

City Clerk File No. Ord. 07-159

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 07-159

TITLE: **AN ORDINANCE AUTHORIZING THE TRANSFER OF CITY-OWNED
PROPERTY WITHIN THE LAFAYETTE PARK 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>
2075	19	343 Johnston Avenue

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 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 Lafayette Park Study 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, by Ordinance No.S-245 dated August 14, 1986, the Lafayette Park Redevelopment Plan; and

WHEREAS, the Property lies within the legally established boundaries of the Lafayette Park Redevelopment Plan Area; and

WHEREAS, the Jersey City Redevelopment Agency has the responsibility of acquiring property within the Lafayette Park Redevelopment Area to effectuate the rehabilitation, redevelopment and revitalization of the Lafayette Park 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 Lafayette Park Redevelopment Plan; 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>
2075	19	343 Johnston Avenue

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

Joanne Monahan
Corporation Counsel

APPROVED: [Signature] CAF

APPROVED: [Signature]

Business Administrator

Certification Required
Not Required

ORDINANCE/RESOLUTION FACT SHEET

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

1. **Full Title of Ordinance/Resolution/Cooperation Agreement:**
AN ORDINANCE AUTHORIZING THE TRANSFER OF CITY-OWNED PROPERTY WITHIN THE LAFAYETTE PARK REDEVELOPMENT AREA TO THE JERSEY CITY REDEVELOPMENT AGENCY
2. **Name and Title of Person Initiating the Ordinance/Resolution, etc.:**
 Mary Patricia Noonan, Project Manager, Jersey City Redevelopment Agency, 201-547-4853
3. **Concise Description of the Program, Project or Plan Proposed in the Ordinance/Resolution:**
 This Ordinance will authorize the City of Jersey City, its agents or assigns to transfer City owned property within the Lafayette Park Redevelopment Area for development purposes.
4. **Reasons (Need) for the Proposed Program, Project, etc:**
 The Jersey City Redevelopment Agency has been charged with the responsibility of acquiring property in the Lafayette Park Redevelopment Area to effectuate the rehabilitation, redevelopment and revitalization initiatives of the Lafayette Park Redevelopment Plan.
5. **Anticipated Benefits to the Community:**
 Revitalization of an area determined to be an area in need of redevelopment with the construction of a two story duplex condo unit on property located at Block 2075, Lot 19.
6. **Cost of Proposed Program, Project, etc. (Indicate the dollar amount of City, State and Federal Funds to be used, as well as match and in-kind contributions.):**
 N/A
7. **Date Proposed Program or Project will Commence:**
 Spring 2008
8. **Anticipated Completion Date:**
 Approximately 2 years from commencement.
9. **Person Responsible for Coordinating Proposed Program, Project, etc.:**
 Christopher Fiore, Assistant Executive Director, JCRA
10. **Additional Comments:**

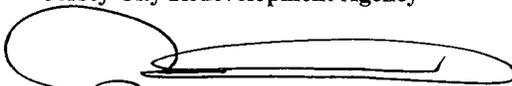
I certify that all the Facts Presented Herein are Accurate.



 Signature of CHRISTOPHER FIORE
 Assistant Executive Director
 Jersey City Redevelopment Agency

9/5/07

 Date



 Signature of ROBERT P. ANTONICELLO, Director
 Department of Housing Economic Development
 and Commerce

9/5/07

 Date

City Clerk File No. Ord. 07-160

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 07-160

TITLE:
AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE XI (SCHEDULES) AMENDING SCHEDULE XV (NO STOPPING OR STANDING CERTAIN HOURS), OF THE JERSEY CITY CODE DESIGNATING NO STOPPING OR STANDING CERTAIN HOURS ON BOTH SIDES OF WASHINGTON STREET BEGINNING 25 FEET NORTH OF THE SOUTHERN TERMINUS AND EXTENDING TO A POINT 75 FEET NORTH, FROM 10:00 P.M. TO 8:00 A.M. DAILY

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

1. Chapter 332 (Vehicles and Traffic) Article XI (Schedules) of the Jersey City Code is hereby supplemented as follows:

Section 332-101 SCHEDULE XV
NO STOPPING OR STANDING CERTAIN HOURS
No person shall stop or stand a vehicle between the hours specified on any day(Sundays and public holidays) upon any of the streets or parts of streets described.

<u>Name of Street</u>	<u>Sides</u>	<u>Hours</u>	<u>Location</u>
<u>Washington Street</u>	<u>Both</u>	<u>10:00 p.m. to 8:00 a.m. Daily</u>	<u>Beginning at a point 25 feet north of the Southern Terminus and extending to a point approximately 75 feet northerly therefrom.</u>

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

NOTE: All material is new and underscored.

JDS:pcl
(08/30/07)

2007283

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED:

Director of Traffic & Transportation

APPROVED:

Director, Dept. of Public Works
APPROVED:

Business Administrator

Certification Required
Not Required

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

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

An Ordinance supplementing Chapter 332(Vehicles and Traffic) Article XI(Schedules) Schedule XV(No Stopping or Standing Certain Hours) of the Jersey City Code designating No Stopping or Standing Certain Hours on both sides of Washington Street beginning 25 feet north of the southern terminus and extending to a point 75 feet north, from 10:00 p.m. to 8:00 a.m., Daily

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

Director Joao D'Souza, Division of Traffic & Transportation.

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

Designate No Stopping or Standing on both sides of Washington Street, 25 feet north of the dead end and extending 75 feet northerly, 10:00 p.m. to 8:00 a.m., daily

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

To prohibit overnight parking at the southern end of Washington Street in the immediate vicinity of the Korean War Memorial where parking is permitted, with restrictions, between the hours of 8:00 a.m. and 8:00 p.m

5. Anticipated benefits to the community:

Prohibit overnight parking on the complete length of Washington Street from Dudley Street to the dead end

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

Approximately \$150.00 per Sign/post Installation

7. Date proposed program, or project will commence:

Pending Adoption by the Jersey City Municipal Council

8. Anticipated completion date:

Twenty days after adoption by the Jersey City Municipal Council

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

Patricia Logan, Supervising Traffic Investigator, Division of Traffic and Transportation.

10. Additional comments:

Ordinance proposed at the recommendation of Director Joao D'Souza, Division of Traffic & Transportation with a recommendation by Director Yurchak that the hours be from 10:00 p.m. to 8:00 a.m.

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


Signature of Department Director Date 9/5/07

City Clerk File No. Ord. 07-161

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 07-161

TITLE: AN ORDINANCE AUTHORIZING THE CITY OF JERSEY CITY TO LEASE FROM THE JERSEY CITY PARKING AUTHORITY SEVEN PARKING SPACES IN THE PARKING AUTHORITY LOT NUMBER 32 LOCATED AT 277 CENTRAL AVENUE.

WHEREAS, the City of Jersey City (City) needs parking spaces for employees working at the Jersey City Police Department North District Precinct; and

WHEREAS, the Parking Authority of the City of Jersey City (Parking Authority) owns and operates a parking lot known as Parking Authority Lot No. 32 located at 277 Central Avenue; and

WHEREAS, the Parking Authority offers to lease seven parking spaces in Lot No. 32 at a cost of \$50.00 per space per month for a total of \$350.00 monthly or \$4,200.00 yearly for a term one (1) year effective as of October 1, 2007 and ending October 1, 2008; and

WHEREAS, the City shall have the right to terminate the Lease without cause by giving 30 days advance notice of termination; and

WHEREAS, N.J.S.A. 40A:12-5 provides that a municipality may by ordinance authorize the leasing of real property or personal property; and

WHEREAS, the Parking Authority agrees to lease parking spaces to the City for one (1) year for a total annual cost not to exceed \$4,200.00 payable in equal monthly installments of \$350.00 per month; and

WHEREAS, the sum of \$1,050.00 is available in the 200 fiscal year temporary budget in account number 01-201-31-432-304; and

WHEREAS, the balance of the lease funds will be made available in the 2008 fiscal year permanent budget.

NOW THEREFORE BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY that:

1. The Mayor or Business Administrator is authorized to execute the attached Lease Agreement with the Parking Authority subject to such modification as may be deemed necessary or appropriate by Corporation Counsel.
2. The term of the Lease Agreement is for one (1) year effective as of October 1, 2007 for a total annual cost not to exceed \$4,200.00 payable in twelve equal installments of \$350.00 payable on the eighth day of each month.

**AN ORDINANCE AUTHORIZING THE CITY OF JERSEY CITY
TO LEASE FROM THE JERSEY CITY PARKING AUTHORITY
SEVEN PARKING SPACES IN THE PARKING AUTHORITY LOT
NUMBER 32 LOCATED AT 277 CENTRAL AVENUE**

3. the City shall have the right at its convenience to terminate the Lease at any time during its term by giving 30 days notice prior to the effective date of termination.

A. All ordinances and parts or ordinances inconsistent herewith are hereby repealed.

B. 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 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.

I, _____, Donna L. Mauer, Acting Chief Financial Officer, hereby certify that these funds are available for this expenditure in accordance with the Local Budget Law, N.J.S.A. 40: A4-1 et seq. PD#88499

APPROVED AS TO LEGAL FORM

Joanne Monahan
Corporation Counsel

Certification Required
Not Required

APPROVED:

Ann Marie Miller
Real Estate Manager

APPROVED:

[Signature]
Business Administrator

LEASE AGREEMENT

THIS LEASE AGREEMENT made this ____ day of _____, 2007 between **the Parking Authority of the City of Jersey City (Parking Authority)** located at 394 Central Avenue, Jersey City, New Jersey 07306 and the **CITY OF JERSEY CITY (City)**, having its principal place of business at City Hall, 280 Grove Street, Jersey City, New Jersey 07302.

WHEREAS, the City requires parking spaces for employees working at the Jersey City Police Department North District Precinct located at 284 Central Avenue, Jersey City ; and

WHEREAS, The Parking Authority agrees to lease the City seven parking spaces located at Parking Authority Lot No. 32 located at 277 Central Avenue, New Jersey ;

Now Therefore, inconsideration of the mutual promises and covenants set forth herein, the parties agree as follows :

ARTICLE I

Premises

The Parking Authority does hereby lease to the City and the City does hereby rent from the Parking Authority the following described premises : A total of seven parking spaces in Parking Authority Lot. 32 located at 277 Central Avenue.

ARTICLE II

Term

For a term of one (1) Year effective as of October 1, 2007 and ending October 1, 2008.

ARTICLE III

Use

Under the terms of this lease, the City shall have the right to use and occupy seven parking spaces located in the Parking Authority Lot No. 32.

ARTICLE IV

Payment of Rent

The City covenants and agrees to pay the Parking Authority aa rent for and during the term hereof the sum of Four Thousand Two Hundred (\$4,200.00) annually , payable at \$350.00 per month on the eighth day of each month during the term of this Lease. The sum of \$350.00 Represents the monthly rent due for seven (7) parking spaces at Fifty Dollars (\$50.00) per parking space per month.

ARTICLE V
Assignment Sub- Lease

The City shall not, without the prior written consent of the Parking Authority, assign mortgagor hypothecate this Lease, or sublet or sublease the premises or any part hereof.

ARTICLE VI
Termination

The Term of this Lease is for one (1) year. The City shall have the right at its convenience to terminate the lease at any time during its term by giving 30 days' notice prior to the effective date of termination.

ARTICLE VII
Validity of Lease

The terms, conditions, covenants and provisions of this Lease shall be deemed to be severable. If any clause or provision herein contained shall be adjudged to be invalid or unenforceable by a court of competent jurisdiction or by operation of any applicable law, it shall not affect the validity or any other clause or provision herein, but such other clauses or provisions shall remain in full force and effect.

ARTICLE VIII
Notices

All notices required under the terms of this Lease shall be given and shall be complete by mailing such notices by certified or registered mail, return receipt requested, or by hand delivery to the address of the parties as shown at the head of this Lease, or to such other address as may be designated in writing notice of change of address shall be given in the same manner.

ARTICLE IX
Entire Contract

This Lease contains the entire contract between the parties. No representative, agent or employee of the Parking Authority has been authorized to make any representations or promises with reference to the within letting or to vary, alter or modify the terms hereof. No additions, changes or modifications, renewals or extensions hereof, shall be binding unless reduced to writing and signed by the Parking Authority and the City.

ARTICLE X

This Lease may not be filed by the City without the prior written consent of the Parking Authority.

The Parking Authority may pursue the relief or remedy sought in any invalid clause, by conforming the said clause with the provisions of the statutes or the regulations of any governmental agency in such case made and provided as if the particular provisions of the applicable statutes or regulations were set forth herein at length.

In all references herein to any parties, persons, entities or corporation the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require. All the terms, covenants and conditions herein contained shall be for and shall inure to the benefit of and shall bind the respective parties hereto, and their heirs, executors, administrators, personal or legal representatives, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, or caused these presents to be signed by their proper corporate officers and their proper corporate seal to be hereunto affixed, the day and year first above written.

ATTEST:

CITY OF JERSEY CITY

ROBERT BYRNE
City Clerk

BRIAN O'REILLY
Business Administrator

WITNESS:

**PARKING AUTHORITY OF
JERSEY CITY**

BY: _____

BY: _____