

City Clerk File No. Ord. 07-175

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 07-175

TITLE:

AN ORDINANCE SUPPLEMENTING CHAPTER 26 (VEHICLES AND TRAFFIC) SCHEDULE VII (TRAFFIC) ARTICLE X (SCHEDULES) AMENDING SCHEDULE 3 (PARKING PROHIBITED AT ALL TIMES) OF THE JERSEY CITY CODE REPEALING THE NO PARKING ANY TIME ON THE EAST SIDE OF MONITOR STREET BETWEEN COMMUNIPAW AVENUE AND JOHNSTON AVENUE, CONTINGENT ON THIS SECTION OF MONITOR STREET BEING APPROVED AS A ONE WAY NORTH

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

1. Chapter 262 (Vehicles and Traffic) Article X (Schedules) of the Jersey City Code is hereby supplemented as follows:

Section 26-95

SCHEDULE 3

PARKING PROHIBITED AT ALL TIMES

No person shall park a vehicle any of the streets or parts thereof described.

Name of Street	Sides	Location
[Monitor Street	East	Communipaw Avenue to Johnston Avenue]

- All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- This ordinance shall be a part of the Jersey City Code as though codified and incorporated in the official copies of the Jersey City Code.
- This ordinance shall become effective upon the approval of the Department of Transportation and is contingent upon the Department of Transportation authorizing approval for the City Ordinance designating Monitor Street as a one way North from Communipaw Avenue to Johnston Avenue. In the event the Department of Transportation of the State of New Jersey rejects either ordinance, then said ordinances shall become void.
- 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NOTE: All material is repealed and in [brackets].

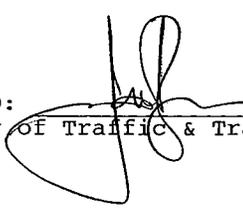
JDS:pcl
(10/25/07)

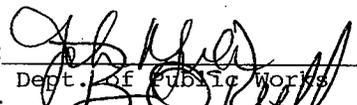
2007336

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 26(Vehicles and Traffic) Article VII (Traffic) Article X (Schedules) amending Schedule 3 of the Jersey City code repealing the no parking any time prohibition on the east side of Monitor Street between Communipaw Avenue and Johnston Avenue, contingent on this section of Monitor Street being approved as a one way North

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

Director Joao D'Souza, Division of Traffic & Transportation

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

Repeal the no parking prohibition on the east side of Monitor Street

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

increase parking in the redeveloped neighborhood

5.Anticipated benefits to the community.

increase parking when the roadway is approved as a one way North

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

Upon approval by the Department of Transportation

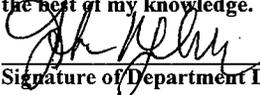
9.Person responsible for coordinating proposed program, project, etc:

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 and Transportation on behalf of Tanya Chauhan, President of the Lafayette Neighborhood Association.

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

10/26/07
Date

City Clerk File No. Ord. 07-176

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 07-176

TITLE:

**AN ORDINANCE SUPPLEMENTING CHAPTER 26(VEHICLES AND TRAFFIC)
ARTICLE X(SCHEDULES) SCHEDULE 1 (ONE-WAY STREETS) OF THE
JERSEY CITY CODE DESIGNATING MONITOR STREET BETWEEN
COMMUNIPAW AVENUE AND JOHNSTON AVENUE AS A ONE WAY NORTH
AND DESIGNATING PARKING ON THE EAST SIDE OF THE STREET**

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

1. Chapter 26 (Vehicles and Traffic) Article X (Schedules) of the Jersey City Code is hereby supplemented as follows:

Section 26-95

**SCHEDULE I
ONE-WAY STREETS**

The following described streets or parts of streets are hereby designated as One-Way Streets in the direction indicated. Parking on these streets will be permitted on the sides indicated below.

Name of Street	Direction	Limits	Parking Permitted
1. <u>Monitor Street</u>	<u>North</u>	<u>CommuniPaw Avenue to Johnston Avenue</u>	[East] <u>Both</u> sides

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

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

JDS:pc1
(10/25/07)

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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 26(Vehicles and Traffic) Article X(Schedules) Schedule 1(One Way Streets) of the Jersey City Code designating Monitor Street between Communipaw Avenue and Johnston Avenue as a one way north and designating parking on the east side of the street

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

Director Joao D'Souza, Division of Traffic and Transportation

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

designate Monitor Street from Communipaw Avenue to Johnston Avenue as a one way north which will allow for parking the on the east side of the street

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

improve traffic circulation, open up parking in the newly redeveloped residential neighborhood

5. Anticipated benefits to the community:

better traffic circulation and increased parking availability

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:

Upon final approval by the Department of Transportation

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 and Transportation on behalf of Tanya Chauhan, President of the Lafayette Neighborhood Association.

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

10/26/07
Date

City Clerk File No. Ord. 07-177

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 07-177

TITLE: AN ORDINANCE SUPPLEMENTING CHAPTER 26 (VEHICLES AND TRAFFIC) ARTICLE X (SCHEDULES) SCHEDULE 7 (TRUCK ROUTE SYSTEM) OF THE JERSEY CITY CODE REPEALING COMMUNIPAW AVENUE FROM PACIFIC AVENUE TO THE EASTERN TERMINUS AND JOHNSTON AVENUE FROM PACIFIC AVENUE TO MONITOR STREET AND MONITOR STREET AS A TRUCK ROUTE

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

1. Chapter 26 (Vehicles and Traffic) Article X (Schedules) of the Jersey City Code is hereby supplemented as follows:

Section 26-95

**SCHEDULE 7
TRUCK ROUTE SYSTEM**

Pursuant to the provisions of N.J.S.A. 40:67-16.1, the streets or parts of streets as described are hereby designated as Route for Vehicle Over Four Tons. All trucks having a total combined registered gross weight of vehicle plus load in excess of four tons shall be excluded from all streets, except from those streets listed which form a part of the system of truck routes. Vehicles will be permitted on all streets for the purpose of the pick up and delivery of materials.

Name of Street

Location

Communipaw Avenue

[Entire Length]
Western terminus to Pacific Avenue

Johnston Avenue

Between Cornelison Avenue and [Monitor Street] Pacific Avenue

[Monitor Street]

Between Communipaw Avenue and Johnston Avenue

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

3. This ordinance shall be a part of the Jersey City Code as though codified and incorporated in the official copies of the Jersey City Code.

4. This ordinance shall become effective upon the approval of the Department of Transportation. In the event the Department of Transportation of the State of New Jersey rejects approval of said ordinance, then said ordinance shall become void.

5. 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: New material to be inserted is underscored; the material to be repealed is in [brackets].

JDS:pc1
(10/25/07)

2007338

APPROVED: _____
Director of Traffic & Transportation

APPROVED AS TO LEGAL FORM

Corporation Counsel

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 26 (Vehicles and Traffic) Article X (Schedules) Schedule 7 (Truck Route System) of the Jersey City Code repealing Communipaw Avenue from Pacific Avenue to the eastern terminus and Johnston Avenue from Pacific Avenue to Monitor Street and Monitor Street as a truck route

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:

Repeal Communipaw Avenue, Pacific Avenue to the eastern terminus, Johnston Avenue, Pacific Avenue to Monitor Street and the entire length of Monitor Street as a truck route

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

the area has been redeveloped, commercial trucking companies have vacated the neighborhood

5. Anticipated benefits to the community:

no longer a mixed use neighborhood, recently redeveloped

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:

Upon adoption by the Jersey City Municipal Council

8. Anticipated completion date:

Upon final approval by the Department of Transportation

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

Patricia Logan, Supervising Traffic Investigator

10. Additional comments:

Ordinance proposed at request of Councilwoman Richardson and Tanya Chauhan, President of the Lafayette Neighborhood Association

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

10/26/07
Date

City Clerk File No. Ord. 07-178
 Agenda No. 3.D 1st Reading
 Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 07-178

TITLE: **AN ORDINANCE SUPPLEMENTING CHAPTER 26(VEHICLES AND TRAFFIC) ARTICLE X(SCHEDULES) SCHEDULE 1 (ONE-WAY STREETS) OF THE JERSEY CITY CODE REPEALING COLDEN STREET AS A ONE WAY WEST BATES STREET TO CENTER STREET**

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

1. Chapter 26 (Vehicles and Traffic) Article X (Schedules) of the Jersey City Code is hereby supplemented as follows:

Section 26-95

SCHEDULE I

ONE-WAY STREETS

The following described streets or parts of streets are hereby designated as One-Way Streets in the direction indicated. Parking on these streets will be permitted on the sides indicated below.

Name of Street	Direction	Limits	Parking Permitted
1. [Colden Street	West	Bates Street to Center Street	Pursuant to Chapt.26
	East	Merseles Street to Center Street	Pursuant to Chapt.26

2. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
3. This ordinance shall be a part of the Jersey City Code as though codified and incorporated in the official copies of the Jersey City Code.
4. This ordinance shall become effective upon the approval of the Department of Transportation. In the event the Department of Transportation of the State of New Jersey rejects approval of said ordinance, then said ordinance shall become void.
5. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: The material to be repealed is in [brackets].

JDS:pc1
(10/25/07)

APPROVED: _____
 Director of Traffic & Transportation

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APPROVED AS TO LEGAL FORM

APPROVED: _____
 Director, Dept. of Public Works
 APPROVED: _____

 Corporation Counsel

 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 26(Vehicles and Traffic) Article X(Schedules) Schedule 1(One Way Streets) of the Jersey City Code repealing Colden Street as a one way west Bates Street to Center Street

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

Director Joao D'Souza, Division of Traffic and Transportation

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

designate Colden Street from Bates Street to Center Street as a two way roadway

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

Project 03-032 Center/Merseles/Montgomery Street improvements

5. Anticipated benefits to the community:

better traffic circulation

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:

Upon final approval by the Department of Transportation

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 and Transportation on behalf of Daniel Gordon, PE, Division of Engineering

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

10/24/07
Date

City Clerk File No. Ord. 07-179

Agenda No. 3.E 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 07-179

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

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

<u>BLOCK</u>	<u>LOT</u>	<u>STREET ADDRESS</u>
2040	C.9 and C.12	453 Communipaw 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 Morris Canal 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. 99-035 at its meeting of March 24 1999, the Morris Canal Redevelopment Plan; and

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

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

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

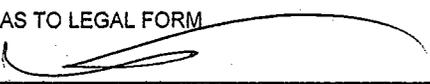
1. Pursuant to N.J.S.A. 40A:12A-39(a) & (f) the transfer of Property known as

<u>BLOCK</u>	<u>LOT</u>	<u>STREET ADDRESS</u>
2040	C.9 and C.12	453 Communipaw 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



Corporation Counsel

APPROVED: _____

APPROVED: 

Business Administrator

Certification Required

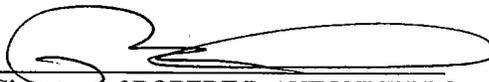
Not Required

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 MORRIS CANAL REDEVELOPMENT AREA TO THE JERSEY CITY REDEVELOPMENT AGENCY
2. **Name and Title of Person Initiating the Ordinance/Resolution, etc.:**
Mark Van Wagner, Project Manager, Jersey City Redevelopment Agency, 201-547-5428.
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 Morris Canal 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 Morris Canal Redevelopment Area to effectuate the rehabilitation, redevelopment and revitalization initiatives of the Morris Canal 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 44,000 Sq Ft Manufacturing Facility.
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:**
Upon adoption of this Ordinance
8. **Anticipated Completion Date:**
Approximately 18 months from commencement.
9. **Person Responsible for Coordinating Proposed Program, Project, etc.:**
Robert P. Antonicello, Executive Director, JCRA
10. **Additional Comments:**

I certify that all the Facts Presented Herein are Accurate.


Signature of ROBERT P. ANTONICELLO
Executive Director
Jersey City Redevelopment Agency

10/18/07
Date


Signature of CARL CZAPLICKI, Director
Department of Housing Economic Development
and Commerce

10/18/07
Date

City Clerk File No. Ord. 07-180

Agenda No. 3-F 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 07-180

**TITLE: AN ORDINANCE AUTHORIZING THE TRANSFER OF CITY-OWNED
PROPERTY WITHIN THE JACKSON AVENUE 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>
1951	33	24 Monticello 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 Jackson Avenue Redevelopment Area is an area deemed "in need of redevelopment" pursuant to N.J.S.A. 40A:55-12 et. seq.; and

WHEREAS, the Municipal Council adopted, by Ordinance No. 1914 at its meeting of May 19, 1960, the Jackson Avenue Redevelopment Plan; and

WHEREAS, the Property lies within the legally established boundaries of the Jackson Avenue Redevelopment Plan Area; and

WHEREAS, the Jersey City Redevelopment Agency has the responsibility of acquiring property within the Jackson Avenue Redevelopment Area to effectuate the rehabilitation, redevelopment and revitalization of the Jackson Avenue 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 Jackson Avenue 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

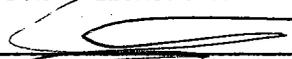
<u>BLOCK</u>	<u>LOT</u>	<u>STREET ADDRESS</u>
1951	33	24 Monticello Drive

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.

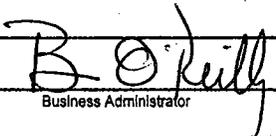
- A. All Ordinances and part of Ordinances inconsistent herewith are hereby repealed.
- B. This Ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this Ordinance codified and incorporated in the official copies of the Jersey City 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



Corporation Counsel

APPROVED: _____

APPROVED: 

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 JACKSON AVENUE REDEVELOPMENT AREA TO THE JERSEY CITY REDEVELOPMENT AGENCY
2. **Name and Title of Person Initiating the Ordinance/Resolution, etc.:**
Mark Van Wagner, Project Manager, Jersey City Redevelopment Agency, 201-547-5428.
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 Jackson Avenue 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 Jackson Avenue Redevelopment Area to effectuate the rehabilitation, redevelopment and revitalization initiatives of the Jackson Avenue Redevelopment Plan.
5. **Anticipated Benefits to the Community:**
Revitalization of an area determined to be an area in need of redevelopment with the Historic Rehabilitation of two family housing project.
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:**
Upon adoption of this Ordinance
8. **Anticipated Completion Date:**
Approximately 18 Months from commencement.
9. **Person Responsible for Coordinating Proposed Program, Project, etc.:**
Robert P. Antonicello, Executive Director, JCRA
10. **Additional Comments:**

I certify that all the Facts Presented Herein are Accurate.


Signature of ROBERT P. ANTONICELLO
Executive Director
Jersey City Redevelopment Agency

10/18/07
Date


Signature of CARL CZAPLICKI, Director
Department of Housing Economic Development
and Commerce

10/18/07
Date

City Clerk File No. Ord. 07-181

Agenda No. 3.6 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 07-181

TITLE: AN ORDINANCE AUTHORIZING THE CITY OF JERSEY CITY TO RENEW A LEASE AGREEMENT WITH 18 ASH STREET REALTY, FOR SPACE LOCATED AT 46 STATE STREET, JERSEY CITY FOR USE BY THE JERSEY CITY FIRE DEPARTMENT

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

WHEREAS, the City of Jersey City ("City") has a need for space for the Fire and Emergency Services; and

WHEREAS, the City previously entered into a one-year lease agreement (the "Lease") with 18 Ash Street Realty, LLC (the "Lease"-- authorized by Ordinance 06-033) and a one-year renewal of that lease agreement (the "Renewal Lease" -- authorized by Ordinance 07-051) for approximately 1,000 feet of space at 46 State Street, Jersey City, New Jersey, for the calendar years 2006 and 2007, respectively, for the use by the City's Fire and Emergency Services as storage space; and,

WHEREAS, 18 Ash Street Realty, LLC has offered to again renew its lease with the City for the period of time beginning January 1, 2008 and ending December 31, 2008 at 46 State Street for a monthly base rent of \$4,190.00 or \$50,280.00 annually (the "Second Renewal Lease"); and

WHEREAS, the Second Renewal Lease also offers the City the option of whether or not to renew the Lease for the time period January 1, 2009 to December 31, 2009 at no additional cost to the City provided that the Second Renewal Lease is current; and

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

WHEREAS, funds in the amount of \$25,140.00 (one-half of the lease obligation due hereunder) are available in Account No.17-289-56-000-002.

WHEREAS, the balance of funds for the Second Renewal Lease will be appropriated in the 2009 temporary and permanent budget; and

WHEREAS, in addition to the base rent as set forth herein, the City shall pay the costs attributable to the premises, including real estate taxes and utilities.

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

- 1) Subject to such modification as may be deemed necessary or appropriate by Corporation Counsel, the Mayor or Business Administrator is authorized to execute the attached Second Renewal Lease with 18 Ash Street Realty, LLC for space at 46 State Street, Jersey City, New Jersey.

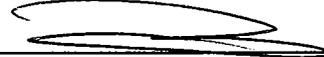
- 2) The term of the Lease Agreement is for one (1) year commencing on January 1, 2008 and ending on December 31, 2008.
 - 3) The total annual rent shall not exceed \$50,280.00 and shall be payable in 12 equal installments of \$4,190.00, payable on the first day of each month.
 - 4) Funds in the amount of \$25,140.00 (i.e. one half of the annual lease due hereunder) are available in Account No. 17-289-56-000-002.
 - 5) The balance of funds for the Second Renewal Lease will be appropriated in the 2009 temporary and permanent budget;
 - 6) In addition to the base rent as set forth herein, the City shall pay the costs attributable to the premises, including real estate taxes and utilities.
- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
 - B. The ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
 - C. This ordinance shall take effect at the time and in the manner as provided by law.
 - D. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

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

I _____ Donna Mauer, Acting Chief Financial Officer, certify that funds in the amount of \$25,140.00 are available in Account No. Account No.17-289-56-000-002.

JO/cw
10/31/07

APPROVED AS TO LEGAL FORM



Corporation Counsel

APPROVED: _____

APPROVED: _____
Business Administrator

Certification Required
Not Required

SECOND RENEWAL LEASE

WHEREAS, on January 1, 2006, the City of Jersey City, 280 Grove St., Jersey City, New Jersey 07302, as Tenant (the "City"), and 18 Ash Street Realty, LLC, having an office at 18 Ash Street Jersey City, New Jersey 07304 (as "Landlord") entered into an Agreement of Lease (the "Lease Agreement") wherein the City rented garage space located at 46 State Street Jersey City, New Jersey (the "Premises"), for the term of one-year at the base rent of \$45,600.00 (the "Base Rent"), the Lease Agreement being a "net lease" with taxes and other costs paid directly by the City; and

WHEREAS, the Lease Agreement was approved by the City Council in Ordinance 07-051; and

WHEREAS, the Lease Agreement, at paragraph 1 B (vi), provided for an "Initial Extension Option" for a one-year period which, *inter alia*, provided for an increase in rent of five percent (5%) over the Base Rent; and

WHEREAS, the City exercised the option provided for in an "Initial Extension Option" at a base rent of an additional 5%, i.e. \$47,880.00, payable in twelve monthly installments of \$3,990.00, on the first day of each month, which option was approved by the City Council in City Ordinance 06-033, and the Lease Agreement thereby extended; and

WHEREAS, the Lease Agreement, at paragraph 1B (vii), further provided for a "Second Extension Option" at a base rent of an additional 5%, i.e. 50,280.00, payable in twelve monthly installments of \$4,190.00, on the first day of each month, which option was approved by the City Council in City Ordinance 08-___, and the Lease Agreement thereby extended.

NOW, THEREFORE, in consideration of the Premises, the rent payable hereunder, and

other good and valuable consideration, the parties hereto agree as follows:

1. Commencing on January 1, 2008, the base rent payable to the Landlord shall be \$50,280.00 per annum, payable in twelve (12) equal monthly installments of \$4,190.00, with all other costs, including utilities and taxes paid by the Tenant to the persons or entities to whom they are due.

2. The Landlord agrees to give the Tenant a "Third Extension Option" for the next ensuing year, January 1, 2009 through December 31, 2009.

3. All other terms, provisions, covenants, and conditions contained in the Lease Agreement dated January 1, 2006 will remain in full force and effect.

TENANT:
CITY OF JERSEY CITY

By: _____
Mayor or Business Administrator

LANDLORD:
18 ASH STREET REALTY, LLC

BY _____
Peter Gargiulo, Managing Member

ATTEST:

Robert Byrne, City Clerk

ATTEST:

City Clerk File No. Ord. 07-182

Agenda No. 3.H 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 07-182

TITLE: ORDINANCE AMENDING CHAPTER 3 (ADMINISTRATION OF GOVERNMENT) ARTICLE VII (DEPARTMENT OF FINANCE) OF THE JERSEY CITY CODE TO MANDATE MINIMUM HOURLY RATES OF PAY, VACATION BENEFITS, AND HEALTH INSURANCE BENEFITS TO CERTAIN EMPLOYEES OF CERTAIN ENTITIES ENTERING INTO CERTAIN CONTRACTS WITH THE CITY

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

- A. The following amendments to Chapter 3 (Administration of Government) Article VII (Department of Finance) of the Jersey City Code are hereby adopted:

ARTICLE VII DEPARTMENT OF FINANCE

§3-49 No Change

§3-50 No Change

§3-51 A through F No Change

G. (1) through (6) No Change

- (7) As to Qualified Contracts for janitorial workers and unarmed security guards, the following terms shall prevail. Employees of a contracting entity employed either full time or part time as unarmed security guards or janitorial workers in City buildings performing services pursuant to a Qualified Contract with the City, shall receive an hourly rate of pay of no less than \$10.50 per hour for each full hour of work performed under the contract. In addition, full-time employees will receive not less than the sum of \$3.10 per hour from the Entity for the purchase of health and major medical insurance coverage under either a group plan to be purchased by the entity or under any other arrangement mutually agreed to by the employees and the entity. A contracting entity performing janitorial or security services shall also make a good faith effort to hire persons, as janitors or security guards, who are residents of Jersey City. A "good faith" effort means that the Qualified Contractor will advertise in a local newspaper and seek and consider referrals from the Employee Register of the Jersey City Employment and Training Program list. A contracting entity's failure to follow the requirements of this subparagraph 7, may result in termination of the contract.

§3-51 H through I No Change

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

C. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

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

E. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this Ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

Note: All new material is underlined; words in [brackets] are omitted. For purposes of advertising only, new matter is **boldface** and repealed matter by *italics*.

JOD/he
11/01/07

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required
Not Required



CITY OF JERSEY CITY

Office of the Corporation Counsel

280 Grove Street
Jersey City, New Jersey 07302
Telephone: (201) 547-4667
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Jerramiah Healy, Mayor
Brian O'Reilly, Business Administrator

Bill Matsikoudis, Corporation Counsel

November 1, 2007

President and Members of the Municipal Council of the City of Jersey City
City Hall-280 Grove Street
Jersey City, NJ 07302

Re: Amendment to Ordinance - Article VII, Department of Finance, Section 3-51

Dear President and Members of the Municipal Council:

Attached is a copy of an Ordinance, entitled "Ordinance Amending Chapter 3 (Administration of Government), Article VII (Department Finance) of the Jersey City Code to Mandate Minimum Hourly Rates of Pay, Vacation Benefits, and Health Insurance Benefits to Certain Employees of Certain Entities Entering into Certain Contracts with the City." This Ordinance increases the hourly rates of pay and benefits for janitors and security guards that are employed by companies that contract with Jersey City to provide these services.

At one time, these services were provided by City employees. However, the City decided that it was more cost effective to contract with private employees. For example, the City would be required to hire additional employees to cover for absences, however, outside contractors already have a pool of employees for such circumstances.

In 1997, the City enacted a Living Wage ordinance that established the minimum hourly rate for employees of outside contractors working on City contracts. The rate was set at \$7.50 an hour at a time when the minimum wage was \$5.05. The City's Living Wage has not been modified in a decade, notwithstanding the obvious increase in the cost of living, and increases in the minimum wage to \$7.15.

In the last several years, governments have increased the minimum salary paid to workers hired by outside contractors working in government buildings. For example, effective March 13, 2006, pursuant to the New Jersey Building Service Contracts Act (N.J.S.A. 34:11-56.58 et seq.),

Amended to Ordinance - Article VII, Department of Finance, Section 3-51
President and Members of the Municipal Council of the City of Jersey City
November 1, 2007
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janitorial contract workers in State Buildings are paid \$14.92 per hour, with \$3.16 per hour in benefits, laborers would be paid \$13.74 per hour, with \$3.16 in benefits and guards, \$13.99 per hour in pay and \$3.16 in benefits. Similarly, last year the City of Newark adopted an ordinance mandating an hourly rate pay for its full-time building service contractors which would begin this year at 70% of the prevailing wage set by the New Jersey Commissioner of Labor as the prevailing wage for that job—e.g. \$10.44 per hour for janitors--plus 100% of the vacation, holiday and sick benefits designated by the Commissioner (now \$3.16 per hour). The rates of pay would then increase annually by 10%, with 100% of vacation, holiday and sick benefits continuing undiminished. By 2009, Newark will pay its janitors and security guards the prevailing wage of \$14.92 per hour, with \$3.16 per hour in benefits.

After reviewing our budget and taking into consideration the increase of the cost of living and current minimum wage of \$7.15 an hour, the Administration has concluded that it would be both just and fiscally responsible to increase the wage paid to janitorial workers and security guards in City buildings to \$10.50 an hour with a requirement that the contractor increase its contribution to health care from \$2,000 a year to \$3.10 an hour.

With regard to janitorial services, Jersey City currently contracts with five companies at an annual cost of \$357,287. Out of the 20 workers currently employed by these five companies, 15 of them, or 75%, are Jersey City residents. It is estimated that this ordinance would increase the cost to the City for these contracts by \$173,500 to a total cost of \$530,787.

With regard to security guards, Jersey City currently contracts with one company at an annual cost of \$ 380,000. Out of the 21 workers currently employed by this company, 20 of them, or 95%, are Jersey City residents. 15 are full time and six are part time. It is estimated that an increase to \$10.50 an hour would increase the cost to the City for these contracts to a total cost of \$ 532,000. If the City were to undertake all security guard services, an additional 19 full-time and 9 part-time employees would be required. This change to all City employees would create difficulty in providing coverage for absences and lunch hours. It would increase overtime costs and benefits for the additional full-time workers.

This ordinance would raise the wages the City pays to those people that clean our buildings and provide security for us. The increase is needed because these wages have not been modified for a decade, although the cost of living has increased. While this increase is not as high as that being provided by the State and Newark, it is a substantial increase that will help

Amended to Ordinance - Article VII, Department of Finance, Section 3-51
President and Members of the Municipal Council of the City of Jersey City
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these workers and their families, while being fiscally responsible. Additionally, the Ordinance requires contractors to advertise in the local papers and to use the employee registry of the Jersey City Employment and Training Program to ensure that Jersey City residents are given the opportunity to apply for these jobs.

Very truly yours,



WILLIAM MATSIKOUDIS
CORPORATION COUNSEL

WM/igp
Attachment

cc: Jerramiah T. Healy, Mayor
Brian O'Reilly, Business Administrator
Richard Freda, Director, Custodial Services
Steve Miller, Assistant Business Administrator