

City Clerk File No. Ord. 08-053

Agenda No. 3.A 1st Reading

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



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 08-053

TITLE:

AMENDMENT TO THE HACKENSACK RIVER EDGE REDEVELOPMENT PLAN PERMITTING CELLULAR PHONE ANTENNAS

WHEREAS, the Municipal Council of the City of Jersey City, adopted the Hackensack River Edge Redevelopment Plan (hereinafter "the Redevelopment Plan") at its meeting of October 11, 2006; and

WHEREAS, the Planning Board of Jersey City, at a public hearing on April 16, 2008, reviewed the proposed amendments to the Redevelopment Plan and voted to recommend that the Municipal Council adopt said amendments; and

WHEREAS, the proposed amendments permit cellular phone antennas in the Redevelopment Plan; and

WHEREAS, the proposed amendments to the Redevelopment Plan are 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 amendment to the Hackensack River Edge 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- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.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

Certification Required

Not Required

ORDINANCE FACT SHEET

1. Full Title of Ordinance:

AMENDMENT TO THE HACKENSACK RIVER EDGE REDEVELOPMENT PLAN PERMITTING CELLULAR PHONE ANTENNAS

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:

This amendment will permit cellular phone antennas in the Hackensack River Edge Redevelopment Plan.

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

Cellular phone antennas are necessary throughout Jersey City to assure good coverage in all areas of the City.

5. Anticipated Benefits to the Community:

Simplify development regulations.

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.

Robert D. Cotter
Division Director

APRIL 22, 2008
Date

Carl Czaplicki
Department Director Signature

4/22/08
Date

**AMENDMENT TO THE HACKENSACK RIVER EDGE REDEVELOPMENT PLAN
PERMITTING CELLULAR PHONE ANTENNAS**

PRESENTED TO THE JERSEY CITY PLANNING BOARD ON APRIL 16, 2008

Text that is unchanged is in plain face type like this.

Text that is deleted is in strike-thru ~~like this~~.

Text that is added is in bold **like this**.

Page 7:

VII. BUILDING & SITE DESIGN REQUIREMENTS

A. Building Design Requirements

7. All electronic communication equipment shall be totally screened from view. This shall be achieved through creative disguises within the basic architecture of the building, such that it does not negatively impact the appearance of the building. Said screening shall be constructed in a manner that is consistent with the architecture of the building, and shall utilize the same materials used in the construction of the building, such that the screening appears to be an integral part of the building. Said equipment shall be located so as to minimize or eliminate the need for screening. Cellular antennas / wireless communication antennas and facilities are ~~not~~ permitted within this Redevelopment Area. **Reference shall be made to the Wireless Communications section of the Jersey City Land Development Ordinance for appropriate permitted locations and design for these facilities.**

Summary

AMENDMENT TO THE HACKENSACK RIVER EDGE REDEVELOPMENT PLAN PERMITTING CELLULAR PHONE ANTENNAS

This ordinance will permit cellular phone antennas in the Hackensack River Edge Redevelopment Plan. The amendment references the Jersey City Land Development Ordinance for further controls on cellular phone antenna design and location.

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

ORDINANCE NO. Ord. 08-053
 TITLE: 3.A. APR 23 2008 4.A.



Amendment to the Hackensack River Edge Redevelopment
 Plan permitting cellular phone antennas.

RECORD OF COUNCIL VOTE ON INTRODUCTION								APR 23 2008 6-2			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	ABSENT			GAUGHAN	✓			BRENNAN	✓		
SPINELLO		✓		FULOP		✓		FLOOD	✓		
LIPSKI	✓			RICHARDSON	✓			VEGA, PRES.	✓		

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

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
SPINELLO				FULOP				FLOOD			
LIPSKI				RICHARDSON				VEGA, PRES.			

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

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
SPINELLO				FULOP				FLOOD			
LIPSKI				RICHARDSON				VEGA, PRES.			

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

RECORD OF FINAL COUNCIL VOTE											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
SPINELLO				FULOP				FLOOD			
LIPSKI				RICHARDSON				VEGA, PRES.			

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

Adopted on first reading of the Council of Jersey City, N.J. on APR 23 2008

Adopted on second and final reading after hearing on _____

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

APPROVED:

 Robert Byrne, City Clerk

 Mariano Vega, Jr., Council President
 Date: _____

*Amendment(s):

APPROVED:

 Jerramiah T. Healy, Mayor
 Date _____
 Date to Mayor _____



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 08-054

TITLE:

ORDINANCE SUPPLEMENTING CHAPTER A351 (EXECUTIVE ORDERS AND ORDINANCES) OF THE JERSEY CITY CODE

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

A. The following supplements to Chapter A351 (Executive Orders and Ordinances) of the Jersey City Code are adopted:

<u>Labor Grade</u>	<u>Title</u>
*	<u>Agency Aide</u>
*	<u>Chief License Inspector</u>

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

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

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

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

**Pursuant to N.J.S.A. 40:69A-43a.*

JM/he
4-15-08

2008093

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: _____

APPROVED: _____

Business Administrator

Certification Required

Not Required

City of
JERSEY CITY
JERRAMIAH T. HEALY, Mayor
280 Grove Street
Jersey City, New Jersey 07302

(201) 547-5000
Fax (201) 547-4288

E.O. _____

April 15, 2008

**EXECUTIVE ORDER OF THE MAYOR
OF THE
CITY OF JERSEY CITY**

CLASSIFIED POSITIONS FOR CITY EMPLOYEES

Pursuant to the Faulkner Act, N.J.S.A. 40:69A-48, as amended by L.1985, c.374, the Mayor is now authorized to set the salaries, wages or other compensation of all employees of administrative departments except department directors and employees whose salaries are required to be set by ordinance.

Pursuant to this authorization, I issue the following Executive Order establishing guidelines for salaries and wages of those employees whose salaries are set by the Mayor:

Labor Grade

Title

1
22

Agency Aide
Chief License Inspector

This order shall take effect immediately.

Very truly yours,

JERRAMIAH T. HEALY, MAYOR

JTH/he

cc: Brian O'Reilly, Business Administrator
William T. Matsikoudis, Corporation Counsel
Robert Byrne, City Clerk
Paul Soyka, Chief Financial Officer
Larry Ross, Personnel Director

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 sketch 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 state of facts.

Full Title of Ordinance/Resolution/Cooperation Agreement:

Agency Aide

Name & Title of Person Initiating Ordinance/Resolution, Etc.:

Larry Ross, Personnel Director

Concise Description of the Program, Project, or Plan Proposed in the Ordinance:

To establish a new title in accord with New Jersey Department of Personnel Rules and Regulations.

Reasons for the Proposed Program, Project, Etc.:

William Kelly

Anticipated Benefits to the Community:

Cost of Program, Project, Etc.: (Indicate the dollar amount of City, State, Federal funds to be used as well as match and in-kind contributions.)

Date Proposed Program or Project will Commence:

Anticipated Completion Date:

Person Responsible for Coordinating Proposed Program, Project Etc.:

Additional Comments:

Union Affiliation- Local 246 Labor Grade 1

I Certify That All Facts Present Herein Are Accurate.

2/29/08

Date

Carl G. Apicelli
Department Director

Date Submitted to Business Administrator

4/11/08

New Title

Agency Aide

Labor 1

Min: 8250 Max: 36,723

Union 246

Dept: HEDC/ Housing Code Enforcement

William Kelly
33 Suburbia Court
Jersey City NJ 07305

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 sketch 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 state of facts.

Full Title of Ordinance/Resolution/Cooperation Agreement:

Chief License Inspector

Name & Title of Person Initiating Ordinance/Resolution, Etc.:

Larry Ross, Personnel Director

Larry Ross

Concise Description of the Program, Project, or Plan Proposed in the Ordinance:

To establish a New Title in accordance with New Jersey Department of Personnel Rules and Regulations.

Reasons for the Proposed Program, Project, Etc.:

John Coyne

Anticipated Benefits to the Community:

Cost of Program, Project, Etc.:(Indicate the dollar amount of City, State, Federal funds to be used as well as match and in-kind contributions.)

Date Proposed Program or Project will Commence: _____

Anticipated Completion Date: _____

Person Responsible for Coordinating Proposed Program, Project Etc.: _____

Additional Comments:

Union Affiliation - Local JCSA - Labor Grade 22

I Certify That All Facts Present Herein Are Accurate.

4/3/08
Date

Carl Zappicini
Department Director

Date Submitted to Business Administrator

4/11/08

New Title

Chief License Inspector

Labor Grade 22

Min. \$14800 Max. \$52251

Union JCSA

Department HEDC/ Commerce

John Coyne
4 Towers Street
Jersey City NJ 07305

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

Ord. 08-054

ORDINANCE NO. _____

TITLE: **3.B. APR 23 2008 4.B.**

Ordinance supplementing Chapter A351 (Executive Orders and Ordinances) of the Jersey City Code. (Agency Aide & Chief License Inspector)



RECORD OF COUNCIL VOTE ON INTRODUCTION											
APR 23 2008 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO		ABSENT		GAUGHAN	✓			BRENNAN	✓		
SPINELLO	✓			FULOP	✓			FLOOD	✓		
LIPSKI	✓			RICHARDSON	✓			VEGA, PRES.	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
SPINELLO				FULOP				FLOOD			
LIPSKI				RICHARDSON				VEGA, PRES.			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
SPINELLO				FULOP				FLOOD			
LIPSKI				RICHARDSON				VEGA, PRES.			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
SPINELLO				FULOP				FLOOD			
LIPSKI				RICHARDSON				VEGA, PRES.			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on APR 23 2008

Adopted on second and final reading after hearing on _____

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

APPROVED:

Robert Byrne, City Clerk

Mariano Vega, Jr., Council President

Date: _____

APPROVED:

*Amendment(s):

Jerramiah T. Healy, Mayor

Date _____

Date to Mayor _____

City Clerk File No. Ord. 08-055

Agenda No. 3.C 1st Reading

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



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE08-055

TITLE: AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE XI (SCHEDULES) SCHEDULE 25 (PARKING FOR THE DISABLED) OF THE JERSEY CITY CODE DESIGNATING A RESERVED PARKING SPACE AT 25 CHARLES STREET; 169 DANFORTH AVENUE; 86 FULTON AVENUE; 220 HALLADAY STREET; 104 RUTGERS AVENUE; 133 SHERMAN PLACE AND 53 WASHBURN STREET AND AMEND THE RESERVED PARKING SPACE AT 125 TERRACE AVENUE AND REPEAL THE RESERVED PARKING SPACE AT 216 BIDWELL AVENUE

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 332-77

SCHEDULE 25 PARKING FOR THE DISABLED

Restricted parking spaces, (measuring approximately 22 feet in length) in front of residential building for use by persons who have been issued special vehicle identification cards by the Division of Motor Vehicles and handicapped parking permits issued by the Traffic Division.

<u>Anasario Beltran</u>	<u>25 Charles Street</u>
<u>Joan B. Introcaso</u>	<u>169 Danforth Avenue</u>
<u>Mary Breeden</u>	<u>86 Fulton Avenue</u>
<u>Elina Reyes</u>	<u>220 Halladay Street</u>
<u>Cleveland Johnson</u>	<u>104 Rutgers Avenue [216 Bidwell Avenue]</u>
<u>Magdalene Herbert</u>	<u>133 Sherman Place</u>
<u>John [Hedwig] Barkala</u>	<u>125 Terrace Avenue</u>
<u>Frank Giordano</u>	<u>53 Washburn Street</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. This ordinance shall take effect at the time and in the manner as prescribed by law.
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:pcl
(04.18.08)

APPROVED: _____
Director Traffic & Transportation

APPROVED AS TO LEGAL FORM

APPROVED: _____
Director, Dept. of Public Works

APPROVED: _____
Business Administrator

Corporation Counsel

Certification Required

Not Required

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

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

An ordinance supplementing Chapter 332(Vehicles and Traffic) Article XI(Schedules)Schedule 25(Parking for the Disabled) of the Jersey City Code designating a reserved parking space at 25 Charles Street; 169 Danforth Avenue; 86 Fulton Avenue; 220 Halladay Street; 104 Rutgers Avenue; 133 Sherman Place and 53 Washburn Street and amend the reserved parking space at 125 Terrace Avenue and repeal the reserved parking space at 216 Bidwell Avenue

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

Director Joao D'Souza, Division of Traffic & Transportation

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

Designate, amend and repeal a reserved parking space at various locations throughout the City

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

To provide a reserved parking space for those individuals who are disabled to the degree his/her mobility is severely limited.

5. Anticipated benefits to the community:

Allow those individuals approved by The Municipal Council Committee for Reserved Parking to have a reserved parking space at or near their residence, therefore, improving the quality of their life.

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

Approximately \$150.00 per sign/post installation.

7. Date proposed program, or project will commence:

Pending adoption by the Jersey City Municipal Council

8. Anticipated completion date:

Twenty days after adoption by the Jersey City Municipal Council

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

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

10. Additional comments:

Ordinance proposed at the request of The Municipal Council Committee for Disabled Parking

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


Signature of Department Director


Date

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

Ord. 08-055

ORDINANCE NO. _____
3.C. APR 23 2008 4.C.



An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article XI (Schedules) Schedule 25 (Parking for the Disabled) of the Jersey City Code designating a reserved parking space at 25 Charles Street; 169 Danforth Avenue; 86 Fulton Avenue; 104 Rutgers Avenue; 133 Sherman Place and 53 Washburn Street and amend the reserved parking space at 125 Terrace Avenue and repeal the reserved parking space at 216 Bidwell Avenue.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
APR 23 2008 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	ABSENT			GAUGHAN	✓			BRENNAN	✓		
SPINELLO	✓			FULOP	✓			FLOOD	✓		
LIPSKI	✓			RICHARDSON	✓			VEGA, PRES.	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
SPINELLO				FULOP				FLOOD			
LIPSKI				RICHARDSON				VEGA, PRES.			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
SPINELLO				FULOP				FLOOD			
LIPSKI				RICHARDSON				VEGA, PRES.			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
SPINELLO				FULOP				FLOOD			
LIPSKI				RICHARDSON				VEGA, PRES.			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on APR 23 2008

Adopted on second and final reading after hearing on _____

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

APPROVED:

 Robert Byrne, City Clerk

 Mariano Vega, Jr., Council President

Date: _____

APPROVED:

*Amendment(s):

 Jerramiah T. Healy, Mayor

Date _____

Date to Mayor _____

City Clerk File No. Ord. 08-056

Agenda No. 3.D 1st Reading

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



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 08-056

TITLE: AN ORDINANCE SUPPLEMENTING CHAPTER 26 (VEHICLES AND TRAFFIC) ARTICLE X (SCHEDULES) OF THE JERSEY CITY CODE, SCHEDULE 14 (THROUGH STREETS), SCHEDULE 13A (MULTI WAY STOP INTERSECTIONS) AND SCHEDULE 13 (STOP INTERSECTIONS) REPEALING ERIE STREET AS A THROUGH STREET; DESIGNATING A MULTI WAY STOP INTERSECTION AT ERIE STREET AND 3RD STREET; REPEAL THE MULTI WAY STOP INTERSECTION AT ERIE STREET AND 6TH STREET AND 9TH STREET AND DESIGNATE A STOP INTERSECTION AT ERIE STREET AND BAY STREET, 1ST STREET, 2ND STREET, 4TH STREET, 5TH STREET, 7TH STREET, PAVONIA AVENUE, 10TH STREET, 15TH STREET AND 16TH 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 14 THROUGH STREETS

Pursuant to the provisions of N.J.S.A. 39:4-140, the streets or parts of streets described are hereby designated as Through Streets. Stop signs shall be installed on the near-right side of each street intersecting the Through Street except where Yield signs are provided for in the designation.

Name of Street	Limits
<i>[Erie Street</i>	<i>Between Newark Avenue and 12th Street Between 12th Street and Boyle Plaza Between 14th Street and 16th Street]</i>

SCHEDULE 13A MULTI WAY STOP INTERSECTIONS

The following described intersection is hereby designated as a "MULTI WAY STOP INTERSECTION". Stop signs shall be installed on the approaches listed.

INTERSECTION:	STOP SIGNS ON:
<u>Erie Street and 3rd Street</u>	<u>The right side of each approach</u>
<i>[Erie Street and 6th Street]</i>	<i>The right side of each approach</i>
Erie Street and 8 th Street	The right side of each approach
<i>[Erie Street and 9th Street]</i>	<i>The right side of each approach</i>

JDS:pcl
(04.18.08)

SCHEDULE 13
STOP INTERSECTIONS

Pursuant to the provisions of N.J.S.A. 39:4-140, the intersections described are hereby designated as Stop Intersections. Stop signs shall be installed as provided therein.

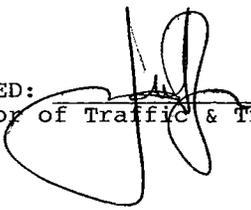
INTERSECTION	STOP SIGNS ON:
<u>Erie Street and Bay Street</u>	<u>Bay Street</u>
<u>Erie Street and 1st Street</u>	<u>1st Street</u>
<u>Erie Street and 2nd Street</u>	<u>2nd Street</u>
<u>Erie Street and 4th Street</u>	<u>4th Street</u>
<u>Erie Street and 5th Street</u>	<u>5th Street</u>
<u>Erie Street and 7th Street</u>	<u>7th Street</u>
<u>Erie Street and Pavonia Avenue</u>	<u>Pavonia Avenue</u>
<u>Erie Street and 10th Street</u>	<u>10th Street</u>
<u>Erie Street and 15th Street</u>	<u>15th Street</u>
Erie Street and 16 th Street	Erie Street

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; material to be repealed is in [*brackets*].

JDS:pc1
(04.18.08)

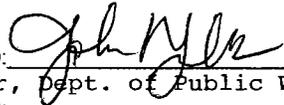
APPROVED: _____
 Director of Traffic & Transportation



APPROVED AS TO LEGAL FORM

APPROVED: _____
 Director, Dept. of Public Works

APPROVED: _____
 Business Administrator



Corporation Counsel

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) of the Jersey City Code, Schedule 14(through Streets),Schedule 13a(Multi Way Stop Intersections) and Schedule 13(Stop Intersections) repealing Erie Street as a through Street; designating a multi way stop intersection at Erie Street and 3rd Street; repeal the multi way stop intersection at Erie Street and 6th Street and 9th Street and designate a stop intersection at Erie Street and Bay Street, 1st Street, 2nd Street, 4th Street, 5th Street, 7th Street, Pavonia Avenue, 10th Street, 15th Street and 16th Street

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 Erie Street as a through street
designate multi way stops on Erie Street at 3rd Street
repeal the multi way intersections on Erie Street at 6th Street and 9th Street which are now controlled by a traffic signal
designate stop intersections on Erie Street at Bay Street, 1st Street, 2nd Street, 4th Street, 5th Street, 7th Street, Pavonia Avenue, 10th Street, 15th Street and 16th Street, no longer covered under through streets

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

high incident of accidents at the intersection

5. Anticipated benefits to the community:

decrease accidents at the intersection

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/channel installation

7. Date proposed program, or project will commence:

Pending adoption by the Jersey City Municipal Council

8. Anticipated completion date:

Upon approval of 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 request of Councilman Fulop

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

 4/21/08
Signature of Department Director Date

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

Ord. 08-056

ORDINANCE NO. _____
3.D. APR 23 2008 4.D.



An Ordinance Supplementing Chapter 26 (Vehicles and Traffic) Article X (Schedules) of the Jersey City Code, Schedule 14(Through Streets), Schedule 13A (Multi Way Stop Intersections) and Schedule 13 (Stop Intersections) repealing Erie Street as a through Street; designating a multi way stop intersection at Erie Street and 3rd Street; repeal the multi way stop intersection at Erie Street and 6th Street and 9th Street and designate a stop intersection at Erie Street and Bay Street, 1st Street, 2nd Street, 4th Street, 5th Street, 7th Street, Pavonia Avenue, 10th Street, 15th Street and 16th Street

RECORD OF COUNCIL VOTE ON INTRODUCTION APR 23 2008 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	ABSENT			GAUGHAN	✓			BRENNAN	✓		
SPINELLO	✓			FULOP	✓			FLOOD	✓		
LIPSKI	✓			RICHARDSON	✓			VEGA, PRES.	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
SPINELLO				FULOP				FLOOD			
LIPSKI				RICHARDSON				VEGA, PRES.			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
SPINELLO				FULOP				FLOOD			
LIPSKI				RICHARDSON				VEGA, PRES.			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
SPINELLO				FULOP				FLOOD			
LIPSKI				RICHARDSON				VEGA, PRES.			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

APR 23 2008

Adopted on first reading of the Council of Jersey City, N.J. on _____

Adopted on second and final reading after hearing on _____

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

APPROVED:

 Robert Byrne, City Clerk

Mariano Vega, Jr., Council President

Date: _____

APPROVED:

*Amendment(s):

Jerramiah T. Healy, Mayor

Date _____

Date to Mayor _____

City Clerk File No. Ord. 08-057

Agenda No. 3.E 1st Reading

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



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 08-057

TITLE: ORDINANCE AMENDING A LONG TERM TAX ABATEMENT AND FINANCIAL AGREEMENT FOR MONACO NORTH URBAN RENEWAL, LLC, WHICH WAS APPROVED BY ORDINANCE 06-141, TO 1) RECONFIGURE THE BUILDING TO DECREASE THE NUMBER OF RESIDENTIAL UNITS AND INCREASE THE COMMERCIAL SPACE; 2) DECREASE THE PERCENTAGE OF THE SERVICE CHARGE FROM 14% TO 10%; AND 3) REDUCE THE TERM FROM 20 YEARS TO 10 YEARS

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

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

WHEREAS, the Entity owns certain property known as Block 15, Lot 26, Condo Unit C-0004, on the City's Official Tax map, and more commonly known by the street address of 475 Washington Boulevard, Jersey City, and more specifically described by metes and bounds, in the application [Property]; and

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

WHEREAS, on November 21, 2006, by the adoption of Ordinance 06-141, the applicant was granted a 20-year long term tax exemption; and

WHEREAS, on or about December 21, 2006, a Financial Agreement was executed between the City of Jersey City [City] and Monaco North Urban Renewal, LLC, [Entity] for a 47 story building, to contain approximately 264 market rate residential rental units, approximately 6,105 square feet of commercial space and parking, for the use of the residents only, for approximately 203 cars [Original Project]; and

WHEREAS, on about August 28, 2007, the Jersey City Planning Board approved an amendment to its site plan to reduce the number of residential units and parking spaces, increase the commercial square footage and change the proposed project so that it would contain approximately 243 residential rental units, approximately 11,457 square feet of commercial space and parking, which is a limited common element, for the use of the residents only for approximately 187 cars; and

WHEREAS, Monaco North Urban Renewal, LLC, now applied to amend its tax abatement to:

1. reduce the term of the tax exemption from 20 years to 10 years; and
2. reduce the Annual Service Charge from 14% to 10% of Annual Gross Revenue, which sum is \$882,621, subject to statutory staged increases over the term of the tax exemption; and

3. reduce the contribution to the City's Affordable Housing Trust Fund from \$405,157 to \$381,685; and
4. execute a Project Labor Agreement as required by Ordinance 07-123.

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

1. the current real estate taxes generate revenue of only \$70,628, whereas, the Annual Service Charge as estimated, will generate revenue of more than \$882,621, to the City and an additional sum of approximately \$44,131 to Hudson County;
2. it is expected that the Project will create approximately 200 jobs during construction and 7 new permanent jobs;
3. the Project will stabilize and contribute to the economic growth of businesses in the surrounding area;
4. the Project will further the overall redevelopment objectives of the Hudson Exchange Redevelopment Plan Area;
5. the City's impact analysis, on file with the Office of the City Clerk, indicates that the benefits of the Project outweigh the costs to the City; and

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

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

WHEREAS, Monaco North Urban Renewal, LLC, has initially complied with Executive Order 2002-005 concerning "Disclosure of Lobbyist Representative Status" by filing an appropriate letter in the Office of the City Clerk; and

WHEREAS, the amendment will not increase the term or build out period and will not reduce the amount of the Prepayment already paid.

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

A. The application of Monaco North Urban Renewal, LLC, an urban renewal company, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 1992, as amended and supplemented, N.J.S.A. 40A:20-1 et seq. a copy of which is on file in the office of the City Clerk, to amend the Financial Agreement to reduce the number of residential units and parking spaces, increase the commercial square footage and amend the proposed development to approximately 243 residential rental units with one unit consisting of approximately 11,457 square feet of commercial space and parking, which is a limited common element, for the use of the residents only for approximately 187 cars, is hereby approved.

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

1. Term: the earlier of 13 years from the adoption of this Ordinance or 10 years from the date the project is Substantially Complete;
2. Annual Service Charge: each year the greater of:
 - (a) the Minimum Annual Service Charge equal to \$882,621 upon Project Completion, whether or not the Project is occupied; or
 - (b) 10% of Annual Gross Revenue, which sum is \$882,621, for 10 years; and which shall be subject to statutory staged increases over the term of the tax exemption.
3. Administrative Fee: 2% of the prior year's Annual Service Charge;
4. County Payment: an additional 5% of the Annual Service Charge for remittance by the City to Hudson County;
5. Affordable Housing Trust Fund: \$1,500 per unit or \$364,000, \$1.50 x 11,457 square feet or \$17,185, for a total of \$381,685;
6. Project: 47 story building consisting of approximately 243 market rate residential rental units and 11,457 square feet of commercial space and parking for the use of the residents only for approximately 187 cars;
7. An obligation to execute a Project Employment and Contracting Agreement to insure employment and other economic benefits to City residents and businesses.
8. An obligation to execute a Project Labor Agreement as required by Ordinance 07-123.

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

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

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

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

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

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

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

JM/he
4/21/08

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required

Not Required

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

Ord. 08-057

ORDINANCE NO. 3.E. APR 23 2008 4.E.



Ordinance amending a long term tax abatement and financial agreement for Monaco North Urban Renewal, LLC, which was approved by Ordinance 06-141, to 1) Reconfigure the building to decrease the number of residential units and increase the commercial space; 2) Decrease the percentage of the service charge from 14% to 10%; and 3) Reduce the term from 20 years to 10 years.

RECORD OF COUNCIL VOTE ON INTRODUCTION								APR 23 2008 7-1			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	ABSENT			GAUGHAN	✓			BRENNAN	✓		
SPINELLO	✓			FULOP		✓		FLOOD	✓		
LIPSKI	✓			RICHARDSON	✓			VEGA, PRES.	✓		

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

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
SPINELLO				FULOP				FLOOD			
LIPSKI				RICHARDSON				VEGA, PRES.			

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

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
SPINELLO				FULOP				FLOOD			
LIPSKI				RICHARDSON				VEGA, PRES.			

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

RECORD OF FINAL COUNCIL VOTE											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
SPINELLO				FULOP				FLOOD			
LIPSKI				RICHARDSON				VEGA, PRES.			

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

Adopted on first reading of the Council of Jersey City, N.J. on APR 23 2008

Adopted on second and final reading after hearing on _____

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

APPROVED:

Mariano Vega, Jr., Council President

Date: _____

Robert Byrne, City Clerk

APPROVED:

Jerramiah T. Healy, Mayor

Date: _____

Date to Mayor _____

*Amendment(s):

City Clerk File No. Ord. 08-058

Agenda No. 3.F 1st Reading

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



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 08-058

TITLE: ORDINANCE AMENDING A LONG TERM TAX ABATEMENT AND FINANCIAL AGREEMENT FOR MONACO SOUTH URBAN RENEWAL, LLC, WHICH WAS APPROVED BY ORDINANCE 06-142, TO 1) RECONFIGURE THE BUILDING TO INCREASE THE NUMBER OF RESIDENTIAL UNITS AND PARKING SPACES; 2) DECREASE THE PERCENTAGE OF THE SERVICE CHARGE FROM 14% TO 10%; AND 3) REDUCE THE TERM FROM 20 YEARS TO 10 YEARS

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

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

WHEREAS, the Entity owns certain property known as Block 15, Lot 26, Condo Unit C-0003, on the City's Official Tax map, and more commonly known by the street address of 465 Washington Boulevard, Jersey City, and more specifically described by metes and bounds, in the application [Property]; and

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

WHEREAS, on November 21, 2006, by the adoption of Ordinance 06-142, the applicant was granted a 20-year long term tax exemption; and

WHEREAS, on or about December 21, 2006, a Financial Agreement was executed between the City of Jersey City [City] and Monaco South Urban Renewal, LLC, [Entity] for a 47 story building, to contain approximately 277 market rate residential rental units and parking for the use of the residents only for approximately 213 cars [Original Project]; and

WHEREAS, on about August 28, 2007, the Jersey City Planning Board approved an amendment to its site plan to increase the number of residential units and parking spaces and change the proposed project so that it would contain approximately 281 residential rental units and parking, which is a limited common element, for the use of the residents only for approximately 223 cars; and

WHEREAS, Monaco South Urban Renewal, LLC, now applied to amend its tax abatement to:

1. reduce the term of the tax exemption from 20 years to 10 years; and
2. reduce the Annual Service Charge from 14% to 10% of Annual Gross Revenue, which sum is \$934,841, subject to statutory staged increases over the term of the tax exemption; and
3. increase the contribution to the City's Affordable Housing Trust Fund from \$415,500 to \$421,500; and

4. execute a Project Labor Agreement as required by Ordinance 07-123.

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

1. the current real estate taxes generate revenue of only \$70,628, whereas, the Annual Service Charge as estimated, will generate revenue of more than \$934,841, to the City and an additional sum of approximately \$46,742 to Hudson County;
2. it is expected that the Project will create approximately 200 jobs during construction and 7 new permanent jobs;
3. the Project will stabilize and contribute to the economic growth of businesses in the surrounding area;
4. the Project will further the overall redevelopment objectives of the Hudson Exchange Redevelopment Plan Area;
5. the City's impact analysis, on file with the Office of the City Clerk, indicates that the benefits of the Project outweigh the costs to the City; and

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

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

WHEREAS, Monaco South Urban Renewal, LLC, has initially complied with Executive Order 2002-005 concerning "Disclosure of Lobbyist Representative Status" by filing an appropriate letter in the Office of the City Clerk; and

WHEREAS, the amendment will not increase the term or build out period and will not reduce the amount of the Prepayment already paid.

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

A. The application of Monaco South Urban Renewal, LLC, an urban renewal company, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 1992, as amended and supplemented, N.J.S.A. 40A:20-1 et seq. a copy of which is on file in the office of the City Clerk, to amend the Financial Agreement to increase the number of residential units and parking spaces and amending the proposed development to approximately 281 residential rental units and parking, which is a limited common element, for the use of the residents only for approximately 223 cars, is hereby approved.

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

1. Term: the earlier of 13 years from the adoption of this Ordinance or 10 years from the date the project is Substantially Complete;
2. Annual Service Charge: each year the greater of:

- (a) the Minimum Annual Service Charge equal to \$934,841 upon Project Completion, whether or not the Project is occupied; or
 - (b) 10% of Annual Gross Revenue, which sum is estimated to be \$934,841, for 10 years; and which shall be subject to statutory staged increases over the term of the tax exemption.
3. Administrative Fee: 2% of the prior year's Annual Service Charge;
 4. County Payment: an additional 5% of the Annual Service Charge for remittance by the City to Hudson County;
 5. Affordable Housing Trust Fund: \$1,500 per unit x 281 units or \$421,500;
 6. Project: 47 story building consisting of approximately 281 market rate residential rental units and parking for the use of the residents only for approximately 223 cars;
 7. An obligation to execute a Project Employment and Contracting Agreement to insure employment and other economic benefits to City residents and businesses.
 8. An obligation to execute a Project Labor Agreement as required by Ordinance 07-123.
- C. The City Clerk shall deliver a certified copy of the Ordinance and Financial Agreement to the Tax Assessor and Director of the Division of Local Government Services.
- D. The application is on file with the office of the City Clerk. The Financial Agreement and Project Employment and Contracting Agreement shall be in substantially the form on file in the Office of the City Clerk, subject to such modification as the Business Administrator or Corporation Counsel deems appropriate or necessary.
- E. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- F. This ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- G. This ordinance shall take effect at the time and in the manner provided by law.
- H. The City Clerk and Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

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

JM/he
4/21/08

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required
Not Required

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

Ord. 08-058

ORDINANCE NO. 3.F. APR 23 2008 4.F



Ordinance amending a long term tax abatement and financial agreement for Monaco South Urban Renewal, LLC, which was approved by Ordinance 06-142, to 1) Reconfigure the building to decrease the number of residential units and increase the commercial space; 2) Decrease the percentage of the service charge from 14% to 10%; and 3) Reduce the term from 20 years to 10 years.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
APR 23 2008 7-1											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	ABSENT			GAUGHAN	✓			BRENNAN	✓		
SPINELLO	✓			FULOP		✓		FLOOD	✓		
LIPSKI	✓			RICHARDSON	✓			VEGA, PRES.	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
SPINELLO				FULOP				FLOOD			
LIPSKI				RICHARDSON				VEGA, PRES.			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
SPINELLO				FULOP				FLOOD			
LIPSKI				RICHARDSON				VEGA, PRES.			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
SPINELLO				FULOP				FLOOD			
LIPSKI				RICHARDSON				VEGA, PRES.			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

APR 23 2008

Adopted on first reading of the Council of Jersey City, N.J. on _____

Adopted on second and final reading after hearing on _____

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

APPROVED:

Robert Byrne, City Clerk

Mariano Vega, Jr., Council President

Date: _____

APPROVED:

*Amendment(s):

Jerramiah T. Healy, Mayor

Date _____

Date to Mayor _____

City Clerk File No. Ord. 08-059

Agenda No. 3.6 1st Reading

Agenda No. 4.6 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 08-059

TITLE: ORDINANCE ACCEPTING THE DEDICATION OF CERTAIN PROPERTY LOCATED AT THE SOUTHERLY PORTION OF MARIN BOULEVARD, INCLUDING ROADWAYS, SIDEWALKS, AND UTILITIES TO BE LOCATED THEREIN, WITHIN THE LIBERTY HARBOR NORTH REDEVELOPMENT PLAN AREA

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

WHEREAS, Peter Mocco, Liberty Harbor North, Inc., and Liberty Harbor Holding, LLC, [Redeveloper] are the owners of the lands within the Liberty Harbor North Redevelopment Area, which are the subject of this dedication; and

WHEREAS, the Jersey City Redevelopment Agency [JCRA] on behalf of the Redeveloper, and in accordance with the JCRA's agreements with the Redeveloper, desires to dedicate for use as a public right of way, certain land and improvements to be constructed thereon, located within the Liberty Harbor North Development Area described below; and

WHEREAS, the dedication of this land and the improvements to be constructed in accordance with City standards, shall be subject to the terms and conditions of a Maintenance and Utilities Agreement; and

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

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

1. A portion of the land, improvements and appurtenances to be constructed thereon, located within the Liberty Harbor Redevelopment Area, and more particularly depicted on the map on file in the office of the City Clerk and identified as Exhibit A, and more accurately described by metes and bounds on file in the office of the City Clerk and identified as Exhibit B, (being referred to as the Roadways and Improvements):

to the extent not already accepted and dedicated as a public right of way, be and is hereby accepted and dedicated as a public right of way.

2. The acceptance of this dedication shall be subject to the following terms and conditions:

Upon adoption of the within Ordinance, the execution of a Maintenance and Utilities Agreement and the provision to the City of a performance guarantee in an amount equal to the estimated cost of constructing the Improvements in accordance with City standards. Upon construction of the Improvements, a one (1) year maintenance bond for the Roadways and Improvements. During the one (1) year period following completion, any deficiencies

ORDINANCE ACCEPTING THE DEDICATION OF CERTAIN PROPERTY LOCATED AT THE SOUTHERLY PORTION OF MARIN BOULEVARD, INCLUDING ROADWAYS, SIDEWALKS, AND UTILITIES TO BE LOCATED THEREIN, WITHIN THE LIBERTY HARBOR NORTH REDEVELOPMENT PLAN AREA

in workmanship and design which threaten the structural integrity of the Roadways and Improvements or create a risk to public safety, shall be promptly corrected, upon receiving written notice of such deficiencies from the Municipal Engineer. All other deficiencies shall be corrected at the end of the one (1) year period. Thereafter, the City shall be responsible for the structural maintenance of the Roadways and Improvements which are the subject of this dedication.

3. The Mayor or Business Administrator is hereby authorized:

- a) subject to such modification as deemed necessary or appropriate by the City's Corporation Counsel, execute an agreement entitled "Roadways and Municipal Utilities Dedication Agreement" which will contain the terms and conditions of this dedication; and
- b) subject to approval and acceptance by the City's Corporation Counsel, execute any and all documents appropriate or necessary to accomplish the dedication of the aforementioned lands and improvements.

4. This dedication shall be subject to all easements affecting the property recorded in the office of the Hudson County Register for the benefit of public or private entities for the purpose of operating an maintaining, inspecting, protecting, repairing, replacing or reconstructing any existing water, sewer or utility lines including cable television wires and poles, together with the right of ingress and egress at all times for such purposes and all other purposes in connection with or any way relating to an entity's use or operation of water, sewer or utility lines.

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.

JM/he
4/23/08

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required

Not Required



April 23, 2008

Job No. 502050000100

**DESCRIPTION OF ROAD DEDICATION
LOTS 27D (12) AND 51, BLOCK 60
SITUATED IN
CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY**

BEGINNING at a point on the Southern terminus of Luis Munoz Marin Boulevard. Said point being South 08 degrees 16 minutes 50 seconds West, a distance of 490.90 feet measured along the Westerly line of Luis Munoz Marin Boulevard from its intersection with the Westerly line of Grand Street. Thence running.

1. South 81 degrees 56 minutes 10 seconds East, a distance of 53.75 feet measured along the Southerly terminus of Luis Munoz Marin Boulevard to a point; thence
2. South 08 degrees 16 minutes 50 seconds West, a distance of 739.00 feet through Lot 51, Block 60 to a point; thence
3. North 81 degrees 43 minutes 10 seconds West, a distance of 51.75 feet to a point; thence
4. North 08 degrees 16 minutes 50 seconds East, a distance of 129.69 feet to a point on the Southerly line of Lot 27D (12), Block 60; thence
5. North 81 degrees 54 minutes 04 seconds West, a distance of 8.25 feet measured along the Southerly line of Lot 27D (12), Block 60 to a point; thence
6. North 08 degrees 16 minutes 50 seconds East, a distance of 40.00 feet through Lot 27D (12), Block 60 to a point on the Northerly line of said lot; thence
7. South 81 degrees 54 minutes 04 seconds East, a distance of 6.25 feet to a point; thence
8. North 08 degrees 16 minutes 50 seconds East, a distance of 569.11 feet measured along the Easterly line of Lot 27A (11), Block 60 to the point and place of **BEGINNING**.

Containing 39,706 Square Feet = 0.91 Acres

Prepared By:

LGA ENGINEERING, INC.

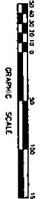
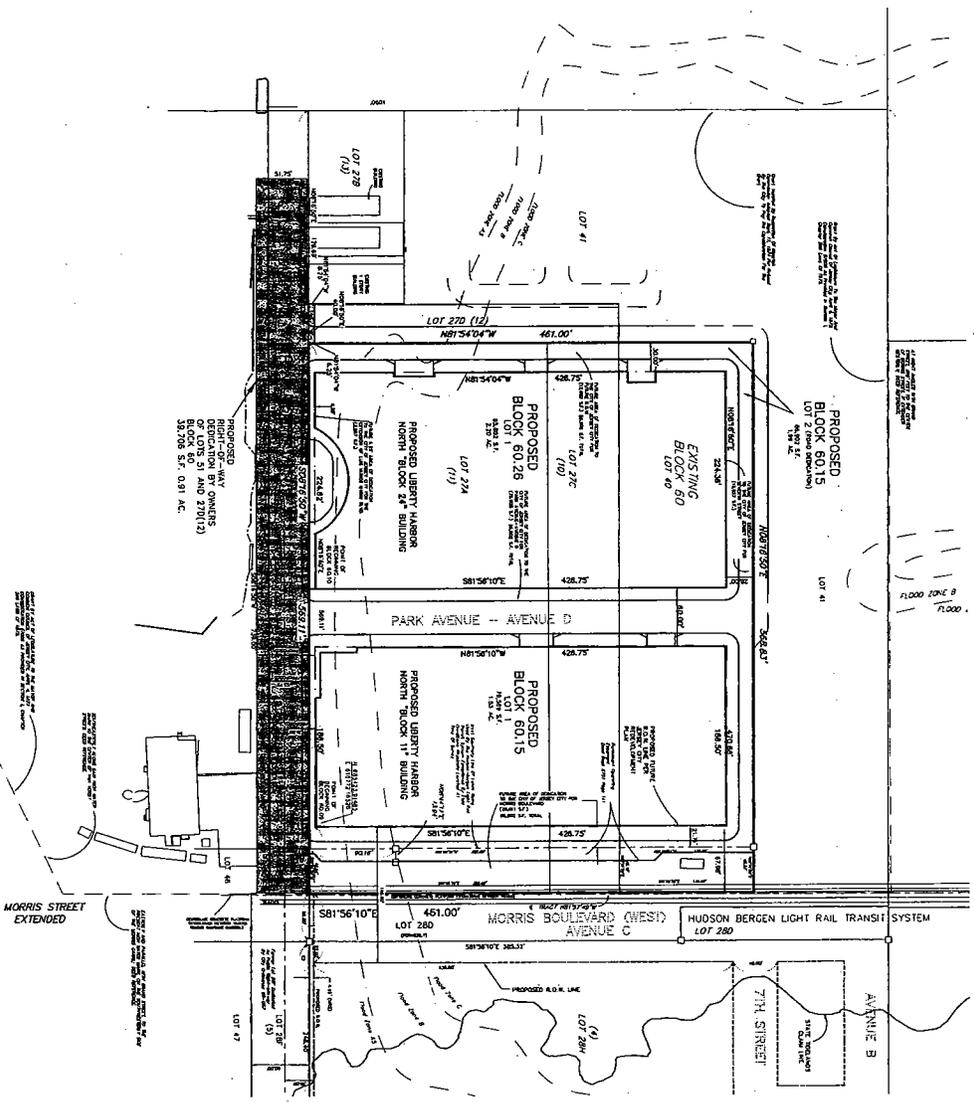


R. Niels Sperling
Professional Land Surveyor
New Jersey License No. 27503

<input type="checkbox"/>	750 Vassar Avenue	Lakewood, NJ 08701	P 732.961.2162	F 732.961.2163
<input type="checkbox"/>	40 Clinton St., 6th Floor	Newark, NJ 07102	P 973.622.6317	F 973.622.6344
<input type="checkbox"/>	51 Port Terminal Blvd.	Bayonne, NJ 07002	P 201.858.3700	F 201.858.3733

NOTES:
 1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

PLAN VIEW - PARK STREET SIDE



 IGA ENGINEERING, INC. 1000 ROUTE 100 SUITE 100 HOBOKEN, NJ 07030 TEL: 201-741-1000 FAX: 201-741-1001 WWW.IGA-ENR.COM		DATE: 11/22/06 SCALE: 1"=50' DRAWN BY: [Signature] CHECKED BY: [Signature] DESIGNED BY: [Signature] INTERVIEW BY: [Signature]
LIBERTY HARBOR NORTH "BLOCK 24" SKETCH OF RIGHT-OF-WAY DEDICATION LUIS MUNOZ MARIN BOULEVARD		SHEET NO. 1 OF 1 SHEET 1 OF 1

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

Ord. 08-059

ORDINANCE NO. 3.G. APR 23 2008 4.G.

TITLE:

Ordinance accepting the dedication of certain property located at the southerly portion of Marin Boulevard including roadways, sidewalks, and utilities to be located therein, within the Liberty harbor North Redevelopment Plan Area.



RECORD OF COUNCIL VOTE ON INTRODUCTION											
APR 23 2008 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO		ABSENT		GAUGHAN	✓			BRENNAN	✓		
SPINELLO	✓			FULOP	✓			FLOOD	✓		
LIPSKI	✓			RICHARDSON	✓			VEGA, PRES.	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
SPINELLO				FULOP				FLOOD			
LIPSKI				RICHARDSON				VEGA, PRES.			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
SPINELLO				FULOP				FLOOD			
LIPSKI				RICHARDSON				VEGA, PRES.			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
SPINELLO				FULOP				FLOOD			
LIPSKI				RICHARDSON				VEGA, PRES.			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on APR 23 2008

Adopted on second and final reading after hearing on _____

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

APPROVED:

Robert Byrne, City Clerk

Mariano Vega, Jr., Council President

Date: _____

APPROVED:

*Amendment(s):

Jerramiah T. Healy, Mayor

Date _____

Date to Mayor _____