

City Clerk File No. Ord. 16.173

Agenda No. 3.A 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 16.173
**TITLE: AN ORDINANCE AUTHORIZING THE TRANSFER OF CITY-OWNED
PROPERTY WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
TO THE JERSEY CITY REDEVELOPMENT AGENCY**

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

<u>BLOCK</u>	<u>LOT</u>	<u>STREET ADDRESS</u>
15501	2	627 Grand Street

situated in the City of Jersey City, Hudson County, New Jersey; and as more particularly shown on the Official Assessment Map and referenced in the designation assigned to individual tax lot 2 in the records of the Tax Assessor (hereinafter "Property"); and

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

WHEREAS, the Municipal Council adopted at its meeting in March 1999 the Morris Canal Redevelopment Plan, and amended this plan most recently at its meeting on June 15th, 2016 in Ordinance 16-094; and

WHEREAS, the Property lies within the legally established boundaries of the Morris Canal Redevelopment Plan Area; and

WHEREAS, the Jersey City Redevelopment Agency has the responsibility of acquiring property within the Morris Canal Redevelopment Plan Area to effectuate the rehabilitation, redevelopment and revitalization of the Morris Canal Redevelopment Area; and

WHEREAS, the Jersey City Redevelopment Agency has deemed it necessary to acquire the Property from the City of Jersey City to accomplish the objectives of the Morris Canal Redevelopment Plan;

WHEREAS, the Jersey City Redevelopment Agency will pay the City any proceeds from the sale of the property less a 3% administrative fee on the sale of the property; and,

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

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

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

<u>BLOCK</u>	<u>LOT</u>	<u>STREET ADDRESS</u>
15501	2	627 Grand Street

to the Jersey City Redevelopment Agency is hereby authorized.

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

- A. All Ordinances and part of Ordinances inconsistent herewith are hereby repealed.

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

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

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

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required

Not Required

RESOLUTION FACT SHEET – NON-CONTRACTUAL

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

Full Title of Ordinance/Resolution

AN ORDINANCE AUTHORIZING THE TRANSFER OF CITY-OWNED PROPERTY WITHIN THE MORRIS CANAL REDEVELOPMENT AREA TO THE JERSEY CITY REDEVELOPMENT AGENCY

Initiator

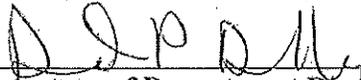
Department/Division	Jersey City Redevelopment Agency	
Name/Title	Dave Donnelly	Executive Director
Phone/email	201-761-0821	ddonnelly@jcnj.org

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

Resolution Purpose

The Jersey City Redevelopment Agency (JCRA) is requesting the City of Jersey City transfer City-owned land at Block 15501, Lot 2 (627 Grand St) to the JCRA for the development of the City-Electric project. The Agency has assessed the property at \$500,000 and found a potential buyer for the property.

I certify that all the facts presented herein are accurate.



Signature of Department Director

10/5/16

Date

City Clerk File No. Ord. 16.174

Agenda No. 3.B 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 16.174

TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE OCEAN BAYVIEW REDEVELOPMENT PLAN TO INCLUDE ADAPTIVE REUSE PROVISIONS

WHEREAS, the Municipal Council of the City of Jersey City adopted the Ocean/Bayview Redevelopment Plan in April 1977, and amended the Plan numerous times subsequently, most recently on January 14, 2015; and

WHEREAS, the existing Plan does not consider the potential for adaptive reuse of existing structures focusing on new construction; and

WHEREAS, adaptive reuse preserves the architectural history of Jersey City; and

WHEREAS, permitting additional density within an existing building will incentivize adaptive reuse of built

WHEREAS, the Planning Board, at its meeting of October 18, 2016, determined that the Ocean/Bayview Redevelopment Plan should be amended to codify adaptive reuse provisions; and

WHEREAS, a copy of the Planning Board's recommended amendments to the Ocean/Bayview 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 Ocean/Bayview 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.

 10/24/16
Maryann Buccl-Carter, PP, AICP
Acting 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

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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
INCLUDE ADAPTIVE REUSE PROVISIONS**

Initiator

Department/Division	HEDC	City Planning
Name/Title	Maryann Bucci-Carter, PP, AICP	Acting Director
	Matt Ward, PP, AICP	Senior Planner
Phone/email	201-547-5010	maryamb@jcnj.org / mward@jcnj.org

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

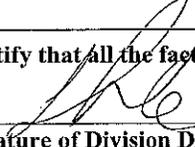
Resolution Purpose

The proposed amendments will codify adaptive reuse standards in the Ocean/Bayview Redevelopment Plan. These provisions are intended to incentivize the adaptive reuse of existing building in order to preserve our architectural history while also encouraging development in Ward F. The standards will permit additional density within existing buildings to be adaptively reused while also codifying exemptions to minimum lot areas and parking requirements.

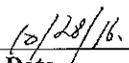


(i.e. LEFT: 1928 Plat Book outlining a building that was once a small factory or furniture store with large open areas in the upper floors. RIGHT: Current street view photo.)

I certify that all the facts presented herein are accurate.



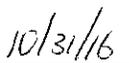
Signature of Division Director



Date



Signature of Department Director



Date

Summary Sheet:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF
JERSEY CITY ADOPTING AMENDMENTS TO THE OCEAN
BAYVIEW REDEVELOPMENT PLAN TO INCLUDE ADAPTIVE
REUSE PROVISIONS**

The proposed amendments will codify adaptive reuse standards in the Ocean/Bayview Redevelopment Plan. These provisions are intended to incentivize the adaptive reuse of existing building in order to preserve our architectural history while also encouraging development in Ward F. The standards will permit additional density within existing buildings to be adaptively reused while also codifying exemptions to minimum lot areas and parking requirements.

Amendments to the Ocean Bayview Redevelopment Plan regarding adaptive reuse

October 11, 2016

Text to be added is bold italics like *this*.

Text to be deleted is bold strikethrough like ~~this~~.

VII. GENERAL LAND USE PLAN

F) Area, Yard and Bulk

6) Multi-Family Residential Buildings

Minimum Lot Area: 10,000 square feet; *existing lots shall be conforming when the adaptive reuse of a building is being completed*

Minimum Lot Width: 80 feet

Minimum Lot Depth: 80 feet

Maximum Building Coverage: 60%

Maximum Density: 80 dwelling units per acre; *adaptive reuse of building shall permit 110 dwellings units per acre.*

Minimum and Maximum Yards:

Front: 0 feet

Side: 0 feet

Rear: 40 feet

Minimum Parking: 1 space per unit; *no parking shall be required in the adaptive reuse of a building.*

Maximum Parking: 2 spaces per unit

NO OTHER CHANGES

City Clerk File No. Ord. 16.175

Agenda No. 3.C 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 16.175

TITLE:

**ORDINANCE AMENDING ORDINANCE 16.073 ACCEPTING
FROM UNITY ENVIRONMENTAL CORP. A DEDICATION OF
CERTAIN ROADWAYS, SIDEWALKS AND UTILITIES
LOCATED AT THE INTERSECTION OF FRANKLIN STREET
AND PATERSON PLANK ROAD**

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

WHEREAS, Brass Works Urban Renewal Company, LLC ("Brass Works") applied for and received approvals on February 20, 2003 for Preliminary and Final Major Site Plan with "c" and "d" variances, to rehabilitate and convert a pre-existing non-conforming five (5) story warehouse into 124 residential dwelling units (the "Development") on property located at 100 Paterson Plank Road, also referred to as Block 4001, Lot 1; and

WHEREAS, in connection with the Development, Brass Works was obligated to reconfigure the intersection of Franklin Street and Paterson Plank Road (the "Improvements"); and

WHEREAS, some of the Improvements were constructed on portions of Lots 11 and 13 in Block 5103 which are privately owned properties that were thought to be owned by Unity Environmental Corp. ("Unity"); and

WHEREAS, Ordinance 16.073, adopted on May 11, 2016, authorized the City of Jersey City ("City") to accept a deed of easement from Unity dedicating portions of Lots 11 and 13 in Block 5103 as part of the public right of way; and

WHEREAS, a title search recently provided by Brass Works indicates that Lot 11 in Block 5103 is owned by Ponte Equities, Inc. ("Ponte"); and

WHEREAS, it necessary to amend Ordinance 16.073 to authorize the City to accept a deed of easement from Ponte; and

WHEREAS, the City is authorized pursuant to N.J.S.A. 40:67-1 and N.J.S.A. 40A:12-5 to accept the conveyance and dedication of land and appurtenances for public purposes.

NOW, THEREFORE BE IT ORDAINED by the Municipal Council of the City of Jersey City that Ordinance 16.073 is amended to authorize the City to accept from Ponte Equities, Inc. a deed of easement dedicating a portion of Lot 11 in Block 5103 as part of the public right of way.

- 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.

NOTE: All new material is underlined words in ~~{brackets}~~ are omitted. For purposes of advertising only, new matter is indicated by **boldface** and repealed matter by *italic*.

RR
10-31-16

*RR
10-31-16*

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required

Not Required

RESOLUTION FACT SHEET – NON-CONTRACTUAL

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Full Title of Ordinance/Resolution

ORDINANCE AMENDING ORDINANCE 16.073 ACCEPTING FROM UNITY ENVIRONMENTAL CORP. A DEDICATION OF CERTAIN ROADWAYS, SIDEWALKS AND UTILITIES LOCATED AT THE INTERSECTION OF FRANKLIN STREET AND PATERSON PLANK ROAD

Initiator

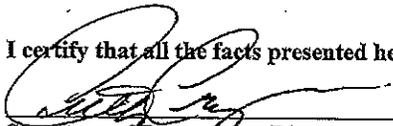
Department/Division	HBDC Law	City Planning Law
Name/Title	Maryann Bucci-Carter Raymond Reddington	Acting Director Supervisory Asst. Corp. Counsel
Phone/email	547-5010 547-5063	MCarter@icnj.org RaymondR@icnj.org

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

Resolution Purpose

Brass Works Urban Renewal Company, LLC (“Brass Works”) received approvals on February 20, 2003 to rehabilitate and convert a pre-existing non-conforming five (5) story warehouse into 124 residential dwelling units (the “Development”) on property located at 100 Paterson Plank Road. In connection with the Development, Brass Works was obligated to reconfigure the intersection of Franklin Street and Paterson Plank Road (the “Improvements”). Some of the Improvements were constructed on portions of Lots 11 and 13 in Block 5103 which are privately owned properties that were thought to be owned by Unity Environmental Corp. (“Unity”). Ordinance 16.073, adopted on May 11, 2016, authorized the City to accept a deed of easement from Unity dedicating portions of Lots 11 and 13 in Block 5103 as part of the public right of way. A title search recently provided by Brass Works indicates that Lot 11 in Block 5103 is owned by Ponte Equities, Inc. (“Ponte”). It is necessary to amend Ordinance 16.073 to authorize the City to accept a deed of easement from Ponte.

I certify that all the facts presented herein are accurate.


Signature of Department Director

11/1/16
Date

City Clerk File No. Ord. 16.176

Agenda No. 3.D 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 16,176

TITLE: **ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 69 (SPECIAL IMPROVEMENT DISTRICTS) IMPLEMENTING ARTICLE VI (EXCHANGE PLACE SPECIAL IMPROVEMENT DISTRICT) OF THE JERSEY CITY MUNICIPAL CODE**

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

- A. The following amendments to Chapter 69 (Special Improvement) Article VI (Exchange Place Special Improvement District) are hereby adopted:

**SPECIAL IMPROVEMENT DISTRICTS
ARTICLE VI
Exchange Place Special Improvement District**

§69-68. Purpose.

The purposes of this Article are to:

- A. Promote economic growth and employment within the Exchange Place business district;
- B. Foster and encourage self-help programs to enhance the local business climate;
- C. Create a self-financing Special Improvement District to assist in meeting local needs, goals and objectives;
- D. Designate a District Management Corporation to implement and manage the programs and carry out local needs, goals and objectives;
- E. Impose and collect a special assessment on property and parking lots located within the Exchange Place Business District.

§69-69. Definitions.

- A. Special Improvement District (also referred to as "District") means that area of Exchange Place described by Block and Lot numbers and street addresses as set forth in Schedule A and designated by this Ordinance, in which a special assessment on property shall be imposed for the purposes of promoting the economic and general welfare of the District and the City.
- B. "District Management Corporation" means the Exchange Place Alliance, (also referred to as "Management Corporation") an entity incorporated pursuant to Title 15A of the New Jersey Statutes and designated by this Ordinance to receive funds collected by a special assessment within the Special Improvement District, as authorized by this Ordinance and any amendments thereto.

§69-70. Findings.

The Council finds and declares that:

- A. The Exchange Place Special Improvement District area of the City has special needs and requires special services separate and apart from the municipal services already provided to the District by the City.
- B. These specific services can best be provided through a private-public partnership implemented by the creation of a Special Improvement District to be managed by a District Management Corporation.
- C. The creation of a Special Improvement District and the designation of a District Management Corporation will promote economic growth and employment; foster and encourage business vitality, expansion and self-help; enhance the local business climate and otherwise be in the best interest of the property owners in the District and the City.
- D. A District Management Corporation will provide administrative and other services to benefit the businesses, employees, residents and consumers within the Special Improvement District and assist the city in promoting economic growth and employment.
- E. A special assessment shall be imposed and collected by the City with the regular property tax payment or payment in lieu of taxes or otherwise, and that all or a portion of these payments shall be transferred to the District Management Corporation to effectuate the purposes of this Article and to exercise the powers given to it by this Article.

§69-71. Creation of District.

- A. There is hereby created and designated within the City of Jersey City a Special Improvement District to be known as the Exchange Place Special Improvement District consisting of those properties designated by tax Block and Lot and street addresses on Schedule A attached hereto and on file in the Office of the City Clerk. The Special Improvement District shall be subject to special assessments on all affected property within the District which assessment shall be imposed by the City for the purposes of promoting the economic and general welfare of the District and the City.
- B. All commercial properties within the Special Improvement District, including all private properties; and tax exempt land which contain improvements subject to property tax, are deemed included in the assessing and taxing provisions of this Article and are expressly subject to any fee, tax or assessment made for Special Improvement District purposes.
- C. Only those properties within the Special Improvement District that are fully tax-exempt are deemed excluded from the assessing provisions of this Article and are expressly exempt from any fee, tax or assessment made for Special Improvement District purposes.

§69-72. Appeal of property owner from inclusion in the district.

Any owner of property included within the Special Improvement District and subject to the assessing and taxing provisions of this Article may appeal to the Tax Assessor of the City of Jersey City requesting to be excluded from the District and from any assessment and taxing provisions of this Article. This appeal is only as to whether or not a property should be included within the District under the standards set forth in §69.70 of this Article. It is not an appeal with regard to any taxes. Appeals with regard to taxes should be taken in the usual manner to the Hudson County Board of Taxation or to the Tax Court. This appeal seeking exclusion from the District and any assessment and taxing provisions

of this Article shall be in writing and specifically detail the factual basis for the appeal. The Assessor shall investigate the matter and conduct an informal hearing or conference within thirty (30) days of receipt of the appeal. Within ten (10) days after the conclusion of the informal hearing or conference, the Assessor shall file a report and recommendation with the Municipal Council. The Municipal Council shall review the matter and act within thirty (30) days upon receipt of the report and recommendation from the Assessor.

§69-72. Assessments.

- A. It is hereby determined that the operation and maintenance of the District may involve annual costs relating to services peculiar to the District, as distinguished from operation and maintenance services normally provided by the City outside of the District. Those annual costs shall be assessed or taxed to the benefited properties or businesses pursuant to this Article and N.J.S.A. 40:56-65 et seq.
- B. Each year after the Council shall have acted on the estimated costs and/or on the budget of the District, the Assessor shall prepare an assessment roll setting forth separately the amounts to be specially assessed against the benefited and assessable properties in the District. Descriptions of such properties and the names of the then current owners of such properties, so far as names are available, shall be included in each annual assessment roll. The assessment roll, when so prepared, shall be filed in the Office of the City Clerk and be there available for inspection. The Council shall annually meet to consider objections to the amounts of such special assessments at least ten (10) days after a notice of hearing has been published once in the official newspaper and mailed to the named owners of all tracts, parcels and lots of property proposed to be assessed. The notice shall set forth the time and place of meeting, and set forth the purpose of such meeting, but may refer to the assessment roll for further particulars. When the Council shall have approved the amounts of the special assessments set forth therein or as may be changed by it, the City Clerk shall forthwith certify a copy of the assessment roll with such changes, if any, to the Hudson County Tax Board.

§69-73. Designation of District Management Corporation.

The nonprofit corporation, Exchange Place Alliance, is hereby designated as the District Management Corporation for the District. This corporation shall conduct its business in accordance with the Open Public Meetings Law. It shall file copies of its minutes of its meetings with the City Clerk, so as to be available for public inspection. This Management Corporation, in addition to acting as an Advisory Board to the Mayor and Council, shall have all powers necessary and requisite to effectuate the purposes of this Article and the District. In order to receive any funds or exercise any of the powers granted herein, the Board of Trustees of the Exchange Place Alliance must include as members, the Mayor or his designee and a Member of the City Council as appointed by the Council. The Mayoral and Council members shall serve at the pleasure of, respectively, the Mayor and the Council.

§69-74. Powers of District Management Corporation.

The Exchange Place Alliance may:

- A. Adopt by-laws for the regulation of its affairs and the conduct of its business and to prescribe rules, regulations and policies in connection with the performance of its functions and duties.
- B. Employ such persons as may be required and fix and pay their compensation from funds available to the Corporation.
- C. Apply for, accept, administer and comply with the requirements respecting an appropriation of funds or a gift, grant or donation of property or money.

- D. Make and execute agreements which may be necessary or convenient to the exercise of the powers and functions of the Corporation, including contracts with a person, firm, corporation, governmental agency or other entity.
- E. Administer and manage its own funds and accounts and pay its own obligations.
- F. Borrow money from private lenders for periods not to exceed one hundred eighty (180) days and from governmental entities for that or longer periods.
- G. Fund the improvement for the exterior appearance of properties in the District through grants or loans.
- H. Fund the rehabilitation of properties in the District.
- I. Accept, lease or manage property in the District.
- J. Enforce the conditions of any loan, grant, sale or lease made by the Corporation.
- K. Provide security, sanitation and other services to the District, supplemental to those provided normally by the municipality.
- L. Undertake improvements designated to increase the safety or attractiveness of the district to businesses which may wish to locate there or to visitors to the District including, but not limited to, litter cleanup and control, landscaping, parking areas and facilities, recreational and rest areas and facilities, pursuant to pertinent regulations of the City of Jersey City.
- M. Publicize the District and the businesses included within the District boundaries.
- N. Recruit new businesses to fill vacancies in and to balance the business mix of the District.
- O. Organize special business related events in the District.
- P. Provide special parking arrangements for the District for customers of businesses within the District.
- Q. Provide temporary decorative lighting in the District to attract customers to businesses in the District.
- R. Advise the Municipal Council in connection with the acquisition and construction of improvements in the Special Improvement District, the making of a plan therefore and the operation and maintenance thereof, and to meet and furnish recommendations or comments and requests of members of the public and of owners and occupants of property included within the Special Improvement District.

§69-75. By-laws.

The Exchange Place Alliance shall file with the City Clerk a certified copy of the adopted by-laws of the Corporation, which by-laws shall be in substantial conformity with the draft by-laws filed with the Clerk prior to the adoption of this Article. The Exchange Place Alliance shall have the right to amend these by-laws from time to time as its members so decide, provided that a certified copy of the adopted amendments shall be filed with the City Clerk no later than fourteen (14) days prior to the date they are to become effective.

§69-76. Municipal Powers Retained.

- A. Notwithstanding the creation of a Special Improvement District, the City of Jersey City expressly retains all its powers and authority over the area designated as within the Special Improvement District.

- B. Nothing contained herein shall be interpreted or construed to be a vacation, in whole or in part, of any municipal street or part thereof.
- C. The District Management Corporation shall not make or enter into any contracts for the improvement of any publicly owned or operated facility or property within the Special Improvement District nor adopt any regulations relating to public property in such District without the consent of the City.
- D. The District Management Corporation shall comply with all applicable ordinances or regulations of the City.

§69-77. Annual Budget.

- A. The fiscal year of the District shall be July 1-June 30.
- B. The District Management Corporation shall submit a detailed annual budget for the upcoming calendar year no later than April 1st, to the Mayor and Municipal Council.
- C. The budget shall be submitted with a report which explains how the budget contributes to goals and objectives for the Special Improvement District. The budget shall be reasonably itemized and shall include a summary of the categories of cost properly chargeable as follows:
 - 1. The amount of such costs to be charged against the general funds of the municipality, if any.
 - 2. The amount of costs to be charged and assessed against properties benefited in the District in proportion to benefits which shall be the aggregate of costs of annual improvements to be made in the District during the ensuing year.
 - 3. The amount of costs, if any, to be specially taxed against properties in the District.
- D. The budget shall be introduced, approved, amended and adopted by resolution passed by not less than a majority of the full membership of the Municipal Council.

The procedure shall be as follows:

- 1. Introduction and approval;
 - 2. Public advertising;
 - 3. Public hearing;
 - 4. Amendments and public hearings, if required; and
 - 5. Adoption.
- E. The budget shall be introduced, in writing, at a meeting of the Municipal Council. Approval thereof shall constitute a first reading, which may be by title. Upon the approval of the budget by the Municipal Council, it shall fix the time and place for the holding of a hearing upon the budget.
- F. The budget shall be advertised after approval. The advertisement shall contain a copy of the budget and shall set forth the date, the time and place of the hearing. It shall be published at least ten (10) days prior to the date fixed therefore in the official newspaper of the City.
- G. No budget shall be adopted until a public hearing has been held thereon and all persons having an interest therein shall have been given an opportunity to present objections. The hearing shall be held not less than twenty-eight (28) days after the approval of the budget.

- H. The public hearing shall be held at the time and place specified in the advertisement thereof, but may be adjourned from time to time until the hearing is closed.
- I. The budget, as advertised, shall be read at the public hearing in full or it may be read by its title, if:
1. At least one week prior to the date of the hearing, a complete copy of the approved budget as advertised:
 - a. shall be posted in City of Jersey City, City Clerk's Office;
 - b. is made available to each person requesting the same during that week and during the public hearing;
 2. The Municipal Council shall, by Resolution passed by not less than a majority of the full membership, determine that the budget shall be read by its title and declare that the conditions set forth in subsection (I)(1) have been met.
- J. The Municipal Council may amend the budget during or after the public hearing. No amendment by the Municipal Council shall be effective until taxpayers and all persons having an interest therein shall have been granted a public hearing thereon, if the amendment shall:
1. Add a new item in an amount in excess of one percent of the total amount as stated in the approved budget;
 2. Increase or decrease any item by more than ten (10) percent; or
 3. Increase the amount to be raised pursuant to Section 16 of P.O. 1972, c.134 (C.40:56-80) or Section 19 of this amendatory, and supplementary act by more than five percent, unless the same is made pursuant to an emergency temporary appropriation only. Notice of hearing on an amendment shall be advertised at least three days before the date set therefore. The amendment shall be published in full in the same manner as an original publication and shall be read in full at the hearing and before adoption.
- K. Final adoption shall be by resolution, adopted by a majority of the full membership of the Municipal Council, and may be by title.

§69-78. Fiscal requirements; annual report; audit.

- A.
1. Funds appropriated and collected for the annual costs of operating and maintaining a Special Improvement District, shall be credited to a special account. The Mayor and Municipal Council may incur the annual costs of improving, operating and maintaining a Special Improvement District, during any fiscal year, though not specifically provided for by line item or other category in an approved estimate for such fiscal year, if in their sole discretion it shall be deemed necessary to provide for such annual improvements or operation or maintenance prior to the succeeding fiscal year and so long as the total amount of the account as approved for that year is not exceeded by that expenditure. Any balances to the credit of the account and remaining unexpended at the end of the fiscal year shall be conserved and applied towards the financial requirements of the succeeding year.
 2. The Mayor and Municipal Council may retain a portion of the collected special assessment proceeds to offset the direct costs incurred in the required assessment and budget processes.
 3. The Mayor and Municipal Council shall pay over funds to the Management Corporation quarterly on the first day of March, June, September and December of each year. The City shall not be obligated to pay over any funds not actually received by the City.

- B. The District Management Corporation shall cause an annual audit of its books, accounts and financial transactions to be made and filed with the Mayor and Municipal Council and for that purpose the Corporation shall employ a Certified Public Accountant of New Jersey. The annual audit shall be completed and filed with the Municipal Council within four months after the close of the fiscal year of the Corporation, and a certified duplicate copy of the audit shall be filed with the Director of the Division of Local Government Services in the Department of Community Affairs within five days of the filing of the audit with the Mayor and Council.
- C. The District Management Corporation shall, within thirty (30) days after the close of each fiscal year, make an annual report of its activities for the preceding fiscal year to the Mayor and Municipal Council.

§69-79. No limitations of powers.

Nothing contained herein shall prevent the Council at any time subsequent to the adoption of this Article by Ordinance, from abandoning the operation of the Special Improvement District, changing the extent of the Special Improvement District, supplementing or amending the description of the District to be specially assessed or taxed for annual costs of the Special Improvement District, changing or repealing any plan, rules, requisitions or limitations adopted for the operation of the Special Improvement District or rescinding the designation of or re-designating a District Management Corporation.

§69-80. Implementation.

This Special Improvement District shall become operable when the by-laws of the Exchange Place Alliance are adopted by a vote of the eligible participants in the manner provided for in the draft by-laws on file with the City Clerk.

§69-81. Severability.

If any provision of this Article or the application thereof to any person or circumstance is held invalid, such holding shall not affect other provisions or applications of the act and to this end the provisions of this act are severable.

§69-82. Effective date.

- B. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- C. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- D. This ordinance shall take effect at the time and in the manner as provided by law.
- E. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material is new. Therefore, underlining has been omitted.

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

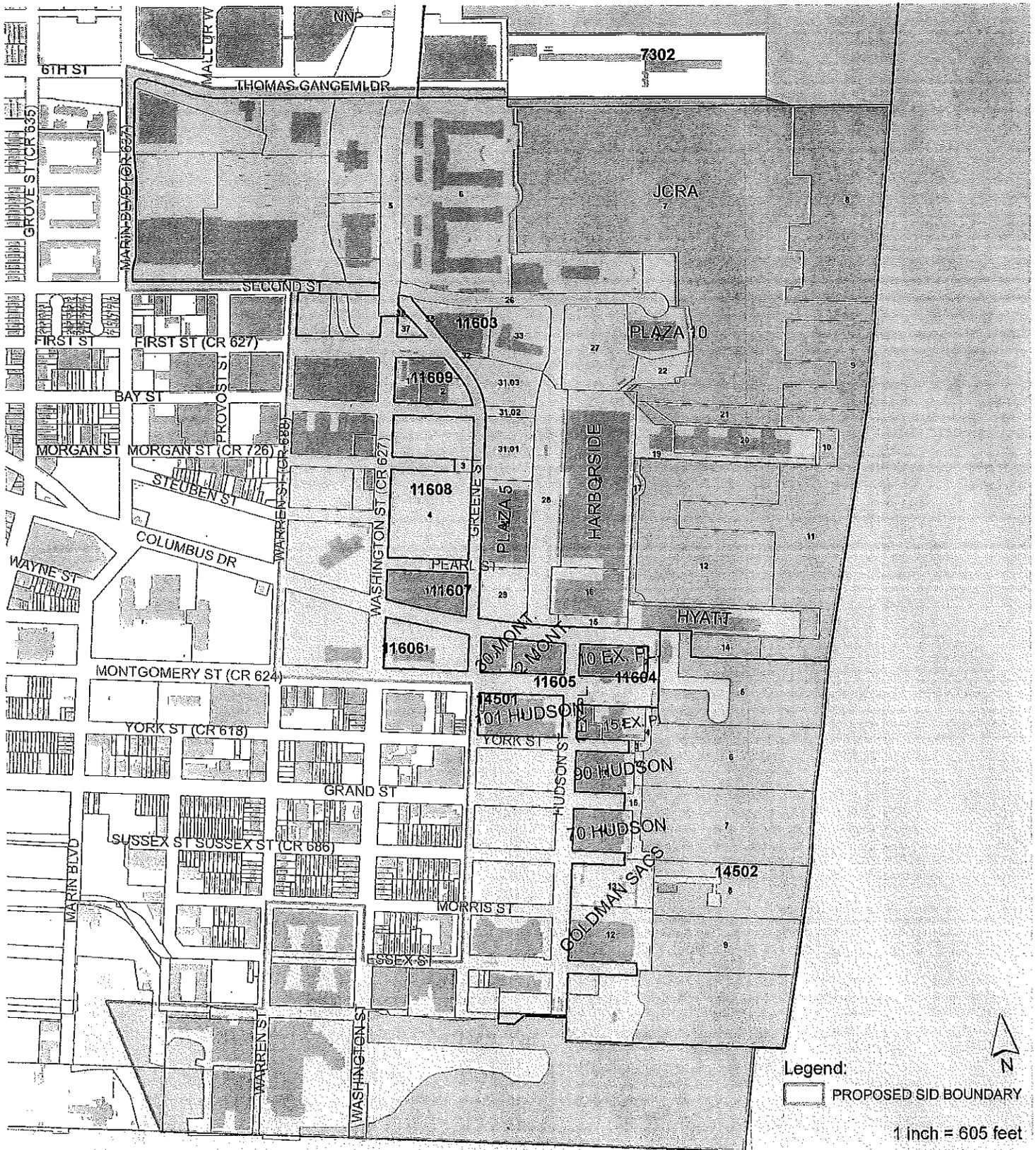
- Certification Required
- Not Required

EXCHANGE PLACE SID - BOUNDARY MAP

JERSEY CITY, NJ

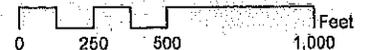
OCTOBER 11, 2016

Jersey City
City Planning Division
 100 Montgomery Street Suite 1400
 Jersey City, NJ 07310-3121
 Phone: 201.547.5010
 Fax: 201.547.4323



Legend:
 PROPOSED SID BOUNDARY

1 inch = 605 feet





District Plan for the Exchange Place Alliance
Special Improvement District

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I. MAP OF THE DISTRICT

The Exchange Place Special Improvement District (the "District") is located in Downtown Jersey City in the area directly surrounding Exchange Place as shown more fully on the attached map ("Exhibit "A"). The District would run from the intersection of Essex and Hudson Streets north to Thomas Gangemi Drive. It includes the entire Harborside complex where Mack-Cali is undertaking a complete transformation and reimagination to introduce enhanced dining options, an energized urban landscape, unique retail experiences, and more. The Mayor of the City of Jersey City, by written authorization dated March 11, 2016 has provided for the preparation of this plan (the "Plan") pursuant to authority granted by N.J.S.A. 40:56-65 et seq.

II. DISTRICT PROFILE

The District is located along the waterfront in Jersey City. It is generally comprised of a mix of commercial office properties, hotels, retail businesses, residential properties and parks. The District also includes a Light Rail station, PATH Station and Ferry terminal.

The Exchange Place commercial district is one of the largest in Jersey City, with approximately 8 million square feet of office space. It is home to major corporate tenants such as AIG, Deutsche Bank and Merrill Lynch; as well as academic institutions and cultural venues. There are currently approximately 40,000 people working in the District; 1,000 students attending Jersey City University; and over 263,000 people traveling the Path on a daily basis.

Historically, Exchange Place has served as the gateway to Downtown Jersey City. However, deteriorating infrastructure, the absence of restaurants and street level retail activity makes the area ripe for revitalization through additional new development and rehabilitation/reuse coupled with capital improvements, branding, enhanced maintenance and civic programming that will allow the District to reach its full potential.

The District contains approximately 3,000 individually assessed properties that are a

variegated mix of old, rehabilitated and new construction; historic and modern architecture; taxpayers, tenements, loft/warehouses and office/residential towers; and parking lots/garages and vacant development sites. Uses are also wide-ranging: ground-floor retail and parking, above-street-level commercial and office, government offices and public sector tenants, residential uses generally above the ground floor, with a scattering of religious, educational and cultural uses throughout. New development is yielding a true mix of uses, with new residential and retail space currently in construction, and academic, cultural and commercial use in the planning phase.

III. PROPOSED SERVICES

The services to be provided by the SID (the "Services") shall include any services required for the enjoyment, protection, and general welfare of the public, the promotion, and enhancement of the District, and to meet needs identified by members of the District. The Services shall not necessarily take the place of, but supplement those services provided by the City on a citywide basis. The Services shall be performed under the direction of the Exchange Place Alliance District Management Corporation (the "Board").

a. **Maintenance**

A Maintenance Program may be carried out in-house or it may be contracted out. The Program may include, but shall not be limited to: manual sweeping and power washing of sidewalks, curbs and gutters, emptying of pedestrian trash receptacles by replacement of trash receptacle liners and preparing garbage for pickup by the City; cleaning, maintenance and repainting of street furniture including security gates, maintenance of street trees and tree pits; and snow removal. Special attention will be paid to problems of over-flowing trash receptacles, trash bags awaiting pickup being ripped open, and sanitation problems.

b. **Marketing and Promotion**

A Marketing and Promotion Program for the District may be implemented, including

joint advertising, special events, festivals and publications (such as business directories, maps, etc.) may be carried out. The purpose of the Program is to increase business activity for all retailers and businesses within the District.

Holiday and seasonal decorations may include, but will not be limited to, the installation of ornaments and/or lighting in the District during holidays and the winter holiday season.

c. Security

The Security Program may include, but shall not be limited to, unarmed patrol of the District, creation of a neighborhood watch and/or safety education programs. It is anticipated that security services will be undertaken on a part-time basis, primarily during the holiday shopping period and for special events, in the first year of operation.

d. Economic Development

Economic development activities and new program initiatives may include, but shall not be limited to, operating business attraction and retention programs, operating a storefront improvement program, creating heritage tourism links, and hiring a development consultant to identify and secure additional financial resources for the program initiatives.

e. Proposed Improvements

The improvements (the "Improvements") the Board may implement include Street paving and resurfacing of Exchange Place Plaza and Grundy Pier, installation of trash receptacles, lighting, rest stations, signage, benches and/or street furniture sidewalk plantings, tree, shrubs and flowers in tubs, at grade or above ground level, and stabilization and improvement of Morris Canal Park, together with any other capital improvements within the District deemed advisable by the Board; provided that any Improvements that require review and approval by an appropriate City Agency shall be submitted to that City Agency and to the affected community board(s) prior to undertaking any Improvement.

IV. PROPOSED SOURCES OF FUNDING

The proposed sources of funding for all (i) Services, (ii) Improvements, (iii) proceeds arising from indebtedness as permitted and (iv) administrative costs necessary to support the program contemplated by the Board on behalf of the District shall be as permitted by applicable law. Subject to requirements of the law, the Board may apply all monies derived from the sources of funding permitted herein to fund any expenditure permitted under this Plan.

The Board, on behalf of the District, may seek the assistance of the City in levying, collecting and then disbursing the assessments with respect to the properties lying within the District (the "Benefited Properties"). To defray the cost of Services and Improvements in the District as herein before described all real property in the District shall be assessed in proportion to the ratio of the assessed value each property bears to the overall assessed value of all properties within the District that are subject to assessment. Each property shall be assessed an amount, that when totaled together with amounts for other properties in the District shall yield an amount sufficient to meet the District's annual Budget (as hereinafter defined) as determined by the Board and approved by the City.

The Board, on behalf of the District, may accept grants and donations from private institutions, the City, other public and private entities and individuals, and other not-for-profit organizations. The use of monies received by the District from the City or from any other public entity, whether in the form of a grant or as proceeds from a loan or special improvement bonds, shall be subject to (i) all statutory requirements applicable to the expenditure and use of such monies, and (ii) any contractual requirements imposed by the City (whether pursuant to contract or otherwise) or by any other public entity, as the case may be.

Subject to the approval and control of the appropriate City agencies, the Board may impose charges as consideration for the sub-granting or sub-licensing of user rights.

The Board may derive revenues from any other sources of funding not heretofore mentioned, including through borrowing, which are permitted by law.

V. PROPOSED EXPENDITURES: ANNUAL BUDGETS

The total amount proposed to be expended by the Board on behalf of the District for Improvements, if any, Services and operations for the first Contract Year is \$3,000,000 as more fully set forth in the proposed budget (the "Budget") attached hereto as Exhibit "B".

The total, as proposed to be expended by the Board for any subsequent Contract Year shall not be greater than the aggregate amount of all monies which the District may collect for the Contract Year in question from all funding sources permitted by applicable law.

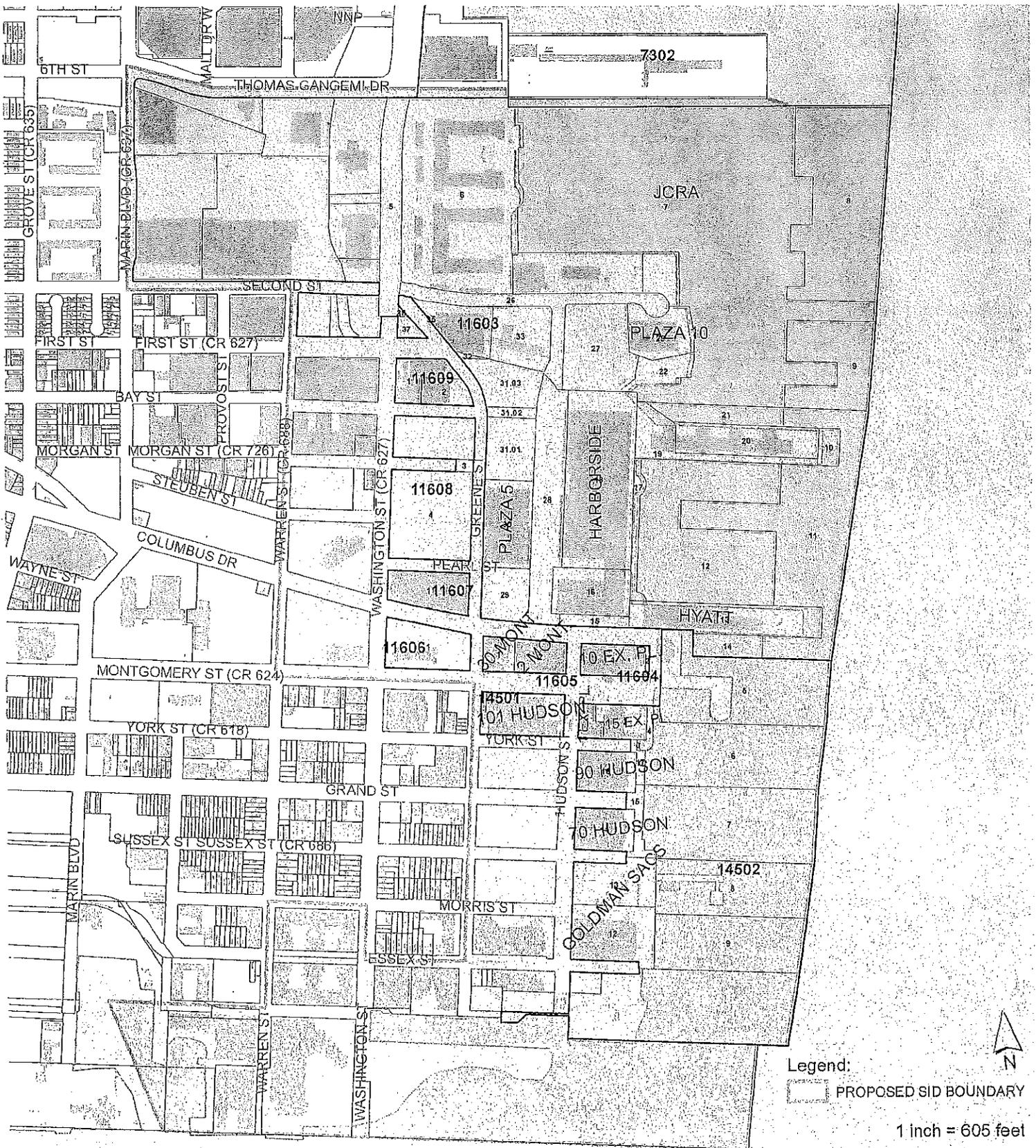
EXHIBIT A
District Map

EXCHANGE PLACE SID - BOUNDARY MAP

JERSEY CITY, NJ

OCTOBER 11, 2016

Jersey City
City Planning Division
30 Montgomery Street Suite 1400
Jersey City, NJ 07302-3823
Phone: 201.347.5016
Fax: 201.517.4325



Legend:
 PROPOSED SID BOUNDARY



1 inch = 605 feet

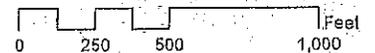


EXHIBIT B
Proposed Budget

Exchange Place Alliance Budget 2017			
Ordinary Income/Expense			
Income			
Revenues			
Private			
1		Assessment	3,000,000
2		Farmers' Market Fees	3,250
3		Seafood Festival Fees	2,250
4		Halloween Vendor Fees	2,000
5		Holiday Market Vendor Fees	6,000
6		Total Private	3,013,500
8		Grants (Sponsorships)	
9		Farmers Market Sponsorship	10,000
10		Halloween Sponsorship	2,500
11		Holiday Décor Sponsor	7,500
12		Sponsorships Seafood Festival	15,000
14		Total Grants	35,000
15		Total Revenues	3,048,500
16		Total Income	3,048,500
17		Gross Profit	0
18		Expenses	
22		Meetings & Travel	
24		Meals	5,000
25		Meeting Materials	2,500
26		Meeting & Travel - Other	1,000
27		Parking	0
28		Transportation	500
29			
30		Rent	12,000
31		Utilities	1,200
32		Postage & PO Box Rental	1,500
33		Accountant - Audit	5,000
34		Accountant - Bookkeeping, Payroll & Tax Preparation	10,000
36		Architect	15,000
37		Fees (Bank, Square & PayPal)	2,500
39		Insurance	
40		Cell Phone Insurance	1,000
41		D&O Insurance	2,000
42		General Liability	48,000
43		Health Insurance	25,000
51		Workers Compensation	20,000
52		Grand Opening Materials	5,000
53		Payroll Expense	
54		NJ - WF/SWF Company	2,500
56		NJ - Unemployment Tax	15,000
57		NJ - Disability Tax	2,000
58		Social Security Tax	30,000
59		Medicare Tax	7,000
60		Federal Unemployment	1,100
61		Administration	
62		Wages	550,000
63		Overtime	6,000
64		Bonuses	50,000
65		Dues/Subscriptions	
67		Telephones	
68		Internet/Office phone	1,200
69		Cell Phones	3,000
71		Office Expenses	6,000
		Peninsula Park	0
72		Events/Marketing/Promotions	
75		Banners and Wayfinding	525,000
76		Equipment Rental	25,000
77		Grand Openings	25,000
78		Holiday Lights	25,000
79		Lighting	50,000
80		Marketing Design	15,000
81		Music	25,000
87		PATH Ads	25,000
88		Performer/Entertainment	25,000
89		Permits	10,000
92		Printing/Promotions/Advertising	25,000
94		Photography	10,000
95		Security	25,000
96		Sound	10,000
97		Sponsorships	50,000
98		Staffing for Events	15,000
99		Supplies	5,000
101		Web Promotion	10,000
102		Website	50,000
104		Operations	
		Paving	500,000
105		Landscaping	350,000
107		Uniforms	25,000
		Repairs and Maintenance	350,000
108		Clean Team Supplies	25,000
110		Total Expense	3,031,000
111			
112		Net Ordinary Income	17,500
113		Other Income/Expense	
114		Other Income	
115		Interest Income	
117		Total Other Income	0
118		Net Other Income	0
119			17,500

City Clerk File No. Ord. 16.177

Agenda No. 3.E 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 16.177

TITLE: A Franchise Ordinance granting permission to COA 99 HUDSON, LLC its successors and assigns, to improve and use approximately six (6) areas of two feet and nine inches (2' - 9") in width and ten feet and three inches (10' - 3") in length within a portion of the public right-of-way within the eighty (80) foot right-of-way of Greene Street and adjacent to Lot 1, Block 14507, on the official tax assessment map of the City of Jersey City for the installation six (6) structural pile caps, which encroach two feet and nine inches (2' - 9") into the public right-of-way along Greene Street.

WHEREAS, COA 99 HUDSON, LLC (the "Petitioners") have filed a Petition with the Municipal Council of the City of Jersey City, requesting a franchise within the Greene Street right-of-way as more particular described on the sketch and metes and bounds description prepared by Dresdner Robin attached hereto and made a part hereof as Exhibit "A" and Exhibit "B" respectively, said Petition and Survey being on file with the office of the City Clerk; and

WHEREAS, the Petitioners are the owners of Lot 1 in Block 14507 (the "Property"); and

WHEREAS, currently the proposed franchise area is a public sidewalk; and

WHEREAS, the Petitioners received Preliminary and Final Major Site Plan approval from the Jersey City Planning Board on June 9, 2015. An Amendment to the Site Plan Approval was obtained on January 12, 2016 for the construction of a new seventy-nine (79) story mixed used building including seven hundred and eighty-one (781) market rate residential units, 15,666 sq. ft. of retail space, six hundred and nine (609) parking spaces and 14,822 sq. ft. of open space; and

WHEREAS, the franchise area would allow for the required construction of six (6) underground structural pile caps; and

WHEREAS, the area in question is located within a portion of the public right-of-way within the eighty (80) foot right-of-way of Greene Street and adjacent to Lot 1, Block 14507 on a currently existing twenty (20) foot public sidewalk. In order to install the underground structural pile caps, the Petitioners request permission to use six (6) areas of two feet and nine inches (2' - 9") in width and ten feet and three inches (10' - 3") in length within the Greene Street Right of Way; and

WHEREAS, Petitioners, their successors and assigns, have made application to the Municipal Council of the City of Jersey City by written Petition for the franchise herein referred to:

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

SECTION 1: Permission is hereby granted to Petitioners, their heirs and successors, to install underground six (6) structural pile caps which will be two feet and nine inches (2' - 9") in width and ten feet and three inches (10' - 3") in length and are more particularly depicted as Parcels 1-6 on the Pile Franchise Area Exhibit prepared by Dresdner Robin and dated May 13, 2016, attached hereto as Exhibit A (the "Improvements"). The

Improvements will be located within the Greene Street right-of-way and are located as more particularly described in the metes and bounds description prepared by Dresdner Robin, dated May 13, 2016, attached hereto as Exhibit B (the "Franchise Area"). Petitioner requests permission to use the Franchise Area to construct and maintain the Improvement.

SECTION 2: In accepting the privileges under this ordinance and in the maintenance and the use herein authorized, Petitioners, their successors and/or assigns shall agree to assume full, complete, and undivided responsibility for any and all injury and damages to persons or property by reason of such maintenance and use and to indemnify and hold the City of Jersey City harmless from any injury or damage to persons or property by reason of such maintenance and use (except such injury or damage which is caused by the negligence or misconduct of the City or its officers, employees or agents) for the term of this Ordinance.

- a) Petitioners, their successors and/or assigns, shall maintain in effect, during the term of this franchise, liability insurance naming the City of Jersey, its officers and employees as additional insured, covering the use and occupancy of the franchise portion of Greene Street. A Certificate of Insurance, in the amount of \$2,000,000.00 in General Liability insurance or in such amount and type as the City's Risk Manager may reasonably require from time to time and in a form deemed acceptable by the City's Risk Manager, shall be delivered to the City's Risk Manager before use or occupancy of the premises to this Franchise Ordinance commences.

SECTION 3: After construction, there shall remain no damage to the area or interference with the free and safe flow of pedestrians. The Petitioners shall maintain all improvements installed by them for the entire term of the franchise at no cost to the City of Jersey City.

SECTION 4: The costs and expenses incidental to the introduction, passage and publication of this Ordinance shall be paid by the Petitioners.

SECTION 5: The Ordinance shall not become effective unless an acceptance hereof in writing is filed by the Petitioners with the City Clerk.

SECTION 6: All the work herein authorized shall be done in a workman-like manner. Further, all the work herein authorized shall comply with any State of New Jersey Uniform Construction Code requirements. The construction plans shall be submitted to the City Engineer for his review and comments prior to the start of construction. After construction there shall remain no damage to the sidewalk or roadway or interference with the free and safe flow of pedestrian traffic and vehicular traffic. Petitioners, and their successors and assigns, shall maintain all improvements installed by it for the entire term of the Franchise at no cost to the City.

SECTION 7: The Ordinance shall remain in full force and effect for a period of fifty (50) years. The Ordinance shall take effect upon the final passage and publication according to law. In the event that the Municipal Council determines that this Ordinance must be cancelled in whole or in part because of a public purpose, the City reserves the right to cancel this Ordinance or any part thereof by giving written notice to the Petitioners one year prior to the date of cancellation.

SECTION 8: In the event that the Petitioners shall not file with the City Clerk, their acceptance, in writing, of the provisions of this Ordinance within thirty (30) days after receiving notice of its passage, this Ordinance shall become void and be of no effect.

SECTION 9: Only with prior written consent and approval by the City Council of the City of Jersey City, which, consent and approval shall not be unreasonably withheld, shall Petitioner have the right to assign or otherwise transfer its rights under this Franchise Ordinance except that no such written notice is required and the City of Jersey City hereby waives this notice requirements for the transfer, sale or conveyance of any residential or commercial condominium units by the Petitioner and their successors in interest.

SECTION 10: For the Franchise herein granted, the Petitioners shall pay annually to the City of Jersey City the sum of ONE DOLLAR (\$1.00), which payment shall be made in advance to the City Finance Director, at his/her office in City Hall, on the first day of January in each year after this Ordinance becomes effective and remains in force.

SECTION 11: This Franchise Ordinance shall be subject to the following conditions:

- a) An easement upon the portion of the Property subject to this Franchise Ordinance is hereby reserved for the benefit of the City of Jersey City and all public utility companies for the benefit of the City of Jersey City and all public utility companies for the purpose operating, maintaining, inspecting, protecting, repairing, replacing or reconstructing any existing water, sewer or utility lines together with the right of ingress and egress at all times for such purposes and all other purposes in connection with or in any way relating to the City of Jersey City's, or public utility companies', use or operation of water, sewer or utility lines.
- b) No building or structure of any kind may be construed over the water or sewer utilities within the area subject to this franchise without the consent of the Chief Engineer of the City of Jersey City.

- c) The Petitioners shall install the Improvements in the existing twenty (20) foot public sidewalk as more particularly delineated in Exhibit A within Greene Street and adjacent to Lot 1 Block 14507.
 - i.) All Ordinances and parts of Ordinance inconsistent herewith are hereby repealed.
 - ii) 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.
 - iii) This Ordinance shall take effect at the same time and in the manners provided by law.
 - iv) 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 the existing provisions.

Note: All material is new; therefore, underlining has been omitted.

For the purposes of advertising only, new material is indicated by bold face and repealed matter by italic.

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required

Not Required 3837299-1

PETITION

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

Your petitioner, COA 99 Hudson, LLC (the "Petitioner"), being the owner of 99 Hudson Street, Jersey City, New Jersey, their successors and assigns, having offices at 1500 Broadway, Suite 2301, New York, New York, 10036:

1. The Petitioner owns the real property in the City of Jersey City as follows:

Block: 14507 Lot: 1

Known as 99 Hudson Street, Jersey City, New Jersey (the "Property").

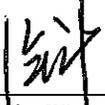
2. A new seventy-nine (79) story mixed used building including seven hundred and eighty-one (781) dwelling units, 15,666 sq. ft. of retail, six hundred and nine (609) parking spaces and 14,822 sq. ft. of open space (the "Project") is currently being developed on the Property.

3. The Project is as of right and received Preliminary and Final Major Site Plan approval from the Jersey City Planning Board on June 9, 2015. An Amendment to the Site Plan Approval was obtained on January 12, 2016.

4. In connection with the development of the Project, the Petitioner is required to install underground six (6) structural pile caps which will be two feet and nine inches (2' - 9") in width and ten feet and three inches (10' - 3") in length and are more particularly depicted as Parcels 1-6 on the Pile Franchise Area Exhibit prepared by Dresdner Robin and dated May 13, 2016, attached hereto Exhibit A (the "Improvements"). The Improvements will be located within the Greene Street right-of-way and are located as more particularly described in the metes and bounds description prepared by Dresdner Robin, dated May 13, 2016, attached hereto as Exhibit B (the "Franchise Area"). Petitioner requests permission to use the Franchise Area to construct and maintain the Improvement.

WHEREFORE, Petitioners respectfully request for themselves, their successors and assigns, permission to use the Franchise Area within the Greene Street right-of-way as more particularly described on the written description prepared by Dresdner Robin attached hereto and made a part hereof as Exhibit B.

COA 99 Hudson, LLC


By: Xin Xu
Title: Chairman
Date: July 11, 2016

May 13, 2016

Job No. 10499-001

**Franchise Area Parcel No. 1
Block 14507, Lot 1
Situating in the
City of Jersey City
Hudson County, New Jersey**



Jersey City

Corporate Office

One Evertrust Plaza, Suite 901
Jersey City, NJ 07302-3085

PHONE: 201-217-9200
FAX: 201-217-9607

Asbury Park Office

603 Mattison Avenue
Asbury Park, NJ 07712

PHONE: 732-988-7020
FAX: 732-988-7032

Pennsauken Office

Perks Ruetter Division

Fairway Corporate Center
4300 Haddonfield Road, Suite 115
Pennsauken, NJ 08109

PHONE: 856-488-6200
FAX: 856-488-4302

Fairfield Office

Hanson Engineering Division

55 Lane Road, Suite 220
Fairfield, NJ 07004-1015

PHONE: 973-696-2600
FAX: 973-696-1362

www.dresdnerrobin.com

BEGINNING at a point in the new easterly line of Greene Street (80 feet wide), said point of beginning being distant South 08 degrees 12 minutes 59 seconds West, a distance of 2.88 feet from the point of intersection formed by the new easterly line of Greene Street and the southerly line of York Street (60 feet wide) and running; thence:

1. Along the new easterly line of Greene Street, South 08 degrees 12 minutes 59 seconds West, a distance of 10.25 feet to a point, thence, the following three (3) courses into and through the Right of Way of Greene Street:
2. North 81 degrees 47 minutes 01 seconds West, a distance of 2.75 feet to the point, thence;
3. North 08 degrees 12 minutes 59 seconds East, a distance of 10.25 feet to the point, thence;
4. South 81 degrees 47 minutes 01 seconds East, a distance of 2.75 to a point in the new easterly line of Greene Street, being the point and place of BEGINNING.

Containing 28.2 square feet.

**Franchise Area Parcel No. 2
Block 14507, Lot 1
Situating in the
City of Jersey City
Hudson County, New Jersey**

BEGINNING at a point in the new easterly line of Greene Street (80 feet wide), said point of beginning being distant South 08 degrees 12 minutes 59 seconds West, a distance of 28.46 feet from the point of intersection formed by the new easterly line of Greene Street and the southerly line of York Street (60 feet wide) and running; thence:

1. Along the new easterly line of Greene Street, South 08 degrees 12 minutes 59 seconds West, a distance of 10.25 feet to a point, thence, the following three (3) courses into and through the Right of Way of Greene Street:
2. North 81 degrees 47 minutes 01 seconds West, a distance of 2.75 feet to the point, thence;

3. North 08 degrees 12 minutes 59 seconds East, a distance of 10.25 feet to the point, thence;
4. South 81 degrees 47 minutes 01 seconds East, a distance of 2.75 to a point in the new easterly line of Greene Street, being the point and place of BEGINNING.

Containing 28.2 square feet.

**Franchise Area Parcel No. 3
Block 14507, Lot 1
Situated in the
City of Jersey City
Hudson County, New Jersey**

BEGINNING at a point in the new easterly line of Greene Street (80 feet wide), said point of beginning being distant South 08 degrees 12 minutes 59 seconds West, a distance of 55.29 feet from the point of intersection formed by the new easterly line of Greene Street and the southerly line of York Street (60 feet wide) and running; thence:

1. Along the new easterly line of Greene Street, South 08 degrees 12 minutes 59 seconds West, a distance of 10.25 feet to a point, thence, the following three (3) courses into and through the Right of Way of Greene Street:
2. North 81 degrees 47 minutes 01 seconds West, a distance of 2.75 feet to the point, thence;
3. North 08 degrees 12 minutes 59 seconds East, a distance of 10.25 feet to the point, thence;
4. South 81 degrees 47 minutes 01 seconds East, a distance of 2.75 to a point in the new easterly line of Greene Street, being the point and place of BEGINNING.

Containing 28.2 square feet.

**Franchise Area Parcel No. 4
Block 14507, Lot 1
Situated in the
City of Jersey City
Hudson County, New Jersey**

BEGINNING at a point in the new easterly line of Greene Street (80 feet wide), said point of beginning being distant South 08 degrees 12 minutes 59 seconds West, a distance of 82.13 feet from the point of intersection formed by the new easterly line of Greene Street and the southerly line of York Street (60 feet wide) and running; thence:

1. Along the new easterly line of Greene Street, South 08 degrees 12 minutes 59 seconds West, a distance of 10.25 feet to a point, thence, the following three (3) courses into and through the Right of Way of Greene Street:

2. North 81 degrees 47 minutes 01 seconds West, a distance of 2.75 feet to the point, thence;
3. North 08 degrees 12 minutes 59 seconds East, a distance of 10.25 feet to the point, thence;
4. South 81 degrees 47 minutes 01 seconds East, a distance of 2.75 to a point in the new easterly line of Greene Street, being the point and place of BEGINNING.

Containing 28.2 square feet.

**Franchise Area Parcel No. 5
Block 14507, Lot 1
Situating in the
City of Jersey City
Hudson County, New Jersey**

BEGINNING at a point in the new easterly line of Greene Street (80 feet wide), said point of beginning being distant South 08 degrees 12 minutes 59 seconds West, a distance of 108.96 feet from the point of intersection formed by the new easterly line of Greene Street and the southerly line of York Street (60 feet wide) and running; thence:

1. Along the new easterly line of Greene Street, South 08 degrees 12 minutes 59 seconds West, a distance of 10.25 feet to a point, thence, the following three (3) courses into and through the Right of Way of Greene Street:
2. North 81 degrees 47 minutes 01 seconds West, a distance of 2.75 feet to the point, thence;
3. North 08 degrees 12 minutes 59 seconds East, a distance of 10.25 feet to the point, thence;
4. South 81 degrees 47 minutes 01 seconds East, a distance of 2.75 to a point in the new easterly line of Greene Street, being the point and place of BEGINNING.

Containing 28.2 square feet.

**Franchise Area Parcel No. 6
Block 14507, Lot 1
Situating in the
City of Jersey City
Hudson County, New Jersey**

BEGINNING at a point in the new easterly line of Greene Street (80 feet wide), said point of beginning being distant South 08 degrees 12 minutes 59 seconds West, a distance of 134.54 feet from the point of intersection formed by the new easterly line of Greene Street and the southerly line of York Street (60 feet wide) and running; thence:

1. Along the new easterly line of Greene Street, South 08 degrees 12 minutes 59 seconds West, a distance of 10.25 feet to a point, thence, the following three (3) courses into and through the Right of Way of Greene Street:
2. North 81 degrees 47 minutes 01 seconds West, a distance of 2.75 feet to the point, thence;
3. North 08 degrees 12 minutes 59 seconds East, a distance of 10.25 feet to the point, thence;
4. South 81 degrees 47 minutes 01 seconds East, a distance of 2.75 to a point in the new easterly line of Greene Street, being the point and place of BEGINNING.

Containing 28.2 square feet.

Bearings recited in this description are referenced to the New Jersey State Plane Coordinate System-North American Datum of 1983 (NAD83) (2007).

Subject to all easements, rights of way and agreements of record.

The above descriptions were prepared in accordance with a map entitled "Pile Cap Franchise Area Exhibit, CCA 99 Hudson, LLC, Lot 1 in Block 14507, City of Jersey City, Hudson County, New Jersey", prepared by Dresdner Robin, Hanson Engineering Division, dated May 12, 2016, Job No. 10499-001.



Greg S. Gloor
Professional Land Surveyor
New Jersey License No. 37189

City Clerk File No. Ord. 16.178

Agenda No. 3.F 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 16.178

TITLE: AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE XIII(PARKING, STANDING AND STOPPING) SECTION 332-31(PARKING RESTRICTIONS FOR STREET CLEANING PURPOSES) DESIGNATING PARKING RESTRICTIONS FOR STREET CLEANING PURPOSES ON BAY STREET FROM GREENE STREET TO MARIN BOULEVARD; FIRST STREET FROM MARIN BOULEVARD TO WASHINGTON STREET; HUDSON STREET FROM HARBORSIDE PLACE (PRIVATE ROAD) O SECOND STREET; MORGAN STREET FROM GREENE STREET TO MARIN BOULEVARD; PEARL STREET FROM WASHINGTON STREET TO GREENE STREET; PROVOST STREET FROM BAY STREET TO SECOND STREET AND STEUBEN STREET FROM WARREN STREET TO WASHINGTON STREET

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

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

Section 332-31 Parking restrictions for street cleaning purposes.
No person shall park a vehicle upon any of the streets or sides of the streets either in whole or in part, during the hours of the days listed below.

<u>Name of Street</u>	<u>Side</u>	<u>Days of the Week</u>	<u>Hours</u>	<u>Limits</u>
Bay St	North	M – Th	1:00 p.m. to 3:00 p.m.	Grove St to Marin Blvd
	South	Tu – F	1:00 p.m. to 3:00 p.m.	
	<u>North</u>	<u>M</u>	<u>1:00 p.m. to 3:00 p.m.</u>	<u>Marin Blvd to Greene St</u>
	<u>South</u>	<u>Tu</u>	<u>1:00 p.m. to 3:00 p.m.</u>	<u>Marin Blvd to Greene St</u>
First St	South	M – Th	7:00 a.m. to 8:00 a.m.	Newark Av to Erie St
	North	Tu – F	7:00 a.m. to 8:00 a.m.	Newark Av to Erie St
	South	M – Th	1:00 p.m. to 3:00 p.m.	Merseles St to Marin Blvd
	North	Tu – F	1:00 p.m. to 3:00 p.m.	Merseles St to Marin Blvd
Hudson St	<u>North</u>	<u>M</u>	<u>1:00 p.m. to 3:00 p.m.</u>	<u>Marin Blvd to Washington St</u>
	<u>South</u>	<u>Tu</u>	<u>1:00 p.m. to 3:00 p.m.</u>	<u>Marin Blvd to Washington St</u>
	East	M - Th	1:00 p.m. to 3:00 p.m.	York St to Montgomery St
	West	Tu – F	1:00 p.m. to 3:00 p.m.	York St to Montgomery St
Pearl St	<u>East</u>	<u>M</u>	<u>1:00 p.m. to 3:00 p.m.</u>	<u>Harborside Pl(private road) to Second St</u>
	<u>West</u>	<u>Tu</u>	<u>1:00 p.m. to 3:00 p.m.</u>	<u>Harborside Pl(private road) to Second St</u>
Pearl St	<u>South</u>	<u>Th</u>	<u>6:00 a.m. to 7:00 a.m.</u>	<u>Washington St to Greene St</u>
	<u>North</u>	<u>F</u>	<u>6:00 a.m. to 7:00 a.m.</u>	<u>Washington St to Greene St</u>

Continued.....
JDS:pel
(10.28.16)

<u>Name of Street</u>	<u>Side</u>	<u>Days of the Week</u>	<u>Hours</u>	<u>Limits</u>
<u>Provost St</u>	<u>East</u>	<u>M</u>	<u>1:00 p.m. to 3:00 p.m.</u>	<u>Bay St to Second St</u>
	<u>West</u>	<u>Tu</u>	<u>1:00 p.m. to 3:00 p.m.</u>	<u>Bay St to Second St</u>
<u>Steuben St</u>	<u>North</u>	<u>M - Th</u>	<u>1:00 p.m. to 3:00 p.m.</u>	<u>Marin Blvd to Washington St</u>
	<u>South</u>	<u>Tu - F</u>	<u>1:00 p.m. to 3:00 p.m.</u>	<u>Marin Blvd to Washington St</u>
	<u>North</u>	<u>Th</u>	<u>6:00 a.m. to 7:00 a.m.</u>	<u>Washington St to Warren St</u>
	<u>South</u>	<u>F</u>	<u>6:00 a.m. to 7:00 a.m.</u>	<u>Washington St to Warren St</u>

2. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
3. 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.
4. This Ordinance shall take effect at the time and in the manner as provided by law.
5. 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.

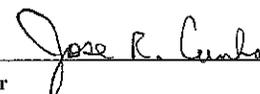
NOTE: All new material to be inserted is underscored.

JDS:pcl
(10.28.16)

APPROVED:  FOR
Director of Traffic & Transportation

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: 
Municipal Engineer
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 XIII(PARKING, STANDING AND STOPPING) SECTION 332-31(PARKING RESTRICTIONS FOR STREET CLEANING PURPOSES) DESIGNATING PARKING RESTRICTIONS FOR STREET CLEANING PURPOSES ON BAY STREET FROM GREENE STREET TO MARIN BOULEVARD; FIRST STREET FROM MARIN BOULEVARD TO WASHINGTON STREET; HUDSON STREET FROM HARBORSIDE PLACE (PRIVATE ROAD) TO SECOND STREET; MORGAN STREET FROM GREENE STREET TO MARIN BOULEVARD; PEARL STREET FROM WASHINGTON STREET TO GREENE STREET; PROVOST STREET FROM BAY STREET TO SECOND STREET AND STEUBEN STREET FROM WARREN STREET TO WASHINGTON STREET

Initiator

Department/Division	Administration	Engineering, Traffic and Transportation
Name/Title	Joao D'Souza at the request of Councilwoman Osborne	Director of Traffic & Transportation
Phone/email	201.547.4470	JOAO@jcnj.org

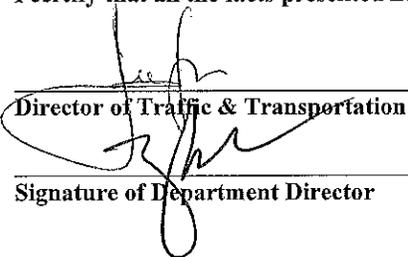
Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance Purpose

AN ORDINANCE DESIGNATING PARKING RESTRICTIONS FOR STREET CLEANING PURPOSES ON BAY STREET FROM GREENE STREET TO MARIN BOULEVARD; FIRST STREET FROM MARIN BOULEVARD TO WASHINGTON STREET; HUDSON STREET FROM HARBORSIDE PLACE (PRIVATE ROAD) TO SECOND STREET; MORGAN STREET FROM GREENE STREET TO MARIN BOULEVARD; PEARL STREET FROM WASHINGTON STREET TO GREENE STREET; PROVOST STREET FROM BAY STREET TO SECOND STREET AND STEUBEN STREET FROM WARREN STREET TO WASHINGTON STREET

The proposed legislation designated parking restrictions for street cleaning purposes on certain streets in the Powerhouse Arts District. The new streets listed on this Ordinance will be mechanically swept only once for each side of the street.

I certify that all the facts presented herein are accurate.



Director of Traffic & Transportation

Signature of Department Director

10/31/16

Date

11/2/16

Date



Map data ©2016 Google 200 ft

City Clerk File No. Ord. 16.179

Agenda No. 3.6 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 16.179

TITLE: AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE III (PARKING, STANDING AND STOPPING) OF THE JERSEY CITY CODE AMENDING SECTION 332-24 (PARKING PROHIBITED CERTAIN HOURS) DESIGNATING THE FRONTAGE OF EMPOWERMENT ACADEMY CHARTER SCHOOL AT 240 EGE AVENUE AS NO PARKING, MONDAY THROUGH THURSDAY, SCHOOL DAYS, 8:00 A.M. TO 9:00 A.M. AND 3:30 P.M. TO 6:30 P.M., AND ON FRIDAY, SCHOOL DAYS, 8:00 A.M. TO 9:00 A.M., 1:15 P.M. TO 2:15 P.M., AND 3:30 P.M. TO 6:30 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>Ege Av</u>	<u>North</u>	<u>M - Th</u> <u>School</u> <u>Days</u>	<u>8:00 a.m. to</u> <u>9:00 a.m.</u> <u>3:30 p.m. to</u> <u>6:30 p.m.</u>	<u>148 feet east of West Side Av</u> <u>86 feet east</u>
		<u>F</u> <u>School</u> <u>Days</u>	<u>8:00 a.m. to</u> <u>9:00 a.m.</u> <u>1:15 p.m. to</u> <u>2:15 p.m.</u> <u>3:30 p.m. to</u> <u>6:30 p.m.</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 fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- This ordinance shall take effect at the time and in the manner provided by law.
- 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 the material to be inserted is new and underscored.

JDS:pcl
(10.18.16)

APPROVED: _____
Director of Traffic & Transportation

APPROVED AS TO LEGAL FORM

APPROVED: _____
Municipal Engineer

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) OF THE JERSEY CITY CODE AMENDING SECTION 332-24(PARKING PROHIBITED CERTAIN HOURS) DESIGNATING THE FRONTAGE OF EMPOWERMENT ACADEMY CHARTER SCHOOL AT 240 EGE AVENUE AS NO PARKING, MONDAY THROUGH THURSDAY, SCHOOL DAYS, 8:00 A.M. TO 9:00 A.M. AND 3:30 P.M. TO 6:30 P.M., AND ON FRIDAY, SCHOOL DAYS, 8:00 A.M. TO 9:00 A.M., 1:15 P.M. TO 2:15 P.M., AND 3:30 P.M. TO 6:30 P.M.

Initiator

Department/Division	Administration	Engineering, Traffic and Transportation
Name/Title	Joao D'Souza at the request of Bret Schundler on behalf of Empowerment Academy Charter School, 240 Ege Avenue, Jersey City, New Jersey 201.988.7756	Director of Traffic & Transportation
Phone/email	201.547.4470	JOAO@jcnj.org

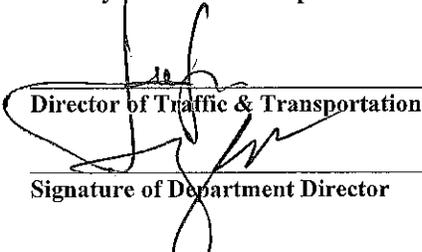
Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance Purpose

AN ORDINANCE DESIGNATING THE FRONTAGE OF EMPOWERMENT ACADEMY CHARTER SCHOOL AT 240 EGE AVENUE AS NO PARKING, MONDAY THROUGH THURSDAY, SCHOOL DAYS, 8:00 A.M. TO 9:00 A.M. AND 3:30 P.M. TO 6:30 P.M., AND ON FRIDAY, SCHOOL DAYS, 8:00 A.M. TO 9:00 A.M., 1:15 P.M. TO 2:15 P.M., AND 3:30 P.M. TO 6:30 P.M.

This area will be utilized as a No Parking/Student Drop-off and Pick-up Zone. The no parking is necessary to maximize the safety of the students, student's families and the residents of Ege Avenue as well as increase traffic safety and capacity.

I certify that all the facts presented herein are accurate.



Director of Traffic & Transportation

Signature of Department Director

10/19/16

Date
11/2/16

Date

230 Ege Ave

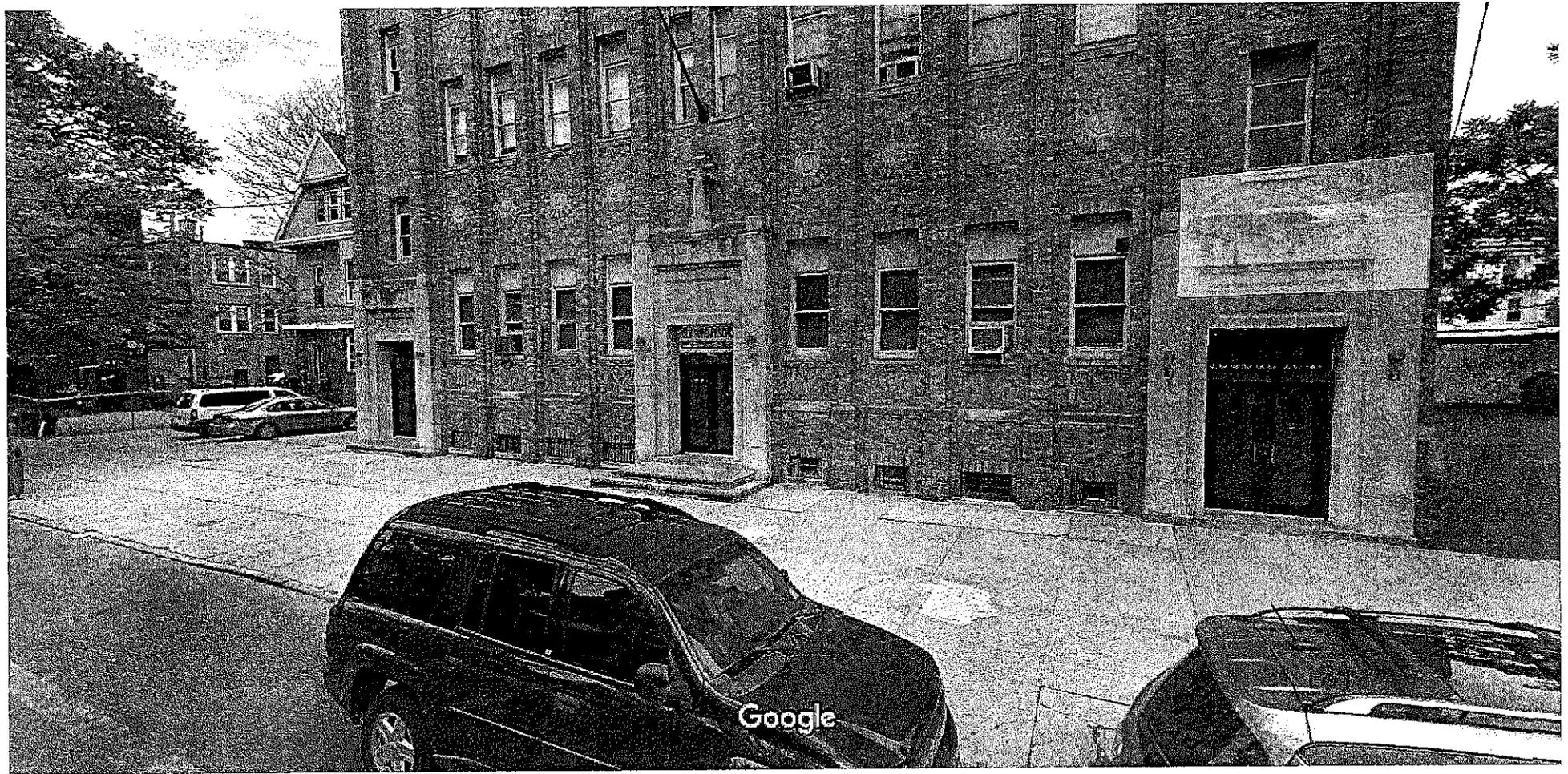


Image capture: Jun 2015 © 2016 Google

Jersey City, New Jersey

Street View - Jun 2015

City Clerk File No. Ord. 16.180

Agenda No. 3.H 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 16.180

TITLE: **ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE VII (METERED PARKING) OF THE JERSEY CITY MUNICIPAL CODE**

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

WHEREAS, metered parking in the City owned off-street lots needs to be specifically authorized by the Municipal Council; and

WHEREAS, the Municipal Council should be authorized to waive the charges by the adoption of a resolution as needed.

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

- A. The following amendments to Chapter 332 (Vehicles and Traffic) Article VII (Metered Parking) are hereby adopted:

VEHICLES AND TRAFFIC

ARTICLE VII Metered Parking

§332-47. No Change.

§332-48. Designation of Parking Spaces.

The Division of Parking Enforcement is hereby directed and authorized to provide for the marking off of individual parking spaces in the parking meter zones designated and described below, said parking spaces to be designated by lines painted or marked on the curbing or surface of the street or lot. At each space so marked off, it shall be unlawful to park any vehicle in such a way that said vehicle shall not be entirely within the limits of the space so designated. When a parking space in any parking meter zone is at right angles or diagonal to the curb, sidewalk or island, any vehicle parked in such a parking space shall be parked with the front of the vehicle facing such meter.

- A. On-Street Parking Meter Zones. Parking or standing a vehicle in a parking meter space in the on-street parking meter zones described below shall be lawful during the hours of 9:00 a.m. to ~~{9:00}~~ 6:00 p.m., Monday through ~~{Sunday}~~ Saturday, excepting official State holidays, and only ~~{, unless designated otherwise by a sign on the meter or a posted sign,}~~ upon the deposit of such amount as is indicated for each specified period of time:

ON STREET PARKING METER ZONES	
NAME OF STREET	LIMITS
Academy St	Tuers Av to Tonnele Ave

Baldwin Av	Courthouse Pl to Newark Av
Barrow St	Columbus Dr to Newark Av
Bay St	Newark Av to Grove St
Bergen Av	Jewett Av to Sip Av
Bleecker St	Both sides: Central Av 75 feet west
Brunswick St	Newark Av to Wayne St
Central Av	Booream Av to North St
Central Av	Newark Av to Pavonia Av
Charles St	Central Av 200 feet west
Clifton Pl	Fairmount Av to Baldwin Av
Coles St	Newark Av to Second St
Columbus Dr	Grove St to Brunswick St
Congress St	Central Av 100 feet east
Cook St	Newark Av to Hoboken Ave
Cottage St	Kennedy Blvd 200 feet west
Douglas and Arthur Skinner Memorial Dr (FKA: Jersey Av)	West Side: Grand St south to the light rail tracks
Ege Av	West Side Av 200 feet west
Enos Pl	Entire length
Erie Pl	Newark Av to Second St
Fairmount Av	Monticello Av to Boland St
First St	Jersey Av to 200 feet west of Brunswick St
Franklin St	Central Av to Cambridge Av
Gautier Av	West Side Ave 200 feet west
Glenwood Av	Bergen Av 100 feet west
Graham St	Central Av 200 feet west
Grand St	Arlington Av to Johnston Av
	River St (private roadway) to Tidewater St (private roadway)
Greene St	Montgomery St to Columbus Dr
Griffith St	Central Av 200 feet east and west
Grove St	Grand St to First St
Hoboken Av	Summit Av to Palisade Av
Hudson Street	Both sides: Light Rail Crossing to Second Street
Hutton St	Central Av 200 feet west
Jersey Av	First St to Columbus Dr
Jones St	Sip Av to Newkirk St
Journal Square	Entire length
Liberty Av	East side; Newark Av to Van Winkle Av
Lincoln St	Central Av 200 feet west
Lott St	North side, from Central Av to west terminus
Magnolia Av	Tonnele Av to Summit Av
Mercer St	Marin Blvd to Grove St
Mercer St	Tuers Av to Bergen Av
Monmouth St	Columbus Dr to Third St
Montgomery St	Bergen Av to Boland St
Montgomery St	Hudson St to Marin Blvd
Montgomery St	Monmouth St to Colgate St
Montgomery St	North side, from Kennedy Blvd to West Side Av
Morgan St	North side: Greene St to Washington St
Newark Av	Chestnut Av to Tonnele Av
Newark Av	Grove St to Brunswick St
Newkirk St	Summit Av to Tuers Av
North St	Central Av 200 feet east and west

Oakland Av	Newark Av to Hoboken Av
Palisade Av	Griffith St to Ravine Av
Paterson St	Central Av 200 feet west
Pavonia Av	Baldwin Av to Summit Av
Second St	Coles St 200 feet west of Brunswick St
Sherman Pl	Central Av 200 feet west
Sip Av	Tonnele Av to Summit Av
Smith St	Entire length
South St	Central Av 200 feet east and west
Storms Av	Bergen Av to Monticello Av
Summit Av	East: Rock St to 44 feet south of Sip Av
Summit Av	East: Magnolia Av south 175 feet
Summit Av	East: Pavonia Av to 180 feet south of Newark Av
Summit Av	East: 180 feet north of Newark Av to 200 feet south of Route 139
Summit Av	West: 200 feet south of Route 139 to 180 feet north of Newark Av
Summit Av	West: Cottage St to Van Reipen Av
Summit Av	West: Pavonia Av to 118 feet south of Magnolia Av
Third St	Monmouth St to 200 feet west of Brunswick St
Thorne St	Central Ave 200 feet west
Tonnele Av	Sip Av to Kennedy Blvd
Town Square Pl	Ring Rd to Washington Blvd
Tuers Av	West side: Montgomery St to Mercer St
Tuers Av	East side: Montgomery St 250 feet north
Union St	West Side Av 200 feet east and west
Van Reypen St	Sip Av to Academy St
Virginia Av	West Side Av 200 feet west
Warren St	Montgomery St to York St
Warren St	East side: 35 feet north of Columbus Drive to 60 feet north
Washington St	Grand St to Columbus Dr
West Side Av	Claremont Av to Newark Av
West Side Av	Stegman Pkwy to Audubon Av
Williams Av	West Side Av 100 feet west
York St	Washington St to Greene St
Zabriskie St	Central Av 200 feet west

B. Off-Street Parking Lot Meter Zones. Parking or standing a vehicle in a parking meter space in the off-street parking lot meter zones described below shall be lawful during the hours of 9:00 a.m. to ~~{9:00}~~ 6:00 p.m., Monday through ~~{Sunday}~~ Saturday, excepting official State holidays, and only ~~if~~, unless designated otherwise by a sign on the meter or a posted sign, upon the deposit of such amount as is indicated for each specified period of time:

OFF-STREET PARKING LOT METER ZONES	
LOT #	LOCATION
1	Oakland/Washburn/Hoboken Avenue (leased from DOT)
2 [a/k/a 28]	Montgomery Street & Orchard Street (leased)
3 [a/k/a 33]	277 Central Avenue (Sherman Place)
4 [a/k/a 39]	522 West Side Avenue (Between Clendenny Avenue & Union Street)
5 [a/k/a 44]	693 Newark Avenue & Cottage Street
6 [a/k/a 49]	328-348 Central Avenue (Burger King Lot)
9 [a/k/a 52]	174 Newark Avenue
12 [a/k/a 56]	733-735 Newark Avenue (leased from DOT)
13 [a/k/a 15]	754 West Side Avenue (between Fairview and Fairmount Avenue)

14 [a/k/a 3]	352 Central Avenue
15 [a/k/a 4]	388 Central Avenue

C. Metered Parking Waiver. Upon a finding of public necessity, need or for a public purpose, the Municipal Council may adopt a resolution to allow free parking in any metered zone, on-street or off-street, in whole or in part, for a stipulated period of time. A copy of the resolution shall be immediately forwarded to the Police Chief and Police Director.

§332-49. Through §332-51. No Change.

§332-52. Violations.

It shall be unlawful and a violation of the provisions of this Article for any person to:

- A. Cause, allow, permit or suffer any vehicle registered in the name of or operated by such person to be parked overtime or beyond the period of legal parking time established for any parking meter zone as herein described, or to deposit in any parking meter any coin for the purpose of parking beyond the maximum legal parking time for the particular parking meter zone.
- B. Permit any vehicle to remain or be placed in any parking space adjacent to any parking meter while said meter is displaying a signal indicating that the vehicle occupying such parking space has already been parked beyond the period prescribed for such parking space.
- C. Park any vehicle across any line or marking of a parking meter space or in such position that the vehicle shall not be entirely within the area designated by such lines or markings.
- D. Deface, injure, tamper with, open or willfully break, destroy or impair the usefulness of any parking meter installed under the provisions of this Article.
- E. Deposit or cause to be deposited in any parking meter any slug, device or metal substance or other substitute for lawful coins.
- F. Park or permit the parking of any vehicle in any parking meter space where the meter does not register lawful parking.
- G. Park any vehicle in any one (1) parking meter space at an on-street meter or in an off-street parking meter zone for a period of longer than the maximum time limit as specified on the adjacent meter time dial, during the hours from 9:00 a.m. to ~~9:00~~ 6:00 p.m., Monday through ~~Sunday~~ Saturday.
- H. Cause, allow, suffer or permit any vehicle that shall have been parked in a parking meter space in an off-street parking meter zone or in a parking space in an off-street nonmetered parking zone, during the hours from ~~9:00~~ 6:00 p.m. to 9:00 a.m., prevailing time, to remain so parked beyond the hour of 9:00 a.m.
- I. Park any vehicle in any parking space in an off-street nonmetered parking zone for a period longer than eight (8) hours, during the hours from 9:00 a.m. to ~~9:00~~ 6:00 p.m., prevailing time.
- J. Park a vehicle other than having the front of the vehicle face a meter in any parking meter zone where the parking meter space is at right angles or diagonal to a curb, sidewalk or island.
- K. Operate a vehicle on any driveway of an off-street parking zone in a manner contrary to the restrictions as set forth for such driveway.

- L. Park a commercial vehicle with a combined weight, truck and load, in excess of four thousand (4,000) pounds, in any of the off-street parking zones (metered or nonmetered).
- M. Park a truck, tractor, trailer or a vehicle moved by human or animal power in any of the off-street parking zones (metered or nonmetered).
- N. Park a vehicle not equipped with pneumatic tires properly inflated in any of the off-street parking zones (metered or nonmetered).
- O. Wash, grease or make any repairs, except those of any emergency nature, to any vehicle, in any space in any of the off-street parking zones (metered or non-metered).
- P. Park any vehicle in any one (1) parking meter space on the west side of Douglas and Arthur Skinner Memorial Dr (FKA: Jersey Av) from 3:00 p.m. to 8:00 p.m., Monday through Friday and 9:00 a.m. to 8:00 p.m., Saturday, except holidays.

- B. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- C. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- D. This ordinance shall take effect at the time and in the manner as provided by law.
- E. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All new material is underlined; words in ~~brackets~~ are omitted. For purposes of advertising only, new matter is indicated by **boldface** and repealed matter by *italic*.

JM/he
10/26/16

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required
Not Required

ORDINANCE FACT SHEET

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

Full Title of Ordinance

ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE VII (METERED PARKING) OF THE JERSEY CITY MUNICIPAL CODE

Initiator

Department/Division	Public Safety	Div. of Parking Enforcement
Name/Title	Mary Paretti	Director / Asst. Corporation Counsel
Phone/email	201-653-6969	MParetti@NJJCPS.ORG

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

Ordinance Purpose

The purpose of these ordinances is to amend all meter hours (off-street and on-street) from 9:00 am to 9:00 pm, Monday through Sunday, to 9:00 am to 6:00 pm, Monday through Saturday.

I certify that all the facts presented herein are accurate

Signature of Department Director

Date