

City Clerk File No. Ord. 08-120

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 08-120

**TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING
THE NEWARK AVENUE DOWNTOWN REDEVELOPMENT PLAN**

WHEREAS, the Municipal Council of the City of Jersey City, authorized the Jersey City Planning Board to conduct a preliminary investigation and hold a public hearing to determine if the area known as the Newark Avenue Downtown Study Area meets the statutory criteria necessary to be declared an area in need of redevelopment, pursuant to NJSA 40A:12A-1 et seq., and/or an area in need of rehabilitation, NJSA 40A:12A-14; and

WHEREAS, This determination was made by Resolution 07-367 of the Jersey City Municipal Council following a recommendation by the Jersey City Planning Board; and

WHEREAS, the Municipal Council, upon the recommendation of the Jersey City Planning Board has determined that the Newark Avenue Downtown Study Area is "an area in need of redevelopment"; and

WHEREAS, the Planning Board, at its meeting of August 5, 2008 recommended to the Municipal Council the Newark Avenue Downtown Redevelopment Plan, Dated August 5, 2008, as the guide to future redevelopment of the Study Area; and

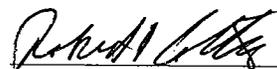
WHEREAS, the Newark Avenue Downtown Redevelopment Plan provides for redevelopment that maximizes the health, safety, and welfare of the community; and

WHEREAS, a copy of the Newark Avenue Downtown Redevelopment Plan is attached hereto and made a part hereof, and is available for public inspection at the office of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ, and the Division of City Planning, 30 Montgomery Street, Suite 1400, Street, Jersey City, NJ;

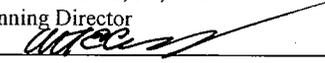
NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the Newark Avenue Downtown Redevelopment Plan be, and hereby is, adopted.

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, AICP
Planning Director

APPROVED AS TO LEGAL FORM

APPROVED: 

Corporation Counsel

APPROVED: _____

Business Administrator

Certification Required

Not Required

Summary

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING THE NEWARK AVENUE DOWNTOWN REDEVELOPMENT PLAN

This ordinance adopts a redevelopment plan for the Newark Avenue Downtown Study Area. Its goal is to rehabilitate and re-use the existing Newark Avenue buildings recognizing and retaining the size, scale, and architectural merit of the existing buildings. New construction is also permitted, and there are bonus provisions for additional floor area and building height. A central component of the plan is the establishment of a mid-block Paseo, also known as a laneway, for public pedestrian access and public outdoor café dining to be located on Block 240, Lot H.

Located in the Downtown section of the City, the Study Area consists of two (2) tax blocks, as well as the rights-of-ways of all adjoining streets. The Study Area is bounded by Grove Street on the east, Christopher Columbus Drive on the South, Newark Avenue of the north, and Jersey Avenue to the west. The specific Tax Blocks are identified as Block 274 and Block 240.

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

Ord. 08-120

ORDINANCE NO. 3.A. AUG 2 0 2008 4.A.

TITLE:



Ordinance of the Municipal Council of the City of Jersey
City adopting the Newark Avenue Downtown
Redevelopment Plan.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
AUG 2 0 2008 9-0											
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 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 AUG 2 0 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. 08-121

Agenda No. 3.B 1st Reading

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



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 08-121

TITLE:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING
AMENDMENTS TO THE VILLAGE STUDY AREA REDEVELOPMENT PLAN**

WHEREAS, the Municipal Council of the City of Jersey City adopted the Village Study Area Redevelopment Plan in January 1980, amended the Plan in June 1980, November 1983, January 1999, and again amended the Plan in November 2005; and

WHEREAS, the Planning Board, at its meeting of August 5, 2008, determined that the Village Study Area Redevelopment Plan would benefit from amendments, including use and bulk standards which would ensure development compatible with the existing neighborhood character; and

WHEREAS, the Planning Board, at its meeting of August 5, 2008, also determined that the Village Study Area Redevelopment Plan contained maps which were outdated, and revised maps reflecting current lot configurations should be provided; and

WHEREAS, the Planning Board, at its meeting of August 5, 2008, also recommended that the Municipal Council amend the Village Study Area Redevelopment Plan to provide the new use and bulk standards; and

WHEREAS, a copy of the Planning Board's recommended amendments to the Village Study Area Redevelopment Plan is attached hereto, and made a part hereof, and is available for public inspection at the office of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the aforementioned amendments to the Village Study Area Redevelopment Plan be, and hereby are, adopted.

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, AICP
Director, Division of City Planning

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: Carl Zappalà

APPROVED: _____

Business Administrator

Certification Required

Not Required

ORDINANCE FACT SHEET

1. Full Title of Ordinance:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
ADOPTING AMENDMENTS TO THE VILLAGE STUDY AREA REDEVELOPMENT**

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

Carl Czaplicki, Director of Housing, Economic Development, and Commerce

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

This ordinance updates the Village Study Area Redevelopment Plan by modifying use and bulk standards which will allow for development compatible with the existing neighborhood character, and revises the area maps to reflect existing lot configurations.

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

Currently, the Plan is outdated and requires uses and setbacks which are not in keeping with the greater Village Study Area as it was developed over the past twenty years. Changes will ensure compatible development on the remaining vacant or underutilized lots.

5. Anticipated Benefits to the Community:

Will encourage development on remaining lots in the Area which is in keeping with the neighborhood.

6. Cost of Proposed Plan, etc.:

\$0.00. Plan was prepared by Division of City Planning staff.

7. Date Proposed Plan will commence:

Upon Adoption.

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:

I Certify that all the Facts Presented Herein are Accurate.

Robert D. Cotter
Division Director

August 12, 2008
Date

Carl Czaplicki
Department Director Signature

8/12/08
Date

Summary Sheet:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY
CITY ADOPTING AMENDMENTS TO THE VILLAGE STUDY AREA
REDEVELOPMENT PLAN**

This ordinance adjusts the use and bulk standards of the Village Study Area Redevelopment Plan in order to ensure future development compatible with the neighborhood. Additionally maps are revised to reflect current lot configurations.

VILLAGE STUDY AREA REDEVELOPMENT PLAN

Material indicated by strikethrough ~~like this~~ is existing material that is intended to be deleted.

Material indicated by bold italic ***like this*** is new material that is intended to be enacted.

JANUARY, 1980
AMENDED: JUNE, 1980
AMENDED: NOVEMBER, 1983
AMENDED: JANUARY 13, 1999 : Ord 98-167
AMENDED: NOVEMBER 22, 2005 : Ord 05-160
DRAFT: JULY 24, 2008

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DESCRIPTION OF PROJECT

VILLAGE STUDY AREA BOUNDARY DESCRIPTION

BEGINNING at the point of intersection of the centerlines of Columbus Drive and Varick Street, thence in, a Westerly direction along the centerline of Columbus Drive to the point of its intersection with the centerline of Brunswick Street, thence in a northerly direction along the centerline of Brunswick Street to the point of its intersection with the centerline of First Street, thence in an easterly direction along the centerline of First Street to the point of its intersection with the extended western lot line of Lot 33, Block 384, thence in a northerly direction along the extended western lot line of Lot 33, Block 384 to the point of its intersection with the center block line of Block 384, thence in an easterly direction along the center block line of Block 384 to the point of its intersection with the eastern lot line of Lot 45 Block 384, thence in a southerly direction along the extended eastern lot line of Lot 45 to the point of its intersection with the centerline of First Street, thence in an easterly direction along the centerline of First Street to the point of its intersection with the centerline of Monmouth Street, thence in a northerly direction along the centerline of Monmouth Street to the point of its intersection with the centerline of Second Street, thence in an easterly direction along the centerline of Second Street to the point of its intersection with the centerline of Newark Avenue, thence in a easterly direction along the centerline of Newark Avenue to the point of its intersection with the centerline of Coles Street, thence in a southerly direction along the centerline of Coles Street to the place and point of BEGINNING.

II. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

Renewal activities of the Village Study Area will be undertaken in conformity with, and will be designed to meet the following goals and objectives.

- 1) To comprehensively redevelop The Village Study Area by the elimination of negative and blighting influences and by providing new construction and site improvements where appropriate.
- 2) To provide for a variety of residential uses and housing types for both existing residents and prospective new occupants.
- 3) To provide for the improvement of the functional and physical layout of the project area for complete redevelopment and the removal of impediments for land disposition.
- 4) To provide construction related jobs and permanent jobs through the construction of new housing and public improvements.
- 5) To construct new housing for home ownership through a combination of private development financing and the selective use of public assistance.
- 6) To provide for the overall improvement of traffic circulation through the elimination of unnecessary streets wherever possible, and the development of new vehicular and pedestrian circulation systems which provide for the separation of vehicular and pedestrian traffic as well as to provide for the maximum use of public transportation.
- 7) To provide for the maximization of private investment through the attraction of qualified developers capable of securing private financing commitments.

- 8) To provide for the stabilization and the increase of the tax base of the project area and the entire city by redeveloping non-revenue producing areas and by re-establishing investment confidence on the part of existing and future residents both within the area and in contiguous neighborhoods.
- 9) To provide for the coordination of redevelopment activities to promote a uniform attack on blight which reinforces already existing renewal and improvement programs in adjacent areas in accordance with a plan that integrates the Village Study Area with the existing physical and social fabric of the City of Jersey City.
- 10) To provide where necessary site improvements for both proposed and existing residential uses including new streets and sidewalks, street realignment, off-street parking, open space, pedestrian malls, recreational areas, and new trees, where appropriate.
- 11) To maximize developer participation and contribution to the Village Redevelopment Plan.

III. TYPES OF PROPOSED REDEVELOPMENT ACTIONS

It is proposed to substantially improve and upgrade the Village Study Area through a combination of redevelopment actions. These will include but not be limited to: 1) clearance of dilapidated structures; 2) retention and construction of sound compatible uses; 3) assembly into developable parcels the vacant and underutilized land now in scattered and varied ownership; and 4) provisions for a full range of public infrastructure necessary to service and support the new community.

IV. BUILDING DESIGN OBJECTIVES FOR NEW CONSTRUCTION

- A) All structures within the project area shall be situated with proper consideration of their relationship to other buildings, both existing and proposed, in terms of light, air and usable open space, access to public right-of-ways and off-street parking, height and bulk.
- B) Groups-of related buildings shall be designed to present a harmonious appearance in terms of architectural style and exterior materials.
- C) Buildings should be designed so as to be attractive from all vantage points.
- ~~D) Building setbacks should be varied to the extent practicable in order to provide an interesting interplay of buildings and open spaces.~~

V. SPECIFIC OBJECTIVES

A) Submission of Redevelopment Proposals

Prior to commencement of construction, architectural drawings, specifications and site plans for the construction of improvements to the redevelopment area shall be submitted by the developers for review and approval by the Planning Board of the City of Jersey City, ~~and the Board of Commissioners of the Jersey City Redevelopment Agency.~~

Site plan review shall be conducted by the Jersey City Planning Board pursuant to NJS 40:SSD-1 et seq. Site plan review shall consist of a preliminary site plan application and a final site plan application. Site plan review shall be conducted by the Planning Board, pursuant to NJS 40:55D-1 et. seq., *pursuant to the requirements of the Jersey City Land Development Ordinance and this Plan. Final site plan approval for any phase may be conditioned upon submission of performance guarantees for unfinished site improvements in accordance with NJS 40:55D-53.* ~~Preliminary site plan approval shall entitle an applicant to building permits. Final site plan approval applications shall not be submitted unless or until a development is substantially completed. No Certificate of Occupancy of any type shall be issued for such development unless and until the Planning Board of the City of Jersey City has given final site plan approval. As part of the final site plan approval process, the Jersey City Planning Board may require a developer to furnish performance guarantees pursuant to NJS 40:SSD-~~

53.—Such performance guarantees shall be in favor of the City of Jersey City and in the form approved by either the Corporation Counsel of the City of Jersey City or the Attorney for the Jersey City Planning Board, *as determined by the Planning Board.*

The amount of such performance guarantees shall be determined by the City Engineer and shall be sufficient to assure completion of improvements within one (1) year of final site plan approval.

Any subdivision of lots and parcels of land within the Redevelopment Area shall be in accordance with the requirements of this Plan and the Land *Development* ~~subdivision~~ Ordinance of the City of Jersey City.

B) Adverse Influences

No use or re-use shall be permitted, which when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, obnoxious dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

C) Restriction of Occupancy or Use

There shall be no restriction of occupancy or use of any part of the project area on the basis of race, creed, color or national origin.

D) Circulation and Open Space Design Objectives

Unless paved, all open space areas shall be landscaped and maintained in an attractive condition.

Open spaces for both residential rehabilitation and new construction shall be provided where feasible and be so located as to provide for maximum usability by tenants *occupants* and to create a harmonious relationship of buildings and open space throughout the project area.

Sidewalk areas shall be adequately provided for the movements of pedestrians through and around the site.

Sidewalk areas shall be attractively landscaped and durably paved and shall be provided with adequate lighting.

Trees ~~and shrubs~~ shall be planted along the curbline at not less than 30 foot centers ~~or in groupings~~, in a regularly spaced pattern to further increase the aesthetic quality of redevelopment activities.

Areas designated as improved open space shall be in addition to all parking, ~~loading~~, yard and setback requirements.

E) Off-Street Parking and Loading Objectives

Off-street parking and loading areas shall be coordinated with the public street system serving the project area in order to avoid conflicts with through traffic or obstruction to pedestrian walks and thoroughfares.

Any surface parking facilities shall be landscaped; large concentration of parking shall be avoided; poured-in-place concrete curbing shall be used in parking areas to prevent vehicles from encroaching upon planted area.

All parking and loading areas abutting streets or residential zones shall be landscaped about their periphery with berms, shrubs, trees and/or ground cover.

All required parking and loading areas shall be provided off-street. All such parking and loading areas shall be graded, paved with a durable dust-free surface, adequately drained, well landscaped, and all access points shall be defined and limited in accordance with the zoning ordinance of the City of Jersey City.

All driveways shall be paved in accordance with the Zoning Ordinance of the City of Jersey City.

~~Minimum~~ **Maximum** Driveway width:

One way	- 10 feet
Two way	- 20 feet
Private Parking	- 10 feet for 1 & 2 family units.

F) Landscape Design Objectives

All open space, including yards, shall be landscaped with lawns, trees, shrubbery and other appropriate plant material unless said open space is specifically designated for other activities which require paving or other treatment. All screen planting shall be evergreen and only species with proven resistance to the urban environment in this area will be acceptable. Screen planting shall be a minimum of four (4) feet high *at time of* planting. Material shall be planted balled and burlaped and be heavy and of specimen quality as established by the American Association of Nurserymen. At initial planting the material shall provide an opaque screen from the top of the shrub to within six (6) inches of grade. Other plant materials shall be heavy, and of specimen quality determined as above. All

trees shall be a minimum of three and one-half (3 ½) inches in caliper. All plants, trees and shrubs shall be installed in accordance with the *Land Development Ordinance* Division of Planning planting schedules.

G) Interim Uses

~~Interim uses may be established, subject to agreement by the developers with the Planning Board that such uses will not have an adverse effect upon existing or contemplated development during the interim use period.~~

H) Underground Utility Placement

~~All utility distribution lines and utility service connections from such lines to the project areas individual uses shall be located underground where feasible.~~

VI. GENERAL PROVISIONS

- A) The regulations and controls in this section (Section VI General Provisions) will be implemented, where applicable, by appropriate covenants, or other provisions or agreements for land disposition and conveyance executed pursuant thereto.
- ~~B) The redeveloper shall begin and complete the development of the land and the construction of improvements agreed upon in the disposition contract within a reasonable amount of time as determined in the said disposition contract between the Jersey City Redevelopment Agency and the designed redevelopers.~~
- ~~C) The redeveloper shall agree to retain the interest acquired in the project land until the completion of the construction and development in the area required by this plan and the disposition instruments, and the redeveloper shall further agree not to~~

~~sell, lease, or otherwise transfer the interest acquired or any part thereof without prior written approval of the Jersey City Redevelopment Agency.~~

~~**D)** No covenant, lease, conveyance or other instrument shall be affected or executed by the Jersey City Redevelopment Agency or by a redeveloper or any of his successors or assignees, whereby land within the project area is restricted by the Jersey City Redevelopment Agency or the redeveloper upon the basis of race, creed, color, or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments.~~

~~**B) E)** No building shall be constructed over an easement in the project area without prior written approval of the Jersey City Redevelopment Agency *Municipal Engineer*.~~

~~**F)** The Jersey City Redevelopment Agency and The Jersey City Planning Board shall specifically reserve the right to review and approve the Redevelopers' plans and specifications with respect to their conformance to the Redevelopment Plan. Such a review shall be on the basis of a site plan and/or construction plans submitted to both departments. No additional construction or alteration of existing or proposed construction shall take place until a site plan reflecting such additional or revised construction shall have been submitted to, and approved by, both the Jersey City Redevelopment Agency and the Planning Board. This pertains to revisions or additions prior to, during and after completion of the improvements.~~

~~**C) G)** The provisions of this Plan specifying the redevelopment of the project area~~

and the requirements and restrictions with respect thereto shall be in effect for a period of forty (40) years from the date of approval of this plan by the City Council of the City of Jersey City.

D) H) All residential redevelopment proposals and construction plans shall meet applicable F.H.A. and/or H.F.A. minimum room size requirements prior to approval by the ~~Redevelopment Agency~~ and the Planning Board.

~~I) Footprints of existing non-conforming buildings of record shall be exempt from Area and Bulk standards, except that these buildings may not enlarge or increase height or FAR. In addition, they are not exempt from parking requirements.~~

E) J) Existing non-conforming buildings of record with lot frontage on Newark Avenue are exempt from parking requirements.

F) K) Deviation Requests. The Planning Board may grant deviations from the regulations contained within this Plan, where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation pursuant to this Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer or redeveloper of such property. The Planning Board may also grant a deviation from the regulations contained within this Plan related to a specific piece of property where the purposes of this Plan would be advanced by such deviation from the strict application of the requirements of this

Plan, and the benefits of granting the deviation would outweigh any detriments. The Planning Board may grant deviations from the requirements for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within this Plan, if the literal enforcement of one or more provisions of the Plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to the site. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of this Plan. No deviations may be granted which will result in permitting a use that is a prohibited use within this Plan. An application requesting a deviation from the requirements of this Plan shall provide public notice of such application in accordance with the public notice requirements set forth in NJSA 40:55D-12.a & b.

VII. GENERAL LAND USE PLAN

A) Land Use Map

Proposed Land Uses shall be shown on Map C: "Land Use Map"

B) Land Use Provisions and Building Requirements – Village I District

a. Permitted Principal Uses

- ~~— Detached dwelling units~~
- ~~— Dwelling units with two dwelling units~~
- 1 and 2 family townhouses and rowhouses *except on Newark Avenue*
- ~~— Garden apartments~~
- Medium-rise apartment *buildings, limited to lots with Newark Avenue frontage*
- Public and quasi-public uses
- ~~— Duplex townhouses~~
- ~~— Condo apartment complex~~
- Retail sales, *restaurants (categories one and two) activities limited to and/or Professional Offices and related services required on and limited to the ground and 2nd floors of Apartment Buildings on Newark Avenue & Second Street.*
- ~~— Professional Offices and related services, both limited to the ground floor on Newark Avenue.~~

b. Permitted Accessory Uses Permitted

- Private garages
- Off-street parking
- Recreation areas as part of a residential development
- Fences and walls
- Designed open space

C) ~~—~~ Conditional Uses

- ~~— Professional offices as a home occupation~~
- ~~— Public utilities~~
- ~~— Parking areas as principal uses~~

C) ~~—~~ Regulations and Controls

Parcels designated residential shall be designed utilizing ~~various~~ **primarily brick and masonry** materials to form a compatible overall architectural scheme. **No EIFS is permitted.**

Designed open space shall be developed as an integral part in the overall design scheme.

Where any questions arise in terms of definitions or terminology the Zoning Ordinance of the City of Jersey City shall govern.

Medium-rise Apartment **buildings** shall limit retail sales activities to the ground floor **and mezzanine**, and provide separate ingress and egress for the residential uses.

One and two family townhouses and rowhouses shall be defined as attached structures in a row of similar structures containing one or two dwelling units.

Offices as a home occupation shall be defined as places for the transaction of business where reports are prepared, records kept, and services rendered, but where no retail sales are offered, and shall be limited to licensed doctors, lawyers, architects, engineers and planners.

D) ~~E)~~ Maximum Height

- ***The height of any existing residential building shall not be increased or altered in any way such as by the addition of any additional stories or added ceiling or roof height. Vertical expansion beyond the height of original construction of any home in the Area is prohibited.***
- ***All new 1- and 2-family townhouses and rowhouses, residential uses four (4) stories or ~~forty (40) feet.~~***
- ***Medium-rise Apartment buildings and mixed use buildings and Condo apartment complex shall not exceed five (5) stories ~~4 stories from grade where on-site parking is not required; 5 stories where on-site parking is required and provided regardless of whether parking level is below, at, or above grade.~~***
- ***Public or quasi-public four (4) stories or forty (40) feet except that said building may have additional stories up to sixty (60) feet in height over not more than fifty (50) percent of the foundation area. 4 stories from grade where on-site parking is***

not required; 5 stories where on-site parking is required and provided regardless of whether parking level is below, at, or above grade.

- *Minimum floor-to-ceiling height for ground floor retail – 12 feet, and to match adjacent where appropriate*

Minimum floor-to-ceiling height for residential uses (excluding garages) – 9 feet

Maximum floor-to-ceiling height for residential uses (excluding garages) – 12 feet

E) F) Area, Yard and Bulk

- 1) ~~Detached dwellings and dwellings with two dwelling units.~~

Maximum Building Coverage	60%
Minimum Lot Width	25 feet
Minimum Lot Depth	75 feet
Minimum Lot Area	2,500 sq. ft.
Maximum Density	25 dwelling units per acre
Minimum Yards	Front 5 feet
	Side 5 feet
	Rear 10 feet

- 1.2) One and two family townhouses and rowhouses

<i>Minimum lot width</i>	<i>20 feet</i>
Maximum building Coverage	40% 75%
Minimum Lot Area	1,600 sq. ft.
Maximum Density	35 dwelling units per acre
Minimum Yards Front	<i>5 feet prevailing</i>
Side	0 feet
Rear	20 feet

- 3) ~~Garden Apartments~~

Maximum Building Coverage	30%
Minimum Lot Width	150 feet
Minimum Lot Depth	100 feet
Minimum Lot Area	15,000 sq. ft.
Maximum Density	25 dwelling units per acre
Minimum Yards	Front 5 feet
	Side 10 feet
	Rear 20 feet

- 2. 4) ~~Medium Rise Apartment Buildings (limited to lots with Newark Avenue frontage)~~

Maximum Building Coverage	25%
Minimum Lot Width	200 25 feet

Minimum Lot Depth		100 feet
Minimum Lot Area		20,000 2,500 sq. ft.
Maximum Density		60 dwelling units per acre
Minimum Yards	Front	5 0 feet
	Side	5-0 feet
	Rear	25 15 feet

3. ~~5)~~ Public and Quasi Public Uses

Maximum Building Coverage		30%
Minimum Lot Width		100 feet
Minimum Lot Depth		100 feet
Minimum Lot Area		10,000 sq. ft.
Minimum Yards	Front	5 feet
	Side	10 feet
	Rear	10 feet

~~6)~~ Condo Apartment Complex

Maximum Building Coverage		60%
Minimum Lot Area		15,000 sq. ft.
Maximum Density		75 units per acre

F) Minimum Off-Street Parking

No on-site parking is required for existing uses, or for adaptive reuse of existing buildings.

No parking is required for lots 0 – 4,999 square feet in lot area.

Curb cuts are prohibited on Newark Avenue.

Where feasible, parking is to be set partially or wholly below grade.

Any at- or above-grade parking garage in an Apartment or Mixed-use building shall be screened so as not to give the apparent perception of garage space from all street Rights-of-Ways. All ground floor parking and mechanical related areas shall be wrapped along the exterior by occupied active building uses, such as commercial storefronts and residential units, excepting the location of the vehicular entry and exit and stairways or elevator shafts that serve the parking structure. Utility rooms may occupy no more than fifteen (15%) percent of any single façade.

Parking is required for new construction on lots over 10,000 square feet, subject to the following requirements:

- 1.) All residential uses shall provide off-street parking at a ratio of not less than one (1) space per each dwelling unit ***for townhouses and 0.5 spaces per dwelling unit for apartment buildings.***, ~~except that Condo apartment complex shall provide .50 parking space per newly constructed residential unit and that any rehabilitated residential unit within such Condo apartment complex shall be exempt from the minimum parking requirements.~~
- 2) Professional offices ***as part of ground and 2nd floors of*** ~~as a home occupation or as part of the ground floor area of garden apartment complexes~~ ***Apartment buildings:*** shall provide off-street parking at a ratio of not less than one (1) space per each ~~three hundred (300)~~ ***one thousand (1,000)*** square feet of gross floor area devoted to the professional occupation.
- 3) Retail sales as part of the ground ***and 2nd*** floors of ~~Medium Rise Apartment buildings~~ shall provide off-street parking at a ratio of one (1) space per ~~300~~ ***six hundred (600)*** square feet gross floor area devoted to commercial use, ***excluding the first 5,000 square feet.***

For lots 5,000 through 9,999 square feet, parking standards shall be 50% (fifty percent) of that required for lots 10,000 square feet and more.

***Example: townhouse – 0.5 parking spaces/unit
 Apartment building unit – 0.25 parking spaces/unit
 Professional offices – 1 space/ 2,000 square feet (as described)
 Retail sales – 1 space per 1,200 square feet (as described)
 excluding the first 5,000 square feet.***

~~4) Public and quasi-public uses shall provide off-street parking at a ratio of not less than one (1) space per each six hundred (600) square feet of gross floor area plus one (1) space per each employee assigned to that use.~~

G) H) Minimum Off-Street Loading

Off-street loading shall conform to Article IV of the Zoning Ordinance of the City of Jersey City.

H) I) Maximum Sign Areas Signage

- 1) ***Retail sales, professional office, and restaurant uses as part of the ground floor within Apartment Buildings:***
 - a. ***Band signs in the sign band area above the display window(s) are permitted. Band signs shall display the name and/or logotype of the store only. One sign is permitted per building. Maximum sign area shall be twenty (20) square feet or fifteen percent (15%) of the ground floor façade area, whichever is less. The content of the band sign shall occupy no more than two-thirds (2/3) of the total width of the sign band. Band signs shall be illuminated at night. Attached wall signs shall be limited to the building's sign band. The sign band shall be limited to an area not less than ten (10) feet and not greater than fifteen (15) feet above grade level. In addition, all signs shall set back a minimum of two (2) feet from each side of the building. Sign lettering within the sign band may also be applied directly onto the building surface, rather than onto a sign board.***
 - b. ***Window signage is permitted but may not exceed twenty five percent (25%) of the total glazed area of a storefront or of any individual window. Signage shall be calculated into the maximum building signage area.***
 - c. ***Buildings with a secondary façade or corner lots are permitted additional signage on such frontages, consistent with the above guidelines but dimensions not to exceed one-half (1/2) the width of the primary façade signage.***
- 2) ***Signage for apartment buildings is limited to a Nameplate or awning identification, not to exceed two (2) square feet.***
- 3) ***Public and quasi-public uses shall be permitted one (1) attached sign not to exceed twelve square feet either***

~~attached or free standing.~~

- 4) ~~Retail sales as part of the ground floor within Medium Apartment shall be Permitted one (1) sign not to exceed more than fifteen (15) percent of the first story facade to which it is attached.~~

~~Professional offices as a home occupation shall be permitted one (1) sign either attached or free standing not to exceed two (2) square feet.~~

I) Canopies/Awning

Retail storefronts may have canopies/awnings of the owner's preference, provided that all canopies/awnings on that building are of the same fabric, and no vinyl is used. Canopies/awnings must allow for a minimum of seven (7) feet clearance from the lowest point of the canopy/awning to the ground and must extend horizontally from the vertical surface of the building no more than three (3) feet six (6) inches. The vertical distance from the top to the bottom of any canopy or awning shall not exceed four (4) feet, including valance. The canopy/awning must be permanently attached to the building. Signage on the canopy/awning is limited to the street number (example: "100", not "100 Newark Avenue"), and/or the name and/or logotype of the store only. Canopy/Awning signage may be used in place of, but not in addition to, sign band signage, and area of canopy/awning signage must be calculated into the maximum building signage area.

J) Security Gates

Security gates shall be power operated, open linkage and placed on the interior of the window glass and/or entry door(s) of ground floor spaces. Solid, full metal security gates are expressly prohibited.

VIII. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

- A) The various elements of this Redevelopment Plan set forth above are in compliance with the requirements of State and Local Law and there are no additional requirements with respect to a Redevelopment Plan which have not been complied with.
- B) The Redevelopment Plan contains all provisions necessary to fulfill statutory requirement of the City of Jersey City.
- C) The Redevelopment Plan proposes to attain identifiable local objectives as to appropriate land use, density of population, improved public utilities traffic circulation recreational and community improvements, other public renovations.
- D) The following text referencing provisions for the temporary relocation and permanent housing of persons residing within the Village Study Area Redevelopment Project is presented to comply with statutory requirements of the State of New Jersey. The City of Jersey City through the services of the Jersey City Redevelopment Agency staff will provide displaced families and individuals with the opportunity of being relocated into decent, safe, and sanitary housing which is within their financial means.

This office will be staffed by qualified personnel who will actively assist the families and individuals being displaced in finding adequate accommodations. All families and individuals being displaced will be interviewed to determine their re-housing requirements.

In addition, a list of privately owned houses and apartments which have been inspected and certified as being safe, decent, and sanitary will be maintained by

the relocation staff from which individuals will be referred to such dwelling units which are within their financial means.

IX. PROCEDURE FOR AMENDING THE APPROVED PLAN

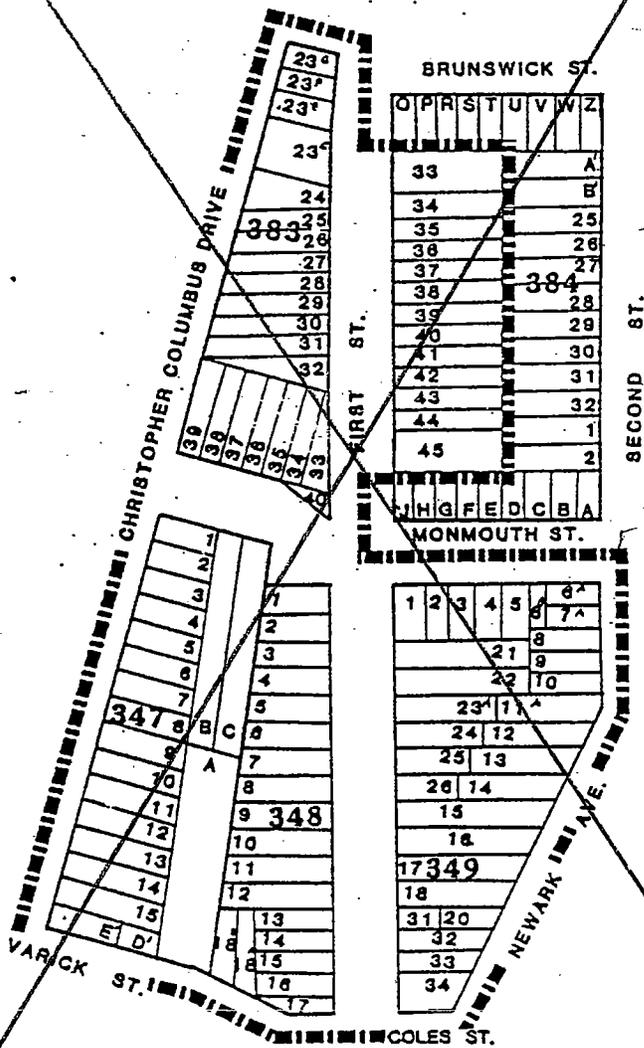
This Redevelopment Plan may be amended from time to time upon compliance with the requirements of law; provided that in respect to any land in the project area previously disposed of for use in accordance with the Redevelopment Plan, written consent is received from the owner of such lands whose interests therein are materially affected by such amendment, or amendments.

VILLAGE REDEVELOPMENT PROJECT AREA

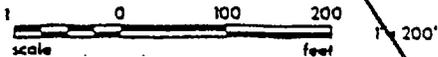
BOUNDARY MAP

347 - BLOCK

14 - LOT



--- PROJECT BOUNDARY





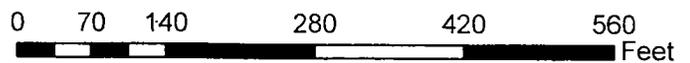
VILLAGE REDEVELOPMENT PLAN AREA
BOUNDARY MAP

MAY 14, 2008



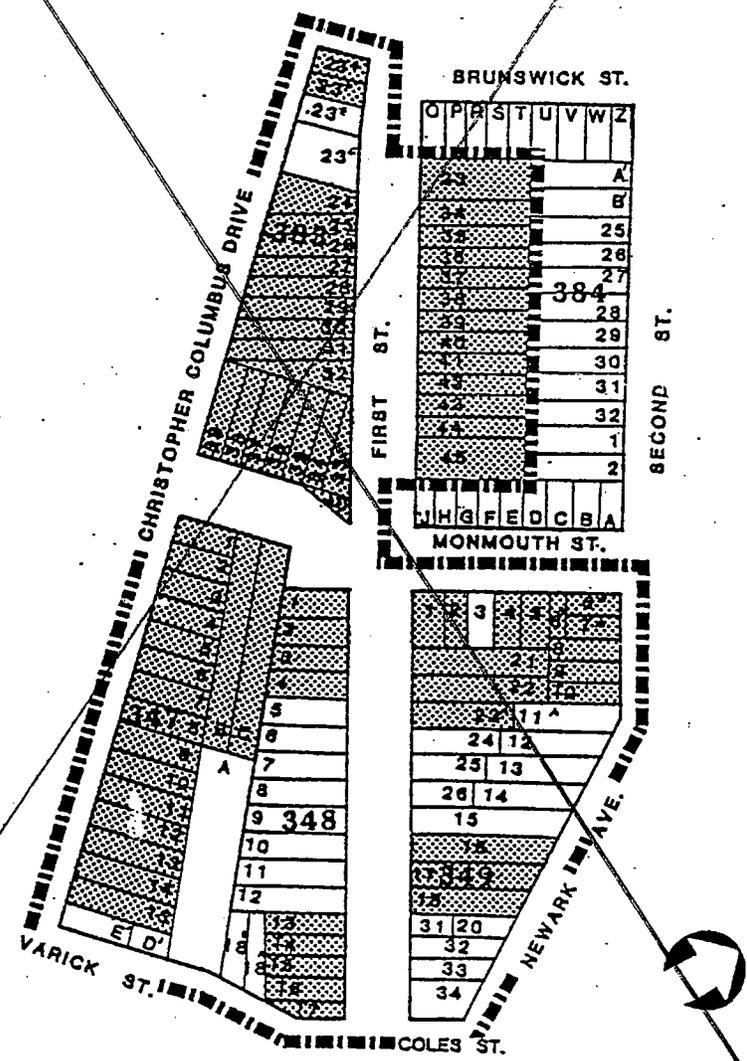
Jersey City
Planning Division
30 Montgomery Street Suite 1400
Jersey City, NJ 07302-3821
Phone: 201.547.5010
Fax: 201.547.4323

1 inch equals 180.33007 feet

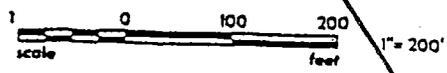


VILLAGE REDEVELOPMENT PROJECT AREA ACQUISITION MAP

 TO BE ACQUIRED
 MAY BE ACQUIRED



 PROJECT BOUNDARY

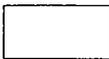




VILLAGE REDEVELOPMENT PLAN AREA
ACQUISITION MAP

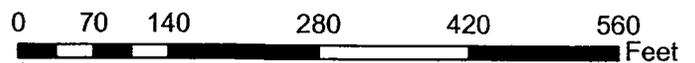
MAY 14, 2008

Legend

-  To Be Acquired
-  May Be Acquired



1 inch equals 180.33007 feet



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

Ord. 08-121

ORDINANCE NO. _____
 TITLE: 3.B. AUG 2 0 2008 4.B.



Ordinance of the Municipal Council of the City of Jersey
 City adopting amendments to the Village Study Area
 Redevelopment Plan.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
AUG 2 0 2008 9-0											
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 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 AUG 2 0 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. 08-122

Agenda No. 3.C 1st Reading

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



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 08-122

TITLE:

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

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

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

WHEREAS, the Parking Authority offers to lease seven parking spaces in Lot No. 32 at a cost of \$50.00 per space per month for a total of \$350.00 monthly or \$4,200.00 yearly for a term one (1) year effective as of October 1, 2008 and ending October 1, 2009; and

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

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

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

WHEREAS, the sum of \$1,050.00 is available in the 2009 fiscal year temporary budget in account number 01-201-31-432-304; and

WHEREAS, the balance of the lease funds will be made available in the 2009 fiscal year permanent budget.

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

1. The Mayor or Business Administrator is authorized to execute the attached Lease Agreement with the Parking Authority subject to such modification as may be deemed necessary or appropriate by Corporation Counsel.
2. The term of the Lease Agreement is for one (1) year effective as of October 1, 2008 for a total annual cost not to exceed \$4,200.00 payable in twelve equal installments of \$350.00 payable on the eighth day of each month.

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

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

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

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

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

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

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

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: Ann Marie Miller
Ann Marie Miller, Real Estate Manager

APPROVED: [Signature]
Business Administrator

Certification Required
Not Required

CITY OF JERSEY CITY

Assigned PO #

Requisition #

0141724

Requisition

Vendor
JERSEY CITY PARKING AUTHORITY
392-394 CENTRAL AVENUE

Dept. Bill To
REAL ESTATE
280 GROVE STREET

Dept. Ship To

JERSEY CITY
JE296250

JERSEY CITY
Contact Info
PEGGY RAUSCH X 5234
0000000000

Quantity	UOM	Description	Account	Unit Price	Total
1.00	EA	SEE ATTACHED	0120131432304	1,050.00	1,050.00

THIS PURCHASE ORDER IS FOR ENCUMBRANCY PURPOSES
ONLY TO ESTABLISH FUNDING FOR:
NAME OF CONTRACT: JERSEY CITY PARKING AUTHORITY
FOR PARKING SPACES AT 277 CENTRAL AVENUE
FOR THE JERSEY CITY POLICE DEPARTMENT
DATE OF CONTRACT: OCTOBER 1, 2008
TOTAL AMOUNT OF CONTRACT: \$4,200.00
TEMPORARY ENCUMBRANCY: \$1,050.00
TO COVER FROM 10/1/08 THRU 12/1/08
PAYMENTS WILL BE MADE FROM TIME TO TIME ON
PARTIAL PAYMENT VOUCHERS

Requisition Total 1,050.00

Req. Date:

Requested By: PEGGYR

Buyer Id:

Approved By: _____

This Is Not A Purchase Order

LEASE AGREEMENT

THIS LEASE AGREEMENT made this _____ day of _____, 2008 between **the Parking Authority of the City of Jersey City (Parking Authority)** located at 394 Central Avenue, Jersey City, New Jersey 07306 and the **CITY OF JERSEY CITY (City)**, having its principal place of business at City Hall, 280 Grove Street, Jersey City, New Jersey 07302.

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

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

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

ARTICLE I **Premises**

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

ARTICLE II **Term**

For a term of one (1) Year effective as of October 1, 2008 and ending October 1, 2009.

ARTICLE III **Use**

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

ARTICLE IV **Payment of Rent**

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

ARTICLE V
Assignment Sub- Lease

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

ARTICLE VI
Termination

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

ARTICLE VII
Validity of Lease

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

ARTICLE VIII
Notices

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

ARTICLE IX
Entire Contract

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

ARTICLE X

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

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

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

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

ATTEST:

CITY OF JERSEY CITY

ROBERT BYRNE
City Clerk

BRIAN O'REILLY
Business Administrator

WITNESS:

**PARKING AUTHORITY OF
JERSEY CITY**

BY: _____

BY: _____

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

ORDINANCE NO. Ord. 08-122
3.C. AUG 20 2008 4.C.



An ordinance authorizing the City of Jersey City to lease from the Jersey City Parking Authority seven parking spaces in the Parking Authority Lot #32, located at 277 Central Avenue.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
AUG 20 2008 9-0											
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 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 AUG 20 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

APPROVED:

*Amendment(s):

 Jerramiah T. Healy, Mayor

Date _____

Date to Mayor _____

City Clerk File No. Ord. 08-123
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 08-123

TITLE: ORDINANCE AUTHORIZING THE CONVEYANCE OF CERTAIN UNIMPROVED CITY OWNED PROPERTY TO ENABLE THE STATE OF NEW JERSEY TO CONSTRUCT IMPROVEMENTS TO ROUTE 7 / WITTPENN BRIDGE

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

WHEREAS, the City of Jersey City is the owner of certain unimproved property to the east and west of Route 7 known as Parcels 44A and UE44B, parts of Block 603, Lot 1C, 13 Howell Street; and Parcel 44C, part of Block 602, Lot 2 and Block 603, Lot 1.C, Newark Avenue, all of which is depicted on the map attached hereto as Exhibit A; and

WHEREAS, the City of Jersey City has no municipal public need for the property; and

WHEREAS, the State of New Jersey desires to acquire all of the property in fee title to construct certain improvements to Route 7, the Wittpenn Bridge; and

WHEREAS, N.J.S.A. 40A:12-13(b)(1) of the Local Lands and Buildings Law authorizes the transfer of property to another public body, including the State of New Jersey, by negotiation, with or without consideration; and

WHEREAS, the State of New Jersey had the property appraised by Robert McGill as of April 25th, 2008, a copy of whose appraisal report is on file in the Office of the City Clerk; and

WHEREAS, the State of New Jersey has agreed pay the City of Jersey City the sum of \$14,200 as consideration; and

WHEREAS, in the event the site is determined to be contaminated, the State of New Jersey has agreed that the City may be liable for remediation costs but only in an amount not to exceed the purchase price, that is \$14,200.

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

1. The Mayor, Business Administrator are hereby authorized to execute an agreement, deed and any other documents necessary or appropriate to effectuate the conveyance of (A) Parcels 44A and UE44B, parts of Block 603, Lot 1C, 13 Howell Street; and (B) Parcel 44C, part of Block 602, Lot 2 and Block 603, Lot 1.C, Newark Avenue, in fee simple; all of which property is depicted on the map attached hereto as Exhibit A to the State of New Jersey; and

ORDINANCE AUTHORIZING THE CONVEYANCE OF CERTAIN UNIMPROVED CITY OWNED PROPERTY TO ENABLE THE STATE OF NEW JERSEY TO CONSTRUCT IMPROVEMENTS TO ROUTE 7 / WITTPENN BRIDGE

- 3. The Agreement of Sale shall be in substantially the form attached, subject to such modifications as the Business Administrator or Corporation Counsel deem 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, but not before the Corporation Counsel certifies that the agreement authorized by separate Resolution has been fully executed.
 - 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 new material is underlined. Words in [brackets] are omitted. For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic*.

JM/he
8/13/08

APPROVED AS TO LEGAL FORM



Corporation Counsel

APPROVED: _____

APPROVED: 

Business Administrator

Certification Required
Not Required

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

Ord. -08-123

ORDINANCE NO. _____

TITLE: 3.D. AUG 20 2008 4.D.



Ordinance authorizing the conveyance of certain unimproved city owned property to enable the State of New Jersey to construct improvements to Route 7-WittPenn Bridge.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
AUG 20 2008 9-0											
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 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)

AUG 20 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. 08-124

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 08-124

TITLE: AN ORDINANCE SUPPLEMENTING CHAPTER 26(VEHICLES AND TRAFFIC)ARTICLE X(SCHEDULES) SCHEDULE 8(PROHIBITED TURNING MOVEMENTS) OF THE JERSEY CITY CODE PROHIBITING THE RIGHT TURN AT THE RED SIGNAL FROM EASTBOUND SIP AVENUE TO SOUTHBOUND SUMMIT AVENUE AND SOUTHBOUND SUMMIT AVENUE TO WESTBOUND SIP AVENUE, 6:00 A.M. TO 8:00 P.M., MONDAY THROUGH FRIDAY AND 8:00 A.M. TO 1:00 P.M., SATURDAY

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 8
PROHIBITED TURNING MOVEMENTS
NO TURN ON RED

No person shall make a right turn on the red signal at any location listed:

1. From eastbound Sip Avenue to southbound Summit Avenue from 6:00 a.m. to 8:00 p.m., Monday through Friday and from 8:00 a.m. to 1:00 p.m., Saturday

2. From southbound Summit Avenue to westbound Sip Avenue from 6:00 a.m. to 8:00 p.m., Monday through Friday and from 8:00 a.m. to 1:00 p.m., Saturday

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

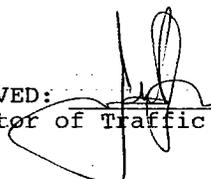
3. This ordinance shall be a part of the Jersey City Code as though codified and incorporated in the official copies of the Jersey City Code.

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: All material to be inserted is new and underscored.

JDS:pc1
(07/30/08)

APPROVED: 
Director of Traffic & Transportation

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: 
City Engineer

APPROVED: 
Business Administrator

Certification Required

Not Required

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

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

An ordinance supplementing Chapter 26(Vehicles and Traffic) Article X (Schedules) Schedule 8 (Prohibited Turning Movements) of the Jersey City Code prohibiting the right turn at the red signal from eastbound Sip Avenue to southbound Summit Avenue from 6:00 a.m. to 8:00 p.m., Monday through Friday and from 8:00 a.m. to 1:00 p.m., Saturday

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

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

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

Prohibit the right turn at the red signal at Sip Avenue and Summit Avenue, Monday through Friday, 6:00 a.m. to 8:00 p.m. and on Saturday 8:00 a.m. to 1:00 p.m.

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

Large volume of pedestrians crossing to and from the State building on Summit Avenue at the top of the intersection of Sip Avenue

5. Anticipated benefits to the community:

Pedestrian 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:

Upon final approval by the Department of Transportation

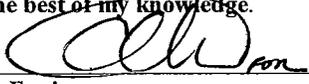
9. Person responsible for coordinating proposed program, project, etc.:

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

10. Additional comments:

Ordinance proposed at the request at the recommendation of Joao D'Souza, Director of Traffic & Transportation, Division of Engineering, Traffic and Transportation

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



City Engineer

7/31/08

Date

Signature of Department Director

Date

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

Ord. 08-124

ORDINANCE NO. 3.E.AUG 2 0 2008 4.E.
 TITLE:



An ordinance supplementing Chapter 26 (Vehicles and Traffic) Article X (Schedules) Schedule 8 (Prohibited Turning Movements) of the Jersey City Code prohibiting the right turn at the red signal from eastbound Sip Avenue to southbound Summit Avenue and southbound Summit Avenue to westbound Sip Avenue 6:00 a.m. to 8:00 p.m., Monday through Friday and 8:00 a.m. to 1:00 p.m., Saturday.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
AUG 2 0 2008 9-0											
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 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)

AUG 2 0 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):

 Jeramiah T. Healy, Mayor

Date _____

Date to Mayor _____

City Clerk File No. Ord. 08-125

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 08-125

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 54 CLARKE AVENUE; 162 GRAND STREET; 15 SHERMAN AVENUE AND 61-63 UNION STREET

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.

Kevin Clinton

54 Clarke Avenue

Salvatore Piccarillo

162 Grand Street

Vincent Pica

15 Sherman Avenue

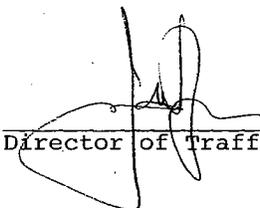
James Sconiers

61-63 Union 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 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: All the material to be inserted is new and underscored.

JDS:pcl
(07.30.08)



Director of Traffic & Transportation

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED:
City Engineer

APPROVED: 

Business Administrator

Certification Required

Not Required

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

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

An ordinance supplementing Chapter 332(Vehicles and Traffic) Article XI(Schedules)Schedule 25(Parking for the Disabled) of the Jersey City Code designating the reserved parking space at 54 Clarke Avenue, 162 Grand Street, 15 Sherman Avenue and 61-63 Union Street

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

Joao D'Souza, Director of Traffic & Transportation

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

Designate a reserved parking space at four (4) locations in 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 that their mobility is limited.

5. Anticipated benefits to the community:

Allow those individuals, whose application was approved by The Municipal Council Committee for Disabled 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 Engineering, Traffic and Transportation

10. Additional comments:

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

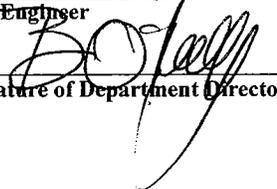
Based on the information provided to me, I certify that all the facts presented herein are accurate, to the best of my knowledge.



City Engineer

7/31/08

Date



Signature of Department Director

Date

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

Ord. 08-125

ORDINANCE NO. _____

3.F. AUG 20 2008 4.F.

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 54 Clarke Avenue; 162 Grand Street; 15 Sherman Avenue and 61-63 Union Street.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
AUG 20 2008 9-0											
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 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 AUG 20 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. 08-126

Agenda No. 3.G 1st Reading

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



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 08-126

TITLE: **ORDINANCE FOR DETERMINING POSITIONS ELIGIBLE FOR THE DEFINED CONTRIBUTION RETIREMENT PROGRAM**

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

WHEREAS, the State Legislature recently adopted Chapter 92 of the Laws of 2007 (N.J.S.A. 43:15C-1 et seq.) to create the Defined Contribution Retirement Program to provide retirement benefits to various county and municipal officials; and,

WHEREAS, N.J.S.A. 43:15C-2 requires the governing body of the municipality to adopt an ordinance to determine the positions that are substantially similar to the Governor's appointments requiring the advice and consent of the Senate, pursuant to guidelines to be established by the Local Finance Board in the Department of Community Affairs, and for which officials appointed to such positions shall be eligible for and shall be required to participate in the Defined Contribution Retirement Program; and,

WHEREAS the Municipal Council of the City of Jersey City has considered the guidelines issued by the Local Finance Board:

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

1. Pursuant to N.J.S.A. 43:15C-2, the following positions are deemed to be eligible for and shall participate in the Defined Contribution Retirement Program:

- A. Business Administrator
- B. Municipal Department Heads;
- C. Corporation Counsel;
- D. Municipal Prosecutor;
- E. Municipal Court Judge

2. Individuals serving in the following positions are exempt from Defined Contribution Retirement Program membership, pursuant to N.J.S.A. 43:15C-2:

- A. Certified Health Officer;
- B. Tax Collector
- C. Chief Financial Officer;

ORDINANCE FOR DETERMINING POSITIONS ELIGIBLE FOR THE DEFINED CONTRIBUTION RETIREMENT PROGRAM

- D. Construction Code Official;
- E. Qualified Purchasing Agent;
- F. Tax Assessor;
- G. Municipal Planner;
- H. Registered Municipal Clerk;
- I. Licensed Uniform Subcode Inspector
- J. Principal Public Works Manager.

3. This ordinance shall be implemented, construed and subject to the Laws of 2007 (N.J.S.A. 43:15C-1 et seq.) as amended from time to time, and any regulations or guidance documents from the Local Finance Board or the Division of Pensions and Benefits.

4. Should any part or parts of this ordinance be held to be invalid by any competent court of law, such invalidity shall only affect the part or parts held to be invalid, and all other parts shall remain in effect.

5. A copy of this ordinance shall be filed with the Director of the Division of Pension & Benefits of the New Jersey Department of the Treasury.

6. This ordinance shall take effect upon its passage and publication as required by law.

APPROVED: _____
B. O'Keefe
Business Administrator

APPROVED AS TO LEGAL FORM

Joseph Monahan
Corporation Counsel

Certification Required
Not Required

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

Ord. 08-126

ORDINANCE NO. _____
 TITLE: 3.G. AUG 2 0 2008 4.G.



Ordinance for determining positions eligible for the
 Defined Contribution Retirement Program.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
AUG 2 0 2008 9-0											
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 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 AUG 2 0 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. 08-127

Agenda No. 3.H 1st Reading

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



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 08-127

TITLE:

Ordinance Dedicating that the Northeast Corner of Barrow Street and Christopher Columbus Drive Also Be Known As

Don Samuel Cintron Barbershop Way

Council as a whole, offered and moved adoption of the following ordinance:

WHEREAS, Samuel Cintron Sr. was born on June 25, 1925, in Yauco, Puerto Rico; and

WHEREAS, Samuel Cintron Sr. volunteered for the United States Army during World War II. After his honorable discharge, he relocated to Jersey City and was employed at Emerson Radio and Television. Mr. Cintron went to school during the evenings to earn his Barber's Licence; and

WHEREAS, Samuel Cintron Sr. earned his Barber's Licence in 1953 and opened Cintron's Barber Shop, Jersey City's first Puerto Rican-owned barber shop. Cintron's Barbershop was a landmark for the Jersey City Puerto Rican and Hispanic community; and

WHEREAS, Samuel Cintron Sr. married Maria Melendez from the Bronx, NY on February 17, 1951. Three children were born to the loving couple who have been married fifty-seven years; Samuel Cintron Jr., Maria Magdalena and Heriberto (deceased).

NOW, THEREFORE BE IT ORDAINED, that the City of Jersey City does hereby dedicate that the northeast corner of Barrow Street and Christopher Columbus Drive also be known as "**Don Samuel Cintron Barbershop Way.**"

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required

Not Required



Address **144 Christopher Columbus Dr**

Address is approximate

Save trees. Go green!
Download Google Maps on your phone at google.com/gmm



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

Ord. 08-127

ORDINANCE NO. _____

3.H. AUG 20 2008 4.H.

TITLE: _____

Ordinance dedicating that the northeast corner of Barrow Street and Christopher Columbus Drive also be known as Don Samuel Cintron Barbershop Way.



RECORD OF COUNCIL VOTE ON INTRODUCTION											
AUG 20 2008 9-0											
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 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 AUG 20 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: _____

*Amendment(s): _____

Jerramiah T. Healy, Mayor

Date _____

Date to Mayor _____