Officer 1	UGOLINI, MARINA A., POLICE OFFICER [2374]	Officer 2		
Dispatched by	AMANDA BLUE	Date last modified	06/06/2015 09:29	
Unit Transactions				

CAD TICKET EVENT NO: 15-115978

[Back](#)

Call Type:	Phone	File #:	Priority	2
ANI/ALI:				
Event Location: ROSE AVE & MCADOO AVE JERSEY CITY NJ 07305 (US)				
Verified:				
Unit:				
TR: 06/11/2015 02:00 TX: 02:01 TD: ? TA: ? FT: 06/11/2015 02:03				
Call Code: F1800 - GUNSHOTS FIRED, HEARD (NO WITNESS / VICTIM); TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE				
Agency: JERSEY CITY POLICE				
Jurisdiction: JERSEY CITY POLICE DEPT				
Dispatch District: SOUTH				
Narrative: male believes he heard 4 gunshots..... and people started yelling no other info.....				
Reporting Party				
Last: ? First: [REDACTED]				
Address: ROSE AVE & MCADOO AVE Phone: [REDACTED]				
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants:	M F
Call Taker	Station Caller	Dispositon	Released By	
JAMES A STEWART		X-REF CALL	CHRISTOPHER SMITH	
Cross Reference Numbers				
Ticket Referenced from 15-115977 on 06/11/2015 02:03				

CAD TICKET EVENT NO: 15-118733

[Back](#)

Call Type:	911	File #:	Priority	2
ANI/ALI:	000243 DANFORTH AVE JERSEY CITY XX			
Event Location:	14 ROSE AVE JERSEY CITY NJ 07305 (US)			
Verified:	118 HC			
Unit:	S601			
TR:	06/14/2015 03:39 TX: 03:41 TD: 03:43 TA: 03:45 FT: 06/14/2015 04:25			
Call Code:	B2320 OTHER INTER/CONFLICT; IN PROGRESS AND/OR ACTOR ON SCENE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	FROM HC. FEM CALLER STATES MALE ON THE OUTSIDE TRYING TO BEAT HER UP. UNK MALE. BLK MALE WHT SHIRT GREY PANTS BLUE HAT INSIDE STORE. NO WEAPONS.			
Reporting Party				
Last:	HC	First:		
Address:	14 ROSE AVE	Phone:		
Notes:	WPH2: T_MOBILE,USA[NE]			
Vehicle Information				
Plate:	ST:	Make:	Occupants:	M F
Call Taker	Station Caller	Disposition	Released By	
WAYNE RODRIGUEZ		ADVISED	RALPH LOUIS DILUCCI	
Units Dispatched				
Unit: S601 **Primary Unit**				
ACT_ID	Dispatched	Location	TD: 06/14/2015 03:43	TA: ? TG: ?
Officer 1	JOHNSON, GLENN A., POLICE OFFICER [2593]		Officer 2	TORRE, JOSEPH R., POLICE OFFICER [2850]
Dispatched by	RALPH LOUIS DILUCCI		Date last modified	06/14/2015 03:43
ACT_ID	UA	Location	TD: 06/14/2015 03:43	TA: 06/14/2015 03:45 TG: ?
Officer 1	JOHNSON, GLENN A., POLICE OFFICER [2593]		Officer 2	TORRE, JOSEPH R., POLICE OFFICER [2850]
Dispatched by	RALPH LOUIS DILUCCI		Date last modified	06/14/2015 03:44
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1	JOHNSON, GLENN A., POLICE OFFICER [2593]		Officer 2	TORRE, JOSEPH R., POLICE OFFICER [2850]
Dispatched by	RALPH LOUIS DILUCCI		Date last modified	06/14/2015 04:24
Unit Transactions				

CAD TICKET EVENT NO: 15-120304

[Back](#)

Call Type:	Self Initiated	File #:	Priority	7
ANI/ALI:				
Event Location:	CATOR AVE & ROSE AVE JERSEY CITY NJ 07305 (US)			
Verified:	Officer Initiated			
Unit:	WSD1			
TR:	06/16/2015 00:55 TX: 00:57 TD: 00:56 TA: 00:56 FT: 06/16/2015 01:08			
Call Code:	E1500 - LOITERING; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	FROM SGT... DGS Reporting Party			
Last:	First:			
Address:	CATOR AVE & ROSE AVE		Phone:	
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants:	M F
Call Taker	Station Caller	Dispositon	Released By	
EILEEN M FORRESTER		SUMMONS-ISSUED	EILEEN M FORRESTER	
<i>Units Dispatched</i>				
Unit: WSD1 --Primary Unit--				
ACT_ID	UA	Location	TD: 06/16/2015 00:56	TA: 06/16/2015 00:56 TG: ?
Officer 1	ROBERTSON, MYLOVE A, POLICE OFFICER [2997]		Officer 2	
Dispatched by	EILEEN M FORRESTER		Date last modified 06/16/2015 00:56	
ACT_ID	UA	Location	TD: 06/16/2015 00:56	TA: 06/16/2015 00:56 TG: ?
Officer 1	ROBERTSON, MYLOVE A, POLICE OFFICER [2997]		Officer 2	
Dispatched by	EILEEN M FORRESTER		Date last modified 06/16/2015 01:08	
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1	ROBERTSON, MYLOVE A, POLICE OFFICER [2997]		Officer 2	
Dispatched by	EILEEN M FORRESTER		Date last modified 06/16/2015 01:08	
Unit Transactions	06/16/2015 01:08		GENERAL UNIT INFO 1 ISSUED	

CAD TICKET EVENT NO: 15-125116

Back

Call Type:	Self Initiated	File #:	Priority	7	
ANI/ALI:					
Event Location:	CATOR AVE & ROSE AVE JERSEY CITY NJ 07305 (US)				
Verified:	Officer Initiated				
Unit:	SSD1				
TR:	06/22/2015 01:19 TX: 01:20 TD: 01:19 TA: 01:19 FT: 06/22/2015 01:56				
Call Code:	E1100 - DISORDERLY CONDUCT; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE				
Agency:	JERSEY CITY POLICE				
Jurisdiction:	JERSEY CITY POLICE DEPT				
Dispatch District:	SOUTH				
Narrative:	REMOVE GROUP AND DOUBLE PARKERS				
Reporting Party					
Last:	ROMANSKI	First:	SGT		
Address:	CATOR AVE & ROSE AVE		Phone:		
Notes:					
Vehicle Information					
Plate:	ST:	Make:	Occupants:	M F	
Call Taker	Station Caller	Disposition	Released By		
PAUL DAVID BERMAN		TCO	JAMES A STEWART		
Units Dispatched					
Unit: SSD1 **Primary Unit**					
ACT_ID	UA	Location	TD: 06/22/2015 01:19	TA: 06/22/2015 01:19	TG: ?
Officer 1		LUCCIOLA, ROCCO J, POLICE OFFICER [1852]	Officer 2	LOPEZ JR, AGUSTIN, POLICE OFFICER [2830]	
Dispatched by	PAUL DAVID BERMAN		Date last modified	06/22/2015 01:19	
ACT_ID	RU	Location	TD: ?	TA: ?	TG: ?
Officer 1		LUCCIOLA, ROCCO J, POLICE OFFICER [1852]	Officer 2	LOPEZ JR, AGUSTIN, POLICE OFFICER [2830]	
Dispatched by	PAUL DAVID BERMAN		Date last modified	06/22/2015 01:56	
Unit Transactions					
Unit: SSD2					
ACT_ID	Dispatched	Location	TD: 06/22/2015 01:33	TA: ?	TG: ?
Officer 1		HERRERA, ALEXA D, POLICE OFFICER [2955]	Officer 2	ROSARIO, GLENN, POLICE OFFICER [2913]	
Dispatched by	PAUL DAVID BERMAN		Date last modified	06/22/2015 01:33	
ACT_ID	RU	Location	TD: ?	TA: ?	TG: ?
Officer 1		HERRERA, ALEXA D, POLICE OFFICER [2955]	Officer 2	ROSARIO, GLENN, POLICE OFFICER [2913]	
Dispatched by	PAUL DAVID BERMAN		Date last modified	06/22/2015 01:56	
Unit Transactions					

CAD TICKET EVENT NO: 15-128583

[Back](#)

Call Type:	Self Initiated	File #:	Priority	9
ANI/ALI:				
Event Location:	CATOR AVE & ROSE AVE JERSEY CITY NJ 07305 (US)			
Verified:	Officer Initiated			
Unit:	SP5			
TR:	06/26/2015 08:49 TX: 08:50 TD: 08:49 TA: 08:49 FT: 06/26/2015 09:11			
Call Code:	J2400 - DIRECTED PATROL; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	triangle park			
Reporting Party				
Last:	First:			
Address:	CATOR AVE & ROSE AVE		Phone:	
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants: M F	
Call Taker	Station Caller	Dispositon	Released By	
ROSE MARIE DAVIS		TCO	ROSE MARIE DAVIS	
<i>Units Dispatched</i>				
Unit: SP5 **Primary Unit**				
ACT_ID UA	Location	TD: 06/26/2015 08:49	TA: 06/26/2015 08:49	TG: ?
Officer 1 LAROCCO, PETER J, POLICE OFFICER [2145]		Officer 2		
Dispatched by ROSE MARIE DAVIS		Date last modified	06/26/2015 08:49	
ACT_ID RU	Location	TD: ?	TA: ?	TG: ?
Officer 1 LAROCCO, PETER J, POLICE OFFICER [2145]		Officer 2		
Dispatched by ROSE MARIE DAVIS		Date last modified	06/26/2015 09:11	
Unit Transactions				

CAD TICKET EVENT NO: 15-131783

[Back](#)

Call Type:	Self Initiated	File #:	Priority	9
ANI/ALI:				
Event Location:	CATOR AVE & OLD BERGEN RD JERSEY CITY NJ 07305 (US)			
Verified:	Officer Initiated			
Unit:	S402			
TR:	06/30/2015 08:59 TX: 09:01 TD: 09:00 TA: 09:00 FT: 06/30/2015 09:18			
Call Code:	03200 PSN Project Safe Neighborhoods TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	target area A...Greenville/jfk			
Reporting Party				
Last:	First:			
Address:	CATOR AVE & OLD BERGEN RD		Phone:	
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants:	M F
Call Taker	Station Caller	Dispositon	Released By	
ROSE MARIE DAVIS		TCO	ROSE MARIE DAVIS	
<i>Units Dispatched</i>				
Unit:	S402 **Primary Unit**			
ACT_ID UA	Location	TD: 06/30/2015 09:00	TA: 06/30/2015 09:00	TG: ?
Officer 1	UGOLINI, MARINA A , POLICE OFFICER (2374)	Officer 2		
Dispatched by	ROSE MARIE DAVIS	Date last modified	06/30/2015 09:00	
ACT_ID RU	Location	TD: ?	TA: ?	TG: ?
Officer 1	UGOLINI, MARINA A , POLICE OFFICER (2374)	Officer 2		
Dispatched by	ROSE MARIE DAVIS	Date last modified	06/30/2015 09:17	
Unit Transactions				

CAD TICKET EVENT NO: 15-132114

[Back](#)

Call Type:	Self Initiated	File #:	Priority	3
ANI/ALI:				
Event Location:	13 ROSE AVE JERSEY CITY NJ 07305 (US)			
Verified:	Officer Initiated			
Unit:	SSD1			
TR:	06/30/2015 16:35	TX:	16:35	TD: 16:35 TA: 16:35 FT: 06/30/2015 16:51
Call Code:	F1600 - SUSPICIOUS PERSON/CONDITION; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	STOPPED			
Reporting Party				
Last:	First:			
Address:	13 ROSE AVE	Phone:		
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants:	M F
Call Taker	Station Caller	Disposition	Released By	
KYLE R MURRAY		SUMMONS ISSUED	KYLE R MURRAY	
Units Dispatched				
Unit:	SSD1 **Primary Unit**			
ACT_ID UA	Location	TD: 06/30/2015 16:35	TA: 06/30/2015 16:35	TG: ?
Officer 1	BARELLA, ANDREW J, POLICE OFFICER [0910]	Officer 2	KILROY, MATTHEW R, POLICE OFFICER [2872]	
Dispatched by	KYLE R MURRAY	Date last modified	06/30/2015 16:35	
ACT_ID UA	Location	TD: 06/30/2015 16:35	TA: 06/30/2015 16:35	TG: ?
Officer 1	BARELLA, ANDREW J, POLICE OFFICER [0910]	Officer 2	KILROY, MATTHEW R, POLICE OFFICER [2872]	
Dispatched by	KYLE R MURRAY	Date last modified	06/30/2015 16:51	
ACT_ID RU	Location	TD: ?	TA: ?	TG: ?
Officer 1	BARELLA, ANDREW J, POLICE OFFICER [0910]	Officer 2	KILROY, MATTHEW R, POLICE OFFICER [2872]	
Dispatched by	KYLE R MURRAY	Date last modified	06/30/2015 16:51	
Unit Transactions	06/30/2015 16:51	GENERAL UNIT INFO	4 ISSUED	

CAD TICKET EVENT NO: 15-144672

[Back](#)

Call Type:	Self Initiated	File #:	Priority	9
ANI/ALI:				
Event Location:	CATOR AVE & ROSE AVE JERSEY CITY NJ 07305 (US)			
Verified:	Officer Initiated			
Unit:	S603			
TR:	07/15/2015 16:49 TX: 16:50 TD: 16:49 TA: 16:49 FT: 07/15/2015 17:06			
Call Code:	03200 - PSN - Project Safe Neighborhoods; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	TARGET 4//SECTION 4// TRIANGLE PARK			
Reporting Party				
Last:	First:			
Address:	CATOR AVE & ROSE AVE		Phone:	
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants: M F	
Call Taker	Station Caller	Dispositon	Released By	
AMANDA BLUE		TCO	AMANDA BLUE	
<i>Units Dispatched</i>				
Unit: S603 **Primary Unit**				
ACT_ID UA	Location	TD: 07/15/2015 16:49	TA: 07/15/2015 16:49	TG: ?
Officer 1 SANDWITH, JOSEPH, POLICE OFFICER [2542]		Officer 2 BARELLA, ANDREW J., POLICE OFFICER [0910]		
Dispatched by AMANDA BLUE		Date last modified 07/15/2015 16:49		
ACT_ID RU	Location	TD: ?	TA: ?	TG: ?
Officer 1 SANDWITH, JOSEPH, POLICE OFFICER [2542]		Officer 2 BARELLA, ANDREW J., POLICE OFFICER [0910]		
Dispatched by AMANDA BLUE		Date last modified 07/15/2015 17:06		
Unit Transactions				

CAD TICKET EVENT NO: 15-147583

[Back](#)

Call Type:	Phone	File #:	Priority	7
ANI/ALI:				
Event Location:	CATOR AVE & OCEAN AVE JERSEY CITY NJ 07305 (US)			
Verified:	Caller			
Unit:	S101			
TR:	07/19/2015 02:15 TX: 02:17 TD: 02:41 TA: 03:13 FT: 07/19/2015 03:13			
Call Code:	E1300 - LOUD MUSIC; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	AND OLD BERGEN/ LOUD PARTY			
Reporting Party				
Last:	?	First:	F	
Address:	120 DANFORTH AVE		Phone:	[REDACTED]
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants: M F	
Call Taker	Station Caller	Disposition	Released By	
RALPH LOUIS DILUCCI		ADVISED	ROSE MARIE DAVIS	
<i>Units Dispatched</i>				
Unit: S101 **Primary Unit**				
ACT_ID	Dispatched	Location	TD: 07/19/2015 02:41	TA: ? TG: ?
Officer 1	SULLIVAN, DAVID C , POLICE OFFICER [2741]		Officer 2	
Dispatched by	ROSE MARIE DAVIS		Date last modified 07/19/2015 02:41	
ACT_ID	UA	Location	TD: 07/19/2015 02:41	TA: 07/19/2015 03:13 TG: ?
Officer 1	SULLIVAN, DAVID C , POLICE OFFICER [2741]		Officer 2	
Dispatched by	ROSE MARIE DAVIS		Date last modified 07/19/2015 03:13	
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1	SULLIVAN, DAVID C , POLICE OFFICER [2741]		Officer 2	
Dispatched by	ROSE MARIE DAVIS		Date last modified 07/19/2015 03:13	
Unit Transactions				

CAD TICKET EVENT NO: 15-156484

[Back](#)

Call Type:	Self Initiated	File #:	Priority	9	
ANI/ALI:					
Event Location:	CATOR AVE & OLD BERGEN RD JERSEY CITY NJ 07305 (US)				
Verified:	Officer Initiated				
Unit:	S402				
TR:	07/30/2015 09:27 TX: 09:29 TD: 09:28 TA: 09:28 FT: 07/30/2015 09:48				
Call Code:	J3200 PSN Project Safe Neighborhoods; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE				
Agency:	JERSEY CITY POLICE				
Jurisdiction:	JERSEY CITY POLICE DEPT				
Dispatch District:	SOUTH				
Narrative:	PSN				
Reporting Party					
Last:	First:				
Address:	CATOR AVE & OLD BERGEN RD		Phone:		
Notes:					
Vehicle Information					
Plate:	ST:	Make:	Occupants: M F		
Call Taker	Station Caller	Dispositon	Released By		
AMANDA BLUE		TCO	AMANDA BLUE		
Units Dispatched					
Unit: S402 **Primary Unit**					
ACT_ID	UA	Location	TD: 07/30/2015 09:28	TA: 07/30/2015 09:28	TG: ?
Officer 1		UGOLINI, MARINA A , POLICE OFFICER [2374]	Officer 2		
Dispatched by		AMANDA BLUE	Date last modified	07/30/2015 09:28	
ACT_ID	RU	Location	TD: ?	TA: ?	TG: ?
Officer 1		UGOLINI, MARINA A , POLICE OFFICER [2374]	Officer 2		
Dispatched by		AMANDA BLUE	Date last modified	07/30/2015 09:48	
Unit Transactions					

CAD TICKET EVENT NO: 15-161037

Back

Call Type:	Self Initiated	File #:	Priority	9
ANI/ALI:				
Event Location:	CATOR AVE & OLD BERGEN RD JERSEY CITY NJ 07305 (US)			
Verified:	Officer Initiated			
Unit:	S601			
TR:	08/05/2015 02:05 TX: 02:06 TD: 02:06 TA: 02:06 FT: 08/05/2015 02:10			
Call Code:	T1000 - TRAFFIC STOP; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	Is			
Reporting Party				
Last:	First:			
Address:	CATOR AVE & OLD BERGEN RD		Phone:	
Notes:				
Vehicle Information				
Plate:	k43fcw	ST:	NJ	Make:
			Occupants:	M 0 F 0
Call Taker	Station Caller	Disposition	Released By	
WALLY MARTINEZ		ADVISED	WALLY MARTINEZ	
<i>Units Dispatched</i>				
Unit:	S601 **Primary Unit**			
ACT_ID	UA	Location	TD:	08/05/2015 02:06 TA: 08/05/2015 02:06 TG: ?
Officer 1	VELAZQUEZ, JUAN M , POLICE OFFICER [2088]		Officer 2	EGAN, PATRICK K , POLICE OFFICER [2666]
Dispatched by	WALLY MARTINEZ		Date last modified	08/05/2015 02:06
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1	VELAZQUEZ, JUAN M , POLICE OFFICER [2088]		Officer 2	EGAN, PATRICK K , POLICE OFFICER [2666]
Dispatched by	WALLY MARTINEZ		Date last modified	08/05/2015 02:10
Unit Transactions				

CAD TICKET EVENT NO: 15-161769

[Back](#)

Call Type:	Self Initiated	File #:	Priority	9	
ANI/ALI:					
Event Location:	CATOR AVE & ROSE AVE JERSEY CITY NJ 07305 (US)				
Verified:	Officer Initiated				
Unit:	CSTF15				
TR:	08/05/2015 23:21 TX: 23:22 TD: 23:22 TA: 23:22 FT: 08/05/2015 23:30				
Call Code:	T1000 - TRAFFIC STOP; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE				
Agency:	JERSEY CITY POLICE				
Jurisdiction:	JERSEY CITY POLICE DEPT				
Dispatch District:	SOUTH				
Narrative:	TS				
Reporting Party					
Last:	First:				
Address:	CATOR AVE & ROSE AVE		Phone:		
Notes:					
Vehicle Information					
Plate:	S29DYH	ST:	NJ	Make:	
			Occupants:	M 0 F 0	
Call Taker	Station Caller	Disposition	Released By		
WALLY MARTINEZ		ADVISED	WALLY MARTINEZ		
<i>Units Dispatched</i>					
Unit: CSTF15 **Primary Unit**					
ACT_ID	UA	Location	TD: 08/05/2015 23:22	TA: 08/05/2015 23:22	TG: ?
Officer 1	RIVERA, MICHAEL J, POLICE OFFICER [2648]		Officer 2		
Dispatched by	WALLY MARTINEZ		Date last modified 08/05/2015 23:22		
ACT_ID	RU	Location	TD: ?	TA: ?	TG: ?
Officer 1	RIVERA, MICHAEL J, POLICE OFFICER [2648]		Officer 2		
Dispatched by	WALLY MARTINEZ		Date last modified 08/05/2015 23:30		
Unit Transactions					

CAD TICKET EVENT NO: 15-163417

[Back](#)

Call Type:	Self Initiated	File #:	Priority	7
ANI/ALI:				
Event Location:	CATOR AVE & ROSE AVE JERSEY CITY NJ 07305 (US)			
Verified:	Caller			
Unit:	SPSGT			
TR:	08/08/2015 01:33	TX:	01:34	TD: 01:33 TA: 01:33 FT: 08/08/2015 02:03
Call Code:	E1100 DISORDERLY CONDUCT; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	irg dg			
Reporting Party				
Last:	First:			
Address:	CATOR AVE & ROSE AVE		Phone:	
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants:	M F
Call Taker	Station Caller	Disposition	Released By	
JAMES A STEWART		SOW	JAMES A STEWART	
<i>Units Dispatched</i>				
Unit: SPSGT **Primary Unit**				
ACT_ID	UA	Location	TD: 08/08/2015 01:33	TA: 08/08/2015 01:33
Officer 1	ROMANSKI, RICHARD M , SERGEANT		Officer 2	
Dispatched by	JAMES A STEWART		Date last modified	08/08/2015 01:33
ACT_ID	RU	Location	TD: ?	TA: ?
Officer 1	ROMANSKI, RICHARD M , SERGEANT		Officer 2	
Dispatched by	JAMES A STEWART		Date last modified	08/08/2015 02:02
Unit Transactions				

CAD TICKET EVENT NO: 15-164176

[Back](#)

Call Type:	Phone	File #:	Priority	7
ANI/ALI:				
Event Location:	ROSE AVE & DANFORTH AVE JERSEY CITY NJ 07305 (US)			
Verified:	Caller			
Unit:	S201			
TR:	08/09/2015 01:16 TX: 01:17 TD: 01:22 TA: 01:23 FT: 08/09/2015 01:27			
Call Code:	E1100 - DISORDERLY CONDUCT; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	VERY LARGE CROWD OF PEOPLE IN FRONT OF CHICKEN SPOT			
Reporting Party				
Last:	?	First:	F	
Address:	ROSE AVE & DANFORTH AVE		Phone:	
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants:	M F
Call Taker	Station Caller	Disposition	Released By	
MARIA MATOS		SOW	JESSICA NICOLE RODRIGUEZ	
<i>Units Dispatched</i>				
Unit: S201 **Primary Unit**				
ACT_ID	Dispatched	Location	TD:	08/09/2015 01:22 TA: ? TG: ?
Officer 1	LUCCIOLA, ROCCO J, POLICE OFFICER [1852]		Officer 2	AVETRIA, JEFFREY B, POLICE OFFICER [2926]
Dispatched by	JESSICA NICOLE RODRIGUEZ		Date last modified	08/09/2015 01:22
ACT_ID	UA	Location	TD:	08/09/2015 01:22 TA: 08/09/2015 01:23 TG: ?
Officer 1	LUCCIOLA, ROCCO J, POLICE OFFICER [1852]		Officer 2	AVETRIA, JEFFREY B, POLICE OFFICER [2926]
Dispatched by	JESSICA NICOLE RODRIGUEZ		Date last modified	08/09/2015 01:23
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1	LUCCIOLA, ROCCO J, POLICE OFFICER [1852]		Officer 2	AVETRIA, JEFFREY B, POLICE OFFICER [2926]
Dispatched by	JESSICA NICOLE RODRIGUEZ		Date last modified	08/09/2015 01:26
Unit Transactions				
Unit: S401				
ACT_ID	Dispatched	Location	TD:	08/09/2015 01:22 TA: ? TG: ?
Officer 1	DESTEFANO, MATTHEW T, POLICE OFFICER [2232]		Officer 2	BOAMAH, JOHN K, POLICE OFFICER [2991]
Dispatched by	JESSICA NICOLE RODRIGUEZ		Date last modified	08/09/2015 01:22
ACT_ID	UA	Location	TD:	08/09/2015 01:22 TA: 08/09/2015 01:24 TG: ?
Officer 1	DESTEFANO, MATTHEW T, POLICE OFFICER [2232]		Officer 2	BOAMAH, JOHN K, POLICE OFFICER [2991]
Dispatched by	JESSICA NICOLE RODRIGUEZ		Date last modified	08/09/2015 01:23
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1	DESTEFANO, MATTHEW T, POLICE OFFICER [2232]		Officer 2	BOAMAH, JOHN K, POLICE OFFICER [2991]
Dispatched by	JESSICA NICOLE RODRIGUEZ		Date last modified	08/09/2015 01:26
Unit Transactions				

CAD TICKET EVENT NO: 15-167739

[Back](#)

Call Type:	Phone	File #:	15-017724	Priority	6
ANI/ALI:					
Event Location:	CATOR AVE & ROSE AVE JERSEY CITY NJ 07305 (US)				
Verified:	Caller				
Unit:	S303				
TR:	08/13/2015 16:05 TX: 16:08 TD: 16:16 TA: 16:21 FT: 08/13/2015 22:22				
Call Code:	G1300 - USE/SALE OF DRUGS; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE				
Agency:	JERSEY CITY POLICE				
Jurisdiction:	JERSEY CITY POLICE DEPT				
Dispatch District:	SOUTH				
Narrative:	about 10 drug dealers or more keep passing drugs from in btwn triangle park and the chicken spot that is near by. leader seems to be a b/m white tshirt dreds in pony (he has drugs inside his pants. #2 either a light skinned b/m or Hispanic with dirty looking grey cap. also a known dealer.				
Reporting Party					
Last:	?	First:	F		
Address:	CATOR AVE & ROSE AVE		Phone:		
Notes:					
Vehicle Information					
Plate:	ST:	Make:	Occupants:	M	F
Call Taker	Station Caller	Disposition	Released By		
WALLY MARTINEZ		RPT ARREST	KELLY KATHLEEN DEAL		
Units Dispatched					
Unit: S203 **Primary Unit**					
ACT_ID	Dispatched	Location	TD: 08/13/2015 16:16	TA: ?	TG: ?
Officer 1	EGAN, GEORGE F, POLICE OFFICER [1888]		Officer 2	RODRIGUEZ, JOSE M, POLICE OFFICER [1990]	
Dispatched by	KELLY KATHLEEN DEAL		Date last modified	08/13/2015 16:16	
ACT_ID	UA	Location	TD: 08/13/2015 16:16	TA: 08/13/2015 16:21	TG: ?
Officer 1	EGAN, GEORGE F, POLICE OFFICER [1888]		Officer 2	RODRIGUEZ, JOSE M, POLICE OFFICER [1990]	
Dispatched by	KELLY KATHLEEN DEAL		Date last modified	08/13/2015 16:21	
ACT_ID	Change Primary	Location	TD: 08/13/2015 16:16	TA: 08/13/2015 16:21	TG: ?
Officer 1	EGAN, GEORGE F, POLICE OFFICER [1888]		Officer 2	RODRIGUEZ, JOSE M, POLICE OFFICER [1990]	
Dispatched by	KELLY KATHLEEN DEAL		Date last modified	08/13/2015 16:22	
ACT_ID	RB	Location	TD: ?	TA: ?	TG: ?
Officer 1	EGAN, GEORGE F, POLICE OFFICER [1888]		Officer 2	RODRIGUEZ, JOSE M, POLICE OFFICER [1990]	
Dispatched by	KELLY KATHLEEN DEAL		Date last modified	08/13/2015 16:23	
Unit Transactions					
Unit: S303 **Primary Unit**					
ACT_ID	Dispatched	Location	TD: 08/13/2015 16:23	TA: ?	TG: ?
Officer 1	REDMOND, EDMUND W, POLICE OFFICER [2922]		Officer 2	FERNANDEZ, EDDIE, POLICE OFFICER [2928]	
Dispatched by	KELLY KATHLEEN DEAL		Date last modified	08/13/2015 16:22	
ACT_ID	UA	Location	TD: 08/13/2015 16:23	TA: 08/13/2015 16:23	TG: ?
Officer 1	REDMOND, EDMUND W, POLICE OFFICER [2922]		Officer 2	FERNANDEZ, EDDIE, POLICE OFFICER [2928]	
Dispatched by	KELLY KATHLEEN DEAL		Date last modified	08/13/2015 16:23	
ACT_ID	UA	Location	TD: 08/13/2015 16:23	TA: 08/13/2015 16:23	TG: ?
Officer 1	REDMOND, EDMUND W, POLICE OFFICER [2922]		Officer 2	FERNANDEZ, EDDIE, POLICE OFFICER [2928]	
Dispatched by	KELLY KATHLEEN DEAL		Date last modified	08/13/2015 16:27	
ACT_ID	LU	Location ARREST	TD: 08/13/2015 16:23	TA: 08/13/2015 16:23	TG: ?

Officer 1	REDMOND, EDMUND W , POLICE OFFICER [2922]	Officer 2	FERNANDEZ, EDDIE , POLICE OFFICER [2928]
Dispatched by	KELLY KATHLEEN DEAL	Date last modified	08/13/2015 17:18
ACT_ID LU	Location ARREST	TD: 08/13/2015 16:23	TA: 08/13/2015 16:23 TG: ?
Officer 1	REDMOND, EDMUND W , POLICE OFFICER [2922]	Officer 2	FERNANDEZ, EDDIE , POLICE OFFICER [2928]
Dispatched by	KELLY KATHLEEN DEAL	Date last modified	08/13/2015 17:55
ACT_ID LU	Location ARREST	TD: 08/13/2015 16:23	TA: 08/13/2015 16:23 TG: ?
Officer 1	REDMOND, EDMUND W , POLICE OFFICER [2922]	Officer 2	FERNANDEZ, EDDIE , POLICE OFFICER [2928]
Dispatched by	KELLY KATHLEEN DEAL	Date last modified	08/13/2015 18:26
ACT_ID LU	Location ARREST	TD: 08/13/2015 16:23	TA: 08/13/2015 16:23 TG: ?
Officer 1	REDMOND, EDMUND W , POLICE OFFICER [2922]	Officer 2	FERNANDEZ, EDDIE , POLICE OFFICER [2928]
Dispatched by	KELLY KATHLEEN DEAL	Date last modified	08/13/2015 18:56
ACT_ID LU	Location ARREST	TD: 08/13/2015 16:23	TA: 08/13/2015 16:23 TG: ?
Officer 1	REDMOND, EDMUND W , POLICE OFFICER [2922]	Officer 2	FERNANDEZ, EDDIE , POLICE OFFICER [2928]
Dispatched by	KELLY KATHLEEN DEAL	Date last modified	08/13/2015 19:33
ACT_ID LU	Location ARREST	TD: 08/13/2015 16:23	TA: 08/13/2015 16:23 TG: ?
Officer 1	REDMOND, EDMUND W , POLICE OFFICER [2922]	Officer 2	FERNANDEZ, EDDIE , POLICE OFFICER [2928]
Dispatched by	KELLY KATHLEEN DEAL	Date last modified	08/13/2015 19:35
ACT_ID LU	Location ARREST	TD: 08/13/2015 16:23	TA: 08/13/2015 16:23 TG: ?
Officer 1	REDMOND, EDMUND W , POLICE OFFICER [2922]	Officer 2	FERNANDEZ, EDDIE , POLICE OFFICER [2928]
Dispatched by	KELLY KATHLEEN DEAL	Date last modified	08/13/2015 20:06
ACT_ID LU	Location ARREST	TD: 08/13/2015 16:23	TA: 08/13/2015 16:23 TG: ?
Officer 1	REDMOND, EDMUND W , POLICE OFFICER [2922]	Officer 2	FERNANDEZ, EDDIE , POLICE OFFICER [2928]
Dispatched by	KELLY KATHLEEN DEAL	Date last modified	08/13/2015 20:40
ACT_ID LU	Location 1 TO BCI @ 2045 HRS	TD: 08/13/2015 16:23	TA: 08/13/2015 16:23 TG: ?
Officer 1	REDMOND, EDMUND W , POLICE OFFICER [2922]	Officer 2	FERNANDEZ, EDDIE , POLICE OFFICER [2928]
Dispatched by	KELLY KATHLEEN DEAL	Date last modified	08/13/2015 20:48
ACT_ID LU	Location @ COUNTY @ 2100 HRS	TD: 08/13/2015 16:23	TA: 08/13/2015 16:23 TG: ?
Officer 1	REDMOND, EDMUND W , POLICE OFFICER [2922]	Officer 2	FERNANDEZ, EDDIE , POLICE OFFICER [2928]
Dispatched by	KELLY KATHLEEN DEAL	Date last modified	08/13/2015 21:00
ACT_ID LU	Location @ COUNTY @ 2100 HRS	TD: 08/13/2015 16:23	TA: 08/13/2015 16:23 TG: ?
Officer 1	REDMOND, EDMUND W , POLICE OFFICER [2922]	Officer 2	FERNANDEZ, EDDIE , POLICE OFFICER [2928]
Dispatched by	KELLY KATHLEEN DEAL	Date last modified	08/13/2015 21:32
ACT_ID LU	Location @ COUNTY @ 2100 HRS	TD: 08/13/2015 16:23	TA: 08/13/2015 16:23 TG: ?
Officer 1	REDMOND, EDMUND W , POLICE OFFICER [2922]	Officer 2	FERNANDEZ, EDDIE , POLICE OFFICER [2928]
Dispatched by	KELLY KATHLEEN DEAL	Date last modified	08/13/2015 22:05
ACT_ID RU	Location	TD: ?	TA: ? TG: ?
Officer 1	REDMOND, EDMUND W , POLICE OFFICER [2922]	Officer 2	FERNANDEZ, EDDIE , POLICE OFFICER [2928]
Dispatched by	KELLY KATHLEEN DEAL	Date last modified	08/13/2015 22:22
Unit Transactions	08/13/2015 22:05	LOCATION UPDATE	@ COUNTY @ 2100 HRS
	08/13/2015 21:32	LOCATION UPDATE	@ COUNTY @ 2100 HRS
	08/13/2015 21:00	LOCATION UPDATE	@ COUNTY @ 2100 HRS
	08/13/2015 20:48	LOCATION UPDATE	1 TO BCI @ 2045 HRS
	08/13/2015 20:40	LOCATION UPDATE	ARREST
	08/13/2015 20:06	LOCATION UPDATE	ARREST
	08/13/2015 19:35	GENERAL UNIT INFO	OFF AT BCI 1934 HRS
	08/13/2015 19:33	LOCATION UPDATE	ARREST
	08/13/2015 18:56	LOCATION UPDATE	ARREST
	08/13/2015 18:26	LOCATION UPDATE	ARREST
	08/13/2015 17:55	LOCATION UPDATE	ARREST
	08/13/2015 17:18	LOCATION UPDATE	ARREST
	08/13/2015 16:27	GENERAL UNIT INFO	1 UNDER CDS 1622 HRS
Unit: S403			
ACT_ID	Dispatched	Location	TD: 08/13/2015 16:16 TA: ? TG: ?
Officer 1	BARELLA, ANDREW J , POLICE OFFICER [0910]	Officer 2	
Dispatched by	KELLY KATHLEEN DEAL	Date last modified	08/13/2015 16:16
ACT_ID UA	Location	TD: 08/13/2015 16:16	TA: 08/13/2015 16:22 TG: ?
Officer 1	BARELLA, ANDREW J , POLICE OFFICER [0910]	Officer 2	
Dispatched by	KELLY KATHLEEN DEAL	Date last modified	08/13/2015 16:21
ACT_ID RB	Location	TD: ?	TA: ? TG: ?
Officer 1	BARELLA, ANDREW J , POLICE OFFICER [0910]	Officer 2	
Dispatched by	KELLY KATHLEEN DEAL	Date last modified	08/13/2015 17:04

Unit Transactions

CAD TICKET EVENT NO: 15-168824

[Back](#)

Call Type:	Phone	File #:	Priority	6
ANI/ALI:				
Event Location:	ROSE AVE & MCADOO AVE JERSEY CITY NJ 07305 (US)			
Verified:	Caller			
Unit:	S203			
TR:	08/14/2015 19:28	TX:	19:29	TD: 19:42 TA: 19:52 FT: 08/14/2015 19:59
Call Code:	G1300 - USE/SALE OF DRUGS; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	Dg selling drugs			
Reporting Party				
Last:	[REDACTED]	First:		
Address:	ROSE AVE & MCADOO AVE		Phone:	[REDACTED]
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants:	M F
Call Taker	Station Caller	Disposition	Released By	
AJA MONIQUE REED		ADVISED	AMANDA SUE VINCENT	
Units Dispatched				
Unit: S203 **Primary Unit**				
ACT_ID	Dispatched	Location	TD: 08/14/2015 19:42	TA: ? TG: ?
Officer 1	SZYMANSKI, JENNIFER M, POLICE OFFICER [2962]		Officer 2	SAHEED, MOHAMED J, POLICE OFFICER [3001]
Dispatched by	AMANDA SUE VINCENT		Date last modified	08/14/2015 19:41
ACT_ID	UA	Location	TD: 08/14/2015 19:42	TA: 08/14/2015 19:52 TG: ?
Officer 1	SZYMANSKI, JENNIFER M, POLICE OFFICER [2962]		Officer 2	SAHEED, MOHAMED J, POLICE OFFICER [3001]
Dispatched by	AMANDA SUE VINCENT		Date last modified	08/14/2015 19:51
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1	SZYMANSKI, JENNIFER M, POLICE OFFICER [2962]		Officer 2	SAHEED, MOHAMED J, POLICE OFFICER [3001]
Dispatched by	AMANDA SUE VINCENT		Date last modified	08/14/2015 19:58
Unit Transactions				
Unit: S303				
ACT_ID	Dispatched	Location	TD: 08/14/2015 19:52	TA: ? TG: ?
Officer 1	DUNN, ROBERT E, POLICE OFFICER [2630]		Officer 2	CASEY, JOSEPH, POLICE OFFICER [2960]
Dispatched by	AMANDA SUE VINCENT		Date last modified	08/14/2015 19:51
ACT_ID	UA	Location	TD: 08/14/2015 19:52	TA: 08/14/2015 19:55 TG: ?
Officer 1	DUNN, ROBERT E, POLICE OFFICER [2630]		Officer 2	CASEY, JOSEPH, POLICE OFFICER [2960]
Dispatched by	AMANDA SUE VINCENT		Date last modified	08/14/2015 19:54
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1	DUNN, ROBERT E, POLICE OFFICER [2630]		Officer 2	CASEY, JOSEPH, POLICE OFFICER [2960]
Dispatched by	AMANDA SUE VINCENT		Date last modified	08/14/2015 19:58
Unit Transactions				
Unit: SSD4				
ACT_ID	Dispatched	Location	TD: 08/14/2015 19:52	TA: ? TG: ?
Officer 1	BOBO, YOLANDA, POLICE OFFICER [2972]		Officer 2	
Dispatched by	AMANDA SUE VINCENT		Date last modified	08/14/2015 19:52
ACT_ID	UA	Location	TD: 08/14/2015 19:52	TA: 08/14/2015 19:54 TG: ?
Officer 1	BOBO, YOLANDA, POLICE OFFICER [2972]		Officer 2	
Dispatched by	AMANDA SUE VINCENT		Date last modified	08/14/2015 19:53
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?

Officer 1	BOBO, YOLANDA, POLICE OFFICER [2972]	Officer 2			
Dispatched by	AMANDA SUE VINCENT	Date last modified	08/14/2015 19:58		
Unit Transactions					
Unit: SSD3					
ACT_ID	Dispatched	Location	TD: 08/14/2015 19:52	TA: ?	TG: ?
Officer 1	ROBERTSON, MYLOVE A, POLICE OFFICER [2997]	Officer 2			
Dispatched by	AMANDA SUE VINCENT	Date last modified	08/14/2015 19:52		
ACT_ID	UA	Location	TD: 08/14/2015 19:52	TA: 08/14/2015 19:54	TG: ?
Officer 1	ROBERTSON, MYLOVE A, POLICE OFFICER [2997]	Officer 2			
Dispatched by	AMANDA SUE VINCENT	Date last modified	08/14/2015 19:53		
ACT_ID	RU	Location	TD: ?	TA: ?	TG: ?
Officer 1	ROBERTSON, MYLOVE A, POLICE OFFICER [2997]	Officer 2			
Dispatched by	AMANDA SUE VINCENT	Date last modified	08/14/2015 19:58		
Unit Transactions					

CAD TICKET EVENT NO: 15-168939

[Back](#)

Call Type:	Phone	File #:	Priority	7
ANI/ALI:				
Event Location:	ROSE AVE & CATOR AVE JERSEY CITY NJ 07305 (US)			
Verified:	Caller			
Unit:	S403			
TR:	08/14/2015 21:51	TX:	21:52	TD: 22:46 TA: ? FT: 08/14/2015 22:57
Call Code:	E1100 - DISORDERLY CONDUCT; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	remove dgs hanging out being loud and urinating on property			
Reporting Party				
Last:	?	First:	F	
Address:	ROSE AVE & CATOR AVE		Phone:	
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants:	M F
Call Taker	Station Caller	Dispositon	Released By	
RAQUEL MARIA LOPEZ		ADVISED	CHRISTOPHER SMITH	
<i>Units Dispatched</i>				
Unit: S403 **Primary Unit**				
ACT_ID	Dispatched	Location	TD: 08/14/2015 22:46	TA: ? TG: ?
Officer 1	BARELLA, ANDREW J, POLICE OFFICER [0910]		Officer 2	MOCARSKI, STEVEN D, POLICE OFFICER [0141]
Dispatched by	AMANDA BLUE		Date last modified	08/14/2015 22:45
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1	BARELLA, ANDREW J, POLICE OFFICER [0910]		Officer 2	MOCARSKI, STEVEN D, POLICE OFFICER [0141]
Dispatched by	AMANDA BLUE		Date last modified	08/14/2015 22:57
Unit Transactions				
Unit: SMLK1A				
ACT_ID	Dispatched	Location	TD: 08/14/2015 22:46	TA: ? TG: ?
Officer 1	RODRIGUEZ, JOSE M, POLICE OFFICER [1990]		Officer 2	
Dispatched by	AMANDA BLUE		Date last modified	08/14/2015 22:46
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1	RODRIGUEZ, JOSE M, POLICE OFFICER [1990]		Officer 2	
Dispatched by	AMANDA BLUE		Date last modified	08/14/2015 22:57
Unit Transactions				

CAD TICKET EVENT NO: 15-169692

[Back](#)

Call Type:	Phone	File #:	Priority	7
ANI/ALI:				
Event Location:	CATOR AVE & ROSE AVE JERSEY CITY NJ 07305 (US)			
Verified:	Officer Initiated			
Unit:	S301			
TR:	08/15/2015 23:04	TX:	23:05	TD: 23:35 TA: ? FT: 08/15/2015 23:48
Call Code:	E1100 - DISORDERLY CONDUCT; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	00			
Reporting Party				
Last:	west sgt	First:		
Address:	CATOR AVE & ROSE AVE		Phone:	
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants:	M F
Call Taker	Station Caller	Disposition	Released By	
WALLY MARTINEZ		ADVISED	WALLY MARTINEZ	
<i>Units Dispatched</i>				
Unit:	S301 **Primary Unit**			
ACT_ID	Dispatched	Location	TD: 08/15/2015 23:35	TA: ? TG: ?
Officer 1	VELASQUEZ, MARI A ,	POLICE OFFICER [2982]	Officer 2	ONEILL JR, HERIBERTO , POLICE OFFICER [0372]
Dispatched by	WALLY MARTINEZ		Date last modified	08/15/2015 23:35
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1	VELASQUEZ, MARI A ,	POLICE OFFICER [2982]	Officer 2	ONEILL JR, HERIBERTO , POLICE OFFICER [0372]
Dispatched by	WALLY MARTINEZ		Date last modified	08/15/2015 23:48
Unit Transactions				

CAD TICKET EVENT NO: 15-169746

[Back](#)

Call Type:	Self Initiated	File #:	Priority	7
ANI/ALI:				
Event Location:	CATOR AVE & ROSE AVE JERSEY CITY NJ 07305 (US)			
Verified:	Officer Initiated			
Unit:	SSGT			
TR:	08/15/2015 23:56	TX:	23:56	TD: 23:56 TA: 23:56 FT: 08/16/2015 00:00
Call Code:	E1100 - DISORDERLY CONDUCT; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	dg			
Reporting Party				
Last:	First:			
Address:	CATOR AVE & ROSE AVE		Phone:	
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants: M F	
Call Taker	Station Caller	Disposition	Released By	
WALLY MARTINEZ		SOW	WALLY MARTINEZ	
<i>Units Dispatched</i>				
Unit:	SSGT **Primary Unit**			
ACT_ID UA	Location	TD: 08/15/2015 23:56	TA: 08/15/2015 23:56	TG: ?
Officer 1	JORDAN, MARJORIE E, SERGEANT	Officer 2		
Dispatched by	WALLY MARTINEZ	Date last modified	08/15/2015 23:56	
ACT_ID RU	Location	TD: ?	TA: ?	TG: ?
Officer 1	JORDAN, MARJORIE E, SERGEANT	Officer 2		
Dispatched by	WALLY MARTINEZ	Date last modified	08/16/2015 00:00	
Unit Transactions				

CAD TICKET EVENT NO: 15-171240

[Back](#)

Call Type:	Self Initiated	File #:	Priority	7
ANI/ALI:				
Event Location:	CATOR AVE & ROSE AVE JERSEY CITY NJ 07305 (US)			
Verified:	Officer Initiated			
Unit:	S201			
TR:	08/18/2015 00:22 TX: 00:23 TD: 00:22 TA: 00:22 FT: 08/18/2015 00:27			
Call Code:	E1100 - DISORDERLY CONDUCT; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	clearing dog's			
Reporting Party				
Last:	First:			
Address:	CATOR AVE & ROSE AVE		Phone:	
Notes:				
Vehicle information				
Plate:	ST:	Make:	Occupants: M F	
Call Taker	Station Caller	Disposition	Released By	
MICHAEL EDWARD CLARK		SOW	MICHAEL EDWARD CLARK	
Units Dispatched				
Unit:	S201 **Primary Unit**			
ACT_ID	UA	Location	TD: 08/18/2015 00:22	TA: 08/18/2015 00:22
Officer 1	SOLER, ANGELLO	POLICE OFFICER [0387]	Officer 2	SPENCE, RASHAUN J, POLICE OFFICER [2745]
Dispatched by	MICHAEL EDWARD CLARK		Date last modified	08/18/2015 00:22
ACT_ID	RU	Location	TD: ?	TA: ?
Officer 1	SOLER, ANGELLO	POLICE OFFICER [0387]	Officer 2	SPENCE, RASHAUN J, POLICE OFFICER [2745]
Dispatched by	MICHAEL EDWARD CLARK		Date last modified	08/18/2015 00:27
Unit Transactions				

CAD TICKET EVENT NO: 15-172054

[Back](#)

Call Type:	Motor Vehicle Stop	File #:		Priority	9
ANI/ALI:					
Event Location:	CATOR AVE & ROSE AVE JERSEY CITY NJ 07305 (US)				
Verified:	Officer Initiated				
Unit:	S201				
TR:	08/19/2015 01:29 TX: 01:30 TD: 01:29 TA: 01:29 FT: 08/19/2015 01:31				
Call Code:	T1000 - TRAFFIC STOP; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE				
Agency:	JERSEY CITY POLICE				
Jurisdiction:	JERSEY CITY POLICE DEPT				
Dispatch District:	SOUTH				
Narrative:	Reporting Party				
Last:	First:				
Address:	CATOR AVE & ROSE AVE		Phone:		
Notes:	Vehicle Information				
Plate:	z47fka	ST:	NJ	Make:	
				Occupants:	M 0 F 0
	Call Taker	Station Caller	Disposition	Released By	
	MICHAEL EDWARD CLARK		ADVISED	MICHAEL EDWARD CLARK	
Units Dispatched					
Unit: S201 **Primary Unit**					
ACT_ID	UA	Location	TD: 08/19/2015 01:29	TA: 08/19/2015 01:29	TG: ?
Officer 1	SOLER, ANGELLO, POLICE OFFICER [0387]		Officer 2	SPENCE, RASHAUN J, POLICE OFFICER [2745]	
Dispatched by	MICHAEL EDWARD CLARK		Date last modified	08/19/2015 01:30	
ACT_ID	RU	Location	TD: ?	TA: ?	TG: ?
Officer 1	SOLER, ANGELLO, POLICE OFFICER [0387]		Officer 2	SPENCE, RASHAUN J, POLICE OFFICER [2745]	
Dispatched by	MICHAEL EDWARD CLARK		Date last modified	08/19/2015 01:31	
Unit Transactions					

CAD TICKET EVENT NO: 15-175117

[Back](#)

Call Type:	Self Initiated	File #:	Priority	7
ANI/ALI:				
Event Location:	ROSE AVE & CATOR AVE JERSEY CITY NJ 07305 (US)			
Verified:	Caller			
Unit:	S201			
TR:	08/23/2015 00:13 TX: 00:14 TD: 00:14 TA: 00:14 FT: 08/23/2015 00:43			
Call Code:	E3100 - DISORDERLY CONDUCT; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	dgs			
Reporting Party				
Last:	First:			
Address:	ROSE AVE & CATOR AVE		Phone:	
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants: M F	
Call Taker	Station Caller	Dispositon	Released By	
EILEEN M FORRESTER		SOW	EILEEN M FORRESTER	
Units Dispatched				
Unit: S201 **Primary Unit**				
ACT_ID UA	Location	TD:	TA:	TG:
		08/23/2015 00:14	08/23/2015 00:14	?
Officer 1	Officer 2			
PEREZ, CHRISTOPHER A, POLICE OFFICER [2089]	Officer 2			
Dispatched by	Date last modified			
EILEEN M FORRESTER	08/23/2015 00:14			
ACT_ID RU	Location	TD:	TA:	TG:
		?	?	?
Officer 1	Officer 2			
PEREZ, CHRISTOPHER A, POLICE OFFICER [2089]	Officer 2			
Dispatched by	Date last modified			
EILEEN M FORRESTER	08/23/2015 00:43			
Unit Transactions				
Unit: S501				
ACT_ID Dispatched	Location	TD:	TA:	TG:
		08/23/2015 00:14	?	?
Officer 1	Officer 2			
RAMIREZ JR, MIGUEL V, POLICE OFFICER [2870]	RIVERA JR, JUAN, POLICE OFFICER [2827]			
Dispatched by	Date last modified			
EILEEN M FORRESTER	08/23/2015 00:14			
ACT_ID RU	Location	TD:	TA:	TG:
		?	?	?
Officer 1	Officer 2			
RAMIREZ JR, MIGUEL V, POLICE OFFICER [2870]	RIVERA JR, JUAN, POLICE OFFICER [2827]			
Dispatched by	Date last modified			
EILEEN M FORRESTER	08/23/2015 00:43			
Unit Transactions				

CAD TICKET EVENT NO: 15-175117

[Back](#)

Call Type:	Self Initiated	File #:	Priority	7
ANI/ALI:				
Event Location:	ROSE AVE & CATOR AVE JERSEY CITY NJ 07305 (US)			
Verified:	Caller			
Unit:	S201			
TR:	08/23/2015 00:13	TX:	00:14	TD: 00:14 TA: 00:14 FT: 08/23/2015 00:43
Call Code:	E1100 - DISORDERLY CONDUCT; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	ogs			
Reporting Party				
Last:	First:			
Address:	ROSE AVE & CATOR AVE		Phone:	
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants:	M F
Call Taker	Station Caller	Disposition	Released By	
EILEEN M FORRESTER		SOW	EILEEN M FORRESTER	
Units Dispatched				
Unit: S201 **Primary Unit**				
ACT_ID	UA	Location	TD: 08/23/2015 00:14	TA: 08/23/2015 00:14 TG: ?
Officer 1		PEREZ, CHRISTOPHER A, POLICE OFFICER [2089]	Officer 2	
Dispatched by		EILEEN M FORRESTER	Date last modified	08/23/2015 00:14
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1		PEREZ, CHRISTOPHER A, POLICE OFFICER [2089]	Officer 2	
Dispatched by		EILEEN M FORRESTER	Date last modified	08/23/2015 00:43
Unit Transactions				
Unit: S501				
ACT_ID	Dispatched	Location	TD: 08/23/2015 00:14	TA: ? TG: ?
Officer 1		RAMIREZ JR, MIGUEL V, POLICE OFFICER [2870]	Officer 2	RIVERA JR, JUAN, POLICE OFFICER [2827]
Dispatched by		EILEEN M FORRESTER	Date last modified	08/23/2015 00:14
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1		RAMIREZ JR, MIGUEL V, POLICE OFFICER [2870]	Officer 2	RIVERA JR, JUAN, POLICE OFFICER [2827]
Dispatched by		EILEEN M FORRESTER	Date last modified	08/23/2015 00:43
Unit Transactions				

CAD TICKET EVENT NO: 15-176388

[Back](#)

Call Type:	Phone	File #:	Priority	6
ANI/ALI:				
Event Location:	ROSE AVE & CATOR AVE JERSEY CITY NJ 07305 (US)			
Verified:	Caller			
Unit:	S103			
TR:	08/24/2015 19:10	TX:	19:12	TD: 20:22 TA: ? FT: 08/24/2015 20:43
Call Code:	G1300 - USE/SALE OF DRUGS; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	AND DANFORTH // THE TRIANGLE PARK // BUNCH OF MALES SELLING DRUGS //			
Reporting Party				
Last:	M	First:		
Address:	ROSE AVE & CATOR AVE		Phone:	[REDACTED]
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants: M F	
Call Taker	Station Caller	Dispositon	Released By	
KATHLEEN JULIA ANDERSON		NO CAUSE	JAMILLA JONES	
<i>Units Dispatched</i>				
Unit:	S103 **Primary Unit**			
ACT_ID	Dispatched	Location	TD: 08/24/2015 20:22	TA: ? TG: ?
Officer 1	REDMOND, EDMUND W , POLICE OFFICER [2922]	Officer 2	FERNANDEZ, EDDIE , POLICE OFFICER [2928]	
Dispatched by	JAMILLA JONES		Date last modified	08/24/2015 20:22
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1	REDMOND, EDMUND W , POLICE OFFICER [2922]	Officer 2	FERNANDEZ, EDDIE , POLICE OFFICER [2928]	
Dispatched by	JAMILLA JONES		Date last modified	08/24/2015 20:42
UnR Transactions				

CAD TICKET EVENT NO: 15-177222

Back

Call Type:	Phone	File #:	Priority	5
ANI/ALI:				
Event Location:	ROSE AVE & CATOR AVE JERSEY CITY NJ 07305 (US)			
Verified:	Caller			
Unit:	SSD1			
TR:	08/25/2015 22:09	TX:	22:10	TD: 22:11 TA: 22:13 FT: 08/25/2015 22:25
Call Code:	A2200 - ROB PERSON; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	1sw white t shirt dred blue pants ... being robbed at gun point ...			
Reporting Party				
Last:	?	First:	M	
Address:	ROSE AVE & CATOR AVE		Phone:	
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants: M F	
Call Taker	Station Caller	Disposition	Released By	
JOCELYNE L KALINICH		NOTHING SHOWING	JOSEPH M APPEGATE	
Units Dispatched				
Unit: SSD1 **Primary Unit**				
ACT_ID	Dispatched	Location	TD: 08/25/2015 22:11	TA: ? TG: ?
Officer 1	KUTIAK, CRAIG , POLICE OFFICER [1770]		Officer 2	
Dispatched by	JOSEPH M APPEGATE		Date last modified	08/25/2015 22:10
ACT_ID	Dispatched	Location	TD: 08/25/2015 22:11	TA: ? TG: ?
Officer 1	KUTIAK, CRAIG , POLICE OFFICER [1770]		Officer 2	
Dispatched by	JOSEPH M APPEGATE		Date last modified	08/25/2015 22:15
ACT_ID	UA	Location	TD: 08/25/2015 22:11	TA: 08/25/2015 22:17 TG: ?
Officer 1	KUTIAK, CRAIG , POLICE OFFICER [1770]		Officer 2	
Dispatched by	JOSEPH M APPEGATE		Date last modified	08/25/2015 22:17
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1	KUTIAK, CRAIG , POLICE OFFICER [1770]		Officer 2	
Dispatched by	JOSEPH M APPEGATE		Date last modified	08/25/2015 22:25
Unit Transactions	08/25/2015 22:15 GENERAL UNIT INFO 233 cator checking 1 2215 hrs			
Unit: SSD2				
ACT_ID	Dispatched	Location	TD: 08/25/2015 22:11	TA: ? TG: ?
Officer 1	LAROCCO, PETER J , POLICE OFFICER [2145]		Officer 2	
Dispatched by	JOSEPH M APPEGATE		Date last modified	08/25/2015 22:10
ACT_ID	UA	Location	TD: 08/25/2015 22:11	TA: 08/25/2015 22:18 TG: ?
Officer 1	LAROCCO, PETER J , POLICE OFFICER [2145]		Officer 2	
Dispatched by	JOSEPH M APPEGATE		Date last modified	08/25/2015 22:17
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1	LAROCCO, PETER J , POLICE OFFICER [2145]		Officer 2	
Dispatched by	JOSEPH M APPEGATE		Date last modified	08/25/2015 22:25
Unit Transactions				
Unit: SMLK2A				
ACT_ID	Dispatched	Location	TD: 08/25/2015 22:11	TA: ? TG: ?
Officer 1	FERNANDEZ, JOEMY E , POLICE OFFICER [2143]		Officer 2	
Dispatched by	JOSEPH M APPEGATE		Date last modified	08/25/2015 22:11
ACT_ID	UA	Location	TD: 08/25/2015 22:11	TA: 08/25/2015 22:13 TG: ?
Officer 1	FERNANDEZ, JOEMY E , POLICE OFFICER [2143]		Officer 2	
Dispatched by	JOSEPH M APPEGATE		Date last modified	08/25/2015 22:13
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1	FERNANDEZ, JOEMY E , POLICE OFFICER [2143]		Officer 2	

Dispatched by JOSEPH M APPEGATE Date last modified 08/25/2015 22:25

Unit Transactions

Unit: S303

ACT_ID Dispatched Location TD: 08/25/2015 22:11 TA: ? TG: ?
 Officer 1 BUTLER, SEAN P , POLICE OFFICER [2973] Officer 2 MITCHELL, JAMES , POLICE OFFICER [1840]

Dispatched by JOSEPH M APPEGATE Date last modified 08/25/2015 22:11

ACT_ID UA Location TD: 08/25/2015 22:11 TA: 08/25/2015 22:18 TG: ?

Officer 1 BUTLER, SEAN P , POLICE OFFICER [2973] Officer 2 MITCHELL, JAMES , POLICE OFFICER [1840]

Dispatched by JOSEPH M APPEGATE Date last modified 08/25/2015 22:17

ACT_ID RU Location TD: ? TA: ? TG: ?

Officer 1 BUTLER, SEAN P , POLICE OFFICER [2973] Officer 2 MITCHELL, JAMES , POLICE OFFICER [1840]

Dispatched by JOSEPH M APPEGATE Date last modified 08/25/2015 22:25

Unit Transactions

Unit: S203

ACT_ID Dispatched Location TD: 08/25/2015 22:11 TA: ? TG: ?
 Officer 1 MACALUSO, RYAN J , POLICE OFFICER [2260] Officer 2 SZYMANSKI, JENNIFER M , POLICE OFFICER [2962]

Dispatched by JOSEPH M APPEGATE Date last modified 08/25/2015 22:11

ACT_ID UA Location TD: 08/25/2015 22:11 TA: 08/25/2015 22:18 TG: ?

Officer 1 MACALUSO, RYAN J , POLICE OFFICER [2260] Officer 2 SZYMANSKI, JENNIFER M , POLICE OFFICER [2962]

Dispatched by JOSEPH M APPEGATE Date last modified 08/25/2015 22:18

ACT_ID CR Released Location TD: ? TA: ? TG: ?

Officer 1 MACALUSO, RYAN J , POLICE OFFICER [2260] Officer 2 SZYMANSKI, JENNIFER M , POLICE OFFICER [2962]

Dispatched by JOSEPH M APPEGATE Date last modified 08/25/2015 22:19

Unit Transactions

Unit: S103

ACT_ID Dispatched Location TD: 08/25/2015 22:11 TA: ? TG: ?
 Officer 1 DILONE, FRANKLIN Y , POLICE OFFICER [2769] Officer 2 ORTEGA, BRUNILDA O , POLICE OFFICER [2949]

Dispatched by JOSEPH M APPEGATE Date last modified 08/25/2015 22:11

ACT_ID UA Location TD: 08/25/2015 22:11 TA: 08/25/2015 22:17 TG: ?

Officer 1 DILONE, FRANKLIN Y , POLICE OFFICER [2769] Officer 2 ORTEGA, BRUNILDA O , POLICE OFFICER [2949]

Dispatched by JOSEPH M APPEGATE Date last modified 08/25/2015 22:16

ACT_ID RU Location TD: ? TA: ? TG: ?

Officer 1 DILONE, FRANKLIN Y , POLICE OFFICER [2769] Officer 2 ORTEGA, BRUNILDA O , POLICE OFFICER [2949]

Dispatched by JOSEPH M APPEGATE Date last modified 08/25/2015 22:25

Unit Transactions

Unit: SMLK1A

ACT_ID Dispatched Location TD: 08/25/2015 22:12 TA: ? TG: ?
 Officer 1 MATUTE, EDUARDO J , POLICE OFFICER [2558] Officer 2

Dispatched by JOSEPH M APPEGATE Date last modified 08/25/2015 22:11

ACT_ID UA Location TD: 08/25/2015 22:12 TA: 08/25/2015 22:13 TG: ?

Officer 1 MATUTE, EDUARDO J , POLICE OFFICER [2558] Officer 2

Dispatched by JOSEPH M APPEGATE Date last modified 08/25/2015 22:13

ACT_ID RU Location TD: ? TA: ? TG: ?

Officer 1 MATUTE, EDUARDO J , POLICE OFFICER [2558] Officer 2

Dispatched by JOSEPH M APPEGATE Date last modified 08/25/2015 22:25

Unit Transactions

Unit: SSD4

ACT_ID Dispatched Location TD: 08/25/2015 22:13 TA: ? TG: ?
 Officer 1 TAVERAS, CHARLES , POLICE OFFICER [2781] Officer 2

Dispatched by JOSEPH M APPEGATE Date last modified 08/25/2015 22:12

ACT_ID UA Location TD: 08/25/2015 22:13 TA: 08/25/2015 22:17 TG: ?

Officer 1 TAVERAS, CHARLES , POLICE OFFICER [2781] Officer 2

Dispatched by JOSEPH M APPEGATE Date last modified 08/25/2015 22:17

ACT_ID RU Location TD: ? TA: ? TG: ?

Officer 1 TAVERAS, CHARLES , POLICE OFFICER [2781] Officer 2

Dispatched by JOSEPH M APPEGATE Date last modified 08/25/2015 22:25

Unit Transactions

Unit: SSD3

ACT_ID Dispatched Location TD: 08/25/2015 22:13 TA: ? TG: ?
 Officer 1 FORLANO, FELICE D , POLICE OFFICER [2101] Officer 2

Dispatched by JOSEPH M APPEGATE Date last modified 08/25/2015 22:12

ACT_ID UA Location TD: 08/25/2015 22:13 TA: ? TG: ?

		08/25/2015 22:13	
Officer 1	FORLANO, FELICE D , POLICE OFFICER [2101]	Officer 2	
Dispatched by	JOSEPH M APPEGATE	Date last modified	08/25/2015 22:13
ACT_ID	RU Location	TD: ?	TA: ? TG: ?
Officer 1	FORLANO, FELICE D , POLICE OFFICER [2101]	Officer 2	
Dispatched by	JOSEPH M APPEGATE	Date last modified	08/25/2015 22:25
Unit Transactions			
Unit: SOCA1A			
ACT_ID	Dispatched Location	TD: 08/25/2015 22:17	TA: ? TG: ?
Officer 1	CARDELLA, PETER J , POLICE OFFICER [2500]	Officer 2	
Dispatched by	JOSEPH M APPEGATE	Date last modified	08/25/2015 22:16
ACT_ID	UA Location	TD: 08/25/2015 22:17	TA: 08/25/2015 22:17 TG: ?
Officer 1	CARDELLA, PETER J , POLICE OFFICER [2500]	Officer 2	
Dispatched by	JOSEPH M APPEGATE	Date last modified	08/25/2015 22:16
ACT_ID	RU Location	TD: ?	TA: ? TG: ?
Officer 1	CARDELLA, PETER J , POLICE OFFICER [2500]	Officer 2	
Dispatched by	JOSEPH M APPEGATE	Date last modified	08/25/2015 22:25
Unit Transactions			

CAD TICKET EVENT NO: 15-177329

[Back](#)

Call Type:	Self Initiated	File #:	Priority	9
ANI/ALI:				
Event Location:	14 ROSE AVE JERSEY CITY NJ 07305 (US)			
Verified:	Caller			
Unit:	S401			
TR: 08/26/2015 02:07 TX: 02:07 TD: 02:07 TA: 02:07 FT: 08/26/2015 02:17				
Call Code:	J2900 - OFF on INVESTIGATION; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	invest Reporting Party			
Last:	First:			
Address:	14 ROSE AVE	Phone:		
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants: M F	
Call Taker	Station Caller	Disposition	Released By	
JAMES A STEWART		SOW	JAMES A STEWART	
Units Dispatched				
Unit: S401 **Primary Unit**				
ACT_ID UA	Location	TD: 08/26/2015 02:07	TA: 08/26/2015 02:07	TG: ?
Officer 1	SANDWITH, GINA M , POLICE OFFICER [2251]	Officer 2	ONEILL JR, HERIBERTO , POLICE OFFICER [0372]	
Dispatched by	JAMES A STEWART	Date last modified	08/26/2015 02:07	
ACT_ID RU	Location	TD: ?	TA: ?	TG: ?
Officer 1	SANDWITH, GINA M , POLICE OFFICER [2251]	Officer 2	ONEILL JR, HERIBERTO , POLICE OFFICER [0372]	
Dispatched by	JAMES A STEWART	Date last modified	08/26/2015 02:16	
Unit Transactions				

CAD TICKET EVENT NO: 15-181794

Back

Call Type:	Phone	File #:	Priority	3
ANI/ALI:				
Event Location:	6 ROSE AVE JERSEY CITY NJ 07305 (US)			
Verified:	Caller			
Unit:	S203			
TR: 08/31/2015 19:31 TX: 19:34 TD: 19:36 TA: 19:38 FT: 08/31/2015 19:44				
Call Code:	F1600 - SUSPICIOUS PERSON/CONDITION; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	CALLER SAID NEXT TO ABOVE ADDRESS IS A PARK IN THE GARBAGE CANS BY THE BUSHES. MALES ARE HIDING GUNS. UNK DESCRIPTION. CALLER SAID HE HEARD THEM SAYING THEY WERE GOING TO USE THEM TONIGHT. NO DESCRIPTION ON CLOTHING.			
Reporting Party				
Last:	MALE	First:		
Address:	6 ROSE AVE		Phone:	[REDACTED]
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants:	M F
Call Taker	Station Caller	Disposition	Released By	
YOLANDA DOMINGUEZ		NOTHING SHOWING	JESSICA NICOLE RODRIGUEZ	
Units Dispatched				
Unit: S203 **Primary Unit**				
ACT_ID	Dispatched	Location	TD: 08/31/2015 19:36	TA: ? TG: ?
Officer 1	VASQUEZ, ALBERTO, POLICE OFFICER [2057]		Officer 2	ORTIZ, SERGIO V, POLICE OFFICER [2217]
Dispatched by	JESSICA NICOLE RODRIGUEZ		Date last modified	08/31/2015 19:36
ACT_ID	UA	Location	TD: 08/31/2015 19:36	TA: 08/31/2015 19:38 TG: ?
Officer 1	VASQUEZ, ALBERTO, POLICE OFFICER [2057]		Officer 2	ORTIZ, SERGIO V, POLICE OFFICER [2217]
Dispatched by	JESSICA NICOLE RODRIGUEZ		Date last modified	08/31/2015 19:38
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1	VASQUEZ, ALBERTO, POLICE OFFICER [2057]		Officer 2	ORTIZ, SERGIO V, POLICE OFFICER [2217]
Dispatched by	JESSICA NICOLE RODRIGUEZ		Date last modified	08/31/2015 19:44
Unit Transactions				

CAD TICKET EVENT NO: 15-182906

[Back](#)

Call Type:	911	File #:	Priority	2
ANI/ALI:	000227 OCEAN AVE NW JERSEY CITY XX			
Event Location:	CATOR AVE & ROSE AVE JERSEY CITY NJ 07305 (US)			
Verified:	Caller			
Unit:	S301			
TR:	09/02/2015 03:59 TX: 04:03 TD: 04:08 TA: ? FT: 09/02/2015 04:38			
Call Code:	A1220 - ASSAULT NO WEAPON; IN PROGRESS AND/OR ACTOR ON SCENE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	@CHICKEN PLACE // DOMESTIC WITH BF ABOUT MONEY // MALE ON BICYCLE // MALE CURSING AT HER // NO WEAPONS //			
Reporting Party				
Last:	██████████	First:		
Address:	CATOR AVE & ROSE AVE		Phone:	██████████
Notes:	WPH1: ATT MOBILITY			
Vehicle Information				
Plate:	ST:	Make:	Occupants:	M F
Call Taker	Station Caller	Dispositon	Released By	
LAUREN ANN MARIE SCAFIDI		ADVISED	JAMES A STEWART	
<i>Additional Information</i>				
09/02/2015 04:04 ADDITIONAL INFO STAYING ONLINE WITH CALLER				
<i>Units Dispatched</i>				
Unit: S301 **Primary Unit**				
ACT_ID	Dispatched	Location	TD:	09/02/2015 04:08 TA: ? TG: ?
Officer 1	CHAVARRIA, LESLIE, POLICE OFFICER [2981]		Officer 2	VELASQUEZ, MARI A, POLICE OFFICER [2982]
Dispatched by	JAMES A STEWART		Date last modified	09/02/2015 04:08
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1	CHAVARRIA, LESLIE, POLICE OFFICER [2981]		Officer 2	VELASQUEZ, MARI A, POLICE OFFICER [2982]
Dispatched by	JAMES A STEWART		Date last modified	09/02/2015 04:37
Unit Transactions				

CAD TICKET EVENT NO: 15-186225

[Back](#)

Call Type:	Phone	File #:	Priority	7
ANI/ALI:				
Event Location:	ROSE AVE & CATOR AVE JERSEY CITY NJ 07305 (US)			
Verified:				
Unit:				
TR:	09/06/2015 01:37	TX:	01:38	TD: ? TA: ? FT: 09/06/2015 02:05
Call Code:	E1100 - DISORDERLY CONDUCT; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	Remove dg			
	Reporting Party			
Last:	female	First:		
Address:	ROSE AVE & CATOR AVE		Phone:	
Notes:				
	Vehicle Information			
Plate:	ST:	Make:	Occupants: M F	
	Call Taker	Station Caller	Dispositon	Released By
	AJA MONIQUE REED		X-REF CALL	WALLY MARTINEZ
<i>Cross Reference Numbers</i>				
Ticket Referenced from 15-186215 on 09/06/2015 02:05				

CAD TICKET EVENT NO: 15-187501

[Back](#)

Call Type:	Self Initiated	File #:	Priority	9
ANI/ALI:				
Event Location:	CATOR AVE & ROSE AVE JERSEY CITY NJ 07305 (US)			
Verified:	Officer Initiated			
Unit:	S603			
TR:	09/07/2015 22:26 TX: 22:27 TD: 22:26 TA: 22:26 FT: 09/07/2015 22:41			
Call Code:	33200 PSN Project Safe Neighborhoods TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	DIR PTRL			
Reporting Party				
Last:	First:			
Address:	CATOR AVE & ROSE AVE		Phone:	
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants: M F	
Call Taker	Station Caller	Disposition	Released By	
KELLY KATHLEEN DEAL		TCO	WALLY MARTINEZ	
Units Dispatched				
Unit: S603 **Primary Unit**				
ACT_ID UA	Location	TD: 09/07/2015 22:26	TA: 09/07/2015 22:26	TG: ?
Officer 1	SANCHEZ, MICHAEL E , POLICE OFFICER [2853]	Officer 2	SCALCIONE, MATTHEW G , POLICE OFFICER [2911]	
Dispatched by	KELLY KATHLEEN DEAL	Date last modified	09/07/2015 22:26	
ACT_ID RU	Location	TD: ?	TA: ?	TG: ?
Officer 1	SANCHEZ, MICHAEL E , POLICE OFFICER [2853]	Officer 2	SCALCIONE, MATTHEW G , POLICE OFFICER [2911]	
Dispatched by	KELLY KATHLEEN DEAL	Date last modified	09/07/2015 22:41	
Unit Transactions				

CAD TICKET EVENT NO: 15-189682

[Back](#)

Call Type:	Self Initiated	File #:	Priority	9	
ANI/ALI:					
Event Location:	14 ROSE AVE JERSEY CITY NJ 07305 (US)				
Verified:	Officer Initiated				
Unit:	S203				
TR:	09/10/2015 18:51 TX: 18:52 TD: 18:51 TA: 18:51 FT: 09/10/2015 18:56				
Call Code:	J2400 - DIRECTED PATROL; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE				
Agency:	JERSEY CITY POLICE				
Jurisdiction:	JERSEY CITY POLICE DEPT				
Dispatch District:	SOUTH				
Narrative:	14A ROSE DIRECTED				
Reporting Party					
Last:	First:				
Address:	14 ROSE AVE		Phone:		
Notes:					
Vehicle Information					
Plate:	ST:	Make:	Occupants:	M F	
Call Taker	Station Caller	Disposition	Released By		
JAMILLA JONES		TCO	JOHN E KILROY		
<i>Units Dispatched</i>					
Unit: S203 **Primary Unit**					
ACT_ID	UA	Location	TD: 09/10/2015 18:51	TA: 09/10/2015 18:51	TG: ?
Officer 1	TRUESDALE, JERMAINE L, POLICE OFFICER [2557]		Officer 2	SZYMANSKI, JENNIFER M, POLICE OFFICER [2962]	
Dispatched by	JAMILLA JONES		Date last modified	09/10/2015 18:51	
ACT_ID	RU	Location	TD: ?	TA: ?	TG: ?
Officer 1	TRUESDALE, JERMAINE L, POLICE OFFICER [2557]		Officer 2	SZYMANSKI, JENNIFER M, POLICE OFFICER [2962]	
Dispatched by	JAMILLA JONES		Date last modified	09/10/2015 18:56	
Unit Transactions					

CAD TICKET EVENT NO: 15-190811

Back

Call Type:	Self Initiated	File #:	Priority	7
ANI/ALI:				
Event Location:	14 ROSE AVE JERSEY CITY NJ 07305 (US)			
Verified:	Officer Initiated			
Unit:	S201			
TR:	09/12/2015 02:39 TX: 02:40 TD: 02:40 TA: 02:40 FT: 09/12/2015 03:01			
Call Code:	E1100 - DISORDERLY CONDUCT; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	dg			
Reporting Party				
Last:	First:			
Address:	14 ROSE AVE		Phone:	
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants: M F	
Call Taker	Station Caller	Disposition	Released By	
WALLY MARTINEZ		SOW	WALLY MARTINEZ	
Units Dispatched				
Unit:	S201 **Primary Unit**			
ACT_ID UA	Location	TD: 09/12/2015 02:40	TA: 09/12/2015 02:40	TG: ?
Officer 1 SOLER, ANGELLO, POLICE OFFICER [0387]		Officer 2 SPENCE, RASHAUN J, POLICE OFFICER [2745]		
Dispatched by WALLY MARTINEZ		Date last modified 09/12/2015 02:40		
ACT_ID RU	Location	TD: ?	TA: ?	TG: ?
Officer 1 SOLER, ANGELLO, POLICE OFFICER [0387]		Officer 2 SPENCE, RASHAUN J, POLICE OFFICER [2745]		
Dispatched by WALLY MARTINEZ		Date last modified 09/12/2015 03:00		
Unit Transactions				

CAD TICKET EVENT NO: 15-192228

Back

Call Type:	Phone	File #:	Priority	7
ANI/ALI:				
Event Location:	14 ROSE AVE JERSEY CITY NJ 07305 (US)			
Verified:	Caller			
Unit:	S603			
TR:	09/13/2015 19:01 TX: 19:03 TD: 19:15 TA: 19:22 FT: 09/13/2015 19:28			
Call Code:	E2100 - OTHER PUBLIC NUISANCE; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	14 A // CALLER SAID A GROUP OF 10/15 MALES SITTING IN FRONT OF HIS STORE. CALLER SAID THEY DONT WANT TO MOVE.			
Reporting Party				
Last:		First:		
Address:	14 ROSE AVE		Phone:	
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants:	M F
Call Taker	Station Caller	Dispostion	Released By	
YOLANDA DOMINGUEZ		SOW	KYLE R MURRAY	
Units Dispatched				
Unit: S603 **Primary Unit**				
ACT_ID	Dispatched	Location	TD: 09/13/2015 19:15	TA: ? TG: ?
Officer 1	MULLAHEY, SEAN P , POLICE OFFICER [1782]		Officer 2	SAHEED, MOHAMED J , POLICE OFFICER [3001]
Dispatched by	KYLE R MURRAY		Date last modified	09/13/2015 19:15
ACT_ID	UA	Location	TD: 09/13/2015 19:15	TA: 09/13/2015 19:22 TG: ?
Officer 1	MULLAHEY, SEAN P , POLICE OFFICER [1782]		Officer 2	SAHEED, MOHAMED J , POLICE OFFICER [3001]
Dispatched by	KYLE R MURRAY		Date last modified	09/13/2015 19:21
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1	MULLAHEY, SEAN P , POLICE OFFICER [1782]		Officer 2	SAHEED, MOHAMED J , POLICE OFFICER [3001]
Dispatched by	KYLE R MURRAY		Date last modified	09/13/2015 19:27
Unit Transactions				

CAD TICKET EVENT NO: 15-193689

[Back](#)

Call Type:	Self Initiated	File #:	Priority	9
ANI/ALI:				
Event Location:	CATOR AVE & ROSE AVE JERSEY CITY NJ 07305 (US)			
Verified:	Officer Initiated			
Unit:	SSD12			
TR:	09/15/2015 17:00	TX:	17:01	TD: 17:00 TA: 17:00 FT: 09/15/2015 17:19
Call Code:	J3200 - PSN - Project Safe Neighborhoods; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	TRIANGLE PARK			
Reporting Party				
Last:	SSD12	First:		
Address:	CATOR AVE & ROSE AVE		Phone:	
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants: M F	
Call Taker	Station Caller	Disposition	Released By	
PAUL DAVID BERMAN		TCO	PAUL DAVID BERMAN	
Units Dispatched				
Unit: SSD12 **Primary Unit**				
ACT_ID	UA	Location	TD: 09/15/2015 17:00	TA: 09/15/2015 17:00 TG: ?
Officer 1	SAVINO, PAUL A , POLICE OFFICER [3025]		Officer 2	MULLAHEY, SEAN P , POLICE OFFICER [1782]
Dispatched by	PAUL DAVID BERMAN	Date last modified	09/15/2015 17:00	
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1	SAVINO, PAUL A , POLICE OFFICER [3025]		Officer 2	MULLAHEY, SEAN P , POLICE OFFICER [1782]
Dispatched by	PAUL DAVID BERMAN	Date last modified	09/15/2015 17:18	
Unit Transactions				

CAD TICKET EVENT NO: 15-195112

[Back](#)

Call Type:	Self Initiated	File #:	Priority	9	
ANI/ALI:					
Event Location:	CATOR AVE & OLD BERGEN RD JERSEY CITY NJ 07305 (US)				
Verified:	Officer Initiated				
Unit:	SSD1				
TR:	09/17/2015 09:27	TX:	09:28	TD: 09:27 TA: 09:27 FT: 09/17/2015 09:59	
Call Code:	12400 DIRECTED PATROL TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE				
Agency:	JERSEY CITY POLICE				
Jurisdiction:	JERSEY CITY POLICE DEPT				
Dispatch District:	SOUTH				
Narrative:	DIP TRIANGLE PARK				
Reporting Party					
Last:	First:				
Address:	CATOR AVE & OLD BERGEN RD		Phone:		
Notes:					
Vehicle Information					
Plate:	ST:	Make:	Occupants: M F		
Call Taker	Station Caller	Disposition	Released By		
AMANDA BLUE		TCO	AMANDA BLUE		
Units Dispatched					
Unit: SSD1 **Primary Unit**					
ACT_ID	UA	Location	TD: 09/17/2015 09:27	TA: 09/17/2015 09:27	TG: ?
Officer 1	LAROCCO, PETER J., POLICE OFFICER [2145]		Officer 2		
Dispatched by	AMANDA BLUE		Date last modified	09/17/2015 09:27	
ACT_ID	RU	Location	TD: ?	TA: ?	TG: ?
Officer 1	LAROCCO, PETER J., POLICE OFFICER [2145]		Officer 2		
Dispatched by	AMANDA BLUE		Date last modified	09/17/2015 09:59	
Unit Transactions					
Unit: SSD2					
ACT_ID	Dispatched	Location	TD: 09/17/2015 09:28	TA: ?	TG: ?
Officer 1	SANCHEZ, VICTOR M., POLICE OFFICER [2857]		Officer 2		
Dispatched by	AMANDA BLUE		Date last modified	09/17/2015 09:27	
ACT_ID	RU	Location	TD: ?	TA: ?	TG: ?
Officer 1	SANCHEZ, VICTOR M., POLICE OFFICER [2857]		Officer 2		
Dispatched by	AMANDA BLUE		Date last modified	09/17/2015 09:59	
Unit Transactions					

CAD TICKET EVENT NO: 15-195456

[Back](#)

Call Type:	Phone	File #:	15-020675	Priority	6
ANI/ALI:					
Event Location:	GATOR AVE & ROSE AVE JERSEY CITY NJ 07305 (US)				
Verified:	Caller				
Unit:	CSC33				
TR:	09/17/2015 16:29	TX:	16:32	TD:	17:03
TA:	17:03	FT:	09/17/2015 18:00		
Call Code:	G1300 - USE/SALE OF DRUGS; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE				
Agency:	JERSEY CITY POLICE				
Jurisdiction:	JERSEY CITY POLICE DEPT				
Dispatch District:	SOUTH				
Narrative:	group of dgs about 4-5 of them smoking weed next to liquor store at above location //				
Reporting Party					
Last:	?	First:	[REDACTED]		
Address:	GATOR AVE & ROSE AVE		Phone:	[REDACTED]	
Notes:					
Vehicle Information					
Plate:	ST:	Make:	Occupants:	M	F
Call Taker	Station Caller	Disposition	Released By		
DARIN N VELEZ		RPT ARREST	AMANDA BLUE		
Units Dispatched					
Unit: CSC33 **Primary Unit**					
ACT_ID	Dispatched	Location	TD: 09/17/2015 17:03	TA: ?	TG: ?
Officer 1	MOREANO, GABRIEL I., POLICE OFFICER [2351]		Officer 2		
Dispatched by	AMANDA BLUE		Date last modified 09/17/2015 17:02		
ACT_ID	UA	Location	TD: 09/17/2015 17:03	TA: 09/17/2015 17:03	TG: ?
Officer 1	MOREANO, GABRIEL I., POLICE OFFICER [2351]		Officer 2		
Dispatched by	AMANDA BLUE		Date last modified 09/17/2015 17:02		
ACT_ID	UA	Location	TD: 09/17/2015 17:03	TA: 09/17/2015 17:03	TG: ?
Officer 1	MOREANO, GABRIEL I., POLICE OFFICER [2351]		Officer 2		
Dispatched by	AMANDA BLUE		Date last modified 09/17/2015 17:03		
ACT_ID	RU	Location	TD: ?	TA: ?	TG: ?
Officer 1	MOREANO, GABRIEL I., POLICE OFFICER [2351]		Officer 2		
Dispatched by	AMANDA BLUE		Date last modified 09/17/2015 18:00		
Unit Transactions	09/17/2015 17:03	GENERAL UNIT INFO	CDS ARREST		

CAD TICKET EVENT NO: 15-195789

[Back](#)

Call Type:	Self Initiated	File #:	Priority	9
ANI/ALI:				
Event Location:	CATOR AVE & ROSE AVE JERSEY CITY NJ 07305 (US)			
Verified:	Officer Initiated			
Unit:	S201			
TR:	09/18/2015 01:34 TX: 01:34 TD: 01:34 TA: 01:34 FT: 09/18/2015 01:50			
Call Code:	J2400 - DIRECTED PATROL; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	clearing dg's			
Reporting Party				
Last:	First:			
Address:	CATOR AVE & ROSE AVE		Phone:	
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants: M F	
Call Taker	Station Caller	Dispositon	Released By	
MICHAEL EDWARD CLARK		SOW	MICHAEL EDWARD CLARK	
Units Dispatched				
Unit: S201 **Primary Unit**				
ACT_ID UA	Location	TD: 09/18/2015 01:34	TA: 09/18/2015 01:34	TG: ?
Officer 1	SPENCE, RASHAUN J, POLICE OFFICER [2746]	Officer 2	DO, MACK L, POLICE OFFICER [2132]	
Dispatched by	MICHAEL EDWARD CLARK	Date last modified	09/18/2015 01:34	
ACT_ID RU	Location	TD: ?	TA: ?	TG: ?
Officer 1	SPENCE, RASHAUN J, POLICE OFFICER [2746]	Officer 2	DO, MACK L, POLICE OFFICER [2132]	
Dispatched by	MICHAEL EDWARD CLARK	Date last modified	09/18/2015 01:50	
Unit Transactions				

CAD TICKET EVENT NO: 15-195931

[Back](#)

Call Type:	Self Initiated	File #:		Priority	9
ANI/ALI:					
Event Location:	CATOR AVE & OLD BERGEN RD JERSEY CITY NJ 07305 (US)				
Verified:	Officer Initiated				
Unit:	SSD1				
TR:	09/18/2015 09:44	TX:	09:44	TD:	09:44
TA:	09:44				
FT:	09/18/2015 10:15				
Call Code:	J2400 - DIRECTED PATROL; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE				
Agency:	JERSEY CITY POLICE				
Jurisdiction:	JERSEY CITY POLICE DEPT				
Dispatch District:	SOUTH				
Narrative:	D/P TRIANGLE PARK				
	Reporting Party				
Last:		First:			
Address:	CATOR AVE & OLD BERGEN RD		Phone:		
Notes:					
	Vehicle Information				
Plate:	ST:	Make:	Occupants:	M	F
	Call Taker	Station Caller	Disposition	Released By	
	AMANDA BLUE		TCO	AMANDA BLUE	
Units Dispatched					
Unit:	SSD1 **Primary Unit**				
ACT_ID	UA	Location	TD:	TA:	TG:
			09/18/2015 09:44	09/18/2015 09:44	?
Officer 1	LARocco, PETER J , POLICE OFFICER [2145]		Officer 2		
Dispatched by	AMANDA BLUE		Date last modified	09/18/2015 09:44	
ACT_ID	RU	Location	TD:	TA:	TG:
			?	?	?
Officer 1	LARocco, PETER J , POLICE OFFICER [2145]		Officer 2		
Dispatched by	AMANDA BLUE		Date last modified	09/18/2015 10:15	
Unit Transactions					
Unit:	SSD2				
ACT_ID	Dispatched	Location	TD:	TA:	TG:
			09/18/2015 09:45	?	?
Officer 1	JACKSON, DANA L , POLICE OFFICER [1047]		Officer 2		
Dispatched by	AMANDA BLUE		Date last modified	09/18/2015 09:45	
ACT_ID	RU	Location	TD:	TA:	TG:
			?	?	?
Officer 1	JACKSON, DANA L , POLICE OFFICER [1047]		Officer 2		
Dispatched by	AMANDA BLUE		Date last modified	09/18/2015 10:15	
Unit Transactions					

CAD TICKET EVENT NO: 15-196652

Back

Call Type:	Phone	File #:	Priority	7
ANI/ALI:				
Event Location:	ROSE AVE & CATOR AVE JERSEY CITY NJ 07305 (US)			
Verified:	Officer Initiated			
Unit:	SSD1-2			
TR:	09/19/2015 01:08	TX: 01:09	TD: 01:21	TA: ? FT: 09/19/2015 01:22
Call Code:	E1100 - DISORDERLY CONDUCT; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	DG			
Reporting Party				
Last:	SLT	First:		
Address:	ROSE AVE & CATOR AVE		Phone:	
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants:	M F
Call Taker	Station Caller	Disposition	Released By	
WALLY MARTINEZ		SOW	WALLY MARTINEZ	
Units Dispatched				
Unit: S501 **Primary Unit**				
ACT_ID	Dispatched	Location	TD: 09/19/2015 01:21	TA: ? TG: ?
Officer 1	JACKSON, KENDRIC J, POLICE OFFICER [2929]		Officer 2	VAZQUEZ, NORBAL, POLICE OFFICER [2856]
Dispatched by	WALLY MARTINEZ		Date last modified	09/19/2015 01:20
ACT_ID	CR Released	Location	TD: ?	TA: ? TG: ?
Officer 1	JACKSON, KENDRIC J, POLICE OFFICER [2929]		Officer 2	VAZQUEZ, NORBAL, POLICE OFFICER [2856]
Dispatched by	WALLY MARTINEZ		Date last modified	09/19/2015 01:22
Unit Transactions				
Unit: SSD1-2 **Primary Unit**				
ACT_ID	Dispatched	Location	TD: 09/19/2015 01:22	TA: ? TG: ?
Officer 1	SPENCE, RASHAUN J, POLICE OFFICER [2745]		Officer 2	AGUILAR, ANGELLO, POLICE OFFICER [2549]
Dispatched by	WALLY MARTINEZ		Date last modified	09/19/2015 01:22
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1	SPENCE, RASHAUN J, POLICE OFFICER [2745]		Officer 2	AGUILAR, ANGELLO, POLICE OFFICER [2549]
Dispatched by	WALLY MARTINEZ		Date last modified	09/19/2015 01:22
Unit Transactions				
Unit: S301				
ACT_ID	Dispatched	Location	TD: 09/19/2015 01:21	TA: ? TG: ?
Officer 1	OLEARY, MICHAEL J, POLICE OFFICER [2757]		Officer 2	SOTO, DANIEL, POLICE OFFICER [3022]
Dispatched by	WALLY MARTINEZ		Date last modified	09/19/2015 01:20
ACT_ID	CR Released	Location	TD: ?	TA: ? TG: ?
Officer 1	OLEARY, MICHAEL J, POLICE OFFICER [2757]		Officer 2	SOTO, DANIEL, POLICE OFFICER [3022]
Dispatched by	WALLY MARTINEZ		Date last modified	09/19/2015 01:22
Unit Transactions				

CAD TICKET EVENT NO: 15-197474

[Back](#)

Call Type:	Self Initiated	File #:	Priority	7
ANI/ALI:				
Event Location:	CATOR AVE & ROSE AVE JERSEY CITY NJ 07305 (US)			
Verified:	Officer Initiated			
Unit:	S101			
TR:	09/20/2015 00:13	TX:	00:14	TD: 00:14 TA: 00:14 FT: 09/20/2015 00:19
Call Code:	E1100 - DISORDERLY CONDUCT; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	CLEARING A DG			
Reporting Party				
Last:	First:			
Address:	CATOR AVE & ROSE AVE		Phone:	
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants: M F	
Call Taker	Station Caller	Dispositon	Released By	
ROSE MARIE DAVIS		ADVISED	ROSE MARIE DAVIS	
<i>Units Dispatched</i>				
Unit: S101 **Primary Unit**				
ACT_ID	UA	Location	TD: 09/20/2015 00:14	TA: 09/20/2015 00:14
Officer 1		OLEARY, MICHAEL J, POLICE OFFICER [2757]	Officer 2	SOTO, DANIEL, POLICE OFFICER [3022]
Dispatched by		ROSE MARIE DAVIS	Date last modified 09/20/2015 00:14	
ACT_ID	RU	Location	TD: ?	TA: ?
Officer 1		OLEARY, MICHAEL J, POLICE OFFICER [2757]	Officer 2	SOTO, DANIEL, POLICE OFFICER [3022]
Dispatched by		ROSE MARIE DAVIS	Date last modified 09/20/2015 00:18	
Unit Transactions				
Unit: S301				
ACT_ID	Dispatched	Location	TD: 09/20/2015 00:14	TA: ?
Officer 1		SPENCE, RASHAUN J, POLICE OFFICER [2745]	Officer 2	RANSOM, VICTOR J, POLICE OFFICER [3007]
Dispatched by		ROSE MARIE DAVIS	Date last modified 09/20/2015 00:14	
ACT_ID	UA	Location	TD: 09/20/2015 00:14	TA: 09/20/2015 00:19
Officer 1		SPENCE, RASHAUN J, POLICE OFFICER [2745]	Officer 2	RANSOM, VICTOR J, POLICE OFFICER [3007]
Dispatched by		ROSE MARIE DAVIS	Date last modified 09/20/2015 00:18	
ACT_ID	RU	Location	TD: ?	TA: ?
Officer 1		SPENCE, RASHAUN J, POLICE OFFICER [2745]	Officer 2	RANSOM, VICTOR J, POLICE OFFICER [3007]
Dispatched by		ROSE MARIE DAVIS	Date last modified 09/20/2015 00:18	
Unit Transactions				

CAD TICKET EVENT NO: 15-199153

[Back](#)

Call Type:	Self Initiated	File #:	Priority	9
ANI/ALI:				
Event Location:	14 ROSE AVE JERSEY CITY NJ 07305 (US)			
Verified:	Officer Initiated			
Unit:	S601			
TR:	09/22/2015 00:11	TX:	00:12	TD: 00:12 TA: 00:12 FT: 09/22/2015 00:17
Call Code:	J3200 - ESN - Project Safe Neighborhoods; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	DG CHICKEN SPOT			
Reporting Party				
Last:	First:			
Address:	14 ROSE AVE	Phone:		
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants: M F	
Call Taker	Station Caller	Disposition	Released By	
WALLY MARTINEZ		SOW	WALLY MARTINEZ	
<i>Units Dispatched</i>				
Unit: S601 **Primary Unit**				
ACT_ID UA	Location	TD: 09/22/2015 00:12	TA: 09/22/2015 00:12	TG: ?
Officer 1	AVETRIA, JEFFREY B , POLICE OFFICER [2926]	Officer 2	DESTEFANO, MATTHEW T , POLICE OFFICER [2232]	
Dispatched by	WALLY MARTINEZ	Date last modified	09/22/2015 00:11	
ACT_ID RU	Location	TD: ?	TA: ?	TG: ?
Officer 1	AVETRIA, JEFFREY.B , POLICE OFFICER [2926]	Officer 2	DESTEFANO, MATTHEW T , POLICE OFFICER [2232]	
Dispatched by	WALLY MARTINEZ	Date last modified	09/22/2015 00:17	
Unit Transactions				

CAD TICKET EVENT NO: 15-198191

[Back](#)

Call Type:	Self Initiated	File #:	Priority	9
ANI/ALI:				
Event Location:	14 ROSE AVE JERSEY CITY NJ 07305 (US)			
Verified:	Officer Initiated			
Unit:	S203			
TR:	09/20/2015 21:54	TX:	21:54	TD: 21:54 TA: 21:54 FT: 09/20/2015 22:04
Call Code:	J2400 DIRECTED PATROL TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	directive			
Reporting Party				
Last:	First:			
Address:	14 ROSE AVE	Phone:		
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants: M F	
Call Taker	Station Caller	Disposition	Released By	
WALLY MARTINEZ		TCO	WALLY MARTINEZ	
<i>Units Dispatched</i>				
Unit: S203 **Primary Unit**				
ACT_ID	UA	Location	TD: 09/20/2015 21:54	TA: 09/20/2015 21:54 TG: ?
Officer 1	SZYMANSKI, JENNIFER M, POLICE OFFICER [2962]		Officer 2	VASQUEZ, CHRISTOPHER, POLICE OFFICER [3023]
Dispatched by	WALLY MARTINEZ		Date last modified	09/20/2015 21:54
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1	SZYMANSKI, JENNIFER M, POLICE OFFICER [2962]		Officer 2	VASQUEZ, CHRISTOPHER, POLICE OFFICER [3023]
Dispatched by	WALLY MARTINEZ		Date last modified	09/20/2015 22:03
Unit Transactions				

CAD TICKET EVENT NO: 15-199139

Back

Call Type:	Self Initiated	File #:	Priority	5	
ANI/ALI:					
Event Location:	ROSE AVE & CATOR AVE JERSEY CITY NJ 07305 (US)				
Verified:	Officer Initiated				
Unit:	S501				
TR:	09/21/2015 23:37 TX: 23:38 TD: 23:37 TA: 23:37 FT: 09/21/2015 23:44				
Call Code:	B2300 - OTHER INTER/CONFLICT; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE				
Agency:	JERSEY CITY POLICE				
Jurisdiction:	JERSEY CITY POLICE DEPT				
Dispatch District:	SOUTH				
Narrative:	DISPUTE				
Reporting Party					
Last:	First:				
Address:	ROSE AVE & CATOR AVE		Phone:		
Notes:					
Vehicle Information					
Plate:	ST:	Make:	Occupants: M F		
Call Taker	Station Caller	Disposition	Released By		
WALLY MARTINEZ		ADVISED	WALLY MARTINEZ		
Units Dispatched					
Unit: S501 **Primary Unit**					
ACT_ID	UA	Location	TD: 09/21/2015 23:37	TA: 09/21/2015 23:37	TG: ?
Officer 1		CHAVARRIA, LESLIE, POLICE OFFICER [2981]	Officer 2	MCKNIGHT, MARK J, POLICE OFFICER [3004]	
Dispatched by	WALLY MARTINEZ		Date last modified	09/21/2015 23:37	
ACT_ID	RU	Location	TD: ?	TA: ?	TG: ?
Officer 1		CHAVARRIA, LESLIE, POLICE OFFICER [2981]	Officer 2	MCKNIGHT, MARK J, POLICE OFFICER [3004]	
Dispatched by	WALLY MARTINEZ		Date last modified	09/21/2015 23:44	
Unit Transactions					

CAD TICKET EVENT NO: 15-199930

[Back](#)

Call Type:	Self Initiated	File #:	Priority	9	
ANI/ALI:					
Event Location:	14 ROSE AVE JERSEY CITY NJ 07305 (US)				
Verified:	Officer Initiated				
Unit:	S401				
TR:	09/23/2015 00:34 TX: 00:35 TD: 00:34 TA: 00:34 FT: 09/23/2015 00:46				
Call Code:	J3200 - PSN - Project Safe Neighborhoods; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE				
Agency:	JERSEY CITY POLICE				
Jurisdiction:	JERSEY CITY POLICE DEPT				
Dispatch District:	SOUTH				
Narrative:	ESN				
Reporting Party					
Last:	First:				
Address:	14 ROSE AVE		Phone:		
Notes:					
Vehicle Information					
Plate:	ST:	Make:	Occupants: M F		
Call Taker	Station Caller	Disposition	Released By		
WALLY MARTINEZ		TCO	WALLY MARTINEZ		
Units Dispatched					
Unit: S401 **Primary Unit**					
ACT_ID	UA	Location	TD: 09/23/2015 00:34	TA: 09/23/2015 00:34	TG: ?
Officer 1	JOHNSON, GLENN A , POLICE OFFICER [2593]		Officer 2	TORRE, JOSEPH R , POLICE OFFICER [2850]	
Dispatched by	WALLY MARTINEZ		Date last modified	09/23/2015 00:34	
ACT_ID	RU	Location	TD: ?	TA: ?	TG: ?
Officer 1	JOHNSON, GLENN A , POLICE OFFICER [2593]		Officer 2	TORRE, JOSEPH R , POLICE OFFICER [2850]	
Dispatched by	WALLY MARTINEZ		Date last modified	09/23/2015 00:45	
Unit Transactions					
Unit: SCFEW					
ACT_ID	Dispatched	Location	TD: 09/23/2015 00:35	TA: ?	TG: ?
Officer 1	FERRARI, ARSENIO , POLICE OFFICER [2775]		Officer 2	SULLIVAN, DAVID C , POLICE OFFICER [2741]	
Dispatched by	WALLY MARTINEZ		Date last modified	09/23/2015 00:34	
ACT_ID	RU	Location	TD: ?	TA: ?	TG: ?
Officer 1	FERRARI, ARSENIO , POLICE OFFICER [2775]		Officer 2	SULLIVAN, DAVID C , POLICE OFFICER [2741]	
Dispatched by	WALLY MARTINEZ		Date last modified	09/23/2015 00:45	
Unit Transactions					

CAD TICKET EVENT NO: 15-200657

Back

Call Type:	Self Initiated	File #:	Priority	9
ANI/ALI:				
Event Location:	CATOR AVE & ROSE AVE JERSEY CITY NJ 07305 (US)			
Verified:	Caller			
Unit:	S303			
TR:	09/23/2015 21:02	TX:	21:03	TD: 21:02 TA: 21:02 FT: 09/23/2015 21:36
Call Code:	J2400 - DIRECTED PATROL; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	off with street crimes			
Reporting Party				
Last:	First:			
Address:	CATOR AVE & ROSE AVE		Phone:	
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants: M F	
Call Taker	Station Caller	Dispositiion	Released By	
ROSEANN MANTO		TCO	KYLE R MURRAY	
Units Dispatched				
Unit: S303 **Primary Unit**				
ACT_ID	UA	Location	TD: 09/23/2015 21:02	TA: 09/23/2015 21:02
Officer 1		BUTLER, SEAN P, POLICE OFFICER [2973]	Officer 2	MARTINEZ, JEISON J, POLICE OFFICER [3024]
Dispatched by	ROSEANN MANTO		Date last modified	09/23/2015 21:03
ACT_ID	RU	Location	TD: ?	TA: ?
Officer 1		BUTLER, SEAN P, POLICE OFFICER [2973]	Officer 2	MARTINEZ, JEISON J, POLICE OFFICER [3024]
Dispatched by	ROSEANN MANTO		Date last modified	09/23/2015 21:36
Unit Transactions				

CAD TICKET EVENT NO: 15-200818

[Back](#)

Call Type:	Self Initiated	File #:	Priority	9
ANI/ALI:				
Event Location:	CATOR AVE & OLD BERGEN RD JERSEY CITY NJ 07305 (US)			
Verified:	Officer Initiated			
Unit:	S401			
TR:	09/24/2015 02:01	TX:	02:01	TD: 02:01 TA: 02:01 FT: 09/24/2015 02:15
Call Code:	J2400 DIRECTED PATROL TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	TRIANGLE PARK III & 14A ROSE			
Reporting Party				
Last:	First:			
Address:	CATOR AVE & OLD BERGEN RD		Phone:	
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants: M F	
Call Taker	Station Caller	Dispositon	Released By	
AMANDA BLUE		TCO	AMANDA BLUE	
Units Dispatched				
Unit: S401 **Primary Unit**				
ACT_ID UA	Location	TD: 09/24/2015 02:01	TA: 09/24/2015 02:01	TG: ?
Officer 1	RAMIREZ JR, MIGUEL V , POLICE OFFICER [2870]	Officer 2	RIVERA JR, JUAN , POLICE OFFICER [2927]	
Dispatched by	AMANDA BLUE	Date last modified	09/24/2015 02:01	
ACT_ID RU	Location	TD: ?	TA: ?	TG: ?
Officer 1	RAMIREZ JR, MIGUEL V , POLICE OFFICER [2870]	Officer 2	RIVERA JR, JUAN , POLICE OFFICER [2927]	
Dispatched by	AMANDA BLUE	Date last modified	09/24/2015 02:14	
Unit Transactions				

CAD TICKET EVENT NO: 15-206943

[Back](#)

Call Type:	Self Initiated	File #:	Priority	9
ANI/ALI:				
Event Location:	14 ROSE AVE JERSEY CITY NJ 07305 (US)			
Verified:	Officer Initiated			
Unit:	S401			
TR:	10/01/2015 02:52	TX:	02:53	TD: 02:53 TA: 02:53 FT: 10/01/2015 03:14
Call Code:	J2400 - DIRECTED PATROL; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	14a rose ave			
Reporting Party				
Last:	First:			
Address:	14 ROSE AVE	Phone:		
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants: M F	
Call Taker	Station Caller	Dispositon	Released By	
MICHAEL EDWARD CLARK		TCO	MICHAEL EDWARD CLARK	
<i>Units Dispatched</i>				
Unit: S401 **Primary Unit**				
ACT_ID	UA	Location	TD: 10/01/2015 02:53	TA: 10/01/2015 02:53
Officer 1	RAMIREZ JR, MIGUEL V , POLICE OFFICER [2870]	Officer 2	RIVERA JR, JUAN , POLICE OFFICER [2927]	TG: ?
Dispatched by	MICHAEL EDWARD CLARK	Date last modified	10/01/2015 02:53	
ACT_ID	RU	Location	TD: ?	TA: ?
Officer 1	RAMIREZ JR, MIGUEL V , POLICE OFFICER [2870]	Officer 2	RIVERA JR, JUAN , POLICE OFFICER [2927]	TG: ?
Dispatched by	MICHAEL EDWARD CLARK	Date last modified	10/01/2015 03:13	
Unit Transactions				

CAD TICKET EVENT NO: 15-213264

[Back](#)

Call Type:	Self Initiated	File #:	Priority	9	
ANI/ALI:					
Event Location:	CATOR AVE & ROSE AVE JERSEY CITY NJ 07305 (US)				
Verified:	Officer Initiated				
Unit:	SSD12				
TR:	10/09/2015 09:17	TX:	09:18	TD: 09:17 TA: 09:17 FT: 10/09/2015 09:18	
Call Code:	33200 PSN - Project Safe Neighborhoods; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE				
Agency:	JERSEY CITY POLICE				
Jurisdiction:	JERSEY CITY POLICE DEPT				
Dispatch District:	SOUTH				
Narrative:	0830 TO 0916 -- ALL CLEAR				
Reporting Party					
Last:	SHAVER	First:	PO		
Address:	CATOR AVE & ROSE AVE		Phone:		
Notes:					
Vehicle Information					
Plate:	ST:	Make:	Occupants: M F		
Call Taker	Station Caller	Disposition	Released By:		
PAUL DAVID BERMAN		TCO	PAUL DAVID BERMAN		
<i>Units Dispatched</i>					
Unit: SSD12 **Primary Unit**					
ACT_ID	UA	Location	TD: 10/09/2015 09:17	TA: 10/09/2015 09:17	TG: ?
Officer 1	LAROCCO, PETER J, POLICE OFFICER [2145]		Officer 2	SHAVER, MARK L, POLICE OFFICER [2585]	
Dispatched by	PAUL DAVID BERMAN		Date last modified	10/09/2015 09:18	
ACT_ID	RU	Location	TD: ?	TA: ?	TG: ?
Officer 1	LAROCCO, PETER J, POLICE OFFICER [2145]		Officer 2	SHAVER, MARK L, POLICE OFFICER [2585]	
Dispatched by	PAUL DAVID BERMAN		Date last modified	10/09/2015 09:18	
Unit Transactions					

CAD TICKET EVENT NO: 15-213463

[Back](#)

Call Type:	Phone	File #:	Priority	3
ANI/ALI:				
Event Location:	CATOR AVE & OLD BERGEN RD JERSEY CITY NJ 07305 (US)			
Verified:	Caller			
Unit:	S202			
TR:	10/09/2015 14:36	TX:	14:40	TD: 14:43 TA: ? FT: 10/09/2015 14:50
Call Code:	H1300 - AMBULANCE REQUEST FOR; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	MALE IN LITTLE PAPER PARK STATES HE IS UNCONSCIENCE AND IP MCN OP 36 FDN			
Reporting Party				
Last:	MALE	First:		
Address:	CATOR AVE & OLD BERGEN RD	Phone:	[REDACTED]	
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants:	M F
Call Taker	Station Caller	Dispositon	Released By	
JANE VELLARO		SICK CALL-	PAUL DAVID BERMAN	
<i>Units Dispatched</i>				
Unit:	S202	**Primary Unit**		
ACT_ID	Dispatched	Location	TD: 10/09/2015 14:43	TA: ? TG: ?
Officer 1	CONGLETON, COLLIN M., POLICE OFFICER [2659]		Officer 2	
Dispatched by	PAUL DAVID BERMAN		Date last modified	10/09/2015 14:42
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1	CONGLETON, COLLIN M., POLICE OFFICER [2659]		Officer 2	
Dispatched by	PAUL DAVID BERMAN		Date last modified	10/09/2015 14:49
Unit Transactions				
Unit:	S402			
ACT_ID	Dispatched	Location	TD: 10/09/2015 14:43	TA: ? TG: ?
Officer 1	MOTSI, IKE T., POLICE OFFICER [2677]		Officer 2	
Dispatched by	PAUL DAVID BERMAN		Date last modified	10/09/2015 14:42
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1	MOTSI, IKE T., POLICE OFFICER [2677]		Officer 2	
Dispatched by	PAUL DAVID BERMAN		Date last modified	10/09/2015 14:49
Unit Transactions				

CAD TICKET EVENT NO: 15-213887

[Back](#)

Call Type:	Phone	File #:	Priority	7
ANI/ALI:				
Event Location:	14 ROSE AVE [A-A] JERSEY CITY NJ 07305 (US)			
Verified:	Caller			
Unit:				
TR:	10/09/2015 21:45	TX:	21:46	TD: ?
		TA:	?	FT: 10/09/2015 22:20
Call Code:	E1100 - DISORDERLY CONDUCT; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	CALLER WANTS DRUG DEALERS REMOVE FROM THE FRT.			
Reporting Party				
Last:	?	First:	[REDACTED]	
Address:	14 ROSE AVE [A-A]		Phone:	[REDACTED]
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants: M F	
Call Taker	Station Caller	Dispositon	Released By	
JUDITH CROWLEY		GOA	JAMILLA JONES	

CAD TICKET EVENT NO: 15-214026

[Back](#)

Call Type:	Self Initiated	File #:	Priority	9
ANI/ALI:				
Event Location:	14 ROSE AVE JERSEY CITY NJ 07305 (US)			
Verified:	Officer Initiated			
Unit:	S401			
TR:	10/10/2015 02:29 TX: 02:30 TD: 02:29 TA: 02:29 FT: 10/10/2015 02:31			
Call Code:	J2400 - DIRECTED PATROL; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	DP			
Reporting Party				
Last:	First:			
Address:	14 ROSE AVE		Phone:	
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants: M F	
Call Taker	Station Caller	Dispositon	Released By	
NORIELYS BATISTA		TCO	NORIELYS BATISTA	
<i>Units Dispatched</i>				
Unit: S401 **Primary Unit**				
ACT_ID UA	Location	TD: 10/10/2015 02:29	TA: 10/10/2015 02:29	TG: ?
Officer 1 SANDWITH, GINA M, POLICE OFFICER [2251]		Officer 2 ONEILL JR, HERIBERTO, POLICE OFFICER [0372]		
Dispatched by NORIELYS BATISTA		Date last modified 10/10/2015 02:29		
ACT_ID RU	Location	TD: ?	TA: ?	TG: ?
Officer 1 SANDWITH, GINA M, POLICE OFFICER [2251]		Officer 2 ONEILL JR, HERIBERTO, POLICE OFFICER [0372]		
Dispatched by NORIELYS BATISTA		Date last modified 10/10/2015 02:31		
Unit Transactions				

CAD TICKET EVENT NO: 15-214718

[Back](#)

Call Type:	Phone	File #:	Priority	7
ANI/ALI:				
Event Location:	ROSE AVE & CATOR AVE JERSEY CITY NJ 07305 (US)			
Verified:	Caller			
Unit:	S603			
TR:	10/10/2015 21:51	TX:	21:53	TD: 22:36 TA: ? FT: 10/10/2015 22:45
Call Code:	E1200 - NOISE; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	@ chicken spot near above location// caller states group of dgs about 20 being very loud and would like them to be removed			
Reporting Party				
Last:	?	First:	●	
Address:	ROSE AVE & CATOR AVE		Phone:	██████████
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants:	M F
Call Taker	Station Caller	Dispositon	Released By	
DARIN N VELEZ		UNFOUNDED	PAUL DAVID BERMAN	
Units Dispatched				
Unit: S603 **Primary Unit**				
ACT_ID	Dispatched	Location	TD: 10/10/2015 22:36	TA: ? TG: ?
Officer 1	MORA, JOSE L ,	POLICE OFFICER [2685]	Officer 2	ICABALCETA, GLENDA C , POLICE OFFICER [3013]
Dispatched by	PAUL DAVID BERMAN		Date last modified	10/10/2015 22:35
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1	MORA, JOSE L ,	POLICE OFFICER [2685]	Officer 2	ICABALCETA, GLENDA C , POLICE OFFICER [3013]
Dispatched by	PAUL DAVID BERMAN		Date last modified	10/10/2015 22:44
Unit Transactions				

CAD TICKET EVENT NO: 15-214948

[Back](#)

Call Type:	Phone	File #:	Priority	3
ANI/ALI:				
Event Location:	CATOR AVE & ROSE AVE JERSEY CITY NJ 07305 (US)			
Verified:	Caller			
Unit:	S401			
TR:	10/11/2015 02:37 TX: 02:50 TD: 02:53 TA: 02:54 FT: 10/11/2015 03:08			
Call Code:	E1400 - STREET FIGHT (NO WEAPONS); TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	LARGE FIGHT			
Reporting Party				
Last:	?	First:	M	
Address:	CATOR AVE & ROSE AVE		Phone:	
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants:	M F
Call Taker	Station Caller	Disposition	Released By	
JOSEPH M APPLGATE		SOW	EILEEN M FORRESTER	
Units Dispatched				
Unit: S401 **Primary Unit**				
ACT_ID	Dispatched	Location	TD:	TA: ? TG: ?
Officer 1	MARTINEZ, JEISON J , POLICE OFFICER [3024]		Officer 2	FERNANDEZ, EDDIE , POLICE OFFICER [2928]
Dispatched by	EILEEN M FORRESTER		Date last modified	10/11/2015 02:52
ACT_ID	UA	Location	TD:	TA: 10/11/2015 02:57 TG: ?
Officer 1	MARTINEZ, JEISON J , POLICE OFFICER [3024]		Officer 2	FERNANDEZ, EDDIE , POLICE OFFICER [2928]
Dispatched by	EILEEN M FORRESTER		Date last modified	10/11/2015 02:56
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1	MARTINEZ, JEISON J , POLICE OFFICER [3024]		Officer 2	FERNANDEZ, EDDIE , POLICE OFFICER [2928]
Dispatched by	EILEEN M FORRESTER		Date last modified	10/11/2015 03:08
Unit Transactions				
Unit: SPLT				
ACT_ID	Dispatched	Location	TD:	TA: ? TG: ?
Officer 1	VELTRE, PIETRO , LIEUTENANT		Officer 2	
Dispatched by	EILEEN M FORRESTER		Date last modified	10/11/2015 02:52
ACT_ID	UA	Location	TD:	TA: 10/11/2015 02:54 TG: ?
Officer 1	VELTRE, PIETRO , LIEUTENANT		Officer 2	
Dispatched by	EILEEN M FORRESTER		Date last modified	10/11/2015 02:54
ACT_ID	UA	Location	TD:	TA: 10/11/2015 02:54 TG: ?
Officer 1	VELTRE, PIETRO , LIEUTENANT		Officer 2	
Dispatched by	EILEEN M FORRESTER		Date last modified	10/11/2015 02:57
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1	VELTRE, PIETRO , LIEUTENANT		Officer 2	
Dispatched by	EILEEN M FORRESTER		Date last modified	10/11/2015 03:08
Unit Transactions	10/11/2015 02:57	GENERAL UNIT INFO	NO FIGHT JUST DGS UNITS CLEARING THEM OUT	
Unit: S501				
ACT_ID	Dispatched	Location	TD:	TA: ? TG: ?
Officer 1	JACKSON, KENDRIC J , POLICE OFFICER [2929]		Officer 2	VAZQUEZ, NORBAL , POLICE OFFICER [2859]
Dispatched by	EILEEN M FORRESTER		Date last modified	10/11/2015 02:52
ACT_ID	RB	Location	TD: ?	TA: ? TG: ?
Officer 1	JACKSON, KENDRIC J , POLICE OFFICER [2929]		Officer 2	

VAZQUEZ, NORBAL , POLICE OFFICER
[2656]

Dispatched by EILEEN M FORRESTER Date last modified 10/11/2015 02:58

Unit Transactions

Unit: SSD2

ACT_ID Dispatched Location TD: 10/11/2015 02:53 TA: ? TG: ?

Officer 1 VASQUEZ, CHRISTIAN R , POLICE OFFICER [3040] Officer 2

Dispatched by EILEEN M FORRESTER Date last modified 10/11/2015 02:53

ACT_ID RU Location TD: ? TA: ? TG: ?

Officer 1 VASQUEZ, CHRISTIAN R , POLICE OFFICER [3040] Officer 2

Dispatched by EILEEN M FORRESTER Date last modified 10/11/2015 03:08

Unit Transactions

Unit: SSD1

ACT_ID Dispatched Location TD: 10/11/2015 02:53 TA: ? TG: ?

Officer 1 LAROCCO, PETER J , POLICE OFFICER [2145] Officer 2

Dispatched by EILEEN M FORRESTER Date last modified 10/11/2015 02:53

ACT_ID UA Location TD: 10/11/2015 02:53 TA: 10/11/2015 02:58 TG: ?

Officer 1 LAROCCO, PETER J , POLICE OFFICER [2145] Officer 2

Dispatched by EILEEN M FORRESTER Date last modified 10/11/2015 02:58

ACT_ID RU Location TD: ? TA: ? TG: ?

Officer 1 LAROCCO, PETER J , POLICE OFFICER [2145] Officer 2

Dispatched by EILEEN M FORRESTER Date last modified 10/11/2015 03:08

Unit Transactions

CAD TICKET EVENT NO: 15-217955

Back

Call Type:	911	File #:	Priority	2
ANI/ALI:	000425 OCEAN AVE JERSEY CITY CITY XX			
Event Location:	14 ROSE AVE JERSEY CITY NJ 07305 (US)			
Verified:	ANI/ALI			
Unit:	S501			
TR:	10/14/2015 23:16 TX: 23:19 TD: 23:21 TA: 23:22 FT: 10/14/2015 23:25			
Call Code:	G1900 - WEAPON PERSON WITH; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	FEMALE WITH BROWN JACKET AND BLUE PANTS IN THE STORE THROWING THINGS AND THREATENING THE WORKERS// CALLER SAID SHE HAS A KNIFE			
Reporting Party				
Last:	?	First:		
Address:	14 ROSE AVE		Phone:	
Notes:	WPH1: SPRINT			
Vehicle Information				
Plate:	ST:	Make:	Occupants:	M F
Call Taker	Station Caller	Dispositon	Released By	
JAMILLA JONES		ADVISED	WALLY MARTINEZ	
Units Dispatched				
Unit: S501 **Primary Unit**				
ACT_ID	Dispatched	Location	TD: 10/14/2015 23:21	TA: ? TG: ?
Officer 1	KISZKA, CHRISTOPHER J, POLICE OFFICER [3028]		Officer 2	DESTEFANO, MATTHEW T, POLICE OFFICER [2232]
Dispatched by	WALLY MARTINEZ		Date last modified	10/14/2015 23:20
ACT_ID	UA	Location	TD: 10/14/2015 23:21	TA: 10/14/2015 23:23 TG: ?
Officer 1	KISZKA, CHRISTOPHER J, POLICE OFFICER [3028]		Officer 2	DESTEFANO, MATTHEW T, POLICE OFFICER [2232]
Dispatched by	WALLY MARTINEZ		Date last modified	10/14/2015 23:22
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1	KISZKA, CHRISTOPHER J, POLICE OFFICER [3028]		Officer 2	DESTEFANO, MATTHEW T, POLICE OFFICER [2232]
Dispatched by	WALLY MARTINEZ		Date last modified	10/14/2015 23:25
Unit Transactions				
Unit: S701				
ACT_ID	Dispatched	Location	TD: 10/14/2015 23:21	TA: ? TG: ?
Officer 1	NGO, JERRY A, POLICE OFFICER [2352]		Officer 2	MCKNIGHT, MARK J, POLICE OFFICER [3004]
Dispatched by	WALLY MARTINEZ		Date last modified	10/14/2015 23:20
ACT_ID	UA	Location	TD: 10/14/2015 23:21	TA: 10/14/2015 23:22 TG: ?
Officer 1	NGO, JERRY A, POLICE OFFICER [2352]		Officer 2	MCKNIGHT, MARK J, POLICE OFFICER [3004]
Dispatched by	WALLY MARTINEZ		Date last modified	10/14/2015 23:21
ACT_ID	RU	Location	TD: ?	TA: ? TG: ?
Officer 1	NGO, JERRY A, POLICE OFFICER [2352]		Officer 2	MCKNIGHT, MARK J, POLICE OFFICER [3004]
Dispatched by	WALLY MARTINEZ		Date last modified	10/14/2015 23:25
Unit Transactions				

CAD TICKET EVENT NO: 15-217988

[Back](#)

Call Type:	Self Initiated	File #:	Priority	9
ANI/ALI:				
Event Location:	14 ROSE AVE JERSEY CITY NJ 07305 (US)			
Verified:	Officer Initiated			
Unit:	S601			
TR:	10/15/2015 01:14	TX:	01:15	TD: 01:14 TA: 01:14 FT: 10/15/2015 01:23
Call Code:	J3200 - PSN - Project Safe Neighborhoods; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	psn			
Reporting Party				
Last:	First:			
Address:	14 ROSE AVE	Phone:		
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants: M F	
Call Taker	Station Caller	Dispositon	Released By	
WALLY MARTINEZ		SOW	WALLY MARTINEZ	
Units Dispatched				
Unit: S601 **Primary Unit**				
ACT_ID UA	Location	TD: 10/15/2015 01:14	TA: 10/15/2015 01:14	TG: ?
Officer 1	JOHNSON, GLENN A., POLICE OFFICER [2593]	Officer 2	TORRE, JOSEPH R., POLICE OFFICER [2850]	
Dispatched by	WALLY MARTINEZ	Date last modified	10/15/2015 01:14	
ACT_ID RU	Location	TD: ?	TA: ?	TG: ?
Officer 1	JOHNSON, GLENN A., POLICE OFFICER [2593]	Officer 2	TORRE, JOSEPH R., POLICE OFFICER [2850]	
Dispatched by	WALLY MARTINEZ	Date last modified	10/15/2015 01:22	
Unit Transactions				

CAD TICKET EVENT NO: 15-229790

[Back](#)

Call Type:	Phone	File #:	Priority	1
ANI/ALI:				
Event Location:	131 CATOR AVE [A-5] JERSEY CITY NJ 07305 (US)			
Verified:				
Unit:				
TR: 10/30/2015 01:56 TX: 01:58 TD: ? TA: ? FT: 10/30/2015 02:01				
Call Code:	H1300 - AMBULANCE REQUEST FOR; TIME ELAPSED NOT APPLICABLE; INJURY NOT APPLICABLE			
Agency:	JERSEY CITY POLICE			
Jurisdiction:	JERSEY CITY POLICE DEPT			
Dispatch District:	SOUTH			
Narrative:	caller says her mother was grazed on foot she believes by a bullet 20 min. ago on rose ave.....caller says her 48 yr old mother was walking and got hit by a stray bullet			
Reporting Party				
Last:	f	First:		
Address:	131 CATOR AVE [A-5]		Phone:	[REDACTED]
Notes:				
Vehicle Information				
Plate:	ST:	Make:	Occupants:	M F
Call Taker	Station Caller	Dispositon	Released By	
EILEEN M FORRESTER		X-REF CALL	CHRISTOPHER SMITH	
<i>Cross Reference Numbers</i>				
Ticket Referenced from 15-229770 on 10/30/2015 02:01				
<i>Additional Information</i>				
10/30/2015 01:57	NOTIFY M/C..MC	16		
	NOTIFIED			

JERSEY CITY POLICE DEPARTMENT

12911

203A (3-7-77)

FILE # _____
DATE 10/5/14

FROM: P.O. R. Lucciola / P.O. C. Perez
Captain T. Lockwood-SDC
TO: Jumbo Fried Chicken- 14 Rose Ave.
SUBJECT: _____

Sir,

At approximately 0326 hrs on Sunday October 5, 2014, we responded to a call of a merchant customer dispute at the Jumbo Fried Chicken located on 14 Rose Ave. This location is known for being open late after hours, and for its numerous disorderly group calls on a regular basis. We spoke to the owner and advised him to shut down the establishment for the remainder of the day. We asked to see his permits, his response was that the city had them and he did not have them in his possession.

Being that this location has been known for staying open late and causing a nuisance in the neighborhood, we would just like to forward this information to you to forward to the Mayor's task force.

Respectfully submitted,

P.O. Rocco Lucciola #1852

P.O. R. Lucciola #1852

13345

JERSEY CITY POLICE DEPARTMENT

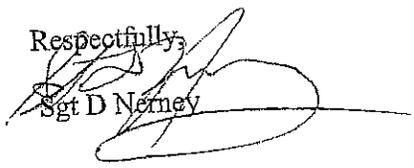
.03A (3-72)

FROM: Sgt D Nerney
TO: Capt. T Lockwood
SUBJECT: 14 a Rose Ave (Jumbo Fried Chicken)

FILE # _____
DATE 4/20/15

Sir,

On 4/20/15 I was contacted by a representative from the Mayors office who had a noise/DG complaint. The complaint was for Jumbo Fried Chicken at 14a Rose ave. The area residents are complaining about loud DG's and activity during the hours of 0300-0500hrs. I asked about the odd times but she stated that they are the times she was getting from the complainants. Please have a midnight unit check out this location when they get a chance. Thank you!

Respectfully,

Sgt D Nerney

Vanessa Lamboy-Wojtowicz

From: Other ----- (Describe Below) <noreply@jotform.com>
Sent: Saturday, September 12, 2015 6:00 PM
To: CRTcitywideGroup
Subject: New submission: South District - Community Response Team Form

317904407971389000

Community Response Email Form

96.240.96.179

CRT Form Response from [HTTP://WWW.JCPDONLINE.ORG](http://www.jcpdonline.org)

of has an "Issue of Concern" regarding Other ----- (Describe Below) **at** Rose Ave. Bet Cator and Danforth, Ferris Park (Triangle Park).

Details: Disorderly groups (10-25 individuals), menacing and criminal behavior (theft, mugging, harassment, threats, open consumption alcohol and drugs). Group occasionally dispersed by officers but reassembles soon thereafter.

's Contact Info is the following:

Phone Number ()

E-mail

Vanessa Lamboy-Wojtowicz

From: Mark Redfield <markr@icnj.org>
Sent: Tuesday, August 05, 2014 12:30 PM
To: Benjamin J Dailey
Cc: 'Ahmed Azmy'; Vanessa Lamboy-Wojtowicz; Edward Coleman; Fausto Garcia; Mark Albiez
Subject: 344 Danforth Ave

Sgt, tomorrow the Task Force will meet at 344 Danforth ave at 1:30 PM, conduct an inspection then proceeded to 14A Rose for the Jumbo chicken inspection. Thanks

Mark Redfield
Assistant Director H.C.E.
Chairman, Mayor's Task Force

30 Montgomery St, Rm # 416
Jersey City, NJ, 07302
Direct (201)-547-4562
Fax (201) 547-5433
E-Mail: Markr@icnj.org



Vanessa Lamboy-Wojtowicz

From: Mark Redfield <markr@jcnj.org>
Sent: Tuesday, August 05, 2014 12:24 PM
To: Orlando Diaz
Cc: Happy Boor; Stacey Flanagan; Benjamin J Dailey; Vanessa Lamboy-Wojtowicz; 'Ahmed Azmy'; Christopher Robateau; Timothy Lockwood; Mark Albiez; Edward Coleman; Jerry McCann; 'estumpf1984@yahoo.com'; Fausto Garcia
Subject: 14A Rose

Orlando, I have scheduled this inspection which was a request of PO Wojtowicz from the South, for tomorrow 8-6-14 @ 2:00 PM. This is Jumbo Fired Chicken . Health, Police, JCIA, and Housing code are all requested to be present .

Mark Redfield
Assistant Director H.C.E.
Chairman, Mayor's Task Force

30 Montgomery St, Rm # 416
Jersey City, NJ, 07302
Direct (201)-547-4562
Fax (201) 547-5433
Mail: Markr@jcnj.org



Vanessa Lamboy-Wojtowicz

From: Mark Redfield <markr@jcnj.org>
Sent: Tuesday, August 12, 2014 7:40 AM
To: Vanessa Lamboy-Wojtowicz
Subject: FW: Pending 14a Rose ave

Updated

From: Mark Redfield
Sent: Tuesday, August 12, 2014 7:39 AM
To: Yolanda Miranda; Frank Gajewski; Orlando Diaz
Cc: Vanessa Lamboy-Wojtowicz; Benjamin J Dailey
Subject: RE: Pending 14a Rose ave

Yolanda, this address Jumbo Fried chicken is allowed to be open 24 hours. PO Wojtowicz, has referred this to my attention for inspection purposes. We were unable to gain entry 6-23-14, and 8-6-14. This needs to be done at night, and is on the list for a Task Force nighttime inspection.

Mark Redfield
Assistant Director H.C.E.
Chairman, Mayor's Task Force

30 Montgomery St, Rm # 416
Jersey City, NJ, 07302
Direct (201)-547-4562
Fax (201) 547-5433
E-Mail: Markr@jcnj.org



From: Yolanda Miranda
Sent: Monday, August 11, 2014 10:06 AM
To: Frank Gajewski; Mark Redfield; Orlando Diaz
Subject: Pending 14a Rose ave

Good Moring All,

Restaurant is located on a residential 14a Rose Ave and is open weekdays until 3AM and weekends until 5:30AM. People hang out in front of the restaurant all night, making excessive noise and littering. Store openly sells lose cigarettes and drug dealers and gang members congregate and operate openly on the block with no police interact.

Regards,

Yolanda Miranda
Resident Response Center
980 Grove Street, Room 105
Newark City, NJ 07302
Telephone: 201-547-4900/5555
Fax: 201-547-5749

Vanessa Lamboy-Wojtowicz

From: Benjamin J Dailey
Sent: Tuesday, August 12, 2014 8:24 AM
To: Vanessa Lamboy-Wojtowicz
Subject: 14 A Rose

I tried to call you to let you know we inspected the above address and it's scheduled for a full inspection in a few days. Also I advised the on site worker about people milling around in front of her establishment and how she should call the police. I was advised by the worker that she has a good relationship with the police and that she allows no one to linger in the area of her establishment. She provided me with a few of the midnight guys business cards (P. O. Egan) I would suggest a directed patrol for the area at specific hours on air. Also has the complainant been calling the police when she sees these disorderly groups? Because I would like to be sure this isn't an isolated complaint.

Regards,

Sgt. B. Dailey

Sent from my iPhone

Vanessa Lamboy-Wojtowicz

From: Barbara Stamato <BStamato@jcnj.org>
Sent: Tuesday, September 22, 2015 6:10 PM
To: Timothy Lockwood
Cc: Vanessa Lamboy-Wojtowicz; Frank Gajewski; Rachael Riccio
Subject: Re: Need assistance

Frank will follow up.

Sent from my iPhone

> On Sep 22, 2015, at 4:44 PM, Timothy Lockwood <TLockwood@NJJCPS.ORG> wrote:

>
> Barbara,
> Any chance of amending the ordinance to include the chicken place. By all accounts they stay open to 3am and attract a lot of problems to the area.
> Let me know,
> Tim

>
> Sent from my iPhone

>
>> On Sep 22, 2015, at 8:41 AM, Barbara Stamato <BStamato@jcnj.org> wrote:

>
> I had a complaint about that chicken place last year and they are not part of the ordinance. I looked into it. I'll try to find the original email.

>>
>> Sent from my iPhone

>>
>>> On Sep 22, 2015, at 7:18 AM, Timothy Lockwood <TLockwood@NJJCPS.ORG> wrote:

>>>
>>> Hello Barbara,
>>> We have been getting a lot of complaints about that area. We are aware of it and have been increasing our patrols.
>>> One of the problems is the chicken restaurant is open well after midnight.
>>> My understanding is that it is not part of the curfew ordinance. I
>>> will confirm whether it is or not and get back to you, Tim

>>>
>>> Sent from my iPhone

>>>
>>>> On Sep 22, 2015, at 7:10 AM, Barbara Stamato <BStamato@jcnj.org> wrote:

>>>>
>>>> Good Morning Tim and Vanessa-

>>>>
>>>>> The owner of the liquor store on the corner of Cator and Rose Aves. has been experiencing constant loitering in front of the store that is severely hurting his business. Can someone go to the store to speak with him and also have the groups chased? Thank you in advance for your assistance.

>>>>
>>>> Sincerely,
>>>> Barbara (Stamato)
>>>> Council Aide

Vanessa Lamboy-Wojtowicz

From: Barbara Stamato <BStamato@jcnj.org>
Sent: Tuesday, September 22, 2015 10:08 AM
To: Vanessa Lamboy-Wojtowicz
Subject: Re: 14A Rose Ave

Good idea. I will speak with him about it.
Thx.

Sent from my iPhone

On Sep 22, 2015, at 9:38 AM, Vanessa Lamboy-Wojtowicz <VLamboy@NJJCPS.ORG> wrote:

Good Morning Barbara,

I just found the emails stating the area of Rose Ave is not covered by the Store Curfew Ordinance. It may be something the Councilman wants to look into and possibly have that area added to the ordinance. We have had plenty of complaints and major incidents happen in that area and there is a also park across the street. Just a thought.

~Vanessa

City Clerk File No. Ord. 15.177

Agenda No. 3. E 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 15.177

TITLE: **ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 332
(VEHICLES AND TRAFFIC) ARTICLE VI (PARKING FACILITIES OPERATED
BY DIVISION OF PARKING ENFORCEMENT) OF THE JERSEY CITY
MUNICIPAL CODE**

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

- A. The following amendments to Chapter 332 (Vehicles and Traffic) Article VI (Parking Facilities Operated By Division of Parking Enforcement) are hereby adopted:

VEHICLES AND TRAFFIC

ARTICLE VI

Parking Facilities Operated By Division of Parking Enforcement

§332-40. Through §332-43. No Change.

§332-44. Towing away and booting of vehicles whose owners have failed to appear in response to traffic tickets.

- A. Notwithstanding any other penalty provided by law, or any previous authorization given to the ~~Jersey City Parking Authority~~ Division of Parking Enforcement, no motor vehicle parked in violation of Articles IV and V, or parked in violation of any other law, regulation, or ordinance, including but not limited to the City's zone parking ordinances, may be booted; or towed from its parking space and impounded by the City or the ~~Parking Authority~~ Division of Parking Enforcement unless the owner of the vehicle has three (3) or more outstanding parking tickets and has received failure to appear notices from the Jersey City Municipal Court on such parking tickets ~~provided, however, that this limitation does not apply within Parking Authority Zones Three (3) and Eight (8) and also provided, however, that,~~ However, any vehicle may be towed in an emergency, or when the vehicle is unreasonably impeding vehicular or pedestrian traffic, or when the vehicle is deemed a hazard to persons or property.
- B. No motor vehicle which has been booted or towed away and impounded shall be released until all of the charges in connection with booting or towing and impoundment have been paid.
- C. The ~~Jersey City Parking Authority~~ Division of Parking Enforcement is authorized to establish a schedule of charges for booting, impoundment and storage of motor vehicles as described above. Such schedule shall be filed with the office of the City Clerk.

§332-49. Through §332-57. No Change.

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

**ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC)
ARTICLE VI (PARKING FACILITIES OPERATED BY DIVISION OF PARKING ENFORCEMENT) OF
THE JERSEY CITY MUNICIPAL CODE**

- C. 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 retroactive to January 1, 2015.
- E. 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*.

JM/he
11/18/15

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required

Not Required

City Clerk File No. Ord. 15.178

Agenda No. 3-F 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 15.178

TITLE: ORDINANCE APPROVING 1) A TAX EXEMPTION FOR OCEAN TOWERS PRESERVATION, LLC; PURSUANT TO THE NJ HOUSING AND MORTGAGE FINANCE AGENCY LAW N.J.S.A. 55:14K-1 ET SEQ; AND 2) TERMINATION OF THE EXISTING TAX EXEMPTION WITH OCEAN TOWERS ASSOCIATES, LP / MT. CARMEL GUILD PURSUANT TO THE LIMITED DIVIDEND LAW, N.J.S.A. 55:16-1 ET SEQ., FOR 425 OCEAN AVENUE

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

WHEREAS, the project was originally known as Block 1333, Lots A, A1, A2, A3 & A4 (currently known as Block 25805, Lot 6), more commonly known by the street address of 425 Ocean Avenue, Jersey City, New Jersey, all of which is located within the boundaries of the Bergen-Lafayette Redevelopment Plan Area; and

WHEREAS, by a resolution dated December 19, 1972, the City of Jersey City approved a tax exemption for Mt. Carmel Guild [Entity] to construct 99 units of affordable rental housing, pursuant to N.J.S.A. 55:16-1, the Limited Dividend Housing Corporation Law, and funded by a loan from the New Jersey Housing Mortgage and Finance Agency [NJHMFA], which tax exemption expires on December 19, 2020; and

WHEREAS, it appears that Mt. Carmel Guild conveyed the project and assigned the tax exemption to Ocean Towers Associates, LP, in 1983 without the consent of the City; and

WHEREAS, the project is now in need of renovations to replace the existing windows, facade repair, elevator modernization, handicap accessibility, replacing lighting and plumbing fixtures, security cameras and exterior fence; and

WHEREAS, Ocean Towers Associates, LP, wishes convey title to the project to Ocean Towers Preservation, LLC, and terminate its tax exemption; and

WHEREAS, Ocean Towers Preservation, LLC, has applied for a new 20 year tax exemption pursuant to the New Jersey Home Mortgage and Finance Agency [NJHMFA] and to secure funds from the NJHMFA in part to renovate the project; and

WHEREAS, the Deed Restrictions, NJHMFA Regulatory Agreement and Mortgage shall keep the project affordable until at least 2035; and

WHEREAS, Section 3 of the Housing and Urban Development Act of 1968 [12 USC 1701u; 24 CFR Part 135] is the federal directive requiring preferences for low- and very low-income residents of the local community and the businesses that substantially employ these persons, for new employment, training, and contracting opportunities resulting from HUD-funded affordable housing projects; and

WHEREAS, in connection with the approval of an application to amend and extend its tax exemption, Ocean Towers has proposed to undertake capital improvements to the project costing approximately \$2.9 million from the proceeds of sale that the amended tax exemption will facilitate; and

ORDINANCE APPROVING 1) A TAX EXEMPTION FOR OCEAN TOWERS PRESERVATION, LLC; PURSUANT TO THE NJ HOUSING AND MORTGAGE FINANCE AGENCY LAW N.J.S.A. 55:14K-1 ET SEQ; AND 2) TERMINATION OF THE EXISTING TAX EXEMPTION WITH OCEAN TOWERS ASSOCIATES, LP / MT. CARMEL GUILD PURSUANT TO THE LIMITED DIVIDEND LAW, N.J.S.A. 55:16-1 ET SEQ., FOR 425 OCEAN AVENUE

WHEREAS, although HUD dollars are not funding the proposed capital project, Ocean Towers has agreed to comply with the Section 3 regulations as if they were HUD dollars and to annually report to the City of Jersey City (instead of HUD) on its use of such funds; and

WHEREAS, in the event Ocean Towers fails to comply with the Section 3 requirements, including the timely filing of reports with the City of Jersey City, the failure shall constitute a material default of the financial agreement; and

WHEREAS, it is in the best interests of the City of Jersey City to preserve the 99 units as affordable housing until at least 2035, by adopting the within ordinance, subject to compliance with the Section 3 requirements.

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

A. The Application of Ocean Towers Preservation, LLC, an Entity formed and qualified to do business under the provisions of the Housing and Mortgage Finance Agency Law, N.J.S.A. 55:14K-1 et seq., for a tax exemption; and the termination of the tax exemption approved in 1972 pursuant to the Limited Dividend Housing Corporation Law, N.J.S.A. 55:16-1, for Ocean Towers Associates, LP/Mt. Carmel Guild, is hereby approved.

B. The Mayor or Business Administrator is hereby authorized to execute an Amended Financial Agreement with Ocean Towers Preservation, LLC, subject to the following minimal terms:

- i) Project: Block 25805, Lot 6 (f/k/a Block 1333, Lots A, A1, A2, A3 & A4) but will continue to be more commonly known by the street address of 425 Ocean Avenue;
- ii) Service Charge: at least equal to 6.28% per annum or such percentage as will render a minimal service charge equal to no less than \$137,656;
- iii) Term: the earlier of: twenty (20) years from the effective date of the ordinance approving this tax exemption or eighteen (18) years from the date of the recording of the HMFA mortgage;
- iv) Waiver and Release: The Entity shall execute a release and waiver as to any overpayment of service charges or any other claims that may have accrued to date on behalf of any Entity that was, is or will become a party to any Financial Agreement;
- v) Section 3 - Hiring and Contracting: The Entity shall comply with the hiring and contracting requirements of Section 3, 12 USC 1701u; 24 CFR Part 135 for all of the capital improvements.

C. The application for the tax exemption is on file with the office of the City Clerk. The tax exemption Financial Agreement shall be in substantially the form attached, subject to such modifications as the Business Administrator or Corporation Counsel deems appropriate or necessary.

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

ORDINANCE APPROVING 1) A TAX EXEMPTION FOR OCEAN TOWERS PRESERVATION, LLC; PURSUANT TO THE NJ HOUSING AND MORTGAGE FINANCE AGENCY LAW N.J.S.A. 55:14K-1 ET SEQ; AND 2) TERMINATION OF THE EXISTING TAX EXEMPTION WITH OCEAN TOWERS ASSOCIATES, LP / MT. CARMEL GUILD PURSUANT TO THE LIMITED DIVIDEND LAW, N.J.S.A. 55:16-1 ET SEQ., FOR 425 OCEAN AVENUE

E. 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.

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

G. 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
12/09/15

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: _____

APPROVED: _____
Business Administrator

Certification Required

Not Required

RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

ORDINANCE APPROVING 1) A TAX EXEMPTION FOR OCEAN TOWERS PRESERVATION, LLC; PURSUANT TO THE NJ HOUSING AND MORTGAGE FINANCE AGENCY LAW N.J.S.A. 55:14K-1 ET SEQ; AND 2) TERMINATION OF THE EXISTING TAX EXEMPTION WITH OCEAN TOWERS ASSOCIATES, LP / MT. CARMEL GUILD PURSUANT TO THE LIMITED DIVIDEND LAW, N.J.S.A. 55:16-1 ET SEQ., FOR 425 OCEAN AVENUE

Initiator

Department/Division	Mayor's Office	Mayor's Office
Name/Title	Marcos Vigil	Deputy Mayor
Phone/email	(201) 547-6542	vigilm@icnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Resolution Purpose

The project was initially granted a tax exemption pursuant to a resolution dated December 19, 1972, to construct 99 units of affordable rental housing, under the Limited Dividend Housing Corporation Law, which expires on December 19, 2020. It appears that the original owner, Mt. Carmel Guild, conveyed the project and assigned the tax exemption to Ocean Towers Associates, LP, in 1983 without the consent of the City.

The project is now in need of renovations and the current owner, Ocean Towers Associates, LP, wishes convey title to the project to Ocean Towers Preservation, LLC; terminate its tax exemption; and has applied for a new 20 year tax exemption under the New Jersey Home Mortgage and Finance Agency [NJHMFA] and to secure funds from the NJHMFA in part to renovate the project.

I certify that all the facts presented herein are accurate.

Signature of Department Director

Date

TIER 5B - FA (Co-TERMINOUS WITH HMFA MORTGAGE)
Rev. 10/21/15
HMFA
N.J.S.A. 55:14K-1 et seq.
(Affordable Housing)

Re: 425 Ocean Avenue
Block 25805, Lot 6
Bergen-Lafayette Redevelopment Plan Area

PREAMBLE

THIS FINANCIAL AGREEMENT, [Agreement] made this ____ day of _____, 2015, by and between **OCEAN TOWERS PRESERVATION, LLC**, is a qualified housing sponsor under the New Jersey Mortgage Housing Finance Agency N.J.S.A. 55:14K-1 et seq., having its principal office c/o 3 East Stow Road, Suite 100, Marlton, New Jersey 08053, and the **CITY OF JERSEY CITY**, a Municipal Corporation in the County of Hudson and the State of New Jersey, [City], having its principal office at 280 Grove Street, Jersey City, New Jersey 07302.

RECITALS

WITNESSETH:

WHEREAS, the project was originally known as Block 1333, Lots A, A1, A2, A3 & A4 (currently known as Block 25805, Lot 6), more commonly known by the street address of 425 Ocean Avenue, Jersey City, New Jersey, all of which is located within the boundaries of the Bergen-Lafayette Redevelopment Plan Area; and

WHEREAS, by a resolution dated December 19, 1972, the City of Jersey City approved a tax exemption for Mt. Carmel Guild [Entity] to construct 99 units of affordable rental housing, pursuant to N.J.S.A. 55:16-1, the Limited Dividend Housing Corporation Law, and funded by a loan from the New Jersey Housing Mortgage and Finance Agency [NJHMFA], which tax exemption expires on December 19, 2020; and

WHEREAS, it appears that Mt. Carmel Guild conveyed the project and assigned the tax exemption to Ocean Towers Associates, LP, in 1983 without the consent of the City; and

WHEREAS, the project is now in need of renovations to replace the existing windows, facade repair, elevator modernization, handicap accessibility, replacing lighting and plumbing fixtures, security cameras and exterior fence; and

WHEREAS, Ocean Towers Associates, LP, wishes convey title to the project to Ocean Towers Preservation, LLC, and terminate its tax exemption; and

WHEREAS, Ocean Towers Preservation, LLC, has applied for a new 20 year tax exemption pursuant to the New Jersey Home Mortgage and Finance Agency [NJHMFA] and to secure funds from the NJHMFA in part to renovate the project; and

WHEREAS, the Deed Restrictions, NJHMFA Regulatory Agreement and Mortgage shall keep the project affordable until at least 2035; and

WHEREAS, it is in the best interests of the City of Jersey City to preserve the 99 units as affordable housing until at least 2035, by adopting the within ordinance.

WHEREAS, on _____ 2015, the Entity's Application for a tax exemption for the Project and was approved by the City by the adoption of Ordinance ____; and

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for other good and valuable consideration, it is mutually covenanted and agreed as follows:

ARTICLE I - GENERAL PROVISIONS

Section 1.1 Governing Law

This Agreement shall be governed by the provisions of the New Jersey Housing and Mortgage Finance Agency Law, N.J.S.A. 55:14K-1 et seq., Executive Order of E.O. 15-007, and Ordinance ____, which authorized the execution of this Agreement. It being expressly understood and agreed that the City expressly relies upon the facts, data, and representations contained in the Application, attached hereto as Exhibit 3, in granting this tax exemption.

Section 1.2 General Definitions

Unless specifically provided otherwise or the context otherwise requires, when used in this Agreement, the following terms shall have the following meanings:

i. Agency- The New Jersey Housing and Mortgage Finance Agency.

ii. Annual Gross Revenue- The total gross income, including any and all revenue derived from or generated by the Project of whatever kind or amount, whether received as rent from any tenants or income or fees from third parties, including but not limited to fees or income paid or received for parking, laundry, or other services, including any Section 8 certificate revenue derived from the Project, including all rent and other income, with an allowable vacancy rate of up to 5%. However, it shall **EXCLUDE** the cost of gas, electricity, water and sewer charges, and other utilities.

iii. Auditor's Report - A complete financial statement outlining the financial status of the Project (for a period of time as indicated by context), which shall also include a certification of Total Project Cost. The contents of the Auditor's Report shall have been prepared in conformity with generally accepted accounting principles and shall contain at a minimum the following: a balance sheet, a statement of income, a statement of retained earnings or changes in stockholder's equity, statement of cash flows, descriptions of accounting policies, notes to financial statements and appropriate schedules and explanatory material results of operations, cash flows and any other items reasonably required by the City or its auditors. The Auditor's Report shall be certified as to its conformance with such principles by a certified public accountant who is licensed to practice that profession in the State of New Jersey.

iv. Certificate of Occupancy - Document, whether temporary or permanent, issued by the City authorizing occupancy of a building, in whole or in part, pursuant to N.J.S.A. 52:27D-133.

v. Default - Shall be a breach of or the failure of the Entity to perform any obligation imposed upon the Entity by the terms of this Agreement, or under the Law, beyond any applicable grace or cure periods.

vi. Entity - The term Entity within this Agreement shall mean Ocean Towers Preservation, LLC, which Entity is formed and qualified pursuant to Law. It shall also include any subsequent purchasers or successors in interest of the Project, provided they are formed and operate under by Law and the transfer has been duly approved by the City.

vii. Improvements or Project - Any building, structure or fixture

permanently affixed to the land and to be constructed and tax exempted under this Agreement.

viii. In Rem Tax Foreclosure or Tax Foreclosure - A summary proceeding by which the City may enforce a lien for taxes due and owing by tax sale, under N.J.S.A. 54:5-1 to 54:5-129 et seq.

ix. Land Taxes - If applicable, the amount of taxes assessed on the value of land, on which the project is located. If Land Taxes are not exempt; however, Land Taxes are applied as a credit against the Annual Service Charge.

x. Land Tax Payments - If the law requires, payments made on the quarterly due dates, including approved grace periods if any, for Land Taxes as determined by the Tax Assessor and the Tax Collector.

xi. Law - Law shall refer to the New Jersey Housing and Mortgage Finance Agency Law, N.J.S.A. 55:14K-1 et seq.; Executive Order 15-007, relating to long term tax exemption, as it may be amended and supplemented; Ordinance ____, which authorized the execution of this Agreement; and Ordinance 07-123, as may be amended or supplemented from time to time, which requires the execution of a Project Labor Agreement, and all other relevant Federal, State or City statutes, ordinances, resolutions, rules and/or regulations.

xii. Minimum Annual Service Charge - The Annual Service Charge shall be no less than this agreed upon Minimum Annual Service Charge, which the parties agree shall be \$137,656.

xiii. Pronouns - He or it shall mean the masculine, feminine or neuter gender, the singular, as well as the plural, as context requires.

xiv. Substantial Completion - The determination by the City that the Project, in whole or in part, is ready for the use intended, which ordinarily shall mean the date on which the Project receives, or is eligible to receive any Certificate of Occupancy for any portion of the Project.

xv. Termination - Any act or omission which by operation of the terms of this Financial Agreement shall cause the Entity to relinquish its tax exemption.

ARTICLE II - APPROVAL

Section 2.1 Approval of Tax Exemption

The City hereby grants its approval for a tax exemption for all the Improvements to be constructed and maintained in accordance with the terms and conditions of this Agreement and the provisions of the Law which Improvements shall be constructed on certain property known on the Official Tax Assessor's Map of the City as: Block 25805, Lot 6, more commonly known by the street address of 425 Ocean Avenue, Jersey City, NJ, and described by metes and bounds in Exhibit 1 attached hereto. The cell tower shall not be subject to this tax exemption, but shall be subject to ad valorem real property taxes for which the Entity shall receive no land tax credit under Section 4.3 hereof.

Section 2.2 Approval of Entity

Approval is granted to the Entity whose Certificate of Formation is attached hereto as Exhibit 4. Entity represents that its Certificate contains all the requisite provisions of Law and has been filed with, as appropriate, the State Treasurer or Office of the Hudson County Clerk.

Section 2.3 Improvements to be Constructed

Entity represents that it will make certain improvements on the Property, which contains approximately 99 units of affordable housing and is in need of a substantial renovation to replace the existing windows, facade repair, elevator modernization, handicap accessibility, replacing lighting and plumbing fixtures, security cameras and exterior fence, all of which is more specifically described in the Application attached hereto as Exhibit 3.

Section 2.4 Construction Schedule

The Entity agrees to diligently undertake to commence construction and complete the Project in accordance with the Estimated Construction Schedule, attached hereto as Exhibit 5.

Section 2.5 Ownership, Management and Control

The Entity represents that it is the owner of the property upon which the Project is to be constructed. The Entity represents that the Improvements will be managed and controlled as follows the Entity shall manage the improvements with regard to the residential dwelling units.

Section 2.6 Financial Plan

The Entity represents that the Improvements shall be financed in accordance with the Financial Plan attached hereto as Exhibit 6. The Plan sets forth estimated Total Project Cost, the amortization rate on the Total Project Cost, the source of funds, the interest rates to be paid on construction financing, the source and amount of paid-in capital, and the terms of any mortgage amortization.

Section 2.7 Statement of Rental Schedules and Lease Terms

The Entity represents that its good faith projections of the initial rental schedules and lease terms are set forth in Exhibit 7, attached hereto.

ARTICLE III - DURATION OF AGREEMENT

Section 3.1 Term

So long as there is compliance with the Law and this Agreement, it is understood and agreed by the parties hereto that this Agreement shall take effect on the date of the HMFA mortgage and remain in effect for the earlier of twenty (20) years from the date of the ordinance approving this tax abatement or eighteen (18) years from the date of the recording of the permanent HMFA mortgage as funded and approved by the Agency. The tax exemption shall only be effective only while the Project is owned by an entity formed and operating as a housing sponsor under the Law and subject to an HMFA mortgage. Thereafter, the tax exemption shall expire and the land and improvements thereon shall be assessed and taxed according to the general law applicable to other non-exempt property in the City.

ARTICLE IV - ANNUAL SERVICE CHARGE

Section 4.1 Annual Service Charge

In consideration of the tax exemption, the Entity shall make payment to the City of an amount equal to the greater of: the Minimum Annual Service Charge or 6.28% of the Annual Gross Revenue of residential units and 10% of all other Annual Gross Revenue. The Annual Service Charge shall be billed initially based upon the Entity's estimates of Annual Gross Revenue as set forth in its Financial Plan, attached hereto as Exhibit 6. Thereafter, the Annual Service Charge shall be adjusted in accordance with this Agreement.

A Minimum Annual Service Charge shall be due beginning on the date this Agreement is executed. The Annual Service Charge or Minimum Annual Service Charge, as the case may be, shall be due on the effective date of the adoption of Ordinance _____, which approved this tax exemption. In the event the Entity fails to timely pay the Minimum Annual Service Charge or the Annual Service Charge, the amount unpaid shall bear the highest rate of interest permitted in the case of unpaid taxes or tax liens on land until paid.

Section 4.2 Administrative Fee

The Entity shall also pay an annual administrative fee to the City in addition to the Minimum or Annual Service Charge. This administrative fee shall equal to half of one (0.5%) percent of the Annual Service Charge and shall be payable and due on or before December 31st of each year and collected in the same manner as the Annual Service Charge.

Section 4.3 Land Tax Credit

If the Law requires the Entity to pay Land Taxes in addition to the service charges, then the Entity will be entitled to a land tax credit against the service charges. In order to be entitled to the credit, however, the Entity is obligated to make timely Land Tax Payments, in order to be entitled to a Land Tax credit against the Annual Service Charge for the subsequent year. The Entity shall be entitled to credit for the amount, without interest, of the Land Tax Payments made in the last four preceding quarterly installments against the Annual Service Charge. In any year that the Entity fails to make any Land Tax Payments when due and owing, such delinquency shall render the Entity ineligible for any Land Tax Payment credits against the Annual Service Charge for that year. No credit will be applied against the Annual Service Charge for partial payments of Land Taxes. In addition, the City shall have, among this remedy and other remedies, the right to proceed against the property pursuant to the In Rem Tax Foreclosure Act, N.J.S.A. 54:5-1, et seq. and/or declare a Default and terminate this Agreement. No land tax credit shall be applied for the cell tower ad valorem taxes.

Section 4.4 Quarterly Installments

The Entity expressly agrees that the Annual Service Charge shall be made in

quarterly installments on those dates when real estate tax payments are due; subject, nevertheless, to adjustment for over or underpayment within thirty (30) days after the close of each calendar year. In the event that the Entity fails to pay the Annual Service Charge, the amount unpaid shall bear the highest rate of interest permitted in the case of unpaid taxes or tax liens on the land until paid.

Section 4.5 Material Conditions

It is expressly agreed and understood that the timely payments of Land Taxes, Minimum Annual Service Charges, Annual Service Charges, including adjustments thereto, Administrative Fees, and any interest thereon, are Material Conditions of this Agreement.

ARTICLE V - PROJECT EMPLOYMENT & CONTRACTING AGREEMENT

Section 5.1 Project Employment Agreement

In order to provide City residents and businesses with certain employment and other economic related opportunities, the Entity is subject to the terms and conditions of the Project Employment & Contracting Agreement, attached hereto as Exhibit 8.

ARTICLE VI - CERTIFICATE OF OCCUPANCY

Section 6.1 Certificate of Occupancy

It is understood and agreed that it shall be the obligation of the Entity to obtain all Certificates of Occupancy in a timely manner, as required. The failure to secure the Certificates of Occupancy shall subject the property to full taxation.

Section 6.2 Filing of Certificate of Occupancy

It shall be the primary responsibility of the Entity to forthwith file with both the Tax Assessor and the Tax Collector a copy of each Certificate of Occupancy.

Failure of the Entity to file such issued Certificate of Occupancy as required by the preceding paragraph, shall not mitigate against any action or non-action, taken by the City, including, if appropriate retroactive billing with interest for any charges determined to be due, in the absence of such filing by the Entity.

Section 6.3 Construction Permits

The estimated cost basis disclosed by the Entity's application and proposed Financial Agreement may, at the option of the City, be used as the basis for the

construction cost in the issuance of any construction permit(s) for the Project.

ARTICLE VII - ANNUAL REPORTS

Section 7.1 Accounting System

The Entity agrees to maintain a system of accounting and internal controls established and administered in accordance with generally accepted accounting principles.

Section 7.2 Periodic Reports

A. Auditor's Report: Within ninety (90) days after the close of each fiscal or calendar year, depending on the Entity's accounting basis that this Agreement shall continue in effect, the Entity shall submit to the Municipal Council, the Tax Collector and the City Clerk, who shall advise those municipal officials required to be advised, and the NJ Division of Local Government Services in the Department of Community Affairs, its Auditor's Report for the preceding fiscal or calendar year. The Auditor's Report shall include, but not be limited to: Rental schedule of the Project, and the terms and interest rate on any mortgage(s) associated with the purchase or construction of the Project and such details as may relate to the financial affairs of the Entity and to its operation and performance hereunder, pursuant to the Law and this Agreement.

B. Total Project Cost Audit: Within ninety (90) days after the Substantial Completion of the Project, the Entity shall submit to the Municipal Council, the Tax Collector and the City Clerk, who shall advise those municipal officials required to be advised, an audit of Total Project Cost, certified as to actual construction costs by an independent and qualified architect, utilizing the form attached hereto as Exhibit 9, and as to all other costs, certified its conformance with generally accepted accounting principles, by a certified public accountant who is licensed to practice that profession in the State of New Jersey.

C. Disclosure Statement: On the anniversary date of the execution of this Agreement, if there has been a change in ownership or interest from the prior year's filing, the Entity shall submit to the Municipal Council, the Tax Collector and the City Clerk, who shall advise those municipal officials required to be advised, a Disclosure Statement listing the persons having an ownership interest in the Project, and the extent

of the ownership interest of each and such additional information as the City may request from time to time.

Section 7.3 Mortgage

Within ninety (90) days after the date the Entity closes on its loan with the Agency, the Entity shall file with the City a fully executed copy of the Note and a recorded copy of the HMFA Mortgage.

Section 7.4 Inspection/Audit

The Entity shall permit the inspection of its property, equipment, buildings and other facilities of the Project and, if deemed appropriate or necessary, any other related Entity by representatives duly authorized by the City and the NJ Division of Local Government Services in the Department of Community Affairs. It shall also permit, upon request, examination and audit of its books, contracts, records, documents and papers. Such examination or audit shall be made during the reasonable hours of the business day, in the presence of an officer or agent designated by the Entity.

All costs incurred by the City to conduct the audit, including reasonable attorneys' fees if appropriate, shall be billed to the Entity and paid to the City as part of the Entity's Annual Service Charge. Interest shall accrue at the same rate as for a delinquent service charge.

ARTICLE VIII- LIMITATION OF PROFITS AND RESERVES

Section 8.1 Limitation of Profits and Reserves

During the period of tax exemption as provided herein, the Entity's return on investment shall be limited in accordance with the regulations and conditions imposed by the Agency pursuant to N.J.S.A. 55:14K-7(6) or any other Law applicable.

ARTICLE IX - ASSIGNMENT AND/OR ASSUMPTION

Section 9.1 Prior Approval of Sale

Any sale or transfer of the Project shall be void unless approved in advance by Ordinance of the Municipal Council. It is understood and agreed that the City, on written application by the Entity, will not unreasonably withhold its consent to a sale of the Project and the transfer of this Agreement provided 1) the new Entity does not own any other Project subject to long term tax exemption at the time of transfer; 2) the new

Entity is formed and eligible to operate under the Law; 3) the Entity is not then in default of this Agreement or the Law; 4) the Entity's obligations under this Agreement are fully assumed by the new Entity; 5) the Entity pays in full the maximum transfer fee, 2% of the Annual Service Charge and 6) as to projects that are not Substantially Complete, the Entity is comprised of principals possessing substantially the same or better financial qualifications and credit worthiness as the Entity.

Nothing herein shall prohibit any transfer of the ownership interest in the Entity itself provided that the transfer, if greater than 10%, is disclosed to the City in the annual disclosure statement or in correspondence sent to the City in advance of the filing of the annual disclosure statement.

Section 9.2 Transfer or Lease to Tax Exempt Organization or Public Body.

In the event that the Entity transfers, sells, demises, conveys, or in any manner relinquishes ownership or title, including a lease to the land or improvements, covered by this tax exemption agreement, to a tax exempt non-profit organization or institution, including any public body, during the term of the tax exemption agreement, that would adversely impact the City's anticipated economic interests by reducing in any way taxes or the service charge due the City under this agreement or by law, it is understood and agreed by the Entity that it first obtain the consent of the City to the transfer or lease. It is further understood that it may be grounds for the City to withhold its approval if the City's economic interests are adversely effected thereby.

ARTICLE X - COMPLIANCE

Section 10.1 Operation

During the term of this Agreement, the Project shall be maintained and operated in accordance with the provisions of the Law. Operation of Project under this Agreement shall not only be terminable as provided by N.J.S.A. 55:14K-1, et seq., as currently amended----- and supplemented, but also by a Default under this Agreement. The Entity's failure to comply with the Law shall constitute a Default under this Agreement and the City shall, among its other remedies, have the right to terminate the tax exemption.

Section 10.2 Disclosure of Lobbyist Representative

During the term of this Agreement, the Entity must comply with Executive Order 2002-005, and Ordinance 02-075, requiring Written Disclosure of Lobbyist Representative Status. The Entity's failure to comply with the Executive Order or the Ordinance shall constitute a Default under this Agreement and the City shall, among its other remedies, have the right to terminate the tax exemption.

ARTICLE XI - DEFAULT

Section 11.1 Default

Default shall be failure of the Entity to conform with the terms of this Agreement or failure of the Entity to perform any obligation imposed by the Law, beyond any applicable notice, cure or grace period.

Section 11.2 Cure Upon Default

Should the Entity be in Default, the City shall send written notice to the Entity of the Default [Default Notice]. The Default Notice shall set forth with particularity the basis of the alleged Default. The Entity shall have sixty (60) days, from receipt of the Default Notice, to cure any Default which shall be the sole and exclusive remedy available to the Entity. However, if, in the reasonable opinion of the City, the Default cannot be cured within sixty (60) days using reasonable diligence, the City will extend the time to cure.

Subsequent to such sixty (60) days, or any approved extension, the City shall have the right to terminate this Agreement in accordance with Section 12.1.

Should the Entity be in default failure to pay any charges defined as Material Conditions in Section 4.5, or a sale of the Project occurs without the consent of the City, the Entity shall not be subject to the default procedural remedies as provided herein but shall allow the City to proceed immediately to terminate the Agreement as provided in Article XII herein.

Section 11.3 Remedies Upon Default

The City shall, among its other remedies, have the right to proceed against the property pursuant to the In Rem Tax Foreclosure Act, N.J.S.A. 54:5-1, et seq. In order to secure the full and timely payment of the Annual Service Charge, the City on its own behalf, reserves the right to prosecute an In Rem Tax Foreclosure action against the

Project Area in accordance with Applicable Law, as more fully set forth in this Financial Agreement.

In addition, the City may declare a Default and terminate this Agreement. Any default arising out of the Entity's failure to pay Land Taxes, the Minimum Annual Service Charge, Administrative Fees, or the Annual Service Charges shall not be subject to the default procedural remedies as provided herein, but shall allow the City to proceed immediately to terminate the Agreement as provided herein. All of the remedies provided in this Agreement to the City, and all rights and remedies granted to it by law and equity shall be cumulative and concurrent. No termination of any provision of this Agreement shall deprive the City of any of its remedies or actions against the Entity because of its failure to pay Land Taxes, the Minimum Annual Service Charge, Annual Service Charge, or Administrative Fees. This right shall apply to arrearages that are due and owing at the time or which, under the terms hereof, would in the future become due as if there had been no termination. Further, the bringing of any action for Land Taxes, the Minimum Annual Service Charge, the Annual Service Charge, Administrative Fees, or for breach of covenant or the resort to any other remedy herein provided for the recovery of Land Taxes shall not be construed as a waiver of the rights to terminate the tax exemption or proceed with a tax sale or Tax Foreclosure action or any other specified remedy.

In the event of a Default on the part of the Entity to pay any charges set forth in Article IV, the City among its other remedies, reserves the right to proceed against the Entity's land and property, in the manner provided by the In Rem Foreclosure Act, and any act supplementary or amendatory thereof. Whenever the word taxes appear, or is applied, directly or impliedly to mean taxes or municipal liens on land, such statutory provisions shall be read, as far as is pertinent to this Agreement, as if the charges were taxes or municipal liens on land.

ARTICLE XII- TERMINATION

Section 12.1 Termination Upon Default of the Entity

In the event the Entity fails to cure or remedy the Default within the time period provided in Section 11.2, the City may terminate this Agreement upon thirty (30) days

written notice to the Entity [Notice of Termination].

Section 12.2 Voluntary Termination by the Entity

The Entity may after the expiration of one year from the Substantial Completion of the Project notify the City that as of a certain date designated in the notice, it relinquishes its status as a tax exempt Project as of the 1st of January of the next ensuing year. The Notice of Termination must be received by the City no later than October 1st of the tax year preceding the calendar year in which the termination is to occur. As of the date so set, the tax exemption, the Annual Service Charges and the profit and dividend restrictions shall terminate.

Section 12.3 Final Accounting

Within ninety (90) days after the date of termination, whether by affirmative action of the Entity or by virtue of the provisions of the Law or pursuant to the terms of this Agreement, the Entity shall provide a final accounting to the City. For purposes of rendering a final accounting the termination of the Agreement shall be deemed to be the end of the fiscal year for the Entity.

Section 12.4 Conventional Taxes

Upon Termination or expiration of this Agreement, the tax exemption for the Project shall expire and the land and the Improvements thereon shall thereafter be assessed and conventionally taxed according to the general law applicable to other nonexempt taxable property in the City.

ARTICLE XIII - DISPUTE RESOLUTION

Section 13.1 Arbitration

In the event of a breach of the within Agreement by either of the parties hereto or a dispute arising between the parties in reference to the terms and provisions as set forth herein, either party may apply to the Superior Court of New Jersey by an appropriate proceeding, to settle and resolve the dispute in such fashion as will tend to accomplish the purposes of the Law. In the event the Superior Court shall not entertain jurisdiction, then the parties shall submit the dispute to the American Arbitration Association in New Jersey to be determined in accordance with its rules and regulations in such a fashion to accomplish the purpose the Law. The cost for the arbitration shall be borne by the

Entity. The parties agree that the Entity may not file an action in Superior Court or with the Arbitration Association unless the Entity has first paid in full all charges defined in Article IV, Section 4.5 as Material Conditions.

ARTICLE XIV - WAIVER

Section 14.1 Waiver

Nothing contained in this Financial Agreement or otherwise shall constitute a waiver or relinquishment by the City of any rights and remedies, including, without limitation, the right to terminate the Agreement and tax exemption for violation of any of the conditions provided herein. Nothing herein shall be deemed to limit any right of recovery of any amount which the City has under law, in equity, or under any provision of this Agreement.

ARTICLE XV - INDEMNIFICATION

Section 15.1 Defined

It is understood and agreed that in the event the City shall be named as party defendant in any action by a 3rd party alleging any breach, default or a violation of any of the provisions of this Agreement and/or the provisions of the Law, the Entity shall indemnify and hold the City harmless against any and all liability, loss, cost, expense (including reasonable attorneys' fees and costs), arising out of this Agreement. The Entity agrees to defend the suit at its own expense. However, the City maintains the right to intervene as a party thereto, to which intervention the Entity consents; the expense thereof to be borne by the City.

ARTICLE XVI- NOTICE

Section 16.1 Certified Mail

Any notice required hereunder to be sent by either party to the other shall be sent by certified or registered mail, return receipt requested.

Section 16.2 Sent by City

When sent by the City to the Entity the notice shall be addressed to:

Ocean Towers Preservation, LLC
c/o 3 East Stow Road – Suite 100
Marlton, New Jersey 08053

and

New Jersey Housing and Mortgage Finance Agency
637 South Clinton Avenue
P.O. Box 18550
Trenton, NJ 08650-2085

unless prior to giving of notice the Entity shall have notified the City in writing otherwise.

In addition, provided the City is sent a formal written notice in accordance with this Agreement, of the name and address of Entity's Mortgagee, the City agrees to provide such Mortgagee with a copy of any notice required to be sent to the Entity.

Section 16.3 Sent by Entity

When sent by the Entity to the City, it shall be addressed to:

City of Jersey City, Office of the City Clerk
City Hall
280 Grove Street
Jersey City, New Jersey 07302,

with copies sent to the Corporation Counsel, the Business Administrator, and the Tax Collector unless prior to the giving of notice, the City shall have notified the Entity otherwise. The notice to the City shall identify the Project to which it relates, (i.e., the Entity and the Property's Block and Lot number).

ARTICLE XVII-SEVERABILITY / TERMINATION

Section 17.1 Severability

If any term, covenant or condition of this Agreement or the Application, except a Material Condition, shall be judicially declared to be invalid or unenforceable, the remainder of this Agreement or the application of such term, covenant or condition to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term, covenant or condition of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

If a Material Condition shall be judicially declared to be invalid or unenforceable and provided the Entity is not in Default of this Agreement, the parties shall cooperate with each other to take the actions reasonably required to restore the Agreement in a

manner contemplated by the parties. This shall include, but not be limited to the authorization and re-execution of this Agreement in a form reasonably drafted to effectuate the original intent of the parties. However, the City shall not be required to restore the Agreement if it would modify a Material Condition, the amount of the periodic adjustments or any other term of this Agreement which would result in any economic reduction or loss to the City.

Section 17.2 Termination

The tax exemption agreement approved pursuant to the Limited Dividend Tax Exemption Law and dated on or about December 19, 1972, is hereby terminated; it being the intention of the parties that the project shall be subsumed by and subject only to the terms and conditions of the within Financial Agreement.

ARTICLE XVIII - MISCELLANEOUS

Section 18.1 Construction

This Agreement shall be construed and enforced in accordance with the laws of the State of New Jersey, and without regard to or aid of any presumption or other rule requiring construction against the party drawing or causing this Agreement to be drawn since counsel for both the Entity and the City have combined in their review and approval of same.

Section 18.2 Conflicts

The parties agree that in the event of a conflict between the Application and the language contained in the Agreement, the Agreement shall govern and prevail. In the event of conflict between the Agreement and the Law, the Law shall govern and prevail.

Section 18.3 Oral Representations

There have been no oral representations made by either of the parties hereto which are not contained in this Agreement. This Agreement, the Ordinance authorizing the Agreement, and the Application constitute the entire Agreement between the parties and there shall be no modifications thereto other than by a written instrument approved and executed by both parties and delivered to each party.

Section 18.4 Entire Document

This Agreement and all conditions in the Ordinance of the Municipal Council

approving this Agreement are incorporated in this Agreement and made a part hereof.

Section 18.5 Good Faith

In their dealings with each other, utmost good faith is required from the Entity and the City.

Section 18.6 Affordability Restrictions

The Deed Restrictions and NJHMFA Regulatory Agreement and Mortgage shall keep the project affordable until at least 2035.

ARTICLE XIX - EXHIBITS

Section 19 Exhibits

The following Exhibits are attached hereto and incorporated herein as if set forth at length herein:

1. Metes and Bounds description of the Project;
2. Ordinance of the City authorizing the execution of this Agreement;
3. The Application with Exhibits;
4. Certificate of the Entity;
5. Estimated Construction Schedule;
6. The Financial Plan for the undertaking of the Project;
7. Initial Rental Schedules and Lease Terms;
8. Project Employment & Contracting Agreement & Project Labor Agreement;
9. Architect's Certification of Actual Construction Costs;
10. Written approval of HMFA mortgage loan, including the amount and term thereof;
11. Entity's Deed [or Lease].

IN WITNESS WHEREOF, the parties have caused these presents to be executed the day and year first above written.

ATTEST:

OCEAN TOWERS PRESERVATION, LLC

SECRETARY

By:
MEMBER MANAGER

ATTEST:

CITY OF JERSEY CITY

ROBERT BYRNE
CITY CLERK

By: ROBERT J. KAKOLESKI
BUSINESS ADMINISTRATOR

CONSENT TO TERMINATION OF 1972 TAX EXEMPTION:

ATTEST:

OCEAN TOWERS ASSOCIATES, LP /
MOUNT CARMEL GUILD

By:

City Clerk File No. Ord. 15.179

Agenda No. 3.6 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 15.179

TITLE: AN ORDINANCE GRANTING PERMISSION TO ONE EDWARD HART ROAD, LLC, ITS SUCCESSORS AND/OR ASSIGNS, TO MAKE PRIVATE IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY OF ONE EDWARD HART ROAD, JERSEY CITY, NEW JERSEY ALSO KNOWN ON THE TAX MAP OF THE CITY OF JERSEY CITY AS BLOCK 24304, LOT 6.

WHEREAS, 1 EDWARD HART DRIVE, LLC, having offices located One Edward Hart Road, Jersey City, New Jersey 07302, is the owner of the property located at One Edward Hart Road, and known as Block 24304, Lot 6 on the current tax map of the City of Jersey City ("Property"); and

WHEREAS, 1 Edward Hart Road, LLC is referred to as the Petitioner; and

WHEREAS, the development of the Property is currently under construction; and

WHEREAS, pursuant to a Jersey City Planning Board Resolution for Preliminary and Final Major Site Plan Approval Petitioner was granted approval to convert the existing building into public recreation uses that includes a restaurant/bar with an associated "brew pub" with recreational and instructional bowling and other activities, with regard to the Property

WHEREAS, part of the development approval granted includes the right to add a public area totaling approximately 10,422.9 square feet, which shall consist of Block 24304, Lot 6 along Morris Pesin Drive and Edward J. Hart Road (a/k/a Edward Hart Drive) in the public right of way fronting the building at Morris Pesin Drive, (see Franchise Area Plans prepared by Calisto J. Bertin, P.E., Miloslav Rehak, P.L.S. and Jeffrey M. Zielinski, P.E., of Bertin Engineering, 66 Glen Avenue, Glen Rock, New Jersey 07452 and attached hereto as **Exhibit "A"** and **Exhibit "B"**); and

WHEREAS, the franchise area is more particularly described in the Franchise Description prepared by Miloslav Rehak, NJ Professional Land Surveyor, No. 43233 of Bertin Engineering, 66 Glen Avenue, Glen Rock, New Jersey 07452 and attached hereto as **Exhibit "C"**.

WHEREAS, as part of their approvals the Applicant will be constructing an outdoor public area, repairing and/or replacing an outdoor patio, grass area, seating area, installing lighting and any other ancillary outdoor uses in the Franchise Area; and

WHEREAS, the Applicant will also be constructing a functioning silo in the Franchise Area that will hold grain to be used in production of the ale; and

WHEREAS, the Applicant will also be constructing and maintaining an entryway in the Franchise Area that is necessary to transition the public from the outdoor area to the building at the Property.

WHEREAS, the Petitioner, shall be constructing any and all improvements necessary for **WHAT ARE YOU DOING** in the public right of way, fronting the building at One Edward Hart Road; and

WHEREAS, the construction of the Franchise Area in the public right of way will not interfere with pedestrian traffic but will enable pedestrian traffic upon the right-of-way; and

WHEREAS, the proposed construction in the public right of way, will enhance the Liberty Harbor Redevelopment Plan and property and the surrounding area and neighborhood; and

WHEREAS, the construction of private improvements to the Property will aesthetically enhance the Property; and

WHEREAS, the Petitioner has provided a proposed Franchise Area Plan and rendering of the proposed improvements (see **Exhibit "A"** and **Exhibit "B"**) and a metes and bounds description of the area (see **Exhibit "C"**); and

WHEREAS, the Petitioner is required to file the Petition for a Franchise Ordinance to place these improvements; and

WHEREAS, there will remain sufficient area in the rights-of-way for pedestrian use, and the proposed private improvements will not impede or have a negative impact on typical pedestrian use; and

WHEREAS, Petitioner has filed a petition for relief and represented to the Municipal Council of the City of Jersey City that the passage of this Ordinance is in the best interests and essential for the completion of the construction of the development; and

WHEREAS, Petitioner has filed a petition for relief and represented to the Municipal Council of the City of Jersey City that the passage of this Ordinance is in the best interests of the development and the general welfare; and

WHEREAS, after due notice was given in accordance with law, a public hearing was held on the Petition filed by Petitioner to grant permission to construct private improvements within the public right-of-way for the following purposes:

1. The contemplated improvements will include the following along Morris Pesin Drive and Edward J. Hart Road (a/k/a Edward Hart Drive):
 - A. The construction of an outdoor public area, repair, construction, replacement and/or protection of the outdoor patio, grass area, seating area, lighting and other ancillary outdoor uses.
 - B. The construction of a functioning silo that will hold grain to be used in production of the ale.
 - C. Construction and maintenance of an entryway that is necessary to transition the ; and
2. All costs and maintenance associated with these improvements will be incurred by the Petitioner, and there being no objections thereto; and

WHEREAS, the Jersey City Zoning Officer and Building Department can approve the construction of these improvements at the Properties conditioned upon the Petitioner being granted a franchise ordinance by the City Council of the City of Jersey City; and

WHEREAS, a franchise ordinance is required to permit the construction of the private improvements within the public right-of-way; and

WHEREAS, by reason of the character of the development of the area within this Property is situated, the said improvements will enhance public purposes, and the aesthetic and character of the property and greatly benefit Jersey City and the surrounding neighborhood; and

WHEREAS, the public interest will be served by said improvements, which will be of great benefit to the citizens of Jersey City and Hudson County and the rights of the public will not be injuriously or adversely affected by the requested relief;

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

SECTION I. Permission be, and is hereby granted to Petitioner 1 Edward Hart Road, LLC, its successors and/or assigns, to construct and maintain private improvements to a portion of lands located within the Morris Pesin Drive and Edward J. Hart Road (a/k/a Edward Hart Drive) public right-of-way, Jersey City, New Jersey and known as Block 24304, Lot 6, on the current tax map of the City of Jersey City, said areas being more particularly described on the Franchise Area Plan and the metes and bounds descriptions attached hereto as **Exhibit "A", Exhibit "B" and Exhibit "C"**.

1. The contemplated improvements will include the (a) construction of an outdoor public area, repair, replacement and/or protection of the outdoor patio, grass area, seating area, lighting and other ancillary outdoor uses, (b) the construction of a functioning silo that will hold grain to be used in production of the ale, and (c) construction and maintenance of an entryway that is necessary to transition the public from the outdoor area to the building at the Property.
2. The contemplated improvements will be consistent in design as shown in Exhibit "B".
3. There will remain sufficient area in the right-of-way for pedestrian use.
4. The contemplated improvements will be constructed consistent with the development plans approved by the Jersey City Zoning Officer and Building Department.
5. All costs and maintenance associated with these improvements will be incurred by the Petitioner.
6. The contemplated improvements will greatly benefit the Liberty Harbor Redevelopment Plan and the Petitioner' Property, and the surrounding area and neighborhood.

SECTION II. All the work herein authorized shall be done under the supervision of the proper department or departments of the City of Jersey City. Further, all the work herein authorized shall comply with any State of New Jersey Uniform Construction Code requirements. The construction plans shall be submitted to the City Engineer for his review and comments prior to the start of construction. After construction there shall remain no damage to the sidewalk or roadway or interference with the free and safe flow of pedestrian traffic. 1 Edward Hart Road, LLC, and its successors and/or assigns, shall maintain all improvements installed by it for the entire term of this Franchise at no cost to the City.

SECTION III. This Ordinance shall remain in full force and effect for a period of ninety-nine (99) years. This Ordinance shall take effect upon final passage and publication according to law. In the event that the Municipal Council determines that this Ordinance must be canceled in whole or in part because of a public purpose, the City reserves the right to cancel this Ordinance or any part thereof by giving written notice to the Petitioner one year prior to the date of cancellation.

SECTION IV. All costs and expenses incident to the introduction, passage and publication of this Ordinance shall be borne and paid by said 1 Edward Hart Road, LLC.

SECTION V. In accepting the privileges of this Ordinance and the installation, maintenance and use hereby authorized, 1 Edward Hart Road, LLC, its successors and/or assigns, hereby agrees to assume full, complete and undivided responsibility for any and all injury or damage to persons or property by reason of said installation, maintenance and use, and to indemnify and hold the City of Jersey City harmless from all injury or damage to persons or property by reason of such installation, maintenance and use (except such injury or damage which is caused by the negligence or misconduct of the City or its officers, employees or agents) for the term of this Ordinance. 1 Edward Hart, LLC, its successors and assigns, shall maintain in effect, during the term of this franchise, liability insurance naming the City of Jersey City, its officers and employees as additional insured, covering the use and occupancy of the public property subject to this franchise. A certificate of insurance, in the amount of \$2,000,000.00 or in such amount and type as the City of Jersey City's Risk Manager may deem reasonable shall be delivered to the Risk Manager before use or occupancy of the Property subject to this Franchise Ordinance. Insurance limits shall be reviewed annually by the City of Jersey City's Risk Manager to determine if they need to be increased.

SECTION VI. This Ordinance shall not become effective unless an acceptance hereof in writing is filed by the Petitioner with the City Clerk. In the event that the Petitioner shall not file with the City Clerk its acceptance in writing of the provisions of this Ordinance within 30 days after receiving notice of its passage, this Ordinance shall become void and be of no effect.

SECTION VII. Only with prior written consent and approval by the City Council of the City of Jersey City, which consent and approval shall not be unreasonably withheld, shall Petitioner have the right to assign or otherwise transfer its rights under this Franchise Ordinance.

SECTION VIII. An easement for the duration of this Ordinance is reserved for the benefit of the City of Jersey City and all public utility companies including any cable television company as defined in the Cable Television Act, P.L. 1972, c. 186 (c. 48:5A-1 et seq.) for the purpose of ingress and egress over and upon the area subject to this Franchise Ordinance in order to maintain, repair or replace existing utility facilities including water lines, sewer lines, gas lines and telephone, electrical and cable television wires and poles which may be located either beneath or above the surface of the area subject to this Franchise Ordinance.

SECTION IX. For the rights and privileges herein granted, said beneficiaries hereunder, their successors and assigns, shall pay annually to the City of Jersey City the sum of One Dollar (\$1.00), which payment shall be made annually on the 1st day of _____ next succeeding the time when this Ordinance shall become effective and on each first day of _____ thereafter until the termination of this Ordinance.

SECTION X. 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 certified 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 repeals of existing provisions.

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required

Not Required

PETITION

TO: THE HONORABLE, THE MAYOR AND MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY:

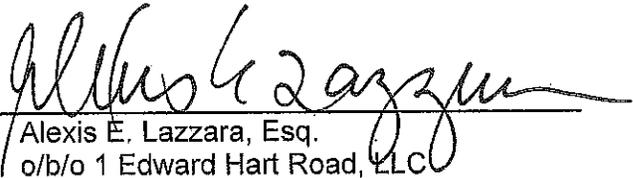
Your Petitioner, 1 Edward Hart Road, LLC ("Petitioner"), having an office at One Edward Hart Road, Jersey City, New Jersey 07302, respectfully says that:

1. Petitioner is the owner of the property located at One Edward Hart Road, Jersey City, New Jersey and known as Block 24304, Lot 6, on the current tax maps of the City of Jersey City (the "Property"). The property is located within the Liberty Harbor Redevelopment Plan. Petitioner was granted Preliminary and Final Major Site Plan Approval by the Jersey City Planning Board to convert the existing building into public recreation uses that includes a restaurant/bar with an associated "brew pub" with recreational and instructional bowling and other activities, with regard to the Property
2. Petitioner proposes to obtain permission from the City to use the right-of-way along Morris Pesin Drive and Edward J. Hart Road for the following purposes:
 - A. The construction of an outdoor public area, repair, replacement and/or protection of the outdoor patio, grass area, seating area, lighting and other ancillary outdoor uses.
 - B. The construction of a functioning silo that will hold grain to be used in production of the ale.
 - C. Construction and maintenance of an entryway that is necessary to transition the public from the outdoor area to the building at the Property.
 - D. All costs associated with these improvements will be incurred by the Petitioner.
3. The contemplated improvements would enhance the Liberty Harbor Redevelopment Plan, and the petitioner's property, and will greatly benefit the Petitioner's property, and the surrounding area and neighborhood.

4. The Petitioner presented the proposed improvements to the Jersey City Zoning Officer and Building Department, which can approve proposed improvements conditions upon the Petitioner being granted a franchise ordinance by the City of Jersey City.

5. The contemplated improvements are necessary to construct the proposed development consistent with the development approvals, and will greatly benefit the Liberty Harbor Redevelopment Plan and Petitioner's property and the surrounding area and neighborhood.

WHEREFORE, your Petitioner respectfully petitions for itself, its successors and assigns, for the enactment of a Franchise Ordinance to allow it to make private improvements within the public right-of-way of One Edward Hart Road adjacent to One Edward Hart Road, all as more particularly shown on the plans annexed hereto and made a part hereof.

By: 
Alexis E. Lazzara, Esq.
o/b/o 1 Edward Hart Road, LLC
Attorney for the Petitioner

AN ORDINANCE GRANTING PERMISSION TO ONE EDWARD HART ROAD, LLC, ITS SUCCESSORS AND/OR ASSIGNS, TO MAKE PRIVATE IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY OF ONE EDWARD HART ROAD, JERSEY CITY, NEW JERSEY ALSO KNOWN ON THE TAX MAP OF THE CITY OF JERSEY CITY AS BLOCK 24304, LOT 6.

WHEREAS, 1 EDWARD HART DRIVE, LLC, having offices located One Edward Hart Road, Jersey City, New Jersey 07302, is the owner of the property located at One Edward Hart Road, and known as Block 24304, Lot 6 on the current tax map of the City of Jersey City ("Property"); and

WHEREAS, 1 Edward Hart Road, LLC is referred to as the Petitioner; and

WHEREAS, the development of the Property is currently under construction; and

WHEREAS, pursuant to a jersey City Planning Board Resolution for Preliminary and Final Major Site Plan Approval Petitioner was granted approval to convert the existing building into public recreation uses that includes a restaurant/bar with an associated "brew pub" with recreational and instructional bowling and other activities, with regard to the Property

WHEREAS, part of the development approval granted includes the right to add a public area totaling approximately 10,422.9 square feet, which shall consist of Block 24304, Lot 6 along Morris Pesin Drive and Edward J. Hart Road (a/k/a Edward Hart Drive) in the public right of way fronting the building at Morris Pesin Drive, (see Franchise Area Plans prepared by Calisto J. Bertin, P.E., Miloslav Rehak, P.L.S. and Jeffrey M. Zielinski, P.E., of Bertin Engineering, 66 Glen Avenue, Glen Rock, New Jersey 07452 and attached hereto as **Exhibit "A"** and **Exhibit "B"**); and

WHEREAS, the franchise area is more particularly described in the Franchise Description prepared by Miloslav Rehak, NJ Professional Land Surveyor, No. 43233 of Bertin Engineering, 66 Glen Avenue, Glen Rock, New Jersey 07452 and attached hereto as **Exhibit "C"**.

WHEREAS, as part of their approvals the Applicant will be constructing an outdoor public area, repairing and/or replacing an outdoor patio, grass area, seating area, installing lighting and any other ancillary outdoor uses in the Franchise Area; and

WHEREAS, the Applicant will also be constructing a functioning silo in the Franchise Area that will hold grain to be used in production of the ale; and

WHEREAS, the Applicant will also be constructing and maintaining an entryway in the Franchise Area that is necessary to transition the public from the outdoor area to the building at the Property.

WHEREAS, the Petitioner, shall be constructing any and all improvements necessary for **WHAT ARE YOU DOING** in the public right of way, fronting the building at One Edward Hart Road; and

WHEREAS, the construction of the Franchise Area in the public right of way will not interfere with pedestrian traffic but will enable pedestrian traffic upon the right-of-way; and

WHEREAS, the proposed construction in the public right of way, will enhance the Liberty Harbor Redevelopment Plan and property and the surrounding area and neighborhood; and

WHEREAS, the construction of private improvements to the Property will aesthetically enhance the Property; and

WHEREAS, the Petitioner has provided a proposed Franchise Area Plan and rendering of the proposed improvements (see **Exhibit "A"** and **Exhibit "B"**) and a metes and bounds description of the area (see **Exhibit "C"**); and

WHEREAS, the Petitioner is required to file the Petition for a Franchise Ordinance to place these improvements; and

WHEREAS, there will remain sufficient area in the rights-of-way for pedestrian use, and the proposed private improvements will not impede or have a negative impact on typical pedestrian use; and

WHEREAS, Petitioner has filed a petition for relief and represented to the Municipal Council of the City of Jersey City that the passage of this Ordinance is in the best interests and essential for the completion of the construction of the development; and

WHEREAS, Petitioner has filed a petition for relief and represented to the Municipal Council of the City of Jersey City that the passage of this Ordinance is in the best interests of the development and the general welfare; and

WHEREAS, after due notice was given in accordance with law, a public hearing was held on the Petition filed by Petitioner to grant permission to construct private improvements within the public right-of-way for the following purposes:

1. The contemplated improvements will include the following along Morris Pesin Drive and Edward J. Hart Road (a/k/a Edward Hart Drive):

A. The construction of an outdoor public area, repair, construction, replacement and/or protection of the outdoor patio, grass area, seating area, lighting and other ancillary outdoor uses.

B. The construction of a functioning silo that will hold grain to be used in production of the ale.

C. Construction and maintenance of an entryway that is necessary to transition the ; and

2. All costs and maintenance associated with these improvements will be incurred by the Petitioner, and there being no objections thereto; and

WHEREAS, the Jersey City Zoning Officer and Building Department can approve the construction of these improvements at the Properties conditioned upon the Petitioner being granted a franchise ordinance by the City Council of the City of Jersey City; and

WHEREAS, a franchise ordinance is required to permit the construction of the private improvements within the public right-of-way; and

WHEREAS, by reason of the character of the development of the area within this Property is situated, the said improvements will enhance public purposes, and the aesthetic and character of the property and greatly benefit Jersey City and the surrounding neighborhood; and

WHEREAS, the public interest will be served by said improvements, which will be of great benefit to the citizens of Jersey City and Hudson County and the rights of the public will not be injuriously or adversely affected by the requested relief;

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

SECTION I. Permission be, and is hereby granted to Petitioner 1 Edward Hart Road, LLC, its successors and/or assigns, to construct and maintain private improvements to a portion of lands located within the Morris Pesin Drive and Edward J. Hart Road (a/k/a Edward Hart Drive) public right-of-way, Jersey City, New Jersey and known as Block 24304, Lot 6, on the current tax map of the City of Jersey City, said areas being more particularly described on the Franchise Area Plan and the metes and bounds descriptions attached hereto as **Exhibit "A", Exhibit "B" and Exhibit "C"**.

1. The contemplated improvements will include the (a) construction of an outdoor public area, repair, replacement and/or protection of the outdoor patio, grass area, seating area, lighting and other ancillary outdoor uses, (b) the construction of a functioning silo that will hold grain to be used in production of the ale, and (c) construction and maintenance of an entryway that is necessary to transition the public from the outdoor area to the building at the Property.
2. The contemplated improvements will be consistent in design as shown in **Exhibit "B"**.
3. There will remain sufficient area in the right-of-way for pedestrian use.
4. The contemplated improvements will be constructed consistent with the development plans approved by the Jersey City Zoning Officer and Building

Department.

5. All costs and maintenance associated with these improvements will be incurred by the Petitioner.
6. The contemplated improvements will greatly benefit the Liberty Harbor Redevelopment Plan and the Petitioner' Property, and the surrounding area and neighborhood.

SECTION II. All the work herein authorized shall be done under the supervision of the proper department or departments of the City of Jersey City. Further, all the work herein authorized shall comply with any State of New Jersey Uniform Construction Code requirements. The construction plans shall be submitted to the City Engineer for his review and comments prior to the start of construction. After construction there shall remain no damage to the sidewalk or roadway or interference with the free and safe flow of pedestrian traffic. 1 Edward Hart Road, LLC, and its successors and/or assigns, shall maintain all improvements installed by it for the entire term of this Franchise at no cost to the City.

SECTION III. This Ordinance shall remain in full force and effect for a period of ninety-nine (99) years. This Ordinance shall take effect upon final passage and publication according to law. In the event that the Municipal Council determines that this Ordinance must be canceled in whole or in part because of a public purpose, the City reserves the right to cancel this Ordinance or any part thereof by giving written notice to the Petitioner one year prior to the date of cancellation.

SECTION IV. All costs and expenses incident to the introduction, passage and publication of this Ordinance shall be borne and paid by said 1 Edward Hart Road, LLC.

SECTION V. In accepting the privileges of this Ordinance and the installation, maintenance and use hereby authorized, 1 Edward Hart Road, LLC, its successors and/or assigns, hereby agrees to assume full, complete and undivided responsibility for any and all

injury or damage to persons or property by reason of said installation, maintenance and use, and to indemnify and hold the City of Jersey City harmless from all injury or damage to persons or property by reason of such installation, maintenance and use (except such injury or damage which is caused by the negligence or misconduct of the City or its officers, employees or agents) for the term of this Ordinance. 1 Edward Hart, LLC, its successors and assigns, shall maintain in effect, during the term of this franchise, liability insurance naming the City of Jersey City, its officers and employees as additional insured, covering the use and occupancy of the public property subject to this franchise. A certificate of insurance, in the amount of \$2,000,000.00 or in such amount and type as the City of Jersey City's Risk Manager may deem reasonable shall be delivered to the Risk Manager before use or occupancy of the Property subject to this Franchise Ordinance. Insurance limits shall be reviewed annually by the City of Jersey City's Risk Manager to determine if they need to be increased.

SECTION VI. This Ordinance shall not become effective unless an acceptance hereof in writing is filed by the Petitioner with the City Clerk. In the event that the Petitioner shall not file with the City Clerk its acceptance in writing of the provisions of this Ordinance within 30 days after receiving notice of its passage, this Ordinance shall become void and be of no effect.

SECTION VII. Only with prior written consent and approval by the City Council of the City of Jersey City, which consent and approval shall not be unreasonably withheld, shall Petitioner have the right to assign or otherwise transfer its rights under this Franchise Ordinance.

SECTION VIII. An easement for the duration of this Ordinance is reserved for the benefit of the City of Jersey City and all public utility companies including any cable television company as defined in the Cable Television Act, P.L. 1972, c. 186 (c. 48:5A-1 et seq.) for the purpose of ingress and egress over and upon the area subject to this Franchise Ordinance in

order to maintain, repair or replace existing utility facilities including water lines, sewer lines, gas lines and telephone, electrical and cable television wires and poles which may be located either beneath or above the surface of the area subject to this Franchise Ordinance.

SECTION IX. For the rights and privileges herein granted, said beneficiaries hereunder, their successors and assigns, shall pay annually to the City of Jersey City the sum of One Dollar (\$1.00), which payment shall be made annually on the 1st day of _____ next succeeding the time when this Ordinance shall become effective and on each first day of _____ thereafter until the termination of this Ordinance.

SECTION X. 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 certified and incorporated in the official copies of the Jersey City Code.

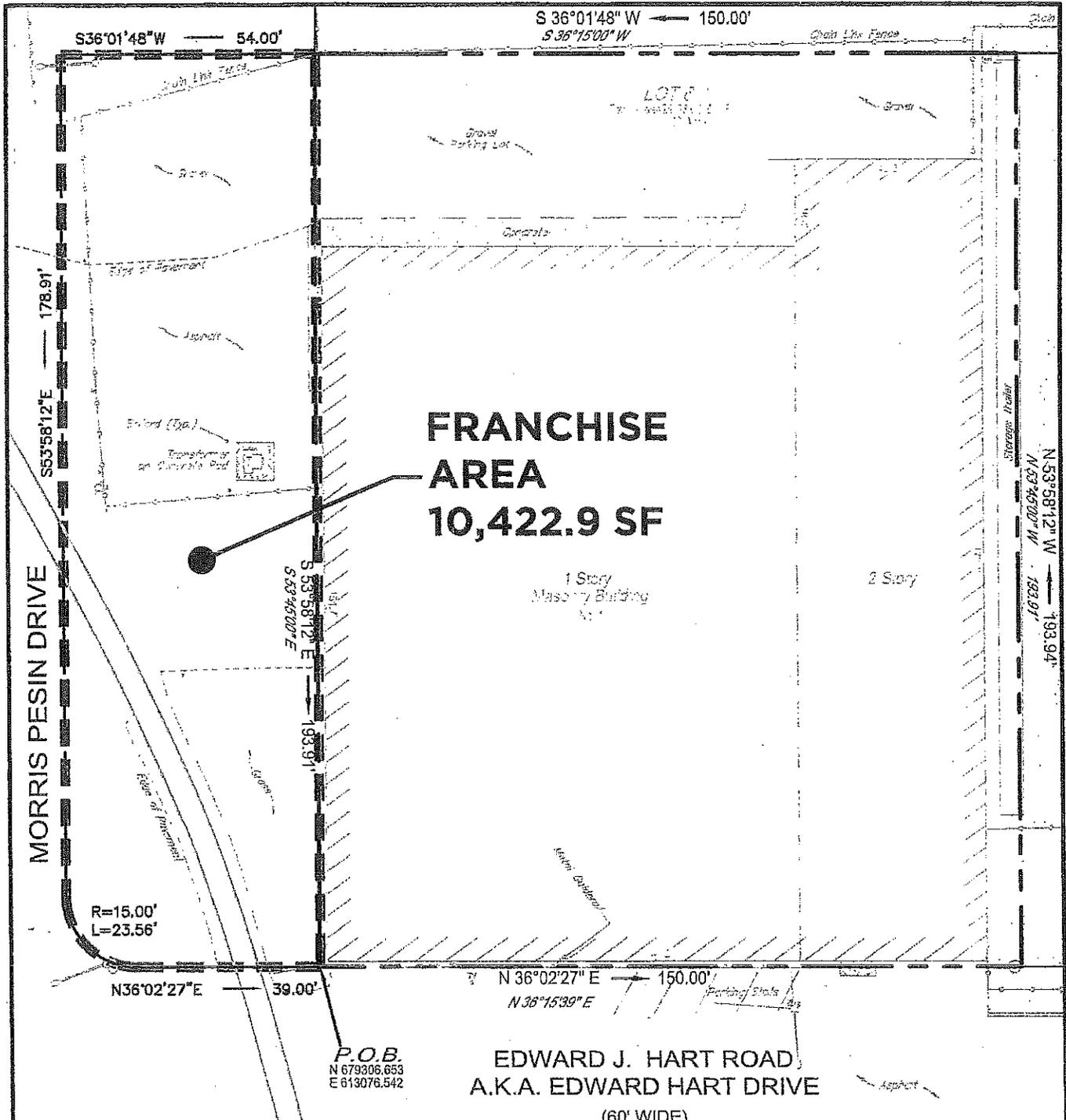
C. This Ordinance shall take effect at the time and in the manner as provided by law.

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 repeals of existing provisions.

Dated: _____, 2015

Introduced: _____

Adopted: _____



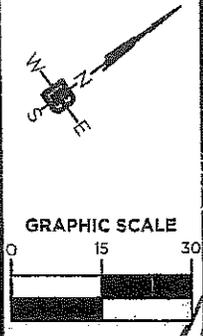
CERTIFICATE OF AUTHORIZATION GA 28068900 21MH00002800	DRAWN BY V.L.	PROJ MGR C.J.B.
MILOSLAV REHAK, P.L.S. PROFESSIONAL LAND SURVEYOR N.J. LIC. NO.: 43233	CALISTO J. BERTIN, P.E. PROFESSIONAL ENGINEER C.T. LIC. NO.: 12950 M.A. LIC. NO.: 40595 N.H. LIC. NO.: 9368 N.J. LIC. NO.: 28845 N.Y. LIC. NO.: 60022 R.I. LIC. NO.: 6694	

FRANCHISE AREA & EXISTING CONDITION SURVEY

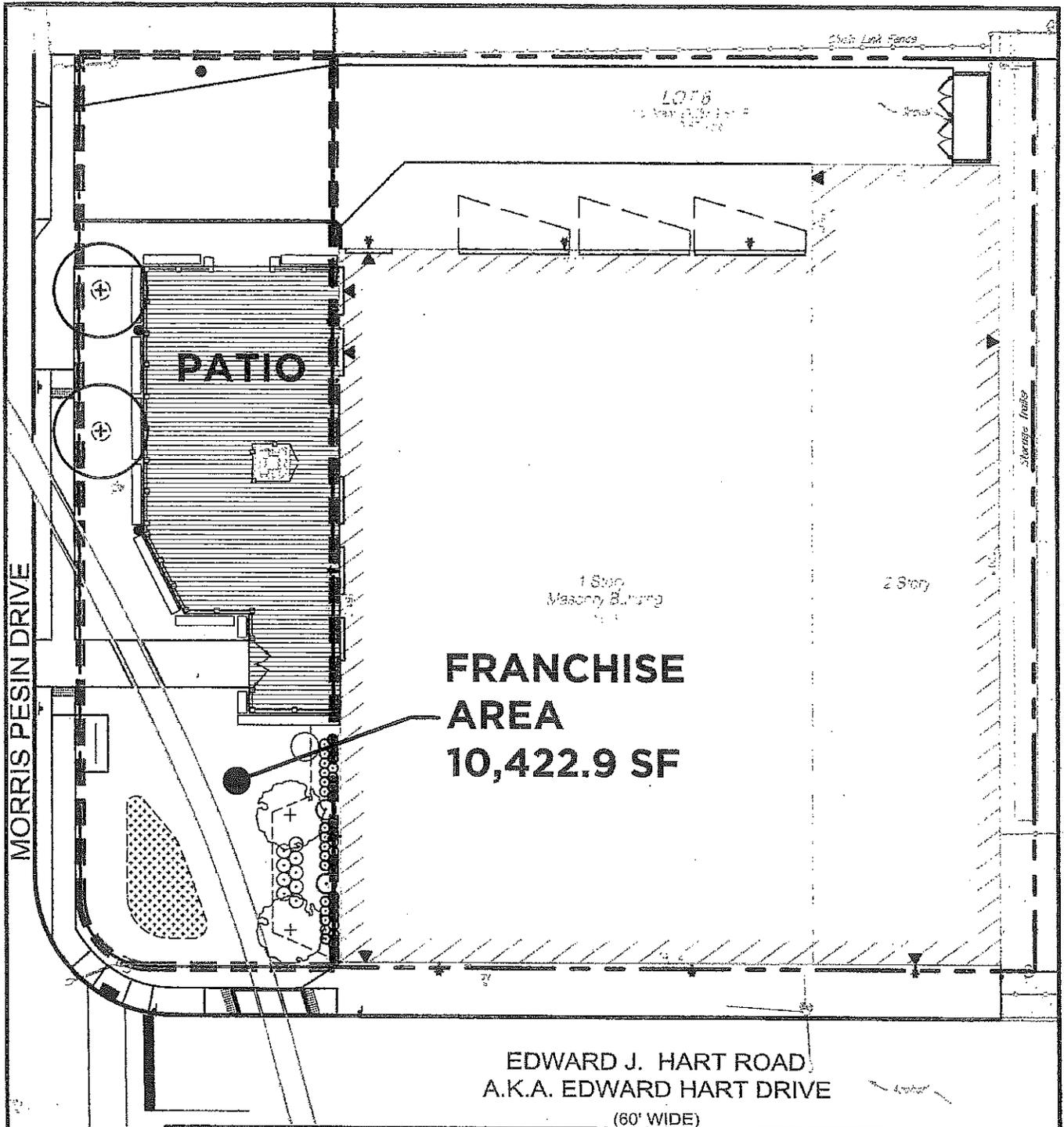
BOWLING ALLEY & MICRO BREWERY
BLOCK 24304, LOT 6
1 EDWARD J. HART ROAD
CITY OF JERSEY CITY, COUNTY OF HUDSON, NEW JERSEY

B BERTIN ENGINEERING

66 GLEN AVENUE
GLEN ROCK, NJ 07452
P 201.670.6688
F 201.670.9788
www.bertinengineering.com



DATE 9-14-15	SCALE 1"=30'	REVISION NO. 0	PROJECT NO. 14-111A	DWG. NO. FA-1
-----------------	-----------------	-------------------	------------------------	------------------



**FRANCHISE
AREA
10,422.9 SF**

EDWARD J. HART ROAD
A.K.A. EDWARD HART DRIVE
(60' WIDE)

CERTIFICATE OF AUTHORIZATION GA 28068900 21MH00002800	DRAWN BY VL	PROJ. MGR C.J.B.
JEFFREY M. ZIELINSKI, P.E. PROFESSIONAL ENGINEER MD. LIC. NO.: 29935 N.J. LIC. NO.: GE51577 N.Y. LIC. NO.: 090563	CALISTO J. BERTIN, P.E. PROFESSIONAL ENGINEER CT. LIC. NO.: 12950 MA. LIC. NO.: 40595 N.H. LIC. NO.: 9368 N.J. LIC. NO.: 28245 N.Y. LIC. NO.: 60022 R.I. LIC. NO.: 6694	

SITE IMPROVEMENTS

BOWLING ALLEY & MICRO BREWERY
BLOCK 24304, LOT 6
1 EDWARD J. HART ROAD
CITY OF JERSEY CITY, COUNTY OF HUDSON, NEW JERSEY



66 GLEN AVENUE
GLEN ROCK, NJ 07452
P 201.670.6688
F 201.670.9788
www.bertinengineering.com

DATE 9-14-15	SCALE 1"=30'	REVISION NO. 0	PROJECT NO. 14-111A	DWG. NO. SI-1
-----------------	-----------------	-------------------	------------------------	-------------------------



August 28, 2015
BEA#14-111C

FRANCHISE DESCRIPTION

**LOT 6, BLOCK 24304 / MORRIS PESIN DRIVE
CITY OF JERSEY CITY
COUNTY OF HUDSON
STATE OF NEW JERSEY**

BEGINNING at the southerly corner of Lot 6 in Block 24304, said point being the corner formed by the northwesterly line of Edward J. Hart being 60 feet wide with the northeasterly line of Morris Pesin Drive, said beginning point having established New Jersey State Plane Coordinates of the North American Datum of 1983, (US Feet) Northing 679306.653, Easting 613076.542 and running thence;

1. Along the northeasterly line of Morris Pesin Drive to a point on the southwesterly corner of Lot 6, North $53^{\circ}58'12''$ West a distance of 193.91 feet, thence the following four courses along the franchise area.
2. South $36^{\circ}01'48''$ West a distance of 54.00 feet, thence
3. South $53^{\circ}58'12''$ East a distance of 178.91 to a point of curvature, thence
4. Along a curve to the left having a radius of 15.00 feet, an arc length of 23.56, a delta angle of $90^{\circ}00'00''$, a chord bearing of North $81^{\circ}01'48''$ East and a chord distance of 21.21 feet to a point on the new northwesterly line of Edward J. Hart Road
5. North $36^{\circ}02'27''$ East a distance of 39.00 feet to the point and place of **BEGINNING**.

Area Contains: 10,422.9 Sq. Ft./0.2393 Acres

In accordance with a certain plan entitled "Site Plan, Bowling Alley & Micro Brewery" prepared by Bertin Engineering, Inc. and dated May 27, 2015, last revised August 20, 2015

Miloslav Rehak
NJ Professional Land Surveyor
No. 43233

SOUTHBRIDGE, MA

City Clerk File No. Ord. 15.180

Agenda No. 3.H 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 15.180

TITLE:
**AN ORDINANCE AUTHORIZING THE CITY OF JERSEY CITY TO
ENTER INTO A LEASE WITH DWIGHT STREET BLOCK ASSOCIATION
FOR THE USE OF BLOCK 24101, LOT 2, MORE COMMONLY KNOWN
AS 75 BAYVIEW AVENUE, FOR A COMMUNITY GARDEN**

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

WHEREAS, the City of Jersey City ("the City") is a Municipal Corporation of the State of New Jersey, with offices located at City Hall, 280 Grove Street in Jersey City; and

WHEREAS, the City is authorized to enter into lease agreements for nominal consideration with non-profit corporations or associations for the use of vacant lots and open spaces for gardening or recreation purposes pursuant to N.J.S.A. 40 A:12-14(c) and N.J.S.A. 40 A:12-15(j); and

WHEREAS, the City adopted Ordinance 96-123, subsequently amended by Ordinances 01-109 and 11-019, which authorized the establishment of an "Adopt-a-Lot" Program; and

WHEREAS, the City owns Block 24101, Lot 2 on the official tax map of the City and which is more commonly known as 75 Bayview Avenue; and

WHEREAS, Block 24101, Lot 2 is a lot suitable for gardening and such use will transform this vacant lot which are currently filled with weeds and debris as well as improve and enhance the area; and

WHEREAS, the Dwight Street Block Association, is a non-profit corporation with offices located at 184 Dwight Street in Jersey City and which seeks to lease Block 24101, Lot 2 pursuant to the City's "Adopt A Lot Program" in order to create a community garden thereon; and

WHEREAS, the Dwight Street Block Association ("the Lessee") understand that the properties leased to non-profit corporations or associations participating in the City's "Adopt-a-Lot" program are to be used for gardening and for no other purpose whatsoever and may not be used for any commercial, business trade, manufacture, wholesale, retail or any other profit-making enterprises; and

WHEREAS, the Lessee also understands that it must submit an annual report to the Business Administrator, setting out the use to which the leasehold was put during each year; the activities of the lessee undertaken in furtherance of the public purpose for which the leasehold was granted; the approximate value or cost, if any, of such activities in furtherance of such purpose; and an affirmation of the continued tax-exempt status of the nonprofit corporation pursuant to both State and federal law; and

WHEREAS, the lease term will be for one (1) year beginning as of January 6, 2016 and ending January 5, 2017 subject to the City's right to terminate the lease at its convenience without cause by providing ninety (90) days prior notice; and

WHEREAS, the consideration for the lease shall be one dollar (\$1.00); and

AN ORDINANCE AUTHORIZING THE CITY OF JERSEY CITY TO ENTER INTO A LEASE WITH DWIGHT STREET BLOCK ASSOCIATION FOR THE USE OF BLOCK 24101, LOT 2, MORE COMMONLY KNOWN AS 75 BAYVIEW AVENUE, FOR A COMMUNITY GARDEN

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

1. The Business Administrator is hereby authorized to execute a lease of Block 24101, Lot 2 on the official tax map of the City and more commonly known as 75 Bayview Avenue, with the Dwight Street Block Association, for the purpose of creating a community garden thereon through the City's "Adopt A Lot Program".
 2. The term of the Lease Agreement shall be one (1) year commencing as of January 6, 2016 and ending January 5, 2017 and shall be for consideration of one dollar (\$1.00).
 3. The form of the Lease is attached hereto and shall be subject to any such modification as may be deemed necessary or appropriate by the Corporation Counsel or Business Administrator.
- 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 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 hereby are authorized and directed to change any chapter numbers, article numbers and section numbers in the event the codification of this Ordinance reveals that there is conflict between those numbers and the existing code.

Note: All new material is underlined; words ~~struck through~~ are omitted. For purposes of advertising only, new matter is **boldface** and repealed by *italics*.

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required

Not Required

ORDINANCE FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any Ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the Ordinance.

Full Title of Ordinance

AN ORDINANCE AUTHORIZING THE CITY OF JERSEY CITY TO ENTER A LEASE WITH THE DWIGHT STREET BLOCK ASSOCIATION FOR THE USE OF BLOCK 24101 LOT 2, MORE COMMONLY KNOWN AS 75 BAYVIEW AVENUE, FOR A COMMUNITY GARDEN.

Initiator

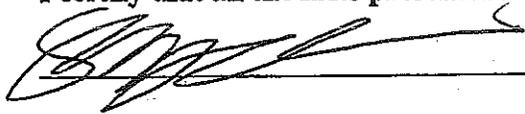
Department/Division	Health & Human Services	Director's Office
Name/Title	Stacey L. Flanagan	Director
Phone/email	Tel.: (201) 547-6800	sflanagan@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance Purpose

This ordinance authorizes that City of Jersey City to enter into a lease with the Dwight Street Block Association. The Dwight Street Block Associations ("the Lessee") understands that the properties leased to non-profit corporation or associations participating in the City's "Adopt-a-Lot" program are to be used for gardening and for no other purpose whatsoever; and in particular may not be used for any commercial, business trade, manufacture, wholesale, retail or any other profit-making enterprises.

I certify that all the facts presented herein are accurate.



Signature of Department Director

12/2/15

Date

ADOPT-A-LOT LEASE

This Lease is issued by the City of Jersey City "City"/Department of Public Works "DPW" to _____ ("Lessee") for the operation of an Adopt-A-Lot Garden located at _____ (address) on _____ and Lot(s) _____ ("the Garden"). This Lease shall be administered by the Department of Health and Human Services through the Adopt-A-Lot Program Officer ("Officer"), which is currently located at 199 Summit, Unit F Jersey City, NJ 07306.

1. Term

This Lease is issued to Lessee for a term (the "Term") of one year beginning _____ and ending _____ unless earlier terminated. The Lease may be renewed by the Director of the Department of Public Works ("Director") at his discretion if Lessee successfully completes the obligations set forth in this Lessee.

2. Notices and Contact Person

All correspondence, including notices of non-compliance, shall be sent to the person designated by Lessee as its "Contact Person."

Current Contact Person for Lessee: _____

Address: _____

Telephone numbers:

Day: _____

Evening: _____

Weekend: _____

Lessee shall promptly notify DPW and the Division of Planning of any change in contact person or of the address or telephone number(s) provided above. Notice to the listed Contact Person shall be deemed notice to the Lessee.

3. Obligations of Lessee/Use of Premises

- A. This Lease is specifically entered into for the purpose of Lessee's designing and installing a plant garden and thereafter maintaining such garden and all plants and structures contained therein (including, but not limited to, all fences, raised plant beds, planters, tables, benches, and other ornamental items) in a safe and orderly condition.
- B. Before taking possession of the leased premises, Lessee shall do the following:
 - a. Lessee shall notify the Director and then the Contact Person and the Officer shall inspect the premises together for the purpose of locating and, if feasible, removing any dangerous debris, undergrowth, garbage, or other dangerous materials. If the Director determines that a dangerous condition exists on the

premises that cannot be remedied at a cost deemed reasonable by the Director, then the City shall have the right to terminate the Lease immediately.

- C. Within two months of the issuance of this Lease, or sooner if applicable, Lessee agrees to the following:
 - a. At least two representatives, one being the Contact Person, shall attend an educational workshop, and shall submit proof of such attendance to Department of Health and Human Services.
 - b. Lessee shall post a sign approved and provided by DPW at the Garden explaining that the Garden is a part of the Adopt-A-Lot Program and the Department of Public Works.
 - c. Lessee shall register the Garden with the City's Adopt-A-Lot Jersey City online Green Map.
- D. Within six months of the issuance of this license, or sooner if applicable, Lessee agrees to the following:
 - a. Lessee shall design and install a plant garden.
 - b. Lessee shall nurture and develop the plants in the Garden, including watering, fertilizing, pruning, weeding, and harvesting as required. Any spray or liquid fertilizers or herbicides must be approved by DPW, and notice given to DPW prior to application. DPW reserves the right to determine and prohibit an environmentally harmful fertilizer or herbicide.
 - c. Gardens are required to post signage listing open hours, a schedule of planned activities, and information on how to join the garden, along with the name and telephone number of the Lessee's contact person and/or the Officer.
 - d. Lessee shall open the Garden to the public, as required by Section 8.
 - e. Lessee shall make gardening plots available to the public on a first come first serve basis, through the use of a waiting list to be posted at the Garden.
- E. Upon execution of the Lease, the Lessee agrees to the following:
 - a. Lessee shall maintain the Garden in a safe condition and take care of all plants and structures contained therein, including all fences, raised beds, tables, benches, and ornamental items.
 - b. Lessee shall keep sidewalks, passageways, and curbs adjacent to and within the Garden clean and free from snow, ice, garbage, debris, and other obstructions.
 - c. Lessee shall comply with all applicable laws, rules, and regulations of the United States, New Jersey State, and the City of Jersey City, and with other such rules, regulations, orders, terms and conditions as may be set or required by DPW to the extent that they relate to the gardening activities under this Lease or are otherwise applicable to the Lease.
 - d. Lessee shall arrange for the provision of, and pay for any utilities, with the exception of water, necessary for the performance of the activities described herein; provided however that Lessee shall neither cause nor permit the installation of any such utilities without the prior written approval of DPW.
 - e. Provide two reports each year, one in June and one in December, containing the current status of the Garden including, but not limited to, a current color photo, a

list of current Garden members, and any current concerns or problems that the Lessee believes DPW should be made aware of or a problem fulfilling any of the requirements specified in this lease.

- f. Lessee shall continually update City's Adopt-A-Lot Jersey City online Green Map with all events, fundraisers, and public hours.
- g. Lessee shall participate in an annual "Green Your Block" program. Lessee shall notify the Department of Health and Human Services with the date and time of the event, as well as post notice of the event at the Garden and on the City's Adopt-A-Lot Jersey City online Green Map.
- h. Lessee shall notify DPW of any administrative or operational matters constituting any loss, injury, damage or violation within the garden within three days of such occurrence by contacting the DPW and the Officer.

6. Restrictions on Lessee

Lessee agrees to the following restriction on the use of the Garden:

- A. No permanent improvements on the Garden. This prohibition includes but is not limited to paving the Garden concrete, asphalt or other materials.
- B. The Lessee shall make no alterations, additions, or improvements to the Garden without the prior written consent of the DPW.
- C. No permanent structures or murals or other permanent works of art may be built in the Garden without permission from DPW, and, where applicable, the Jersey City Building Department and the Jersey City Division of Cultural Affairs.
- D. No automobiles, trucks, or other motorized vehicles may be stored or parked at any time in the Garden.
- E. There shall be a minimum of 5 Garden members at all times.
- F. No persons shall be allowed to reside in the Garden.
- G. No animals shall reside in the Garden. Dogs may never reside in the Garden.
- H. No drugs or alcohol may be used, consumed, stored, sold, or distributed in the Garden.
- I. Garden shall not be used for any commercial purpose (including, but not limited to, the sale or advertisement of any goods or services): provided, however, that the City may allow, with prior notice to the Officer, Fundraising events at the Garden solely for the purposes of supporting the operation of the Garden. All agricultural produce cultivated at the Garden may be sold offsite at a designated Jersey City Farmer's Market.
- J. Lessee shall not create nor suffer to be created any nuisance or danger to public safety in or around the Garden. Lessee shall not cause nor permit the accumulation of garbage or debris in the Garden. Lessee shall not commit or cause any waste of or to the Garden.

- K. Lessee shall not sub-let the demised premises for gardening or recreational purposes pursuant to NJSA 40A12-15(I). Lessee shall not use or permit the premises to be used for any other purpose without the prior written consent of the City endorsed hereon.
- L. Lessee may not discriminate in any way against any person on grounds of race, creed, religion, color, sex, age, national origin, disability, marital status, or sexual orientation.
- M. Lessee may not cause or permit gambling or any activities related to gambling in the Garden, or the use of the Garden for any illegal purpose.
- N. If Lessee ceases to use the property for gardening or recreational purposes, the City shall have the right to terminate the lease upon giving 10 days written notice to Lessee prior to the effective date of termination.
- O. Lessee shall not use or permit the storage of any illuminating oils, oil lamps, turpentine, benzene, naphtha, or similar substances or explosives of any kind or any substances or items prohibited in the standard policies of insurance companies in the State of New Jersey.
- P. Lessee shall not abandon the Garden.

7. Failure to Comply with Restriction and Termination

If Lessee violates any covenant or conditions of this lease or of the rules established by the City, and upon failure to discontinue such violation within ten days after notice to the Lessee, this lease shall, at the option of the City, become void. Notwithstanding the above, the DPW and/or City may terminate this Lease without advance notice for any of the following reasons: 1) Use of the Garden for any illegal purpose, including, but not limited to use of drugs, alcohol, gambling, or other illegal activity, or conspiracy to commit same; 2) Creation of danger to the neighborhood, whether through inadequate sanitation, including accumulation of garbage, existence of a fire hazard, or any other condition which may cause harm to the Garden or other persons or property in its vicinity; 3) the City ceases to be the fee owner of the Garden.

The City shall have the right to terminate the lease at its convenience without cause by giving written notice 60 days prior to the effective date of termination. The City shall have no liability of any nature whatsoever by reason of such termination.

8. Access

- A. Gardens are required to keep their gates open for a minimum of 20 hours per week from the first day of May through and including the thirtieth day of November. This can be achieved through posted open hours, community events, workdays, workshops, and all activities that keep gardens open and accessible to the public. Gardens are required to post signage listing open hours, a schedule of planned activities, information on how to join the garden, along with the name and telephone number of the Lessee's contact person and/or the Officer. DPW and the Officer may conduct spot checks to see that the required public access is maintained, and if the Garden is not open at the designated time, may terminate this Lease.
- B. The City, its representatives, the DPW, the City Police and Fire Departments, and other City agency representatives shall have access to the Site at all times for any purpose.

9. Return of City Property and Surrender of the Garden

Lessee shall surrender the premises at the end of the term in as good condition as reasonable use will permit. In the event that the lease is terminated or expires, the Lessee shall remove all temporary improvements installed on the property by the Lessee at its own cost or expense. Lessee shall also return all tools and other unused items provided by DPW to DPW within thirty days of receipt of a notice of termination. DPW retains the right to keep for its own use any items left in the Garden after this Lease expires or is terminated.

If the Lessee shall remain in the premises after the expiration of the term of this lease without having executed a new written lease with the City, such holding over shall not constitute a renewal or extension of this lease. The City may treat the Lessee as one who has not removed at the end of his term, and thereupon be entitled to all remedies against the Lessee provided by law in that situation, or the City may elect, at its option, to construe such holding over as a tenancy from month to month, subject to all the terms and conditions of this lease, except as to duration thereof.

10. Indemnification

The City shall indemnify and hold the Lessee and its officers, agents and employees harmless from any and all claims or personal injury, and property damage arising out of the Lessee occupancy and use of the leased premises. The City shall defend any suit against the Lessee, and its officers, agents and employees from any claims for damage and accident resulting in such bodily injury or property damage, even if the claims are groundless, false, or fraudulent.

11. Risk Upon Lessee

The expenditures for gardening activities to be undertaken at Garden are to be made solely and exclusively at the risk and sole cost and expense of Lessee, and no part thereof is, or shall be, reimbursable by the City for any reason whatsoever. The gardening activities to be

performed pursuant to this Lease were not and are not directed by DPW and the City, and the City and the DPW assume no obligation or responsibility nor shall have any liability, for any expenditure made hereunder.

12. Modification

This Lease shall not be modified or extended except in writing and when signed by both the City and Lessee. This instrument shall not be changed orally.

13. Conflict of Interest

Lessee warrants that no officer, agent, employee, or representative of the City of Jersey City has received any payment or other consideration for the making of this Lease and that no officer, agent, employee, or representative of the City has any personal financial interest, directly or indirectly, in this Lease.

14. No Assignment

Lessee shall not sell, assign, mortgage or otherwise transfer, or sublicense any interest or right provided for herein, nor shall this Lessee be transferred by operation of law, it being the purpose and spirit of this agreement to grant this Lessee a privilege solely to the Lessee named herein.

15. Employees

All experts, consultants, volunteers or employees of Lessee who are employed by or volunteer their services to Lessee to perform work under this Lease are neither employees of the City nor under contract to the City and Lessee alone is responsible for their work, direction, compensation and personal conduct while engaged under this Lease. Nothing in this Lease shall impose any liability or duty to the City for acts, omissions, liabilities or obligations of Lessee or any person, firm, company, agency, association, corporation or organization engaged by Lessee as expert, consultant, independent contractor, specialist, trainee, employee, servant, or agent of for taxes of any nature including but not limited to unemployment insurance, workers' compensation, disability benefits and social security.

16. No Claim Against Officers, Agents, or Employees

No claim whatsoever shall be made by Lessee against any officer, agent or employee of the City for, or on account of, anything done or omitted in connection with this agreement.

17. Representation

This lease contains the entire contract between the parties. No representative, agent, or employee of the City has been authorized to make any representations or promises with reference to the within letting or to vary, alter or modify the terms hereof. No additions, changes or modifications, renewals or extensions hereof shall be binding unless reduced to writing and signed by the Landlord and Tenant.

18. Severability

If any provision(s) of this Lease is held unenforceable for any reason, each and all other provision(s) shall nevertheless remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have cause this to be signed and sealed.

DPW Director

Contact Person

Lessee (Garden or Group Name)

Officer

Department of Health and Human Services Director

Approved as to Form

City Clerk

City Clerk File No. Ord. 15-181

Agenda No. 3-1 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 15-181

TITLE:

AN ORDINANCE AUTHORIZING THE CITY OF JERSEY CITY TO ENTER INTO A LEASE WITH JERSEY CITY COMMUNITY GARDENING INC. FOR THE USE OF BLOCK 389, LOTS 19 AND 20, MORE COMMONLY KNOWN AS 174-176 BRUNSWICK STREET, FOR A COMMUNITY GARDEN

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

WHEREAS, the City of Jersey City ("the City") is a Municipal Corporation of the State of New Jersey, with offices located at City Hall, 280 Grove Street in Jersey City; and

WHEREAS, the City is authorized to enter into lease agreements for nominal consideration with non-profit corporations or associations for the use of vacant lots and open spaces for gardening or recreation purposes pursuant to N.J.S.A. 40 A:12-14(c) and N.J.S.A. 40 A:12-15(j); and

WHEREAS, the City adopted Ordinance 96-123, subsequently amended by Ordinances 01-109 and 11-019, which authorized the establishment of an "Adopt A Lot" Program; and

WHEREAS, the City owns Block 389, Lots 19 and 20 on the official tax map of the City and which are more commonly known as 174-176 Brunswick Street; and

WHEREAS, Block 389, Lots 19 and 20 are lots suitable for gardening and such use will transform these vacant lots which are currently filled with weeds and debris, as well as improve and enhance the area; and

WHEREAS, Jersey City Community Gardening Inc. ("the Lessee") is a non-profit corporation with offices located at 234 Ninth Street in Jersey City and which seeks to lease Block 389, Lots 19 and 20 pursuant to the City's "Adopt A Lot Program" in order to create a community garden thereon; and

WHEREAS, the Lessee understands that the properties leased to non-profit corporations or associations participating in the City's "Adopt a Lot" program are to be used for gardening and for no other purpose whatsoever and may not be used for any commercial, business trade, manufacture, wholesale, retail or any other profit-making enterprises; and

WHEREAS, the Lessee also understands that it must submit an annual report to the Business Administrator, setting out the use to which the leasehold was put during each year, the activities of the lessee undertaken in furtherance of the public purpose for which the leasehold was granted, the approximate value or cost, if any, of such activities in furtherance of such purpose and an affirmation of the continued tax-exempt status of the nonprofit corporation pursuant to both State and federal law; and

WHEREAS, the lease term will be for one (1) year beginning as of January 6, 2016 and ending January 5, 2017 subject to the City's right to terminate the lease at its convenience without cause by providing ninety (90) days prior notice; and

WHEREAS, the consideration for the lease shall be one dollar (\$1.00); and

AN ORDINANCE AUTHORIZING THE CITY OF JERSEY CITY TO ENTER INTO A LEASE WITH JERSEY CITY COMMUNITY GARDENING INC. FOR THE USE OF BLOCK 389, LOTS 19 AND 20, MORE COMMONLY KNOWN AS 174-176 BRUNSWICK STREET, FOR A COMMUNITY GARDEN

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

1. The Business Administrator is hereby authorized to execute a lease of Block 389, Lots 19 and 20 on the official tax map of the City and more commonly known as 174-176 Brunswick Street, with the Jersey City Community Gardening Inc. for the purpose of creating a community garden thereon through the City's "Adopt A Lot Program".
2. The term of the Lease Agreement shall be one (1) year commencing as of January 6, 2016 and terminating on January 5, 2017 and the consideration shall one dollar (\$1.00).
3. The form of the Lease is attached hereto and shall be subject to any such modification as may be deemed necessary or appropriate by the Corporation Counsel or Business Administrator.

- 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 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 hereby are authorized and directed to change any chapter numbers, article numbers and section numbers in the event the codification of this Ordinance reveals that there is conflict between those numbers and the existing code.

Note: All new material is underlined; words ~~struck through~~ are omitted. For purposes of advertising only, new matter is **boldface** and repealed by *italics*.

JJH 12/2/15

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required

Not Required

ORDINANCE FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any Ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the Ordinance.

Full Title of Ordinance

AN ORDINANCE AUTHORIZING THE CITY OF JERSEY CITY TO ENTER A LEASE WITH JERSEY CITY COMMUNITY GARDENING INC. FOR THE USE OF BLOCK 389 LOT 19 AND 20, MORE COMMONLY KNOWN AS 174-176 BRUNSWICK STREET, FOR A COMMUNITY GARDEN

Initiator

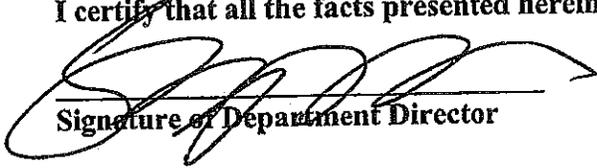
Department/Division	Health & Human Services	Director's Office
Name/Title	Stacey L. Flanagan	Director
Phone/email	Tel.: (201) 547-6800	sflanagan@cnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance Purpose

This ordinance authorizes that City of Jersey City to enter into a lease with Jersey City Community Gardening Inc. The Jersey City Community Gardening Inc. ("the Lessee") understands that the properties leased to non-profit corporation or associations participating in the City's "Adopt-a-Lot" program are to be used for gardening and for no other purpose whatsoever; and in particular may not be used for any commercial, business trade, manufacture, wholesale, retail or any other profit-making enterprises.

I certify that all the facts presented herein are accurate.


Signature of Department Director

12/3/15
Date

ADOPT-A-LOT LEASE

This Lease is issued by the City of Jersey City "City"/Department of Public Works "DPW" to _____ ("Lessee") for the operation of an Adopt-A-Lot Garden located at _____ (address) on _____ and Lot(s) _____ ("the Garden"). This Lease shall be administered by the Department of Health and Human Services through the Adopt-A-Lot Program Officer ("Officer"), which is currently located at 199 Summit, Unit F Jersey City, NJ 07306.

1. Term

This Lease is issued to Lessee for a term (the "Term") of one year beginning _____ and ending _____ unless earlier terminated. The Lease may be renewed by the Director of the Department of Public Works ("Director") at his discretion if Lessee successfully completes the obligations set forth in this Lessee.

2. Notices and Contact Person

All correspondence, including notices of non-compliance, shall be sent to the person designated by Lessee as its "Contact Person."

Current Contact Person for Lessee: _____

Address: _____

Telephone numbers:

Day: _____

Evening: _____

Weekend: _____

Lessee shall promptly notify DPW and the Division of Planning of any change in contact person or of the address or telephone number(s) provided above. Notice to the listed Contact Person shall be deemed notice to the Lessee.

3. Obligations of Lessee/Use of Premises

- A. This Lease is specifically entered into for the purpose of Lessee's designing and installing a plant garden and thereafter maintaining such garden and all plants and structures contained therein (including, but not limited to, all fences, raised plant beds, planters, tables, benches, and other ornamental items) in a safe and orderly condition.
- B. Before taking possession of the leased premises, Lessee shall do the following:
 - a. Lessee shall notify the Director and then the Contact Person and the Officer shall inspect the premises together for the purpose of locating and, if feasible, removing any dangerous debris, undergrowth, garbage, or other dangerous materials. If the Director determines that a dangerous condition exists on the

premises that cannot be remedied at a cost deemed reasonable by the Director, then the City shall have the right to terminate the Lease immediately.

- C. Within two months of the issuance of this Lease, or sooner if applicable, Lessee agrees to the following:
- a. At least two representatives, one being the Contact Person, shall attend an educational workshop, and shall submit proof of such attendance to Department of Health and Human Services.
 - b. Lessee shall post a sign approved and provided by DPW at the Garden explaining that the Garden is a part of the Adopt-A-Lot Program and the Department of Public Works.
 - c. Lessee shall register the Garden with the City's Adopt-A-Lot Jersey City online Green Map.
- D. Within six months of the issuance of this license, or sooner if applicable, Lessee agrees to the following:
- a. Lessee shall design and install a plant garden.
 - b. Lessee shall nurture and develop the plants in the Garden, including watering, fertilizing, pruning, weeding, and harvesting as required. Any spray or liquid fertilizers or herbicides must be approved by DPW, and notice given to DPW prior to application. DPW reserves the right to determine and prohibit an environmentally harmful fertilizer or herbicide.
 - c. Gardens are required to post signage listing open hours, a schedule of planned activities, and information on how to join the garden, along with the name and telephone number of the Lessee's contact person and/or the Officer.
 - d. Lessee shall open the Garden to the public, as required by Section 8.
 - e. Lessee shall make gardening plots available to the public on a first come first serve basis, through the use of a waiting list to be posted at the Garden.
- E. Upon execution of the Lease, the Lessee agrees to the following:
- a. Lessee shall maintain the Garden in a safe condition and take care of all plants and structures contained therein, including all fences, raised beds, tables, benches, and ornamental items.
 - b. Lessee shall keep sidewalks, passageways, and curbs adjacent to and within the Garden clean and free from snow, ice, garbage, debris, and other obstructions.
 - c. Lessee shall comply with all applicable laws, rules, and regulations of the United States, New Jersey State, and the City of Jersey City, and with other such rules, regulations, orders, terms and conditions as may be set or required by DPW to the extent that they relate to the gardening activities under this Lease or are otherwise applicable to the Lease.
 - d. Lessee shall arrange for the provision of, and pay for any utilities, with the exception of water, necessary for the performance of the activities described herein; provided however that Lessee shall neither cause nor permit the installation of any such utilities without the prior written approval of DPW.
 - e. Provide two reports each year, one in June and one in December, containing the current status of the Garden including, but not limited to, a current color photo, a

list of current Garden members, and any current concerns or problems that the Lessee believes DPW should be made aware of or a problem fulfilling any of the requirements specified in this lease.

- f. Lessee shall continually update City's Adopt-A-Lot Jersey City online Green Map with all events, fundraisers, and public hours.
- g. Lessee shall participate in an annual "Green Your Block" program. Lessee shall notify the Department of Health and Human Services with the date and time of the event, as well as post notice of the event at the Garden and on the City's Adopt-A-Lot Jersey City online Green Map.
- h. Lessee shall notify DPW of any administrative or operational matters constituting any loss, injury, damage or violation within the garden within three days of such occurrence by contacting the DPW and the Officer.

6. Restrictions on Lessee

Lessee agrees to the following restriction on the use of the Garden:

- A. No permanent improvements on the Garden. This prohibition includes but is not limited to paving the Garden concrete, asphalt or other materials.
- B. The Lessee shall make no alterations, additions, or improvements to the Garden without the prior written consent of the DPW.
- C. No permanent structures or murals or other permanent works of art may be built in the Garden without permission from DPW, and, where applicable, the Jersey City Building Department and the Jersey City Division of Cultural Affairs.
- D. No automobiles, trucks, or other motorized vehicles may be stored or parked at any time in the Garden.
- E. There shall be a minimum of 5 Garden members at all times.
- F. No persons shall be allowed to reside in the Garden.
- G. No animals shall reside in the Garden. Dogs may never reside in the Garden.
- H. No drugs or alcohol may be used, consumed, stored, sold, or distributed in the Garden.
- I. Garden shall not be used for any commercial purpose (including, but not limited to, the sale or advertisement of any goods or services): provided, however, that the City may allow, with prior notice to the Officer, Fundraising events at the Garden solely for the purposes of supporting the operation of the Garden. All agricultural produce cultivated at the Garden may be sold offsite at a designated Jersey City Farmer's Market.
- J. Lessee shall not create nor suffer to be created any nuisance or danger to public safety in or around the Garden. Lessee shall not cause nor permit the accumulation of garbage or debris in the Garden. Lessee shall not commit or cause any waste of or to the Garden.

- K. Lessee shall not sub-let the demised premises for gardening or recreational purposes pursuant to NJSA 40A12-15(l). Lessee shall not use or permit the premises to be used for any other purpose without the prior written consent of the City endorsed hereon.
- L. Lessee may not discriminate in any way against any person on grounds of race, creed, religion, color, sex, age, national origin, disability, marital status, or sexual orientation.
- M. Lessee may not cause or permit gambling or any activities related to gambling in the Garden, or the use of the Garden for any illegal purpose.
- N. If Lessee ceases to use the property for gardening or recreational purposes, the City shall have the right to terminate the lease upon giving 10 days written notice to Lessee prior to the effective date of termination.
- O. Lessee shall not use or permit the storage of any illuminating oils, oil lamps, turpentine, benzene, naphtha, or similar substances or explosives of any kind or any substances or items prohibited in the standard policies of insurance companies in the State of New Jersey.
- P. Lessee shall not abandon the Garden.

7. Failure to Comply with Restriction and Termination

If Lessee violates any covenant or conditions of this lease or of the rules established by the City, and upon failure to discontinue such violation within ten days after notice to the Lessee, this lease shall, at the option of the City, become void. Notwithstanding the above, the DPW and/or City may terminate this Lease without advance notice for any of the following reasons: 1) Use of the Garden for any illegal purpose, including, but not limited to use of drugs, alcohol, gambling, or other illegal activity, or conspiracy to commit same; 2) Creation of danger to the neighborhood, whether through inadequate sanitation, including accumulation of garbage, existence of a fire hazard, or any other condition which may cause harm to the Garden or other persons or property in its vicinity; 3) the City ceases to be the fee owner of the Garden.

The City shall have the right to terminate the lease at its convenience without cause by giving written notice 60 days prior to the effective date of termination. The City shall have no liability of any nature whatsoever by reason of such termination.

8. Access

- A. Gardens are required to keep their gates open for a minimum of 20 hours per week from the first day of May through and including the thirtieth day of November. This can be achieved through posted open hours, community events, workdays, workshops, and all activities that keep gardens open and accessible to the public. Gardens are required to post signage listing open hours, a schedule of planned activities, information on how to join the garden, along with the name and telephone number of the Lessee's contact person and/or the Officer. DPW and the Officer may conduct spot checks to see that the required public access is maintained, and if the Garden is not open at the designated time, may terminate this Lease.
- B. The City, its representatives, the DPW, the City Police and Fire Departments, and other City agency representatives shall have access to the Site at all times for any purpose.

9. Return of City Property and Surrender of the Garden

Lessee shall surrender the premises at the end of the term in as good condition as reasonable use will permit. In the event that the lease is terminated or expires, the Lessee shall remove all temporary improvements installed on the property by the Lessee at its own cost or expense. Lessee shall also return all tools and other unused items provided by DPW to DPW within thirty days of receipt of a notice of termination. DPW retains the right to keep for its own use any items left in the Garden after this Lease expires or is terminated.

If the Lessee shall remain in the premises after the expiration of the term of this lease without having executed a new written lease with the City, such holding over shall not constitute a renewal or extension of this lease. The City may treat the Lessee as one who has not removed at the end of his term, and thereupon be entitled to all remedies against the Lessee provided by law in that situation, or the City may elect, at its option, to construe such holding over as a tenancy from month to month, subject to all the terms and conditions of this lease, except as to duration thereof.

10. Indemnification

The City shall indemnify and hold the Lessee and its officers, agents and employees harmless from any and all claims or personal injury, and property damage arising out of the Lessee occupancy and use of the leased premises. The City shall defend any suit against the Lessee, and its officers, agents and employees from any claims for damage and accident resulting in such bodily injury or property damage, even if the claims are groundless, false, or fraudulent.

11. Risk Upon Lessee

The expenditures for gardening activities to be undertaken at Garden are to be made solely and exclusively at the risk and sole cost and expense of Lessee, and no part thereof is, or shall be, reimbursable by the City for any reason whatsoever. The gardening activities to be

performed pursuant to this Lease were not and are not directed by DPW and the City, and the City and the DPW assume no obligation or responsibility nor shall have any liability, for any expenditure made hereunder.

12. Modification

This Lease shall not be modified or extended except in writing and when signed by both the City and Lessee. This instrument shall not be changed orally.

13. Conflict of Interest

Lessee warrants that no officer, agent, employee, or representative of the City of Jersey City has received any payment or other consideration for the making of this Lease and that no officer, agent, employee, or representative of the City has any personal financial interest, directly or indirectly, in this Lease.

14. No Assignment

Lessee shall not sell, assign, mortgage or otherwise transfer, or sublicense any interest or right provided for herein, nor shall this Lessee be transferred by operation of law, it being the purpose and spirit of this agreement to grant this Lessee a privilege solely to the Lessee named herein.

15. Employees

All experts, consultants, volunteers or employees of Lessee who are employed by or volunteer their services to Lessee to perform work under this Lease are neither employees of the City nor under contract to the City and Lessee alone is responsible for their work, direction, compensation and personal conduct while engaged under this Lease. Nothing in this Lease shall impose any liability or duty to the City for acts, omissions, liabilities or obligations of Lessee or any person, firm, company, agency, association, corporation or organization engaged by Lessee as expert, consultant, independent contractor, specialist, trainee, employee, servant, or agent of for taxes of any nature including but not limited to unemployment insurance, workers' compensation, disability benefits and social security.

16. No Claim Against Officers, Agents, or Employees

No claim whatsoever shall be made by Lessee against any officer, agent or employee of the City for, or on account of, anything done or omitted in connection with this agreement.

17. Representation

This lease contains the entire contract between the parties. No representative, agent, or employee of the City has been authorized to make any representations or promises with reference to the within letting or to vary, alter or modify the terms hereof. No additions, changes or modifications, renewals or extensions hereof shall be binding unless reduced to writing and signed by the Landlord and Tenant.

18. Severability

If any provision(s) of this Lease is held unenforceable for any reason, each and all other provision(s) shall nevertheless remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have cause this to be signed and sealed.

DPW Director

Contact Person

Lessee (Garden or Group Name)

Officer

Department of Health and Human Services Director

Approved as to Form

City Clerk

City Clerk File No. Ord. 15.182

Agenda No. 3. J 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 15.182

TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE TOD-N ZONE OF THE MORRIS CANAL REDEVELOPMENT PLAN

WHEREAS, the Municipal Council of the City of Jersey City adopted the Morris Canal Redevelopment Plan in March of 1999, and amended the Plan numerous times subsequently, most recently on May 27, 2015; and

WHEREAS, the existing Plan's Transit Oriented Development – North (TOD-N) Zone allows for 8-story buildings on lots at least 10,000 square feet; and

WHEREAS, there is a need citywide for more affordable housing; and

WHEREAS, the TOD-N Zone is located in close proximity to the Light Rail (HBLRT), it would be appropriate permit mixed use multi-family buildings on all affected lots through the mechanism of an affordable housing bonus; and

WHEREAS, the Planning Board, at its meeting of November 10, 2015, determined that the Morris Canal Redevelopment Plan should be amended to revise the TOD-N Zone pertaining to Blocks 17505 and 17504; and

WHEREAS, a copy of the Planning Board's recommended amendments to the Morris Canal 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 Morris Canal 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 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 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, FAICP
Director, Division of City Planning

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED:

APPROVED: _____

Business Administrator

Certification Required

Not Required

RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE TOD-N ZONE OF THE MORRIS CANAL REDEVELOPMENT PLAN

Initiator

Department/Division	HEDC	City Planning
Name/Title	Robert Cotter, PP, FAICP	Director
	Matt Ward, PP, AICP	Senior Planner
Phone/email	201-547-5010	bobbyc@jcnj.org / mward@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Resolution Purpose

The proposed amendments revise the TOD-N zone of the Morris Canal Redevelopment Plan. Currently, the existing Plan's Transit Oriented Development – North (TOD-N) Zone allows for 8-story buildings on lots at least 10,000 square feet. There is a need citywide for more affordable housing. The TOD-N Zone is located in close proximity to the Light Rail (HBLRT), it would be appropriate permit mixed use multi-family buildings on all affected lots through the mechanism of an affordable housing bonus. This amendment would allow for smaller, shorter apartment buildings with or without ground floor retail on lots less than 10,000 square feet.

I certify that all the facts presented herein are accurate.


Signature of Division Director


Date


Signature of Department Director


Date

Morris Canal Amendment 26 to be presented to Jersey City Planning Board

Text to be removed is shown in strikethrough like ~~this~~.

Text to be added is shown in bold italics like *this*.

1. TOD-North: The TOD North District is located north of, and has frontage on Johnston Avenue. There are two portions of this district with frontage on Garabrant Street, Monitor Street, Pine Street and Whiton Street; and adjoins the Rail Transportation Corridor district on the north and east. It is comprised of existing industrial structures as well as parcels that consist of completely vacant land and blocks that are partially vacant and partially underutilized. Therefore the development regulations of this district have been established on a parcel or block basis.

- a. Blocks 17505, & 17504

- i. Permitted Principal Use –

- ~~Multi-family Residential~~
- Retail sales of goods and services and Restaurants (Category One & Two) only along the Johnston Avenue frontage and as part of a mixed use building
- Child care centers
- Public Utilities, except that natural gas transmission lines shall be prohibited
- Mixed use of the above

- ii. Accessory Uses

- Off-street parking, within the principal structure and as surface parking at the rear of the building with appropriate landscaping; including shade trees.
- Resident amenity areas such as gymnasium and exercise rooms, meeting rooms, indoor and outdoor recreation areas, etc.

- iii. ~~*Lot Size and Dimension Requirements*~~ ~~Minimum Lot Size—10,000 square feet. (Note: All parcels of less than 10,000 square feet shall be governed by the requirements of the Residential District of the Morris Canal Redevelopment Plan).~~

- 1) *All existing lots at the time of adoption of this plan are conforming lots but may not be reduced in size. The creation of flag lots shall be prohibited.*

- 2) *All lots less than 10,000 square feet shall be regulated according to the Residential District of the Morris Canal Redevelopment Plan.*

- iv. Maximum Height *and Density Requirements*

- ~~The maximum height shall be 8 stories and 85 feet.~~
- ~~Each residential floor shall have a minimum height of nine (9) feet from floor to ceiling.~~
- 1) *The Maximum height shall be 8 stories and 90 feet for lots greater than 9,999 square feet.*
- 2) *Minimum floor-to-ceiling height for upper floors shall be at least nine (9) feet.*
- 3) *Density is not regulated by floor area ratio or units per acre in this zone. Instead, a "building envelope" is defined, depending on the size and shape of the site. Minimum room and unit sizes are regulated by building code.*

- v. ~~Intensity of Development—The size and scale of all buildings on these blocks shall be regulated by the bulk standards herein and further provided that the floor area ratio of any building shall not exceed 6.0 on block 17504 and 5.5 on block 17505.~~
- vi. ~~Required Front Setbacks – Minimum five feet (5). Bay windows on upper level residential floors may partially extend into the front setback area a maximum of 2 feet in order to provide architectural interest and character. **Minimum zero feet (0).**~~
- vii. ~~Side Yard Setback- Minimum zero feet (0).~~
- viii. ~~Rear Yard Setback- Twenty-five Feet (25) for **Upper or Residential Floors; Five Feet (5) for ground floor commercial without parking;** and Zero Feet (0) for the parking level(s). The roof of the **highest** parking level may be no more than ten (10) feet above grade and shall be designed and landscaped for use as an outdoor terrace area.~~
- ix. ~~Additional Design Standards—Buildings constructed in this area may incorporate contemporary materials and design features such as glass and metal panels in order to provide architectural interest. The roof deck over parking areas shall be landscaped and designed for use as an outdoor amenity space.~~
- x. ***Affordable Housing Bonus – For the construction of affordable housing described herein, developers of lots less than 10,000 square feet in the TOD-N zone may elect to utilize the Affordable Housing Bonus provisions below. The developer shall execute a redeveloper agreement with the Jersey City Redevelopment Agency (JCRA) in order to certify affordable renters and/or buyers and recertify renters on an annual basis or according to terms in the redeveloper agreement for the entire affordability period. The JCRA may waive the redeveloper agreement requirement if a developer proves they are receiving monies from a government, semi-public, philanthropic or other similar entity for the creation of affordable housing and acceptable reporting requirements are required by the grantor of said monies. The developer shall dedicate 2 units or 5% of all residential units constructed, whichever is greater, as affordable housing. All dedicated units shall be affordable to households at or below 80% of the Area Median Income (AMI) as promulgated by the U.S. Department of Housing and Urban Development for a period of 15 years from the issuance of the certificate of occupancy or for the duration of an approved tax abatement, whichever is less. If the terms of this Affordable Housing Bonus are satisfied, a developer shall qualify for the following bonuses provided that all of the provisions (1-4) are met:***
- 1) ***Lots shall not be regulated by the Residential District Standards of this plan and instead be regulated by the bulk requirements of the TOD-N zone and the height requirements of this bonus listed below.***
 - 2) ***Density is not regulated by floor area ratio or units per acre. Instead, a "building envelope" is defined, depending on the size and shape of the site. Minimum room and unit sizes are regulated by building code.***
 - 3) ***Subdivision or lot consolidations must conform to the following minimum standards:***
 - ***Minimum lot Area: 2,500 square feet***
 - ***Maximum Shape Factor: 28 (Note: Shape factor is defined in the LDO as the perimeter of the lot squared, divided by the lot area.)***

- 4) *The maximum building height may be increased based on the lot size according to the following table provided the required standards in the table are met:*

<i>Lot Area up to (square feet):</i>	<i>Maximum Building Height (stories)/(feet)</i>
<i>0 to 2,999</i>	<i>3 / 38'</i>
<i>3,000 to 4,999</i>	<i>5 / 59'</i>
<i>5,000 to 9,999</i>	<i>6 / 69'</i>

*Table above: Graduated density bonus table for TOD-N
Blocks 17505, and 17504*

- b. Block 17503 – NO CHANGE
- c. Block 15801 - NO CHANGE
- d. Blocks 17502 - NO CHANGE
- e. Parking Requirements: NO CHANGE
- f. Street Circulation Improvements: NO CHANGE

Department of Housing, Economic Development & Commerce
Division of City Planning



Inter-Office Memorandum

DATE: 12/4/ 2015
TO: Council President Lavarro, Anthony Cruz, Bob Cotter
FROM: Matt Ward, PP, AICP *M. Ward*
SUBJECT: Morris Canal Redevelopment Plan amendments

The proposed amendments revise the TOD-N zone of the Morris Canal Redevelopment Plan.

Currently, the existing Plan's Transit Oriented Development – North (TOD-N) Zone allows for 8-story buildings on lots at least 10,000 square feet. There is a need citywide for more affordable housing. The TOD-N Zone is located in close proximity to the Light Rail (HBLRT), it would be appropriate permit mixed use multi-family buildings on all affected lots through the mechanism of an affordable housing bonus.

This amendment would allow for smaller, shorter apartment buildings with or without ground floor retail on lots less than 10,000 square feet.

These amendments were discussed at a community meeting on December 3, 2015 at which I spoke and are scheduled for another meeting on December 8, 2015. At the first meeting, the positive effects of the amendments were understood by the community and no opposition to proceeding was voiced.

Amendments received favorable recommendations from the Planning Board for adoption. Notice to community groups was carried out as detailed in the plan.

Summary Sheet:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY
CITY ADOPTING AMENDMENTS TO THE TOD-N ZONE OF THE MORRIS
CANAL REDEVELOPMENT PLAN**

The proposed amendments revise the TOD-N zone of the Morris Canal Redevelopment Plan. Currently, the existing Plan's Transit Oriented Development – North (TOD-N) Zone allows for 8-story buildings on lots at least 10,000 square feet. There is a need citywide for more affordable housing. The TOD-N Zone is located in close proximity to the Light Rail (HBLRT), it would be appropriate permit mixed use multi-family buildings on all affected lots through the mechanism of an affordable housing bonus. This amendment would allow for smaller, shorter apartment buildings with or without ground floor retail on lots less than 10,000 square feet.

Department of Housing, Economic Development & Commerce
Division of City Planning



Inter-Office Memorandum

DATE: 12/4/ 2015
TO: Council President Lavarro, Anthony Cruz, Bob Cotter
FROM: Matt Ward, PP, AICP *M. Ward*
SUBJECT: Morris Canal Redevelopment Plan amendments

The proposed amendments revise Map B, the Zoning Map of the Morris Canal Redevelopment Plan.

A change to the Zoning Map is appropriate to permit a property owner of a historically mixed-use building to convert ground floor residential back to commercial space by expanding the boundary of the Mixed Use "A" Zone to include Block 20304 Lot 27. The building is situated on Communipaw Avenue which is one of the main commercial thoroughfares of the neighborhood.

These amendments were discussed at a community meeting on December 3, 2015 at which I spoke and are scheduled for another meeting on December 8, 2015. At the first meeting, the positive effects of the amendments were understood by the community and no opposition to proceeding was voiced.

Amendments received favorable recommendations from the Planning Board for adoption. Notice to community groups was carried out as detailed in the plan.

City Clerk File No. Ord. 15.183

Agenda No. 3.K 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 15.183

TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE ZONING MAP OF THE MORRIS CANAL REDEVELOPMENT PLAN

WHEREAS, the Municipal Council of the City of Jersey City adopted the Morris Canal Redevelopment Plan in March of 1999, and amended the Plan numerous times subsequently, most recently on May 27, 2015; and

WHEREAS, a change to Map B: Zoning is appropriate to permit a property owner of a historically mixed-use building to convert ground floor residential back to commercial space by expanding the boundary of the Mixed Use "A" Zone to include Block 20304 Lot 27; and

WHEREAS, the Planning Board, at its meeting of October 20, 2015, determined that the Morris Canal Redevelopment Plan should be amended to revise the Zoning map (otherwise referred to as Map B) of the plan to expand the Mixed Use "A" Zone to include Block 20304 Lot 27; and

WHEREAS, a copy of the Planning Board's recommended amendments to the Morris Canal 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 Morris Canal 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 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 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, FAICP
Director, Division of City Planning

APPROVED AS TO LEGAL FORM

APPROVED:

Corporation Counsel

APPROVED: _____

Business Administrator

Certification Required

Not Required

RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE ZONING MAP OF THE MORRIS CANAL REDEVELOPMENT PLAN

Initiator

Department/Division	HEDC	City Planning
Name/Title	Robert Cotter, PP, FAICP	Director
	Matt Ward, PP, AICP	Senior Planner
Phone/email	201-547-5010	bobbyc@jcnj.org / mward@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Resolution Purpose

The proposed amendments revise Map B, the Zoning Map of the Morris Canal Redevelopment Plan. A change to the Zoning Map is appropriate to permit a property owner of a historically mixed-use building to convert ground floor residential back to commercial space by expanding the boundary of the Mixed Use "A" Zone to include Block 20304 Lot 27. The building is situated on Communipaw Avenue which is one of the main commercial thoroughfares of the neighborhood.

I certify that all the facts presented herein are accurate.



Signature of Division Director

12-4-15

Date



Signature of Department Director

12/4/15

Date

Summary Sheet:

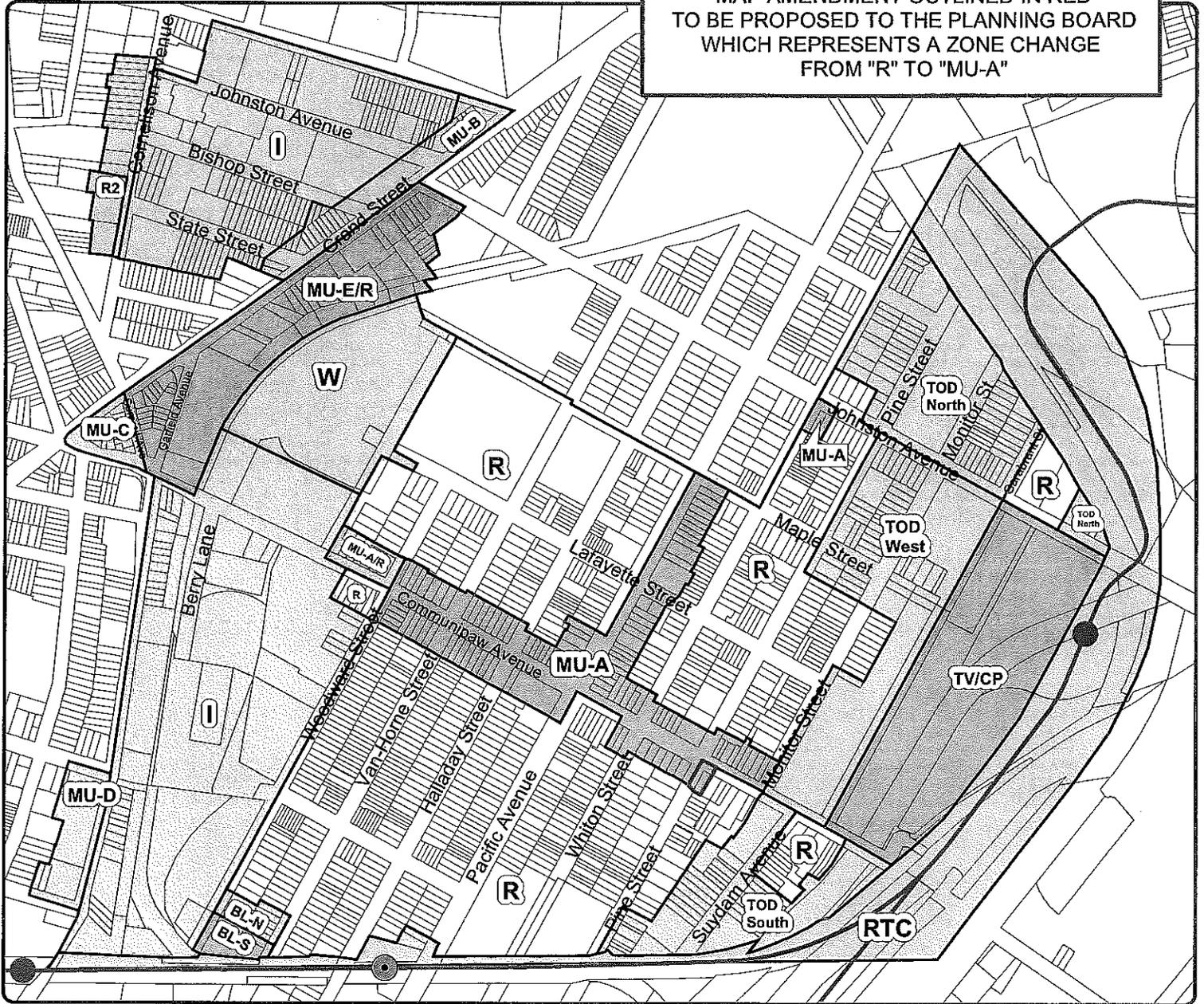
**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY
CITY ADOPTING AMENDMENTS TO THE ZONING MAP OF THE MORRIS
CANAL REDEVELOPMENT PLAN**

The proposed amendment revises the Zoning Map of the Morris Canal Redevelopment Plan (Otherwise referred to as Map B). A change to Map B: Zoning is appropriate to permit a property owner of a historically mixed-use building to convert ground floor residential back to commercial space by expanding the boundary of the Mixed Use "A" Zone to include Block 20304 Lot 27. The building is situated on Communipaw Avenue which is one of the main commercial thoroughfares of the neighborhood.

Morris Canal Redevelopment Plan

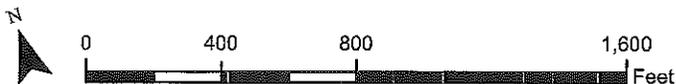
Map B: Zoning

MAP AMENDMENT OUTLINED IN RED
TO BE PROPOSED TO THE PLANNING BOARD
WHICH REPRESENTS A ZONE CHANGE
FROM "R" TO "MU-A"



ZONE ABBREVIATIONS

- | | | | | | |
|--------|------------------------------|-----------|------------------------------------|------|-----------------------|
| R | Residential | MU-D | Mixed Use - D | BL-N | Berry Lane Park North |
| R2 | Residential 2 | MU-E/R | Mixed Use - E/Residential | BL-S | Berry Lane Park South |
| MU-A/R | Mixed Use - A or Residential | I | Industrial | | |
| MU-A | Mixed Use - A | RTC | Rail Transportation Corridor | | |
| MU-B | Mixed Use - B | W | Whitlock Cordage ARD | | |
| MU-C | Mixed Use - C | TOD North | | | |
| | | TOD South | | | |
| | | TOD West | | | |
| | | TV/CP | Transit Village / Commuter Parking | | |
-
- | | |
|--|--------------------------|
| | Hudson Bergen Light Rail |
| | Proposed Station |



September 1, 2015

City Clerk File No. Ord. 15.184

Agenda No. 3 - I 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 15.184

TITLE:

AN ORDINANCE APPROVING A 15 YEAR TAX EXEMPTION FOR A MIXED-USE MARKET-RATE CONDOMINIUM PROJECT TO BE CONSTRUCTED BY NINTH STREET TWO URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.

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

WHEREAS, Ninth Street Two Urban Renewal, LLC ("the Entity") is an urban renewal entity, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 1992, as amended and supplemented, N.J.S.A. 40A:20-1 et seq. (Entity); and

WHEREAS, the Entity is the owner of certain property located on Block 6902, Lot 29, Qual. C0002 on the City's Official Tax Map, and more commonly known by the street address of 360 Ninth Street, and more specifically described by the metes and bounds in the application (Property); and

WHEREAS, the Property is located within the Ninth and Brunswick Redevelopment Plan Area as required by N.J.S.A. 40A:20-4 and N.J.S.A. 40A:12A-5(g); and

WHEREAS, the Entity has applied for a 15-year long term tax exemption to apply to its project which shall consist of a six (6) story mixed-use condominium building with sixty-six (66) residential units, approximately 10,121 square feet of ground-floor retail/commercial space and seventy-seven (77) parking spaces (Project); and

WHEREAS, the Property is in Tier II of the Tax Abatement Policy and Tier II usually only allows for ten (10) year abatements; and

WHEREAS, the Entity is proposing to make a contribution of \$15,000 per unit for the additional five (5) years and the approximate payment would be \$990,000 for sixty-six (66) units though the applicant does not propose a charge for the non-residential condos; and

WHEREAS, the Entity has requested a term of the lesser of twenty (20) years from the date of approval of an ordinance approving the abatement or fifteen (15) years from substantial completion of the project; and

WHEREAS, the Entity proposes an annual service charge based upon eleven percent (11%) of gross revenue, and in addition the Applicant would pay an annual service Charge to Hudson County based upon five percent (5%) of the service charge and an administrative fee to the City of two percent (2%); and

AN ORDINANCE APPROVING A 15 YEAR TAX EXEMPTION FOR A MIXED-USE MARKET-RATE CONDOMINIUM PROJECT TO BE CONSTRUCTED BY NINTH STREET TWO URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.

WHEREAS, the Project received a site plan approval from the Planning Board on November 10, 2015; and

WHEREAS, Ninth Street Two Urban Renewal, LLC, has agreed to:

1. pay the greater of (i) the Minimum Annual Service Charge or (ii) 11% of Annual Gross Revenue each year, which sum is estimated to be \$534,983, and which shall be subject to statutory staged increases over the term of the tax exemption; and
2. pay an annual sum equal to 2% of each prior year's Annual Service Charge as an Administrative Fee; and
3. provide employment and other economic opportunities for City residents and businesses;
4. pay to City for remittance to Hudson County, an equal to 5% of the Annual Service Charge upon receipt of that charge; and
5. provide a contribution to the City's Affordable Housing Trust Fund, pursuant to Ordinance 03-112, in the amount of \$133,412. This payment is nonrefundable and nontransferrable and shall be forfeited by the Entity should either party terminate the tax exemption prior to the end of the herein term.

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 current real estate taxes generate revenue of only \$33,115, whereas, the Annual Service Charge as estimated, will generate revenue of more than \$534,983 to the City and an additional sum of approximately \$26,749 to Hudson County;
2. it is expected that the Project will create approximately ninety (90) jobs during construction and approximately ten (10) permanent jobs after construction.
3. the Project will stabilize and contribute to the economic growth in the surrounding area;
4. the Project will further the overall redevelopment objectives of the Ninth and Brunswick Redevelopment Plan;
5. the City's impact analysis, on file with the Office of the City Clerk, indicates that the benefits of the Project outweigh the costs to the City; and

WHEREAS, the City hereby determines that the tax exemption is important in obtaining development of the project and influencing the locational decisions of probable occupants for the following reasons:

1. the relative stability and predictability of the Annual Service Charges will make the Project more attractive to investors needed to finance the Project;
2. the relative stability and predictability of the Annual Service Charges will allow the owner to stabilize its operating budget, allowing a high level of maintenance to the building over the life of the Project, which will attract purchasers to the Project and insure the likelihood of the success of the Project; and

AN ORDINANCE APPROVING A 15 YEAR TAX EXEMPTION FOR A MIXED-USE MARKET-RATE CONDOMINIUM PROJECT TO BE CONSTRUCTED BY NINTH STREET TWO URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.

WHEREAS, Ninth Street Two Urban Renewal, LLC has initially complied with Executive Order 2002-005 concerning "Disclosure of Lobbyist Representative Status" by filing an appropriate letter in the Office of the City Clerk; and

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

A. The application of Ninth Street Two Urban Renewal, LLC an urban renewal company, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 1992, as amended and supplemented, N.J.S.A. 40A:20-1 et seq. a copy of which is on file in the office of the City Clerk, for Block 6902 Lot 29, Qual. C0002, more commonly known by the street address of 360 Ninth Street and more specifically described by metes and bounds in the application is hereby approved.

B. The Mayor or Business Administrator is hereby authorized to execute a tax exemption Financial Agreement and a Project Employment and Contracting Agreement. The Financial Agreement shall include at a minimum the following terms and conditions:

1. Term: the earlier of 20 years from the adoption of the within Ordinance or 15 years from the date the project is Substantially Complete;
2. Annual Service Charge: each year the greater of:
 - (a) the Minimum Annual Service Charge equal to \$33,115 at the time of execution of the Financial Agreement, but \$534,983 upon Project Completion, whether or not the Project is occupied; or
 - (b) 11% of Annual Gross Revenue, estimated at \$534,983, which shall be subject to statutory increases during the term of the tax exemption.
3. Administrative Fee: 2% of the prior year's Annual Service Charge or \$10,700;
4. County Payment: an additional 5% of the Annual Service Charge for remittance by the City to Hudson County or \$26,749;
6. Affordable Housing Trust Fund: provide a contribution to the City's Affordable Housing Trust Fund, pursuant to Ordinance 03-112, in the amount of \$133,412, which represents \$1,500 per unit at 66 units ($\$1,500 \times 66 = \$99,000$); \$1.50 per square foot of commercial space, ($\$1.50 \times 10,121$ square feet of commercial = \$15,182) and \$1.50 per approximately 12,820 square feet of parking ($\$1.50 \times 12,820 = \$19,230$). This payment is nonrefundable and nontransferable and shall be forfeited by the Entity should either party terminate the tax exemption prior to the end of the herein term;
7. Project: a six (6) story mixed-use condominium building with sixty-six (66) residential units, approximately 10,121 square feet of ground-floor retail/commercial space and seventy-seven (77) parking spaces;
8. Project Employment & Contracting Agreement: an obligation to execute (i) a Project Employment and Contracting Agreement to insure employment and other economic benefits to City residents and businesses;
9. Project Labor Agreement: Entity certified that its construction costs are less than \$25 million. In the event a construction cost audit or report indicates construction costs of more than \$25 million, then the Entity shall execute a Project Labor Agreement and be required to pay the damages as set forth in Section 304-37(3) of the Municipal Code.

AN ORDINANCE APPROVING A 15 YEAR TAX EXEMPTION FOR A MIXED-USE MARKET-RATE CONDOMINIUM PROJECT TO BE CONSTRUCTED BY NINTH STREET TWO URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.

- 10. The Ordinance will be rescinded if the closing of the sale of the property and transfer of title from the seller to the Entity does not take place within ninety (90) days of the date of adoption of the herein Ordinance, unless otherwise extended by the City;
- 11. This Ordinance will sunset and the Tax Exemption will terminate unless construction of the Project begins within two (2) years of the adoption of the within Ordinance.
- C. The City Clerk shall deliver a certified copy of the Ordinance and Financial Agreement to the Tax Assessor and Director of the Division of Local Government Services.
- D. The application is on file with the office of the City Clerk. The Financial Agreement and Project Employment and Contracting Agreement shall be in substantially the form on file in the Office of the City Clerk, subject to such modification as the Business Administrator or Corporation Counsel deems appropriate or necessary. The applicant shall execute the tax exemption agreement within ninety (90) days of the date of adoption of the herein Ordinance. Failure to comply shall result in the Ordinance being repealed and the tax exemption rescinded.
- E. The actual date of execution of the tax exemption agreement shall not affect, alter or amend the Entity's obligation to make payments according to the intervals set forth in Section 304-28 of the Municipal Code and the tax exemption agreement. Should the Entity fail to make timely payments, interest shall begin to accrue at the rate set forth in the tax exemption agreement.
- F. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- G. 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.
- H. This ordinance shall take effect at the time and in the manner provided by law.
- I. 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*.

JJH 12/10/15

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required

Not Required

RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

AN ORDINANCE APPROVING A 15 YEAR TAX EXEMPTION FOR A MIXED-USE MARKET-RATE CONDOMINIUM PROJECT TO BE CONSTRUCTED BY NINTH STREET TWO URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.

Initiator

Department/Division	Office of the Mayor	Office of the Mayor
Name/Title	Marcos Vigil	Deputy Mayor
Phone/email	(201) 547-6542	mvigil@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Resolution Purpose

The applicant, Ninth Street Two Urban Renewal LLC, is applying for a fifteen (15) year tax abatement under N.J.S.A. 40 A: 20-1 et seq. It is a mixed use condominium project within the Ninth and Brunswick Redevelopment Plan area. This is phase II of the project. This application is only for Phase II. The application fee of \$9,500 was paid.

The property is in Tier II of the Tax Abatement Policy Map. Tier II allows for a ten (10) year abatement. The Applicant is proposing to make a contribution of \$15,000 per unit for additional five (5) years. The approximate payment would be \$990,000 for sixty-six (66) units.

The project will be a mixed-use six (6) story for sale condominium building with sixty-six (66) residential units, approximately 10,121 square feet of ground level retail/commercial space and seventy-seven (77) parking spaces.

I certify that all the facts presented herein are accurate.

Signature of Department Director

Date

DATE: November 24, 2015
TO: John Hallanan (For distribution to City Council and City Clerk)
FROM: Al Cameron, Fiscal Officer - Tax Collector's Office
SUBJECT: FIFTEEN YEAR TAX ABATEMENT: MIXED USE CONDOMINIUM
PROJECT - Ninth Street Two Urban Renewal LLC, - 360 Ninth Street
Block 6902 Lot 29 Qual. C0002

CC: M. Cosgrove, J. Monahan, M. Vigil, E. Toloza, E. Borja, R. Kakoleski, G. Corrado

INTRODUCTION:

The applicant, Ninth Street Two Urban Renewal LLC, is applying for a fifteen (15) year tax abatement under N.J.S.A. 40 A: 20-1 et seq. It is a mixed use condominium project within the Ninth and Brunswick Redevelopment Plan area. This is phase II of the project. This application is only for Phase II. The application fee of \$9,500 was paid.

LOCATION OF THE PROPERTY:

The property is located at Brunswick and Ninth Streets known as 360 Ninth Street. It is Block 6902 Lot 29 Condominium unit 2. Condominium Master Unit 2 is currently owned by an affiliate of the applicant and will be transferred to the applicant prior to the execution of a Financial Agreement with the City.

PROPERTY TO BE CONSTRUCTED:

The project will be a mixed-use six (6) story for sale condominium building with sixty-six (66) residential units, approximately 10,121 square feet of ground level retail/commercial space and seventy-seven (77) parking spaces.

ESTIMATED TOTAL PROJECT COST:

The total project cost is estimated at \$30,265,000. The estimated construction cost of \$21,700,000 is certified by Fogarty Finger, the Applicant's architect.

CONSTRUCTION SCHEDULE:

Construction is scheduled to begin in July 2016 and is expected to be completed within in twenty-four (24) months.

ESTIMATED JOBS CREATED:

The applicant estimates creation of ninety (90) jobs during Construction and
Ninth Street Two UR LLC Sum (2)

12/4/2015 10:20 AM

five percent (5%) of the service charge and an administrative fee to the City of two percent (2%).

The staged adjustment schedule provides for adjustments beginning the first day of year seven (7). The ASC in years seven (7) through the end of year nine (9) would be the greater of Eleven percent (11%) of gross revenue or twenty percent (20%) of conventional taxes. Beginning in year ten (10) through the end of year eleven (11) it would be the greater of eleven percent (11%) of Annual Gross Revenue, or forty percent (40%) of conventional taxes. Beginning in year twelve (12) through the end of year thirteen (13) it would be the greater of eleven percent (11%) of Annual Gross Revenue, or sixty percent (60%) of conventional taxes. Beginning in year fourteen (14) until the end of year fifteen (15) it would be the greater of eleven percent (11%) of Annual Gross Revenue, or eighty percent (80%) of conventional taxes. Full conventional taxes would be assessed on the first day of year Sixteen (16).

PROPOSED REVENUE TO THE CITY:

The Applicant provided two schedules for the Annual Service charge. One schedule uses a mortgage interest rate of four percent (4%) and one uses five percent (5%). For our analysis we are using the five percent (5%) schedule. At the estimated Annual Service Charge assuming full sell out at the proposed prices the rate of eleven percent (11%) is \$534,983. The City Administrative fee at two percent (2%) would be \$10,700 and the Hudson County fee of five percent (5%) would be \$26,749. See Schedule A Attached:

SERVICE CHARGE VS CONVENTIONAL

NINTH STREET TWO

*ASSUMING 74.82 TAX RATE WITH 2% ANNUAL INCREASE

NEW ASSESSMENTS BASED ON TAX ASSESSOR ANALYSIS

LAND	968,800	COUNTY	5%	EXISTING ASSESSMENT	442,598
BLDG	11,352,900	ADMIN	2%		
TOTAL	12,321,700			PROJECTED SERVICE CHARGE (1ST YEAR)	534,983

YEAR	ASC w/ Phase-In Less Land Tax Credit	ASC	ASC w/ & Phase-In	County (5%)	Admin (2%)	Estimated Conventional Taxes On New Assessment	Staged Adj Rate	% of Conv.	Conventional Taxes at 51% (Estimated)	Current Taxes On Existing Assessment	Land Tax
1	462,497	534,983	534,983	26,749	10,700	921,910			470,174	33,115	72,486
2	461,048	534,983	534,983	26,749	10,700	940,348			479,577	33,777	73,935
3	459,569	534,983	534,983	26,749	10,700	959,155			489,169	34,453	75,414
4	458,061	534,983	534,983	26,749	10,700	978,338			498,952	35,142	76,922
5	456,522	534,983	534,983	26,749	10,700	997,905			508,931	35,845	78,461
6	454,953	534,983	534,983	26,749	10,700	1,017,863			519,110	36,562	80,030
7	453,352	534,983	534,983	26,749	10,700	1,038,220	20%	207,644	529,492	37,293	81,631
8	451,720	534,983	534,983	26,749	10,700	1,058,984	20%	211,797	540,082	38,039	83,263
9	450,055	534,983	534,983	26,749	10,700	1,080,164	20%	216,033	550,884	38,800	84,928
10	448,356	534,983	534,983	26,749	10,700	1,101,767	40%	440,707	561,901	39,576	86,627
11	446,623	534,983	534,983	26,749	10,700	1,123,803	40%	449,521	573,139	40,367	88,360
12	597,640	534,983	687,767	34,388	13,755	1,146,279	60%	687,767	584,602	41,175	90,127
13	609,593	534,983	701,523	35,076	14,030	1,169,204	60%	701,523	596,294	41,998	91,929
14	860,303	534,983	954,071	47,704	19,081	1,192,588	80%	954,071	608,220	42,838	93,768
15	877,509	534,983	973,152	48,658	19,463	1,216,440	80%	973,152	620,384	43,695	95,643
TOTAL	7,947,802	8,024,745	9,201,326	460,066	184,027	15,942,967		4,842,214	8,130,913	572,675	1,253,524

ASC phase-in reflects annual 2% increase in conventional taxes only
 Projected figures subject to rounding discrepancies

NINTH ST. TWO URBAN RENEWAL, LLC
BLOCK 6902 Lot 29.02 QL: COTBD
360 Ninth Street

Block	Lot/QL		Existing Assessments	New Assessments	Good Faith ASC	Land Tax
6902	29/C0002	Land	442,598	968,800		
		Bldg	-	11,214,700	534,983	
		Total	442,598	12,183,500	534,983	

In-Lieu of Full Property Tax Payments An Amount Equal To A
 A Percentage Of Taxes Otherwise Due On The Land and
 New Improvement According To The Following Stages:

Stages		ASC	
1	From the 1st day of the month following substantial completion until the last day of the 6th year, the ASC shall be at 11% of Annual Revenue	\$ 534,983	\$ 72,486
2	Beginning on the 1st day of the 7th year and the last day of the 9th year of substantial completion, an amount equal to the greater of the ASC at 11% or 20% of the amount of taxes otherwise due on the value of the land and improvements;	\$ 534,983	\$ 72,486
3	Beginning on the 1st day of the 10th year and the last day of the 11th year of substantial completion, an amount equal to the greater of the ASC at 11 or 40% of the amount of taxes otherwise due on the value of the land and improvements;	\$ 534,983	\$ 72,486
4	Beginning on the 1st day of the 12th year and the last day of the 13th year of substantial completion, an amount equal to the greater of the ASC at 11% or 60% of the amount of taxes otherwise due on the value of the land and improvements;	\$ 534,983	\$ 72,486
5	Beginning on the 1st day of the 14th year and the last day of the 15th year of substantial completion, an amount equal to the greater of the ASC at 11% or 80% of the amount of taxes otherwise due on the value of the land and improvements.	\$ 534,983	\$ 72,486

Yearly Land and Improvement Tax

11/23/2015

* Based on \$74.82 Tax Rate

Assessment
dg. Phased-In

11,214,700

11,214,700

Annual Taxes*
(Phase-In)

0

\$ 182,314

\$ 364,628

\$ 546,942

\$ 729,256

\$ 911,569

Schedule A

Ninth Street Two Annual Service Charge Calculations

	Price	Annual Mtg. Payment	Annual Maint.	Total	ASC 11%	# Units	Total ASC	Admin 2%	Total To City	County 5%
One 1/2 Bedroom	529,625	51,025	6,857	57,882	6,367	18	114,607	\$2,292	116,899	5,730
Two Bedroom	475,000	45,763	6,150	51,913	5,710	18	102,787	\$2,056	104,843	5,139
Three Bedroom	702,050	67,637	9,090	76,727	8,440	30	253,199	\$5,064	258,263	12,660
Retail Condo	3,795,375	365,655	62,244	427,899	47,069	1	47,069	\$941	48,010	2,353
Parking Spaces	\$15,000	1,445	\$600	\$2,045	\$225	77	17,322	\$346	17,669	866
						144	\$534,984	\$10,700	\$545,684	\$26,749
The applicant presented two ASC schedules one at 4% and one at 5% for mortgage rates.										
This schedule uses 5%										
24-Nov-15	Totals may not add due to rounding to nearest dollar									

**Re: 360 Ninth Street
Approximately 0.6811 Acres
Block 6902, Lot 29, Qual. C0002
Ninth and Brunswick Redevelopment Plan**

PREAMBLE

THIS FINANCIAL AGREEMENT, [Agreement] is made the _____ day of _____, 2016 by and between **NINTH STREET TWO URBAN RENEWAL, LLC** an urban renewal entity formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 1992, as amended and supplemented, N.J.S.A. 40A:20-1 et seq., having its principal office at 155 First Street, 1st Floor, Jersey City, New Jersey 07302 [Entity], and the **CITY OF JERSEY CITY**, a Municipal Corporation of the State of New Jersey, having its principal office at 280 Grove Street, Jersey City, New Jersey 07302 [City].

RECITALS

WITNESSETH:

WHEREAS, the Entity is the Owner pursuant to Deed dated April 7, 2014, of certain property designated as Block 6902, Lot 29, Qual. C0002, more commonly known by the street address of 360 Ninth Street, Jersey City, and more particularly described by the metes and bounds description set forth as Exhibit 1 to this Agreement; and

WHEREAS, this property is located within the boundaries of the Ninth and Brunswick Redevelopment Plan; and

WHEREAS, the Entity plans to construct a six (6) story mixed-use condominium building featuring a basement level, with sixty-six (66) residential units, approximately 10,121 square feet of ground-floor retail/commercial space and seventy-seven (77) parking spaces; [Project]; and

WHEREAS, on November 10, 2015 the Project received site plan approval from the Planning Board; and

WHEREAS, on May 13, 2015 the Entity filed its initial Application with the City for a

long term tax exemption for the Project and on November 20, 2015, the Entity filed its final Application with the City for a long term tax exemption for the Project; and

WHEREAS, by the adoption of Ordinance _____ on January _____, 2016, the Municipal Council approved a long term tax exemption for the Project and authorized the execution of a Financial Agreement; and

WHEREAS, the City made the following findings:

A. Relative Benefits of the Project when compared to the costs:

1. the current real estate tax generates revenue of only \$33,115 whereas, the Annual Service charge as estimated, will generate revenue to the City of approximately \$534,983;
2. as required by Ordinance 13-088, the Entity shall pay the City the sum of \$44,471 on or before the effective date of the ordinance approving the Financial Agreement, and will pay the balance of \$88,941 as an affordable housing contribution as required by the ordinance;
3. it is expected that the Project will create approximately ninety (90) new construction jobs and ten (10) new permanent full time jobs;
4. the project should stabilize and contribute to the economic growth of existing local business and to the creation of new businesses, which cater to the new occupants;
5. the Project will further the objectives of the Ninth and Brunswick Redevelopment Plan, and will include the development of vacant property;
6. the City's Impact Analysis, on file with the Office of the City Clerk, indicates that the benefits of the Project outweigh the costs to the City; and

B. Assessment of the Importance of the Tax Exemption in obtaining development of the project and influencing the locational decisions of probable occupants:

1. the relative stability and predictability of the annual service charges will make the Project more attractive to investors and lenders needed to finance the Project; and
2. the relative stability and predictability of the service charges will allow the owner to stabilize its operating budget, allowing a high level of maintenance to the building over the life of the Project, which will attract occupants to the Project, insure the likelihood of stabilized rents to tenants

and the success of the Project; and

3. have a positive impact on the surrounding area.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for other good and valuable consideration, it is mutually covenanted and agreed as follows:

ARTICLE I - GENERAL PROVISIONS

Section 1.1 Governing Law

This Agreement shall be governed by the provisions of the Long Term Tax Exemption Law, as amended and supplemented, N.J.S.A. 40A:20-1 et seq., Executive Order of the Mayor 2015-007, Disclosure of Lobbyist Status, Ordinance 02-075, and Ordinance _____, which authorized the execution of this Agreement. It being expressly understood and agreed that the City expressly relies upon the facts, data, and representations contained in the Application, attached hereto as Exhibit 3, in granting this tax exemption.

Section 1.2 General Definitions

Unless specifically provided otherwise or the context otherwise requires, when used in this Agreement, the following terms shall have the following meanings:

- i. Allowable Net Profit- The amount arrived at by applying the Allowable Profit Rate to Total Project Cost pursuant to N.J.S.A. 40A:20-3(c).
- ii. Allowable Profit Rate - The greater of 12% or the percentage per annum arrived at by adding 1.25% to the annual interest percentage rate payable on the Entity's initial permanent mortgage financing. If the initial permanent mortgage is insured or guaranteed by a governmental agency, the mortgage insurance premium or similar charge, if payable on a per annum basis, shall be considered as interest for this purpose. If there is no permanent mortgage financing, or if the financing is internal or undertaken by a related party, the Allowable Profit Rate shall be the greater of 12% or the percentage per annum arrived at by adding 1.25% per annum to the interest rate per annum which the municipality determines to be the prevailing rate on mortgage financing on comparable improvements in Hudson County. The provisions of N.J.S.A. 40A:20-3(b) are incorporated herein by reference.
- iii. Annual Gross Revenue for Condominium - The amount equal to the annual aggregate constant payments of principal and interest, assuming a purchase money mortgage

encumbering the condominium unit to have been in an original amount equal to the initial value of the unit with its appurtenant interest in the common elements as stated in the master deed, if unsold by the urban renewal entity, or, if the unit is held by a unit purchaser, from time to time, the most recent true consideration paid for a deed to the condominium unit in a bona fide arm's length sale transaction, but not less than the initial assessed valuation of the condominium unit assessed at 100% of the true value, plus the total amount of common expenses charged to the unit pursuant to the by laws of the condominium association. The constant payments to principal and interest shall be calculated by assuming a loan amount as stated above at the prevailing lawful interest rate for mortgage financing on comparable properties within the municipality as of the date of the recording of the unit deed, for a term equal to the full term of the exemption from taxation stipulated in this Agreement; and provided further that any gain realized by the Entity on the sale of any unit in fee simple, whether or not taxable under Federal or State law, shall not be included in computing gross revenue.

iv. Annual Service Charge - The amount the Entity has agreed to pay the City each year for municipal services supplied to the Project, which sum is in lieu of any taxes on the Improvements, pursuant to N.J.S.A. 40A:20-12. It shall include a payment for all annual excess profit.

v. Auditor's Report - A complete annual financial statement outlining the financial status of the Project, which shall also include a certification of Total Project Cost and clear computation of the annual Net Profit. The contents of the Auditor's Report shall have been prepared in conformity with generally accepted accounting principles and shall contain at a minimum the following: a balance sheet, a statement of income, a statement of retained earnings or changes in stockholders' equity, a statement of cash flows, descriptions of accounting policies, notes to financial statements and appropriate schedules and explanatory material results of operations, cash flows and any other items required by Law. The Auditor's Report shall be certified as to its conformance with such principles by a certified public accountant who is licensed to practice that profession in the State of New Jersey.

vi. Certificate of Occupancy - A document, whether temporary or permanent, issued by the City authorizing occupancy of a building, in whole or in part, pursuant to N.J.S.A. 52:27D-133.

vii. Debt Service - The amount required to make annual payments of principal and interest or the equivalent thereof on any construction mortgage, permanent mortgage or other financing including returns on institutional equity financing and market rate related party debt for the Project for a period equal to the term of this Agreement.

viii. Default - Shall be a breach of or the failure of the Entity to perform any obligation imposed upon the Entity by the terms of this Agreement, or under the Law, beyond any applicable grace or cure periods.

ix. Entity - The term Entity within this Agreement shall mean Ninth Street Two Urban Renewal, LLC, which Entity is formed and qualified pursuant to N.J.S.A. 40A:20-5. It shall also include any subsequent purchasers or successors in interest of the Project, provided they are formed and operate under the Law.

x. Improvements or Project - Any building, structure or fixture permanently affixed to the land and to be constructed and tax exempted under this Agreement.

xi. In Rem Tax Foreclosure or Tax Foreclosure - A summary proceeding by which the City may enforce a lien for taxes due and owing by tax sale, under N.J.S.A. 54:5-1 to 54:5-129 et seq.

xii. Land Taxes - The amount of taxes assessed on the value of land, on which the project is located and, if applicable, taxes on any pre-existing improvements. Land Taxes are not exempt; however, Land Taxes are applied as a credit against the Annual Service Charge.

xiii. Land Tax Payments - Payments made on the quarterly due dates, including approved grace periods if any, for Land Taxes as determined by the Tax Assessor and the Tax Collector.

xiv. Law - Law shall refer to the Long Term Tax Exemption Law, as amended and supplemented, N.J.S.A. 40A:20-1, et seq.; Executive Order of the Mayor 15-007, relating to long term tax exemption, as it may be supplemented; Ordinance 02-075 requiring Disclosure of Lobbyist Status; Chapter 304, Article VII of the Municipal Code requiring compliance with Project Labor Agreement (PLA) laws, and Ordinance _____, which authorized the execution of this Agreement and all other relevant Federal, State or City statutes, ordinances, resolutions, rules and regulations.

xvi. Minimum Annual Service Charge - The Minimum Annual Service Charge shall be (a) until Substantial Completion the amount of the total taxes levied against all real property in the area covered by the Project in the last full tax year in which the area was subject to taxation, which amount the parties agree is \$33,115; and (b) upon Substantial Completion, the sum of \$534,983 per year, which sum is equal to the estimated Annual Service Charge.

Following Substantial Completion, the Minimum Annual Service Charge set forth in subsection (b) shall be paid in each year in which the Annual Service Charge, calculated pursuant to N.J.S.A. 40A:20-12 or this Agreement, would be less than the Minimum Annual Service Charge.

xvi. Net Profit - The Annual Gross Revenues of the Entity less all annual operating and non-operating expenses of the Entity, all determined in accordance with generally accepted accounting principles, but:

(1) there shall be included in expenses: (a) all Annual Service charges paid pursuant to N.J.S.A. 40A:20-12; (b) all annual payments to the City of excess profits pursuant to N.J.S.A. 40A:20-15 or N.J.S.A. 40A:20-16; (c) an annual amount sufficient to amortize (utilizing the straight line method-equal annual amounts) the Total Project Cost and all capital costs determined in accordance with generally accepted accounting principles, of any other entity whose revenue is included in the computation of excess profits over the term of this agreement; (d) all reasonable annual operating expenses of the Entity and any other entity whose revenue is included in the computation of excess profits including the cost of all management fees, brokerage commissions, insurance premiums, all taxes or service charges paid, legal, accounting, or other professional service fees, utilities, building maintenance costs, building and office supplies and payments into repair or maintenance reserve accounts; (e) all payments of rent including but not limited to ground rent by the Entity; (f) all debt service; and

(2) there shall not be included in expenses either depreciation or obsolescence, interest on debt, except interest which is part of debt service, income taxes or salaries, bonuses or other compensation paid, directly or indirectly to directors, officers and stockholders of the entity, or officers, partners or other persons holding a proprietary ownership interest in the entity.

xvii. Pronouns - He or it shall mean the masculine, feminine or neuter gender, the singular, as well as the plural, as context requires.

xviii. Substantial Completion - The determination by the City that the Project, in whole or in part, is ready for the use intended, which ordinarily shall mean the first date on which the Project receives, or is eligible to receive, any Certificate of Occupancy whether temporary or permanent for any portion of the Project.

xix. Termination - Any act or omission which by operation of the terms of this Financial Agreement shall cause the Entity to relinquish its tax exemption.

xx. Total Project Cost - The total cost of constructing the Project through the date a Certificate(s) of Occupancy is issued for the entire Project, which categories of cost are set forth in N.J.S.A. 40A:20-3(h). There shall be excluded from Total Project Cost the actual costs incurred by the Entity and certified by an independent and qualified architect or engineer, which are associated with site remediation and cleanup of environmentally hazardous materials or contaminants in accordance with State or Federal law and any extraordinary costs incurred including the cost of demolishing structures, relocation or removal of public utilities, cost of relocating displaced residents or buildings and the clearing of title. If the Service Charge is a percentage of Total Project Cost, then the Entity agrees that final Total Project Cost shall not be less than its estimated Total Project Cost.

ARTICLE II – APPROVAL

Section 2.1 Approval of Tax Exemption

The City hereby grants its approval for a tax exemption for all the Improvements to be constructed and maintained in accordance with the terms and conditions of this Agreement and the provisions of the Law which Improvements shall be constructed on certain property known on the Official Tax Assessor's Map of the City as: Block 6902, Lot 29, Qual. C0002 more commonly known by the street address of 360 Ninth Street, Jersey City, and described by metes and bounds in Exhibit 1 attached hereto.

Section 2.2 Approval of Entity

Approval is granted to the Entity whose Certificate of Formation is attached hereto as Exhibit 4. Entity represents that its Certificate contains all the requisite provisions of the Law; has been reviewed and approved by the Commissioner of the Department of Community Affairs; and has been filed with, as appropriate, the Office of the State Treasurer or Office of the Hudson County Clerk, all in accordance with N.J.S.A. 40A:20-5.

Section 2.3 Improvements to be Constructed

Entity represents that it will construct a six (6) story mixed-use condominium building featuring a basement level, with sixty-six (66) residential condominium units, approximately 10,121 square feet of ground-floor retail/commercial space and seventy-seven (77) parking spaces; all of which is specifically described in the Application attached hereto as Exhibit 3.

Section 2.4 Construction Schedule

The Entity agrees to diligently undertake to commence construction and complete the Project in accordance with the Estimated Construction Schedule, attached hereto as Exhibit 5, and in compliance with any Redevelopment Agreement.

Section 2.5 Ownership, Management and Control

The Entity represents that it is the owner of the property upon which the Project is to be constructed. Upon construction, the Entity represents that the Improvements will be used, managed and controlled for the purposes set forth in this Agreement and any Redevelopment Agreement.

Section 2.6 Financial Plan

The Entity represents that the Improvements shall be financed in accordance with the Financial Plan attached hereto as Exhibit 6. The Plan sets forth a good faith estimate of Total Project Cost, the amortization rate on the Total Project Cost, the source of funds, the interest rates to be paid on construction financing, the source and amount of paid-in capital, and the terms of any mortgage amortization.

Section 2.7 Good Faith Estimate of Sales Prices

The Entity represents that its good faith projections of the initial sale prices and other revenue to the Project are set forth in Exhibit 7.

ARTICLE III - DURATION OF AGREEMENT

Section 3.1 Term

So long as there is compliance with the Law and this Agreement, it is understood and agreed by the parties hereto that this Agreement shall remain in effect for the earlier of twenty (20) years from the date of the adoption of Ordinance _____ on January __, 2016, which approved the tax exemption or fifteen (15) years from the original date of Substantial

Completion of the Project or July 2034. The tax exemption shall only be effective during the period of usefulness of the Project and shall continue in force only while the Project is owned by a corporation or association formed and operating under the Law.

ARTICLE IV - ANNUAL SERVICE CHARGE

Section 4.1 Annual Service Charge

In consideration of the tax exemption, the Entity shall make the following annual payments to the City for services provided to the Project:

i. City Service Charge: an amount equal to the greater of: the Minimum Annual Service Charge or an Annual Service Charge equal to 11% of the Annual Gross Revenue. The Annual Service Charge shall be billed initially based upon the Entity's estimates of Annual Gross Revenue, attached hereto as Exhibit 6. Thereafter, the Annual Service Charge shall be adjusted in accordance with this Agreement.

ii. County Service Charge: an amount equal to 5% of the Municipal Annual Service Charge shall be paid to the City and remitted by the City to the County.

iii. The Minimum Annual Service Charge pursuant to Section 1.2xv(a) shall be due beginning on the effective date of this Agreement. The Minimum Annual Service Charge pursuant to Section 1.2xv(b) shall be due 12 months following Substantial Completion of the Project. The City Service Charge and the County Annual Service Charge shall be due on the first day of the month following the Substantial Completion of the Project. In the event the Entity fails to timely pay the Minimum Annual Service Charge or the Annual Service Charge, the unpaid amount shall bear the highest rate of interest permitted in the case of unpaid taxes or tax liens on land until paid.

Section 4.2 Staged Adjustments

The Annual Service Charge shall be adjusted, in Stages over the term of the tax exemption in accordance with N.J.S.A. 40A:20-12(b) as follows:

i. Stage One: From the 1st day of the month following Substantial Completion until the last day of the 6th year, the Annual Service Charge shall be 11% of Annual Gross Revenue;

ii. Stage Two: Beginning on the 1st day of the 7th year following Substantial Completion until the last day of the 9th year, an amount equal to the greater of the Annual Service Charge or 20% of the amount of the taxes otherwise due on the assessed value of the

land and Improvements;

iii. Stage Three: Beginning on the 1st day of the 10th year following the Substantial Completion until the last day of the 11th year, an amount equal to the greater of the Annual Service Charge or 40% of the amount of the taxes otherwise due on the assessed value of the land and Improvements;

iv. Stage Four: Beginning on the 1st day of the 12th year following Substantial Completion until the last day of the 13th year, an amount equal to the greater of the Annual Service Charge or 60% of the amount of the taxes otherwise due on the assessed value of the land and Improvements;

v. Stage Five: Beginning on the 1st day of the 14th year following Substantial Completion until the last day of the 15th year, an amount equal to the greater of the Annual Service Charge or 80% of the amount of the taxes otherwise due on the assessed value of the land and Improvements;

vi. Full conventional taxes would be assessed on the first day of year Sixteen (16).

Section 4.3 Land Tax

The Entity is required to pay both the Annual Service Charge and the Land Tax Payments. The Entity is obligated to make timely Land Tax Payments, including any tax on the pre-existing improvements, in order to be entitled to a Land Tax credit against the Annual Service Charge for the subsequent year. The Entity shall be entitled to credit for the amount, without interest, of the Land Tax Payments made in the last four preceding quarterly installments against the Annual Service Charge. In any quarter that the Entity fails to make any Land Tax Payments when due and owing, such delinquency shall render the Entity ineligible for any Land Tax Payment credit against the Annual Service Charge. No credit will be applied against the Annual Service Charge for a partial payment of Land Taxes. In addition, the City shall have, among this remedy and other remedies, the right to proceed against the property pursuant to the In Rem Tax Foreclosure Act, N.J.S.A. 54:5-1, et seq. and/or declare a Default and terminate this Agreement.

Section 4.4 Quarterly Installments / Interest

The Entity expressly agrees that the Annual Service Charge shall be made in quarterly

installments on those dates when real estate tax payments are due; subject, nevertheless, to adjustment for over or underpayment within thirty (30) days after the close of each calendar year. In the event that the Entity fails to pay the Annual Service Charge or any other charge due under this agreement, the unpaid amount shall bear the highest rate of interest permitted in the case of unpaid taxes or tax liens on the land until paid in full.

Section 4.5 Administrative Fee

The Entity shall also pay an annual Administrative Fee to the City in addition to the Annual Service Charge and Land Tax levy. The Administrative Fee shall be calculated as one (1%) percent of each prior year's Annual Service Charge. This fee shall be payable and due on or before December 31st of each year, and collected in the same manner as the Annual Service Charge.

Section 4.6 Affordable Housing Contribution and Remedies

A. **Contribution.** The Entity will pay the City the sum of \$133,412 as a contribution. This amount represents \$1,500 per unit at 66 units (\$1,500 x 66 or \$99,000); \$1.50 per square foot of commercial space, (\$1.50 x 10,121 square feet of commercial space or \$15,182) and \$1.50 per approximately 12,820 square feet of parking (\$1.50 x 12,820 or \$19,230). The sum shall be due and payable as follows:

- i. 1/3 on or before the effective adoption date of the Ordinance approving the tax exemption;
- ii. 1/3 on or before the issuance of the first of any construction permit for the Project, but no later than six months after the date of the Financial Agreement; and
- iii. 1/3 on or before the date the first of any Certificate of Occupancy is issued for the Project, but no later than twenty-four (24) months after the date of the Financial Agreement.

Section 4.7 Material Conditions

It is expressly agreed and understood that the timely payments of Land Taxes, Minimum Annual Service Charges, Annual Service Charges, including Annual Net Profits and any adjustments thereto, Administrative Fees, Affordable Housing Contributions, and any interest thereon, are Material Conditions of this Agreement.

ARTICLE V - PROJECT EMPLOYMENT AND CONTRACTING AGREEMENT

(PECA) and PROJECT LABOR AGREEMENT (PLA)

Section 5.1 Project Employment and Contracting Agreement

In order to provide City residents and businesses with certain employment and other economic related opportunities, the Entity is subject to the terms and conditions of the Project Employment and Contracting Agreement, attached hereto as Exhibit 8.

Section 5.2 Project Labor Agreement (Projects with construction costs exceeding \$25 million)

If the construction costs exceed \$25 million, then the Entity must execute a Project Labor Agreement as required by Section 304-33 of the Jersey City Municipal Code. The Entity asserts that the construction costs will not exceed \$25 million and therefore a Project Labor Agreement (PLA) is not required. Notwithstanding construction costs under \$25 million, the Entity must comply with Chapter 304-34(C) of the Municipal Code and provide certification of its construction costs. In the event that the construction costs do exceed the \$25 million threshold, the entity shall be required to pay the damages as set forth in Chapter 304-37(3) of the Municipal Code.

Section 5.3 Living Wage Mandate (Projects with construction costs exceeding \$25 million)

The Entity also agrees to comply with the requirements of Section 3-76 of the Jersey City Municipal Code concerning required wage, benefit and leave standards for building service workers. All janitors and unarmed security guards employed at the Projects, including by any and all tenants or subtenants of the developer, shall not be paid less than the standard hourly rate of pay and benefits for their respective classifications and shall be provided with paid leave in accordance with the provisions of the Jersey City Municipal Code Section 3-51G(1).

ARTICLE VI - CERTIFICATE OF OCCUPANCY

Section 6.1 Certificate of Occupancy

It is understood and agreed that it shall be the obligation of the Entity to obtain all Certificates of Occupancy in a timely manner so as to complete construction in accordance with

the proposed construction schedule attached hereto as Exhibit 5. The failure to secure the Certificates of Occupancy shall subject the Property to full taxation for the period between the date of Substantial Completion and the date the Certificate of Occupancy is obtained.

Section 6.2 Filing of Certificate of Occupancy

It shall be the primary responsibility of the Entity to forthwith file with both the Tax Assessor and the Tax Collector a copy of each Certificate of Occupancy.

Failure of the Entity to file such issued Certificate of Occupancy as required by the preceding paragraph, shall not militate against any action or non-action, taken by the City, including, if appropriate retroactive billing with interest for any charges determined to be due, in the absence of such filing by the Entity.

Section 6.3 Construction Permits

The estimated cost basis disclosed by the Entity's application and proposed Financial Agreement may, at the option of the City, be used as the basis for the construction cost in the issuance of any construction permit for the Project.

ARTICLE VII - ANNUAL REPORTS

Section 7.1 Accounting System

The Entity agrees to maintain a system of accounting and internal controls established and administered in accordance with generally accepted accounting principles.

Section 7.2 Periodic Reports

A. Auditor's Report: Within ninety (90) days after the close of each fiscal or calendar year, depending on the Entity's accounting basis that the Agreement shall continue in effect, the Entity shall submit to the Mayor and Municipal Council and the NJ Division of Local Government Services in the Department of Community Affairs, its Auditor's Report for the preceding fiscal or calendar year. The Auditor's Report shall include, but not be limited to gross revenue, and the terms and interest rate on any mortgage(s) associated with the purchase or construction of the Project and such details as may relate to the financial affairs of the Entity and to its operation and performance hereunder, pursuant to the Law and this Agreement. The Report shall clearly identify and calculate the Net Profit for the Entity during the previous year, the excess of which shall be paid to the City each year an excess profit is generated.

B. Total Project Cost Audit: Within ninety (90) days after Substantial Completion of the Project, the Entity shall submit to the Mayor, Municipal Council, the Tax Collector and the City Clerk, who shall advise those municipal officials required to be advised, an audit of Total Project Cost, including but not limited to an audit of actual construction costs as certified by the Project architect.

C. Disclosure Statement: On the anniversary date of the execution of this Agreement, and each and every year thereafter while this agreement is in effect, the Entity shall submit to the Municipal Council, the Tax Collector and the City Clerk, who shall advise those municipal officials required to be advised, a Disclosure Statement listing the persons having an ownership interest in the Project, and the extent of the ownership interest of each and such additional information as the City may request from time to time. All disclosures shall include ownership interests of the individual persons owning any corporate interest in the Entity.

Section 7.3 Inspection/Audit

The Entity shall permit the inspection of its property, equipment, buildings and other facilities of the Project and, if deemed appropriate or necessary, any other related Entity by representatives duly authorized by the City or the NJ Division of Local Government Services in the Department of Community Affairs. It shall also permit, upon request, examination and audit of its books, contracts, records, documents and papers. Such examination or audit shall be made during the reasonable hours of the business day, in the presence of an officer or agent designated by the Entity for any year during which the tax exemption financial agreement was in full force and effect.

All costs incurred by the City to conduct a review of the Entity's audits, including reasonable attorneys' fees if appropriate, shall be billed to the Entity and paid to the City as part of the Entity's Annual Service Charge. Delinquent payments shall accrue interest at the same rate as for a delinquent service charge.

ARTICLE VIII-LIMITATION OF PROFITS AND RESERVES

Section 8.1 Limitation of Profits and Reserves

During the period of tax exemption as provided herein, the Entity shall be subject to a limitation of its profits pursuant to the provisions of N.J.S.A. 40A:20-15.

The Entity shall have the right to establish a reserve against vacancies, unpaid rentals, and reasonable contingencies in an amount equal to five (5%) percent of the Gross Revenue of the Entity for the last full fiscal year preceding the year and may retain such part of the Excess Net Profits as is necessary to eliminate a deficiency in that reserve, as provided in N.J.S.A. 40A:20-15. The reserve is to be non-cumulative, it being intended that no further credits thereto shall be permitted after the reserve shall have attained the allowable level of five (5%) percent of the preceding year's Gross Revenue.

Section 8.2 Annual Payment of Excess Net Profit

In the event the Net Profits of the Entity, in any year, exceeds the Allowable Net Profits for such year, then the Entity, within one hundred and twenty (120) days after the end of the year, shall pay such excess Net Profits to the City as an additional annual service charge; provided, however, that the Entity may maintain a reserve as determined pursuant to aforementioned paragraph 8.1. The calculation of the Entity's Excess Net Profits shall include those project costs directly attributable to site remediation and cleanup expenses and any other costs excluded in the definition of Total Project Cost in Section 1.2 (xx) of this Agreement even though those costs may have been deducted from the project costs for purposes of calculating the annual service charge.

Section 8.3 Payment of Reserve/ Excess Net Profit Upon Termination, Expiration or Sale

The date of termination, expiration or sale shall be considered to be the close of the fiscal year of the Entity. Within ninety (90) days after such date, the Entity shall pay to the City the amount of the reserve, if any, maintained by it pursuant to this section and the balance of the Excess Net Profit, if any.

ARTICLE IX - ASSIGNMENT AND/OR ASSUMPTION

Section 9.1 Approval of Sale.

Any sale or transfer of the Project, shall be void unless approved in advance by Ordinance of the Municipal Council. It is understood and agreed that the City, on written application by the Entity, will not unreasonably withhold its consent to a sale of the Project and the transfer of this Agreement provided 1) the new Entity does not own any other Project subject

to long term tax exemption at the time of transfer; 2) the new Entity is formed and eligible to operate under the Law; 3) the Entity is not then in default of this Agreement or the Law; 4) the Entity's obligations under this Agreement are fully assumed by the new Entity; 5) the Entity pays in full the maximum transfer fee, 2% of the Annual Service Charge, as permitted by N.J.S.A. 40A:20-10(d); and 6) as to projects that are not Substantially Complete, the Entity is comprised of principals possessing substantially the same or better financial qualifications and credit worthiness as the Entity.

Nothing herein shall prohibit any transfer of the ownership interest in the Entity itself provided that the transfer, if greater than 10%, is disclosed to the City in the annual disclosure statement or in correspondence sent to the City in advance of the filing of the annual disclosure statement.

Section 9.2 Transfer Application Fee

Where the consent or approval of the City is sought for approval of a change in ownership or sale or transfer of the Project, the Entity shall be required to pay to the City a new tax exemption application fee for the legal and administrative services of the City, as it relates to the review, preparation and/or submission of documents to the Municipal Council for appropriate action on the requested assignment. The fee shall be non-refundable.

ARTICLE X - COMPLIANCE

Section 10.1 Operation

During the term of this Agreement, the Project shall be maintained and operated in accordance with the provisions of the Law. Operation of Project under this Agreement shall not only be terminable as provided by N.J.S.A. 40A:20-1, et seq., as amended and supplemented, but also by a Default under this Agreement. The Entity's failure to comply with the Law shall constitute a Default under this Agreement and the City shall, among its other remedies, have the right to terminate the tax exemption.

Section 10.2 Disclosure of Lobbyist Representative

During the term of this Agreement, the Entity must comply with Executive Order 2015-007, and Ordinance 02-075, requiring Written Disclosure of Lobbyist Representative Status. The Entity's failure to comply with the Executive Order or the Ordinance shall constitute a

Default under this Agreement and the City shall, among its other remedies, have the right to terminate the tax exemption.

ARTICLE XI – DEFAULT

Section 11.1 Default

Default shall be failure of the Entity to conform with the terms of this Agreement or failure of the Entity to perform any obligation imposed by the Law, beyond any applicable notice, cure or grace period.

Section 11.2 Cure Upon Default

Should the Entity be in Default, the City shall send written notice to the Entity of the Default [Default Notice]. The Default Notice shall set forth with particularity the basis of the alleged Default. The Entity shall have thirty (30) days, from receipt of the Default Notice, to cure any Default which shall be the sole and exclusive remedy available to the Entity. However, if, in the reasonable opinion of the City, the Default cannot be cured within sixty (60) days using reasonable diligence, the City will extend the time to cure.

Subsequent to such thirty (30) days, or any approved extension, the City shall have the right to terminate this Agreement in accordance with Section 12.1.

Should the Entity be in default due to a failure to pay any charges defined as Material Conditions in Section 4.7, or a sale of the Project occurs without the consent of the City, the Entity shall not be subject to the default procedural remedies as provided herein but shall allow the City to proceed immediately to terminate the Agreement as provided in Article XII herein.

Section 11.3 Remedies Upon Default

The City shall, among its other remedies, have the right to proceed against the property pursuant to the In Rem Tax Foreclosure Act, N.J.S.A. 54:5-1, et seq. In order to secure the full and timely payment of the Annual Service Charge, the City on its own behalf, or on behalf of the Trustee, reserves the right to prosecute an In Rem Tax Foreclosure action against the Project Area in accordance with Applicable Law, as more fully set forth in this Financial Agreement.

In addition, the City may declare a Default and terminate this Agreement. Any default arising out of the Entity's failure to pay Land Taxes, the Minimum Annual Service Charge, Administrative Fees, Affordable Housing Contribution, or the Annual Service Charges shall not

be subject to the default procedural remedies as provided herein, but shall allow the City to proceed immediately to terminate the Agreement as provided herein. All of the remedies provided in this Agreement to the City, and all rights and remedies granted to it by law and equity shall be cumulative and concurrent. No termination of any provision of this Agreement shall deprive the City of any of its remedies or actions against the Entity because of its failure to pay Land Taxes, the Minimum Annual Service Charge, Annual Service Charge, Affordable Housing Contribution or Administrative Fees. This right shall apply to arrearages that are due and owing at the time or which, under the terms hereof, would in the future become due as if there had been no termination. Further, the bringing of any action for Land Taxes, the Minimum Annual Service Charge, the Annual Service Charge, Affordable Housing Contribution, Administrative Fees, or for breach of covenant or the resort to any other remedy herein provided for the recovery of Land Taxes shall not be construed as a waiver of the rights to terminate the tax exemption or proceed with a tax sale or Tax Foreclosure action or any other specified remedy.

In the event of a Default on the part of the Entity to pay any charges set forth in Article IV, the City among its other remedies, reserves the right to proceed against the Entity's land and property, in the manner provided by the In Rem Foreclosure Act, and any act supplementary or amendatory thereof. Whenever the word taxes appear, or is applied, directly or impliedly to mean taxes or municipal liens on land, such statutory provisions shall be read, as far as is pertinent to this Agreement, as if the charges were taxes or municipal liens on land.

ARTICLE XII- TERMINATION

Section 12.1 Termination Upon Default of the Entity

In the event the Entity fails to cure or remedy the Default within the time period provided in Section 11.2, the City may terminate this Agreement upon thirty (30) days written notice to the Entity [Notice of Termination].

Section 12.2 Voluntary Termination by the Entity

The Entity may notify the City that it will relinquish its status as a tax exempt Project, after the expiration of one year from the Substantial Completion of the Project , as of the January 1st of the year next ensuing. The Notice of Voluntary Termination must be received by the City

no later than October 1st of the tax year preceding the calendar year in which the termination is to occur. As of the date so set, the tax exemption, the Annual Service Charges and the profit and dividend restrictions shall terminate. However, under no circumstances will the Entity be entitled to any refund, in whole or in part, of any funds paid to the City to obtain the tax exemption, including but not limited to the Affordable Housing Contribution. In addition, the due date for all Affordable Housing Contribution and any other fees that the Entity agreed to pay under this Agreement, shall be accelerated so that all fees to be paid shall be due on January 1st as a condition precedent of the voluntary termination.

Section 12.3 Final Accounting

Within ninety (90) days after the date of termination, whether by affirmative action of the Entity or by virtue of the provisions of the Law or pursuant to the terms of this Agreement, the Entity shall provide a final accounting and pay to the City the reserve, if any, pursuant to the provisions of N.J.S.A. 40A:20-13 and 15 as well as any remaining excess Net Profits. For purposes of rendering a final accounting the termination of the Agreement shall be deemed to be the end of the fiscal year for the Entity.

Section 12.4 Conventional Taxes

Upon Termination or expiration of this Agreement, the tax exemption for the Project shall expire and the land and the Improvements thereon shall thereafter be assessed and conventionally taxed according to the general law applicable to other nonexempt taxable property in the City.

ARTICLE XIII - DISPUTE RESOLUTION

Section 13.1 Arbitration

In the event of a breach of the within Agreement by either of the parties hereto or a dispute arising between the parties in reference to the terms and provisions as set forth herein, either party may apply to the Superior Court of New Jersey by an appropriate proceeding, to settle and resolve the dispute in such fashion as will tend to accomplish the purposes of the Law. In the event the Superior Court shall not entertain jurisdiction, then the parties shall submit the dispute to the American Arbitration Association in New Jersey to be determined in accordance with its rules and regulations in such a fashion to accomplish the purpose of the Long Term Tax

Exemption Law. The cost for the arbitration shall be borne by the Entity. The parties agree that the Entity may not file an action in Superior Court or with the Arbitration Association unless the Entity has first paid in full all charges defined in Section 4.7 as Material Conditions.

Section 13.2 Appeal of Assessment

In calculating the amount of the Staged Adjustments that is, taxes otherwise due, pursuant to Section 4.2 and N.J.S.A. 40A:20-12, either party may file an appeal of the conventional assessment to determine the value of land and improvements.

ARTICLE XIV - WAIVER

Section 14.1 Waiver

Nothing contained in this Financial Agreement or otherwise shall constitute a waiver or relinquishment by the City of any rights and remedies, including, without limitation, the right to terminate the Agreement and tax exemption for violation of any of the conditions provided herein. Nothing herein shall be deemed to limit the City's right to audit or recover any amount which the City has under law, in equity, or under any provision of this Agreement.

ARTICLE XV - INDEMNIFICATION

Section 15.1 Defined

It is understood and agreed that in the event the City shall be named as party defendant in any action by a third party alleging any breach, default or a violation of any of the provisions of this Agreement and/or the provisions of N.J.S.A. 40A:20-1 et seq., the Entity shall indemnify and hold the City harmless against any and all liability, loss, cost, expense (including reasonable attorneys' fees and costs), arising out of this Agreement. In addition, the Entity expressly waives all statutory or common law defenses or legal principles which would defeat the purposes of this indemnification. The Entity also agrees to defend the suit at its own expense. However, the City maintains the right to intervene as a party thereto, to which intervention the Entity consents; the expense thereof to be borne by the City.

ARTICLE XVI - NOTICE

Section 16.1 Certified Mail

Any notice required hereunder to be sent by either party to the other shall be sent by certified or registered mail, return receipt requested.

Section 16.2 Sent by City

When sent by the City to the Entity the notice shall be addressed to:

Ninth Street Two Urban Renewal, LLC
155 Second Street
Jersey City, New Jersey 07302
Attn: Adam Knoll

With a copy to:

Charles J. Harrington, III, Esq.
Connell Foley, LLP
Harborside Financial Center
2510 Plaza Five
Jersey City, New Jersey 07311

unless prior to giving of notice the Entity shall have notified the City in writing otherwise.

In addition, provided the City is sent a formal written notice in accordance with this Agreement, of the name and address of Entity's Mortgagee, the City agrees to provide such Mortgagee with a copy of any notice required to be sent to the Entity.

Section 16.3 Sent by Entity

When sent by the Entity to the City, it shall be addressed to:

City of Jersey City, Office of the City Clerk
City Hall
280 Grove Street
Jersey City, New Jersey 07302,

with copies sent to the Corporation Counsel, the Business Administrator, and the Tax Collector unless prior to the giving of notice, the City shall have notified the Entity otherwise. The notice to the City shall identify the Project to which it relates, (i.e., the Urban Renewal Entity and the Property's Block and Lot number).

ARTICLE XVII-SEVERABILITY

Section 17.1 Severability

If any term, covenant or condition of this Agreement or the Application, except a Material Condition, shall be judicially declared to be invalid or unenforceable, the remainder of this Agreement or the application of such term, covenant or condition to persons or

circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term, covenant or condition of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

If a Material Condition shall be judicially declared to be invalid or unenforceable and provided the Entity is not in Default of this Agreement, the parties shall cooperate with each other to take the actions reasonably required to restore the Agreement in a manner contemplated by the parties and the Law. This shall include, but not be limited to the authorization and re-execution of this Agreement in a form reasonably drafted to effectuate the original intent of the parties and the Law. However, the City shall not be required to restore the Agreement if it would modify a Material Condition, the amount of the periodic adjustments or any other term of this Agreement which would result in any economic reduction or loss to the City.

ARTICLE XVIII – MISCELLANEOUS

Section 18.1 Construction

This Agreement shall be construed and enforced in accordance with the laws of the State of New Jersey, and without regard to or aid of any presumption or other rule requiring construction against the party drawing or causing this Agreement to be drawn since counsel for both the Entity and the City have combined in their review and approval of same.

Section 18.2 Conflicts

The parties agree that in the event of a conflict between the Application and the language contained in the Agreement, the Agreement shall govern and prevail. In the event of conflict between the Agreement and the Law, the Law shall govern and prevail.

Section 18.3 Oral Representations

There have been no oral representations made by either of the parties hereto which are not contained in this Agreement. This Agreement, the Ordinance authorizing the Agreement, and the Application constitute the entire Agreement between the parties and there shall be no modifications thereto other than by a written instrument approved and executed by both parties and delivered to each party.

Section 18.4 Entire Document

This Agreement and all conditions in the Ordinance of the Municipal Council approving

this Agreement are incorporated in this Agreement and made a part hereof.

Section 18.5 Good Faith

In their dealings with each other, utmost good faith is required from the Entity and the City.

ARTICLE XIX – EXHIBITS

Section 19 Exhibits

The following Exhibits are attached hereto and incorporated herein as if set forth at length herein:

1. Metes and Bounds description of the Project;
2. Ordinance of the City authorizing the execution of this Agreement;
3. The Application with Exhibits;
4. Certificate of the Entity;
5. Estimated Construction Schedule;
6. The Financial Plan for the undertaking of the Project;
7. Good Faith Estimate of Initial Sales Prices;
8. Project Employment and Contracting Agreement;
9. Architect's Certification of Actual Construction Costs.
10. Entity's Deed.

IN WITNESS WHEREOF, the parties have caused these presents to be executed the day and year first above written.

WITNESS:

NINTH STREET TWO URBAN RENEWAL, LLC

EYAL SHUSTER, MEMBER

ATTEST:

CITY OF JERSEY CITY

ROBERT BYRNE
CITY CLERK

ROBERT J. KAKOLESKI
BUSINESS ADMINISTRATOR

City Clerk File No. Ord. 15.185

Agenda No. 3.M 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.185

TITLE:

ORDINANCE AMENDING CHAPTER 3 (ADMINISTRATION OF GOVERNMENT)
ARTICLE IV (DEPARTMENT OF ADMINISTRATION) ABOLISHING THE DIVISION
OF ARCHITECTURE, ENGINEERING, TRAFFIC AND TRANSPORTATION AND
CREATING THE DIVISION OF ARCHITECTURE AND THE DIVISION OF
ENGINEERING, TRAFFIC AND TRANSPORTATION OF THE JERSEY CITY CODE

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

A. The following supplements to Chapter 3 (Administration of Government) Article IV
(Department of Administration) of the Jersey City Code are adopted:

CHAPTER 3 ADMINISTRATION OF GOVERNMENT

ARTICLE IV Department of Administration

§3-42. Organization of Department

The Department of Administration shall consist of the following divisions and offices:

- A. Division of Management and Budget.
- B. Office of Municipal Public Defender.
- C. Division of Purchasing and Central Services.
- D. Division of Communications.
- E. Reserved
- F. ~~[Division of Architecture, Engineering, Traffic and Transportation]~~
Division of Architecture.
- G. Division of Engineering, Traffic and Transportation
- H. Division of Information Technology.
- I. Reserved.
- J. Reserved.
- K. Reserved
- L. Reserved.
- M. Office of Utility Management.
- N. Division of Real Estate.
- O. Division of Economic Opportunity.
- P. Office of Risk Management.
- Q. Division of Collections.
- R. Division of Treasury and Debt Management
- S. Division of Accounts and Control.

- T. Division of Internal Audit.
- U. Office of Tax Abatement.

§ 3-43 through §3-44 No Change

§ 3-45. - Division of Architecture, ~~[Engineering, Traffic and Transportation]~~

A. Creation of the Division of Architecture, ~~[Engineering, Traffic and Transportation]~~; Director of Architecture, ~~Engineering, Traffic and Transportation]~~ in charge. There is hereby created within the Department of Administration a Division of Architecture, ~~[Engineering, Traffic and Transportation]~~, the head of which shall be the Director of Architecture, ~~[Engineering, Traffic and Transportation]~~, which shall:

~~[B. Functions. Within the Division there shall be an Office of Architecture which reports to the Director of the Division and which shall:]~~

- (1) Provide architectural services for the construction, reconstruction, maintenance, rehabilitation and demolition of public buildings, parks and related facilities. Produce plans and specifications under signature and seal of a licensed architect;
- (2) Provide for the structural maintenance, repair and alteration of all public buildings and parks owned or operated by the City;
- (3) Establish standards and procedures for the control, use and care of all City-owned equipment, materials and supplies in the custody of the Office;
- (4) Supervise the performance of all contracts for public works-related capital improvement projects and certify the amounts due and payable thereunder;
- (5) Provide for the preparation of plans and specifications for the construction, repair, alteration and demolition of all City buildings and structures;
- (6) Set standards for the construction, reconstruction and maintenance of all facilities in and/or on public lands;
- (7) Be responsible for grant coordination and control and preparation of all plans and specifications for public works and capital improvements;
- (8) Enforce the following section of the City Code and issue summonses for violation of this section:
 - (a) Chapter 134 Contractors

~~Sec. 3-46 Engineering Functions. Within the Division there shall be an Office of Engineering, which reports to the Director of the Division. The Office Within the Department of Administration, there shall be a Division of Engineering, the head of which shall be the Municipal Engineer. The Division of Engineering shall comply with N.J.S.A. 45:8-27 et seq., governing the licensing and practice of professional engineers and all other applicable laws. Under the Director of the [Division, the Office]. The Division of Engineering [would] shall perform or oversee the performance of the following:~~

- (1) Grant coordination and control and preparation of all plans and specifications for public works and capital improvements, including those funded under NJDOT administered grants (undertaken by the City);
- (2) The performance of all contracts for public works and transportation-related capital improvement projects and certify the amounts due and payable thereunder;
- (3) Provide and maintain surveys, maps, specifications and operating records with respect to all property, works and facilities under the jurisdiction of the Division;
- (4) Establish standards and procedures for the control, use and care of all City-owned equipment, materials and supplies in the custody of the Division;
- (5) Provide, supervise and coordinate engineering and technical activities and services of all departments;
- (6) Perform or supervise land surveys of public land and rights-of-way and maintain the official tax assessment maps for the City;
- (7) Enforce the following sections of the City Code and issue summonses for violation of these sections:
 - (a) Article I of Chapter 287, Solid Waste;
 - (b) Chapter 340 Waterfront;
- (8) The Director shall designate an inspector(s) who shall have the authority and duties as provided by the Jersey City Municipal Code but shall report to the Division Director;
- (9) The ~~{Office}~~ Division of Engineering under the direction of the department director shall have plenary authority and control over transportation-related capital improvement projects and the coordination and control over NJDOT-administered grants and aid for capital construction.

B. Traffic and Transportation Functions,

- (1) Administer and enforce Chapter 332, Vehicles and Traffic, and such other provisions of the Jersey City Code relating to traffic, transportation and traffic engineering, except as otherwise provided by federal, state, county or local laws;
- (2) Assure that all signs conform to federal, state, county and local laws, rules and regulations governing traffic signs, marking or pavements and related markings for such purposes. All traffic control devices shall conform, insofar as practicable, with the standards set forth in the Manual of Uniform Traffic Control Devices for Streets and Highways, United States Department of Transportation, Federal Highway Administration;
- (3) Designate the location and design of highway lighting devices, poles and fixtures and the type and intensity of illumination for streets and ways;
- (4) Collect and compile traffic data and prepare engineering studies and surveys in regard to vehicular and pedestrian traffic;
- (5) Establish parking meter zones and determine the design, type, size, location and use of parking meters;

- (6) Make and promulgate regulations designating curb loading zones, taxi stands and bus stops pursuant to N.J.S.A. 39:4-197(3)b;
- (7) Conduct studies of the causes of accidents and determine remedial measures to prevent their future occurrence;
- (8) Maintain a suitable system of filing traffic accident reports and prepare an annual traffic report, which report shall contain the following information: the number of traffic accidents; number of persons killed; number of persons injured; and other similar pertinent traffic accident data;
- (9) Plan the operation and movement of traffic on the streets and highways of the City;
- (10) Establish rates and regulations governing the use of public highways by vehicles and pedestrians within the limits established by state law and Chapter 332, Vehicles and Traffic, of the Jersey City Code, including, but not to the exclusion of other regulatory powers conferred, the installation of traffic control devices, designations of through streets and stop streets, of curb parking zones and the manner of their use, including areas for the installation of parking meters, designation of public carrier stands and areas for the installation of parking meters, designation of public carrier stands and stops, curb loading zones, crosswalks, safety zones and streets at which drivers shall not make right or left turns, speed of vehicles and time of loading and unloading;
- (11) Review all requests for street openings and public utility work plans which in any way would affect traffic within the City, issue street opening permits to municipal and utility excavators, establish rules and regulations governing construction and maintenance work zones on public rights-of-way and assure that such zones conform to established standards for the protection of traffic and pedestrians and review and approve all curb cuts on the municipal right-of-way;
- (12) cooperate with other City officials in the development of ways to improve traffic conditions;
- (13) carry out additional duties imposed by this Code;
- (14) Provide by regulation for the closing of any street or portion thereof to motor vehicle traffic on any ways whenever such closing is necessary for the preservation of the public safety, health and welfare; said regulations shall be promulgated in accordance with N.J.S.A. 40:67-16.7 and 40:67-16.9;
- (15) The Division of [~~Architecture,~~] Engineering, Traffic and Transportation shall, concurrently with the Division of Police and the Division of Parking Enforcement within the Department of Public Safety, enforce all laws and regulations regulating the parking of vehicles:
 - (a) In on-street and off-street parking metered areas in the City;
 - (b) On the roadway side of any vehicle stopped or parked at the curb;
 - (c) Within ten (10) feet of a fire hydrant;
 - (d) Within no stopping and no standing zones where signs indicate the existence for such zones;
 - (e) In a bus stop or in a taxi stand zone where signs indicate the existence of such zones;
 - (f) On a roadway within twelve (12) inches of the curb;

(g) In an off-street parking area operated by the City.

(16) Drawings for construction of proposed traffic facilities to be submitted to the Division Director. All design drawings prepared by other agencies, departments or divisions for the construction of proposed highways, bridges, parking terminals and other traffic handling facilities shall be submitted to the Division Director for a review and recommendation, but nothing in this section shall be construed to prevent the City Council from acting on such matter without such review or recommendation.

- B. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- C. 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 may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

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

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: _____

APPROVED: _____
Business Administrator

Certification Required

Not Required

ORDINANCE FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the ordinance.

Full Title of Ordinance/Resolution

ORDINANCE AMENDING CHAPTER 3 (ADMINISTRATION OF GOVERNMENT) ARTICLE IV (DEPARTMENT OF ADMINISTRATION) ABOLISHING THE DIVISION OF ARCHITECTURE, ENGINEERING, TRAFFIC AND TRANSPORTATION AND CREATING THE DIVISION OF ENGINEERING, TRAFFIC AND TRANSPORTATION OF THE JERSEY CITY CODE

Initiator

Department/Division	Business Administration	
Name/Title	Robert Kakoleski, Business Administrator	
Phone/email	(201) 547-5147	RJKakoleski@cnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance Purpose

With the appointment of a Municipal Engineer, the Business Administrator, with the concurrence of the Mayor, recommends that the Division of Architecture, Engineering, Traffic and Transportation be abolished and two new divisions be created, a Division of Architecture and a Division of Engineering, Traffic and Transportation headed by the Municipal Engineer.

I certify that all the facts presented herein are accurate.



Signature of Department Director

12/11/15

Date

City Clerk File No. Ord. 15-186

Agenda No. 3-N 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 15.186

TITLE: ORDINANCE AUTHORIZING THE CITY OF JERSEY CITY TO FILE AN OFFER OF FINANCIAL ASSISTANCE [OFA] TO ACQUIRE CERTAIN PROPERTY COLLECTIVELY KNOWN AS THE SIXTH STREET EMBANKMENT FROM CONRAIL AND SUCH OTHER CONRAIL PROPERTIES AS ARE NECESSARY TO CONNECT WITH THE MAIN LINE IN THE VICINITY OF CP WALDO

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

WHEREAS, Consolidated Rail Corporation [Conrail] was the owner of certain property designated as Block 212, Lot M., Block 247, Lot 50A, Block 280, Lot 50A, Block 317.5, Lot 50A, Block 354.1, Lot 50A, Block 389.1, Lot 50 and Block 415, Lots 50 and 50.PL, Block 446, Lot 18A on the City of Jersey City's Official Tax Assessment Map and more commonly known as the Sixth Street Embankment [Property]; and

WHEREAS, the Property is part of a line of railroad known as the Harsimus Branch, which was the former main line of the Pennsylvania Railroad into Jersey City; and

WHEREAS, lines of railroad may not be abandoned and converted into non-rail use without the prior authorization of the Surface Transportation Board [STB], a federal agency, even if the railroad owning the line has ceased to use it for rail purposes; and

WHEREAS, Conrail ceased using the Property in or around 1996; and

WHEREAS, the Property and its extension to CP Waldo (in the vicinity of Chestnut and Waldo Streets) is the last underutilized transportation corridor available to address passenger and freight transportation needs in congested Downtown Jersey City ;and

WHEREAS, the property also is part of the preferred route of the East Coast Greenway and is listed on the State Register of Historic Places; and

WHEREAS, in 2004 and 2005, City of Jersey City by adoption of Ordinances 04-096 and 05-064 authorized acquisition of the Property for its own use as open space and for eventual construction of a public park; and

WHEREAS, notwithstanding the City's expression of interest in acquiring the property in 2005 Conrail sold the Property to a private party [Developer] for \$3 million for non-rail purposes without any prior STB rail abandonment authorization; and

WHEREAS, the City of Jersey City along with Embankment Preservation Coalition [Coalition] and Rails to Trails Conservancy [RTC] filed a petition for a declaratory order at STB for a determination that the Harsimus Branch was a line of railroad such that the 2005 sale was illegal, and otherwise objected to the sale and redevelopment of the Property; and

WHEREAS, Conrail and the Developer sought to evade STB regulation (including historic preservation regulation by STB) by claiming that the Harsimus Branch was not a line of railroad; and

ORDINANCE AUTHORIZING THE CITY OF JERSEY CITY TO FILE AN OFFER OF FINANCIAL ASSISTANCE [OFA] TO ACQUIRE CERTAIN PROPERTY COLLECTIVELY KNOWN AS THE SIXTH STREET EMBANKMENT FROM CONRAIL AND SUCH OTHER CONRAIL PROPERTIES AS ARE NECESSARY TO CONNECT WITH THE MAIN LINE IN THE VICINITY OF CP WALDO

WHEREAS, the STB ruled that the Property was part of a line of railroad, but this ruling was appealed by Conrail and the Developer, resulting in litigation in federal courts that ultimately determined in 2013 that the Harsimus Branch in fact was a line of railroad for which STB abandonment authorization was required; and

WHEREAS, the Developer in some cases joined by Conrail filed multiple litigations against the City of Jersey City and its boards, agencies and employees as well as the Coalition and RTC and attorneys for City, Coalition and/or RTC; and

WHEREAS, the STB in a Decision served August 11, 2014, rejected the Developer's most recent efforts to assert that STB lacked jurisdiction over the Harsimus Branch; and

WHEREAS, in another Decision served August 11, 2014, STB reinstated an abandonment proceeding (AB 167-Sub no. 1189X) for the Harsimus Branch from Marin Boulevard to CP Waldo (vicinity of Chestnut and Waldo Streets) in Jersey City; and

WHEREAS, an important remedy afforded under federal law to communities facing abandonment of lines is the Offer of Financial Assistance [OFA], whereby a community may purchase on terms set by the STB a line or portion thereof interconnecting to the freight rail system for, as construed by STB, continued freight rail and other compatible public purposes; and

WHEREAS, the governing statute (49 U.S.C. 10904) requires that the successful OFA applicant neither transfer nor discontinue service over such line for two years after purchase; and

WHEREAS, the City wishes to use the OFA remedy to secure the corridor for continued freight and passenger rail service in order to relieve congestion and pollution on City streets, especially from trucks, and to employ any surplus property as open space and for other compatible public purposes, all consistent with preservation of the historic Sixth Street Embankment; and

WHEREAS, under STB precedent in OFA proceedings, the presumptive price of fee title to the Property is the price paid by the Developer (\$3 million) and the presumptive price of easement title to the Property is zero; and

WHEREAS, the City under the OFA remedy also will need to acquire additional property to link to the national freight rail network (National Docks Secondary and/or CP Waldo), which will require a corridor of no less than 30 feet width and if otherwise feasible at least 50 to 60 feet width minimum plus staging areas across property believed owned by Conrail extending as far as the National Docks Secondary and/or by easement over said National Docks Secondary to CP Waldo; and

WHEREAS, the City wishes to comply fully with the requirements of 49 U.S.C. 10904; and

WHEREAS, pursuant to N.J.S.A. 48:12-125.1, City is also authorized to acquire Conrail properties subject to STB abandonment proceedings on terms offered by Conrail to other purchasers; and

WHEREAS, in order to pursue the OFA remedy, City will be required to pay an application fee of \$1,600, and, in order to obtain terms and conditions of purchase from STB, an additional fee of \$24,200; and

WHEREAS, in order to invoke the OFA remedy, City must also be prepared to offer expert evidence on valuation issues and upon other issues pursuant to conditions imposed by STB; and

ORDINANCE AUTHORIZING THE CITY OF JERSEY CITY TO FILE AN OFFER OF FINANCIAL ASSISTANCE [OFA] TO ACQUIRE CERTAIN PROPERTY COLLECTIVELY KNOWN AS THE SIXTH STREET EMBANKMENT FROM CONRAIL AND SUCH OTHER CONRAIL PROPERTIES AS ARE NECESSARY TO CONNECT WITH THE MAIN LINE IN THE VICINITY OF CP WALDO

WHEREAS, STB's terms and conditions ordinarily require conveyance of the property by quitclaim deed, as is where is; and

WHEREAS, once STB sets terms and conditions, the OFA applicant is ordinarily given no less than ten (10) days to accept or to reject the terms and conditions; and

WHEREAS, if the terms and conditions are accepted, they are binding on the applicant; and

WHEREAS, funds are available for all costs to be incurred pursuant to this ordinance in Account No. 04-215-55-887-990; and

WHEREAS, the Hudson County Superior Court invalidated, without prejudice, Ordinance 14.103 under the Open Public Meetings Act (OPMA), N.J.S.A. 10:4-6, on the ground that certain discussions held by the City Council at the September 8, 2014, closed session should have been disclosed to the public prior to adoption of the Ordinance;

WHEREAS, without conceding that the ruling was correct but rather to better facilitate the prompt availability of the OFA remedy to the City, the City, without waiver of any right to appeal or on appeal, wishes to adopt a lawful Ordinance authorizing an OFA, and to lawfully ratify all actions taken to date to facilitate the filing of any OFA, including retention of experts and taking of legal advice in that connection;

WHEREAS, the City therefore has made available to the public prior to adoption of this Ordinance the unredacted portions of the transcript of the September 8, 2014, closed session that the Hudson County Superior Court ruled were subject to public disclosure pursuant to the OPMA;

WHEREAS, public disclosure of the deliberations recorded in the unredacted portions of the transcript of the September 8, 2014, closed session, in conjunction with a reopening of public comment and Council deliberations constitutes de novo action by City Council in satisfaction of the corrective/remedial action provision of N.J.S.A. 10:4-15 and as referenced in the November 10, 2015, Hudson County Superior Court Order;

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

1. The Corporation Counsel or his duly designated agent and the Business Administrator are authorized to file an Offer of Financial Assistance [OFA] to acquire title to the following property for purposes of continued freight rail and other compatible public purposes including passenger rail, open space, trail and historic preservation: Block 212, Lot M., Block 247, Lot 50A, Block 280, Lot 50A, Block 317.5, Lot 50A, Block 354.1, Lot 50A, Block 389.1, Lot 50, Block 415, Lots 50 and 50.PL, and Block 446, Lot 18A, on the City of Jersey City's Official Tax Assessment Map and more commonly known collectively as the Sixth Street Embankment [Property] for the presumptive sum of \$3 million for fee title to the portion of the Property purportedly sold to the Developer for that price in 2005, and for an additional amount such that the total expenditure does not exceed \$5.7 million for the Property and for all remaining property necessary to achieve a connection to the national freight rail network.

2. The Corporation Counsel of the City of Jersey City or his duly designated agent and the Business Administrator are authorized and directed to undertake any actions and execute any documents necessary or appropriate to acquire any property by purchase from Conrail under an Offer of Financial Assistance as provided in paragraph 1. In the event the STB sets terms and conditions exceeding \$5.7 million under the OFA, the Corporation Counsel shall advise the Council immediately so that the Council may accept or reject such terms and conditions within the time period set by STB.

ORDINANCE AUTHORIZING THE CITY OF JERSEY CITY TO FILE AN OFFER OF FINANCIAL ASSISTANCE [OFA] TO ACQUIRE CERTAIN PROPERTY COLLECTIVELY KNOWN AS THE SIXTH STREET EMBANKMENT FROM CONRAIL AND SUCH OTHER CONRAIL PROPERTIES AS ARE NECESSARY TO CONNECT WITH THE MAIN LINE IN THE VICINITY OF CP WALDO

3. The Corporation Counsel or the Business Administrator are authorized and directed to solicit proposals to engage the services of surveyors, title insurance companies, appraisers and any other professionals whose services are necessary or appropriate to pursue an OFA and otherwise to implement the purposes of this ordinance.

4. The Corporation Counsel or the Business Administrator are authorized and directed to take appropriate measures to meet the City's obligation, in the event of a successful OFA, to seek to provide rail service per 49 U.S.C. 10904, including, but not necessarily limited to, (a) to solicit proposals for construction or operation of interim freight rail transload facilities to serve freight rail customers of the Harsimus Branch on suitable property in the event City acquires all or a portion of the Harsimus Branch at issue in AB 167 Sub 1189X pursuant to an OFA, provided that respondents are encouraged to limit subsidization requests for construction of a switch and trackage or for operation in light of the possible interim nature of said transload operations, pending planning for reconstruction and further operation, and (b), in the event City successfully acquires the Harsimus Branch pursuant to STB's OFA procedures, further to solicit proposals from consultants to prepare plans and recommendations (including for contributions to offset reconstruction costs) for restoration of the Harsimus Branch for rail purposes to the extent practicable consistent with other public purposes.

5. In the event STB does not permit City to OFA the Property, or the OFA is unsuccessful, the Corporation Counsel with the cooperation of the Business Administrator are authorized and directed to pursue all other possible remedies that may result in acquisition of the Property, including connections for rail and other public purposes such as trail at the STB and by means of N.J.S.A. 48:12-125.1.

6. This Ordinance shall take effect at the time and in the manner as provided by law.

7. This Ordinance shall not rescind Ordinance 04-096 or 05-064 which authorized the acquisition of the Embankment solely for open space and a park by purchase or condemnation.

8. All prior actions by or on behalf of the City in furtherance of the goals and objectives of this Ordinance and the preparation and filing of an OFA are hereby ratified, including the retention and payment of experts and consultants.

9. 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*.

MD/he
12/11/15

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required
Not Required

ORDINANCE FACT SHEET –

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

ORDINANCE AUTHORIZING THE CITY OF JERSEY CITY TO FILE AN OFFER OF FINANCIAL ASSISTANCE [OFA] TO ACQUIRE CERTAIN PROPERTY COLLECTIVELY KNOWN AS THE SIXTH STREET EMBANKMENT FROM CONRAIL AND SUCH OTHER CONRAIL PROPERTIES AS ARE NECESSARY TO CONNECT WITH THE MAIN LINE IN THE VICINITY OF CP WALDO

Initiator

Department/Division	Law	Law
Name/Title	Jeremy Farrell	Corporation Counsel
Phone/email	(201) 547-4667	JFarrell@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance Purpose

This ordinance authorizes the relevant City departments to file for, and to pursue, a federal eminent domain remedy (49 USC 10904, called the "OFA" remedy) as administered by the federal Surface Transportation Board (STB) to acquire an unused portion of a line or railroad called the Harsimus Branch (Marin Blvd. to CP Waldo) which contains the Sixth Street Embankment, a City Historic Landmark. City has sought to acquire at least portions of this property since before Conrail in 2005 illegally sold the Embankment parcels to a developer without the required STB abandonment authorization. Conrail and the developer for years sought to prevent STB from exercising its jurisdiction. Now, an abandonment proceeding is finally pending, in which STB affords an OFA remedy. As a condition for invoking the remedy, the City must continue efforts to provide freight rail service on the line for two years before it may seek discontinuance authority. This ordinance replaces a previous ordinance which was invalidated by the court for alleged violation of the Open Public Meetings Act while preserving our ability to appeal that ruling. This ordinance also reflects and authorizes payment of the increased fees for proceeding before the STB.

The OFA remedy affords an efficient means to acquire the last underutilized transportation corridor into downtown for continued transportation (including rail) use, as well as open space uses, all consistent with historic preservation, all the way from Marin to CP Waldo (roughly Waldo or Chestnut Streets). If City is allowed to file for the remedy, STB will set the terms and conditions of sale, including price, based on the price paid by the developer to Conrail for the Embankment parcels (\$3 million), and appraisals for any portions remaining under Conrail ownership. City is expected to have only a brief period (expected to be approximately 10 days) to accept the terms. If the terms are accepted, City ordinarily would be required to close within 60 days. The ordinance also contains provisions to equip the City to make the OFA, and to be in a position to accept terms and to close on a transaction within time periods set by STB.

I certify that all the facts presented herein are accurate.

Signature of Department Director

Date

STATE OF NEW JERSEY
CITY OF JERSEY CITY
MUNICIPAL COUNCIL

CLOSED CAUCUS

TRANSCRIPT OF
PROCEEDINGS

ORIGINAL

City of Jersey City Municipal Council
280 Grove Street
Jersey City, New Jersey 07302
September 8, 2014

RECEIVED
2014 SEP 22 P 2:10
CITY CLERK'S OFFICE
JERSEY CITY, N.J.

SCHULMAN, WIEGMANN & ASSOCIATES

CERTIFIED SHORTHAND REPORTERS

216 STELTON ROAD

SUITE C-1

PISCATAWAY, NEW JERSEY 08854

(732) - 752 - 7800

Confidential

1 B E F O R E:

2 MUNICIPAL COUNCIL

3 ROLANDO R. LAVARRO, Council President

4 JOYCE E. WATTERMAN, Councilman-At-Large

5 DANIEL RIVERA, Councilman-At-Large

6 FRANK GAJEWSKI, Councilman Ward A

7 RICHARD BOGGIANO, Councilman Ward C

8 MICHAEL YUN, Councilman Ward D

9 CANDICE OSBORNE, Councilwoman Ward E

10 DIANE F. COLEMAN, Councilwoman Ward F

11
12 ROBERT BYRNE, City Clerk

13 MAYOR FULOP

14 JEREMY FARRELL, ESQ., Corporation

15 Counsel

16 ROBERT KAKOLESKI, Business Administrator

17 DIANA JEFFREY, ESQ., Assistant Corporation.

18 Counsel

19 MICHAEL DOUGHERTY, ESQ., Assistant Corporation.

20 Counsel

21 ROBERT COTTER, Planning

22 JEFFREY WENGER, Planning

23 MARYANN BUCCI-CARTER, Planning

24
25 TRACEY R. SZCZUBELEK, C.C.R.

1 A L S O P R E S E N T :

2 Charles Montange, Esq.

3 John Jack Curley, Esq.

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

Confidential

1 MR. BYRNE: Okay. Good afternoon,
2 Everyone. This is a closed session of the Jersey
3 City Municipal Council. It is 5:12 p.m. This
4 closed session was authorized by a resolution just
5 approved out in the Council chambers by the City
6 Council by an eight-zero vote, a resolution
7 authorizing a closed caucus of the Municipal Council
8 on Monday, September 8th, 2014 at 5 p.m. to discuss
9 pending litigations in matters within
10 attorney-client privilege, the Sixth Street
11 Embankment and Bright and Varick litigation.

12 MR. RAMCHAL: Council President.

13 MR. BYRNE: We have all nine members.

14 MR. RAMCHAL: No, Robert, Council
15 President, I would like to excuse myself from this
16 whole session because -- I didn't really miss a
17 meeting because I can't sit in this because I have a
18 personal issue with this.

19 MR. LAVARRO: You are excused, but
20 you did miss a meeting.

21 MR. RAMCHAL: I am going to excuse
22 myself from this closed session.

23 MR. BYRNE: Okay. We will hang out
24 together, Chico.

25 MR. RAMCHAL: For personal reason.

1 So I don't want to be in here.

2 MR. BYRNE: I am just going to say
3 you recuse yourself. Okay.

4 MR. FARRELL: You can leave your
5 paperwork.

6 MR. BYRNE: Councilperson Boggiano,
7 you are present.

8 MS. COLEMAN: [REDACTED]

9 [REDACTED]
10 MR. BYRNE: He has a reason.

11 MS. COLEMAN: So do I.

12 MR. FARRELL: [REDACTED]

13 [REDACTED]
14 [REDACTED]
15 [REDACTED]
16 [REDACTED]
17 [REDACTED]

18 MS. COLEMAN: Okay. I'm going to
19 stay.

20 MR. BYRNE: Councilperson Yun, you're
21 present.

22 MR. YUN: Here.

23 MR. BYRNE: Councilperson Osborne is
24 present, as is Councilperson Coleman, Councilperson
25 Rivera, Councilperson Watterman, Council President.

1 We also have our Business Administrator, Robert
2 Kakoleski. We have special counsel --

3 Why don't you introduce yourself,
4 Jack, to everybody.

5 MR. CURLEY: John Jack Curley,
6 representing the City on the embankment State Court
7 cases.

8 MR. FARRELL: You are correct; he
9 goes by Jack.

10 MR. BYRNE: I know that.
11 Charles Montange, M-o-n-t-a-n-g?

12 MR. MONTANGE: E.

13 MR. BYRNE: E.

14 MR. MONTANGE: Yeah, Montange.

15 MR. BYRNE: And we have, for staff,
16 Mr. Robert Cotter, Diana Jeffrey and Mike Dougherty.
17 D-o-u-g-h-e-r-t-y, correct?

18 MR. DOUGHERTY: Correct.

19 MR. BYRNE: Thank you. Okay. If you
20 need me, holler or call me.

21 (Whereupon, Robert Byrne and
22 Councilman Ramchal leave the closed
23 caucus.)

24 MR. FARRELL: All right, guys, before
25 we start I just want to explain -- I wanted to

1 explain a few things, as this is our first executive
2 session.

3 The first thing is that there will be
4 minutes taken at this meeting and that at some later
5 date, when the context or the discussion that takes
6 place here today is no longer deemed to be within
7 the attorney-client privilege, the minutes will be
8 made public.

9 All the rules that govern a normal
10 meeting of this body still govern. Our Council
11 President will run the meeting. And I do encourage
12 you to ask any questions you have but to remember
13 that whatever is said here will eventually become
14 public. So all the rules of decorum and respect
15 should still apply.

16 I also want to make clear to this
17 body that we're not taking a vote on anything today;
18 but, rather, this session is for informational
19 purposes and that any actual actions will be taken
20 at the regular meeting on Wednesday.

21 MS. COLEMAN: Regarding both matters?

22 MR. FARRELL: Regarding both
23 matters -- regarding this matter. We are not
24 actually voting on anything on Bright and Varick.

25 And with that being said I want to

1 introduce you guys to Charles Montange, who has
2 flown in for this meeting. Charles will be
3 discussing with us the posture of the case right now
4 and our options as to how to best pursue the relief
5 sought.

6 Yes.

7 MR. BOGGIANO: What law firm is he
8 from?

9 MR. FARRELL: Charles Montange is
10 from his own law firm.

11 MR. MONTANGE: Law Offices of.

12 MR. FARRELL: Charles Montange. He
13 is a solo.

14 MR. BOGGIANO: And you are from?

15 MR. CURLEY: John J. Curley, LLC on
16 Harborside Financial Center.

17 MR. FARRELL: Jack Curley is our
18 local counsel. Charles Montange is our special
19 counsel representing in railway law.

20 MR. LAVARRO: Resulting in what?

21 MR. FARRELL: Railway law.

22 MS. OSBORNE: Just so we know, we
23 share this attorney with the Embankment Preservation
24 Coalition.

25 MR. MONTANGE: And Conservancy.

1 MR. FARRELL: With that, Charles, go
2 ahead.

3 MR. MONTANGE: Again, I am Charles
4 Montange. I have actually been representing the
5 City since 2006 in this matter. This is not the
6 first time I have been in the room; however, for
7 many of you, this is the first time you have seen or
8 heard me, so I will try to start at the very
9 beginning and try to go very quickly. And if there
10 are questions, feel free.

11 I will try to get to the heart of
12 things. They have asked me to discuss the character
13 of the things and why we are considering a
14 particular ordinance, which is a recommendation that
15 I am making for the next steps in this case.

16 First of all, I do railroad law
17 before the Service Transportation Board. Although I
18 am located in Seattle, which is 3,000 and 2,000
19 miles from you, I do this stuff across the country
20 for cities and county governments and groups that
21 are interested in main -- keeping a railroad
22 corridor intact, usually for light rail or trail but
23 sometimes even for actual freight rail or passenger
24 services. And I represent other local -- usually
25 smaller governments and lot of nonprofit groups.

1 In this particular matter I was
2 retained by the City, along with Rails To Trails
3 Conservancy Embankment Coalition. You guys are
4 getting a reduced rate as part of that deal.

5 The whole matter starts in -- well,
6 really starts last -- well, over a century ago. The
7 Harsimus branch, which is called the Sixth Street
8 Embankment, was the main line for freight for
9 Pennsylvania Railroad to get product from the middle
10 West down to the East Coast, into the harbor for
11 international trade. This line was -- ultimately
12 ended up in the hands of Penn Central, and there was
13 bankruptcy. And under a reorganization, which
14 formed ConRail, the property was transferred to
15 ConRail as a line of railroad.

16 MS. COLEMAN: As what?

17 MR. MONTANGE: A line of railroad.

18 MS. COLEMAN: Okay.

19 MR. MONTANGE: When I start to use
20 this stuff, realize there is going to be jargon; and
21 it's going to have legal significance beyond what a
22 normal lawyer is going to call for.

23 So it's a line of railroad. And what
24 happened was ConRail in the late 1960 -- 1990's
25 ceased all use of it, tore out the bridges or

1 suffered them to be torn out, took out the track,
2 took out the rail structure and began to look for a
3 market to sell it for non-rail purposes, all without
4 any abandonment authorization.

5 Any line of railroad that the United
6 States -- anything that's a line of railroad in the
7 United States has to receive exit permission --
8 that's a license from the Service Transportation
9 Board -- before it's dismantled and sold off. If it
10 is not done in accordance with law, Federal law,
11 then the sale is unlawful or the action of doing the
12 sale and the tearing out of the material is
13 unlawful. And one can seek to have the railroad put
14 back together again.

15 So in 2005 this property -- by 2005
16 the City was interested in acquiring this property
17 for alternative public use, historic preservation,
18 park trail, open space; and there was some glimmer
19 maybe for light rail. And it was viewed by the
20 Planning Department, I think, as an underused
21 transportation corridor, the last one into Downtown,
22 maybe prudent to keep it intact for future use.
23 That's where things stood in 2005.

24 The Council at that point -- 2004, I
25 think, even started to document an ordinance of

1 imminent domain against this line, so you take it
2 under State law. If you look at the title practice
3 manual, as the gentleman on my right did, it says if
4 you are going to acquire ConRail property, you must
5 receive -- you must ask the railroad first for proof
6 of abandonment at the Service Transportation Board
7 or proof that no abandonment authorization is
8 required.

9 He made an inquiry along those lines
10 to ConRail and got a less than affirmative response.
11 They essentially admitted no abandonment
12 authorization, and they asserted that they
13 designated the line to be a spur.

14 MS. COLEMAN: They did what?

15 MR. MONTANGE: They designated the
16 line to be a spur. They classified it as a spur.
17 That has a technical meaning in railroad law. It
18 means you don't have to have an abandonment
19 authorization. However, it's also the law that you
20 cannot just claim the line of railroad as a spur and
21 get out of it. It's like saying, "I don't have to
22 have a driver's license because I don't have to have
23 a driver's license." They can't just excuse
24 themselves from compliance by relabeling the thing.
25 Once it's a line, it's a line. They can't alter its

1 status. It can be unused. They can even try to
2 dismantle it. But it's still a line.

3 So the manner -- while all this was
4 going on, at the same time they were kind of
5 postponing things with Mr. Curley and holding him
6 off. They sold the line to SLH Properties and, in
7 particular, eight LLC's in common control of
8 Mr. Steve Hyman?

9 At that point --

10 MS. COLEMAN: Is that mic working?

11 MR. FARRELL: These mics don't
12 amplify; they just record.

13 MR. MONTANGE: Okay. Can you hear me
14 okay?

15 MS. COLEMAN: When you get down to
16 the ending of your --

17 MR. MONTANGE: I am tapering off. I
18 will do my best. There is an air condition --

19 MR. RIVERA: Which property? You
20 said they sold it to what?

21 MR. MONTANGE: SLH Property -- eight
22 LLC's, limited liability corporations, owned by --
23 controlled by Mr. Steve Hyman.

24 MR. BOGGIANO: Isn't it true that the
25 City decided not to purchase this because the cost

1 of the railroad was too much money?

2 MR. FARRELL: No. And let's hold off
3 on the questions because there is a lot of
4 background to get through and it's going to take
5 some time.

6 MR. MONTANGE: Yeah, you can -- maybe
7 the best way is do that and hold off your questions
8 at the end. I will try to answer any questions you
9 have, at least give my best estimate of the answer.

10 So we get the eight LLC's own it.
11 Negotiations went on at the time because the City
12 was interested in acquiring it. They authorized
13 eminent domain. Nothing happened. And finally
14 Mr. Hyman's companies began to take out stanchions
15 adjoining the embankment. And I think they were
16 applying for demo permits at the same time. And the
17 City decided it would have to pursue relief at the
18 Federal level.

19 And the Federal action -- I called up
20 the Service Transportation Board December 2005. And
21 honestly, Gang, they said they have been receiving
22 lots of cards and letters on this saying -- and they
23 were waiting for somebody to petition them for
24 relief. And they were the ones to first mention the
25 words "OFA" to me. They expected someone would try

1 to do that. And I will get into that in a moment.

2 But suffice -- in January 2006 we
3 filed Rail -- City of Jersey City, Rails To Trails
4 Conservancy Embankment Coalition filed a motion for
5 declaratory order of Transportation Board for
6 determination this was a line of railroad. We won.
7 In 2007 -- took a long time for STB to get its order
8 out because they have no time deadlines in most
9 proceedings. In 2007 they got an order out saying
10 it was a line of railroad at one point.

11 The LLC's, told by ConRail, took an
12 appeal to the D.C. Circuit. And they argued for the
13 first time that the only tribunal that can determine
14 whether this was a line of railroad was a U.S.
15 District Court in the District of Columbia. The
16 D.C. Circuit case of first impressions said, yeah,
17 you don't have to go to this U.S. District Court.

18 This sent us in a round of
19 litigation, which, as of February 2014, we won.
20 This is a line of railroad. It just clearly is
21 because it was the Penn Central -- Pennsylvania,
22 rather, Railroad line of freight to the East Coast.
23 There was no doubt about what it was. And Mr.
24 Hyman's companies even stipulated that there was a
25 line of railroad by that time and asserted -- I

1 don't know whether -- well, they have asserted in
2 pleadings filed in U.S. District Court ConRail
3 fraudulently misrepresented to them it was not a
4 line of railroad, but they say now clearly was a
5 line of railroad. Anyway, that's what they said in
6 court and upheld the appeals of court.

7 It's back to Transportation Board
8 now, where we should have been much earlier. But we
9 got chased around by ConRail, and the LLC's caused a
10 lot of litigation and turmoil. We are finally back
11 to where we should have been in 2006 -- where we
12 should have been before the sale was made.

13 MS. COLEMAN: Shouldn't have sold in
14 the first place.

15 MR. MONTANGE: No, shouldn't have
16 sold it in the first place. It was unlawful.
17 That's what the STB has said in orders relating to
18 things like this. The sale was unlawful.

19
20
21
22

23 -- I have taken you through sort of the
24 history of where we're at to now.

25 MS. OSBORNE: Just -- sorry, just to

1 make sure I am understanding everything you say, so
2 this Transportation Board said the sale was never
3 legal because they didn't do this abandonment; and
4 that was basically upheld through the U.S. Court of
5 Appeals?

6 MR. MONTANGE: Yeah, it's a line of
7 railroad now. We won; you were right.

8 MR. FARRELL: So our options going
9 forward are?

10 MR. MONTANGE: Yeah, the options
11 going forward -- let me, before -- I have talked
12 about the Federal litigation. And I should make
13 sure you guys are aware of the whole context first.
14 And then I will give you the options and why the
15 options become very important to you because that
16 helps set this up.

17
18
19

20

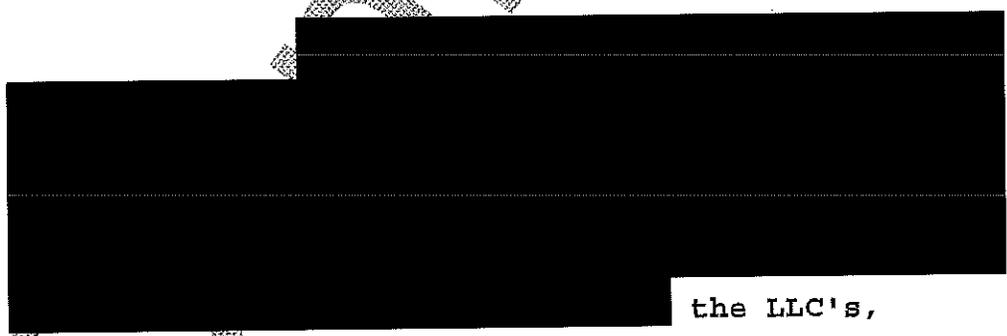
21

22

23

24

25



the LLC's,
sometimes joined by ConRail, were filing, I recall
from my vantage point, waves of State Court and
administrative tribunal litigation, perceived waves
against the City appealing this designation of the

1 Harsimus branch, appealing the refusal to grant demo
2 permits. Finally a Federal Civil Rights --

3 MR. FARRELL: Closed session, Sue.
4 This is a closed session.

5 MR. MONTANGE: Finally a Federal
6 Civil Rights action against the City alleging an
7 unconstitutional -- basically an unconstitutional
8 deprivation of property rights and threatening
9 inverse condemnation suit against the City for an
10 alleged taking of the property.

11 And there is additional suits that
12 have been filed, including suits against individual
13 officers of City Government. And they even filed a
14 suit against me at one point and general counsel of
15 Rails To Trails Conservancy.

16
17
18
19
20

21 At this point I think I can safely
22 say essentially all of the State Court proceedings
23 have been stayed pending a resolution of the Federal
24 case. So we finally got all the State stuff held in
25 abeyance pending an outcome of the Federal level.

1 It's now back at the Service
2 Transportation Board finally, as of roughly
3 February. And then with the exhaustion -- so now
4 the STB has to consider relief. And they are
5 restarting an abandonment proceeding for ConRail.
6 So our -- what we ask at this point becomes really
7 germane.

8 [REDACTED]
9 [REDACTED]
10 [REDACTED]
11 [REDACTED]
12 [REDACTED]

13 MS. COLEMAN: That's what I'm waiting
14 for.

15 MR. MONTANGE: [REDACTED]
16 [REDACTED]
17 [REDACTED]
18 [REDACTED]
19 [REDACTED]
20 [REDACTED]

21 MS. COLEMAN: [REDACTED]
22 MR. MONTANGE: [REDACTED]

23 [REDACTED]
24 [REDACTED]

25 MS. COLEMAN: [REDACTED]

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

[REDACTED]

MR. MONTANGE: Yes.

MS. COLEMAN:

[REDACTED]

MR. MONTANGE: Yeah.

MS. COLEMAN:

[REDACTED]

MR. MONTANGE:

[REDACTED]

[REDACTED]

10/10/10

1

[REDACTED]

2

3

4

5

MR. FARRELL: I don't want to get too bogged down with this because we have a lot to get through and a lot of questions that are going to be coming.

6

7

8

9

MR. MONTANGE:

[REDACTED]

10

11

12

13

14

15

16

[REDACTED]

17

[REDACTED]

18

19

[REDACTED]

20

[REDACTED]

21

[REDACTED]

22

[REDACTED]

23

[REDACTED]

24

25

[REDACTED]

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

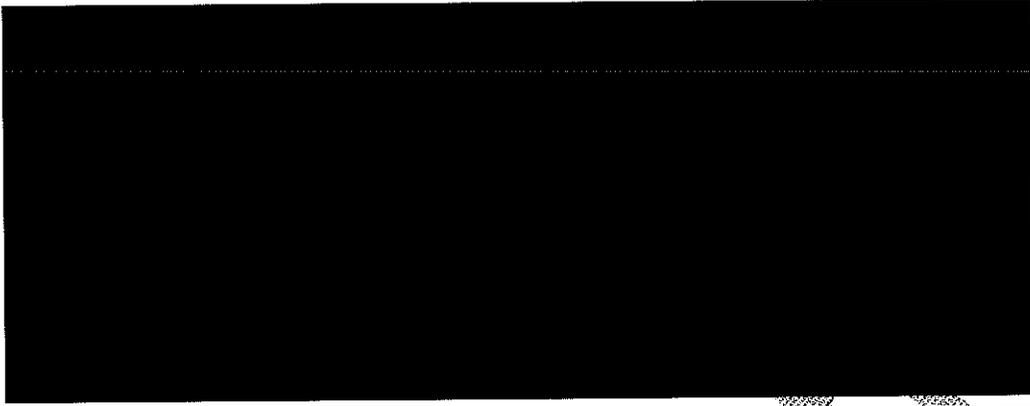
21

22

23

24

25



1



2

3

4

5

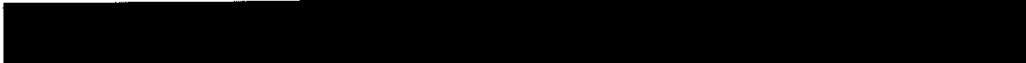
6



7



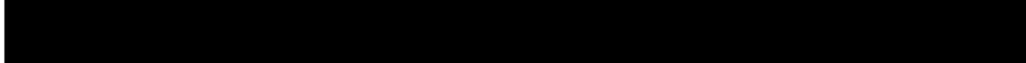
8



9



10



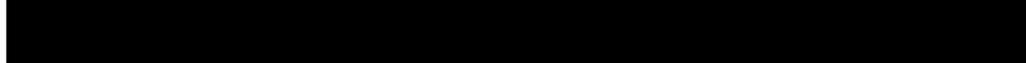
11



12



13



14



15



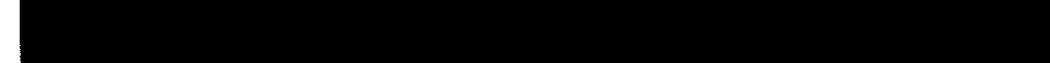
16



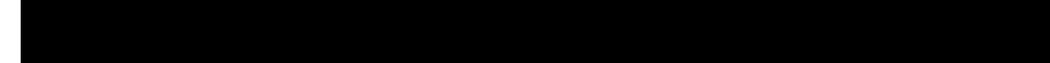
17



18



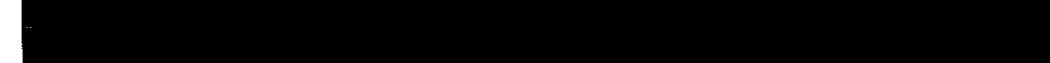
19



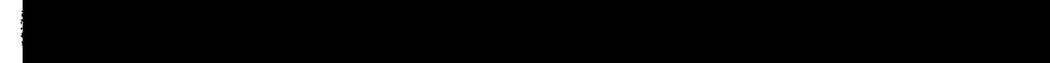
20



21



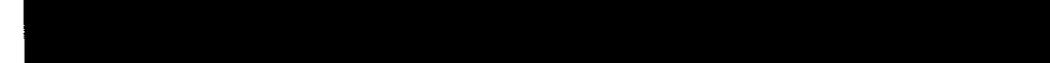
22



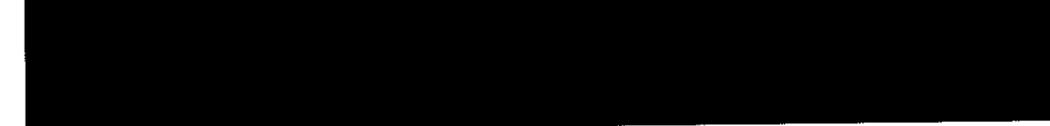
23



24



25



1

[REDACTED]

2

[REDACTED]

3

[REDACTED]

4

[REDACTED]

5

[REDACTED]

6

[REDACTED]

7

[REDACTED]

8

[REDACTED]

9

[REDACTED]

10

[REDACTED]

11

[REDACTED]

12

[REDACTED]

13

[REDACTED]

14

[REDACTED]

15

[REDACTED]

16

[REDACTED]

17

[REDACTED]

18

MS. COLEMAN:

[REDACTED]

19

[REDACTED]

20

MR. MONTANGE:

[REDACTED]

21

[REDACTED]

22

[REDACTED]

23

[REDACTED]

24

[REDACTED]

25

[REDACTED]

1 [REDACTED]
2 [REDACTED]
3 [REDACTED]
4 [REDACTED]

5 [REDACTED]
6 [REDACTED]
7 [REDACTED]
8 [REDACTED]
9 [REDACTED]
10 [REDACTED]

11 [REDACTED]
12 [REDACTED]

13 [REDACTED]
14 [REDACTED]
15 [REDACTED]
16 [REDACTED]
17 [REDACTED]
18 [REDACTED]
19 [REDACTED]
20 [REDACTED]
21 [REDACTED]
22 [REDACTED]

23 MR. FARRELL: Can we just add to the
24 record Mayor Fulop has joined the meeting.

25 MR. MONTANGE: Should I start at the

1 beginning?

2 MR. FARRELL: No.

3 MR. FULOP: I haven't seen you in a
4 long time.

5 MR. MONTANGE: Anyway, that leads us
6 to the OFA. The OFA stands for offer of financial
7 assistance. [REDACTED]

8 [REDACTED]
9 That's where OFA comes
10 from.

11 [REDACTED]
12 [REDACTED]
13 [REDACTED]
14 [REDACTED]
15 [REDACTED]
16 [REDACTED]

17 [REDACTED]
18 [REDACTED]
19 [REDACTED]
20 [REDACTED]
21 [REDACTED]
22 [REDACTED]
23 [REDACTED]

24 [REDACTED]
25 [REDACTED]

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

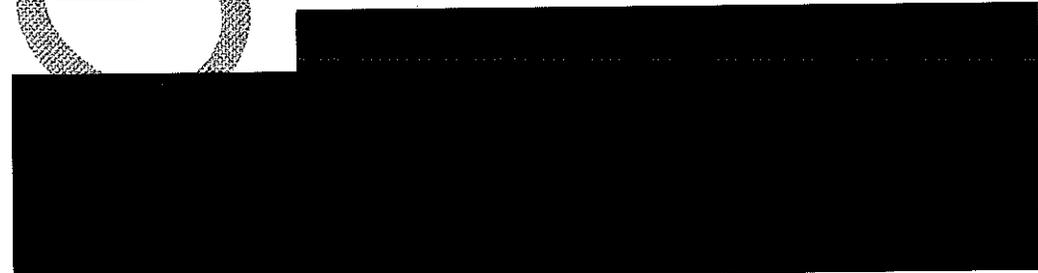
21

22

23

24

25



- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25

[Redacted text block]

[Redacted text block]

[Redacted text block]

[Redacted text block]

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

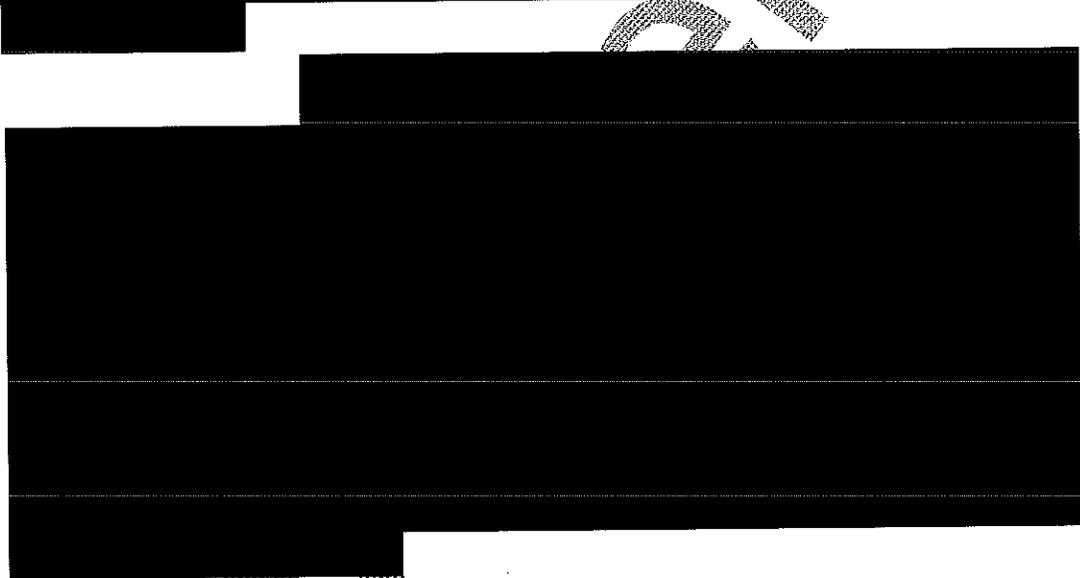
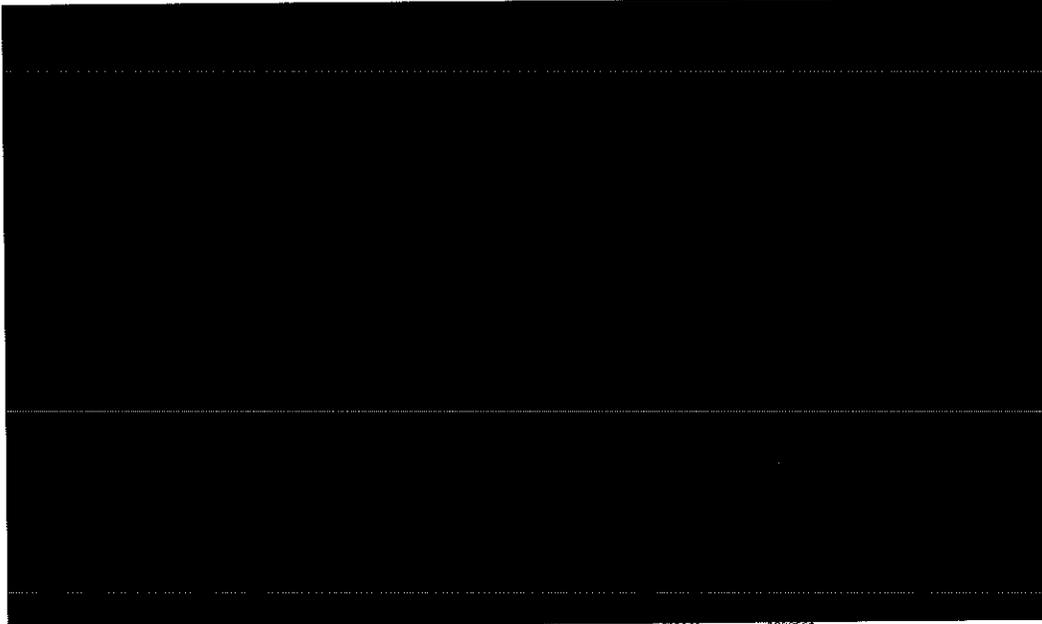
21

22

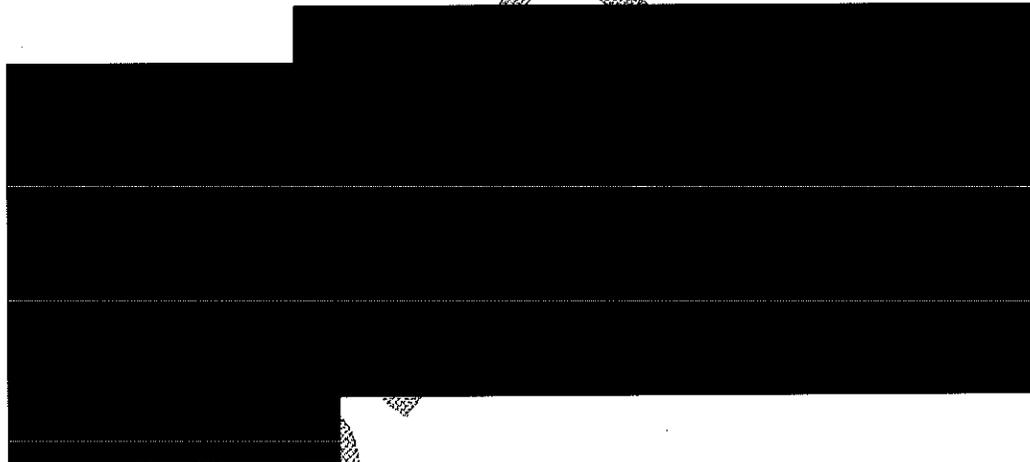
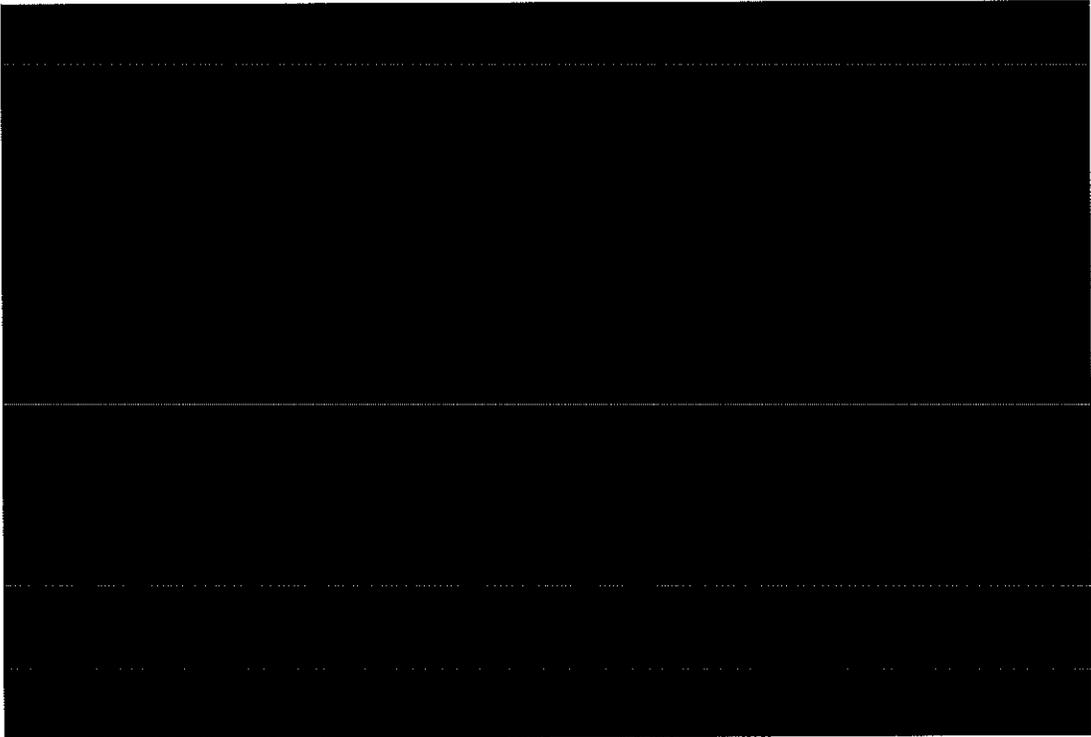
23

24

25



- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25



1

[REDACTED]

2

[REDACTED]

3

[REDACTED]

4

[REDACTED]

5

[REDACTED]

6

[REDACTED]

7

[REDACTED]

8

[REDACTED]

9

[REDACTED]

10

MR. FARRELL:

[REDACTED]

11

[REDACTED]

12

[REDACTED]

13

MR. MONTANGE:

[REDACTED]

14

[REDACTED]

15

[REDACTED]

16

[REDACTED]

17

[REDACTED]

18

[REDACTED]

19

[REDACTED]

20

[REDACTED]

21

[REDACTED]

22

[REDACTED]

23

[REDACTED]

24

[REDACTED]

25

1

[REDACTED]

2

3

4

5

[REDACTED]

6

7

8

9

10

11

12

13

14

15

16

17

18

19

[REDACTED]

20

21

22

23

24

25

FILE

Vertical text on the right edge of the page, possibly a page number or document identifier.

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

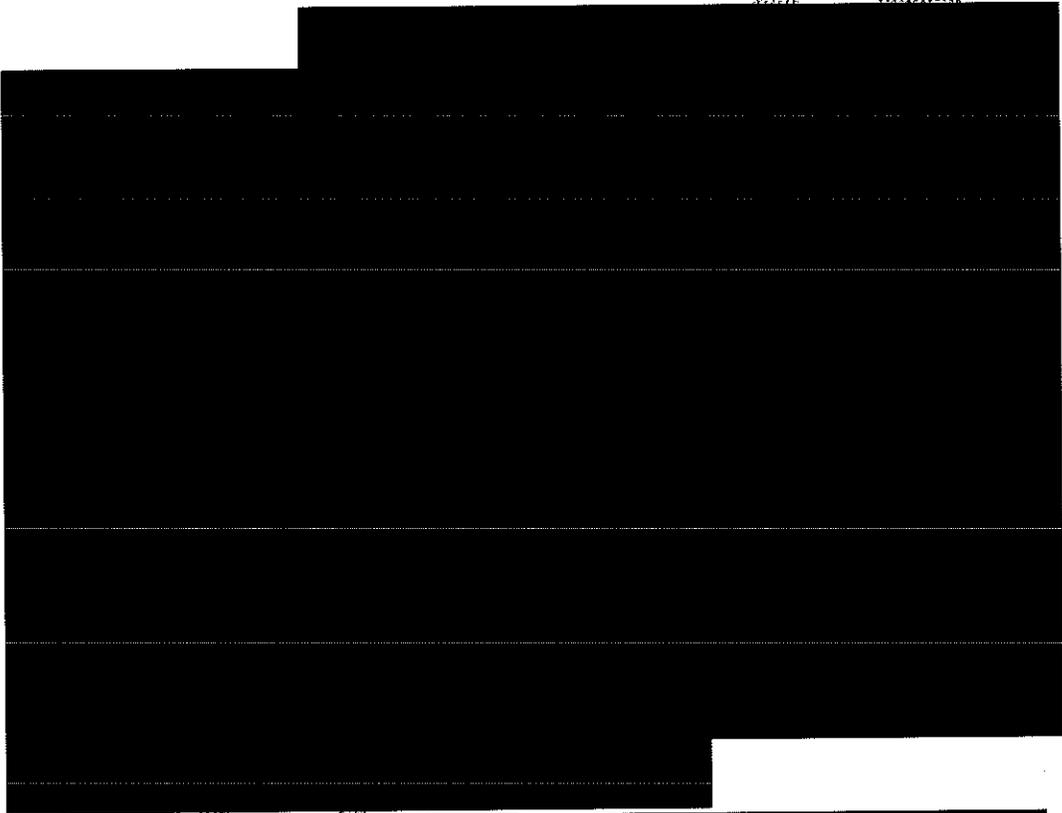
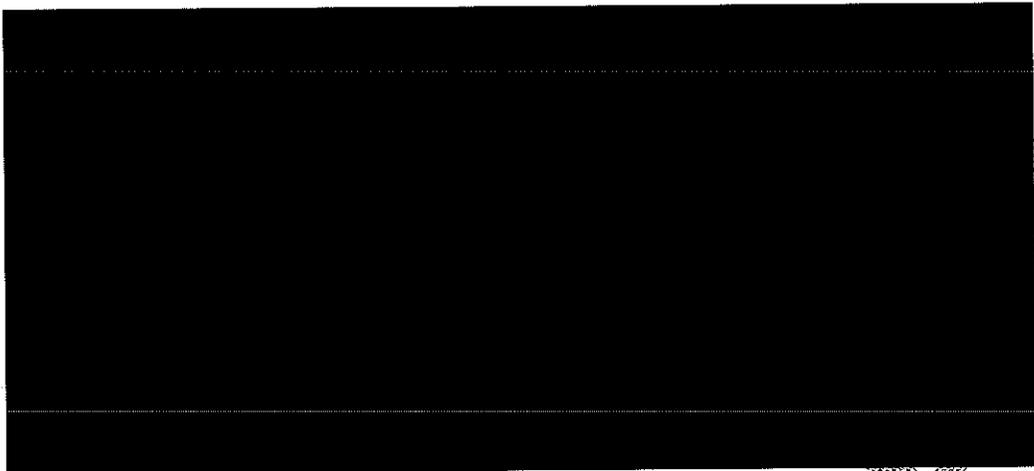
21

22

23

24

25



1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

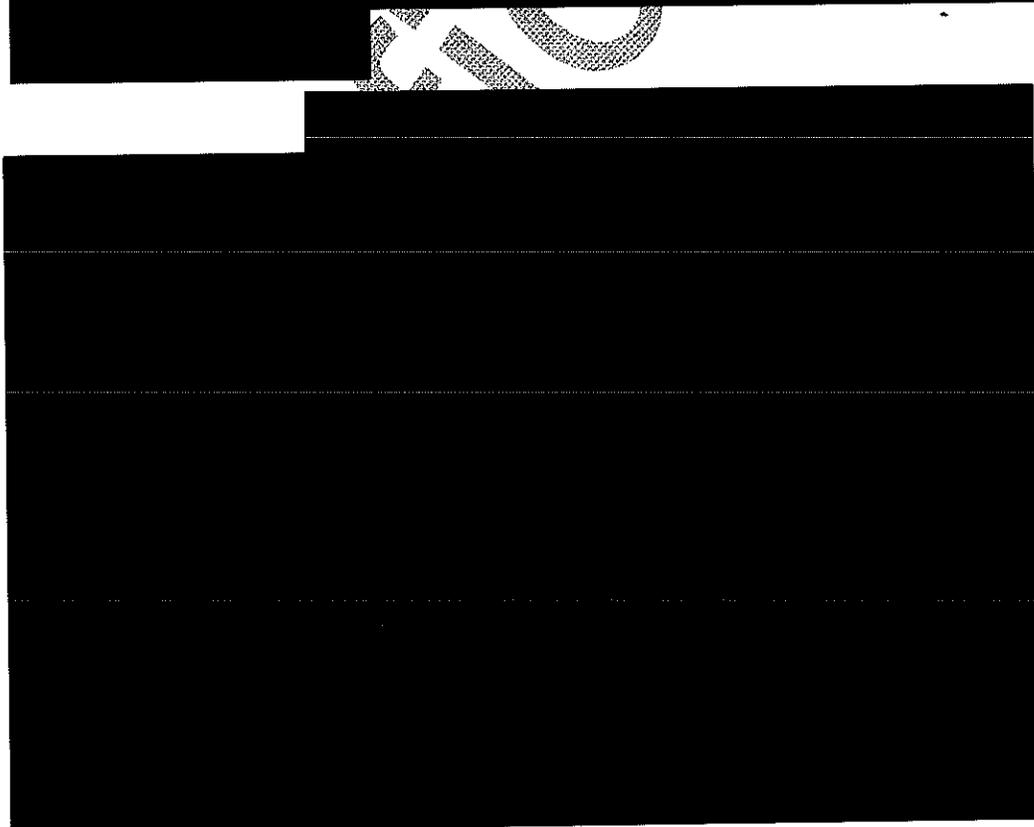
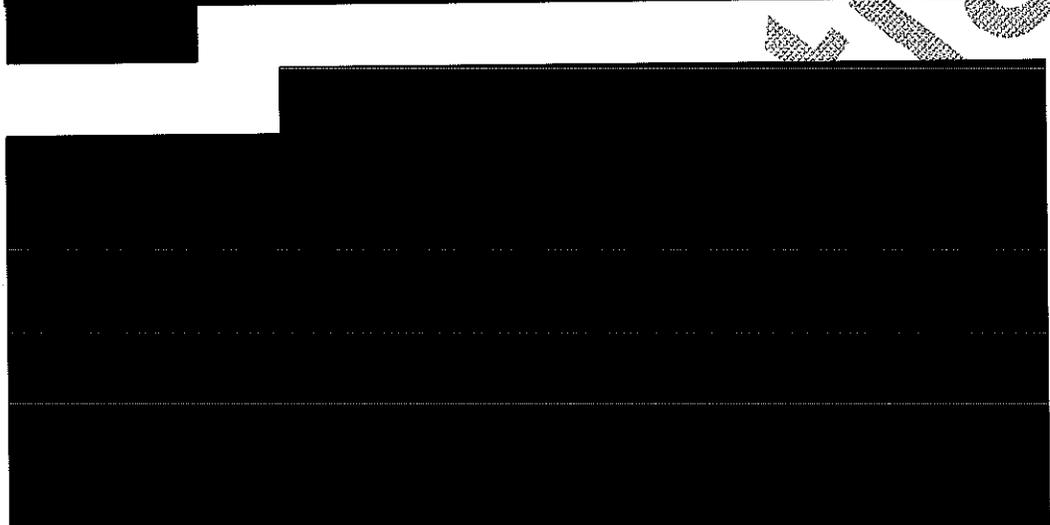
21

22

23

24

25



SECRET

SECRET



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. FARRELL: Charles, with all that being said, let's open it up to the Council for questions.

MR. BOGGIANO: I would like to ask first how much does it cost us, the taxpayers, since 2006?

MR. FARRELL: That's a really hard number for us to put together. I will try to put something together for you.

MR. BOGGIANO: I want to ask another question. Who has been paying bills for this group Downtown to fight this?

MR. FARRELL: The litigation is financed primarily through the monies bonded to realize the vision of an open space.

MR. BOGGIANO: You are telling me no City money has been used?

MR. FULOP: No, that's City money. This has gone through four -- three mayors, just to put it in -- and three City Councils, Cunningham, Harvey Smith, Jerry Healy. And everybody has kind of found it prudent to move forward, despite these same questions that have come up.

We were very close to a settlement

1 three years ago --

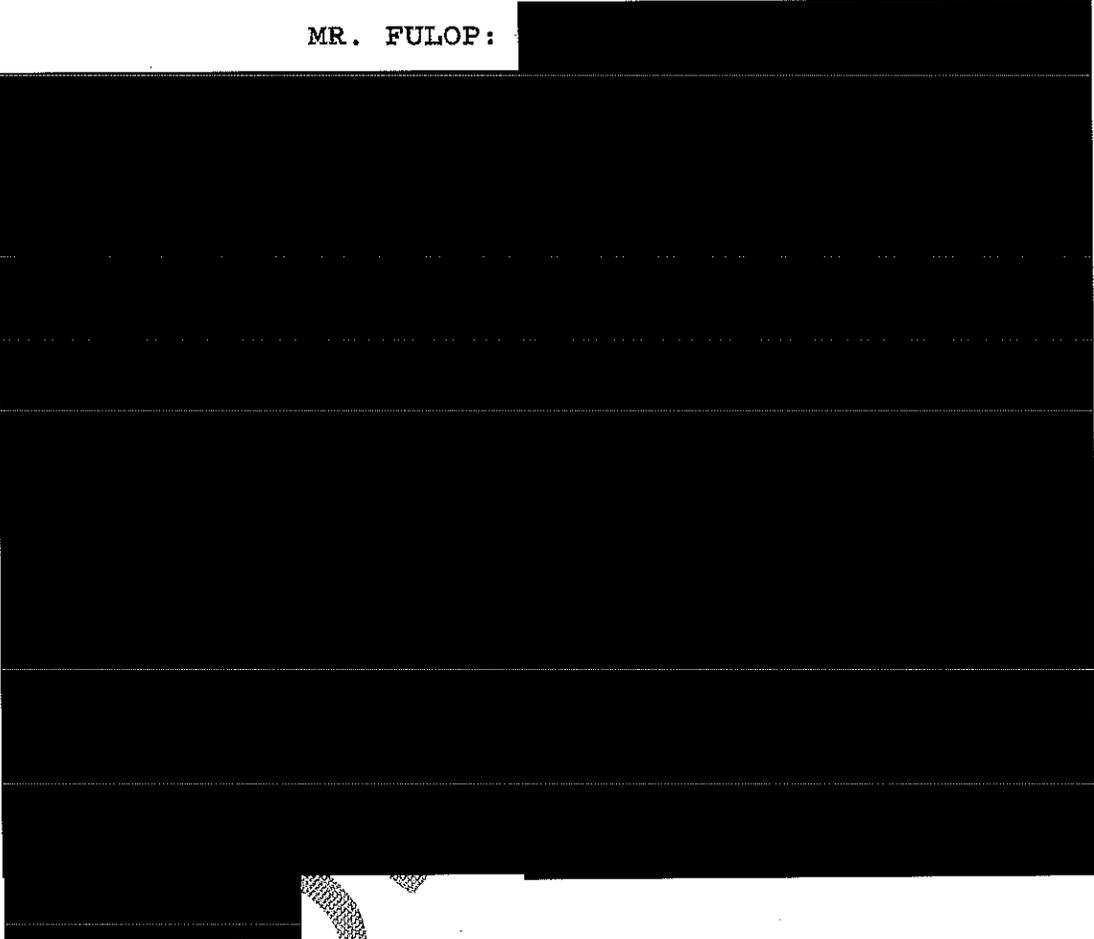
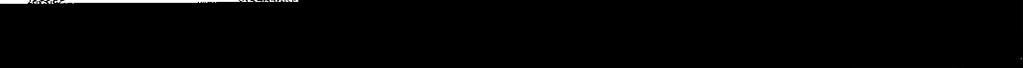
2 MR. MONTANGE: Yeah, several times.

3 MR. FULOP: -- but -- we bonded --
4 was it two years ago or three years ago?

5 MR. MONTANGE: Two years ago.

6 MR. FULOP: 

7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

22 And what I have
23 indicated, at least, is saying that whereas two
24 years ago we were ready to -- we put \$7 million that
25 we bonded for that we've said -- we have won the

1 last two court cases, right? [REDACTED]

2 [REDACTED]

3 [REDACTED]

4 [REDACTED]

5 [REDACTED]

6 MR. FARRELL: To litigate.

7 MR. FULOP: -- in order to

8 litigation.

9 MR. BOGGIANO: You know --

10 MR. LAVARRO: Councilperson Coleman.

11 MR. BOGGIANO: I'm not finished with

12 questions yet.

13 MR. LAVARRO: In fairness, she was

14 trying to get her questions in.

15 MS. COLEMAN: I raised my hand, and

16 you started talking. I follow the rules. Raise

17 your hand. But you finish.

18 MR. BOGGIANO: I look at this this

19 way: You are picking this up. It's going to cost

20 us a fortune to maintain. It's contaminated land,

21 and we can't even take care of Pershing Field.

22 Can't take care of Van Weganen Park. Can't take

23 care of all the other parks in the City. Now we are

24 going to spend all this money on this entities? I

25 think it's ridiculous. It's been going on for

1 years.

2 I was also told by couple Council
3 people that when the opportunity came back in 2006,
4 the City Council did not want to buy it because it
5 was too much money at that time. Now, you know --

6 MR. FULOP: I would just say that if
7 that's the logic, that we can't take care of
8 something, so to take that -- because you believe
9 that we can't take care of something we should just
10 give a gift to Steve Hyman, well, we are gifting a
11 \$3 million property he has acquired with a value of
12 50 to --

13 MR. BOGGIANO: I would like to --

14 MR. LAVARRO: Which we are entitled
15 to. It's our property.

16 MR. FULOP: So you're giving him a
17 gift.

18 MR. BOGGIANO: It's worth nothing.

19 MR. FULOP: What are you saying; we
20 are basically giving Hyman --

21 MR. BOGGIANO: I don't want to give
22 Hyman anything. I don't care who it is.

23 MR. FULOP: Well, the developer, you
24 know him. He says you know him.

25 MR. BOGGIANO: What, are you going to

1 put the bridges back, rebuild them? It's going to
2 be a horror show. We can't take care of what we
3 have right now. I can't see getting involved
4 spending money on anything else right now.

5 MR. FARRELL: Guys, I think this
6 conversation is valuable; but we only have a limited
7 amount of time with our attorney, so I would love to
8 have --

9 MR. BOGGIANO: Are you part of --
10 were you from Newark Avenue?

11 MR. CURLEY: Yes.

12 MR. BOGGIANO: Jack Curley of Leviss
13 & Leviss?

14 MR. CURLEY: Yes.

15 MR. LAVARRO: Councilperson Coleman.

16 MS. COLEMAN: My question is: What
17 is the recommendation here? In other words, do
18 we -- the recommendation is for us to take the
19 property and then sell it or take the property and
20 develop it or -- what is the recommendation.

21 MR. FULOP: Can I -- the original
22 plan was -- with the settlement was that we would
23 take the five properties, okay, and that the first
24 one on the settlement would go to the developer.
25 And to think about the value, we would have zoned

1 that one for four 500 units. From his standpoint,
2 that one parcel would have compensated enough for
3 everything. That's how valuable you are talking
4 about the land is what you're talking about here.

5 The Embankment Coalition out there
6 was comfortable with that proposal. They were
7 willing at the time to say, You could take that one
8 piece of property; the other five will be open.

9 So, look, I'm just -- I would defer
10 to Jeremy and Chaz on -- I don't know how I feel
11 about the freight and all that and all the legal
12 stuff; but to walk away from literally 12 years
13 of -- of work, I mean, we are so far down the road
14 at this point and winning now, I mean, what choice
15 do we have. You know?

16 MR. FARRELL: I would add to that
17 answer that the idea is still to create some sort of
18 open space and to create a preserved line, which
19 could be for use for trails all the way out,
20 hopefully out to green space.

21 But what the Mayor highlights, which
22 is important, is a lot of money is going to be
23 involved in making that happen. There is also
24 embedded in this property value. So we could
25 preserve a line and still bring some of the value

1 out of one of these blocks to resell to a developer
2 to pay for all the rest of it, as long as we
3 maintain an easement so that the trails continue
4 through that property.

5 So there is options here, but the
6 idea is still to preserve an open space along that
7 line.

8 MR. FULOP: Bob Cotter came in front
9 of the Council probably four years ago and made a
10 very, very compelling argument about the
11 right-of-way and that these don't surface every so
12 often. So even if you want to believe what Rich
13 says, that we don't take care of our parks, well,
14 even if you want to believe what he says -- and you
15 said -- wait a second. I want to figure --

16 MR. BOGGIANO: Just take a look.

17 MR. FULOP: Let's say that's true.
18 Nobody is it advocating today to put a dollar into
19 building the park today okay. Like -- but it would
20 be foolish not to preserve the option, right? You
21 don't have to do anything. Nobody is going up there
22 cleaning today, cutting the weeds today. Nobody is
23 doing anything. So you could acquire the property
24 valued 50 to a hundred million dollars; and you are
25 leaving the City with an asset, when all of us are

1 one in four, eight, 12 years. Maybe another Council
2 could say, "We have the money today." But if you
3 don't make the decision today to actually try and
4 protect that, you're giving a gift to Steve Hyman, a
5 50 to a hundred million dollar property for
6 \$3 million.

7 MR. FARRELL: Candice has a question.

8 MR. LAVARRO: I'm sorry, Candice.

9 MS. OSBORNE: I completely agree with
10 you. We are a City. We are growing. We are not
11 getting more space. This is it. And to -- to give
12 it up would be foolish. And I'm sure when Roosevelt
13 said we need to have national park space and need to
14 preserve areas like had been happening all across
15 the United States, I am sure there are people that
16 said, "We don't have the money for it." But it is a
17 once-in-a-lifetime chance. I don't think we should
18 give it away.

19 MR. FULOP: There is \$3 million still
20 earmarked that Senator Menendez, then Congressman
21 Menendez, has sitting there for us to draw on
22 when -- when we acquire it. That is their -- you
23 would be walking away from that, as well. That is
24 earmarked money in Washington for this property.

25 MR. FARRELL: There is actually also

1 Green Acres money that is about to expire but is
2 currently still available for us for this project.

3 MR. LAVARRO: Councilperson Coleman,
4 then Yun.

5 MS. COLEMAN: My last question was I
6 heard it in the -- that at some point in time the
7 settlement was going to pay a certain amount.
8 ConRail was going to pay a certain amount and that
9 amount was to represent making the -- the owner
10 whole. Is that correct? But they changed that now
11 since that time?

12 MR. FARRELL: Yes.

13 MR. MONTANCE: [REDACTED]

14 [REDACTED]

15 [REDACTED]

16 [REDACTED]

17 [REDACTED]

18 MS. COLEMAN: All of a sudden they --

19 MR. MONTANCE: [REDACTED]

20 MR. FARRELL: I want to bring it in

21 [REDACTED]

22

1

[REDACTED]

2

3

4

5

6

7

[REDACTED]

8

MS. OSBORNE:

[REDACTED]

9

[REDACTED]

10

MS. WATTERMAN:

[REDACTED]

11

[REDACTED]

12

MR. FARRELL:

[REDACTED]

13

[REDACTED]

14

15

16

[REDACTED]

17

18

[REDACTED]

19

20

[REDACTED]

21

22

[REDACTED]

23

[REDACTED]

24

[REDACTED]

25

[REDACTED]

1
2
3
4
5
6
7
8
9
10
11

12 And that -- there are real costs
13 associated with doing all this. And I think it's
14 important as a body you understand the scope that
15 we're taking on and weighs of the pros and cons.
16 That's why this discussion is valuable, because
17 while there is that cost, we have to also remember
18 the benefits of, one, preserving of the green space,
19 two, preserving of a line into a major urban
20 environment, which, if we do give up, we'll never
21 get back because to build this line they had to
22 condemn people's homes and tear down homes. You
23 know, so once we -- once we give up the line, homes
24 are going to go back there; and no one is going to
25 want to do that again, tear down all those homes to

1 create a line.

2 And then the final thing you have to
3 remember is that this is very valuable land. And so
4 if we had to buy this land today to even make a park
5 or to make a school or do anything, we could never
6 afford to buy it today because of the value of that
7 land. So this is a once in a -- in a City's life's
8 opportunity to preserve something pretty special.

9 Those are the balances that we have
10 to decide on Wednesday. And it's for you to make
11 your choice. But I wanted to put it in the right
12 context for you.

13 MR. LAVARRO: Councilman Yun.

14 MR. YUN: First, thank you for your
15 good job, really.

16 MR. MONTANGE: I wish it had happened
17 sooner.

18 MR. YUN: Thank you for good job.
19 But now my concern is that this is a great deal as a
20 business -- you know, yes, we going to have some
21 land; but my concern is that City of Jersey City
22 have put effort to provide rail service at least two
23 years all to do that. What kind of -- we talking
24 about dollar amount, what kind of cost? That is the
25 key.

1 MR. MONTANGE: It's a fair question,
2 and I can only give you some preliminary numbers.
3 We're working on that. And, in fact, there will be
4 a meeting tomorrow to get a little bit better feel
5 for it. And I have a recommendation for you on
6 this. I can give you some actual concrete numbers.
7 If you were to put a transload in on the National
8 Docks line -- that would be right underneath the
9 freeway, essentially back behind those ball fields,
10 removed away from people -- it would cost 175,000
11 roughly. That is the estimate I have gotten to put
12 the switch in.

13 It's about \$125 per linear foot for
14 good quality track. So you figure roughly \$300,000
15 when we total up the track and the switch, just to
16 put that amount back, \$300,000. Engineering and
17 overhead, maybe another 50. And if you wanted to
18 make a fancier facility, then you add some more to
19 that. But you're around 300 to 400,000 minimum for
20 a five-car transload, where they can park five cars
21 out running in there, take it out on the Harsimus
22 branch right there at National Docks, fairly
23 removed.

24 MR. FULOP: I have a question.

25 MR. MONTANGE: Yeah.

1 MR. FULOP: The OFA would have a
2 freight line coming down the embankment basically,
3 is that what --

4 MR. MONTANGE: No, no. The advantage
5 of the embankment property is it crosses over what's
6 called National Docks. So it intersects National
7 Docks at grade level. There is an aerial structure
8 that went up, and that goes up to CP Waldo. But the
9 cheapest way to get a functional transload onto
10 the --

11 MR. FULOP: Come into --

12 MR. COTTER: Back of cemetery on
13 Brook Avenue, around the back.

14 MR. FULOP: By the historic cemetery?

15 MR. COTTER: Behind it.

16 MR. KAKOLESKI: By Jewel Electric.

17 MR. MONTANGE: Actually, the old CP
18 Waldo, that is where the trains went in, behind the
19 cemetery up -- up there.

20 MR. FULOP: I see.

21 MR. MONTANGE: Then came down this
22 trestle, then down to the embankment. But
23 underneath the embankment, in a sense, underneath
24 the freeway, back up right against that line, that
25 bluff where the Palisades are, there is a operating

1 line of railroad tucked in there called the National
2 Docks Secondary. That's in-use line of railroad
3 today. And, in fact, ConRail has -- wants to
4 upgrade service on it. So it's not an abandonment
5 candidate by any means.

6 (Whereupon, Mr. Byrne enters the
7 closed caucus.)

8 MR. BYRNE: I know we are still in a
9 closed session. It's filling up rather well
10 outside. I just wanted to let everyone know it's
11 about five after 6.

12 MR. FARRELL: Understood.

13 (Whereupon, Mr. Byrne leaves the
14 closed caucus.)

15 MR. FARRELL: I mean, this is the
16 more important issue for us to resolve today. So
17 are there any other really important questions for
18 counsel on this?

19 MR. BOGGIANO: You said 300,000 to
20 run a rail line?

21 MR. FARRELL: To build the transload.

22 MR. MONTANGE: Build a transload, not
23 run a rail line. Build a transload under the
24 freeway.

25 MR. FARRELL: Those are capital

1 costs.

2 MR. MONTANGE: There may be other
3 places in the City that are under the control of the
4 City that you can also locate a transload. [REDACTED]

5 [REDACTED]
6 [REDACTED]
7 [REDACTED]
8 [REDACTED]
9 [REDACTED]
10 [REDACTED]
11 [REDACTED]
12 [REDACTED]
13 [REDACTED]
14 [REDACTED]

15 MR. LAVARRO: Candice.

16 MS. OSBORNE: Just to -- I understand
17 what you're asking, but I also to a degree feel like
18 it's not really [REDACTED]

19 [REDACTED]
20 [REDACTED]
21 [REDACTED]
22 [REDACTED]
23 [REDACTED]

24 MR. FARRELL: So to be clear, what
25 the legislation is is to authorize the application

1 to STB. [REDACTED]

2 [REDACTED]

3 [REDACTED]

4 [REDACTED]

5 [REDACTED]

6 [REDACTED]

7 [REDACTED]

8 MS. WATTERMAN: But we have to be

9 ready, though.

10 MR. FARRELL: You have to be ready.

11 MR. MONTANGE: [REDACTED]

12 [REDACTED]

13 [REDACTED]

14 [REDACTED]

15 MS. OSBORNE: Gotcha.

16 MR. MONTANGE: [REDACTED]

17 [REDACTED]

18 [REDACTED]

19 [REDACTED]

20 [REDACTED]

21 MR. FARRELL: Anything else of real

22 importance? Because I don't want to hold up the

23 caucus meeting and we have more issue to discuss.

24 Anything else?

25 Mayor? Anything else?

1 President?

2 MR. LAVARRO: Let's move along.

3 MR. FARRELL: Thank you,

4 Mr. Montange.

5 We are going to go right into the
6 next topic because we only have about five minutes
7 to do it.

8 MS. COLEMAN: Can I just -- we are
9 voting for the authorization to submit the
10 application --

11 MR. FARRELL: That's right.

12 MS. COLEMAN: -- is that what we're
13 voting for?

14 MR. FULOP: It's a resolution, not an
15 ordinance.

16 MR. FARRELL: It's an ordinance
17 because there is an expense associated with it.

18 Mike, if you can just ask Robert
19 Byrne to come back in.

20 MR. MONTANGE: And if you want to get
21 in touch with me, these guys know my telephone
22 number.

23 MS. COLEMAN: Can Chico come back in
24 now?

25 MR. FARRELL: Yeah, he can come back

1 in. He is with Robert.

2 So this one we are going to move as
3 quickly as possible. But I want to remind the
4 Council that we initiated this lawsuit and we just
5 got the actual written opinion from the judge today,
6 so we're still absorbing.

7 (Whereupon, Mr. Byrne and Councilman
8 Ramchal enter the closed caucus.)

9 MR. BYRNE: Go right into Bright and
10 Varick. Okay. We are now doing -- we are now
11 having a closed caucus about Bright and Varick.

12 Good afternoon, Mayor.

13 MR. FULOP: Hey.

14 MR. BYRNE: We have Councilman
15 Ramchal back in the room. At 6:07.

16 MR. FARRELL: I would add --

17 MR. BYRNE: We have Mayor Fulop. Did
18 we have anyone besides our special guests before
19 during my absence?

20 MR. FARRELL: Mayor Fulop joined, and
21 I put it on the record.

22 MR. BYRNE: Besides Mr. Fulop?

23 MR. FARRELL: No. Now we also have
24 the planners in the room now for this discussion.

25 MR. BYRNE: Sure.

1 MR. FARRELL: Okay.

2 MR. LAVARRO: Jeff Wenger and Maryann
3 Bucci-Carter.

4 MS. JEFFREY: I will try to make this
5 quick, as quickly as I can.

6 In 2012 there is a very small parcel
7 of land on the corner of Bright and Varick in Van
8 Vorst that was being used. It was an empty lot.
9 It's still an empty lot. It was being used by the
10 school. It was -- the City sold the property to the
11 agency, the JCRA. The JCRA then designated a
12 developer for that site. And afterwards there were
13 proposed development to the redevelopment plan.

14 Prior to the proposed changes to the
15 redevelopment plan the zoning for that area was R-1,
16 which restricted it's a historic area. But this
17 was a tiny little parcel of land that was sort of in
18 an island in the middle of a historic district. But
19 the zoning was restricted to one and two-family
20 homes and some commercial uses.

21 The developer had a plan to build
22 what was called a "micro-unit" project. He was
23 going to build a five-story building with 85 to 87
24 units, about 350 square feet, small, almost like
25 efficiency apartments. And his vision was that

1 recently graduated students would come there and
2 would purchase these units or rent them and live
3 there in lieu of renting two and three-bedroom
4 apartments other places in the City.

5 The changes to the redevelopment plan
6 changed -- there is some controversy about whether
7 or not -- what the zoning was after these changes to
8 the redevelopment plan, but most agree that it
9 was -- many people didn't understand that the
10 changes to the redevelopment plan would have
11 resulted in increase in density that would have
12 permitted a project of this size or of this nature.

13 In August of 2013 the developer
14 submitted his site plan. And at that point the
15 residents of Van Vorst realized that this project
16 was being proposed, and they became very upset.
17 Their concern is that a micro-unit project
18 could essentially give way and turn into an SRO with
19 transients, that it would tend to compromise or
20 jeopardize the integrity of the neighborhood. That
21 is their position.

22 A set of events occurred in which the
23 application was going through the planning process,
24 and there is a question at -- the law says, NJSA
25 40:55-46A and 10- -- .3 -- I am saying this for the

1 record -- stipulate that once an application is
2 deemed complete it has to be -- the Planning Board
3 has to make a decision on that application within a
4 certain period of time.

5 When, if ever, this application was
6 deemed complete was at issue. What was also at
7 issue is what was the underlying density for this
8 area. The City argued that the density in the
9 redevelopment plan was ambiguous and it was not
10 possible to tell what the density was. And in
11 January of 2000 -- 2014 Anthony Cruz, in his
12 capacity as the chief zoning officer, denied the
13 application, site -- stating that the density was
14 too ambiguous and it needed to go before the Zoning
15 Board for determination whether -- as to what the
16 density was.

17 Meanwhile, the site plan -- there was
18 an e-mail in October from the planners that said the
19 site plan was substantially complete. Not complete
20 but substantially complete.

21 Thereafter, the developer submitted
22 revised architectural plans which changed the
23 address -- it changed the nature of the project. It
24 stripped the project of the amenities. And Planning
25 determined at that point that it required new agent

1 review.

2 There was a hearing that was
3 scheduled for December 17th; but Planning said
4 because there are new architectural plans, we are
5 going to postpone the hearing until March. The
6 developer, instead of waiting to March to have a
7 hearing before the Planning Board, filed action in
8 lieu of prerogative writ.

9 MS. COLEMAN: What?

10 MR. FARRELL: A lawsuit.

11 MS. JEFFREY: Sorry. Lawsuit. It is
12 a lawsuit saying the government is not doing the
13 right thing and we want to force the government to
14 do the right thing. So the lawsuit basically said
15 Cruz had no right to refuse our application on
16 density, the density is clear; and because the
17 Planning Board didn't render a decision in December
18 and didn't hold -- our site plan is deemed
19 automatically approved.

20 The court -- the long and short of it
21 is the court agreed with the developer and ruled in
22 the developer's favor. The application was deemed
23 automatically approved.

24

25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

[REDACTED]

[REDACTED]

[REDACTED]

I am going through this very quickly.

You are nodding, so --

MR. FULOP: We lost. Can I say
anecdotaly just two things on this?

MR. FARRELL: Yeah.

MR. FULOP:

[REDACTED]

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

[REDACTED]

We spent how much money on this now?

MR. FARRELL: The Planning Board attorney has cost us about 25,000, a little bit more, to pursue this matter.

[REDACTED]

MR. FULOP: So I -- this is just anecdotally. Maybe you could --

MR. FARRELL: I'll --

MR. FULOP:

[REDACTED]

MR. FARRELL:

MR. FULOP:

[REDACTED]

MR. FARRELL: That's correct.

MR. FULOP: But that doesn't change

1 the overall picture.

2 MR. FARRELL: That's right.

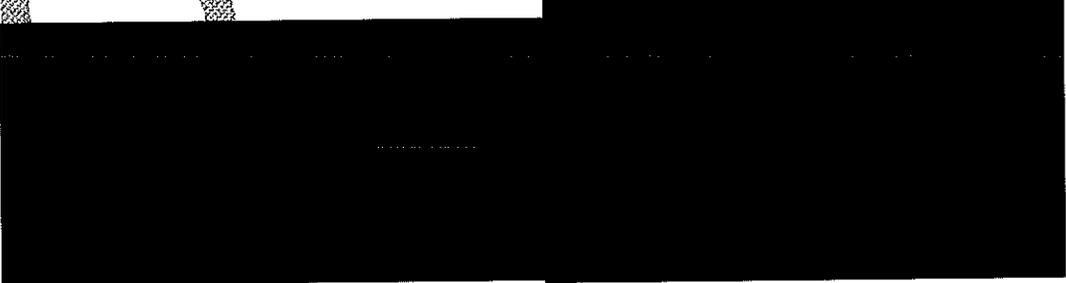
3 MR. FULOP: 

4 

10 
11 

15 
16 

21 MR. FARRELL: 

22 

1

[REDACTED]

2

3

4

5

6

[REDACTED]

7

8

9

10

11

12

13

14

15

16

[REDACTED]

17

18

19

20

21

22

MR. LAVARRO: Councilperson Coleman.

23

MS. COLEMAN: My question is: Can

24

you -- what do you, Corporate Counsel, recommend?

25

[REDACTED]

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

[REDACTED]

Are we voting on

something that's --

MR. FARRELL: No, today you are not voting on anything -- sorry, Wednesday. You are not voting on anything right now. This is a discussion. And it was asked for because of the community people that have been reaching out to these members.

MS. COLEMAN: Right.

MR. FARRELL: And people didn't know exactly what happened or where we are.

MS. COLEMAN: So what does Corporate Counsel recommend?

MR. FARRELL:

[REDACTED]

[REDACTED]

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

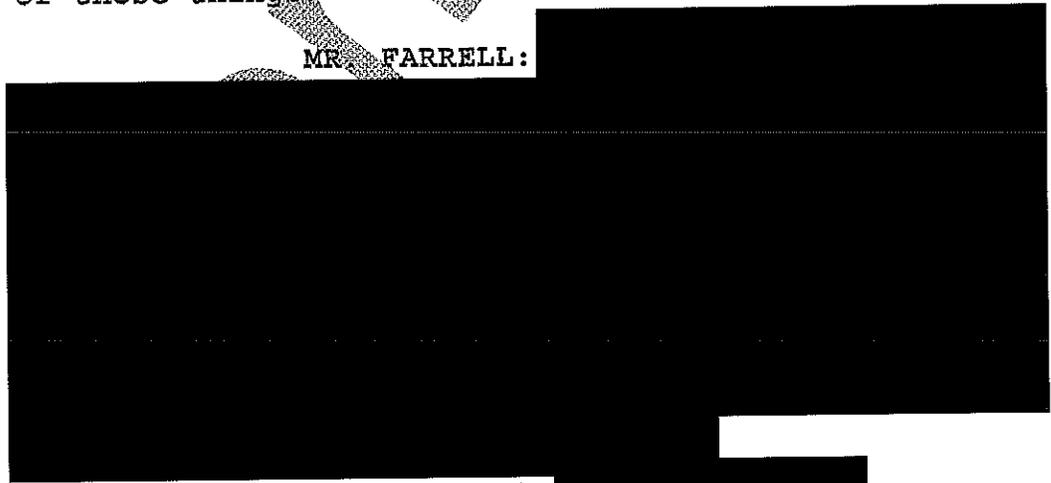


MR. LAVARRO: Councilperson.

MS. COLEMAN: My last question is:

The plans that we saw as a Council and discussion of, Candice and I, we looked at they have a lot of great amenities to go with it. Even though the community didn't like the project because it was micro-units, it had a lot of amenities, like study room, study -- gym and things on the outside. Now, from my understanding, they resubmitted something and now other plans have been approved. So my question is: The approved plans don't include all of those things.

MR. FARRELL:



MS. COLEMAN:

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. FARRELL:

[REDACTED]

[REDACTED]

MS. COLEMAN: Okay.

MR. FARRELL:

[REDACTED]

[REDACTED]

MS. COLEMAN:

[REDACTED]

MR. FARRELL: In the first instance?

MS. COLEMAN: Yeah.

MR. FARRELL: Understood.

MR. LAVARRO:

[REDACTED]

[REDACTED]

MR. FARRELL:

[REDACTED]

MR. LAVARRO:

MR. FARRELL: Yes.

MR. LAVARRO: -- if it's necessary to

do that.

MS. COLEMAN: Thanks, Rolando.

MS. OSBORNE:

[REDACTED]

[REDACTED]

MR. FARRELL: Yeah, I did see that.

1

[REDACTED]

2

3

[REDACTED]

4

One other point I want you to

5

understand about the contract of sale too is the

6

JCRA sold the property to the developer, but the

7

developer hasn't actually paid for it yet. Those

8

deeds are being held in escrow. So there is --

9

there hasn't been a closing on that sale.

10

[REDACTED]

11

12

[REDACTED]

13

[REDACTED]

14

[REDACTED]

15

[REDACTED]

16

17

[REDACTED]

18

[REDACTED]

19

[REDACTED]

20

[REDACTED]

21

22

[REDACTED]

23

24

[REDACTED]

25

[REDACTED]

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

[REDACTED]

MS. COLEMAN: What was already done.

MR. FARRELL: [REDACTED]

[REDACTED]

[REDACTED]

MS. WATTERMAN: [REDACTED]

[REDACTED]

MR. FARRELL: [REDACTED]

[REDACTED]

Anything else?

MR. LAVARRO: Council --

MS. COLEMAN: I didn't hear.

MR. LAVARRO: Sorry. Frank.

MR. GAJEWSKI: Just a quick question.

What are the restrictions on discussing anything that went on in closed session?

MR. FARRELL: That is a great question. So this -- both issues were discussed in closed session. It's being discussed in closed session under the attorney-client privilege, exception to the Open Public Meetings Act. You, as members of the Board, are part of our what's called

1 "attorney-client group." And so to protect the
2 information that was discussed here you guys have to
3 preserve that. You can't discuss this with anybody
4 outside of this group.

5 At some point in time these minutes
6 will become public, and at that point in time you
7 will be free to discuss them with anybody. If you
8 do get some questions from folks, you can answer
9 their questions; you just can't provide them any
10 information you learned about in this meeting here
11 today.

12 MR. RAMCHAL: Frank, that's why I
13 recused myself.

14 MR. LAVARRO: Which is pretty much
15 nothing.

16 MS. OSBORNE: I am just going to
17 say -- yeah, because I have learned kind of a lot
18 here today that I didn't know.

19 MS. COLEMAN: What did you say?

20 MS. OSBORNE: I learned a lot today
21 that I didn't know. I kind of know what they know
22 until I walked in here, so I'm --

23 MR. FARRELL: It's complicated.

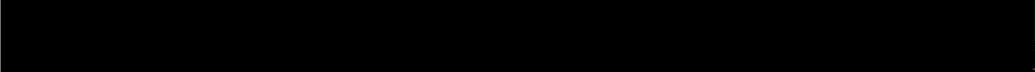
24 MS. OSBORNE: Can't figure out how I
25 should respond other than Jeremy.

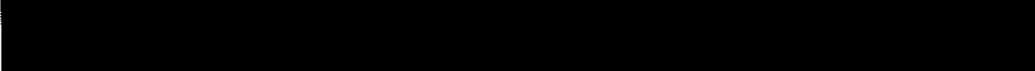
1 MR. FARRELL: I know. Councilwoman,
2 I am going to get right to your question; but one
3 point I want to raise is tomorrow -- Wednesday, when
4 we go into Council and consider the OFA application,
5 you guys should feel free to make whatever comments
6 you feel you want to make on the record, but you
7 should preserve our attorney-client privilege in
8 this room.

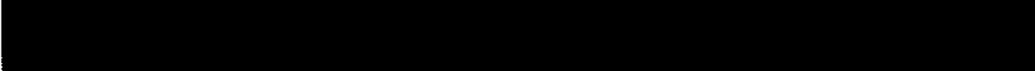
9 MR. RAMCHAL: Right here.

10 MR. FARRELL: 

11 

12 

13 

14 

15 

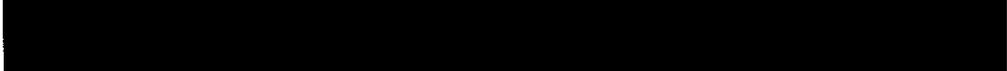
16 

17 

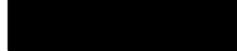
18 Okay?

19 MR. BOGGIANO: 

20 

21 

22 

23 

24 MR. FARRELL: 

25 

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25



MS. OSBORNE: This is our attorney.
He is on our side. We hired him. It's not like one
side -- he is on our side.

MR. RAMCHAL: Check with you -- come
to you or e-mail?

MR. FARRELL: Call me on my cell.

All right. Guys, we really should
get to our caucus. We are half a meeting late.

MR. LAVARRO: What is our action,
Robert?

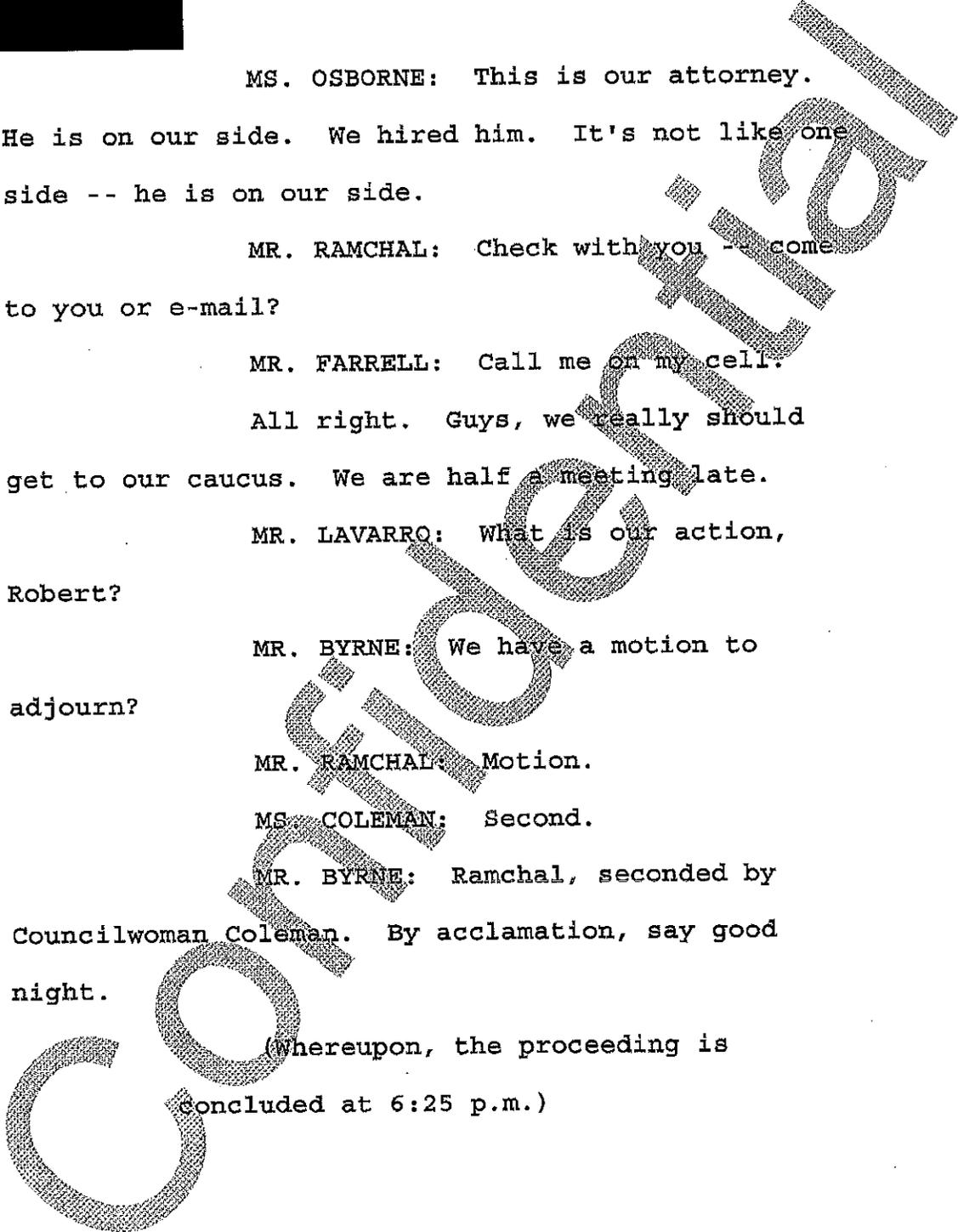
MR. BYRNE: We have a motion to
adjourn?

MR. RAMCHAL: Motion.

MS. COLEMAN: Second.

MR. BYRNE: Ramchal, seconded by
Councilwoman Coleman. By acclamation, say good
night.

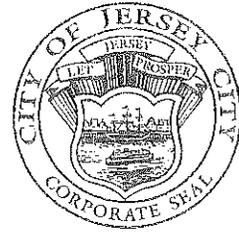
(Whereupon, the proceeding is
concluded at 6:25 p.m.)



City Clerk File No. Ord. 15.187

Agenda No. 3.0 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 15.187

**TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF
JERSEY CITY ADOPTING THE OCEAN AVENUE SOUTH
REDEVELOPMENT PLAN**

WHEREAS, the Municipal Council seeks renewed investment and development within the redevelopment area; and

WHEREAS, the following amendment removes the redevelopment plan area from the R-1 Zone District and creates a new "Ocean Avenue South Redevelopment Plan" to guide development; and

WHEREAS, the attached Ocean Avenue South Redevelopment Plan has been reviewed by the Jersey City Planning Board at its meeting of November 10, 2015; and

WHEREAS, the Planning Board voted favorably to recommend adoption of the Ocean Avenue South Redevelopment Plan by the Municipal Council; and

WHEREAS, a copy of the Ocean Avenue South Redevelopment Plan is 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; and

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the attached Ocean Avenue South Redevelopment Plan be, and hereby is, adopted as recommended by the Jersey City Planning Board.

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 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, FAICP, Director
Division of City Planning

APPROVED AS TO LEGAL FORM

APPROVED: 

APPROVED: _____

Corporation Counsel

Business Administrator

Certification Required

Not Required

ORDINANCE/RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution/ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution/ordinance.

Full Title of Ordinance/Resolution

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
ADOPTING THE OCEAN AVENUE SOUTH REDEVELOPMENT PLAN**

Initiator

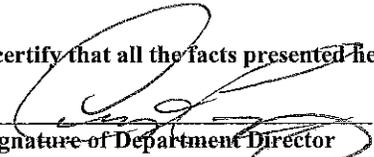
Department/Division	HEDC	City Planning
Name/Title	Robert Cotter, PP, FAICP	Director
	Matt Ward, AICP	Senior Planner
Phone/email	201-547-5010	bobbyc@jcnj.org / mward@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Purpose

This ordinance adopts the Ocean Avenue Redevelopment Plan. The Planning Board voted favorably to recommend adoption of the Plan. The Plan area straddles Ocean Avenue and is bounded by Cator Avenue at the North and Merritt Street and the South. There are 115 tax lots and 21 acres included in the Area. The area is currently zoned R-1 but operates and neighborhood commercial main street largely comprised of mixed-use buildings. The Plan will reinstate Neighborhood Mixed Use zoning. The Plan proposes three zones for the corridor - 1) Neighborhood Mixed Use Zone; 2) Historic Neighborhood Mixed Use Zone; and, 3) Future Development Zone.

I certify that all the facts presented herein are accurate.  12-14-15

 _____
Signature of Department Director Date

OCEAN AVENUE SOUTH Redevelopment Plan

As recommended by Planning Board on November 10, 2015

Text to be removed is shown in strikethrough ~~like this~~.

Text to be added is shown in bold, italics, and underlined ***like this.***

Adopted _____ – Ordinance _____



INTRODUCTION

The Ocean Avenue South Redevelopment Plan contains 21 acres and 115 individual parcels stretching from Merritt Street to Cator Avenue along Ocean Avenue. The land use of the corridor is mainly 3-story mixed use but also includes: one- and two-family residential, a senior housing high rise, light industrial, religious assembly, a live poultry market, an auto mechanic, and mid-rise apartment buildings.

In 1974 retail and other storefront type uses were prohibited from Ocean Avenue and other smaller commercial corridors throughout Jersey City. These zoning changes were designed to bolster suffering business districts by refocusing commercial activity to key corridors by rezoning smaller corridors for residential. This strategy forced Ocean Avenue to operate with zoning that didn't match land uses. In late 2014, with the support of Ward A Councilman Gajewski, the South Greenville Neighborhood Association expressed a desire to improve the corridor and re-designate the corridor for neighborhood commercial uses to match the historic uses common in the neighborhood.

Jersey City has experienced renewed population growth and a growing economy, bringing new life to Jersey City's neighborhood commercial streets. The Ocean Avenue South corridor has many unique features that make it a viable candidate for a return to commercial and mixed use zoning. In 2000, New Jersey Transit began light rail service to the Danforth Avenue Station only a few blocks from Ocean Avenue. It is one of the few commercial areas in South Greenville. There are several historically significant buildings and storefronts. There are three high-rise residential buildings in the vicinity ranging from 11 to 13 stories, one of which is within the redevelopment area. There is also a NJ Transit bus terminus providing excellent bus service to the area as well. The Ocean Avenue South corridor can therefore support increased population density with reduced parking ratios that will support retail growth along the corridor.

The purpose of the Ocean Avenue South Redevelopment Plan is to foster the redevelopment and rehabilitation of Ocean Avenue by providing land use regulations tailored to existing land uses as well as existing social, economic and historic fabric in order to return Ocean Avenue South to a flourishing main street and neighborhood destination.

I) BOUNDARIES

The Ocean Avenue South Redevelopment Plan contains nearly 14 acres of real property and 115 individual parcels stretching from Merritt Street to Cator Avenue along Ocean Avenue. The northern end of the corridor is bound by Bayview Cemetery and PS 20 school.

II) TRANSPORTATION

A) Existing Infrastructure

In 2001, New Jersey Transit began light rail service to the Danforth Avenue Station only a few blocks from Ocean Avenue. There is also a NJ Transit bus terminus providing

excellent bus service to and from the area as well. South of the redevelopment area, Route 440 is accessible from Avenue C and the nearest entrance/exit to the Turnpike Extension/I-78 is 14A.

B) Future Infrastructure Goals:

1. As the corridor develops, it is envisioned that a SID or another entity shall access a fee to charge land owners, residents and developers to establish local shuttle or bus service to enhance access to rail stations and ferry stops.
2. It is envisioned that an additional Hudson-Bergen Light Rail station be studied and developed at the eastern end of Gates Avenue to improve transit access.

III) REDEVELOPMENT PLAN OBJECTIVES

Renewal activities for the Ocean Avenue South plan area will be undertaken in conformity with, and will be designed to meet, the following objectives of the Redevelopment Plan:

1. Re-establish Ocean Avenue South as a neighborhood commercial corridor and neighborhood destination.
2. Establish a Special Improvement District (SID) to assist business owners and maintain the commercial corridor.
3. Improve access to rail and ferry services.
4. Make sustainability and smart growth a theme of future development and redevelopment that guides land use and transportation decisions.
5. Make walking and biking an easy, safe, desirable, and convenient mode of transport.
6. Encourage unique local quality retail sales and services that promote community character and distinctiveness.
7. Reduce automobile dependency by encouraging high density development in close proximity to mass transit and neighborhood services with low automobile parking ratios and with bicycle parking requirements.
8. Provide for urban amenities such as transit, open space, and entertainment that will attract new employers and a range of new residents to the area while sustaining existing neighborhoods.
9. Provide for a wide variety of housing types, sizes, and price points that meet the needs of Jersey City's diverse population.
10. Encourage the adaptive reuse of existing structures.
11. Encourage buildings to meet or exceed the US Green Building Council's LEED (Leadership in Energy and Environmental Design) Certification or equivalent.
12. The removal or rehabilitation of vacated, deteriorated and obsolete structures.
13. The overall improvement of traffic circulation through the development of new and improved vehicular and pedestrian circulation systems which provide for separation of vehicular and pedestrian traffic and the maximum use of public transportation.
14. To promote balanced development in accordance with applicable State laws and City requirements regarding affordable housing.
15. Creation of new employment, housing, educational, recreational, commercial and retail opportunities for the residents of Jersey City.
16. Coordinate redevelopment activities to provide a uniform and consistent attack on blighted, dilapidated, and obsolete structures within the Area.

17. Leverage new transit facilities such as light rail to accommodate housing and employment needs.
18. Establish minimum stormwater management requirements and controls for development in order to reduce pollution from municipal sewer systems, direct discharges to surface waters, and combined sewer overflows, and to reduce flooding and erosion, enhance groundwater recharge, and promote rainwater harvesting.
19. Reflect the goals and objectives of the New Jersey Municipal Land Use Law (M.L.U.L.).

IV) GENERAL ADMINISTRATIVE PROVISIONS

- A) No building shall be constructed over public rights-of-way in the project area with the exception of freestanding structures ancillary to public plazas and/or pedestrian walkways, which shall be subject to review by the Planning Board.
- B) Prior to commencement of construction, site plans for the construction and/or rehabilitation of improvements to the Area shall be submitted by the developer to the Planning Board of the City of Jersey City for review and approval so that compliance of such plans with the redevelopment objectives can be determined. Site plan review shall be conducted by the Planning Board pursuant to NJSA 40:55D-1 et. seq. Applications may be submitted for the entire project or in any number of phases.
- C) As part of any site plan approval, the Planning Board may require a developer to furnish performance guarantees pursuant to NJSA 40:55D-53 et seq. Such performance guarantees shall be in favor of the City in a form approved by the Jersey City Corporation Counsel. The amount of any such performance guarantees shall be determined by the City Engineer and shall be sufficient to assure completion of on and off site improvements within one (1) year of final site plan approval.
- D) No use or reuse shall be permitted, which, when conducted under proper safeguards, will produce corrosive, toxic or noxious fume, glare, electromagnetic disturbances, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration (60 decibels), or other objectionable features so as to be detrimental to the public health, safety or general welfare.
- E) All residential redevelopment proposals and construction plans shall meet or exceed applicable FHA and building code minimum room size requirements prior to approval by the Planning Board.
- F) Any subdivision of lots and parcels of land within the Redevelopment Area shall be in accordance with the requirements of this plan and the Land Development Ordinance (LDO) of Jersey City. A maximum shape factor may be listed to regulate minimum lot size. Shape factor is defined as the perimeter of the lot squared, dived by the lot area.

$$\frac{\text{Perimeter}^2}{\text{Lot area}} = \text{Shape Factor}$$

- 1) Example of how to calculate a shape factor for a standard 25' by 100' rectangular lot:

$$\frac{(25+25+100+100)^2}{2,500} = 25$$

G) Upon demolition of existing structures, the site shall be graded and planted or sodded, with a durable dust free surface in the interim period prior to construction of new buildings.

H) DEVIATION REQUESTS

The Planning Board may grant deviations from the regulations contained within this Redevelopment Plan, where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments. Deviations from the required retail use as per Section VII shall be considered a design waiver, cognizable by the Planning Board. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Redevelopment Plan.

No deviations may be granted which will result in permitting:

- 1) A use or principal structure in a district which does not permit such use or principal structure;
- 2) An expansion of a non-conforming use;
- 3) An increase in height of more than ten feet or 10% of the height in feet, whichever is less.
- 4) An increase in the permitted floor area ratio;
- 5) An increase in the parking ratio of more than 10% above the maximum permitted;
- 6) Right-of-way width, and pavement width beyond normal adjustments encountered during survey synchronization;
- 7) Non-completion of minimum open space, parks, or other type of phased improvements required to be implemented;
- 8) Deviation from the Impact Fees provisions set forth in this Plan; or
- 9) Non-compliance with the specific goals and objectives enumerated in the Plan.
- 10) Planning Board may grant deviations from the required land use regulations in section VII to further the goals and objectives of this plan.

Any deviation in the above categories or any other deviation that would otherwise constitute a "d" type variance or deviation constitutes a request for a legislative plan amendment cognizable only by the Governing Body. The Jersey City Zoning Board of Adjustment's powers are strictly limited to "a" and "b" appeals (N.J.S.A. 40:53D-70A&B).

I) Redevelopment shall provide adequate water, sewer and other necessary utilities to the site, to the satisfaction of the Municipal Engineer and the Municipal Utility Authority. All costs necessary for infrastructure improvements associated with a development project, off-site as well as on-site, are the responsibility of the developer or redeveloper.

- J) This Redevelopment Plan may be amended from time to time upon compliance with the requirements of law. A fee of \$1,000.00 plus all costs for copying and transcripts shall be payable to the City of Jersey City for any request by a private entity to amend this plan. The City of Jersey City reserves the right to amend this plan.
- K) Interim uses may be established, subject to agreements between the developers and the Planning Board, that such use will not have an adverse effect upon existing or contemplated development during the interim use period. Interim uses may include surface parking provided there is no ingress or egress onto Ocean Avenue itself. Interim uses must be approved by the Planning Board, which may establish an interim use period of between one (1) year and three (3) years in duration, subject to the Planning Board's discretion. Additional renewals of an interim use may be granted by the Planning Board, subject to the same interim period limitations specified above.
- V) NEIGHBORHOOD NOTICE REQUIREMENTS:
 - A) The Ward Councilperson(s) representing the Ward(s) within this redevelopment plan shall designate a single neighborhood organization, community group, SID, or other association to be designated for receiving notice of development applications. The Ward councilperson(s) shall send a memo to the Planning Board secretary informing the Planning Board of the designation. The designation shall be in effect until superseded by another memo. In the event councilpersons cannot agree on a single association, the council president shall decide.
 - B) The designated association shall maintain registration, hold elections and file bylaws with the City of Jersey City.
 - C) The designated association shall provide a designated agent with an email, address, and telephone number to the Division of City Planning. It shall be the responsibility of the designated association to maintain current contact information with the Division of City Planning.
 - D) Within five (5) business days of filing an application for development with the Division of City Planning, all applicants must provide (via hand delivery, US Mail, or commercial delivery service) a copy of the application, along with all associated documents including architectural drawings, to the designated agent of the designated association. The applicant must submit an affidavit certifying notice to the designated association to the Division of City Planning.
 - E) Failure to complete the required notice pursuant to this section shall deem an application incomplete.
 - F) Upon receipt of notice of an application submittal, the designated association shall have 14 calendar days to review plans and submit any comments to the Planning Board.
 - G) The designated association shall receive a copy of Planning Board agendas from the Division of City Planning.
 - H) These requirements may be waived by the Planning Board for a specific redevelopment project if the designated association has submitted to the Planning Board, in writing, its approval of that project.
 - I) No hearing for a development application shall be delayed due to lack of existence of a designated association, or due to failure of an agent of the designated association to register current contact information with the Division of City Planning.

VI) OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF STATE AND LOCAL LAWS

- A) The Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. requires that a Redevelopment Plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:
- 1) This Redevelopment Plan achieves the stated objectives of the Jersey City Master Plan by locating high density development in close proximity to mass transit facilities with low parking ratios to reduce the traffic impact of future high density development. Other uses such as retail and office uses compatible with a mixed use transit oriented station area are permitted.
 - 2) This Redevelopment Plan provides for a list of permitted principal uses, as well as accessory uses and prohibited uses in the redevelopment area. The plan also provides for density restriction through the use of lots sizes, maximum height limits, as well as setback and stepback requirements and various design controls.
 - 3) There will be no displacement of existing residents through the implementation of this plan through condemnation, as this is an area in need of rehabilitation and condemnation is not permitted. Any condemnation action already commenced by the Jersey City Redevelopment Agency may continue. The condemnation of easements in areas previously declared in need of redevelopment may be pursued by the Jersey City Redevelopment Agency.
 - 4) The Ocean Avenue South Plan proposes no new acquisition or condemnation of private property for private redevelopment purposes, however the condemnation of easements in areas previously declared in need of redevelopment may be pursued by the Jersey City Redevelopment Agency.
 - 5) Jersey City is designated as a "Planning Area 1" in the State Plan and is at the center of the Hudson County "urban complex." The development envisioned by this plan is in conformity with the "State Planning Act" P.L. 1985, c. 398 (C.52:18A-196 et al) as well as the master plan of Hudson County and all contiguous municipalities.
 - 6) No affordable units are identified to be removed as part of the implementation of this redevelopment plan.

VII) REQUIRED LAND USE REGULATIONS

- A) Retail and/or other permitted active storefront type uses, which activate the adjacent sidewalk, are required along Ocean Avenue. Active storefront type uses include, but not limited to, retail, storefronts, building lobbies, art galleries, bars and restaurants.
- 1) Retail uses shall occupy a minimum of 25% of the ground floor.
- B) Ground floor residential is only permitted if necessary to meet the requirements of the Americans with Disabilities Act, there is no elevator access, and provided the following conditions are met:
- 1) Must be situated behind the retail use.
 - 2) The building must maintain a minimum of 25% of ground floor area for retail space at the front of the building.
 - 3) The building must incorporate a cellar not less than 600 square feet or 50 percent of the building's footprint, whichever is greater, to provide storage space for the retail use and for the location of trash rooms, mechanical rooms, meters or other infrastructure needs of the building so as to maximize available retail space at the

ground floor level. Additional space may be allocated to residential tenants.
Renovation of existing structures at the time of adoption of this redevelopment plan shall be exempt from this cellar requirement.

- C) Affordable Housing Requirements: Buildings more than 4 stories shall provide moderate income affordable housing according to the following:
- 1) The developer shall dedicate 5% of all residential units constructed above the 4th floor as affordable housing available to households at or below 80% of Area Median Income (AMI) as promulgated by the U.S. Department of Housing and Urban Development for a period of 30 years or the duration of an approved tax abatement, whichever is less; or,
 - 2) In lieu of constructing and dedicating 5% of all residential units above the 4th floor as required in paragraph 1), all required affordable units may be satisfied through a contribution to the Jersey City Affordable Housing Trust Fund at a rate of \$100,000 per required affordable housing unit.
 - 3) Zone 2 is exempt from the affordable housing requirements of Section VII.C.

VIII) SPECIFIC LAND USE REGULATIONS

A) ZONE 1: Neighborhood Mixed Use

- 1) The purpose of this zone is to continue the existing pattern of main street type commercial buildings and retail uses along Ocean Avenue while providing for efficient modern new construction and increased density.
- 2) Permitted Uses:
 - a) Residential above the ground floor (see VII.B for exception)
 - b) Retail Sales of Goods and Services/Financial Services.
 - c) Offices.
 - d) Restaurants: category one and two.
 - e) Medical Offices.
 - f) Child and Adult Day Care Centers.
 - g) Cafes ~~and Bars~~.
 - h) Art galleries.
 - i) Community or black box theaters.
 - j) Artist studio workspaces.
 - k) Community facilities/centers.
 - l) Business incubators.
 - m) Health clubs.
 - n) Any combination of the above.
 - o) Movie theater only on Block 28204 Lot 24 (the former Cameo Theater)
- 3) Accessory Uses:
 - a) Structured parking and loading.
 - b) Enclosed surface parking.
 - c) Landscape features.
 - d) Improved Open Space.
 - e) Signs.
 - f) Sidewalk Cafe: where sidewalk width permits.
- 4) Prohibited Uses:

- a) Surface parking as a principal use.
 - b) Drive-throughs pertaining to restaurants, banks, pharmacies, and other drive-through uses.
 - c) Gas stations, service stations, auto repair, auto body shops, and other automobile related uses (not including car share programs).
 - d) Night Clubs and Bars.
 - e) Billboards.
- 5) Lot Size and Dimension Requirements
- a) All existing lots at the time of adoption of this plan are conforming lots but may not be reduced in size.
 - b) All lots must have frontage on Ocean Avenue. Any lots currently existing that do not have frontage on Ocean Avenue but are in common ownership with a lot fronting on Ocean Avenue must be consolidated.
 - c) Subdivisions or lot consolidations must conform to the following minimum standards:
 - i) Minimum lot area: 2,500 square feet.
 - ii) Minimum lot width: 25 feet.
 - iii) Minimum lot depth: 100 feet.
 - iv) Shape Factor Maximum: 26.
- 6) Density and Height Requirements:
- a) Density is not regulated by floor area ratio or units per acre in this zone. Instead, a "building envelope" is defined, depending on the size and shape of the site. Minimum room and unit sizes are regulated by building code.
 - b) Minimum floor-to-ceiling height on the ground floor shall be at least 10 feet, but no more than 14 feet, excepting drop ceilings in kitchens, bathrooms, corridors, and other similar spaces. Alternately, the ground floor floor-to-ceiling height may match adjacent historic structures.
 - c) Minimum floor-to-ceiling height for upper floors shall be at least 9 feet, excepting drop ceilings in kitchens, bathrooms, corridors, and other similar spaces.
 - d) Maximum and minimum building height shall be calculated based on the lot size according to the following table provided the required standards in the table are met:

Lot Area up to (square feet):	Minimum Building Height (stories)/(feet)	Maximum Building Height (stories)/(feet)
0 to 3,999	2 / 25'	4 / 45'
4,000 to 8,999	3 / 35'	5 / 55'
9,000 to 19,999	4 / 45'	6 / 65'
20,000 and up	4 / 45'	8 / 85'

Table 1: Graduated Density Table for Zone 1

- e) Parking levels shall not extend above the floor height of the 4th floor of the building.
- 7) Yard and Coverage Requirements:
- a) Required front yard setback shall be sufficient to provide a minimum sidewalk width as measured from the ground floor building facade to the existing curb-line calculated by the height of the building according to the following table provided the required standards in the table are met:

Building Height	Minimum Sidewalk Width
6 Stories or less	10 feet
7 to 8 Stories	15 feet

Table 2: Front yard setback table for Zone 1

- b) Required side yard setback: Zero feet within 10 feet of a right-of-way except where required by fire or building code to accommodate adjacent windows. A maximum of a 4-foot gangway or side yard is permitted on one side to extend to the street.
- c) Rear yard and building setbacks:
 - i) Ground floor level shall not extend greater than 95 feet from any right-of-way fronting the subject property.
 - ii) Ground floor level where residential is provided in the ground floor (according to Section VII.B) shall not extend greater than 90 feet from any right-of-way fronting the subject property.
 - iii) All floor levels above the ground floor shall not extend greater than 70 feet from any right-of-way fronting the subject property.
 - iv) All floor levels above the ground floor where parking is provided shall not extend greater than 95 feet from any right-of-way fronting the subject property.
 - v) For through lots, the ground floor level may cover 100% of the lot with no yards provided.
- 8) Automobile Parking Requirements:
 - a) Curb cuts are prohibited on Ocean Avenue.
 - b) Parking is prohibited on any lots that have sole frontage on Ocean Avenue.
 - c) Curb cuts are only permitted to gain access to off-street parking facilities with a minimum of 6 parking spaces.
 - d) All off street parking areas including structured parking shall be screened from Ocean Avenue by another permitted use within a building with an average depth of at least 15 feet.
 - e) Parking is required on lots greater than 9,000 square feet, according to the following:
 - i) Residential uses shall provide a minimum of 0.5 off-street parking spaces per dwelling unit, exempting studio and one bedroom residential units in structures greater than 5 stories.
 - ii) Office and other commercial uses shall provide a minimum of 0.5 off-street parking spaces per 1,000 square feet of gross floor area, excluding the first 5,000 square feet of ground floor area.
 - iii) Retail and restaurant uses shall provide a minimum of 0.5 off-street parking spaces per 1,000 square feet of gross floor area, excluding the 5,000 square feet of ground floor area.
 - f) Parking may be provided on corner lots and/or through lots less than 8,999 square feet, according to the following:
 - i) Residential uses shall provide a maximum of 1.5 off-street parking spaces per dwelling unit.
 - ii) Office and other commercial uses shall provide a maximum of 1.5 off-street parking spaces per 2,000 square feet of gross floor area.

- iii) Retail and restaurant uses shall provide a maximum of 1.5 off-street parking spaces per 2,000 square feet of gross floor area.

B) ZONE 2: Historic Neighborhood Mixed Use

- 1) Although many early buildings have been razed along the corridor, much remains to give us an idea of the area's development: socially, economically, architecturally, historically and culturally. These buildings and the streetscapes they form give the area a unique sense of place not experienced elsewhere in the city.

Previous development, most recently, was sometimes undertaken without examination and appreciation of past cultural and architectural development. This plan seeks to preserve important resources which help to define the unique character of the Greenville area. This Zone shall preserve a wide variety of buildings characteristic of the area's varied development.

The properties that have been selected for the Historic Neighborhood Mixed Use Zone have, paraphrasing the National Register Criteria for Evaluation:

- A. Been associated with events that have made significant contribution to the broad patterns of our history; or
- B. Are associated with the lives of persons significant in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Have yielded, or may be likely to yield, information important in prehistory or history.

To respect the special character that the Greenville area has acquired and retained during its history, the buildings included in this Historic Neighborhood Mixed Use Zone shall be rehabilitated in accordance with the *Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties* so that future generations can continue to be delighted by the history and architecture of the Greenville Neighborhood.

- 2) Permitted Uses:
 - a) Residential above the ground floor (see VII.B for exception), or where legal units at the time of adoption of this ordinance exist and/or historic evidence of ground floor residential use is provided.
 - b) Retail Sales of Goods and Services/Financial Services at ground floor.
 - c) Offices.
 - d) Restaurants: category one and two.
 - e) Medical Offices.
 - f) Child and Adult Day Care Centers.
 - g) Cafe and Bars.
 - h) Art galleries.

- i) Community or black box theaters.
 - j) Artist studio workspaces.
 - k) Community facilities/centers.
 - l) Business incubators.
 - m) Health clubs.
 - n) Any combination of the above.
 - o) Houses of Worship and associated uses only on Block 29404 Lot 10, Block 28701 Lot 30, and Block 29403, Lot 1.
- 3) Accessory Uses:
- a) Structured parking and loading.
 - b) Surface parking.
 - c) Fences and seating walls.
 - d) Landscape features.
 - e) Improved Open Space.
 - f) Signs.
 - g) Sidewalk Cafe: where sidewalk width permits.
- 4) Prohibited Uses:
- a) Surface parking as a principal use.
 - b) Drive-throughs pertaining to restaurants, banks, pharmacies, and any and all other drive-through uses.
 - c) Gas stations, service stations, auto repair, auto body shops, and other automobile related uses (not including car share programs).
 - d) Night Clubs *and Bars*.
 - e) Billboards.
- 5) Lot Size and Dimension Requirements:
- a) All existing lots at the time of adoption of this plan are conforming lots, and shall not be reduced in size. However, flag lots may be eliminated through acquisition of property by the adjacent owner. The creation of flag lots shall be prohibited.
 - b) All lots must have frontage on Ocean Avenue. Any lots currently existing that do not have frontage on Ocean Avenue but are in common ownership with a lot fronting on Ocean Avenue must be consolidated.
 - c) Subdivision is prohibited.
 - a) Exemption: Only Block 29305 Lot 18 (bank at Ocean Avenue and Lembeck Avenue) may be subdivided. Block 29305 Lot 18 is split zoned. The bank building is in the Historic Center Zone and the drive-through area is in the Neighborhood Mixed Use Zone. This exception is to encourage the removal of the drive-through window which is incongruous with the intent of the Historic Center zone.
- 6) Height and Bulk Requirements:
- a) The existing building height, floor area, established setbacks and the exterior building envelope as of the adoption of this Plan shall constitute the development standards of each building. Any change to the above standards shall constitute a deviation from this plan excepting additions as permitted by Sections VIII.B.6 b or c below and in the accordance with design requirements of Sections VIII.B.7.
 - b) Minor alterations in site plan and façade characteristics may be permitted by the Planning Board provided such alterations are consistent with the standards for this

zone. Any changes not consistent with this Plan are cognizable under a deviation application, and will be judged on their merits.

- c) Rear additions are permitted, provided that a written report by the City's Historic Preservation Officer is provided to the Jersey City Planning Board concurring that the addition is in conformance with the Secretary of the Interior's Standards for Rehabilitation and complies with the following bulk standards:
 - i) Maximum height: existing
 - ii) Maximum/minimum front yard: existing
 - iii) Maximum/Minimum side yard: as existing, except where required by fire or building code to accommodate adjacent windows
 - iv) Rear yard and building setbacks:
 - a. Ground floor level shall not extend greater than 95 feet from any right-of-way fronting the subject property.
 - b. Ground floor level where residential is provided in the ground floor (according to Section VII.B) shall not extend greater than 90 feet from any right-of-way fronting the subject property.
 - c. All floor levels above the ground floor shall not extend greater than 70 feet from any right-of-way fronting the subject property.
 - d. For through lots, the ground floor level may cover 100% of the lot with no yards provided.
- 7) Building Design Requirements:
 - a) Since original and historic building fabric gives integrity to the buildings within the Historic Center, all visible façades must retain historic building fabric. Architectural elements must be fully retained, preserved, restored, or recreated as necessary if the original has deteriorated beyond repair, based on site evidence, photographic evidence, or period documentation.
 - b) Any rehabilitation is to be done in compliance with the *Secretary of the Interiors Standards and Guidelines for the Treatment of Historic Properties*
- 8) Automobile Parking Requirements:
 - a) Off-street parking is prohibited in this zone.

C) ZONE 3: FUTURE DEVELOPMENT

- 1) The only permitted uses in this zone is for transportation uses, public housing or open space. It is desirable in the future to redevelop the existing New Jersey Transit and Jersey City Housing Authority sites for a variety of uses, including office, commercial and residential. Building heights, form, permitted uses and other requirements are to be determined as a future amendment to this redevelopment plan.

IX) DESIGN REQUIREMENTS FOR ALL ZONES

A) GENERAL REQUIREMENTS

- 1) All structures within the project area shall be situated with proper consideration of their relationship to other buildings, both existing and proposed, in terms of light, air and usable open space, access to public rights-of-way and off-street parking, height, bulk, and street alignment.

- 2) All lots at the time of adoption of this plan are conforming lots for development.
- 3) Groups of related buildings shall be designed to present a harmonious appearance in terms of architectural style and exterior materials and shall be encouraged to incorporate historic elements found throughout the surrounding area.
- 4) Buildings shall be designed so as to have an attractive, finished appearance when viewed from all vantage points within and outside of the project area. Front façades, façades which are visible from a public right-of-way, and all façades that are significantly taller than adjacent buildings or are visible as part of the Ocean Avenue South skyline shall be treated with equal importance in material selection and architectural design.
- 5) Large blank walls without fenestration surrounding large residential or commercial uses such as theatres, parking garages, big box retail, or similar uses must incorporate façade relief, an expressed structural system, sculpted, carved or penetrated wall surfaces, architectural lighting, or other architectural techniques to provide visual interest.
- 6) Access by the elderly, physically handicapped and/or disabled shall meet barrier free design regulations as specified in the New Jersey and Federal ADA Standard Uniform Construction Code.
- 7) All utility distribution lines, including multi-media telecommunication lines, and utility service connections from such lines to the project area's individual use shall be located underground.
- 8) Roof deck enclosure and amenity space superseding language in the Jersey City Land Development Ordinance:
 - a) 20% or a minimum of 100 square feet of an ADA accessible roof deck area may be enclosed amenity space.
 - b) Enclosed roof deck amenity space must be a minimum of 10 feet from the edge of the roof or parapet, and be centered on the roof to minimize view of the enclosure to the greatest extent possible.
 - c) Enclosed roof deck amenity space may extend to the edge of a building with the minimum area necessary to gain access to an elevator or stair entry.
- 9) Roof treatment, Mechanical Screening and Electrical Equipment
 - a) All mechanical equipment located on any roof of a building shall be screened from view from all vantage points, with a material complementary with the façade of the structure. The screening shall not resemble a utility or rooftop elevator or stair tower.
 - b) A roof plan must be developed and submitted for approval. Roof plans shall include mechanical equipment, trellises to obscure view, colored roof patterns and landscaping. Parking deck roofs shall be designed to maximize recreational amenity space and all remaining rooftop areas shall be developed as a green roof.
 - c) All electrical communication equipment shall be located in such a way that it does not negatively impact the appearance of the building nor create objectionable views as seen from surrounding structures.
 - d) Transformers and primary or and back-up generators shall be located interior to the building or vaulted underground within the pavement area of an adjacent street. Location upon the sidewalk, between the sidewalk and the building, or anywhere outside at grade is not permitted.

- e) The placement of all new or reconstructed signal boxes is required to be below grade.
- 10) Streetscape
- a) All buildings shall be designed to front on a public street to create a street wall and a pedestrian environment at a human scale.
 - b) Main entrances into buildings shall be located on all public streets. Secondary entrances shall also be provided from parking areas and/or as necessary according to the design of the structure.
 - c) Entrances shall be designed to be attractive and functional. Indicators such as awning, changes in sidewalk paving material or other indicator consistent with the design, proportions, material and character of the surrounding area shall be provided.
 - d) Automobile parking between the building line and a public right-of-way is expressly prohibited, even where surface parking is a permitted use. Parking is not permitted in any front yard.
 - e) Porte-cocheres and drop-off lanes are prohibited.
- 11) All façade vents for air conditioning or heating units must be incorporated into the window design such that vent grills and windows appear as a single unit. This is best achieved by lining up vent grills with the vertical or horizontal edge of the adjacent window and matching the window's length or width or using a spandrel panel to fill any voids.
- 12) All new sidewalk concrete shall be tinted charcoal grey or equivalent. The Planning Board may grant a waiver for superior design which relates to adjacent architecture or other public purpose.
- 13) All storefronts shall incorporate a cornice element or horizontal projection above the storefront glazing separating ground floor uses from the building above.
- 14) Ground floor storefront bulkheads below the display windows shall be a maximum of 18 inches in height above sidewalk grade.
- 15) All storefront façades shall incorporate a minimum of 70% transparent glass.
- 16) All ground floor entryways shall be recessed or designed to avoid door swings into any public right-of-way.
- B) BUILDING REQUIREMENTS: Neighborhood Mixed Use District
- 1) For all new construction more than 20 feet taller than the average of adjacent buildings, a building stepback, change in facade materials, change in glazing ratio or pattern, cornice line, or other architectural feature shall be utilized in line with adjacent buildings heights to contextualize the massing of new construction.
 - 2) The former Cameo Theater on Block 28204 Lot 24 shall, to the greatest extent possible, rehabilitate the existing structure in accordance with the *Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties*.
- C) BUILDING REQUIREMENTS: Historic Neighborhood Mixed Use District
- 1) Buildings in the Historic Center Zone shall be rehabilitated in accordance with the *Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties*.
 - 2) Existing buildings shall implement rehabilitation that restores the building's exterior façade to its original profile to the extent possible within reasonable engineering methods and cost. Restoration of original window and door openings is encouraged

to the extent feasible.

- 3) The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- 4) All buildings, structures and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- 5) Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical or pictorial evidence rather than on conjectural design or the availability of different architectural elements from other buildings or structures.
- 6) The surface cleaning shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials are strictly forbidden as they destroy the essential water resistant glazing on the exterior of brick and masonry, and scour, scar and obliterate the surface.
- 7) For rear additions to the existing buildings, the following shall apply:
 - a) Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.
 - b) Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.
 - c) Designing new additions in a manner that makes clear what is historic and what is new.

D) FLOOR HEIGHT REQUIREMENTS

- 1) Residential floor-to-ceiling heights must be a minimum of 9 feet and a maximum of 12 feet, excepting drop ceilings in kitchens, bathrooms, corridors, and other similar spaces.
- 2) Ground floor residential uses (where permitted) must be 3 feet above sidewalk grade or set back from a front property line by 3 feet and screened with raised landscaping enclosed by a minimum 6x6 inch masonry curb. Building lobbies may be at grade for ADA accessibility.

E) PARKING STANDARDS

- 1) Bicycle Parking Provisions: Bicycle parking shall be provided pursuant to the requirements found in the Jersey City Land Development Ordinance.
- 2) Automobile Parking requirements:
 - a) As required per zone in Article VIII of this plan.
- 3) Design Standards for off-street parking facilities:
 - a) To the greatest extent practicable, all ground floor parking must be wrapped by active uses, such as residences, retail, or other principal uses.
 - b) Any parking structure shall be designed to eliminate headlight glare by the provision of opaque screening for head lights and placement of interior garage lighting to be directed into the structure and/or mounted on the interior side of

- columns so as to prevent glare from such lighting to be visible from the street or adjacent property. Light fixture details and location shall be included within the garage floor plan at the time of site plan application.
- c) The façade of all parking levels shall be of a compatible material to that used throughout the development or adjacent structures and shall be designed to provide visual interest.
 - d) All openings must be screened with glass or decorative façade materials. Any openings shall be in a vertical proportion. Open horizontal bands along the façade of any parking structure are prohibited.
 - e) Exterior lighting of the screening materials on a parking structure façade may be required by the Planning Board in order to provide additional visual interest in terms of light and shadow and to further mask the interior lighting of the parking structure and headlight glare.
 - f) All pedestrian access points shall be provided at street level and designed to encourage street activity. Overhead or elevated pedestrian or vehicular connections are prohibited.
 - g) Parking stall and aisle size requirements are pursuant to the regulations found in the Jersey City Land Development Ordinance.
 - h) Off-street parking and loading areas shall be coordinated with the public street system serving the project area in order to avoid conflicts with through traffic or obstruction of pedestrian walks and thoroughfares.
 - i) Surface parking lots (where permitted) and all loading areas shall provide a screen planting of dense evergreens along any street line and along all property lines except those instances where a building intervenes or where the proposed planting may interfere with sight triangles. Within the parking area, a minimum of three percent (3%) of the parking area shall be landscaped and maintained with shrubs no higher than three (3) feet and trees with branches no lower than six (6) so that the landscaping is dispersed throughout the parking area.
 - j) The number and design of off-street loading spaces shall be demonstrated by an applicant according to an anticipated need. All freight loading activities are encouraged to be restricted to early morning and/or late evening hours. The design and number of off-street loading shall be regulated by the Jersey City Land Development Ordinance.
 - k) For parking facilities with 30 spaces or less, driveway widths shall be a maximum of 12 feet. For all other parking facilities, driveway widths shall be a maximum of 18 feet.
 - l) For lots with 100 feet of street frontage or less, there shall be no more than one vehicular egress point per lot. For lots with 101 feet of street frontage or more, there may be one egress point for every hundred feet of frontage or portion thereof.
 - m) All site plan applications for parking structures should demonstrate the ability to provide for electric vehicle charging stations in the future.
- 4) All developments which propose valet parking shall submit a parking management plan. Such plan shall include but not be limited to: number of vehicles to be parked, number of rows of cars to be stacked, all parking stall and aisle widths and any other information deemed necessary to effectively evaluate the management plan. All

parking management plans shall be subject to review and approval of the Division of Traffic Engineering, the Division of City Planning and the Planning Board. Valet parking schemes shall not be permitted to increase the total number of parked cars above the maximum number of permitted spaces.

F) LANDSCAPING AND LIGHTING REQUIREMENTS

- 1) Landscaping shall be required for any part of any parcel not used for buildings or off-street parking. The developer's plan shall include proposals for landscaping indicating the location, size and quantity of the various species to be used.
- 2) All plant material used must be able to withstand an urban environment. All screen planting shall be a minimum of 4 feet high and shall be planted, balled and burlapped as established by the American Association of Nurserymen. A planting schedule shall be provided by the developer and approved by the Planning Board. Ground cover shall be used in place of mulch.
- 3) All new trees shall be of a species and gender so as to minimize fruit and pollen.
- 4) Any landscaping which is not resistant to the environment or dies within 2 years of planting shall be replaced by the developer.
- 5) Street trees shall be planted along curb lines of streets in a regular pattern, spaced at one-half the mature spread of the tree canopy to further enhance the aesthetic quality of the redevelopment area. All trees shall be a minimum of three (3) inches in caliper.
- 6) Lighting within the site shall sufficiently illuminate all areas, including those areas where buildings are setback or offset to prevent dark corners.
- 7) All lighting sources must be adequately shielded to avoid any off-site glare. The area of illumination shall have a uniform pattern of at least one-half (0.5) foot candles.
- 8) All landscaping must be fully enclosed by curb or seating wall constructed of a masonry or metal material with a minimum of 6 inch in height. Landscaping shall be elevated to match the height of the curb or seating wall.

G) BUILDING MATERIALS REQUIREMENTS

- 1) Synthetic stucco materials such as EIFS is prohibited. Any stucco material used must be fine grained with a smooth stipple finish to reflect a more stone like appearance and qualities of light reflection.
- 2) Concrete block may not be used as a decorative finish on any façade.
- 3) Front cantilevered balconies may project no more than 12 inches from the façade.
- 4) Use of chain link fencing, razor wire, barbed wire, or other similar security devices is expressly prohibited. Chain linked fencing may be temporality utilized during construction only.
- 5) Security Gates: All front security gates shall be completely composed of the open mesh type, except for two feet at the bottom of the gate which may be solid. Storage boxes for all security gates shall be mounted on the interior of the building. Gate tracks shall be recessed into the glazing reveal and the gate housing shall be flush with the plane of the storefront. No storage box, tracks or mechanical devices related to the gates may project from the plane of the storefront.

X) SIGNAGE REGULATIONS

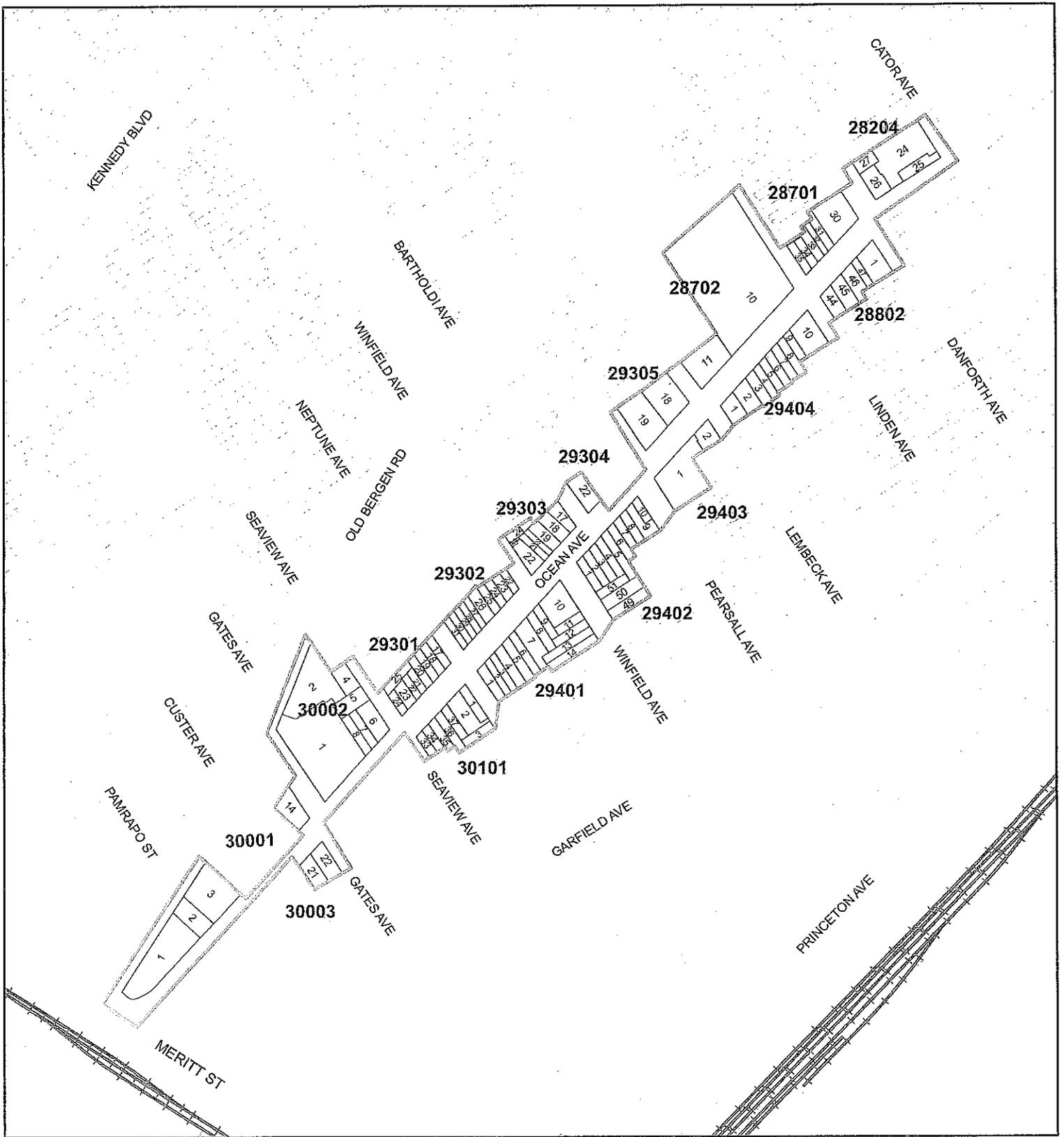
A) Signage Approval Process

- 1) All signs are subject to site plan review when included as part of a major site plan application.
 - 2) All temporary banner signs for marketing projects on site shall be considered as an interim use.
 - 3) All new signage that complies with the redevelopment plan shall not require site plan approval.
 - 4) Minor Site Plan application with deviation must be submitted to the Planning Board for all non-conforming sign proposals.
 - 5) During construction, one (1) temporary sign indicating: the name of the project or development, general contractor, subcontractor, financing institution and public entity officials (where applicable) shall be permitted. The sign area shall not exceed forty (40) square feet.
- B) Number and Size of Signage
- 1) The building address is required to be placed on either the main entry door, transom window, building, or awning flap at a maximum font height of 10 inches.
 - 2) Sign requirements for retail, restaurant and other similar ground floor uses:
 - a) Each use fronting on a public street may be permitted one (1) exterior sign per store front bay on each street frontage.
 - b) Maximum sign height shall be 32 inches or the height of the architectural sign band in the building's facade or transom window.
 - 3) Sign requirements for all other uses:
 - a) Each such use fronting on a public street may be permitted one (1) exterior sign per entryway per street frontage. Buildings with multiple uses shall have no more than one (1) sign per use.
 - b) The total exterior sign area shall not exceed the equivalent of 5 percent of the first story portion of the wall to which it is attached. In no case shall a sign on any structure exceed 20 square feet.
- C) Sign Design Requirements
- 1) All signs shall be attached to the first floor level of the building only.
 - 2) All wall signs shall be flush mounted.
 - 3) All blade signs shall project no more than 30 inches from the façade and the bottom of the sign must be a minimum of 9 feet above the sidewalk.
 - 4) Window signs (other than lettering and logos as specifically permitted) shall be prohibited. Lettering or logos shall be limited to decorative metal leaf, flat black or etched / frosted glass style lettering and shall be limited to the name of the business occupying the commercial space / storefront and shall cover no more than twenty (20%) of the window area.
 - 5) Permitted signage material includes:
 - a) Painted wood.
 - b) Painted metals including aluminum and steel.
 - c) Brushed finished aluminum, stainless steel, brass, copper, or bronze.
 - d) Carved wood or wood substitute.
 - e) Channel letters.
 - 6) Permitted lettering material includes:
 - a) Lettering forms applied to the surface of the sign.
 - b) Single colored lettering forms applied to the surface of the sign.

- c) Metallic solid body letters with or without returns.
 - d) Painted acrylic or metal letter.
 - e) Vinyl lettering attached permanently to a wood, wood substitute or metal signboard.
- 7) Signs may be lit from backlit halo and up-lights.
 - 8) Storefront windows shall not be blocked by any interior display case or other form of barrier. Pedestrians on the street shall have the ability to see into the shop and view the activity within.
 - 9) Signs may include the name of the store only. Building address, phone number, operating hours and other additional information may be stenciled on the door.
- D) Parking Garage Signage
- 1) One (1) sign shall be provided per entrance to garages indicating the parking facility by the international parking symbol and direction arrow. The sign area shall not exceed twenty (20) square feet. If applicable, one (1) sign per entrance may be allowed indicating parking rates, not to exceed eight (8) square feet.
 - 2) Portable signs are not permitted for parking garages.
- E) Prohibited Signs
- 1) Billboards.
 - 2) Portable advertising signs not associated with use within 10 feet are strictly prohibited.
 - 3) Internally or externally illuminated box signs
 - 4) Flashing or animated signs, spinners, pennants, reflective materials that sparkle or twinkle.
 - 5) Window signs, posters, plastic or paper that appear to be attached to the window.
 - 6) Pole signs.
 - 7) Waterfall style or plastic awnings.

XI) MAPS

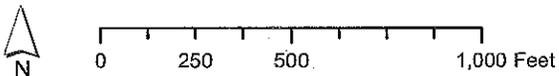
- 1) Boundary Map
- 2) Zone Districts Map



OCEAN AVENUE SOUTH
 MAP 1: PLAN BOUNDARY

OCTOBER 15, 2015

1 inch = 500 feet



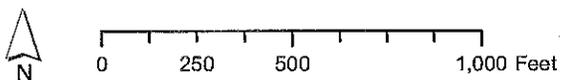
Jersey City
City Planning Division
 30 Montgomery Street Suite 1400
 Jersey City, NJ 07302-3821
 Phone: 201.547.5010
 Fax: 201.547.4323



OCEAN AVENUE SOUTH
MAP 2: LAND USE

SEPTEMBER 10, 2015

1 inch = 500 feet



-  1.) Neighborhood Mixed Use
-  2.) Historic Neighborhood Mixed Use
-  3.) Future Development



Jersey City
City Planning Division
30 Montgomery Street Suite 1400
Jersey City, NJ 07302-3821
Phone: 201.547.5010
Fax: 201.547.4323

Department of Housing, Economic Development & Commerce
Division of City Planning



Inter-Office Memorandum

DATE: November 12, 2015
TO: Council President Lavarro, Anthony Cruz, Robert D. Cotter
FROM: Matt Ward, AICP, PP 
SUBJECT: Ordinance to adopt the Ocean Avenue South Redevelopment Plan

The ordinance before you is to adopt the Ocean Avenue South Redevelopment Plan.

The Planning Board voted favorably to recommend adoption of the Ocean Avenue South Redevelopment Plan.

This redevelopment plan effort was spurred by a request from South Greenville Neighborhood Association (SGNA) and supported by Councilman Gajewski and Council President Lavarro. Over the course a year City Planning staff attended several meetings to give presentations and participate in a visioning session.

The area is in Ward A and is centered on Ocean Avenue, bound by Cator Avenue to the North and Merritt Street to the South. The area contains 115 tax parcels. The area is currently zoned R-1 but operates as a neighborhood commercial main street, largely comprised of mixed-use buildings. The Plan will reinstate Neighborhood Mixed Use zoning. The Plan proposes three zones for the corridor: 1) Neighborhood Mixed Use Zone; 2) Historic Neighborhood Mixed Use Zone; and, 3) Future Development Zone.

Lastly, this Redevelopment Plan is the result of the designation of the Ocean Avenue South Study Area as "an area in need of rehabilitation." Eminent domain is NOT authorized by this designation and therefore, this plan does NOT have an acquisition list.

Summary

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING THE OCEAN AVENUE SOUTH REDEVELOPMENT PLAN

This ordinance adopts the Ocean Avenue Redevelopment Plan. The Planning Board voted favorably to recommend adoption of the Plan. The Plan area straddles Ocean Avenue and is bounded by Cator Avenue at the North and Merritt Street and the South. There are 115 tax lots and 21 acres included in the Area. The area is currently zoned R-1 but operates as a neighborhood commercial main street, largely comprised of mixed-use buildings. The Plan will reinstate Neighborhood Mixed Use zoning. The Plan proposes three zones for the corridor: 1) Neighborhood Mixed Use Zone; 2) Historic Neighborhood Mixed Use Zone; and, 3) Future Development Zone.