

City Clerk File No. Ord. 14.166

Agenda No. 3.A 1st Reading

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



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 14.166

TITLE: **ORDINANCE REAPPROPRIATING \$214,285 PROCEEDS OF OBLIGATIONS NOT NEEDED FOR THEIR ORIGINAL PURPOSES IN ORDER TO PROVIDE FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE CITY OF JERSEY CITY, IN THE COUNTY OF HUDSON, NEW JERSEY**

BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY, IN THE COUNTY OF HUDSON, NEW JERSEY (NOT LESS THAN TWO-THIRDS OF ALL MEMBERS THEREOF AFFIRMATIVELY CONCURRING) AS FOLLOWS:

Section 1. Pursuant to N.J.S.A. 40A:2-39, it is hereby determined that \$214,285 of the proceeds of obligations originally made available pursuant to Section 3(a)(4) of Bond Ordinance No. 08-148 finally adopted by the Municipal Council of the City on November 12, 2008 is no longer necessary for the purpose for which the obligations previously were authorized.

Section 2. The \$214,285 described in Section 1 and made available pursuant to N.J.S.A. 40A:2-39 is hereby reappropriated to provide for the acquisition of a Zamboni ice resurfacers for the City's ice rink and various automotive vehicles.

Section 3. The capital budget of the City is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director of the Division of Local Government Services is on file with the Clerk and is available there for public inspection.

Section 4. This ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

APPROVED AS TO LEGAL FORM

APPROVED: *Ronda Mauer* 240

APPROVED: _____

Corporation Counsel

Business Administrator

Certification Required

Not Required

ORDINANCE FACT SHEET – NON-CONTRACTUAL

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

Full Title of Ordinance/Resolution

ORDINANCE REAPPROPRIATING \$214,285 PROCEEDS OF OBLIGATIONS NOT NEEDED FOR THEIR ORIGINAL PURPOSES IN ORDER TO PROVIDE FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE CITY OF JERSEY CITY, IN THE COUNTY OF HUDSON, NEW JERSEY

Initiator

Department/Division	Administration	Management & Budget
Name/Title	Donna Mauer	Chief Financial Officer
Phone/email	201-547-5042	DonnaM@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 will allow for the reappropriation of unspent capital funds which were originally intended for a Police ESU vehicle and cargo vans. These items were previously purchased using another source of funds. The City is in immediate need of a new Zamboni ice resurfacer for the City's Ice Rink and will use these funds to purchase it and other automotive vehicles.

I certify that all the facts presented herein are accurate.

Donna Mauer
Signature of Department Director

12/10/14
Date

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



ORDINANCE NO. Ord. 14,166

TITLE: 3.A DEC 17 2014 4.A. JAN 14 2015

Ordinance reappropriating \$214,285 proceeds of obligations not needed for their original purposes in order to provide for various capital improvements in and by the City of Jersey City, in the County of Hudson, New Jersey.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
DEC 17 2014 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMEN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
JAN 14 2015 9-0											
Councilperson <u>RAMCHAL</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMEN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMEN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE											
JAN 14 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMEN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on DEC 17 2014
 Adopted on second and final reading after hearing on JAN 14 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on JAN 14 2015

Robert Byrne, City Clerk

APPROVED:
 Roldando R. Lavarro, Jr., Council President

Date JAN 14 2015

*Amendment(s):

APPROVED:
 Steven M. Fulop, Mayor

Date JAN 15 2015

JAN 15 2015

Date to Mayor _____

City Clerk File No. Ord. 14.167

Agenda No. 3.B 1st Reading

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



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 14.167

TITLE: ORDINANCE AUTHORIZING THE CITY OF JERSEY CITY TO ACCEPT TITLE AND OWNERSHIP OF ALL REAL PROPERTY AND ALL PERSONAL PROPERTY OWNED BY THE JERSEY CITY PARKING AUTHORITY AND TO ASSUME ALL LEASES EXECUTED BY THE JERSEY CITY PARKING AUTHORITY

WHEREAS, pursuant to the Parking Authority Law, N.J.S.A. 40:11A-1 et seq., the City of Jersey City ("City") established the Parking Authority on September 20, 1949; and

WHEREAS, the Jersey City Parking Authority ("Parking Authority") is the owner of a commercial building at 394 Central Avenue, fourteen (14) parking lots, various vehicles, and other personal property; and

WHEREAS, the Mayor concluded that the dissolution of the Parking Authority would reduce expenses and create more parking; and

WHEREAS, Resolution 14.082, approved on February 11, 2014, authorized the City to submit an application to the New Jersey Local Finance Board ("LFB") pursuant to N.J.S.A. 40A:5A-20 and N.J.S.A. 40A:3-4 for approval of the dissolution of the Parking Authority; and

WHEREAS, the LFB approved the City's application on April 9, 2014; and

WHEREAS, Ordinance No. 14.017, adopted on November 12, 2014, established the Division of Parking Enforcement ("Division") within the Department of Public Safety; and

WHEREAS, the Parking Authority will be dissolved effective as of December 31, 2014 and the Division which will perform the functions formerly performed by the Parking Authority; and

WHEREAS, it is necessary for the Parking Authority to transfer the real property and personal property that it owns to the City; and

WHEREAS, it is necessary for the City to assume all real property leases and personal property leases that the Parking Authority entered into; and

WHEREAS, the Parking Authority is authorized to transfer its real property and personal property to the City pursuant to N.J.S.A. 40:11A-24; and

WHEREAS, the City is authorized to accept the Parking Authority's real property and personal property pursuant to N.J.S.A. 40A:12-5.

ORDINANCE AUTHORIZING THE CITY OF JERSEY CITY TO ACCEPT TITLE AND OWNERSHIP OF ALL REAL PROPERTY AND ALL PERSONAL PROPERTY OWNED BY THE JERSEY CITY PARKING AUTHORITY AND TO ASSUME ALL LEASES EXECUTED BY THE JERSEY CITY PARKING AUTHORITY

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

- 1) the Mayor or Business Administrator is authorized to accept delivery of a deed from the Parking Authority conveying all real property identified on Exhibit "A" attached hereto and incorporated herein by reference;
- 2) the Mayor or Business Administrator is authorized to accept title and ownership to all personal property owned by the Parking Authority including but not limited to the personal property identified on Exhibit "B" attached hereto and incorporated herein by reference;
- 3) the City is authorized to assume all leases for real property and personal property that the Parking Authority entered into; and
- 4) The Mayor or Business Administrator is authorized to execute such other documents that may be necessary to effectuate the purposes of this Ordinance.

RR/An
12/4/2014

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 AUTHORIZING THE CITY OF JERSEY CITY TO ACCEPT TITLE AND OWNERSHIP OF ALL REAL PROPERTY AND ALL PERSONAL PROPERTY OWNED BY THE JERSEY CITY PARKING AUTHORITY AND TO ASSUME ALL LEASES EXCUTED BY THE JERSEY CITY PARKING AUTHORITY

Initiator

Department/Division	Law	Law
Name/Title	Jeremy Farrell	Corporation Counsel
Phone/email	547-4667	JFarrell@jcnj.org

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

Resolution Purpose

The Jersey City Parking Authority (“Parking Authority”) is the owner of a commercial building at 394 Central Avenue, fourteen (14) parking lots, various vehicles, and other personal property. The Mayor concluded that the dissolution of the Parking Authority would reduce expenses and create more parking. Resolution 14.082 approved on 2-11-14 authorized the City to submit an application to the New Jersey Local Finance Board (“LFB”) for approval of the dissolution of the Parking Authority. The LFB approved the City’s application on 4-9-14. Ordinance No. 14.017, adopted on 11-12-14, established the Division of Parking Enforcement (“Division”) within the Department of Public Safety. The Parking Authority will be dissolved effective as of December 31, 2014, and the Division which will perform the functions formerly performed by the Parking Authority. It is necessary for the Parking Authority to transfer ownership of its real property and personal property to the City, and it is necessary for the City to assume all real property and personal property leases that the Parking Authority entered into.

I certify that all the facts presented herein are accurate.

Signature of Department Director

Date

EXHIBIT A

PARKING AUTHORITY OF THE CITY OF JERSEY CITY

LOTS AND PROPERTIES

Lot #s/Bldg	ADDRESS	TYPE	METERS/PERMITS	STATUS
Office	394 Central Ave	Tenant	Leased	Headquarters
1	600 Bergen Ave	Tenant		Sold 2006
3	352 Central Ave	Owner	Meter/Permit	27 Meters & 12 Permits
4	388 Central Ave	Owner	Meter/Permit	23 Meters & 10 Permits
12	Hoboken & Cook St.	Owner	Leased	Lot totally leased to 3 rd party
15	754 West Side Ave	Owner	Meter	23 Meter Spaces
18	Montgomery & Cook St.	Tenant	Meter	15 Meter Spaces
32/33	277 Central Ave	Owner	Meter/Permit	21 Meters & 45 Permits*
39	522 West Side Ave	Owner	Meter/Permit	12 Meters & 13 Permits
44	693 Newark Ave	Owner	Meter/Permit	32 Meters & 17 Permits
49	328-342 Central Ave	Owner	Meter/Permit	70 Meters & 50 Permits
50	Fairview & Bergen Ave	Owner	Permit	20 Permit Spaces
51	404 2 nd Street	Owner	Permit	16 Permit Spaces
52	174 Newark Ave	Owner	Meter/Permit	19 Meters & 14 Permits Purchased 2007
53	477 Central Ave	Owner	Permit	15 Permit Spaces
54	7 Bofand Street	Owner	Permit	23 Permit Spaces
55	23 Duncan Ave	Owner	Vacant	Sold 2009
58	600 Bergen, 2nd Street	Tenant	Permit	20 Permit Spaces

Total: Meters 238
Permits 257

- Lots 32 & 33 were resurfaced and merged in early spring 2009

EXHIBIT B

OPERATIONS						
Year	Make	Model	VIN #	Plate #	PA #	
2000	GMC	PICK-UP	1GTDT14W2YK174424	MG46622	4	
2007	FORD	PICK-UP	1FTYR11U57PA03767	MG58789	11	
1998	FORD	PICK-UP	1FTYR11U3WTA30729	MG46601	12	
1998	FORD	RANGER	1FTYR11UXWTA56731	MG46603	15	
2006	CHEV	IMPALA	2G1WB58K169403113	MG74704	46	
2003	FORD	RANGER	1FTYR10U63TA29488	MG56741	35	
2005	GMC	ENVOY	1GKDT13S652200439	MG46624	44	
2006	FORD	F350 PICK-UP	1FTWF31556ED26568	MG58785	16	
2006	FORD	F350 PICK-UP	1FTWF31536ED26570	MG58786	17	
2009	DODGE	DURANGO	1D8HB38P49F712619	MG84855	41	
2009	DODGE	DURANGO	1D8HB38P09F712715	MG84853	42	
2009	DODGE	DURANGO	1D8HB38P79F712579	MG84854	43	
2008	FORD	E150 VAN	1FTNE14W68D860836	MG82652	14	
2013	FORD	EXPLORER	1FM5K8B85DGA51066	V12CEE	47	
2012	FORD	TRAN CON	NMOL57AN4CT094281	MG80626	20	
2012	FORD	TRAN CON	NMOL57AN2CT094067	MG80627	21	
2012	FORD	TRAN CON	NMOL57ANOCT109427	MG80629	22	

Trucks equipped with snow plows #12, #16 #17

11 CUSHMANS SCOOTERS AQUIRED FROM JC DPW

2001	CUSHMAN		1CHMH66621L000282	MG74707	671	
2001	CUSHMAN		1CHMH666X1L000370	MG80623	676	
2001	CUSHMAN		1CHMH66691L000179	MG74708	665	
2001	CUSHMAN		1CHMH66691L000375	MG80622	681	
2001	CUSHMAN		1CHMH66691L000277	MG74705	609	
2001	CUSHMAN		1CHMH666X1L000367	MG80620	673	
2001	CUSHMAN		1CHMH6662YL000132	MG74706	670	
2001	CUSHMAN		1CHMH66611L000323	MG80621	672	
2001	CUSHMAN		1CHMH6221L000282	MG74707	671	
2001	CUSHMAN		1CHMH66691L000280	MG74709	668	
2001	CUSHMAN		1CHMH66611L000371	MG80624	677	

TOTAL FLEET = 65 VEHICLES

ASSIGNED VEHICLES

2013	FORD	EXPLORER	1FM5K8B85DGA51066	V12CEE	47	Mary Paretti
2009	DODGE	DURANGO	1D8HB38P09F712715	MG84853	42	David Lerner
2009	FORD	ESCAPE	1FMCU93G59KA17825	MG84859	45	Fernando Picariello

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



ORDINANCE NO. Ord. 14.167
 TITLE: 3.B

DEC 17 2014 4.B. JAN 14 2015

Ordinance authorizing the City of Jersey City to accept title and ownership of all real property and all personal property owned by the Jersey City Parking Authority and to assume all leases executed by the Jersey City Parking Authority.

RECORD OF COUNCIL VOTE ON INTRODUCTION DEC 17 2014 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING JAN 14 2015 9-0											
Councilperson <u>WATTERMAN</u>			moved, seconded by Councilperson <u>LAVARRO</u>						to close P.H.		
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

JAYSON BURG

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____			moved to amend* Ordinance, seconded by Councilperson _____						& adopted		
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

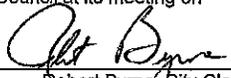
RECORD OF FINAL COUNCIL VOTE JAN 14 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

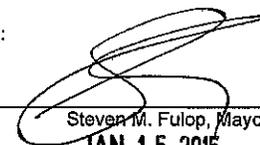
Adopted on first reading of the Council of Jersey City, N.J. on **DEC 17 2014**
 Adopted on second and final reading after hearing on **JAN 14 2015**

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on **JAN 14 2015**


 Robert Byrne, City Clerk

APPROVED: 
 Rolando R. Lavarro, Jr., Council President
 Date **JAN 14 2015**

*Amendment(s):

APPROVED: 
 Steven M. Fulop, Mayor
 Date **JAN 15 2015**
 Date to Mayor **JAN 15 2015**

City Clerk File No. Ord. 14.168

Agenda No. 3.C 1st Reading

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



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 14.168

TITLE: AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE III (PARKING, STANDING AND STOPPING) OF THE JERSEY CITY CODE AMENDING SECTION 332-24 (NO PARKING CERTAIN HOURS) DESIGNATING 25 FEET IN FRONT OF 51 SHERMAN PLACE AS NO PARKING, MONDAY THROUGH FRIDAY, EXCEPT HOLIDAYS, 7:00 A.M. TO 10:00 A.M. AND 3:00 P.M. TO 7:00 P.M.

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

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

Section 332-24

PARKING PROHIBITED CERTAIN HOURS

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

Name of Street	Side	Days of Week	Hours	Limits
<u>Sherman Pl</u>	<u>South</u>	<u>M - F</u> <u>Except</u> <u>Holidays</u>	<u>7:00 am to</u> <u>10:00 am</u> <u>3:00 pm to</u> <u>7:00 pm</u>	<u>Begin 35 ft east of Summit Av to 60 ft east</u>

- All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- This ordinance shall be a part of the Jersey City Code as though codified and incorporated in the official copies of the Jersey City Code.
- The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material to be inserted is new and underscored.

JDS:pcl
(12.05.14)

APPROVED: _____
Director of Traffic & Transportation

APPROVED AS TO LEGAL FORM

APPROVED: _____
Municipal Engineer
APPROVED: _____

Corporation Counsel

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 resolution.

Full Title of Ordinance

AN ORDINANCE SUPPLEMENTING CHAPTER 332(VEHICLES AND TRAFFIC) ARTICLE III(PARKING, STANDING AND STOPPING) OF THE JERSEY CITY CODE AMENDING SECTION 332-24 (NO PARKING CERTAIN HOURS) DESIGNATING 25 FEET IN FRONT OF 51 SHERMAN PLACE AS NO PARKING, MONDAY THROUGH FRIDAY, EXCEPT HOLIDAYS, 7:00 A.M. TO 10:00 A.M. AND 3:00 P.M. TO 7:00 P.M.

Initiator

Department/Division	Administration	Architecture, Engineering, Traffic and Transportation
Name/Title	Joao D'Souza at the request of Rosa Baez on behalf of Cari's Little Friends, 51 Sherman Place, JCNJ 201.656.4300	Director of Traffic & Transportation
Phone/email	201.547.4470	JOAO@jcnj.org

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

Ordinance Purpose

DESIGNATING 25 FEET IN FRONT OF 51 SHERMAN PLACE AS NO PARKING, MONDAY THROUGH FRIDAY, EXCEPT HOLIDAYS, 7:00 A.M. TO 10:00 A.M. AND 3:00 P.M. TO 7:00 P.M.

This area will serve as a drop-off and pick-up area for the children attending Cari's Little Friends Day Care.

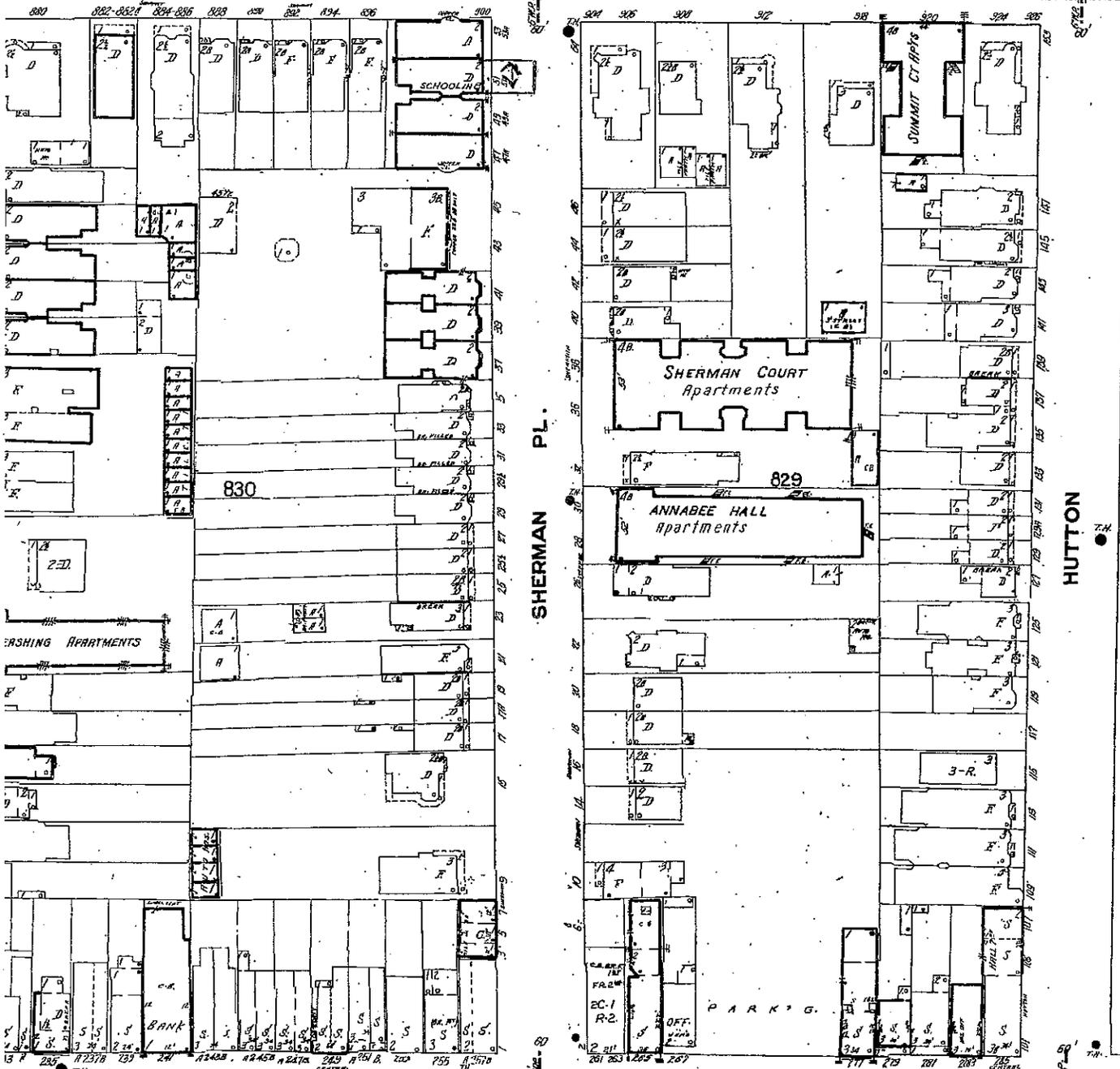
I certify that all the facts presented herein are accurate.

Signature of Department Director

Date

21

SUMMIT AV.



HUTTON

32

CENTRAL AV.

41

43

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



ORDINANCE NO. Ord.14, 168

TITLE: 3.C DEC 17 2014 4.C, JAN 14 2015

An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) of the Jersey City Code amending Section 332-24 (No Parking Certain Hours) designating 25 feet in front of 51 Sherman Place as No Parking, Monday through Friday, except Holidays, 7:00 a.m. to 10:00 a.m. and 3:00 p.m. to 7:00 p.m.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
DEC 17 2014 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
JAN 14 2015 9-0											
Councilperson <u>LAVARRO</u> moved, seconded by Councilperson <u>COLEMAN</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE											
JAN 14 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on DEC 17 2014

Adopted on second and final reading after hearing on JAN 14 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on JAN 14 2015

Robert Byrne, City Clerk

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date JAN 14 2015

*Amendment(s):

APPROVED:

Steven M. Fulop, Mayor

Date JAN 15 2015

Date to Mayor JAN 15 2015

City Clerk File No. Ord. 14.169

Agenda No. 3.D 1st Reading

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



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 14.169

TITLE: AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE III (PARKING, STANDING AND STOPPING) AND ARTICLE IX (PARKING FOR THE DISABLED) OF THE JERSEY CITY CODE DESIGNATING A RESERVED PARKING SPACE(S) AT 194 NEPTUNE AVENUE; 28 SHERMAN PLACE; 140 WEGMAN PARKWAY AND AMENDING THE RESERVED PARKING SPACE AT 58 GRACE STREET; 233 WEGMAN PARKWAY; 194 NEPTUNE AVENUE AND REPEAL THE RESERVED PARKING SPACE AT 138 WEGMAN PARKWAY

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

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

Section 332-29 Disabled Parking Manual
Section 332-69 Restricted parking zones in front of or near residences of disabled drivers.

PARKING FOR THE DISABLED

Restricted parking spaces, (measuring approximately 22 feet in length) in front of residential building for use by persons who have been issued special vehicle identification cards by the Division of Motor Vehicles and handicapped parking permits issued by the Traffic Division.

<u>Dorothy [Richard] Bodtmann</u>	58 Grace St
<u>Linda Howansky [Barbara Peretti]</u>	194 Neptune Av
<u>Anjila Masoud</u>	28 Sherman Pl
<u>Timothy Purcell</u>	28 Sherman Pl
Timothy Harvin	[138] 140 Wegman Pkwy
<u>Ailene Johnston [Leonard Childress]</u>	233 Wegman Pkwy

- All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- This ordinance shall be a part of the Jersey City Code as though codified and incorporated in the official copies of the Jersey City Code.
- This ordinance shall take effect at the time and in the manner as prescribed by law.
- 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: The new material to be inserted is underscored; the material to be repealed is in *[brackets]*.

JDS:pcl
(12.05.14)

APPROVED:
Director of Traffic & Transportation

APPROVED AS TO LEGAL FORM

APPROVED:
Municipal Engineer

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 resolution.

Full Title of Ordinance

AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE III (PARKING, STANDING AND STOPPING) AND ARTICLE IX (PARKING FOR THE DISABLED) OF THE JERSEY CITY CODE DESIGNATING A RESERVED PARKING SPACE(S) AT 194 NEPTUNE AVENUE; 28 SHERMAN PLACE; 140 WEGMAN PARKWAY AND AMENDING THE RESERVED PARKING SPACE AT 58 GRACE STREET; 233 WEGMAN PARKWAY; 194 NEPTUNE AVENUE AND REPEAL THE RESERVED PARKING SPACE AT 138 WEGMAN PARKWAY

Initiator

Department/Division	Administration	Architecture, Engineering, Traffic and Transportation
Name/Title	Joao D'Souza on behalf of Councilwoman Joyce Watterman, Chairwoman, Municipal Council Committee for Disabled Parking	Director of Traffic & Transportation
Phone/email	201.547.4470	JOAO@jcnj.org

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

Ordinance Purpose

DESIGNATE A RESERVED PARKING SPACE(S) AT 194 NEPTUNE AVENUE; 28 SHERMAN PLACE; 140 WEGMAN PARKWAY AND AMENDING THE RESERVED PARKING SPACE AT 58 GRACE STREET; 233 WEGMAN PARKWAY; 194 NEPTUNE AVENUE AND REPEAL THE RESERVED PARKING SPACE AT 138 WEGMAN PARKWAY

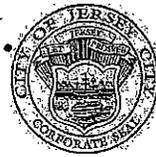
The Municipal Council Committee for Disabled Parking has approved these locations for the installation of reserved parking signs. They will be utilized by those disabled individuals whose applications were approved by the Committee.

I certify that all the facts presented herein are accurate.

Signature of Department Director

Date

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



ORDINANCE NO. Ord. 14.169

TITLE: 3.D DEC 17 2014 4.D JAN 14 2015

An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) and Article IX (Parking for the Disabled) of the Jersey City Code designating a reserved parking space(s) at 194 Neptune Avenue; 28 Sherman Place; 140 Wegman Parkway and amending the reserved parking space at 58 Grace Street; 233 Wegman Parkway; 194 Neptune Avenue and repeal the reserved parking space at 138 Wegman Parkway.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
DEC 17 2014 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
JAN 14 2015 9-0											
Councilperson <u>WATTERMAN</u> moved, seconded by Councilperson <u>COLEMAN</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE											
JAN 14 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on DEC 17 2014

Adopted on second and final reading after hearing on JAN 14 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on JAN 14 2015

Robert Byrne
Robert Byrne, City Clerk

APPROVED: [Signature]
Rolando R. Lavarro, Jr., Council President

Date JAN 14 2015

*Amendment(s):

APPROVED: [Signature]
Steven M. Filop, Mayor

Date JAN 15 2015

Date to Mayor JAN 15 2015

City Clerk File No. Ord. 14.171

Agenda No. 3.F 1st Reading

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



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 14.171

TITLE:
**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS
TO THE LAND DEVELOPMENT ORDINANCE – ARTICLE III PROCEDURES – AS IT PERTAINS TO SITE
PLAN REVIEW THRESHOLDS**

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

WHEREAS, the Municipal Council adopted the Land Development Ordinance, Chapter 345 of the Code of the City of Jersey City, on April 11, 2001, (Ordinance No. 01-042), and several amendments since then; and

WHEREAS, the Land Development Ordinance provides thresholds for Site Plan review; and

WHEREAS, the existing language gives the Planning Board jurisdiction over all projects in Redevelopment Plan Areas that require site plan review; and

WHEREAS, for projects not requiring site plan review, but requesting a variance, it is unclear what board, if any, has purview; and

WHEREAS, in order to close this gap, the proposed amendments will formally assign all applications located in Redevelopment Plan Areas citywide, and with variances pursuant to MLUL §40:55D-79(c) to the Planning Board; and

WHEREAS, the Municipal Council, pursuant to N.J.S.A. 40:55D-64, has sought and received the recommendations of the Jersey City Planning Board relative to these issues; and

WHEREAS, the Planning Board at its meeting of November 18, 2014 did vote to recommend that the Municipal Council adopt these amendments to the Development Procedures section of the Land Development Ordinance; and

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

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

BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City 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, FAICP, PP, 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 LAND DEVELOPMENT ORDINANCE – ARTICLE III PROCEDURES – AS IT PERTAINS TO SITE PLAN REVIEW THRESHOLDS

Initiator

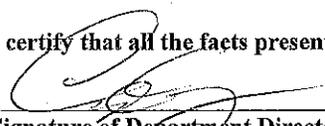
Department/Division	HEDC	City Planning
Name/Title	Robert Cotter, PP, FAICP	Director
Phone/email	201-547-5010	bobbyc@jcnj.org

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

Resolution Purpose

This Ordinance will amend the Development Procedures section of the Land Development Ordinance (Zoning Ordinance) to revise and update the thresholds for site plan review. This will add a provision for variance (also known as deviation) applications located in Redevelopment Plan Areas citywide.

I certify that all the facts presented herein are accurate.


Signature of Department Director


Date

12/2/14

SUMMARY STATEMENT

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE – ARTICLE III PROCEDURES – AS IT PERTAINS TO SITE PLAN REVIEW THRESHOLDS

This Ordinance will amend the Development Procedures section of the Land Development Ordinance (Zoning Ordinance) to revise and update the thresholds for site plan review. This will add a provision for variance (also known as deviation) applications located in Redevelopment Plan Areas citywide.

Department of Housing, Economic Development & Commerce
Division of City Planning



Inter-Office Memorandum

DATE: November 25, 2014
TO: Council President Lavarro, Anthony Cruz, Bob Cotter
FROM: Kristin J. Russell, PP, AICP
SUBJECT: LDO amendment – Site Plan review thresholds

RECEIVED
2014 DEC - 2 PM 3:02
CITY OF JERSEY CITY
LAW DEPARTMENT

State planning law (the Municipal Land Use Law, or “MLUL”) sets forth jurisdiction for Planning and Zoning Boards, outlining which board is authorized to review different types of applications.

Generally, the Planning Board hears site plan applications with or without bulk variances (referred to as “c” variances, referencing “section c” of the code), including things such as yard setbacks, parking, and lot coverage. The Planning Board also has jurisdiction over Redevelopment Plan areas.

On the other hand, the Zoning Board hears variances that are *not* attached to a site plan review (for example, projects that are so small that they do not meet the minimum thresholds for review), and site plans that include height and use variances (referred to as “d” variances).

A problem occurs when there is a project that is small in scale (doesn’t meet minimum thresholds), has variances, and is located in a Redevelopment Area. Presently, the city code did not anticipate this scenario and neither Board has jurisdiction.

As a solution, the proposed changes to the threshold section of the code specify that any project with variances that is located in a Redevelopment Area, regardless of size, falls under the purview of the Planning Board.

This does not contradict State law and will provide a “home” for any such applications that fall into this category.

Proposed 10/28/14

§ 345-16 When Site Plan Approval Required

- A. Threshold for Major Site Plan Review. The following categories of site plans for new construction, rehabilitation and additions, pursuant to N.J.S.A. 40:55D-37a, fall within the major site plan review threshold and must receive Board approval prior to issuance of either a building permit or Certificate of Occupancy:
1. Creation of ten (10) or more dwelling units, regardless of number of structures and/or phases, and whether developed by one entity or several.
 2. Projects on parcels of ten thousand (10,000) or more square feet.
 3. Projects whose total gross floor area is ten thousand (10,000) or more square feet.
 4. Additions increasing gross floor area by two thousand five hundred (2,500) square feet or fifty percent (50%), whichever is less.
 5. Additions increasing coverage, by all structures on a project parcel, by two thousand five hundred (2,500) square feet or fifty percent (50%), whichever is less.
 6. Additions increasing gross floor area of all structures on a project parcel by fifty percent (50%) or two thousand five hundred (2,500) square feet, whichever is less.
 7. Off-street parking facilities, except for one or two family structures meeting minimum parking requirements and meeting the minimum stall size requirements.
 8. Changes in use requiring new or alteration of existing parking and/or loading facilities.
 9. Changes in the volume and/or configuration of existing parking and/or loading facilities.
 10. Wireless telecommunication towers.
- B. Threshold for Minor Site Plan Review. The following categories of site plans for new construction, rehabilitation and additions, pursuant to N.J.S.A. 40:55D-37a, fall within the minor site plan review threshold and must receive Board approval prior to issuance of either a building permit or Certificate of Occupancy:
1. Conversions, alterations, renovations and additions to existing storefronts.
 2. Wireless communication antennas.
 3. Projects whose total gross floor area is at least five thousand (5,000) and less than ten thousand (10,000) square feet.
 4. Any ancillary and/or mechanical equipment for a rooftop solar array which is located in any yard adjacent to a public right-of-way.
- C. Threshold for Site Plan Review within Redevelopment Plan Areas
1. Thresholds based on project size, gross floor area, lot area, additions, and all other criteria as outlined in §345-16(A) and (B) above shall apply to Redevelopment Plan Areas. **With the following exception:**
 - a. **Any project with deviations that does not meet the threshold for a major site plan shall be considered a minor site plan**
 2. Applications for new signage within a Redevelopment Plan Area shall be considered a Minor Site Plan.
 3. Site plan review shall not be considered necessary for the following site work:
 - a. Normal maintenance.
 - b. Health and safety upgrades that are essentially interior and do not require any changes to the site plan at grade.
 - c. Interior renovations.
 - d. Deck or balcony construction that otherwise complies with residential bulk standards of the applicable plan.
 - e. Installation of accessory structures that otherwise complies with requirements of the applicable redevelopment plan, with the specific exception of backup generators, which shall require minor site plan review.

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



ORDINANCE NO. Ord. 14.171
 TITLE: 3.F DEC 17 2014 4.F JAN 14 2015

Ordinance of Municipal Council of the City of Jersey City
 adopting amendments to the Land Development Ordinance -
 Article III Procedures - as it pertains to site plan review
 thresholds.

RECORD OF COUNCIL VOTE ON INTRODUCTION DEC 17 2014 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING JAN 14 2015 8-0											
Councilperson <u>COLEMAN</u>			moved, seconded by Councilperson <u>OSBORNE</u>						to close P.H.		
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA		ABSENT	
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

YVONNE BALCER

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____			moved to amend* Ordinance, seconded by Councilperson _____						& adopted		
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE JAN 14 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on DEC 17 2014
 Adopted on second and final reading after hearing on JAN 14 2015

This is to certify that the foregoing Ordinance was adopted by
 the Municipal Council at its meeting on JAN 14 2015

Robert Byrne
 Robert Byrne, City Clerk

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date

JAN 14 2015

*Amendment(s):

APPROVED:

Steven M. Fulop, Mayor

Date

JAN 15 2015

Date to Mayor

JAN 15 2015

City Clerk File No. Ord. 14.172

Agenda No. 3.6 1st Reading

Agenda No. 4.6 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 14.172

TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE - SUPPLEMENTARY ZONING AS IT PERTAINS TO HEIGHT EXCEPTIONS FOR ROOFTOP APPURTENANCES

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

WHEREAS, the Municipal Council adopted the Land Development Ordinance, Chapter 345 of the Code of the City of Jersey City, on April 11, 2001, (Ordinance No. 01-042), and several amendments since then; and

WHEREAS, the Land Development Ordinance limits the height of rooftop appurtenances; and

WHEREAS, roof decks are an increasingly popular building amenity in Jersey City; and

WHEREAS, ADA requires that common rooftop space for building residents be accessible by elevator, but existing height exceptions do not allow for sufficient elevator bulkhead height to meet this requirement, necessitating a slight increase; and

WHEREAS, in response to public and Council request, this amendment also requires rooftop appurtenances to be set back from the building walls to decrease visibility overall; and

WHEREAS, the Municipal Council, pursuant to N.J.S.A. 40:55D-64, has sought and received the recommendations of the Jersey City Planning Board relative to these issues; and

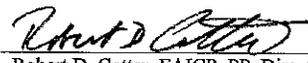
WHEREAS, the Planning Board at its meeting of October 21, 2014 did vote to recommend that the Municipal Council adopt these amendments to the Supplementary Zoning section of the Land Development Ordinance; and

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

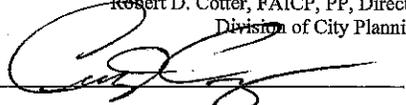
NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the Land Development Ordinance, be and hereby is amended as per the attached document;

BE IT FURTHER ORDAINED THAT:

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

APPROVED AS TO LEGAL FORM

APPROVED: 

APPROVED: _____

Corporation Counsel

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 LAND DEVELOPMENT ORDINANCE – SUPPLEMENTARY ZONING AS IT PERTAINS TO HEIGHT EXCEPTIONS FOR ROOFTOP APPURTENANCES

Initiator

Department/Division	HEDC	City Planning
Name/Title	Robert Cotter, PP, FAICP	Director
Phone/email	201-547-5010	bobbyc@jcnj.org

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

Resolution Purpose

This Ordinance will amend the Supplementary Zoning section of the Land Development Ordinance (Zoning Ordinance) to increase height exceptions for rooftop appurtenances on buildings with common rooftop amenity spaces in order to comply with ADA, and require setback to decrease visibility.

I certify that all the facts presented herein are accurate.



Signature of Department Director

Date

SUMMARY STATEMENT

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE – SUPPLEMENTARY ZONING AS IT PERTAINS TO HEIGHT EXCEPTIONS FOR ROOFTOP APPURTENANCES

This Ordinance will amend the Supplementary Zoning section of the Land Development Ordinance (Zoning Ordinance) to increase height exceptions for rooftop appurtenances on buildings with common rooftop amenity spaces in order to comply with ADA, and require setbacks to decrease visibility.

Department of Housing, Economic Development & Commerce
Division of City Planning



Inter-Office Memorandum

DATE: November 13, 2014
TO: Council President Lavarro, Anthony Cruz, Bob Cotter
FROM: Kristin J. Russell, PP, AICP
SUBJECT: LDO amendment – Height Exceptions

The "height exceptions" of the Land Development Ordinance recognizes that certain rooftop appurtenances exceed the height of the building, and places limits on the height and area of such spaces. These are generally mechanical, stair, and elevator bulkheads, as well as ventilation and cellular equipment.

As Jersey City sees an increase in rooftop amenity space (roof decks), it is important to zone properly for these uses. When these spaces are "common" – accessible to all residents of the building – ADA requires that the roof have elevator access.

Two months ago the Planning Board recommended an amendment to City Council. At that time, it was requested that the item be pulled and reworked in order to address some concerns that the public expressed.

The revised amendment before you at this time has added language that will require rooftop appurtenances of any size to be set back from the building walls. This will significantly reduce visibility from the streets to an extent that is presently not required at all.

The proposed amendments will enable buildings to provide roof amenity space on their buildings in compliance with ADA standards. And, appurtenances of all sizes will now be required to be set back from the building edges.

RECEIVED
2014 DEC - 2 09:30
CITY OF JERSEY CITY
LAW DEPARTMENT

Proposed 10/21/14

~~12/15/14 changes~~

§345-60 Supplementary Zoning Regulations

- A. No Change.
- B. No Change
- C. No Change
- D. Yard Regulations.
- E. No Change
- F. No Change
- G. Height Exceptions.

1. Penthouses and roof structures for the housing of stairways, tanks, ventilating fans, air-conditioning equipment, dust collectors or similar equipment required to operate and maintain the building as well as skylights, spires, cupolas, flagpoles, chimneys, water tanks or similar structures may be erected above the height limits prescribed by this Chapter but in no case more than the following distances above the maximum height permitted in the district, except ~~church~~ spires **for houses of worship** shall have no height restrictions.

Building Height(feet)	Maximum Height of the Exceptions
Up to 35 45	10 feet
45 35 to 100	12 feet or 20% of building height, whichever is greater <i>for buildings without common rooftop amenity space. For buildings with common rooftop amenity space, a total of 20 feet shall be permitted to accommodate elevator bulkheads and mechanicals.</i>
101 and over	20 feet or 20% of building height, whichever is greater <i>for buildings without common rooftop amenity space. For buildings with common rooftop amenity space, a total of 30 feet or 10% of building height, whichever is less shall be permitted to accommodate elevator bulkheads and mechanicals.</i>

- 2. Any rooftop appurtenance covered by this section must be set back from any front façade (primary or secondary) by a distance of one foot one inch for every foot of rooftop appurtenance height.**
3. Fire or parapet walls may be erected above the height limits prescribed by this Chapter up to a maximum height of 6 (six) feet from the roof of the top story and with a minimum of 42" from the floor of the rooftop deck, if provided.
4. Mechanical and other roof appurtenances shall not exceed twenty percent (20%) of the roof area and shall be properly shielded. There is no coverage limit on roof decks used for residents' open space.
5. Where a property is located within the "One Percent (1%) Annual Chance Flood Hazard Area," the number of feet required to reach the base flood elevation plus one foot shall be added to the maximum permitted height of the building. This provision shall apply to all property within any regular zone district or within any duly adopted Redevelopment Plan Area. Where property is located within an Historic District, or where an Historic District and Redevelopment Plan overlap, this exception shall not apply.

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



ORDINANCE NO. Ord. 14.172
 TITLE: 3.G

DEC 17 2014 4.G. JAN 14 2015

Ordinance of Municipal Council of the City of Jersey City adopting amendments to the Land Development Ordinance - supplementary zoning as it pertains to height exceptions for rooftop appurtenances.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
DEC 17 2014 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING												
JAN 14 2015												
Councilperson <u>RAMCHAL</u>			moved, seconded by Councilperson <u>COLEMAN</u>						to close P.H.			9-0
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	
GAJEWSKI	✓			YUN	✓			RIVERA	✓			
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓			
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓			

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

YVONNE BALZER

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____			moved to amend* Ordinance, seconded by Councilperson _____						& adopted		
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE											
JAN 14 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on DEC 17 2014

Adopted on second and final reading after hearing on JAN 14 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on **JAN 14 2015**

Robert Byrne
 Robert Byrne, City Clerk

APPROVED: *[Signature]*
 Rolando R. Lavarro, Jr., Council President

Date JAN 14 2015

*Amendment(s):

APPROVED: *[Signature]*
 Steven M. Fulop, Mayor

Date JAN 15 2015

Date to Mayor JAN 15 2015

City Clerk File No. Ord. 14.173

Agenda No. 3.H 1st Reading

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



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 14.173

**TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
ADOPTING AMENDMENTS TO THE TIDEWATER BASIN REDEVELOPMENT PLAN TO
MODIFY MIXED USE DISTRICT USES AND CLARIFY LANGUAGE**

WHEREAS, the Municipal Council of the City of Jersey City adopted the Tidewater Basin Redevelopment Plan in November of 1999, and amended the Plan numerous times subsequently, most recently on October 8, 2014; and

WHEREAS, at the time of the last amendment, the City Council requested that the Mixed Use zone be modified to remove nightclubs from permitted uses; and

WHEREAS, athletic facilities need to be added as a permitted use, because these uses already exist on site; and

WHEREAS, additional minor changes have been made to clarify existing language, none of which changes the intent of the zoning; and

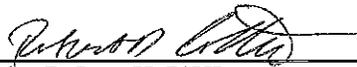
WHEREAS, the Planning Board, at its meeting of December 9, 2014, determined that the Tidewater Basin Redevelopment Plan should be amended to modify the uses and clarify language; and

WHEREAS, a copy of the Planning Board's recommended amendments to the Tidewater Basin 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 Tidewater Basin 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 TIDEWATER BASIN REDEVELOPMENT PLAN TO MODIFY MIXED USE DISTRICT USES AND CLARIFY LANGUAGE

Initiator

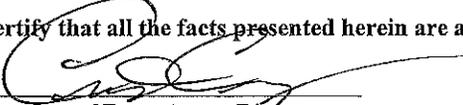
Department/Division	HEDC	City Planning
Name/Title	Robert Cotter, PP, AICP	Director
Phone/email	201-547-5010	bobbyc@jcnj.org

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

Resolution Purpose

The proposed amendments modify the uses permitted in the Mixed Use District per the request of City Council at the time of adoption. Additionally, amendments are made to clarify language.

I certify that all the facts presented herein are accurate. 

 _____
Signature of Department Director

12/5/14

Date

Summary Sheet:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY
CITY ADOPTING AMENDMENTS TO THE TIDEWATER BASIN
REDEVELOPMENT PLAN TO MODIFY MIXED USE DISTRICT USES AND
CLARIFY LANGUAGE**

The proposed amendments modify the uses permitted in the Mixed Use District per the request of City Council at the time of adoption. Additionally, amendments are made to clarify language.

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



ORDINANCE NO. Ord. 14,173

TITLE: 3.H **DEC 17 2014 4.H. JAN 14 2015**

Ordinance of the Municipal Council of the City of Jersey
 City adopting amendments to the Tidewater Basin
 Redevelopment Plan to modify mixed use district uses and
 clarify language.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
DEC 17 2014 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
JAN 14 2015 9-0											
Councilperson <u>WATTERMAN</u>				moved, seconded by Councilperson <u>LAVARRO</u>				to close P.H.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

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

SPEAKERS:

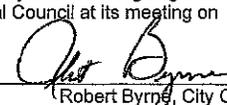
JAYSON BURG

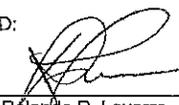
RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____				moved to amend* Ordinance, seconded by Councilperson _____				& adopted			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE											
JAN 14 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

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

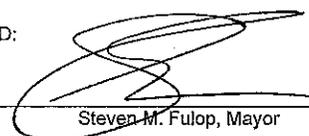
Adopted on first reading of the Council of Jersey City, N.J. on DEC 17 2014
 Adopted on second and final reading after hearing on JAN 14 2015

This is to certify that the foregoing Ordinance was adopted by
 the Municipal Council at its meeting on JAN 14 2015

 Robert Byrne, City Clerk

APPROVED: 

 Rolando R. Lavarro, Jr., Council President
 Date JAN 14 2015

*Amendment(s):

APPROVED: 

 Steven M. Fulop, Mayor
 Date JAN 15 2015
 Date to Mayor JAN 15 2015

City Clerk File No. Ord. 14.174

Agenda No. 3.1 1st Reading

Agenda No. 4.1 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 14.174

TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE OCEAN BAYVIEW REDEVELOPMENT PLAN TO BRING LANGUAGE UP TO DATE

WHEREAS, the Municipal Council of the City of Jersey City adopted the Ocean Bayview Redevelopment Plan in April of 1977, and amended the Plan numerous times subsequently, most recently on September 13, 2012; and

WHEREAS, the existing Plan has language that is out of date, inconsistent with the citywide zoning glossary, and in need of general upkeep; and

WHEREAS, minor changes to the text will correct these issues without modifying the actual zoning; and

WHEREAS, the Planning Board, at its meeting of November 18, 2014, determined that the Ocean Bayview Redevelopment Plan should be amended to bring language up to date; 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 OCEAN BAYVIEW REDEVELOPMENT PLAN TO BRING LANGUAGE UP TO DATE

Initiator

Department/Division	HEDC	City Planning
Name/Title	Robert Cotter, PP, AICP	Director
Phone/email	201-547-5010	bobbyc@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 will make administrative changes to the language of the Ocean Bayview Redevelopment Plan. Several of the changes are the overdue result of prior glossary (definition) changes. Other changes are corrections or clarifications. None of the revisions result in actual zoning changes.

I certify that all the facts presented herein are accurate.


Signature of Department Director


Date 12/2/14

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



ORDINANCE NO. Ord. 14.174
 TITLE: 3.I DEC 17 2014 4.I. JAN 14 2015

Ordinance of the Municipal Council of the City of Jersey
 City adopting amendments to the Ocean Bayview
 Redevelopment Plan to bring language up to date.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
DEC 17 2014 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
JAN 14 2015 9-0											
Councilperson <u>WATTERMAN</u> moved, seconded by Councilperson <u>LAVARRO</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE											
JAN 14 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on DEC 17 2014

Adopted on second and final reading after hearing on JAN 14 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on JAN 14 2015

Robert Byrne
 Robert Byrne, City Clerk

APPROVED: _____

Rolando R. Lavarro, Jr., Council President

Date JAN 14 2015

*Amendment(s):

APPROVED: _____

Steven M. Fulop, Mayor

Date JAN 15 2015

Date to Mayor JAN 15 2015

City Clerk File No. Ord. 14.175

Agenda No. 3.J 1st Reading

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



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 14.175

TITLE:

**ORDINANCE AUTHORIZING THE ACQUISITION OF BLOCK
214, LOTS 3 & 4 AND BLOCK 213, LOTS 1 & 3 FROM 500
MANILA AVE., LLC**

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

WHEREAS, 500 Manila Ave., LLC, is the owner of certain property known as Block 215, Lot 2; Block 214, Lots 3 & 4; and Block 213, Lots 1 & 3 (formerly known as Block 215, Block A; Block 214, Lot B.99; and Block 213, Lot 1 respectively) and more commonly known by the street address of 500 Manila Avenue, Jersey City [Property]; and

WHEREAS, the Property serves as collateral for a \$6 million mortgage loan from the New Jersey Housing and Mortgage Finance Agency [HMFA], which funds were used to construct 203 units of housing affordable to low and moderate income senior citizens for the project known as Unico Towers; and

WHEREAS, the U.S. Department of Housing and Urban Development [HUD] also holds a security interest in the Property due to certain payments and rental assistance provided to the project; and

WHEREAS, in order to provide funds to enable the project to be completed and to serve certain municipal public purposes, the City agreed to rent a portion of the Property under a 1974 lease, with an option to buy for the sum of \$90,000, which rent has already been paid in full; and

WHEREAS, the City constructed parking, a ball-field and a firehouse on the rented property, which is now designated as Block 214, Lots 3 & 4; and Block 213, Lots 1 & 3, formerly a portion of Block 214, Lot B.99; and Block 213, Lot 1 [City Property]; and

WHEREAS, the City desired to exercise its option to purchase the City Property but could not until the HMFA mortgage and HUD interest in the City Property either expired or were released or discharged; and

WHEREAS, the HMFA and HUD have now approved a discharge of their respective interests as they relate to the City Property, enabling 500 Manila Ave., LLC to convey title to the City free and clear; and

WHEREAS, the City now wishes to exercise its option to buy, and authorize the acquisition of the City Property, subject to the receipt of a clear title report.

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

1. The conveyance to the City of Jersey City of certain lands and buildings designated on Jersey City's Official Tax Assessment Map as Block 214, Lots 3 & 4; and Block 213, Lots 1 & 3, formerly known as a portion of Block 214, Lot B.99; and Block 213, Lot 1 respectively, more commonly known by the street address of 500 Manila Avenue, Jersey City, and more particularly described by metes and bounds on Exhibit A attached hereto, is hereby approved.

ORDINANCE AUTHORIZING THE ACQUISITION OF BLOCK 214, LOTS 3 & 4 AND BLOCK 213, LOTS 1 & 3 ABUTTING UNICO TOWERS, FROM 500 MANILA AVE., LLC

- 2. The Mayor or Business Administrator is directed to accept a deed and to execute any documents that are deemed legally necessary or appropriate by the Corporation Counsel to effectuate the conveyance of the above Property to the City, in accordance with the above terms.
 - A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
 - B. This ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
 - C. This ordinance shall take effect at the time and in the manner provided by law.
 - D. The City Clerk and Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

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

JM/he
12/05/14

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 AUTHORIZING THE ACQUISITION OF BLOCK 214, LOTS 3 & 4 AND BLOCK 213, LOTS 1 & 3 FROM 500 MANILA AVE., LLC

Initiator

Department/Division	Law	Law
Name/Title	Joanne Monahan	Asst. Corporation Counsel
Phone/email	(201) 547-4230	Joanne@jcnj.org

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

Resolution Purpose

500 Manila Ave., LLC, is the owner of certain property known as Block 215, Lot 2; Block 214, Lots 3 & 4; and Block 213, Lots 1 & 3, more commonly known by the street address of 500 Manila Avenue, which serves as collateral for a \$6 million mortgage loan from the HMFA. The funds were used to construct 203 units of housing affordable to low and moderate income senior citizens. In order to provide funds to enable the project to be completed, the City agreed to rent a portion of the Property under a 1974 lease, with an option to buy for the sum of \$90,000, which rent has already been paid in full. The City now wishes to exercise its option to buy, and authorize the acquisition of the City Property, subject to the receipt of a clear title report.

I certify that all the facts presented herein are accurate.

Signature of Department Director

Date

Exhibit “A”

CASEY & KELLER, INC.
LAND SURVEYORS - CIVIL ENGINEERS - PLANNERS

258 MAIN STREET, MILLBURN, NEW JERSEY, 07041
973-379-3280 fax: 973-379-7993

Description of property known as Tax Lots 3 & 4, Block 214, and Tax Lots 1 & 3, Block 213 City of Jersey City, Hudson County, New Jersey.

BEGINNING at a point in the northerly corner of the intersection of Sixth Street where the same is intersected by the easterly side of Manila Avenue (formerly Grove Street);

- thence 1) along said side of Manila Avenue N 06 deg. 16 min. 55 sec. E 231.20 feet to a point in the easterly side of Manila Avenue;
- thence 2) along the southerly side of Seventh Street S 83 deg. 50 min. 27 sec. E 185.00 feet along the southerly line of Seventh Street;
- thence 3) still along said line of Seventh Street, S 06 deg. 16 min. 55 sec. W 30.00 feet;
- thence 4) still along said line of Seventh Street S 83 deg. 50 min. 27 sec. E 90.00 feet;
- thence 5) N 06 deg. 13 min. 56 sec. E 260.13 feet to a point in the southerly side of Eighth Street;
- thence 6) along said side of Eighth Street S 83 deg. 48 min. 35 sec. E 123.57 feet to the westerly side of Luis Munoz Marin Boulevard;
- thence 7) along said side line of Luis Munoz Marin Boulevard S 06 deg. 15 min. 15 sec. W 460.66 feet to the northerly side line of Sixth Street;
- thence 8) along said side line of Sixth Street N 83 deg. 55 min. 57 sec. W 399.07 feet to a point or place of BEGINNING.

Michael Lanzatama
Michael Lanzatama, PE, PLS & PP
NJ Reg. # GB 30084

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



ORDINANCE NO. Ord. 14,175
 TITLE: 3J DEC 17 2014 4.J. JAN 14 2015

Ordinance authorizing the acquisition of Block 214, Lots 3 & 4 and Block 213, Lots 1 & 3 from 500 Manila Ave, LLC.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
DEC 17 2014 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
JAN 14 2015 9-0											
Councilperson <u>WATTERMAN</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

YVONNE BALCER
JAYSON BURG

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE											
JAN 14 2015 8-1											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO		✓		COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on DEC 17 2014

Adopted on second and final reading after hearing on JAN 14 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on JAN 14 2015

Robert Byrne
 Robert Byrne, City Clerk

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date JAN 14 2015

APPROVED:

Steven M. Fulop, Mayor

Date JAN 15 2015

Date to Mayor JAN 15 2015

*Amendment(s):

City Clerk File No. _____ Ord. 14.176

Agenda No. _____ 3.K _____ 1st Reading

Agenda No. 4.K _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 14.176

TITLE: **ORDINANCE AUTHORIZING THE IMPOSITION OF A DEED NOTICE
ON PROPERTY OWNED BY THE CITY OF JERSEY CITY KNOWN AS
MARY BENSON PARK ALSO KNOWN AS BLOCK 10901, LOTS 129
AND 130**

WHEREAS, the City of Jersey City ("City") is the owner of Mary Benson Park also known as Block 10901, Lots 129 and 130 ("Property"); and

WHEREAS, on November 26, 2013, the City awarded a construction contract to Z-Tech Contracting, LLC to make improvements to the Property that included the removal, disposal of and replacement of existing site improvements, play structures, footings, rubber safety surfacing, playground base material, and chain link fencing; and

WHEREAS, the City discovered that the Property contained contaminated soil requiring the hiring of a Licensed Site Remediation Professional (LSRP) to oversee and develop a Remedial Action Work Plan to remediate and cap areas of concern; and

WHEREAS, the State of New Jersey Department of Environmental Protection (NJDEP) approved the Remedial Action Work Plan for the Property; and

WHEREAS, the Remedial Action Work Plan required that certain designated areas be excavated, the soil removed, properly disposed of and documented, and that certain designated areas be backfilled and capped; and

WHEREAS, the City completed the Remedial Action Work Plan and because some contaminated soil remains in certain areas of the Property, the City is required to file a Deed Notice for the Property that contains restrictions on the use of the Property and establishes engineering controls for the Property; and

WHEREAS, the City may use the Property for recreational purposes such as a park because the City completed the Remedial Action Work Plan; and

WHEREAS, the NJDEP requires that City execute and record the Deed Notice in the Office of the Hudson County Register.

**ORDINANCE AUTHORIZING THE IMPOSITION OF A DEED NOTICE
ON PROPERTY OWNED BY THE CITY OF JERSEY CITY KNOWN AS
MARY BENSON PARK ALSO KNOWN AS BLOCK 10901, LOTS 129
AND 130**

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

1) The Mayor or Business Administrator is authorized to execute the Deed Notice for Mary Benson Park that is attached hereto; and

3) The Mayor or Business Administrator is authorized to execute such other documents necessary or appropriate to effectuate the purposes of this Ordinance.

RR
12-3-14

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 AUTHORIZING THE IMPOSITION OF A DEED NOTICE ON PROPERTY OWNED BY THE CITY OF JERSEY CITY KNOWN AS MARY BENSON PARK ALSO KNOWN AS BLOCK 10901, LOTS 129 AND 130

Initiator

Department/Division	Administration	Architecture, Engineering, and Traffic & Transpt.
Name/Title	Brian Weller	Director
Phone/email	201-547-5900	BWeller@jcnj.org

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

Resolution Purpose

The City is the owner of Mary Benson Park (“Property”). In November 26, 2013, the City awarded a construction contract to Z-Tech Contracting to make improvements to the Property. The City discovered that the Property contained contaminated soil requiring the hiring of a Licensed Site Remediation Professional (LSRP) to oversee and develop a Remedial Action Work Plan to remediate and cap areas of concern. The State Department of Environmental Protection (NJDEP) approved the Remedial Action Work Plan for the Property. The City completed the Remedial Action Work Plan and because some contaminated soil remains in certain areas of the Property, the City is required to file a Deed Notice for the Property that contains restrictions on the use of the Property and establishes engineering controls for the Property. The City may use the Property for recreational purposes such as a park because the City completed the Remedial Action Work Plan.

I certify that all the facts presented herein are accurate.

Signature of Department Director

Date

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



ORDINANCE NO. Ord. 14,176
 TITLE: 3.K DEC 17 2014

4.K, JAN 14 2015

Ordinance authorizing the imposition of a deed notice on property owned by the City of Jersey City known as Mary Benson Park also known as Block 10901, Lots 129 and 130.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
DEC 17 2014 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
JAN 14 2015 9-0											
Councilperson <u>LAVARRO</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

JAYSON BURG

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE											
JAN 14 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on DEC 17 2014

Adopted on second and final reading after hearing on JAN 14 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on JAN 14 2015

Robert Byrne
 Robert Byrne, City Clerk

APPROVED: [Signature]
 Rolando R. Lavarro, Jr., Council President

Date JAN 14 2015

*Amendment(s):

APPROVED: [Signature]
 Steven M. Fulop, Mayor

Date JAN 15 2015

Date to Mayor JAN 15 2015

City Clerk File No. Ord. 14.177

Agenda No. 3.1 1st Reading

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



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 14.177

TITLE: ORDINANCE RESCINDING ORDINANCE 14-151 AND TERMINATING THE FIVE (5) YEAR TAX AGREEMENT BETWEEN THE CITY OF JERSEY CITY AND 129 BRUNSWICK AVENUE LLC FOR THE PROPERTY DESIGNATED AS BLOCK 11009, LOT 10, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 129 BRUNSWICK STREET

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

WHEREAS, on or about on or about September 12, 2014, the Entity filed an application for a five (5) year tax exemption to construct a new multiple dwelling use Project, a copy of which application is attached hereto; and

WHEREAS, the Entity planned to construct a new multiple dwelling four (4) story residential rental building consisting of seven (7) residential units on the Property; and

WHEREAS, by adoption of Ordinance 14-151 on November 25, 2014, the City of Jersey City [City] approved the five (5) year tax exemption; and

WHEREAS, since the adoption of Ordinance 14-151, the City conclusively determined that the Entity commenced construction prior to receiving final approval from the Municipal Council and execution of the Tax Agreement, contrary to the requirements of the Five Year Tax Exemption law, Jersey City Code Section 304-13, as amended by Ordinance 14-027; and

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

1. The tax exemption approved by Ordinance 14-151 is rescinded and the Tax Agreement granting the five-year tax exemption is terminated.
2. All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.
3. 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.
4. This Ordinance shall take effect at the time and in the manner provided by the law.

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*.

DJ/he
12/10/14

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 rescinding ordinance 14-151 and terminating the five(5) year tax agreement between the city of jersey city and 129 Brunswick Avenue llc for the property designated as block 11009 lot 10 on the city's tax map and more commonly known by the street address of 129 Brunswick Street.

Initiator

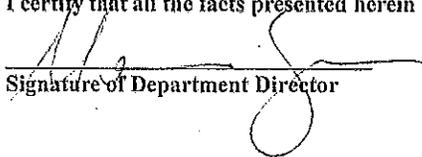
Department/Division	administration	tax collection
Name/Title	maureen cosgrove	tax collector
Phone/email	201-547-5120	maureen@jcni.org

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

Resolution Purpose

rescinding ordinance 14-151 and terminating the five(5) year tax agreement

I certify that all the facts presented herein are accurate.


Signature of Department Director

12-10-14
Date

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



ORDINANCE NO. Ord.14.177
 TITLE: 3.L DEC 17 2014 4.L, JAN 14 2015

Ordinance rescinding Ordinance 14.151 and terminating the five (5) year tax agreement between the City of Jersey City and 129 Brunswick Avenue, LLC for the property designated as Block 11009, Lot 10 on the city's tax map and more commonly known by the street address of 129 Brunswick Street.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
DEC 17 2014 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
JAN 14 2015 9-0											
Councilperson <u>WATTERMAN</u> moved, seconded by Councilperson <u>LAVARRO</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

YVONNE BALCER

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE											
JAN 14 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on DEC 17 2014

Adopted on second and final reading after hearing on JAN 14 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on JAN 14 2015

Robert Byrne
 Robert Byrne, City Clerk

APPROVED: [Signature]
 Rolando R. Lavarro, Jr., Council President

Date JAN 14 2015

APPROVED: [Signature]
 Steven M. Fulop, Mayor

Date JAN 15 2015

Date to Mayor JAN 15 2015

*Amendment(s):

City Clerk File No. Ord. 14.178

Agenda No. 3.M 1st Reading

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



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 14.178

TITLE: AN ORDINANCE AUTHORIZING THE CITY OF JERSEY CITY TO EXTEND ITS SUBLEASE WITH MOISHE'S SELF STORAGE, LLC, FOR STORAGE SPACE AT 10 SENATE PLACE, JERSEY CITY, FOR FIVE ADDITIONAL MONTHS, RETROACTIVE TO NOVEMBER 1, 2014

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

WHEREAS, the City of Jersey City (City), Office of Emergency Management (OEM) needed storage space for emergency shelter equipment and other emergency supplies; and

WHEREAS, by the adoption of Ordinance 13-067 on June 19, 2013, authorized a one year Sublease with Moishe's Self Storage, LLC (Moishe's), the primary tenant of warehouse space at 10 Senate Place, Jersey City, for 14,000 sq. ft. of storage space on the upper (SP 50) floor of the warehouse to the City for an annual rent of \$98,004 or \$8,167 monthly and for term effective as of November 1, 2012 and ending on October 31, 2013; and

WHEREAS, by the adoption of Ordinance 14-011 on January 29, 2014, the Sublease was extended for up to a year, on a month to month basis, to October 31, 2014; and

WHEREAS, the City continues to occupy the space because it needs storage space for emergency shelter equipment and other emergency supplies used by the OEM and therefore must ratify and extend its Sublease with Moishe's for five (5) additional months; and

WHEREAS, Moishe's, the primary tenant of 10 Senate Place, has agreed to extend the Sublease for up to five (5) additional months, provided the City agrees to an increased rent; and

WHEREAS, the Sublease term shall be extended on a month to month basis for up to five (5) months, retroactive to November 1, 2014, and terminating on March 31, 2015 for a monthly rent of \$17,500 or \$87,500 in total rent; and

WHEREAS, the City will also be required to pay an additional security deposit of \$9,333 (for a total of one month's rent or \$17,500), to be retained during the Sublease term; and

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

WHEREAS, funds in the amount of \$96,833 are available in Account No. 02-213-40-372-314.

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

1. Subject to such modifications as may be deemed necessary or appropriate by Corporation Council, the Mayor or Business Administrator is authorized to ratify and execute a second extension of its Sublease with Moishe's Self Storage, LLC for 14,000 sq. ft. of warehouse space on the upper (SP 50) floor of a warehouse building at 10 Senate Place, Jersey City.
2. The term of the extension shall be for up to five (5) months on a month to month basis, retroactive to November 1, 2014, and terminate March 31, 2015.

AN ORDINANCE AUTHORIZING THE CITY OF JERSEY CITY TO EXTEND ITS SUBLEASE WITH MOISHE'S SELF STORAGE, LLC, FOR STORAGE SPACE AT 10 SENATE PLACE, JERSEY CITY, FOR FIVE ADDITIONAL MONTHS, RETROACTIVE TO NOVEMBER 1, 2014

- 3. The total rent shall not exceed \$96,833 and shall be payable in up to five (5) equal monthly installments of \$17,500.
- 4. The City must also pay an additional security deposit of \$9,333 to cover the increased security deposit (from \$8,167 to \$17,500).
- 5. Funds in the amount of \$96,833 are available in FFY-13 UASI Grant Account No. 02-213-40-372-314.
 - 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 in the manner as prescribed 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.

I, Donna Mauer, (Donna Mauer), Chief Financial Officer, certify that funds in the amount of \$96,833 are available in Account No. 02-213-40-372-314.
PO# 115479

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
12/09/14

APPROVED AS TO LEGAL FORM _____ APPROVED: _____
 _____ APPROVED: _____
 Corporation Counsel Business Administrator

Certification Required
 Not Required

RESOLUTION FACT SHEET - CONTRACT AWARD

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 AUTHORIZING THE CITY OF JERSEY CITY TO ENTER INTO A SUBLEASE AS LESSEE WITH MOISHES SELF STORAGE, LLC FOR STORAGE SPACE AT 10 SENATE PLACE, JERSEY CITY FOR A LEASE TERM OF FIVE MONTHS EFFECTIVE AS OF NOVEMBER 1, 2014

Project Manager

Department/Division	Oem/Homeland Security	<division>
Name/Title	W. Greg Kierce/Director	Director
Phone/email	201 547-5681	wkierce@njcps.org

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

Contract Purpose

This proposed Ordinance will extend the lease with Moishes Storage for 14,000 square foot of storage space located at 10 Senate Place, Jersey City, NJ for the period of November 1, 2014 thru March 31, 2015 to provide storage for the Office of Emergency Management Homeland Security related equipment

Cost (Identify all sources and amounts)

The total cost associated with this proposed lease is \$96,833 payable thru FFY-2013 UASI Funds Account # 02-213-40-372-314

Contract term (include all proposed renewals)

This proposed ordinance covers the lease period commencing November 1, 2014 thru March 31, 2015

Type of award

N/A

If "Other Exception", enter type

N/A

Additional Information

N/A

I certify that all the facts presented herein are accurate.


Signature of Department Director

10/2/14
Date

Signature of Director of Purchasing

Date

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



ORDINANCE NO. Ord. 14,178
 TITLE: 3.M DEC 17 2014 4.M. JAN 14 2015

An ordinance authorizing the City of Jersey City to extend its sublease with Moishe's Self Storage, LLC for storage space at 10 Senate Place, Jersey City for five additional months, retroactive to November 1, 2014.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
DEC 17 2014 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
JAN 14 2015 9-0											
Councilperson <u>WATTERMAN</u> moved, seconded by Councilperson <u>RIVERA</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

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

SPEAKERS:

JAYSON BURG

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE											
JAN 14 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

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

Adopted on first reading of the Council of Jersey City, N.J. on DEC 17 2014

Adopted on second and final reading after hearing on JAN 14 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on JAN 14 2015

Robert Byrne
 Robert Byrne, City Clerk

APPROVED: [Signature]
 Rolando R. Lavarro, Jr., Council President

Date JAN 14 2015

APPROVED: [Signature]
 Steven M. Fulop, Mayor

Date JAN 15 2015

Date to Mayor JAN 15 2015

*Amendment(s):

City Clerk File No. Ord. 14.179

Agenda No. 3.N 1st Reading

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



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 14.179

TITLE:

ORDINANCE AUTHORIZING THE EXECUTION OF A DEVELOPER'S AGREEMENT AND DEED OF EASEMENT WITH JOURNAL SQUARE I URBAN RENEWAL, LLC AND JOURNAL SQUARED ("J") CONDOMINIUM ASSOCIATION, INC. AFFECTING A PORTION OF MAGNOLIA AVENUE

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

WHEREAS, Magnolia Avenue is public right-of-way in the City of Jersey City ("City"); and

WHEREAS, Journal Square I Urban Renewal LLC ("Developer") obtained preliminary and final major site plan approval from the City's Planning Board for the construction of mixed used project ("Project") on real property known as Block 9501, Lot 2.01 on the Tax Map ("Property"); and

WHEREAS, the Property is adjacent to westerly end of Magnolia Avenue; and

WHEREAS, as a condition of the site plan approval for the Project, the Developer is obligated to make certain improvements to the portion of Magnolia Avenue that is west of Summit Avenue ("Plaza"); and

WHEREAS, the Project as constructed will be operated under a regime of condominium ownership; and

WHEREAS, the condominium association is Journal Squared ("J") Condominium Association, Inc. ("Condominium Association"); and

WHEREAS, as a condition of the site plan approval, the Developer and the Condominium Association are required to enter into an agreement with the City which requires that they, and any future owners of the Project, supplement the maintenance services program performed by the City and other governmental agencies within the Plaza; and

WHEREAS, the Condominium Association will perform the maintenance services described in the Developer's Agreement and Deed of Easement attached hereto; and

WHEREAS, the City agrees to grant the Developer and the Condominium Association an easement for the purpose constructing and maintaining the Plaza improvements; and

WHEREAS, the City, the Developer, and the Condominium Association are authorized to execute the Developer's Agreement and Deed of Easement pursuant N.J.S.A. 40A:12-5, N.J.S.A. 40:67-1, and N.J.S.A. 40A:12A-1 et seq.;

ORDINANCE AUTHORIZING THE EXECUTION OF A DEVELOPER'S AGREEMENT AND DEED OF EASEMENT WITH JOURNAL SQUARE I URBAN RENEWAL, LLC AND JOURNAL SQUARED ("J") CONDOMINIUM ASSOCIATION, INC. AFFECTING A PORTION OF MAGNOLIA AVENUE

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

- 1) the above recitals are incorporated herein by reference;
 - 2) subject to such modifications as may be deemed necessary or appropriate by Corporation Counsel, the Mayor or Business Administrator is authorized to execute the Developer's Agreement and Deed of Easement attached hereto affecting the Plaza; and
 - 3) the purpose of the easement granted to the Developer and Condominium Association is to create a non-exclusive easement affecting the Plaza for the purpose of constructing and maintaining the Plaza improvements.
- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
 - B. This ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
 - C. This ordinance shall take effect at the time and in the manner as provided by law.
 - D. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

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

RR
12-9-14

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 AUTHORIZING THE EXECUTION OF A DEVELOPER'S AGREEMENT AND DEED OF EASEMENT WITH JOURNAL SQUARE I URBAN RENEWAL, LLC AND JOURNAL SQUARED ("J") CONDOMINIUM ASSOCIATION, INC. AFFECTING A PORTION OF MAGNOLIA AVENUE

Initiator

Department/Division	HEDC/Law	Planning/Law
Name/Title	Jeffery Wenger/Raymond Reddington	Principal Planner/Asst. Corp. Counsel
Phone/email	547-5453/547-5063	JWenger@jcnj.org/RaymondR@jcnj.org

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

Resolution Purpose

Magnolia Avenue is public right-of-way in the City. Journal Square I Urban Renewal LLC ("Developer") obtained preliminary and final major site plan approval from the City's Planning Board for the construction of mixed used project ("Project") on real property located adjacent to the westerly end of Magnolia Ave. As a condition of the site plan approval for the Project, the Developer is obligated to make certain improvements to the portion of Magnolia Avenue that is west of Summit Avenue ("Plaza"). The Project as constructed will be operated under a regime of condominium ownership. As a condition of the site plan approval, the Developer and the Condominium Association are required to enter into the Developer's Agreement and Deed of Easement with the City which requires that they, and any future owners of the Project, supplement the maintenance services program performed by the City and other governmental agencies within the Plaza.

I certify that all the facts presented herein are accurate.

Signature of Department Director

Date

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



ORDINANCE NO. Ord. 14,179
 TITLE: 3.N DEC 17 2014 4.N. JAN 14 2015

Ordinance authorizing the execution of a developer's agreement and deed of easement with Journal Square I Urban Renewal, LLC., and Journal Squared ("J") Condominium Association, Inc., affecting a portion of Magnolia Avenue.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
DEC 17 2014 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
JAN 14 2015 9-0											
Councilperson <u>RIVERA</u>			moved, seconded by Councilperson <u>LAVARRO</u>						to close P.H.		
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson			moved to amend* Ordinance, seconded by Councilperson						& adopted		
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE											
JAN 14 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on DEC 17 2014
 Adopted on second and final reading after hearing on JAN 14 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on JAN 14 2015

Robert Byrne, City Clerk

APPROVED:
 Rolafido R. Lavarro, Jr., Council President
 Date JAN 14 2015

*Amendment(s):

APPROVED:
 Steven M. Fulop, Mayor
 Date JAN 15 2015
 Date to Mayor JAN 15 2015

City Clerk File No. Ord. 14.180

Agenda No. 3.0 1st Reading

Agenda No. 4.0. 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 14.180

TITLE: ORDINANCE AUTHORIZING THE EXECUTION OF AN EMERGENCY ACCESS EASEMENT AGREEMENT WITH JOURNAL SQUARE ASSOCIATES, LLC ("JSA") AND THE PORT AUTHORITY TRANS-HUDSON CORPORATION ("PATH") PERMITTING EMERGENCY VEHICLES OF THE CITY OF JERSEY CITY TO TRAVEL ACROSS PROPERTY OWNED BY JSA AND PATH

COUNCIL offered and moved adoption of the following Ordinance:

WHEREAS, Journal Square Associates, LLC ("JSA") is the owner of real property located in Jersey City, County of Hudson, and State of New Jersey, designated as Block 9501, Lot 2.01 on the Jersey City Tax Map that is located near the westerly end of Magnolia Avenue; and

WHEREAS, the Port Authority Trans-Hudson Corporation ("PATH") is the owner of real property located in Jersey City, County of Hudson, and State of New Jersey, designated as Block 9501, Lot 1 on the Jersey City Tax Map that is located near the westerly end of Magnolia Avenue; and

WHEREAS, PATH operates a rail transit system that provides mass transit services between Newark, New Jersey and New York, New York, which includes the station platform at Journal Square ("Journal Square Transportation Center"); and

WHEREAS, there presently exists a public street known as Magnolia Avenue which is adjacent to and dead-ends at the Journal Square Transportation Center; and

WHEREAS, JSA intends to develop a real estate project on its property, which project is adjacent to the Journal Square Transportation Center, consisting of up to three (3) buildings and related improvements, and, also, on property owned by PATH and the City, JSA intends to develop a pedestrian plaza ("Plaza") on and along Magnolia Avenue up to the entrance of the Journal Square Transportation Center; and

WHEREAS, in connection with the construction of the Plaza, the City of Jersey City ("City"), in order for emergency vehicles to achieve a safe passage along the Plaza to access the Journal Square Transportation Center, requires that PATH and JSA grant easements to the City along their respective portions of the Plaza for the ingress and egress of emergency vehicles to and from the Journal Square Transportation Center; and

WHEREAS, the City is authorized to accept easements pursuant to N.J.S.A. 40A:12-5.

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

1. Subject to such modifications as deemed necessary or appropriate by Corporation Counsel, the Mayor or Business Administrator is authorized to execute the Emergency Access Easement Agreement, in substantially the form of the attached, with the Port Authority Trans-Hudson Corporation ("PATH") and Journal Square Associates, LLC ("JSA") which grants the City of Jersey City ("City") a non-exclusive right to access on, over, across and through portions of PATH's and JSA's properties solely for ingress, egress, and access to provide fire and police, ambulance and rescue services and other lawful governmental or private emergency services from Summit Avenue to the Journal Square Transportation Center; and

ORDINANCE AUTHORIZING THE EXECUTION OF AN EMERGENCY ACCESS EASEMENT AGREEMENT WITH JOURNAL SQUARE ASSOCIATES, LLC ("JSA") AND THE PORT AUTHORITY TRANS-HUDSON CORPORATION ("PATH") PERMITTING EMERGENCY VEHICLES OF THE CITY OF JERSEY CITY TO TRAVEL ACROSS PROPERTY OWNED BY JSA AND PATH

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

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

RR;he
12-8-14

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 AUTHORIZING THE EXECUTION OF AN EMERGENCY ACCESS EASEMENT AGREEMENT WITH JOURNAL SQUARE ASSOCIATES, LLC ("JSA") AND THE PORT AUTHORITY TRANS-HUDSON CORPORATION ("PATH") PERMITTING EMERGENCY VEHICLES OF THE CITY OF JERSEY CITY TO TRAVEL ACROSS PROPERTY OWNED BY JSA AND PATH NEAR THE WESTERLY END OF MAGNOLIA AVENUE

Initiator

Department/Division	HEDC/Law	Planning
Name/Title	Jeffrey Wenger	Principal Planner
Phone/email	(201) 547-5453	jwenger@jcnj.org

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

Resolution Purpose

Journal Square Associates ("JSA") intends to develop a real estate project on its property, which project is adjacent to the Journal Square Transportation Center. As part of the project, on property owned by JSA and Port Authority Trans-Hudson Corp. (PATH), JSA intends to develop a pedestrian plaza ("Plaza") on and along Magnolia Avenue up to the entrance of the Journal Square Transportation Center. The City requires that PATH and JSA grant easements along their respective portions of the Plaza for the ingress and egress of emergency vehicles to and from the Journal Square Transportation Center.

I certify that all the facts presented herein are accurate.

Signature of Department Director

Date

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



ORDINANCE NO. Ord. 14,180
 TITLE: 3.0 DECT 7 2014 4.0. JAN 14 2015

Ordinance authorizing the execution of an emergency access easement agreement with Journal Square Associates, LLC ("JSA") and the Port Authority Trans-Hudson Corporation ("PATH") permitting emergency vehicles of the City of Jersey City to travel across property owned by JSA and PATH

RECORD OF COUNCIL VOTE ON INTRODUCTION											
DEC 17 2014 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
JAN 14 2015 9-0											
Councilperson <u>COLEMAN</u>				moved, seconded by Councilperson <u>OSBORNE</u>				to close P.H.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson				moved to amend* Ordinance, seconded by Councilperson				& adopted			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE											
JAN 14 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on DEC 17 2014

Adopted on second and final reading after hearing on JAN 14 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on JAN 14 2015

Robert Byrne, City Clerk

APPROVED:
 Rolando R. Lavarro, Jr., Council President

Date JAN 14 2015

*Amendment(s):

APPROVED:
 Steven M. Fulop, Mayor

Date JAN 15 2015

Date to Mayor JAN 15 2015

City Clerk File No. Ord. 14.181

Agenda No. 3.P 1st Reading

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



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 14.181

TITLE: ORDINANCE APPROVING A 20 YEAR TAX EXEMPTION FOR A MARKET RATE RENTAL PROJECT TO BE CONSTRUCTED BY 234 SUYDAM AVENUE URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ., LOCATED AT 218-240 SUYDAM AVENUE IN JERSEY CITY

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

WHEREAS, 234 Suydam Avenue Urban Renewal, LLC, 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 known as Block 20303, Lots 1, 2, 3, 4 & 5, on the City's Official Tax map, consisting of approximately .747 acres, and more commonly known by the street address of 218-240 Suydam Avenue, and more specifically described by metes and bounds, in the application (Property); and

WHEREAS, the Property is located within the Morris Canal Redevelopment Plan Area, as required by N.J.S.A. 40A:20-4 and N.J.S.A. 40A:12A-5(g); and

WHEREAS, by an application dated October 31, 2014, the Entity applied for a 20 year long term tax exemption to construct a market rate residential rental project to consist of a five (5) story building with approximately eighty-three (83) market rate residential rental units and of the five stories, one (1) story is an on-site parking garage unit to contain approximately thirty-seven (37) parking spaces (Project); and

WHEREAS, the Project received site plan approval from the Planning Board on September 9, 2014; and

WHEREAS, 234 Suydam Avenue Urban Renewal, LLC, has agreed to:

1. pay the greater of (i) the Minimum Annual Service Charge or (ii) 10% of the Annual Gross Revenue, which sum is initially estimated to be \$176,022; and which shall be subject to statutory staged increases over the term of the tax exemption; and
2. pay an annual sum equal to 1% of each prior year's Annual Service Charge as an Administrative Fee initially estimated at \$1,760; and
3. provide employment and other economic opportunities for City residents and businesses; and
4. pay to the City, for remittance to Hudson County, an additional amount equal to 5% of the Annual Service Charge estimated to be \$8,801; and
5. pay the sum of \$132,992 to the City's Affordable Housing Trust Fund;
6. execute a Project Employment & Contracting Agreement; and

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

1. the current real estate taxes generate revenue of only \$14,258, whereas, the Annual Service Charge as estimated, will initially generate revenue of approximately \$176,022 to the City and an additional sum of approximately \$8,801 to Hudson County;

ORDINANCE APPROVING A 20 YEAR TAX EXEMPTION FOR A MARKET RATE RENTAL PROJECT TO BE CONSTRUCTED BY 234 SUYDAM AVENUE URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ., LOCATED AT 218-240 SUYDAM AVENUE IN JERSEY CITY

2. the Project will create approximately 90 jobs during construction and 6 new permanent jobs;
3. the Project will stabilize and contribute to the economic growth of businesses in the surrounding area;
4. the Project will further the overall redevelopment objectives of the Morris Canal 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 tenants to the Project and insure the likelihood of the success of the Project; and

WHEREAS, 234 Suydam Avenue 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.

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

A. The application of 234 Suydam Avenue Urban Renewal, LLC, an urban renewal company, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 2003, N.J.S.A. 40A:20-1 et seq. a copy of which is on file in the office of the City Clerk, Block 20303, Lots 1, 2, 3, 4 & 5, more commonly known by the street address of 218-240 Suydam Avenue, 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. The Financial Agreement shall include at a minimum the following terms and conditions:

1. Term: the earlier of 25 years from the adoption of the within Ordinance or 20 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 \$176,022 upon Project Completion, whether or not the Project is occupied; or
 - (b) 10% of the Annual Gross Revenue, which initial sum is estimated to be \$176,022, and which shall be subject to statutory increases during the term of the tax exemption.
3. Administrative Fee: 1% of the prior year's Annual Service Charge estimated to be \$1,760;
4. County Payment: 5% of the Annual Service Charge to the City for remittance by the City to Hudson County estimated to be \$8,801;
5. Project: A residential rental project, which will consist of a five (5) story building with approximately eighty-three (83) market rate residential rental units and of the five stories, one (1) story is an on-site parking garage unit to contain approximately thirty-seven (37) parking spaces;
6. Affordable Housing Trust Fund: \$1,500 per unit or \$124,500 and \$1.50 per square foot x 5,661 square feet or \$8,492, for a total of \$132,992. Such funds are non-refundable and non-transferrable in the event of a termination or expiration of the Financial Agreement;

ORDINANCE APPROVING A 20 YEAR TAX EXEMPTION FOR A MARKET RATE RENTAL PROJECT TO BE CONSTRUCTED BY 234 SUYDAM AVENUE URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ., LOCATED AT 218-240 SUYDAM AVENUE IN JERSEY CITY

- 7. Staged Adjustments:
 - (a) Stage One: years 1-6;
 - (b) Stage Two: years 7-9;
 - (c) Stage Three: years 10-12;
 - (d) Stage Four: years 13-16;
 - (e) Final Stage: Beginning on the 1st day of the 17th year through the date the tax exemption expires, an amount equal to the greater of the Annual Service Charge or 80% of the amount of the taxes otherwise due.
- 8. Execution of a Project Employment and Contracting Agreement;
- 9. The initial installment of the Affordable Housing Trust Fund contribution payment shall be due on execution of the Financial Agreement, but in no event later than 90 days of the adoption of the ordinance. Interest shall accrue on such payments as of the 91st day at the same rate as the City charges for unpaid real estate taxes;
- 10. The Financial Agreement shall be executed by the Entity no later than 90 days following adoption of the within Ordinance. Failure to comply shall result in a repeal of the herein Ordinance and the tax exemption will be voided.
- 11. This Ordinance will sunset and the Tax Exemption will terminate unless construction of the Project is: 1) commenced within two (2) years; 2) Substantially Complete within five (5) 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.
- 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*.

DJ/he
12/8/14

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

Twenty Year Tax Exemption for a Market Rate Residential Rental Project to be Constructed by 234 Suydam Avenue Urban Renewal LLC An Urban Renewal Entity pursuant to the Long term Tax Exemption Law N.J.S.A. 40A:20-1 et. seq. Designated as Block 20303 Lot 1.01 on the City's Tax Map and known as 234 Suydam Avenue

Initiator

Department/Division	Mayor's Office	
Name/Title	Brian Platt	
Phone/email	(201) 547-5200	bplatt@jcnj.org

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

Resolution Purpose

To encourage construction by offering financial incentives in areas in need of development to projects with a positive fiscal impact to the City as shown in the attached Fiscal Impact Analysis prepared by the Tax Collector's office. This project is a Five story Eighty-three (83) unit Market Rate Rental Project

I certify that all the facts presented herein are accurate.

Signature of Department Director

Date

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



ORDINANCE NO. Ord. 14,181
 TITLE: 3.P DEC 17 2014 4.P. JAN 14 2015

Ordinance approving a 20 year tax exemption for a market rate rental Project to be constructed by 234 Suydam Avenue Urban Renewal, LLC an urban renewal entity, pursuant to the Long Term Tax Exemption Law N.J.S.A. 40A:20-1 et seq., located at 218-240 Suydam Avenue, Jersey City.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
DEC 17 2014 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
JAN 14 2015 9-0											
Councilperson <u>WATTERMAN</u>				moved, seconded by Councilperson <u>LAVARRO</u>				to close P.H.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

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

SPEAKERS:

YVONNE BALGER
 JAYSON BURG
 DON PEPE

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson				moved to amend* Ordinance, seconded by Councilperson				& adopted			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE											
JAN 14 2015 8-1											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN		✓		RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

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

Adopted on first reading of the Council of Jersey City, N.J. on DEC 17 2014
 Adopted on second and final reading after hearing on JAN 14 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on JAN 14 2015

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:
 Rolando R. Lavarro, Jr., Council President
 Date JAN 14 2015

APPROVED:
 Steven M. Fulop, Mayor
 Date JAN 15 2015

Date to Mayor JAN 15 2015