

City Clerk File No. Ord. 16.104

Agenda No. 3.A 1st Reading

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



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 16.104

TITLE ORDINANCE APPROVING A 30 YEAR TAX EXEMPTION FOR A MIXED USE MARKET RATE RENTAL PROJECT TO BE CONSTRUCTED BY HC WEST CAMPUS URBAN RENEWAL I, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.

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

WHEREAS, HC West Campus Urban Renewal I, LLC, is an urban renewal entity, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 1992, as amended and supplemented, N.J.S.A. 40A:20-1 et seq. (Entity); and

WHEREAS, the Entity is the Lessee of certain property under a Ground Lease dated September 25, 2015, designated as Block 21902.04, Lot 4, located on NJCU West Campus, south of Carbon Place between Route 440 and West Side Avenue, on the City's Official Tax map, consisting of approximately 1.36 acres which will be known by the street address of 23 University Place Boulevard, and more specifically described by metes and bounds, in the application (Property); and

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

WHEREAS, the Project received site plan approval from the Planning Board on October 20, 2015 to construct a mixed use market rate rental project to consist of a five (5) story building with approximately one hundred and sixty-three (163) units; 10,048 square feet of commercial/retail space; and approximately one hundred seventy-seven (177) parking spaces for retail and residential tenants (Project); and

WHEREAS, by application dated March 23, 2016, as revised and finalized on June 1, 2016, the Entity applied for a 30 year Long Term Tax Exemption; and

WHEREAS, HC West Campus Urban Renewal I, LLC, has agreed to:

1. pay the greater of (i) the Minimum Annual Service Charge or (ii) 11% of the Annual Gross Revenue, which sum is initially estimated to be \$465,254; and which shall be subject to statutory staged increases over the term of the tax exemption; and
2. pay an annual sum equal to 2% of each prior year's Annual Service Charge as an Administrative Fee initially estimated at \$9,305; and
3. provide employment and other economic opportunities for City residents and businesses; and
4. pay to the City, for remittance to Hudson County, an additional amount equal to 5% of the Annual Service Charge estimated to be \$23,263; and
5. pay the sum of \$339,222 to the City's Affordable Housing Trust Fund;

6. execute a Project Employment & Contracting Agreement; execute a Project Labor Agreement pursuant to Section 304-33 of the Jersey City Municipal Code, and comply with the Living Wage Ordinance, Section 3-76 of the Jersey City Municipal Code; and

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

1. the City's Tax Assessor estimates that the property will generate a land tax of only \$84,846, whereas, the Annual Service charge as estimated, will generate revenue to the City of at least \$465,254 upon Substantial Completion;
2. the Project will create approximately 125 jobs during construction and 25 new permanent jobs;
3. the Project will stabilize and contribute to the economic growth of businesses in the surrounding area;
4. the Project will further the overall redevelopment objectives of the NJCU West Campus Redevelopment Plan Area;
5. the City's impact analysis, on file with the Office of the City Clerk, indicates that the benefits of the Project will outweigh the costs to the City; and

WHEREAS, the City hereby determines that the tax exemption is important in obtaining development of the project and influencing the locational decisions of probable occupants for the following reasons:

1. the relative stability and predictability of the Annual Service Charge will make the Project more attractive to investors needed to finance the Project;
2. the relative stability and predictability of the Annual Service Charge will allow the owner to stabilize its operating budget, allowing a high level of maintenance to the building over the life of the Project, which will attract tenants to the Project and insure the likelihood of the success of the Project; and

WHEREAS, HC West Campus Urban Renewal I, LLC, has initially complied with Executive Order 2002-005 concerning "Disclosure of Lobbyist Representative Status" by filing appropriate letters of its lobbyists in the Office of the City Clerk; and

WHEREAS, HC West Campus Urban Renewal I, LLC, has agreed to execute a Project Employment & Contracting Agreement, and a Project Labor Agreement, and also to comply with the requirements of Section 3-76 of the Jersey City Municipal Code concerning required Wage, Benefit and Leave standards for any building service workers.

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

A. The March 23, 2016, as revised and finalized on June 1, 2016, application of HC West Campus Urban Renewal I, LLC, an urban renewal company, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 1992, as amended and supplemented, N.J.S.A. 40A:20-1 et seq., a copy of which is on file in the office of the City Clerk, property designated as Block 21902.04, Lot 4, located on NJCU West Campus, south of Carbon Place between Route 440 and West Side Avenue, on the City's Official Tax map, consisting of approximately 1.36 acres, and which will be known by the street address of 23 University Place Boulevard, more specifically described by metes and bounds in the application, is hereby approved.

B. The Mayor or Business Administrator is hereby authorized to execute a tax exemption Financial Agreement. The Financial Agreement shall include at a minimum the following terms and conditions:

1. Term: the earlier of 35 years from the adoption of the within Ordinance or 30 years from the date the project is Substantially Complete;
2. Annual Service Charge: each year the greater of:
 - (a) the Minimum Annual Service Charge is \$84,846, but will be \$465,254 upon Substantial Completion, whether or not the Project is occupied; or
 - (b) 11% of the Annual Gross Revenue, which initial sum is estimated to be \$465,254, and which shall be subject to statutory increases during the term of the tax exemption.
3. Administrative Fee: 2% of the prior year's Annual Service Charge estimated to be \$9,305;
4. County Payment: 5% of the Annual Service Charge to the City for remittance by the City to Hudson County estimated to be \$23,263;
5. Project: A mixed use market rate rental project to consist of a five (5) story building with approximately one hundred and sixty-three (163) units; 10,048 square feet of commercial/retail space; and approximately one hundred seventy-seven (177) parking spaces for retail and residential tenants;
6. Affordable Housing Trust Fund: \$1,500 per unit or \$244,500; and \$1.50 per square foot x 63,148 square feet of commercial/retail and parking space; for a total of \$339,222. Such funds will be accelerated and are non-refundable and may not be transferred in the event of a termination or expiration of the Financial Agreement;
7. Staged Adjustments:
 - (a) Stage One: years 1-9, Annual Service Charge shall be 11% of Annual Gross Revenue;
 - (b) Stage Two: years 10-13, Annual Service Charge or 20% of the amount of the taxes otherwise due;
 - (c) Stage Three: years 14-17, Annual Service Charge or 40% of the amount of the taxes otherwise due;
 - (d) Stage Four: years 18-21, Annual Service Charge or 60% of the amount of the taxes otherwise due;
 - (e) Final Stage: Beginning on the 1st day of the 22nd year through the date the tax exemption expires, an amount equal to the greater of the Annual Service Charge or 80% of the amount of the taxes otherwise due.
8. Project Employment & Contracting Agreement: an obligation to execute a Project Employment and Contracting Agreement to insure employment and other economic benefits to City residents and businesses;
9. Project Labor Agreement: an obligation to execute a Project Labor Agreement pursuant to Section 304-37(3) of the Municipal Code.
10. Compliance with the Living Wage Ordinance, Section 3-76 of the Jersey City Municipal Code for any building service workers serving the Project.
11. The Affordable Housing Trust Fund contribution: payments shall be due on execution of the Financial Agreement, but in no event later than 30 days from the date of the adoption of the within ordinance. If the Financial Agreement is not executed for any reason whatsoever, interest shall accrue on such payments as of the 31st day at the highest rate permitted for unpaid real estate taxes.

12. This Ordinance will sunset and the Tax Exemption will terminate unless construction of the Project: 1) commences no later than two (2) years from the date the within ordinance is adopted; and 2) is Substantially Complete no later than five (5) years from the date of adoption of the within Ordinance.

C. The City Clerk shall deliver a certified copy of the Ordinance and Financial Agreement to the Chief Financial Officer of the county and to the County Counsel, for information purposes, within ten (10) calendar days following the later of the effective date of an ordinance following its final adoption by the governing body approving the tax exemption or the execution of the financial agreement by the urban renewal entity.

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

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

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

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

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

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

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required
Not Required

APPROVED: _____

APPROVED: _____

Business Administrator

ORDINANCE FACT SHEET – NON-CONTRACTUAL

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

Full Title of Ordinance

An Ordinance to Approve A Thirty Year Tax Exemption for a Market Rate Mixed-Use Rental Project to be Constructed by HC West Campus I Urban Renewal, LLC, An Urban Renewal Entity pursuant to the Long term Tax Exemption Law N.J.S.A. 40A:20-1 et. seq. Designated as Block 21902.04 Lot 4 on the City's Tax Map and known as 23 University Place Blvd.

Initiator

Department/Division	Office of the Mayor	Office of the Deputy Mayor
Name/Title	Marcos D. Vigil	Deputy Mayor
Phone/email	201-547-6542	mvigil@jcnj.org

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

Ordinance Purpose

The applicant, HC West Campus Urban Renewal I, LLC, is applying for a thirty (30) year tax abatement under N.J.S.A. 40A:20-1 et seq. It will be new construction of a five (5) story mixed-use, market rate rental project within the NJCU West Campus Redevelopment Plan.

The application fee of \$9,500 was paid. The Fiscal Impact Cost Projection shows positive revenue to cost.

The proposed project will be a five (5) story mixed-use, market rate rental project. The building will contain approximately one hundred and sixty-three (163) dwelling units, 10,048 square feet of commercial/retail space. There will be one hundred and seventy-seven (177) parking spaces.

I certify that all the facts presented herein are accurate.

Marcos D. Vigil
Deputy Mayor

Date

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



ORDINANCE NO. Ord. 16.104
 TITLE: 3.A JUN 29 2016 4.A JUL 13 2016

Ordinance approving a 30 year tax exemption for a mixed use market rate rental project to be constructed by HC West Campus Urban Renewal I, LLC, an Urban Renewal Entity, pursuant to the Long Term Tax Exemption Law N.J.S.A. 40A:20-1 et seq.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
JUN 29 2016 7-1											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
HALLANAN	✓			OSBORNE		✓		WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
JUL 13 2016 8-0											
Councilperson <u>RIVERA</u> moved, seconded by Councilperson <u>LAVARRO</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	ABSENT			LAVARRO, PRES.	✓		

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

SPEAKERS:

YVONNE BALCER
 DAN SICARDI
 JAMES BURKE
 DARREN HUNECKE
 EFIGENIO ARROYO
 KAREN DeSOTO
 JOSEPH TUAZON
 LAVERN WASHINGTON
 SUE HENDERSON
 ROBIN GRODNER SCHNEIDER

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

RECORD OF FINAL COUNCIL VOTE											
JUL 13 2016 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	ABSENT			LAVARRO, PRES.	✓		

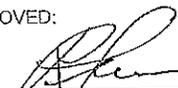
✓ Indicates Vote N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on JUN 29 2016
 Adopted on second and final reading after hearing on JUL 13 2016

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on **JUL 13 2016**

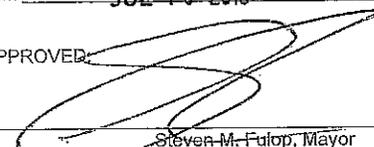


 Robert Byrne, City Clerk

APPROVED: 

 Rolando R. Lavarro, Jr., Council President

Date JUL 13 2016

APPROVED: 

 Steven M. Fulop, Mayor

Date JUL 19 2016

Date to Mayor JUL 13 2016

*Amendment(s):

City Clerk File No. Ord. 16.105

Agenda No. 3-B 1st Reading

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



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 16.105

TITLE: ORDINANCE APPROVING A 30 YEAR TAX EXEMPTION FOR A MIXED USE MARKET RATE RENTAL PROJECT TO BE CONSTRUCTED BY HC WEST CAMPUS URBAN RENEWAL II, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.

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

WHEREAS, HC West Campus Urban Renewal II, LLC, is an urban renewal entity, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 1992, as amended and supplemented, N.J.S.A. 40A:20-1 et seq. (Entity); and

WHEREAS, the Entity is the Lessee of certain property under a Ground Lease dated September 25, 2015, designated as Block 21902.02, Lot 4, located on NJCU West Campus, south of Carbon Place between Route 440 and West Side Avenue, on the City's Official Tax map, consisting of approximately 1.36 acres which will be known by the street address of 26 University Place Boulevard, and more specifically described by metes and bounds, in the application (Property); and

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

WHEREAS, the Project received site plan approval from the Planning Board on October 20, 2015 to construct a mixed use market rate rental project to consist of a five (5) story building with approximately one hundred and sixty-seven (167) units; 11,472 square feet of commercial/retail space; and approximately one-hundred sixty-seven (167) parking spaces for retail and residential tenants (Project); and

WHEREAS, by application dated March 23, 2016, as revised and finalized on June 1, 2016, the Entity applied for a 30 year Long Term Tax Exemption; and

WHEREAS, HC West Campus Urban Renewal II, LLC, has agreed to:

1. pay the greater of (i) the Minimum Annual Service Charge or (ii) 11% of the Annual Gross Revenue, which sum is initially estimated to be \$551,511; and which shall be subject to statutory staged increases over the term of the tax exemption; and
2. pay an annual sum equal to 2% of each prior year's Annual Service Charge as an Administrative Fee initially estimated at \$11,030; and
3. provide employment and other economic opportunities for City residents and businesses; and
4. pay to the City, for remittance to Hudson County, an additional amount equal to 5% of the Annual Service Charge estimated to be \$27,576; and
5. pay the sum of \$342,858 to the City's Affordable Housing Trust Fund;

6. execute a Project Employment & Contracting Agreement; execute a Project Labor Agreement pursuant to Section 304-33 of the Jersey City Municipal Code, and comply with the Living Wage Ordinance, Section 3-76 of the Jersey City Municipal Code; and

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

1. the City's Tax Assessor estimates that the property will generate a land tax of only \$84,786, whereas, the Annual Service charge as estimated, will generate revenue to the City of at least \$551,511 upon Substantial Completion;
2. the Project will create approximately 125 jobs during construction and 30 new permanent jobs;
3. the Project will stabilize and contribute to the economic growth of businesses in the surrounding area;
4. the Project will further the overall redevelopment objectives of the NJCU West Campus Redevelopment Plan Area;
5. the City's impact analysis, on file with the Office of the City Clerk, indicates that the benefits of the Project will outweigh the costs to the City; and

WHEREAS, the City hereby determines that the tax exemption is important in obtaining development of the project and influencing the locational decisions of probable occupants for the following reasons:

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2. the relative stability and predictability of the Annual Service Charge will allow the owner to stabilize its operating budget, allowing a high level of maintenance to the building over the life of the Project, which will attract tenants to the Project and insure the likelihood of the success of the Project; and

WHEREAS, HC West Campus Urban Renewal II, LLC, has initially complied with Executive Order 2002-005 concerning "Disclosure of Lobbyist Representative Status" by filing appropriate letters of its lobbyists in the Office of the City Clerk; and

WHEREAS, HC West Campus Urban Renewal II, LLC, has agreed to execute a Project Employment & Contracting Agreement, and a Project Labor Agreement, and also to comply with the requirements of Section 3-76 of the Jersey City Municipal Code concerning required Wage, Benefit and Leave standards for building service workers.

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

A. The March 23, 2016, as revised and finalized on June 1, 2016, application of HC West Campus Urban Renewal II, LLC, an urban renewal company, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 1992, as amended and supplemented, N.J.S.A. 40A:20-1 et seq., a copy of which is on file in the office of the City Clerk, property designated as Block 21902.02, Lot 4, located on NJCU West Campus, south of Carbon Place between Route 440 and West Side Avenue, on the City's Official Tax map, consisting of approximately 1.36 acres, and which will be known by the street address of 26 University Place Boulevard, more specifically described by metes and bounds in the application, is hereby approved.

B. The Mayor or Business Administrator is hereby authorized to execute a tax exemption Financial Agreement. The Financial Agreement shall include at a minimum the following terms and conditions:

1. Term: the earlier of 35 years from the adoption of the within Ordinance or 30 years from the date the project is Substantially Complete;
2. Annual Service Charge: each year the greater of:
 - (a) the Minimum Annual Service Charge is \$84,786, but will be \$551,511 upon Substantial Completion, whether or not the Project is occupied; or
 - (b) 11% of the Annual Gross Revenue, which initial sum is estimated to be \$551,511, and which shall be subject to statutory increases during the term of the tax exemption.
3. Administrative Fee: 2% of the prior year's Annual Service Charge estimated to be \$11,030;
4. County Payment: 5% of the Annual Service Charge to the City for remittance by the City to Hudson County estimated to be \$27,576;
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6. Affordable Housing Trust Fund: \$1,500 per unit or \$250,500; and \$1.50 per square foot x 61,572 square feet of commercial/retail and parking space; for a total of \$342,858. Such funds will be accelerated and are non-refundable and may not be transferred in the event of a termination or expiration of the Financial Agreement;
7. Staged Adjustments:
 - (a) Stage One: years 1-9, Annual Service Charge shall be 11% of Annual Gross Revenue;
 - (b) Stage Two: years 10-13, Annual Service Charge or 20% of the amount of the taxes otherwise due;
 - (c) Stage Three: years 14-17, Annual Service Charge or 40% of the amount of the taxes otherwise due;
 - (d) Stage Four: years 18-21, Annual Service Charge or 60% of the amount of the taxes otherwise due;
 - (e) Final Stage: Beginning on the 1st day of the 22nd year through the date the tax exemption expires, an amount equal to the greater of the Annual Service Charge or 80% of the amount of the taxes otherwise due.
8. Project Employment & Contracting Agreement: an obligation to execute a Project Employment and Contracting Agreement to insure employment and other economic benefits to City residents and businesses;
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11. The Affordable Housing Trust Fund contribution: payments shall be due on execution of the Financial Agreement, but in no event later than 30 days from the date of the adoption of the within ordinance. If the Financial Agreement is not executed for any reason whatsoever, interest shall accrue on such payments as of the 31st day at the highest rate permitted for unpaid real estate taxes.

12. This Ordinance will sunset and the Tax Exemption will terminate unless construction of the Project: 1) commences no later than two (2) years from the date the within ordinance is adopted; and 2) is Substantially Complete no later than five (5) years from the date of adoption of the within Ordinance.

C. The City Clerk shall deliver a certified copy of the Ordinance and Financial Agreement to the Chief Financial Officer of the county and to the County Counsel, for information purposes, within ten (10) calendar days following the later of the effective date of an ordinance following its final adoption by the governing body approving the tax exemption or the execution of the financial agreement by the urban renewal entity.

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

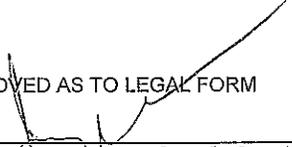
E. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

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

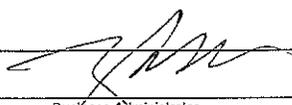
G. This ordinance shall take effect at the time and in the manner provided by law.

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

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

APPROVED AS TO LEGAL FORM


Corporation Counsel

APPROVED: 

Business Administrator

Certification Required
Not Required

ORDINANCE FACT SHEET – NON-CONTRACTUAL

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

Full Title of Ordinance

An Ordinance to Approve A Thirty Year Tax Exemption for a Market Rate Mixed-Use Rental Project to be constructed by HC West Campus II Urban Renewal, LLC, An Urban Renewal Entity pursuant to the Long term Tax Exemption Law N.J.S.A. 40A:20-1 et. seq. Designated as Block 21902.02 Lot 4 on the City's Tax Map and known as 26 University Place Blvd.

Initiator

Department/Division	Office of the Mayor	Office of the Deputy Mayor
Name/Title	Marcos D. Vigil	Deputy Mayor
Phone/email	201-547-6542	mvigil@jcnj.org

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

Ordinance Purpose

The applicant, HC West Campus Urban Renewal I, LLC, is applying for a thirty (30) year tax abatement under N.J.S.A. 40A:20-1 et seq. It will be new construction of a five (5) story mixed-use, market rate rental project within the NJCU West Campus Redevelopment Plan.

The application fee of \$9,500 was paid. The Fiscal Impact Cost Projection shows positive revenue to cost.

The proposed project will be a five (5) story mixed-use, market rate rental project. The building will contain approximately one hundred and sixty-seven (167) dwelling units, 11,472 square feet of commercial/retail space. There will be one hundred and sixty-seven (167) parking spaces.

I certify that all the facts presented herein are accurate.

Marcos D. Vigil
Deputy Mayor

Date

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



ORDINANCE NO. Ord. 16.105
 TITLE: 3.B JUN 29 2016 4.B

JUL 13 2016

Ordinance approving a 30 year tax exemption for a mixed use market rate rental project to be constructed by HC West Campus Urban Renewal II, LLC, an Urban Renewal Entity, pursuant to the Long Term Tax Exemption Law N.J.S.A. 40A:20-1 et seq.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
JUN 29 2016 7-1											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA		ABSENT	
HALLANAN	✓			OSBORNE		✓		WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
JUL 13 2016 8-0											
Councilperson <u>WATTERMANN</u> moved, seconded by Councilperson <u>LAVARRO</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN		ABSENT		LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

DAN SICARDI
JAMES BURKE

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

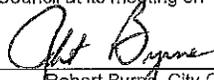
RECORD OF FINAL COUNCIL VOTE											
JUL 13 2016 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN		ABSENT		LAVARRO, PRES.	✓		

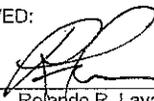
✓ Indicates Vote

N.V.--Not Voting (Abstain)

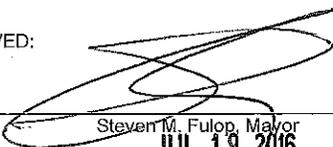
Adopted on first reading of the Council of Jersey City, N.J. on JUN 29 2016
 Adopted on second and final reading after hearing on JUL 13 2016

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on **JUL 13 2016**


 Robert Byrne, City Clerk

APPROVED: 
 Rolando R. Lavarro, Jr., Council President
 Date JUL 13 2016

*Amendment(s):

APPROVED: 
 Steven M. Fulop, Mayor
 Date JUL 19 2016
 Date to Mayor JUL 13 2016



City Council Replacement Cover Sheet

Submitted By	Law Department
Department	Law Department
Date Submitted	July 12, 2016
Pls. note Revisions and Page Number	Ordinance 16-105 – Financial Agreement Amended as follows: Page 1, upper left hand corner: to show July 12, 2016 as the last date the Financial Agreement was revised
	Financial Agreement has been revised at Page 22, Section 18.6. "Most Favored Nations", but only to remove Section 18.6, leaving the original form of Financial Agreement as revised on 6/27/16, and introduced on 6/29/16, unchanged.

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



ORDINANCE NO. Ord. 16.105
 TITLE: 3.B JUN 29 2016 4.B

JUL 13 2016

Ordinance approving a 30 year tax exemption for a mixed use market rate rental project to be constructed by HC West Campus Urban Renewal II, LLC, an Urban Renewal Entity, pursuant to the Long Term Tax Exemption Law N.J.S.A. 40A:20-1 et seq.

RECORD OF COUNCIL VOTE ON INTRODUCTION												JUN 29 2016 7-1	
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.		
GAJEWSKI	✓			YUN	✓			RIVERA		ABSENT			
HALLANAN	✓			OSBORNE		✓		WATTERMAN	✓				
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓				

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING												JUL 13 2016 8-0	
Councilperson <u>WATTERMAN</u> moved, seconded by Councilperson <u>LAVARRO</u> to close P.H.													
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.		
GAJEWSKI	✓			YUN	✓			RIVERA	✓				
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓				
BOGGIANO	✓			COLEMAN		ABSENT		LAVARRO, PRES.	✓				

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

DAN SICARDI
 JAMES BURKE

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

RECORD OF FINAL COUNCIL VOTE												JUL 13 2016 8-0	
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.		
GAJEWSKI	✓			YUN	✓			RIVERA	✓				
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓				
BOGGIANO	✓			COLEMAN		ABSENT		LAVARRO, PRES.	✓				

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on JUN 29 2016
 Adopted on second and final reading after hearing on JUL 13 2016

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on JUL 13 2016

Robert Byrne, City Clerk

APPROVED:
 Rolando R. Lavarro, Jr., Council President
 Date JUL 13 2016

*Amendment(s):

APPROVED:
 Steven M. Fulop, Mayor
 Date JUL 13 2016
 Date to Mayor JUL 13 2016

City Clerk File No. Ord. 16.106

Agenda No. 3-C 1st Reading

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



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 16.106

TITLE:

BOND ORDINANCE OF THE CITY OF JERSEY CITY, IN THE COUNTY OF HUDSON, NEW JERSEY, PROVIDING AID TO THE WEST CAMPUS REDEVELOPMENT PROJECT LOCATED IN IN THE CITY OF JERSEY CITY AND APPROPRIATING \$16,000,000. THEREFOR, AND PROVIDING FOR THE ISSUANCE OF \$16,000,000 IN BONDS OR NOTES OF THE CITY OF JERSEY CITY TO FINANCE PART OF THE COST THEREOF

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

Section 1. The improvement or purpose described in Section 3 of this bond ordinance is hereby authorized to be undertaken by the City of Jersey City, in the County of Hudson, New Jersey (the "City") as a general improvement. For improvement or purpose described in Section 3 hereof, there is hereby appropriated the sum of \$16,000,000. No down payment is required pursuant to N.J.S.A. 40A:12A-37(c) as this bond ordinance authorizes obligations for the purpose of aiding a redevelopment entity with respect to a redevelopment project within the City.

Section 2. In order to finance the cost of the improvement or purpose, negotiable bonds are hereby authorized to be issued in the principal amount of \$16,000,000 pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"). In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Redevelopment Law.

Section 3. (a) The improvement hereby authorized and the purpose for which the bonds are to be issued is to aid in the redevelopment of a redevelopment project consisting of (but not limited to) road construction, storm sewer improvements, sanitary sewer improvements, water line construction, various site lighting, improvements to sidewalks, benches and bins, landscaping, electric line excavation, installation of traffic signals, various paving improvements, widening of

Route 440, storm sewer, catch basin and manhole construction, sewer construction, water line construction and construction of a pedestrian plaza and walkway, located within the West Campus Redevelopment Area (the "Redevelopment Area"), as more fully described in the Redevelopment Plan dated February 9, 2005 (as amended and supplemented from time to time, including on February 13, 2008 and January 27, 2010) as enacted by City Ordinance 05-007 (the "Redevelopment Plan"), including all work and materials necessary therefore and incidental thereto.

(b) The estimated maximum amount of bonds or bond anticipation notes to be issued for the improvement or purpose is as stated in Section 2 hereof.

(c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of the Redevelopment Law. The chief financial officer is hereby authorized to sell part or all of the notes from time to time, at not less than par and accrued interest, at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

Section 5. The capital budget or temporary capital budget (as applicable) of the City is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. In the event of any such inconsistency and amendment, the resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget or amended temporary capital budget (as applicable) and capital program as approved by the Director of the Division of Local Government Services is on file with the City Clerk and is available there for public inspection.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The purpose described in Section 3 of this bond ordinance is not a current expense. It is an improvement the City may lawfully undertake as a general improvement within the Redevelopment Area described in the Redevelopment Plan, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) Pursuant to N.J.S.A. 40A:12A-37(c), the obligations authorized herein shall mature in annual installments commencing not more than two and ending not more than forty (40) years from the date of issuance.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the City as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$16,000,000, and the obligations authorized herein will be within all debt limitation prescribed by that Law.

(d) An aggregate amount not exceeding \$4,000,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

(e) The obligations of the City authorized by this bond ordinance shall bear interest at a maximum rate of not to exceed nine (9.00%) per centum per annum.

Section 7. Any grant moneys received for the purposes described in Section 3 hereof shall be applied either to direct payment of the cost of the improvement or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 8. The City hereby declares the intent of the City to issue the bonds or notes in the amount authorized in Section 2 of this bond ordinance and to use proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3 of this bond ordinance. This Section 8 is a declaration of intent within the meaning and for the purpose of Treasury Regulations Section 1.150-2 or any successor provisions of federal income tax law.

Section 9. The chief financial officer of the City is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the City and to execute such disclosure document on behalf of the City. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the City pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of the holders and beneficial owners of obligations of the City and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the City fails to comply with its undertaking, the City shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the City is hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the City, and the City shall be obligated to levy ad valorem taxes upon all the taxable real property within the City for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. After passage upon first reading of this bond ordinance, the City Clerk is hereby directed to publish the full text of the bond ordinance, together with the notice set forth below entitled: "NOTICE OF PENDING BOND ORDINANCE" (with appropriate completions, insertions and corrections), at least once in a newspaper qualified under N.J.S.A. 40A:2-19, at least seven days prior to the date set for public hearing and further consideration for final passage (which date shall be at least ten days after introduction and first reading). The City Clerk is further directed to comply with all provisions of N.J.S.A. 40A:2-17(b) regarding postings, publications, and the provision of copies of this bond ordinance.

Section 12. After final adoption of this bond ordinance by the Municipal Council, the City Clerk is hereby directed to publish the full text of this bond ordinance, as finally adopted, together with the notice set forth below entitled: "NOTICE OF ADOPTION OF BOND ORDINANCE" (with appropriate completions, insertions and corrections), at least once in a newspaper qualified under N.J.S.A. 40A:2-19.

Section 13. To the extent that any previous ordinance or resolution is inconsistent herewith or contradictory hereto, said ordinance or resolution is hereby repealed or amended to the extent necessary to make it consistent herewith.

Section 14. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption.

APPROVED AS TO LEGAL FORM



Corporation Counsel

APPROVED: _____


APPROVED: _____
Business Administrator

Certification Required
Not Required

ORDINANCE FACT SHEET – NON-CONTRACTUAL

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

Full Title of Ordinance/Resolution

BOND ORDINANCE OF THE CITY OF JERSEY CITY, IN THE COUNTY OF HUDSON, NEW JERSEY, PROVIDING AID TO THE WEST CAMPUS REDEVELOPMENT PROJECT LOCATED IN IN THE CITY OF JERSEY CITY AND APPROPRIATING \$16,000,000, THEREFOR, AND PROVIDING FOR THE ISSUANCE OF \$16,000,000 IN BONDS OR NOTES OF THE CITY OF JERSEY CITY TO FINANCE PART OF THE COST THEREOF

Initiator

Department/Division	Mayor's Office	
Name/Title	Marcos Vigil	Deputy Mayor
Phone/email	201-547-6542	MVigil@cnj.org

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

Ordinance Purpose

To authorize the issuance of bonds or notes in an amount not to exceed \$16,000,000.00 to aid in the redevelopment of the West Campus Redevelopment Project.

I certify that all the facts presented herein are accurate.

Signature of Department Director

Date

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



ORDINANCE NO. Ord. 16.106
 TITLE: 3.C JUN 29 2016 4.C

JUL 13 2016

Bond ordinance of the City of Jersey City, in the County of Hudson,
 New Jersey, providing aid to the West Campus Redevelopment Project
 located in the City of Jersey City and appropriating \$16,000,000,
 therefor, and providing for the issuance of \$16,000,000 in Bonds or
 Notes of the City of Jersey City to finance part of the cost thereof.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
JUN 29 2016 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
JUL 13 2016 8-0											
Councilperson <u>RIVERA</u>			moved, seconded by Councilperson <u>OSBORNE</u>						to close P.H.		
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	ABSENT			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

YVONNE BALCER
 DAN SICARDI
 LAVERN WASHINGTON
 BILL O'DEA

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

RECORD OF FINAL COUNCIL VOTE											
JUL 13 2016 7-1											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN		✓		RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	ABSENT			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on JUN 29 2016
 Adopted on second and final reading after hearing on JUL 13 2016

This is to certify that the foregoing Ordinance was adopted by
 the Municipal Council at its meeting on JUL 13 2016

Robert Byrne, City Clerk

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date JUL 13 2016

APPROVED:

Steven M. Fulop, Mayor

Date JUL 19 2016

Date to Mayor JUL 13 2016

*Amendment(s):

City Clerk File No. Ord.16.107

Agenda No. 3.D 1st Reading

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



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 16.107

TITLE: **ORDINANCE APPROVING AN AMENDMENT TO THE JOURNAL SQUARE
LOFTS URBAN RENEWAL, LLC, FINANCIAL AGREEMENT DATED MAY 11,
2016, TO CORRECT THE UNIT NUMBER AND PROPERTY ADDRESS**

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

WHEREAS, Journal Square Lofts Urban Renewal, LLC, is an urban renewal entity, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 1992, as amended and supplemented, N.J.S.A. 40A:20-1 et seq. (Entity); and

WHEREAS, the Entity is the lessee of certain property known as Block 10601, Lot 49, Residential Condominium Number 3, Unit 03, Qualifier C.003, on the City's Official Tax map, and more commonly known by the street address of 2857 Kennedy Boulevard, (the "Property"); and

WHEREAS, by an application dated July 2, 2015, as amended by a letter dated October 9, 2015, and as amended by replacement application dated January 29, 2016, the Entity applied for a 25 year long term tax exemption to rehabilitate Residential Condominium Number 3, Unit 03, which is a portion of a six (6) story building with a one-story extension to contain approximately forty (40) market rate residential rental units (Project); and

WHEREAS, on May 11, 2016 the Municipal Council of the City of Jersey City adopted Ordinance #16-080 granting a 25 year Long Term Tax Exemption to the Project; and

WHEREAS, thereafter the City of Jersey City and the Entity entered into that certain financial agreement dated as of May 11, 2016 (Financial Agreement); and

WHEREAS, subsequent to entering into the Financial Agreement it was discovered by the parties thereto that a subsequent application submitted on March 3, 2016 incorrectly stated the unit number and street address of the Property which was then recited in Ordinance #16-080 which identified the Property as "2853 Residential Condominium Unit, Unit 1, Qualifier C.001"; and

WHEREAS, the parties agree that the correct unit number and street address of the Property is "Residential Condominium Unit, Number 3, Unit 03, Qualifier C.003, 2857 Kennedy Boulevard"; and

WHEREAS, by letter application dated June 15, 2016, the Entity applied to the City of Jersey City to correct the error in the unit number and street address of the Property in the Financial Agreement.

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

A. The application of Journal Square Lofts Urban Renewal, LLC, to correct the erroneous unit number and street address recited in Ordinance #16-080 adopted on May 11, 2016, its prior application and the Financial Agreement between the City of Jersey City and Journal Square Lofts Urban Renewal, LLC dated as of May 11, 2016, is hereby granted.

ORDINANCE APPROVING AN AMENDMENT TO THE JOURNAL SQUARE LOFTS URBAN RENEWAL, LLC, FINANCIAL AGREEMENT DATED MAY 11, 2016, TO CORRECT THE UNIT NUMBER AND PROPERTY ADDRESS

B. The Mayor or Business Administrator is hereby authorized to execute a Replacement (correctory) Financial Agreement; all references to 2853 Residential Condominium Unit, Unit 1, Qualifier C.001 shall be deleted and replaced with "Residential Condominium Number 3, Unit 03, Qualifier C.003, 2857 Kennedy Boulevard".

C. Any and all references in Ordinance #16-080 to 2853 Residential Condominium Unit, Unit 1, Qualifier C.001 are hereby deemed deleted and replaced with "Residential Condominium Number 3, Unit 03, Qualifier C.003, 2857 Kennedy Boulevard".

D. This Ordinance is adopted solely to correct the erroneous unit number and address of the Property set forth in Ordinance #16-080 and in the application and Financial Agreement. All other terms, obligations, and conditions of Ordinance #16-080 and the Financial Agreement remain in full force and effect without change or amendment.

E. The City Clerk shall deliver a certified copy of the Ordinance and Replacement Financial Agreement to 1) the City Tax Assessor; 2) the Director of the New Jersey Division of Local Government Services; 3) the Hudson County Chief Financial Officer; and 4) the Hudson County Counsel, within ten (10) calendar days of adoption or execution, whichever occurs later.

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

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

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

I. 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.

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

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

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

JM/he
6/21/16

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: _____

APPROVED: _____
Business Administrator

Certification Required
Not Required

ORDINANCE FACT SHEET –

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

Full Title of Ordinance

**ORDINANCE APPROVING AN AMENDMENT TO THE JOURNAL SQUARE LOFTS
URBAN RENEWAL, LLC, FINANCIAL AGREEMENT DATED MAY 11, 2016, TO
CORRECT THE UNIT NUMBER AND PROPERTY ADDRESS**

Initiator

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

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

Ordinance Purpose

The City of Jersey City and the Entity entered into a financial agreement dated as of May 11, 2016, pursuant to the adoption of Ordinance #16-080 on May 11, 2016, granting the Entity a 25 year Long Term Tax Exemption for the Project.

Subsequent to entering into the Financial Agreement it was discovered by the parties the unit number and street address of the Property were incorrectly recited in Ordinance #16-080, which identified the Property as "2853 Residential Condominium Unit, Unit 1, Qualifier C.001".

Ordinance 16-080 need to be amended to reflect the correct unit number and street address of the Property as "Residential Condominium Unit, Number 3, Unit 03, Qualifier C.003, 2857 Kennedy Boulevard".

I certify that all the facts presented herein are accurate.

Signature of Department Director

Date

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



ORDINANCE NO. Ord. 16.107
 TITLE: 3.D JUN 29 2016 4.D **JUL 13 2016**

Ordinance approving an amendment to the Journal Square Lofts
 Urban Renewal, LLC, financial agreement dated May 11, 2016, to
 correct the unit number and property address.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
JUN 29 2016 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA		ABSENT	
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
JUL 13 2016 6-0											
Councilperson <u>WATTERMAN</u>				moved, seconded by Councilperson <u>OSBORNE</u>				to close P.H.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI		ABSENT		YUN	✓			RIVERA		ABSENT	
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN		ABSENT		LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

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

RECORD OF FINAL COUNCIL VOTE											
JUL 13 2016 7-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI		ABSENT		YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN		ABSENT		LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on JUN 29 2016
 Adopted on second and final reading after hearing on JUL 13 2016

This is to certify that the foregoing Ordinance was adopted by
 the Municipal Council at its meeting on **JUL 13 2016**

Robert Byrne, City Clerk

APPROVED:
 Rolando R. Lavarro, Jr., Council President
 Date **JUL 13 2016**

*Amendment(s):

APPROVED:
 Steven M. Fulop, Mayor
 Date **JUL 19 2016**
 Date to Mayor **JUL 13 2016**

Amendments to Chapter 345-31.h - Historic District Checklist
As presented to the Planning Board on March 22, 2016

The following text is to be added to the Historic District Checklist. The name is to be amended to read, Jersey City Historic Preservation Commission Checklist For Certificate of Appropriateness.

- Text to be added is bold and highlighted like this.
- Text to be deleted is strikethrough and highlighted like this.

Paper Documentation	Submitted			Waiver Requested	Remarks (Staff Only)
	YES	NO	N/A		
1. Completed application form					
2. Application Fee					
3. Escrow					
4. Completed Escrow Forms, if applicable.					
5. 3. Twelve sets of Signed and sealed architectural drawings, if applicable, with colors and materials clearly noted. (13 Sets)					
6. 4. Twelve sets of Appropriate sketches indicating all proposed materials & colors, if architect's drawing are not required. (13 Sets)					
7. 5. All materials & color specifications, including, but not limited to, applicable catalog cuts, detailed drawings or photos, sample paint chips, brick & mortar samples and specifications, window and door specifications (including manufacturer & model) etc. (13 Sets)					
8. 6. Current, detailed color photos of existing façade(s) exposed to public view (13 Sets)					
9. 7. Copy of Tax Assessor's 1938 photo, if not already on file. (13 Sets)					
10. 8. Detailed description of proposed work.					
11. As to any development parcel or part thereof that is now traversed or has been traversed within the last fifty (50) years by a railroad and which parcel is the subject of an ordinance authorizing the acquisition of the parcel by the City for a public purpose, the applicant must submit proof of the abandonment of the railroad use or that an abandonment is not required under the Interstate Commerce Commission Termination Act, 49 U.S.C. 10501, or other applicable federal or state law.					

Digital Submission	Submitted			Waiver Requested	Remarks (for staff only)
	Yes	No	N/A		
1. Digital Submission - the following shall be submitted at least 10 days prior to the scheduled hearing for a Certificate of Appropriateness: A) One (1) digital PDF of the full plan representing an exact copy of the application to be presented at the scheduled hearing. (1) The PDF shall be a direct export from AutoCAD or similar program. Scanned copies are not acceptable. (2) The PDF file shall include all of the following, if applicable: (a) Certificate of Appropriateness application with case number (b) architectural and engineering plans preferably 24" x36" (c) All materials and colors specifications as previously detailed in the paper documentation checklist (d) current color photos and 1938 tax photograph (e) professional reports (i.e. engineer's report) (3) The PDF file shall be labeled (named) as follows: Case number - Block.lot - Address - Application Type.pdf (as assigned by the Historic Preservation Officer) Example: H00-001 - 12101.1 - 555 Washington St. - Rear Yard Addition.pdf					

RESOLUTION FACT SHEET – NON-CONTRACTUAL

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

Full Title of Ordinance/Resolution

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE – CHAPTER 345-31H - HISTORIC DISTRICT CHECKLIST – TO ADD DIGITAL SUBMISSION REQUIREMENTS.

Initiator

Department/Division	HEDC	City Planning
Name/Title	Maryann Bucci-Carter, PP, AICP Matt Ward, PP, AICP <i>Matt Ward</i>	Director Senior Planner
Phone/email	201-547-5010	<i>mcarter@cnj.org</i> <i>mward@cnj.org</i>

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

Resolution Purpose

This Ordinance will amend § 345-31H of the Land Development Ordinance to require digital submission of development applications that are scheduled before the Historic Preservation Commission. A previous ordinance adopted earlier this year required digital submissions of plans for all other development application checklist. This ordinance is simply a correction to bring uniformity to procedures for digital submissions and benefit record keeping division-wide. There are also some general housekeeping updates to the overall checklist.

I certify that all the facts presented herein are accurate.

[Signature]

Signature of Division Director

6/16/14

Date

[Signature]

Signature of Department Director

6/16/16

Date

SUMMARY STATEMENT

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE – CHAPTER 345-31H - 31H - HISTORIC DISTRICT CHECKLIST – TO ADD DIGITAL SUBMISSION REQUIREMENTS.

This Ordinance will amend § 345-31H of the Land Development Ordinance to require digital submission of development applications that are scheduled before the Historic Preservation Commission. A previous ordinance adopted earlier this year required digital submissions of plans for all other development application checklist. This ordinance is simply a correction to bring uniformity to procedures for digital submissions and benefit record keeping division-wide. There are also some general housekeeping updates to the overall checklist.

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



ORDINANCE NO. Ord. 16.108
 TITLE: 3.E JUN 28 2016 4.E **JUL 13 2016**

Ordinance of the Municipal Council of the City of Jersey City
 adopting amendments to the Land Development Ordinance –
 Chapter 345-31H - Historic District Checklist – to add digital
 submission requirements.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
JUN 29 2016 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
JUL 13 2016 6-0											
Councilperson <u>LAVARRO</u>			moved, seconded by Councilperson <u>OSBORNE</u>			to close P.H.					
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	ABSENT			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	ABSENT			COLEMAN	ABSENT			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

YVONNE BALCER
 DAN SICARDI
 CYNTHIA HADJIYANNIS

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

RECORD OF FINAL COUNCIL VOTE											
JUL 13 2016 6-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	ABSENT			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	ABSENT			COLEMAN	ABSENT			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on JUN 29 2016

Adopted on second and final reading after hearing on JUL 13 2016

This is to certify that the foregoing Ordinance was adopted by
 the Municipal Council at its meeting on **JUL 13 2016**

Robert Byrne, City Clerk

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date **JUL 13 2016**

*Amendment(s):

APPROVED:

Steven M. Fulop, Mayor

Date **JUL 19 2016**

Date to Mayor **JUL 13 2016**

City Clerk File No. Ord. 16.110

Agenda No. 3.G 1st Reading

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



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 16.110

TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE VILLAGE REDEVELOPMENT PLAN TO PERMIT APARTMENT BUILDINGS ON BLOCK 12701, LOTS 8, 9, 10 AND 12

WHEREAS, the Municipal Council of the City of Jersey City adopted the Village Redevelopment Plan in January 1980, amended the Plan multiple times, most recently on May 13, 2015; and

WHEREAS, apartment buildings are currently permitted in this plan directly across First Street on Block 11110; and

WHEREAS, the majority of the Village Redevelopment Area was redeveloped as one- and two-family rowhomes; and,

WHEREAS, an objective of the plan is to provide for a variety of residential uses and housing types for both existing residents and prospective new occupants; and

WHEREAS, the Planning Board, at its meeting of June 14, 2016, determined that the Village Redevelopment Plan would benefit from an amendment to permit apartment buildings on Block 12701, Lots 8, 9, 10, and 12; and

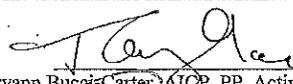
NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the Village Redevelopment Plan, be and hereby is amended as follows (material indicated by strikethrough ~~like this~~ is existing material that is intended to be deleted. Material indicated by bold italic *like this* is new material that is intended to be enacted.);

VII.A.b. Permitted Principal Uses

- Townhouses, except on Newark Avenue
- 3 family dwelling on corner lots.
- Apartment buildings, limited to block 11110 *and on block 12701, lots 8, 9, 10 and 12.*
- Retail sales, Medical Offices, restaurants (categories one and two), and/or Professional Offices and related services required on the ground floor and permitted on the 2nd floor of Apartment Buildings on Newark Avenue. Ground floor frontage is prohibited on First Street *on block 11110. Retail sales, Medical Offices, restaurants (categories one and two), and/or Professional Offices and related services are permitted in Apartment Buildings on block 12701.*

BE IT FURTHER ORDAINED THAT:

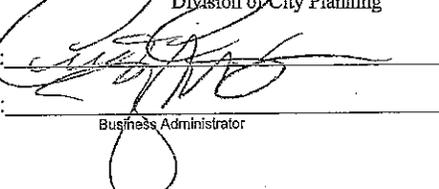
- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City 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 repeaters 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.


Maryann Bucei-Carter, AICP, PP, Acting Director
Division of City Planning

APPROVED AS TO LEGAL FORM

APPROVED: 

Corporation Counsel

APPROVED: 

Business Administrator

Certification Required

Not Required

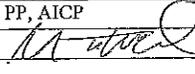
RESOLUTION FACT SHEET – NON-CONTRACTUAL

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Full Title of Ordinance/Resolution

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE VILLAGE REDEVELOPMENT PLAN TO PERMIT APARTMENT BUILDINGS ON BLOCK 12701, LOTS 8, 9, 10 AND 12

Initiator

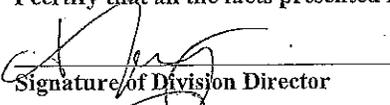
Department/Division	HEDC	City Planning
Name/Title	Maryann Bucci-Carter, PP, AICP	Director
	Matt Ward, PP, AICP 	Senior Planner
Phone/email	201-547-5010	maryannb@cnj.org / mward@cnj.org

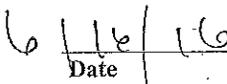
Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Resolution Purpose

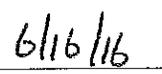
The proposed amendments revise the permitted principal uses in the Village Redevelopment Plan. The Planning Board recommend amendments to permit apartment buildings on Block 12701 Lots 8, 9, 10 and 12. Permitting an apartment building will allow one of the last remaining sites in the Village Redevelopment Plan to be built out as a multifamily building with elevator access and off-street parking hidden from view from a public right-of-way. The amendment also permits ground floor retail on this site where it currently exists.

I certify that all the facts presented herein are accurate.


Signature of Division Director


Date


Signature of Department Director


Date

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



Inter-Office Memorandum

DATE: 6/16/2016

TO: Council President Lavarro, Anthony Cruz, Maryann Bucci-Carter

FROM: Matt Ward, PP, AICP

SUBJECT: Village Redevelopment Plan amendments

The proposed amendments revise the permitted principal uses in the Village Redevelopment Plan. The Planning Board recommend amendments to permit apartment buildings on Block 12701 Lots 8, 9, 10 and 12. Permitting an apartment building will allow one of the last remaining sites in the Village Redevelopment Plan to be built out as a multifamily building with elevator access and off-street parking hidden from view from a public right-of-way.

This site is located at the corner of Coles Street and First Street. Currently, this site is developed as a surface parking lot and a small mixed-use building with ground floor retail - Hudson County Arts Supply. Because of the existing ground floor retail and proximity to Newark Avenue, this amendment also permits ground floor retail on this site. Also, apartment buildings are under construction across First Street on Block 11110.

This amendment was presented by a representative of the property owner, Jeff Zak, to the Village Neighborhood Association (VNA) earlier this year. No objections to the amendment were communicated to the Division of City Planning or Planning Board by the VNA. The Ward E Councilperson was also updated of this amendment request.

Amendments received a favorable recommendation from the Planning Board at the June 14, 2016 meeting.

Summary Sheet:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE VILLAGE REDEVELOPMENT PLAN TO PERMIT APARTMENT BUILDINGS ON BLOCK 12701, LOTS 8, 9, 10 AND 12

The proposed amendments revise the permitted principal uses in the Village Redevelopment Plan. The Planning Board recommend amendments to permit apartment buildings on Block 12701 Lots 8, 9, 10 and 12. Permitting an apartment building will allow one of the last remaining sites in the Village Redevelopment Plan to be built out as a multifamily building with elevator access and off-street parking hidden from view from a public right-of-way. The amendment also permits ground floor retail on this site.

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



ORDINANCE NO. Ord. 16.110

TITLE: 3.G JUN 29 2016 4.F JUL 13 2016

Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Village Redevelopment Plan to permit apartment buildings on Block 12701, Lots 8, 9, 10 and 12.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
JUN 29 2016 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA		ABSENT	
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
JUL 13 2016 6-0											
Councilperson <u>RIVERA</u>			moved, seconded by Councilperson <u>WATTERMAN</u> to close P.H.								
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI		ABSENT		YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO		ABSENT		COLEMAN		ABSENT		LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

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

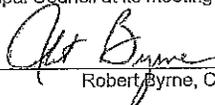
RECORD OF FINAL COUNCIL VOTE											
JUL 13 2016 6-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI		ABSENT		YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO		ABSENT		COLEMAN		ABSENT		LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

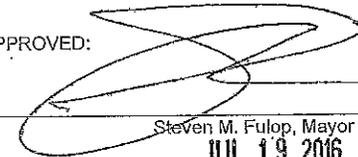
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 Robert Byrne, City Clerk

*Amendment(s):

APPROVED: 
 Rolando R. Lavarro, Jr., Council President
 Date JUL 13 2016

APPROVED: 
 Steven M. Fulop, Mayor
 Date JUL 19 2016

Date to Mayor JUL 13 2016