

City Clerk File No. Ord. 08-029

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 08-029

TITLE:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING THE BRIGHT STREET REDEVELOPMENT PLAN

WHEREAS, the Municipal Council of the City of Jersey City, by Resolution 07-776, adopted October 10, 2007, authorized the Jersey City Planning Board to conduct a preliminary investigation and hold a Public Hearing to determine if the area known as the Bright Street Study Area met the criteria necessary to be declared a Redevelopment Area; and

WHEREAS, the Municipal Council, upon the recommendation of the Jersey City Planning Board did declare, by Resolution, the Bright Street Study Area to be "an area in need of redevelopment" with the exception of one lot on block 270, lot G2; and

WHEREAS, pursuant to *NJSA 40A:12A-4.a.(3)*, the governing body is empowered to adopt a redevelopment plan to regulate development within an area declared in need of redevelopment; and

WHEREAS, the Planning Board of Jersey City, at a public hearing on February 20, 2008, reviewed and amended the proposed Bright Street Redevelopment Plan and voted to recommend that the Municipal Council adopt the Bright Street Redevelopment Plan; and

WHEREAS, the proposed Bright Street Redevelopment Plan, attached hereto and made a part hereof is available for public inspection in the Office of the City Clerk, City Hall, Jersey City, NJ;

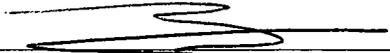
NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the above referenced Bright Street Redevelopment Plan be, and hereby is, adopted as recommended by the Jersey City Planning Board.

BE IT FURTHER ORDAINED THAT:

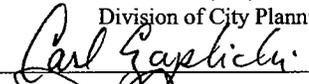
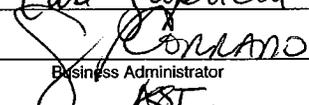
- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City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


Robert D. Cotter, PP, Director
Division of City Planning

APPROVED AS TO LEGAL FORM



Corporation Counsel

APPROVED: 
APPROVED: 

Business Administrator
AST.

Certification Required

Not Required

ORDINANCE FACT SHEET

1. Full Title of Ordinance:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
ADOPTING THE BRIGHT STREET REDEVELOPMENT PLAN**

2. Name and Title of Person Initiating the Ordinance, etc.:

Carl S. Czaplicki, Director, Department of Housing, Economic Development, and Commerce

3. Concise Description of the Plan Proposed in the Ordinance:

Adopts a redevelopment plan for the Bright Street Study Area.

4. Reasons (Need) for the Proposed Program, Project, etc.:

The Redevelopment Area consists of a variety of residential, commercial, and industrial uses that contain a variety of negative influences, including vacant lots, vacant and dilapidated buildings, and underutilized or obsolete facilities, which contribute to a lack of private investment in the Area. The plan provides for a unified and comprehensive approach to development for this segment of the City as well as the rehabilitation and reconstruction of historic properties within the Van Vorst Park Historic District.

5. Anticipated Benefits to the Community:

Encourage private investment in the Redevelopment Area, and ensure the responsible development of in-fill housing, mixed-use areas, retail shops, and services. This Plan can enhance municipal tax revenues and improve the quality of life of the Jersey City community.

6. Cost of Proposed Plan, etc.:

\$0.00 all work performed in house

7. Date Proposed Plan will commence:

Upon approval

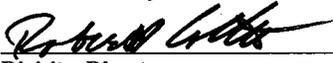
8. Anticipated Completion Date: N/A

9. Person Responsible for Coordinating Proposed Program, Project, etc.:

Robert D. Cotter, Director, City Planning 547-5050

10. Additional Comments: None

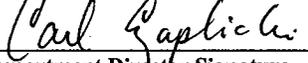
I Certify that all the Facts Presented Herein are Accurate.



Division Director

20 FEB 2008

Date



Department Director Signature

2/20/08

Date

City Clerk File No. Ord. 08-030

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 08-030

TITLE: ORDINANCE AMENDING CHAPTER 239 (PARKS) OF THE JERSEY CITY CODE TO REQUIRE PARKS AND THE CITY'S OPEN SPACE INVENTORY TO BE ESTABLISHED AND MODIFIED BY ORDINANCE

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

A. The following amendments and supplements to Chapter 239 (Parks) and of the Jersey City Code are adopted.

CHAPTER 239 (PARKS)

- A. Purpose. The purpose of the ordinance is to codify the Inventory of Recreation and Open Space which should also insure that there is formal public notice of all additions to the State Mandated Recreation and Open Space Inventory.
- B. Pursuant to N.J.S.A. 13:8A-35 et seq., the State of New Jersey requires the City to maintain an inventory, including a map, of all land held by it for recreation and conservation purposes. The City's Recreation and Open Space Inventory cannot be amended or modified in any way except by the adoption of an ordinance.
- C. The Inventory is as follows:

Municipal Location	Name	Block	Lot	Acres
York St. & Exchange Pl.	York St. Park (<i>portion HRWW</i>)	8	portion	0.5
Hudson River	J. Owen Grundy Park (<i>aka Exchange Pl. Park</i>)	8	6 portion	.39
226 Washington St.	Paulus Hook Park	68	1	.92
236 Washington St.		69	50	
93-99 Grand St.		100	D	
92-98 Grand St.		101	M	
280 Grove St.	City Hall Park	201	CH portion	.48
111 Newark Ave.	FitzgeraldHolota Park (<i>aka Grove St. Park</i>)	204	1	.14
17 Laurel Ct.	Laurel Ct. Park (<i>aka Philippine Plaza</i>)	208	65	.05
450 Manila Ave.	Roberto Clemente Park	213	A	1.84
268 Erie St.	Sixteenth St. Park	258	19	.46
270 Erie St.		258	20	
272 Erie St.		258	21	
274 Erie St.		258	22	
276 Erie St.		258	23	
278 Erie St.		258	24	

215 16 th St.		258	25	
213 16 th St.		258	26	
257-287 Montgomery St.	Van Vorst Park	270.5	5	1.84
84 Wayne St.	Angel Ramos Park	273	22	.23
86 Wayne St.	<i>(formerly Wayne St. Park)</i>	273	23	
88 Wayne St.		273	24	
90 Wayne St.		273	25	
25 W. Hamilton Pl.	Hamilton Park	283.1	PK	5.57
366 Grand St.	Alexander F. Santora Park	303	A.1	.15
364 Grand St.	<i>(formerly Meluso Park)</i>	303	A.2	
362 Grand St.		303	A.3	
360 Grand St.		303	A.4	
388 1 st St.	First St. Park	410	25	.12
386 1 st St.		410	26	
384 1 st St.		410	27	
237 Brunswick St.	Roberto Clemente Sports Complex	418	A.PL	6.43
8 th St.	<i>(aka Enos Jones Park)</i>	418	PL.F	
376 8 th St.	<i>(includes Oakley Oval)</i>	418	9	
378-380 8 th St.	<i>(includes Ed Franco Field)</i>	418	10	
381 8 th St.	<i>(includes John DeSalvo Plgnd.)</i>	418	12.A	
Newark & Merseles	Mary Benson Park Complex	439	A	2.95
Merseles & 3 rd St.		439	PT.3	
96 Palisade Ave.	Sgt. Anthony Park	551	17	.58
90 Palisade Ave.		551	18	
109-115 Ogden Ave.	Janet Moore Park	722.B	3.99	.30
105-107 Ogden Ave.	<i>(formerly Cuneo Pl. Park)</i>	722.B	7.A	
Riverview Park	Riverview-Fisk Park	768	VAR	5.53
Riverview Park		769	VAR	
201 Central Ave.	Pershing Field	835	N	13.45
Hillside Rd.	Edward Crineoli, R.A., Park	922	19	.45
Terrace Ave.	<i>(formerly Terrace Ave. Park)</i>	922	19	
Hillside Rd.		922	19	
Terrace Ave.		922	19	
Terrace Ave.		922	19	
Hillside Rd.		922	19	
Terrace Ave.		922	19	
Terrace Ave.		922	19	
Terrace Ave.		922	19	
Terrace Ave.		922	19	
Hillside Rd.		922	19	
Terrace Ave.		922	19	
3305-65 Kennedy Blvd.	Leonard Gordon Park	935	30	5.81
30 Sycamore Rd.	Thomas McGovern Park	1253.7	A.1	2.50
	<i>(formerly Country Village Park, includes College LL Field)</i>			
259-265 Linden Ave.	Woodland Ave. Park	1267	105	.17
179 West Side Ave.	Metro Field	1275.1	1	2.33
	<i>(includes C. Fricchione playground)</i>			
103-129 Bergen Ave.	Audubon Park	1283.5	4	3.43
	<i>(aka Maj. John Desmond Park)</i>			
Broadman Pkwy.	Lt. R.B. Grover Memorial Park	1300.A	84.B	.39
Broadman Pkwy.		1300.B	10.D	

146 Wilkinson Ave.	Dr. Edith Bland Phillips Park	1304	A.6	.30
152 Wilkinson Ave.	<i>(formerly Wilkinson Ave. Park)</i>	1305	D.7	
150 Wilkinson Ave.		1305	D.8	
125 ML King Dr.	Fulton Ave. Park	1337	6.B	.29
90 Van Nostrand Ave.	Muhammed Ali Park	1342	15.DUP	.50
92 Van Nostrand Ave.		1342	16.A	
102 Van Nostrand Ave.		1342	21.DUP	
104-106 Van Nostrand Ave.		1342	22.A	
108 Van Nostrand Ave.		1342	24.A	
110 Van Nostrand Ave.		1342	25	
93 Armstrong Ave.		1342	43	
91 Armstrong Ave.		1342	44	
66 ML King Dr.	Vernater Watson Park	1346	29.B	.24
64 ML King Dr.	<i>(formerly Stevens Ave. Park)</i>	1346	31.B	
62 ML King Dr.		1346	32.B	
13 Ludlow St.	Ralph Taylor Memorial Park	1360.75	A.1	.26
9 Ludlow St.		1360.75	A.3	
7 Ludlow St.		1360.75	A.4	
5 Ludlow St.		1360.75	A.5	
3 Ludlow St.		1360.75	A.6	
1 Ludlow St.		1360.75	A.7	
250 Old Bergen Rd.	Ferris Triangle Park	1366.1	62.B	.23
1626-38 Kennedy Blvd.	Columbia Park <i>(aka Greenville Memorial Park)</i>	1374	WB	4.72
31 Old Bergen Rd.	Martiniak-Enright Park <i>(aka Pamrapo Ave. Park)</i>	1379	23A.PT	.21
		1379	2E3.99	
480 Garfield Ave.	Bayside Park	1466	8	9.23
Ft. of Richard St.		1466	8	
16 Wilkinson Ave.	Skinner Memorial Park	1485	3.99	.14
Chapel Ave & Caven Pt Rd	Caven Point Complex	1500	16	17.81
Property of the Jersey City Board of Education. Leased, managed and maintained by the City of Jersey City				
2565 Kennedy Blvd.	Boyd McGuinness Park	1825.1	C.1	.22
88a DeKalb Ave.	La Pointe Park	1839	37.C	.28
53-55 Stuyvesant Ave.		1839	38	
90-92 DeKalb Ave.		1839	39	
57 Stuyvesant Ave.		1839	40.A	
94 DeKalb Ave.		1839	41.A	
1020 West Side Ave.	Pavonia Marion Park	1852	59	3.40
901 Pavonia Ave.	<i>(includes Pavonia Pool)</i>	1852	59	
903 Pavonia Ave.	<i>(includes Martucci LL Field)</i>	1852	59	
901 Pavonia Ave.	<i>(includes Marion Plygrd.)</i>	1852	59	
899 Pavonia Ave.	<i>(includes Gus DiSanto Ct.)</i>	1852	59	
Corbin Ave.		1852	59	
Corbin Ave.		1852	59	
Corbin Ave.		1852	59	
Corbin Ave.		1852	59	
Corbin Ave.		1852	59	
West Side Ave.		1852	59	
West Side Ave.		1852	59	
West Side Ave.		1852	59	
West Side Ave.		1852	59	
West Side Ave.		1852	59	
1040 West Side Ave.		1853	41	
West Side & Corbin Ave.		1853	41	
848 Pavonia Ave.	Brett Triangle	1856.1	I	.02
298 Academy St.	Apple Tree House	1871	34	.48

8-9 Foye Pl. 722 Montgomery St.	McGinley Square Park	1896 1896.5	29 A	.30
531 Communipaw Ave.	Harmon St. Pool	1941	17	.52
1025-1031 Garfield Ave.	Terry DeHere Park <i>(aka Garfield Ave. Park)</i>	1947	G.27	.40
785 Grand St.	Arlington Park <i>(aka William Thorton Park)</i>	1949	P	3.52
38 Madison Ave.	38 Madison Ave. <i>(formerly Madison Ave. Park)</i>	1950	R	.91
36 Monticello Ave.	Monticello Ave. Park	1951	39	.16
566 Bramhall Ave. 568 Bramhall Ave. 514 Jackson Ave.	Izetta Hill-McDuffy Park <i>(formerly Bramhall Park)</i>	1952 1952 1952	40.A 41.A 41.B	.07
285 Arlington Ave. Minerva St.	Arthur Ashe Park <i>(formerly Arlington/Minerva Park)</i>	1969 1969	97.A 98.A	.12
80 Virginia Ave. 78 Virginia Ave. 76 Virginia Ave. 74 Virginia Ave.	Virginia Ave. Park	1978 1978 1978 1978	48 49 50 51	.23
124 Lafayette St.	Rev. Ercel F. Webb Park <i>(aka Lafayette Park)</i>	2066.1	PK	4.43
335 Johnston Ave. 333 Johnston Ave. 331 Johnston Ave. 329 Johnston Ave. 327 Johnston Ave. 325 Johnston Ave. 285 Pine St. 283 Pine St. 368 Whiton St. 370 Whiton St. 372 Whiton St. 382 Whiton St. 384 Whiton St. 386 Whiton St. 388 Whiton St. 390 Whiton St.	Dr. Lena Edwards Park	2074 2074 2074 2074 2074 2074 2074 2074 2074 2074 2074 2074 2074 2074 2074 2074	34 34 34 34 34 34 35 35 36 36 36 36 36 36 36 36	.77
Inside Lot Gateway Park Complex		2134	F	6.30
Bright St. & Merseles St.	<i>(aka Bright St. Gateway Park)</i>	2134	5-15, 17-24, P1-25	
Bright St. 40 Merseles Ave. 24 Merseles Ave. 17-31 Merseles Ave. 490-504 Grand St.	<i>(includes Dick Seay Field)</i>	2134 2134.5 2137 2138 2139	25.PT, 26-32 PL.2 PL.2 8 A3.PL	
Lincoln Park	Lincoln Park West	1702.1	1 portion	8
Subtotal of Acres Developed				120.62
Wholly Undeveloped Lands Held for Recreation and Conservation Purposes				
24-32 Hudson St.	Veteran Park	2	A	.34
New York Ave. New York Ave.	Tumulty Park	723 723	21.B 21.C	.49
Hillside Rd. Hillside Rd.	Terrace Ave.	923 923	5.B 12.B	.09

Hackensack R.&Clendenny Hackensack River	Hackensack River Greenway	1746.5 1751	H2 12	33.88
52 Summit Ave.	Summit Cornelison Park	1916	1	.50
113-116 Central Ave.	Reservoir 3	835	S portion	9
770-776 Ocean Avenue	Oak Street Park	1970	K.2 L.1 47.5 M.1	Survey to be provided
Berry Lane	Berry Lane	2040	A B.1 C.16 H G.1 E J.1 K	6.59
Subtotal of Acres Undeveloped				50.89
Total Acres of developed and open space from all pages				171.51

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

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

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

G. 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.

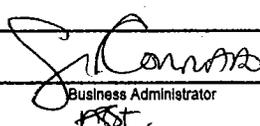
Note: All material is new, therefore underlining has been omitted.

JM/he
3/05/08

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: _____

APPROVED: 
Business Administrator

Certification Required
Not Required

City Clerk File No. Ord. 08-031

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 08-031

TITLE: AN ORDINANCE AUTHORIZING THE CITY OF JERSEY AS LESSEE TO EXTEND AND AMEND A LEASE AGREEMENT WITH 115 CCD PARTNERS, LP AS LESSOR FOR OFFICE SPACE LOCATED AT 115 CHRISTOPHER COLUMBUS DRIVE, JERSEY CITY

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

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

WHEREAS, the City of Jersey City ("City") rents office space on the third floor of 115 Christopher Columbus Drive, Suite 303 (Premises) for the Department of Health and Human Services' Preventive Medicine Clinic; and

WHEREAS, the lease will end on May 31, 2008; and

WHEREAS, the owner of the Premises, 115 CCD Partners, LP ("115 CCD"), has offered to extend the lease and agrees to rent to the City approximately 2,263 square feet; and

WHEREAS, the lease term will be for three (3) years effective as of June 1, 2008 and ending on May 31, 2011; and

WHEREAS, the rental payment for 2,263 square feet will be \$26.00 per square foot for a monthly base rent of \$4,903.16 or \$58,837.92 annually; and

WHEREAS, the City will be required to pay \$377.00 per month or \$4,524.00 annually for its electricity usage; and

WHEREAS, the total annual rent including the electricity usage cost shall not exceed \$63,361.92 and shall be payable in 12 equal installments of \$5,280.16 payable on the first day of each month; and

WHEREAS, funds are available in Account No. 21-201-31-432-304.

NOW, THEREFORE BE IT ORDAINED, by the City 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 Lease Agreement with 115 CCD Partners, LP for office space at 115 Christopher Columbus Drive.
2. The term of the Lease Agreement is for three (3) years effective June 1, 2008 and ending on May 31, 2011.

AN ORDINANCE AUTHORIZING THE CITY OF JERSEY AS LESSEE TO EXTEND AND AMEND A LEASE AGREEMENT WITH 115 CCD PARTNERS, LP AS LESSOR FOR OFFICE SPACE LOCATED AT 115 CHRISTOPHER COLUMBUS DRIVE, JERSEY CITY

- 3. The total annual rent including the electricity usage cost shall not exceed \$63,361.92 and shall be payable in 12 equal installments of \$5,280.16 payable on the first day of each month.
- 4. Funds in the amount of \$5,280.16 are available in Account No. 01-201-31-432-304. The balance of the lease funds shall be made available in the 2009 fiscal year budget and in subsequent fiscal year budgets.
 - A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
 - B. This ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
 - C. This ordinance shall take effect at the time and in the manner as provided by law.
 - D. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

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

I, _____ (Donna Mauer), Chief Financial Officer, certify that funds in the amount of \$5,280.16 are available in Account No. 01-201-31-432-304.

SM/dp

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: _____

APPROVED: _____
Business Administrator



ASST.

Certification Required

Not Required

THIRD AMENDMENT TO LEASE AGREEMENT

Landlord: 115 CCD Partners, LP
115 Christopher Columbus Drive, Suite 400
Jersey City, New Jersey 07302

Tenant: City of Jersey City
280 Grove Street, Jersey City, NJ

Location of Property: 115 Christopher Columbus Drive, Suite 303
Jersey City, New Jersey 07302

Current Premises: Approximately 2,263 rentable square feet

Original Lease Date: February 1, 2000

Date of Amendment No. 1: April 12, 2002

Date of Amendment No. 2: May 2, 2005

Current Expiration Date: May 31, 2008

Date of This Amendment: February 5, 2008

In consideration of the rents and covenants hereinafter set forth, Landlord and Tenant hereby agree as follows:

- Term:** Landlord and Tenant agree to extend the Lease and Amendments referred to above for a period of three (3) years, beginning June 1, 2008 and ending May 31, 2011 upon all of the same terms and conditions except that Base Rent and Tenant Electric shall be as set forth below.
- Rent:** Tenant covenants and agrees to pay to the Landlord as and for the Minimum Monthly Base Rent of the Premises the Minimum Monthly and Annual sums set out below, plus any other payments and additional rent set forth in the Lease, all of which shall be payable in equal monthly installments, due on the first day of each and every month in advance throughout the demised term. Said rent and all payments due hereunder shall be paid to the Landlord at 115 CCD Partners, LP, 115 Christopher Columbus Drive, Suite 400, Jersey City, NJ 07302 or its successor.

<u>Term</u>	<u>Rent Per Ft.</u>	<u>Monthly Base Rent</u>	<u>Annual Base Rent</u>
6/01/08 - 5/31/2011	\$26.00	\$4,903.16	\$58,837.92

3. Tenant Electric: Tenant's cost for electricity shall be \$2.00 per square foot, payable in equal monthly installments, due on the first of each and every month in the amount of \$377.00.
4. Tenant represents and warrants to Landlord and Landlord represents and warrants to Tenant that no broker was responsible for negotiated and was instrumental in consummating this agreement.
5. All other terms and conditions of the Original Lease and Amendment referred to above shall continue in full force and effect.

In witness hereof, the parties hereto have hereunto set their hands and seals this ____ day of February, 2005.

Landlord: 115 CCD Partners, LLC
By: 115 CCD, Inc., its General Partner

Tenant: The City of Jersey City

By: Ephraim Hasenfeld, President

By:

Date: _____

Date: _____

3.C.

08-031

NAI James E. Hanson

Commercial Real Estate Services, Worldwide.

tel 201 488 5800
fax 201 488 0246
www.naihanson.com

235 Moore Street
Hackensack NJ 07601

March 3, 2008

Mr. Steve Miller
Assistant Business Administrator
City of Jersey City
One Journal Square Plaza
Jersey City, NJ 07306

Dear Mr. Miller:

As the Real Estate Consultant for the City of Jersey City, I have reviewed the attached "third amendment" to the lease Agreement between 115 CCD Partners, LP and the City of Jersey City.

The original lease is with reference to 2,263 square feet office space leased at 115 Columbus Drive, Jersey City for use by the Jersey City Human Services Department.

The following issues have been reviewed:

Term: The amendment extends the lease agreement three (3) years, beginning June 1, 2008 ending May 31, 2011. This is an acceptable term taking into account the timing of the proposed relocation of the entire Human Services Department.

Rent: The rent is fixed for the term listed above and is at an acceptable increase of 2.7% per annum. This would translate into a new per square foot rent of \$26.00. The current market conditions in the downtown area make this a fair rent for the term.

Electric: The electric shall be a fixed amount based on the total square footage leased by the City. There is an increase of \$.37 per square foot bringing the cost to \$2.00 per square foot. While this represents a 22% increase in the electric cost, it is in keeping with the industry standard of \$2.00 per square foot for un-metered utility cost.

I recommend that the city go forward in the execution of this agreement, should there be any questions please feel free to contact me at any time.

Very truly yours,

NAI JAMES E. HANSON



Peter A. Cohen
Director, Government Services Group

PAC/rd-Attach.

Individual member of

City Clerk File No. Ord. 08-032

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 08-032

TITLE: ORDINANCE AMENDING ORDINANCE 94-109 BY CONSENTING TO THE ASSIGNMENT OF THE 30 YEAR TAX EXEMPTION FOR AN AFFORDABLE HOUSING PROJECT FROM GREENVILLE STEERING COMMITTEE NON-PROFIT URBAN RENEWAL HOUSING CORPORATION TO 45-51 MLK URBAN RENEWAL CORP.

MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, Greenville Steering Committee Non-Profit Urban Renewal Housing Corporation, a limited dividend urban renewal entity [Greenville Steering Committee], was 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.; and

WHEREAS, Greenville Steering Committed was the owner of certain property known as Block 1350, Lots B22, B23, B24 and B25 on the City's tax map and more commonly known by the street address of 45 through 51 Martin Luther King Drive, Jersey City, New Jersey [Property]; and

WHEREAS, Greenville Steering Committee applied for a 30 year tax exemption to renovate certain improvements on the property to create 9 residential rental units to be occupied by families of low and moderate income at rents affordable to such families and to pay a service charge of 15% of annual gross revenue or \$7,544 per year; and

WHEREAS, pursuant to the adoption of Ordinance 94-109 the tax exemption for Greenville Steering Committee was approved; and

WHEREAS, Greenville Steering Committee defaulted on its mortgage with Community Preservation Corporation [CPC], which gave rise to a foreclosure complaint which jeopardized the entire project; and

WHEREAS, in order to preserve these affordable rental units, the City of Jersey City in conjunction with CPC solicited proposals to identify a developer willing and able to assume the obligations of Greenville Steering Committee, including the CPC mortgage; and

WHEREAS, 45-51 MLK Urban Renewal Corp., was determined to be able and willing to assume, complete and operate the project, provided it also received an assignment of the tax exemption for the project; and

WHEREAS, 45-51 MLK Urban Renewal Corp., applied for an assignment fo the tax exemption from Greenville Steering Committee; and

WHEREAS, 45-51 MLK Urban Renewal Corp., is an urban renewal entity 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., who has agreed to assume all of the liabilities and obligations of Greenville Steering Committee Non-Profit Urban Renewal Housing Corporation under the financial agreement; and

WHEREAS, pursuant to N.J.S.A. 40A:20-10, and Section 9.2 of the Financial Agreement dated November 22, 1994, a tax exemption may assigned to another qualified entity with the consent of the City of Jersey City.

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

1. The application of 45-51 MLK Urban Renewal Corp., for an assignment of the 30 year tax exemption of Greenville Steering Committee Non-Profit Urban Renewal Housing Corporation, a limited dividend urban renewal entity for a low and moderate income housing project on Block 1350, Lots B22, B23, B24 and B25 on the City's tax map and more commonly known by the street address of 45 through 51 Martin Luther King Drive, Jersey City, New Jersey, is hereby approved; and

2. The Mayor or Business Administrator is authorized to execute:

- a) an agreement to indicate the City's consent to the assignment of the tax exemption Financial Agreement with Greenville Steering Committee Non-Profit Urban Renewal Housing Corporation to 45-51 MLK Urban Renewal Corp.
- b) any other documents appropriate or necessary to effectuate purposes of the within ordinance.

3. The agreements shall be in substantially the form attached subject to such modification as the Business Administrator and Corporation Counsel deems appropriate or necessary.

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

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

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

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

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

JM/he
3/05/08

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required
Not Required

City Clerk File No. Ord. 08-033

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 08-033

TITLE: AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) SCHEDULE XIV (PARKING PROHIBITED AT ALL TIMES) OF THE JERSEY CITY CODE DESIGNATING BOTH SIDES OF STUEBEN STREET BEGINNING AT MARIN BOULEVARD AND EXTENDING 170 FEET EAST AND BEGINNING AT WARREN STREET AND EXTENDING 190 FEET WEST AS NO PARKING ANY TIME

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 332-98

SCHEDULE XIV

PARKING PROHIBITED AT ALL TIMES

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

Name of Street	Sides	Location
Stueben Street	Both	Warren Street to Washington Street
	<u>Both</u>	<u>Beginning at Marin Boulevard and extending to a point 170 feet easterly therefrom</u>
	<u>Both</u>	<u>Beginning at Warren Street and extending to a point 190 feet westerly therefrom</u>

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

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

4. 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 underscoring.

0008043

JDS:pcl
(02/20/08)

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 332 (Vehicles and Traffic) Schedule XIV(Parking Prohibited At All Times) of the Jersey City Code designating both sides of Stueben Street beginning at Marin Boulevard and extending 170 feet east and beginning at Warren Street and extending 190 feet west as no parking any time

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

Designate both sides of Stueben Street, from Marin Boulevard to 170 feet east and from Warren Street to 190 feet west as no parking any time

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

To accommodate newly constructed travel lanes

5.Anticipated benefits to the community:

Increased traffic capacity, circulation and safety

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

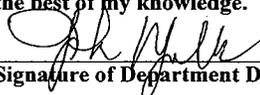
9.Person responsible for coordinating proposed program, project, etc:

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

10.Additional comments:

Ordinance proposed to reflect changes in the traffic circulation with the development of Columbus Towers

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

2/25/08
Date

City Clerk File No. Ord. 08-034

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 08-034

TITLE:

ORDINANCE AUTHORIZING THE 1) ACQUISITION OF CERTAIN PROPERTY FROM THE JERSEY CITY MUNICIPALITY UTILITIES AUTHORITY AND THE JERSEY CITY INCINERATOR AUTHORITY AND 2) CONVEYANCE OF THAT PROPERTY TOGETHER WITH OTHER CITY OWNED PROPERTY, TO THE JERSEY CITY REDEVELOPMENT AGENCY

WHEREAS, the City of Jersey City is the owner of certain property designated on Jersey City's Official Tax Assessment Map as Block 1290A, Lots 1E and 2E, consisting of approximately 13 acres, and more specifically described by metes and bounds in Schedule A attached hereto [City Property]; and

WHEREAS, the Jersey City Municipal Utilities Authority, formerly known as the Jersey City Sewage Authority, is the owner of certain property designated on Jersey City's Official Tax Assessment Map as Block 1290A, Lot 2D, consisting of approximately 18 acres, and more specifically described by metes and bounds in Schedule B attached hereto [MUA Property]; and

WHEREAS, the Jersey City Incinerator Authority is the owner of certain property designated on Jersey City's Official Tax Assessment Map as Block 1290A, Lots 15B, 16A and 15D, consisting of approximately 6 acres, and more specifically described by metes and bounds in Schedule C attached hereto [JCIA Property]; and

WHEREAS, the above properties, collectively referred to as the Property, are located within the Bayfront I Redevelopment Plan area, between Route 440 and the Hackensack River, as depicted on the survey map on file in the Office of the City Clerk and referred to as Schedule D to this ordinance; and

WHEREAS, the City Property is no longer be needed for municipal public purposes; and

WHEREAS, a portion of the MUA Property is no longer be needed for any utility authority purposes; and

WHEREAS, the JCIA Property will no longer be needed for incinerator authority purposes, once the JCIA is relocated to a new facility; and

WHEREAS, the City of Jersey City desires to acquire the MUA and JCIA Property, subject to a reservation of lease of the JCIA Property until JCIA is relocated, and, together with the City Property, convey all of the Property to the Jersey City Redevelopment

Agency in order to cooperate with and implement the terms and conditions of the Bayfront I Redevelopment Plan and the settlement agreement executed in the Jersey City Municipal Utilities Authority v Honeywell International consolidated litigation Docket No. 05-955 (DMC-PS); and

WHEREAS, the Jersey City Redevelopment Agency will designate a developer for a portion of the Property and pay the City of Jersey City the minimum amount of \$15 million on or before June 1, 2008 and an additional \$10 million on or before June 1, 2009, which sum is based on the settlement agreement and the terms and conditions of currently proposed land use regulations; and

WHEREAS, in addition to receiving consideration for the Property, the conveyance will also effectuate the redevelopment of the Property with all the attendant benefits and jobs that will arise therefrom, and return the Property to the real estate tax rolls of the City of Jersey City; and

WHEREAS, the City of Jersey City is authorized to acquire property for nominal consideration from any public body pursuant to N.J.S.A. 40A:12-3; transfer Property to the Jersey City Redevelopment Agency with or without consideration pursuant to N.J.S.A. 40A:12A-39(a) and N.J.S.A. 40A:12-13(b)(1); and otherwise cooperate in the undertaking of a redevelopment project pursuant to N.J.S.A. 40A:12A-39.

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

1. The Mayor or Business Administrator is authorized to accept delivery of deeds and execute any other documents appropriate or necessary to effectuate the acquisition of the following property for nominal consideration:
 - A. a portion of certain property from the Jersey City Municipal Utilities Authority, designated on Jersey City's Official Tax Assessment Map as Block 1290A, Lot 2D consisting of approximately 18 acres [MUA Property] and
 - B. certain property from the Jersey City Incinerator Authority, designated on Jersey City's Official Tax Assessment Map as Block 1290A, Lots 15B, 16A and 15D, consisting of approximately 6 acres, subject to a lease agreement until the Jersey City Incinerator Authority is relocated [JCIA Property]; and
2. The Mayor or Business Administrator is authorized to convey to the Jersey City Redevelopment Agency, the MUA Property and the JCIA Property together with certain City Property designated on Jersey City's Official Tax Assessment Map as Block 1290A, Lots 1E and 2E, consisting of approximately 13 acres, on or before June 1, 2008 for the minimal sum of \$15 million due and payable on or before June 1, 2008 and \$10 million payable on or before June 30, 2009.
2. The Mayor or Business Administrator is directed to execute a Cooperation Agreement(s) with the Jersey City Redevelopment Agency, and any other documents, including a deed(s), that are deemed legally necessary or appropriate by the Corporation Counsel to effectuate the transfer of the Property to the Jersey City Redevelopment Agency in accordance with the above terms.

- 3. The Cooperation Agreement shall be in substantially the form attached, subject to such modification as the Corporation Counsel deems appropriate or necessary.
 - A. All Ordinances and parts of Ordinances inconsistent herewith, are hereby repealed.
 - B. This Ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
 - C. This Ordinance shall take effect at the time and in the manner as provided by law.
 - D. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this Ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

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

JM/he
3/04/08

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: _____

APPROVED: _____
Business Administrator

Certification Required
Not Required

City Clerk File No. Ord. 08-035

Agenda No. 3.G 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 08-035

TITLE: AN ORDINANCE GRANTING PERMISSION TO JERSEY CITY EPISCOPAL COMMUNITY DEVELOPMENT CORPORATION, ITS SUCCESSORS AND ASSIGNS, TO INSTALL AND MAINTAIN A HANDICAP RAMP ALONG THE SOUTH SIDE OF NEPTUNE AVENUE AS SET FORTH IN SCHEDULE C AND TO CONSTRUCT BAY WINDOWS WHICH EXTEND INTO THE FRANCHISE AREA AS SET FORTH ON SCHEDULES A AND B WITHIN THE PROPOSED FRANCHISE AREA ADJOINING 109-111 OLD BERGEN ROAD A/K/A LOT 42M IN BLOCK 1367

WHEREAS, the Jersey City Episcopal Community Development Corporation (hereinafter the "Petitioner") as the owner of parcels of property set forth herein, has filed a Petition with the Municipal Council of the City of Jersey City, requesting a Franchise within the Franchise Area shown on a survey prepared by Caulfield Associates LLP, said Petition, plan, survey and legal description of the Franchise Area being on file in the office of the Clerk of the City of Jersey City; and

WHEREAS, the Petitioner will construct a six (6) unit building at 109-111 Old Bergen Road which will include a handicap ramp that will encroach onto the adjoining sidewalk along the south side of Neptune Avenue; and

WHEREAS, the ramp is required to conform to existing building code standards; and

WHEREAS, the Petitioner has represented that the ramp is necessary for safe ingress and egress to and from the building for disabled residents and the bay windows are required for residents light and ventilation; and

WHEREAS, the public interest will be served by this Franchise as it will advance the public safety, convenience and welfare; and

WHEREAS, after due notice was given in accordance with the statute, a public hearing was held on the Petition filed by the Petitioner, to install the handicap ramp upon the Franchise Area as previously described herein; and

WHEREAS, the Petitioner has made an application to the Municipal Council of the City of Jersey City by written Petition for the Franchise referred to herein.

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

SECTION 1: all "WHEREAS" clauses are acknowledged and confirmed as if set forth herein at length.

SECTION 2: Permission is hereby granted to Petitioner, its heirs, successors and assigns, to install a handicap ramp on the south side of Neptune Avenue for the purpose of safe ingress and egress to and from the building and to construct two bay windows located at 109-111 Old Bergen Road within the Franchise Area described in the metes

and bounds description attached hereto as Exhibit A which includes Schedules A, B, and C and as shown on the survey attached hereto as Exhibit B.

SECTION 3: All of the work involved in the installation of the ramp shall be done under the supervision of the proper departments of the City of Jersey City. All work herein authorized shall comply with any State of New Jersey Uniform Construction Code requirements. The construction plans shall be submitted to the City Engineer for his review and comments prior to the start of construction.

SECTION 4: This Ordinance shall remain in full force and effect for a period of ninety-nine (99) years. The City of Jersey City reserves the right to cancel this Ordinance without cause by giving written notice to the Petitioner one year prior to date of cancellation.

SECTION 5: This Franchise Ordinance shall be subject to the following conditions:

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

SECTION 6: Only with prior written consent and approval by the Municipal Council of the City of Jersey City, which consent and approval shall not be unreasonably withheld, shall Petitioner have the right to assign or otherwise transfer its rights under this Franchise Ordinance.

SECTION 7: In accepting the privileges under this Ordinance and in the maintenance and use herein authorized, JCECDC, its successors and assigns, shall agree to assume full, complete, and undivided responsibility for any and all injury and damage to persons or property by reason of such maintenance and use therefore and to hold the City of Jersey City harmless therefrom. JCECDC, its successors and assigns, shall maintain in effect during the term of the Franchise, liability insurance naming the City of Jersey City, its officers and employees as insured, covering the use and occupancy of the public property subject to this Franchise. A Certificate of Insurance in the amount of \$1,000,000 in a form deemed acceptable by City's Risk Manager shall be delivered to the Risk Manager before use or occupancy of the premises subject to this Franchise Ordinance.

SECTION 8: After construction, there shall remain no damage to the sidewalk or roadway or interference with the free and safe flow of pedestrian traffic and vehicular traffic. The Petitioner, and its successors and assigns, shall maintain all improvements install by it for the entire term of the Franchise at no cost or expense to the City of Jersey City.

SECTION 9. This Ordinance shall not become effective unless an acceptance hereof in writing shall be filed by the Petitioner.

SECTION 10: In the event that the Petitioner shall not file with the City of Jersey City its acceptance, in writing, of the provisions of this Ordinance within thirty (30) days after reviewing notice of its passage, this Ordinance shall become void and be of no effect.

SECTION 11: For the Franchise herein granted, the Petitioner shall pay annually to the City of Jersey City, the sum of ONE DOLLAR (\$1.00) which payment shall be made in advance to the City Treasurer at his/her office at City Hall on the first day of January of each year after this Ordinance becomes effective and remains in force.

SECTION 12: All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

SECTION 13: This Ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this Ordinance certified and incorporated in the official copies of the Jersey City Code.

SECTION 14: This Ordinance shall take effect at the time and in the manner as provided by law.

SECTION 15: 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 repeals of existing provisions.

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required
Not Required

PETITION

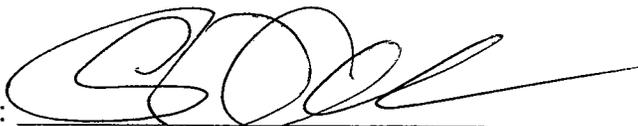
TO: THE HONORABLE MAYOR AND MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY:

Your petitioners, Jersey City Episcopal Community Development Corporation, having its offices at 779 Bergen Avenue, Jersey City, New Jersey, respectfully says that:

1. Petitioners are the owners property located at 109-111 Old Bergen Road, Jersey City, and known as Block 1367, Lot 42.M on the Tax Maps of Jersey City. The Petitioners intend on developing the property with a three story multi-family mid-rise building for six affordable housing units.
2. Petitioners proposes to make the following site improvements:
 - Handicapped ramp and
 - Two (2) bay windows
3. Petitioner has presented the improvement to the Jersey City Zoning Board of Adjustment, which has approved proposed improvement conditioned upon the Petitioner being granted a Franchise Ordinance by the City Council on the City of Jersey City.
4. The contemplated improvement will be situated in an area that is identified as Block 1367 Lot 42.M on the Tax Maps of Jersey City, is listed as owned by Jersey City Episcopal Community Development Corporation.
5. The contemplated improvements will greatly benefit the Petitioner's property and it will meet the needs of the disabled people.

WHEREFORE, Your Petitioners respectfully prays for themselves, for the enactment of a Franchise Ordinance to allow them to make a handicapped ramp as shown on the plans annexed hereto and made a part thereof.

By: _____



EUGENE P. O'CONNELL, ESQ.



CAULFIELD ASSOCIATES, LLP.

PROFESSIONAL LAND SURVEYORS
PLANS — SURVEYS

132 MADISON STREET
HOBOKEN, NEW JERSEY 07030

Telephone: (201) 792-0445
FAX: (201) 792-7714

New Jersey License
No. 16757

**PROPOSED FRANCHISE EASEMENT AREAS
LOT 42, M, BKLOCK 1376
109-111 OLD BERGEN ROAD
JERSEY CITY, NJ**

FRANCHISE EASEMENT AREA "A"

BEGINNING at a point in the southwesterly line of Neptune Avenue a distance of 43.15 feet northwesterly from its intersection with the northwesterly line of Old Bergen Road, running thence

1. N-33°-44'-W, along the southwesterly line of Neptune Avenue, a distance of 8.00 feet to a point, thence
2. N-56°-16'-E, a distance of 2.00 feet to a point, thence
3. S-33°-44'-E, a distance of 8.00 feet to a point, thence
4. S-56°-16'-W, a distance of 2.00 feet to a point, said point being the point or place of beginning.

FRANCHISE EASEMENT AREA "B"

BEGINNING at a point in the southwesterly line of Neptune Avenue a distance of 3.10 feet northwesterly from its intersection with the northwesterly line of Old Bergen Road, running thence

1. N-33°-44'-W, along the southwesterly line of Neptune Avenue, a distance of 10.00 feet to a point, thence
2. N-56°-16'-E, a distance of 2.00 feet to a point, thence
3. S-33°-44'-E, a distance of 10.00 feet to a point, thence
4. S-56°-16'-W, a distance of 2.00 feet to a point, said point being the point or place of beginning.

FRANCHISE EASEMENT AREA "C"

BEGINNING at a point in northwesterly line of Old Bergen Road, a distance of 3.50 feet southwesterly from its intersection with the southwesterly line of Neptune Avenue, running thence

1. S-33°-00'-54"-W along the northwesterly line of Old Bergen Road, a distance of 10.00 feet to a point, thence
2. S-56°-59'-06"-E, a distance of 2.00 feet to a point, thence
3. N-33°-00'-54"-E, a distance of 10.00 feet to a point, thence
4. N-56°-59'-06"-W, a distance of 2.00 feet to a point, said point being the point or place of beginning.

Dated: November 20, 2007

CAULFIELD ASSOCIATES, LLP
Professional Land Surveyors

