

City Clerk File No. _____ Ord. 09-098

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 09-098

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 169 ARLINGTON AVENUE; 71 ATLANTIC STREET; 65 BAYVIEW AVENUE; 821 BERGEN AVENUE; 49 BIDWELL AVENUE; 480 BRAMHALL AVENUE; 140 FRANKLIN STREET; 67 GRANT AVENUE; 2 HAMPTON COURT TERRACE; 54-56 LINDEN AVENUE; 133 SHERMAN PLACE AND 275 WEBSTER AVENUE AND AMEND THE RESERVED PARKING SPACE AT 304 EIGHTH STREET; 131 KENSINGTON AVENUE; 267 MANHATTAN AVENUE; 243 SOUTH STREET AND 324 TERRACE AVENUE AND REPEAL THE RESERVED PARKING SPACE AT 6 POPLAR STREET AND 358 STEGMAN PARKWAY

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.

Minnie Belton

Ramon Angueira

Theresa Moore

Humberto Barzola

Ella Wright

Ramona Colon

Sue Koehler

Joseph Malone

Sabe Junior Penn

William J. Taylor

Dorothy [Richard] McGrath

Kushmawatie Ram

Magdalene Herbert

Jean Greco [Antoinette Slavinski]

Cheryl [Joyce] Myrie

William J. Hanvey

169 Arlington Avenue

71 Atlantic Street

65 Bayview Avenue

821 Bergen Avenue

49 Bidwell Avenue

480 Bramhall Avenue [267 Manhattan Avenue]

304 ½ Eighth Street

140 Franklin Street [6 Poplar Street]

67 Grant Avenue

2 Hampton Court Terrace

131 Kensington Avenue

54-56 Linden Avenue

133 Sherman Place [358 Stegman Parkway]

243 South Street

324 Terrace Avenue

275 Webster Avenue

Continued.....

JDS:pcl

(08.21.09)

2nd orig

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 All ordinances and parts of ordinances inconsistent herewith are hereby repealed.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

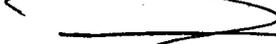
5. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

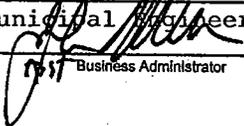
NOTE: The new material to be inserted is underscored; the material to be repealed is in *[brackets]*.

JDS:pc1
(08.21.09)

APPROVED: 
Director of Traffic & Transportation

APPROVED AS TO LEGAL FORM


Corporation Counsel

APPROVED:  8/21/09
Municipal 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:

An ordinance supplementing Chapter 332(Vehicles and Traffic) Article VI(Schedules) Schedule 25(Parking for the Disabled) of the Jersey City designating a reserved parking space for the disabled at 169 Arlington Avenue; 71 Atlantic Avenue; 65 Bayview Avenue; 821 Bergen Avenue; 49 Bidwell Avenue; 480 Bramhall Avenue; 140 Franklin Street; 67 Grant Avenue; 2 Hampton Court Terrace; 54-56 Linden Avenue; 133 Sherman Place and 275 Webster Avenue and amend the reserved parking space at 304 Eighth Street; 131 Kensington Avenue; 267 Manhattan Avenue; 243 South Street and 324 Terrace Avenue and repeal the reserved parking space at 6 Poplar Street and 358 Stegman Parkway

2. Name and title of person initiating the ordinance:

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:

Designate a reserved parking space for the disabled at various locations throughout the City, for those disabled individuals whose applications have been reviewed and approved by The Municipal Council Committee for Disabled Parking.

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

To provide a reserved parking space for a disabled individual who has documented that his or her disability is severe enough to limit his mobility or so severe that he or she cannot be left unattended while the designated driver brings the vehicle to him or her or parks the vehicle.

5. Anticipated benefits to the community:

Allow those disabled individuals, whose application was approved by The Municipal Council Committee for Disabled Parking, to have a reserved parking space designated at his or her residence, therefore, improving the quality of his or her 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 \$200.00 per sign/post installation for an approximate total of \$4,400.00
Approximately 18 channels, 25 reserved parking signs and 3 sets of hc permit decals to go on existing signs

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 ex. 4492

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.

Municipal Engineer

Date

Signature of Department Director

Date

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

ORDINANCE NO. Ord. 09-098

3.B. SEP 09 2009 4.B. SEP 23 2009



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 169 Arlington Avenue; 71 Atlantic Street; 230 Bartholdi Avenue; 65 Bayview Avenue; 821 Bergen Avenue; 49 Bidwell Avenue; 480 Bramhall Avenue; 140 Franklin Street; 67 Grant Avenue; 2 Hampton Court Terrace; 54-56 Linden Avenue; 133 Sherman Place and 275 Webster Avenue and amend the reserved parking space at 304 Eighth Street; 131 Kensington Avenue; 267 Manhattan Avenue; 243 South Street and 324 Terrace Avenue and repeal the reserved parking space at 6 Poplar Street and 358 Stegman Parkway.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
SEP 09 2009 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
KENNY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA, PRES.	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
SEP 23 2009 8-0											
Councilperson <u>RICHARDSON</u>				moved, seconded by Councilperson <u>SOTTOLANO</u>				to close P.H.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	ABSENT			BRENNAN	✓		
KENNY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA, PRES.	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____				moved to amend* Ordinance, seconded by Councilperson _____				& adopted			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
KENNY				FULOP				FLOOD			
LOPEZ				RICHARDSON				VEGA, PRES.			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE											
SEP 23 2009 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	ABSENT			BRENNAN	✓		
KENNY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA, PRES.	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on SEP 09 2009
 Adopted on second and final reading after hearing on SEP 23 2009

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on SEP 23 2009

Robert Byrne, City Clerk

APPROVED:

Mariano Vega, Jr., Council President

Date: SEP 23 2009

APPROVED:

Jeramiah T. Healy, Mayor

Date SEP 28 2009

Date to Mayor SEP 24 2009



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 89-099

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, 2009 and ending October 1, 2010; 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 \$4,200 is available in the 2010 fiscal year temporary budget in account number 01-201-31-432-304; and

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

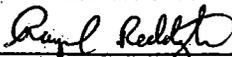
1. The Mayor or Business Administrator is authorized to execute the attached Lease Agreement with the Parking Authority subject to such modification as may be deemed necessary or appropriate by Corporation Counsel.
2. The term of the Lease Agreement is for one (1) year effective as of October 1, 2009 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.

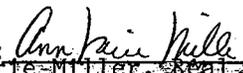
**AN ORDINANCE AUTHORIZING THE CITY OF JERSEY CITY
TO LEASE FROM THE JERSEY CITY PARKING AUTHORITY
SEVEN PARKING SPACES IN THE PARKING AUTHORITY LOT
NUMBER 32 LOCATED AT 277 CENTRAL AVENUE**

- 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


Raymond Reddy
Asst. Corporation Counsel

APPROVED: 
Ann Marie Miller, Real Estate Manager

APPROVED: 
Business Administrator

Certification Required
Not Required

Requisition #
0147006

Assigned PO #

Requisition

Vendor
 JERSEY CITY PARKING AUTHORITY
 392-394 CENTRAL AVENUE
 JERSEY CITY NJ 07307

Dept. Bill To
 REAL ESTATE
 280 GROVE STREET
 JERSEY CITY NJ 07302

Dept. Ship To
 280 GROVE STREET
 JERSEY CITY NJ 07302

JE296250

Contact Info
 PEGGY RAUSCH X5234
 0000000000

Quantity	UOM	Description	Account	Unit Price	Total
1.00	EA	SEE ATTACHED	01-201-31-432-304	4,250.00	4,250.00

THIS PURCHASE ORDER IS ISSUED FOR ENCUMBRANCY PURPOSES ONLY TO ESTABLISH FUNDING FOR:
 NAME OF CONTRACT: JERSEY CITY PARKING AUTHORITY FOR PARKING SPACES AT: 277 CENTRAL AVENUE
 DATE OF CONTRACT: OCTOBER 1, 2009
 TOTAL AMOUNT OF CONTRACT:\$4,250.00
 ENCUMBRANCY:\$4,250.00
 TO COVER FROM OCTOBER 1, 2009 THRU JUNE 30,2010
 PAYMENTS WILL BE MADE FROM TIME TO TIME ON PARTIAL PAYMENT VOUCHERS

Requisition Total 4,250.00

Req. Date: 08/18/2009

Requested By: PEGGYR

Approved By: _____

Buyer Id:

This Is Not A Purchase Order

LEASE AGREEMENT

THIS LEASE AGREEMENT made this 1st day of October, 2009 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, 2009 and ending October 1, 2010.

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, mortgage or 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. 09-099
3.C. SEP 09 2009 4.C. SEP 23 2009
 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.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
				SEP 09 2009 9-0							
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
KENNY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA, PRES.	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
				SEP 23 2009 8-0							
Councilperson <u>BRENNAN</u>				moved, seconded by Councilperson <u>RICHARDSON</u>				to close P.H.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	ABSENT			BRENNAN	✓		
KENNY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA, PRES.	✓		

✓ Indicates Vote

JOHN SEBOROWSKI
CATHERINE GRIMM

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson				moved to amend* Ordinance, seconded by Councilperson				& adopted			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
KENNY				FULOP				FLOOD			
LOPEZ				RICHARDSON				VEGA, PRES.			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE											
				SEP 23 2009 8-0							
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	ABSENT			BRENNAN	✓		
KENNY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA, PRES.	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on SEP 09 2009
 Adopted on second and final reading after hearing on SEP 23 2009

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on SEP 23 2009

Robert Byrne, City Clerk

APPROVED:

Mariano Vega, Jr., Council President

*Amendment(s):

Date: SEP 23 2009

APPROVED:

Jeremiah T. Healy, Mayor

Date

SEP 28 2009

Date to Mayor SEP 24 2009

City Clerk File No. Ord. 09-100

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 ~~09-100~~

TITLE: An ordinance dedicating the northeast corner of Van Cleef Street and Armstrong Avenue also be known as Miles Alexander Johnson Way.

WHEREAS, Miles Alexander Johnson was born on January 12, 1993 at the Jersey City Medical Center to his proud parents, Monique Johnson and Calvin Middleton; and

WHEREAS, Miles Alexander Johnson was diagnosed with Hydrocephalus (water on the brain) at four month old. Miles had surgery shortly thereafter to relieve the pressure on the brain and required the placement of a shunt; and

WHEREAS, at age two Miles had a cancerous brain tumor which requires numerous surgeries, chemotherapy and radiation treatments. Miles was in remission from 2001 to 2007 and attended Milestone Development Center, PS # 1 and PS # 15. Miles also attended the Specialized Traumatic Brain Injury Program in Mountainside, NJ, the Deron I and Deron II programs in Union, NJ and Montclair, NJ; and

WHEREAS, Miles was diagnosed with MDS in November 2007, a pre leukemia, whose only cure would be a matching bone marrow transplant. Miles entered Hackensack Medical Center in late July of 2008, after a ten month search for a bone marrow match; and

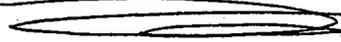
WHEREAS, Miles received the bone marrow transplant in August 2008 and it appeared to be extremely successful. Unfortunately, an infection caused Miles demise on September 26, 2008; and

WHEREAS, Miles inspired many people with his ready smile and bravery during his lifetime battle with various illnesses. Miles appeared on the Maury Povich Show with other children to promote the Valerie Fund, a support program for children with cancer. Shaquille O'Neal and his family supported Miles in his battle with cancer. Queen Latifah visited the Johnson home to express her support and hosted a show about Miles and his courageous battle for life; and

WHEREAS, Miles left lasting memories to his parents Monique Johnson, Calvin Middleton, his step dad John Deas, sisters Shaerease Middleton and Ming Altheria Deas, brothers Omar Middleton and Calvin Middleton, as well as, many aunts and uncles and special friends.

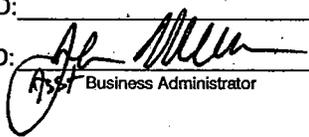
NOW THEREFORE BE IT ORDAINED, that the northeast corner of Van Cleef Street and Armstrong Avenue also be known as Miles Alexander Johnson Way.

APPROVED AS TO LEGAL FORM



Corporation Counsel

APPROVED: _____

APPROVED: 

Business Administrator

Certification Required

Not Required

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

ORDINANCE NO. Ord. 09-100
3.D. SEP 09 2009 4.D. SEP 23 2009



An ordinance dedicating the northeast corner of Van Cleef Street and Armstrong Avenue also be known as Miles Alexander Johnson Way.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
				SEP 09 2009				9-0			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
KENNY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA, PRES.	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
				SEP 23 2009				8-0			
Councilperson			moved, seconded by Councilperson			to close PH.					
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
<i>RICHARDSON</i>						<i>BRENNAN</i>					
SOTTOLANO	✓			GAUGHAN	<i>ABSENT</i>			BRENNAN	✓		
KENNY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA, PRES.	✓		

✓ Indicates Vote *LESLIE SUMMERS*

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson			moved to amend* Ordinance, seconded by Councilperson			& adopted					
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
KENNY				FULOP				FLOOD			
LOPEZ				RICHARDSON				VEGA, PRES.			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE											
				SEP 23 2009				8-0			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	<i>ABSENT</i>			BRENNAN	✓		
KENNY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA, PRES.	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on SEP 09 2009
 Adopted on second and final reading after hearing on SEP 23 2009

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on SEP 23 2009

Robert Byrnes
 Robert Byrnes, City Clerk

APPROVED:

Mariano Vega, Jr.
 Mariano Vega, Jr., Council President

Date: SEP 23 2009

APPROVED:

Jerramiah T. Healy
 Jerramiah T. Healy, Mayor

Date: SEP 28 2009

Date to Mayor SEP 24 2009

*Amendment(s):



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 09-101

TITLE:

A FRANCHISE ORDINANCE GRANTING PERMISSION TO 141 BRIGHT MONMOUTH, LLC, HIS SUCCESSORS AND ASSIGNS, TO MAKE PRIVATE IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY ADJACENT TO THE PROPERTY LOCATED AT 141 BRIGHT STREET, JERSEY CITY, NEW JERSEY, ALSO KNOWN ON THE TAX MAPS OF THE CITY OF JERSEY CITY AS BLOCK 341 LOT P.1.

WHEREAS, 141 Bright Monmouth, LLC, having an address located at 280 Marin Blvd., #21 JK, Jersey City, New Jersey, 07302, is the owner of the property located at 141 Bright Street, Jersey City, and known as Block 341, Lot P.1 on the current tax maps of the City of Jersey City; and

WHEREAS, pursuant to a Resolution for the Preliminary and Final Site Plan Approval approved by the Jersey City Zoning Board of Adjustment, Case # Z08-007, site plan approval was granted with regard to the property to renovate and expand the pre-existing non-conforming bar/restaurant use to the rear lot line of the property at the ground floor level, along with approval for a sidewalk cafe, and approval to construct a new residential unit above the rear of the restaurant at the property; and

WHEREAS, part of the development approval includes the construction of two separate planting beds (see Exhibit B) and basement access doors enclosed by fencing within a portion of the Bright Street public right-of-way, which is more particularly depicted and described in the Franchise Plans with Metes and Bounds Description, Exhibit A, and Site and Utility Plan, Exhibit B, both attached hereto; and

WHEREAS, part of the development also includes the construction of an outdoor sidewalk café seating area and handicap access ramp, both to be enclosed by fencing, within a portion of the Monmouth Street public right-of-way, which is more particularly depicted and described in the Franchise Plans with Metes and Bounds Description, Exhibit A, and Site and Utility Plan, Exhibit B, both attached hereto; and

WHEREAS, the construction of the planting areas, handicap access ramp, outdoor café seating area and fencing is consistent with the recommendation of the Division of Planning staff and the Historic Preservation Commission for aesthetic and preservation purposes to match existing fence lines along Bright Street and Monmouth Street and consistent with the pre-existing fence lines at the property; and

WHEREAS, there will remain sufficient area in the right-of-way for pedestrian use (at least six (6) unobstructed feet), and the proposed private improvements will not impede or have a negative impact on typical pedestrian use; and

WHEREAS, 141 Bright Monmouth, LLC has filed a petition for relief and represented to the Municipal Council of the City of Jersey City that the passage of this Ordinance is in the best interests and essential for the completion of the construction of the development; and

WHEREAS, after due notice was given in accordance with law, a public hearing was held on the Petition filed by 141 Bright Monmouth, LLC to grant permission to construct private improvements within the public right-of-way for the following purposes:

1. The contemplated improvements will include the installation of two (2) separate planting beds and basement access doors, all enclosed by fencing, to be located within the public right-of-way of Bright Street.

2. The contemplated improvements will also the installation of an outdoor sidewalk café seating area and handicap access ramp, both enclosed by fencing, within the public right-of-way of Monmouth Street.
3. All costs associated with these improvements will be incurred by the Petitioner and there being no objections thereto; and

WHEREAS, the Jersey City Zoning Officer and Building Department can approve the construction of the improvements at the subject property conditioned upon the Petitioner being granted a franchise ordinance by the City Council of the City of Jersey City; and

WHEREAS, a franchise ordinance is required to permit the completion of the construction of the private improvements within the public right-of-way; and

WHEREAS, by reason of the character of the development of the area within which this property is situated, the said improvements will enhance the aesthetic and character of the property and greatly benefit Jersey City and the surrounding neighborhood; and

WHEREAS, the public interest will be served by said improvements, which will be of great benefit to the citizens of Jersey City and Hudson County and the rights of the public will not be injuriously or adversely affected by the requested relief;

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

SECTION I. Permission be, and is hereby granted to 141 Bright Monmouth, LLC, its successors and assigns, to complete private improvements to a portion of lands located within the public right of way adjacent to 141 Bright Street, Jersey City, and known as Block 341, Lot P.1 on the current tax maps of the City of Jersey City, said areas being more particularly described as follows and on the franchise plan with metes and bounds description attached hereto as Exhibit A.

1. The contemplated improvements will include the installation of two (2) separate planting beds and basement access doors, all enclosed by fencing, to be located within the public right-of-way of Bright Street.
2. The contemplated improvements will also the installation of an outdoor sidewalk café seating area and handicap access ramp, both enclosed by fencing, within the public right-of-way of Monmouth Street.
3. There will remain sufficient area in the right-of-way (at least 6 feet) for typical pedestrian use.
4. The contemplated improvements will be constructed consistent with the Plans approved by the Historic Preservation Commission, the Jersey City Zoning Board of Adjustment, the Jersey City Zoning Officer and Building Department.
5. All costs associated with these improvements will be incurred by the Petitioner.
6. The contemplated improvements are necessary to construct the proposed development consistent with the development approvals and will greatly benefit the Petitioner's Property and the surrounding neighborhood.

SECTION II. All the work herein authorized shall be done under the supervision of the proper department or departments of the City of Jersey City. Further, all the work herein authorized shall comply with any State of New Jersey Uniform Construction Code requirements. The construction plans shall be submitted to the City Engineer for his review and comments prior to the start of construction. After construction there shall remain no damage to the sidewalk or roadway or interference with the free and safe flow of pedestrian traffic and vehicular traffic. 141 Bright Monmouth, LLC, and its successors and assigns, shall maintain all improvements installed by it for the entire term of this Franchise at no cost to the City.

SECTION III. This Ordinance shall remain in full force and effect for a period of ninety-nine (99) years. This Ordinance shall take effect upon final passage and publication according to law. In the event that the Municipal Council determines that this Ordinance must be canceled in whole or in part because of a public purpose, the City reserves the right to cancel this Ordinance or any part thereof by giving written notice to the Petitioners one year prior to the date of cancellation.

SECTION IV. All costs and expenses incident to the introduction, passage and publication of this Ordinance shall be borne and paid by said 141 Bright Monmouth, LLC.

SECTION V. In accepting the privileges of this Ordinance and the installation, maintenance and use hereby authorized, 141 Bright Monmouth, LLC, its successors and assigns hereby agree to assume full, complete and undivided responsibility for any and all injury or damage to persons or property by reason of said installation, maintenance and use, and to indemnify and hold the City of Jersey City harmless from all injury or damage to persons or property by reason of such installation, maintenance and use (except such injury or damage which is caused by the negligence or misconduct of the City or its officers, employees or agents) for the term of this Ordinance. 141 Bright Monmouth, LLC, its successors and assigns, shall maintain in effect, during the term of this franchise, liability insurance naming the City of Jersey City, its officers and employees as additional insured, covering the use and occupancy of the public property subject to this franchise. A certificate of insurance, in the amount of \$1,000,000.00 in a form deemed acceptable by the City's Risk Manager, shall be delivered to the Risk Manager before use or occupancy of the premises subject to this Franchise Ordinance.

SECTION VI. This Ordinance shall not become effective unless an acceptance hereof in writing is filed by the Petitioner with the City Clerk. In the event, that the Petitioner shall not file with the City Clerk its acceptance in writing of the provisions of this Ordinance within 30 days after receiving notice of its passage, this Ordinance shall become void and be of no effect.

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

SECTION VIII. An easement for the duration of this Ordinance is reserved for the benefit of the City of Jersey City and all public utility companies including any cable television company as defined in the "Cable Television Act", P.L. 1972, c. 186 (c. 48:5A-1 et seq.) for the purpose of ingress and egress over and upon the area subject to this Franchise Ordinance in order to maintain, repair or replace existing utility facilities including water lines, sewer lines, gas lines and telephone, electrical and cable television wires and poles which may be located either beneath or above the surface of the area subject to this Franchise Ordinance.

SECTION IX. For the rights and privileges herein granted, said beneficiaries hereunder, their successors and assigns, shall pay annually to the City of Jersey City the sum of One Dollar (\$1.00), which payment shall be made annually on the 1st day of July next succeeding the time when this Ordinance shall become effective and on each first day of July thereafter until the termination of this Ordinance.

SECTION X.

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

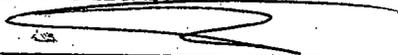
B. This Ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this Ordinance certified and incorporated in the official copies of the Jersey City Code.

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 repeals of existing provisions.

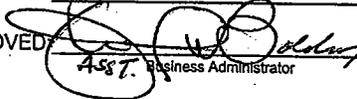
G:\WP\DOCS\TOLONDA\Franchise Ordinance Correspondence\141 Bright Street - Connell Foley, LLP\Ordinance.docx

APPROVED AS TO LEGAL FORM



Corporation Counsel

APPROVED:



Asst. Business Administrator

Certification Required

Not Required

PETITION

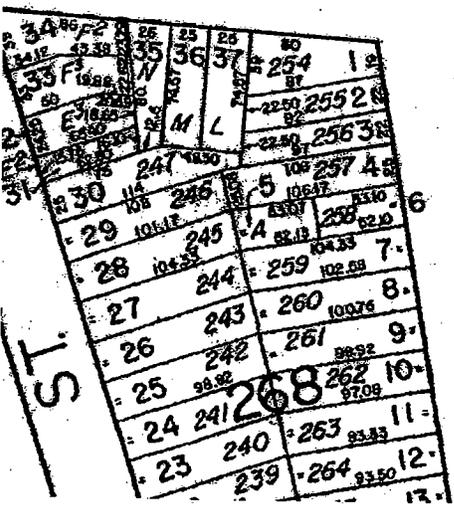
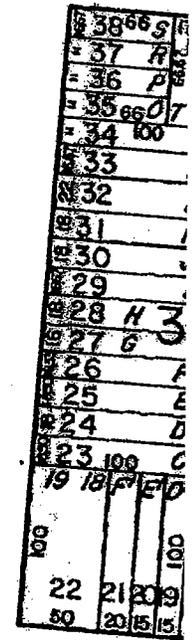
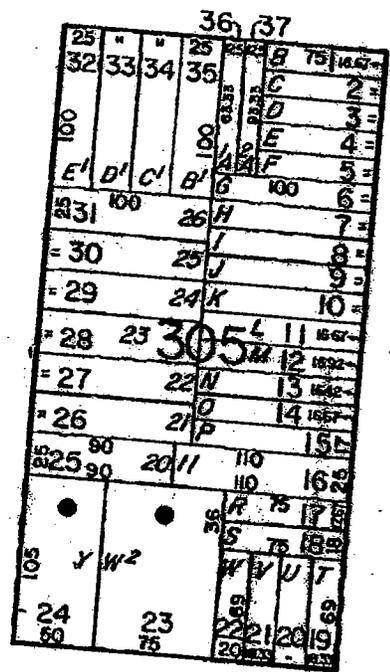
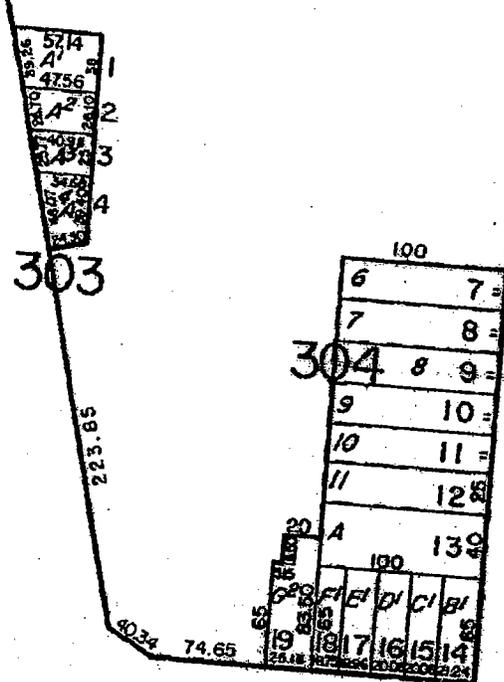
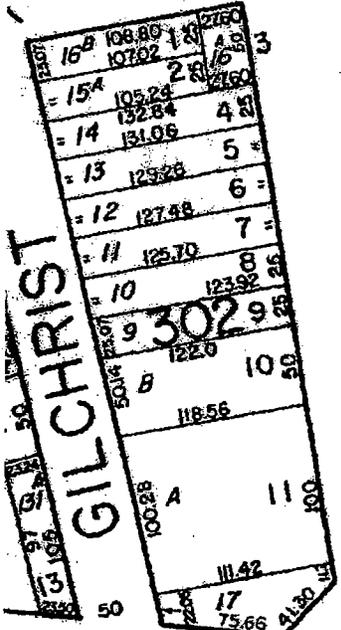
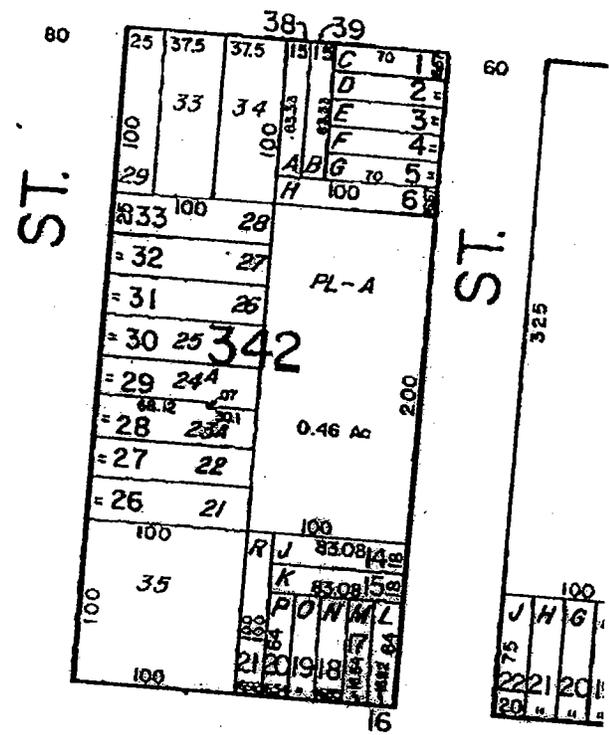
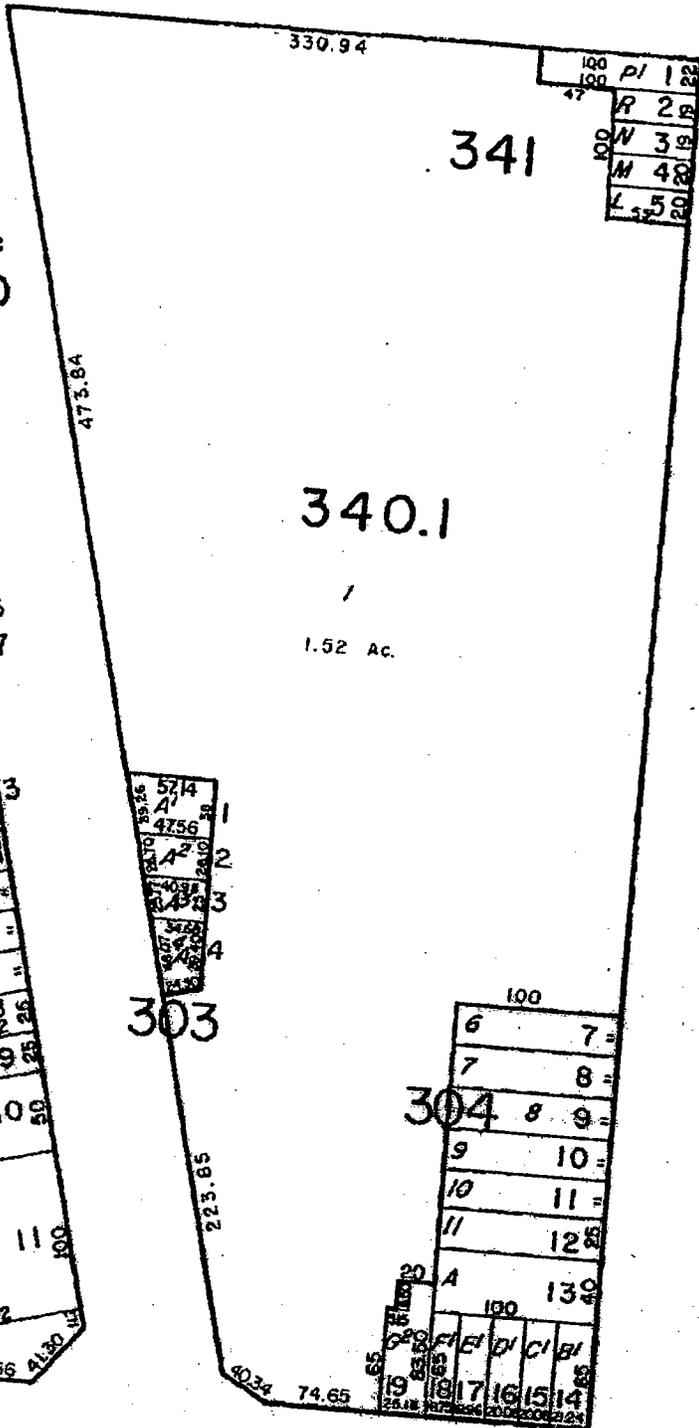
TO: THE HONORABLE, THE MAYOR AND MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY:

Your Petitioner, 141 Bright Monmouth, LLC having an address located at 280 Marin Blvd., #21 JK, Jersey City, New Jersey, 07302, respectfully says that:

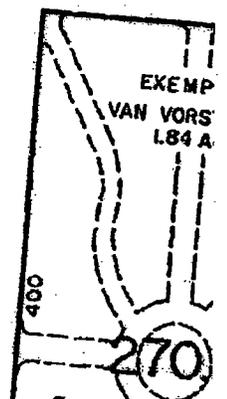
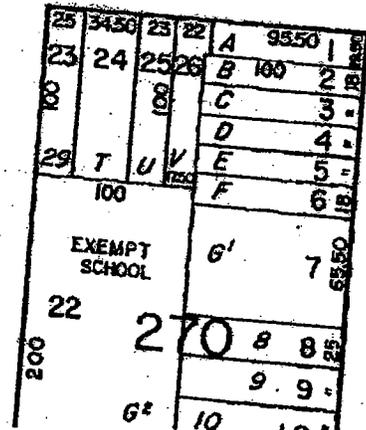
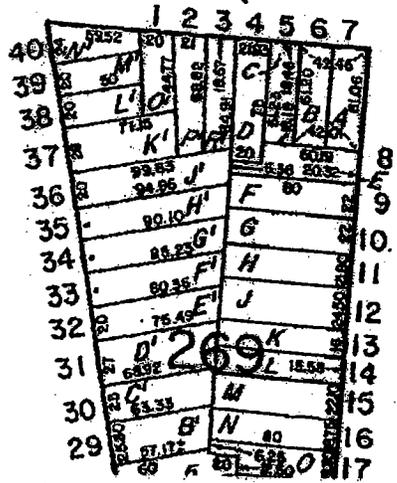
1. Petitioner is the owner of the property located at 141 Bright Street, Jersey City, and known as Block 341, Lot P.1 on the current tax maps of the City of Jersey City (the "property"). The Petitioner was granted Preliminary and Final Site Plan approval by the Jersey City Zoning Board of Adjustment, Case Z08-007, to renovate and expand the pre-existing non-conforming bar/restaurant use to the rear lot line of the property at the ground floor level, to add a sidewalk café; and to construct a new residential unit above the rear of the restaurant at the property.
2. The Jersey City Zoning Board of Adjustment approved the development consistent with the recommendation from the Historic Preservation Commission and Division of Planning that fencing and landscaping be constructed in the public right-of-way to match existing and pre-existing fence lines along Bright Street & Monmouth Street for aesthetic and preservation purposes.
3. Consistent with the Zoning Board of Adjustment's approval, and the recommendation of the Division of Planning, Petitioner proposes to make the following site improvements within the areas of the public right-of-way:
 - A. The contemplated improvements will include the installation of two (2) separate planting beds and basement access doors, all enclosed by fencing, to be located within the public right-of-way of Bright Street.
 - B. The contemplated improvements will also include the installation of an outdoor sidewalk café seating area and handicap access ramp, both enclosed by fencing, within the public right-of-way of Monmouth Street.
 - C. All costs associated with these improvements will be incurred by the Petitioner, and there being no objections thereto.
4. Petitioner has presented the proposed improvements to the Jersey City Zoning Officer and Building Department, which can approve the proposed improvements conditioned upon the Petitioner being granted a franchise ordinance by the City Council of the City of Jersey City.
5. The contemplated improvements are necessary to construct the proposed development consistent with the development approvals, and will greatly benefit the Petitioner's

2002638-03

9	85.58	25	1
10	84.67	23	2
71	83.75	22	3
72	81.92	25	4
74	81.0	25	5
76	80.08	25	6
78	79.17	25	7
80	78.25	25	8
82	77.33	25	9
84	76.42	25	10
86	75.50	25	11
88	74.58	25	12
90	73.67	25	13
92	72.75	25	14
94	71.83	25	15
96	70.91	25	16
98	70.00	25	17



JERSEY



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

ORDINANCE NO. Ord. 09-101
3.E. SEP 09 2009 4.E. SEP 23 2009



A franchise ordinance granting permission to 141 Bright Monmouth, LLC, his successors and assigns, to make private improvements in the public right of way adjacent to the property located at 141 Bright Street, Jersey City, New Jersey also known on the tax maps of the City of Jersey City as Block 341, Lot P.1.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
				SEP 09 2009				9-0			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
KENNY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA, PRES.	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
				SEP 23 2009				8-0			
Councilperson <u>BRENNAN</u>			moved, seconded by Councilperson <u>SOTTOLANO</u>						to close PH.		
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	ABSENT			BRENNAN	✓		
KENNY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA, PRES.	✓		

✓ Indicates Vote YVONNE BALCER

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson			moved to amend* Ordinance, seconded by Councilperson						& adopted		
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
KENNY				FULOP				FLOOD			
LOPEZ				RICHARDSON				VEGA, PRES.			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE											
				SEP 23 2009				8-0			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	ABSENT			BRENNAN	✓		
KENNY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA, PRES.	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on SEP 09 2009
 Adopted on second and final reading after hearing on SEP 23 2009

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on SEP 23 2009

Robert Byrne
 Robert Byrne, City Clerk

APPROVED:

Mariano Vega, Jr.
 Mariano Vega, Jr., Council President

*Amendment(s):

Date: SEP 23 2009

APPROVED:

Jerramiah T. Mealy
 Jerramiah T. Mealy, Mayor

Date SEP 28 2009

Date to Mayor SEP 24 2009



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 09-102

TITLE:

ORDINANCE APPROVING A 30 YEAR TAX EXEMPTION FOR A VERY LOW AND LOW INCOME AFFORDABLE HOUSING PROJECT WITH THREE (3) COMMERCIAL UNITS TO BE CONSTRUCTED BY THE RAV GROUP, LLC, A QUALIFIED HOUSING SPONSOR UNDER THE NEW JERSEY MORTGAGE HOUSING FINANCE AGENCY LAW N.J.S.A. 55:14K-1 ET SEQ.

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

WHEREAS, RAV Group, LLC, is a qualified housing sponsor under the New Jersey Mortgage Housing Finance Agency Law N.J.S.A. 55:14K-1 et seq.; and

WHEREAS, RAV Group, LLC, is the owner by virtue of a deed dated June 4, 2004, of certain property known as: Block 1471.D, Lot 4.C, on City's Tax map and more commonly known by the street address of 450-452 Ocean Avenue, Jersey City, New Jersey [Property]; and

WHEREAS, RAV Group, LLC, proposes to construct a housing project to be regulated and financed pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law, N.J.S.A. 55:14K-1 et seq. on the Property; and

WHEREAS, RAV Group, LLC, applied for a 30 year tax exemption to construct certain improvements on the Property to create a total of fourteen (14) units of rental housing: two (2) units at rents affordable to very low income families, twelve (12) units at rents affordable to low income families, and three (3) commercial units consisting of 2,566 square feet of retail space including a rooftop rental; and

WHEREAS, a copy of the application as amended is on file in the office of the City Clerk; and

WHEREAS, RAV Group, LLC, has agreed to pay a service charge estimated as follows:

(1) Years 1 through 10, a total of \$11,573 each year, based upon: A) 6.28% of annual gross revenue from the residential units or \$7,973; plus B) 10% of annual gross revenue from the retail space, including the rooftop or \$3,200;

(2) Years 11-20: A) 10% of annual gross revenue from the residential units; plus B) 10% of annual gross revenue from the retail space including the rooftop;

(3) Years 21-30: A) 15% of annual gross revenue from the residential units; plus B) 15% of annual gross revenue from the retail space including the rooftop; and

ORDINANCE APPROVING A 30 YEAR TAX EXEMPTION FOR A VERY LOW AND LOW INCOME AFFORDABLE HOUSING PROJECT WITH THREE (3) COMMERCIAL UNITS TO BE CONSTRUCTED BY THE RAV GROUP, LLC, A QUALIFIED HOUSING SPONSOR UNDER THE NEW JERSEY MORTGAGE HOUSING FINANCE AGENCY LAW N.J.S.A. 55:14K-1 ET SEQ.

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 City will apply to receive credit for creating fourteen (14) units of very low and low income family rental housing against the units needed within the City of Jersey City as determined by the New Jersey Council on Affordable Housing; and
2. There is an especially compelling need for decent safe and affordable housing for low and moderate income families, are currently paying over 30% of their income for housing; and
3. The Project will generate approximately 80 full time construction jobs and 20 permanent jobs; and
4. The construction of the improvements will stabilize the neighborhood and should generate additional tax revenue; and

WHEREAS, the City hereby determines that the tax exemption is necessary to insure the success of the project for the following reasons:

1. The reduced tax payments allow the owner to stable its operating budget, allowing a high level of maintenance to the building over the life of the project;
2. The reduction in taxes makes the project eligible for financing from the New Jersey Housing and Mortgage Finance Agency, needed to fund the Project; and
3. The reduced tax payments will allow the owner to maintain the low and moderate income units at the lowest rents possible within the income guidelines; and

WHEREAS, RAV Group, LLC, will provide employment and other economic opportunities for City residents and businesses in accordance with a Project Employment Agreement; and

WHEREAS, RAV Group, 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, this tax abatement application was not reviewed by the Tax Abatement Committee.

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

1. The application of RAV Group, LLC, a qualified housing sponsor under the New Jersey Mortgage Housing Finance Agency Law N.J.S.A. 55:14K-1 et seq.; for a tax exemption is hereby approved subject to the following terms and conditions:

- (a) Term: 33 years from the date of the adoption of the within ordinance but no longer than 30 years from the date of the HMFA mortgage, which must be recorded no later than 3 years from the adoption of the within ordinance, but only so long as the Project is subject to regulation by the HMFA and the HMFA mortgage ;
- (b) Service Charge: based upon a percentage of Annual Gross Revenue, estimated to be as follows:

ORDINANCE APPROVING A 30 YEAR TAX EXEMPTION FOR A VERY LOW AND LOW INCOME AFFORDABLE HOUSING PROJECT WITH THREE (3) COMMERCIAL UNITS TO BE CONSTRUCTED BY THE RAV GROUP, LLC, A QUALIFIED HOUSING SPONSOR UNDER THE NEW JERSEY MORTGAGE HOUSING FINANCE AGENCY LAW N.J.S.A. 55:14K-1 ET SEQ.

- (1) Years 1 through 10, a total of \$11,573 each year, based upon: A) 6.28% of annual gross revenue from the residential units or \$7,973; plus B) 10% of annual gross revenue from the retail space including the rooftop or \$3,200;
- (2) Years 11-20: A) 10% of annual gross revenue from the residential units; plus B) 10% of annual gross revenue from the retail space including the rooftop;
- (3) Years 21-30: A) 15% of annual gross revenue from the residential units; plus B) 15% of annual gross revenue from the retail space plus the rooftop; and
- (c) Project: 14 units of rental housing; 2 units affordable to very low income families, and 12 affordable to low income families; and 3 commercial units including rental of the rooftop; and
- (d) Property: Block 1471.D, Lot 4.C on the City's Tax map and more commonly known by the street address of 450-452 Ocean Avenue, Jersey City, New Jersey.

2. The Mayor or Business Administrator is authorized to execute a tax exemption Financial Agreement, which includes a Project Employment Agreement in substantially the form on file in the Office of the City Clerk, subject to such modification as the Business Administrator and Corporation Counsel deems appropriate or necessary.

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

4. 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.

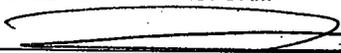
5. This ordinance shall take effect at the time and in the manner provided by law.

6. 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*.

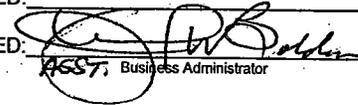
JM/he
9/09/09

APPROVED AS TO LEGAL FORM



Corporation Counsel

APPROVED:



Business Administrator

Certification Required
Not Required

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

ORDINANCE NO. Ord. 09-102
 TITLE: 3.F. SEP 0 9 2009 4.F. SEP 2 3 2009



Ordinance approving a 30 year tax exemption for a very low and low income affordable housing project with three (3) commercial units to be constructed by the RAV Group, LLC, a qualified housing sponsor under the New Jersey Mortgage Housing Finance Agency Law N.J.S.A. 55:14K-1 et seq.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
SEP 0 9 2009 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
KENNY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA, PRES.	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
SEP 2 3 2009 8-0											
Councilperson <u>SOTTOLANO</u>				moved, seconded by Councilperson <u>LOPEZ</u>				to close PH.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	ABSENT			BRENNAN	✓		
KENNY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA, PRES.	✓		

✓ Indicates Vote

YVONNE BALCER
TELISSA DONLING JOHN SEBORONSKI

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____				moved to amend* Ordinance, seconded by Councilperson _____				& adopted			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
KENNY				FULOP				FLOOD			
LOPEZ				RICHARDSON				VEGA, PRES.			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

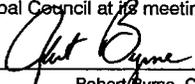
RECORD OF FINAL COUNCIL VOTE											
SEP 2 3 2009 7-0-1											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	ABSENT			BRENNAN	✓		
KENNY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	ABSTAIN			VEGA, PRES.	✓		

✓ Indicates Vote

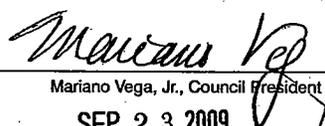
N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on SEP 0 9 2009
 Adopted on second and final reading after hearing on SEP 2 3 2009

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on SEP 2 3 2009


 Robert Byrne, City Clerk

APPROVED:


 Mariano Vega, Jr., Council President

Date: SEP 2 3 2009

APPROVED:

SEP 2 8 2009
 Jerramiah T. Healy, Mayor

Date JTH Healy

Date to Mayor SEP 2 4 2009

*Amendment(s):