



# ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 09-116

TITLE:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO ARTICLE I (DEFINITIONS), ARTICLE III (PROCEDURES AND CHECKLISTS), AND ARTICLE V – CBD OF THE LAND DEVELOPMENT ORDINANCE**

**WHEREAS**, the Municipal Council, pursuant to NJSA 40:55D-62, may adopt or amend a zoning ordinance relating to the nature and extent of the uses of land and of buildings and structures thereon; and

**WHEREAS**, there is a need to clarify and coordinate interdepartmental Site Plan review procedures; and

**WHEREAS**, it is necessary to regulate a minimum building height in the Central Business District (CBD) of the City in order to ensure appropriate development; and

**WHEREAS**, it is necessary to define and regulate stilted buildings in order to ensure that new development will be appropriate to the City's urban form; and

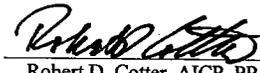
**WHEREAS**, the Municipal Council, pursuant to NJSA 40:55D-64, has sought and received the recommendations of the Jersey City Planning Board relative to these issues; and

**WHEREAS**, the amendments to the Land Development Ordinance are attached hereto and made a part hereof, and are 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 Land Development Ordinance, be and hereby is amended as per the attached document;

**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- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.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, AICP, PP, Director  
Division of City Planning

APPROVED AS TO LEGAL FORM

  
Corporation Counsel

APPROVED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

  
Business Administrator

Certification Required

Not Required

**ORDINANCE FACT SHEET**

**1. Full Title of Ordinance:**

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY  
ADOPTING AMENDMENTS TO ARTICLE I (DEFINITIONS), ARTICLE III (PROCEDURES  
AND CHECKLISTS), AND ARTICLE V – CBD OF THE LAND DEVELOPMENT  
ORDINANCE**

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

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

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

Defines and prohibits stilted buildings, amends the procedures for Site Plan review within City Planning and Engineering, amends the Site Plan application checklist to be consistent with revised procedures, and amends CBD (Central Business District) zoning to require a minimum of 4 stories.

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

Amendments are needed to regulate undesirable stilted buildings, to better coordinate Site Plan review efforts between departments, and to ensure that high-density and higher-volume development is required in the CBD.

**5. Anticipated Benefits to the Community:**

Greater clarity with respect to the procedures involved in Site Plan review, and greater assurance that development is appropriate for the zones in which it sits.

**6. Cost of Proposed Plan, etc.:**

None

**7. Date Proposed Plan will commence:**

Upon approval

**8. Anticipated Completion Date: N/A**

**9. Persons Responsible for Coordinating Proposed Program, Project, etc.:**

Carl Czaplicki, Director, Dept of HEDC  
Robert D. Cotter, City Planning Director

**10. Additional Comments: None**

**I Certify that all the Facts Presented Herein are Accurate.**

  
\_\_\_\_\_  
Division Director

Oct 28, 2009  
Date

  
\_\_\_\_\_  
Department Director Signature

10/28/09  
Date

# SUMMARY STATEMENT

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO ARTICLE I (DEFINITIONS), ARTICLE III (PROCEDURES AND CHECKLISTS), AND ARTICLE V – CBD OF THE LAND DEVELOPMENT ORDINANCE**

Defines and prohibits stilted buildings, amends the procedures for Site Plan review within City Planning and Engineering, amends the Site Plan application checklist to be consistent with revised procedures, and amends CBD (Central Business District) zoning to require a minimum of 4 stories.

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

ORDINANCE NO. Ord. 09-116  
 TITLE: 3.A, NOV 1 0 2009 4.A, NOV 2 4 2009



Ordinance of the Municipal Council of the City of Jersey City adopting amendments to Article I (Definitions) Article III (Procedures and Checklists) and Article V-CBD of the Land Development Ordinance. (Stilted Buildings, minimum building height in Central Business District)

RECORD OF COUNCIL VOTE ON INTRODUCTION											
NOV 1 0 2009 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA	✓		

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

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
NOV 2 4 2009 9-0											
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	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA	✓		

✓ 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			
DONNELLY				FULOP				FLOOD			
LOPEZ				RICHARDSON				VEGA			

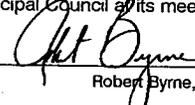
✓ Indicates Vote N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE											
NOV 2 4 2009 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA	✓		

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

Adopted on first reading of the Council of Jersey City, N.J. on NOV 1 0 2009  
 Adopted on second and final reading after hearing on NOV 2 4 2009

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on NOV 2 4 2009

  
 Robert Byrne, City Clerk

APPROVED:  
  
 Peter M. Brennan, Council President

Date: NOV 2 4 2009

APPROVED:  
  
 Jerramiah F. Healy, Mayor

Date: NOV 2 5 2009

Date to Mayor NOV 2 5 2009

\*Amendment(s):



# ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 09-117

**TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY TO ADOPT THE CAMBRIDGE AND NORTH REDEVELOPMENT PLAN**

**WHEREAS**, the Local Redevelopment and Housing Law, NJSA 40A:12A-1et seq. permits municipalities to adopt and amend regulations dealing with areas declared to be "in need of redevelopment" and "in need of rehabilitation"; and

**WHEREAS**, the Municipal Council of the City of Jersey City directed the Planning Board to review a Resolution designating Block 792, Lot 242 as an "area in need of rehabilitation"; and

**WHEREAS**, the Planning Board, at its meeting of November 4, 2009, recommended that the Municipal Council designate Block 792, Lot 242 as "an area in need of rehabilitation," and

**WHEREAS**, the Municipal Council of the City of Jersey City designated Block 792, Lot 242 as "an area in need of rehabilitation" by Resolution on November 10, 2009; and

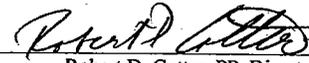
**WHEREAS**, the Planning Board, at its meeting of November 4, 2009, recommended that the Municipal Council adopt the Cambridge and North Redevelopment Plan to guide and regulate future redevelopment within the redevelopment plan area; and

**WHEREAS**, said Redevelopment Plan is attached and made a part hereof and is available for public inspection at the Office of the City Clerk in 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 attached Cambridge and North 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, Director  
Division of City Planning

APPROVED AS TO LEGAL FORM

  
\_\_\_\_\_  
Corporation Counsel

APPROVED:



APPROVED:

  
Business Administrator  
A.B.T.

Certification Required

Not Required

**ORDINANCE FACT SHEET**

**1. Full Title of Ordinance:**

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY TO ADOPT THE CAMBRIDGE AND NORTH REDEVELOPMENT PLAN**

**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:**

The Cambridge and North Redevelopment Plan is a plan to guide and regulate the future redevelopment for Block 792, Lot 242.

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

The proposed Plan regulates the future development for mixed income housing on a vacant lot.

**5. Anticipated Benefits to the Community:**

The Redevelopment Area consists of a single vacant lot, Block 792, Lot 242 across from Washington Park and within walking distance to a Light Rail Transit station. The plan provides for standards for the construction of a new mixed income residential building with a variety of green building standards.

**6. Cost of Proposed Plan, etc.:**

\$0.00. No Cost to the City. Financed through grant funds of JCRA.

**7. Date Proposed Plan will commence:**

Upon Adoption.

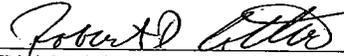
**8. Anticipated Completion Date: N/A**

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

Robert D. Cotter, Director, City Planning 547-5050  
Jeff Wenger, Principal Planner 547-5010

**10. Additional Comments:**

I Certify that all the Facts Presented Herein are Accurate.

  
Division Director

\_\_\_\_\_  
Date 11/4/09

  
Department Director Signature

\_\_\_\_\_  
Date 11/4/09

## **SUMMARY**

### **ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY TO ADOPT THE CAMBRIDGE AND NORTH REDEVELOPMENT PLAN**

The Cambridge and North Redevelopment Plan is a plan to provide for the construction of a single mixed income residential development with various green building standards to be constructed on a vacant lot across from Washington Park and within walking distance to the 9th Street Light Rail Transit station.

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

ORDINANCE NO. Ord. 09-117  
 TITLE: 3.B. NOV 1 0 2009 4.B. NOV 2 4 2009



Ordinance of the Municipal Council of the City of Jersey City to adopt the Cambridge and North Redevelopment Plan.

RECORD OF COUNCIL VOTE ON INTRODUCTION								NOV 1 0 2009 9-0			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA	✓		

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

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING								NOV 2 4 2009 9-0			
Councilperson <u>SOTTOLANO</u>				moved, seconded by Councilperson <u>BRENNAN</u>				to close PH.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA	✓		

✓ 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			
DONNELLY				FULOP				FLOOD			
LOPEZ				RICHARDSON				VEGA			

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

RECORD OF FINAL COUNCIL VOTE								NOV 2 4 2009 9-0			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA	✓		

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

Adopted on first reading of the Council of Jersey City, N.J. on NOV 1 0 2009  
 Adopted on second and final reading after hearing on NOV 2 4 2009

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on NOV 2 4 2009

Robert Byrne, City Clerk

APPROVED:  
  
 Peter M. Brennan, Council President

\*Amendment(s):

Date: NOV 2 4 2009  
 APPROVED:

Jerramiah T. Healy, Mayor

Date: NOV 2 5 2009

Date to Mayor: NOV 2 5 2009

City Clerk File No. Ord. 09-118

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 09-118

TITLE:

**ORDINANCE ESTABLISHING A CONSERVATION RESTRICTION AFFECTING  
PROPERTIES OWNED BY THE CITY OF JERSEY CITY KNOWN AS BLOCK  
1627, LOTS 1.P, 2.A, 3.B, 5.1 AND BLOCK 1639.A, LOTS 1.C, 3, 4, 4.C, 6.A AND 7**

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

**WHEREAS**, the City of Jersey City (City) is the owner in fee simple of certain real property located in the City of Jersey City and the County of Hudson, New Jersey, designated as Block 1627, Lots 1.P, 2.A, 3.B, 5.1 and Block 1639.A, Lots 1.C, 3, 4, 4.C, 6.A and 7 on the official Tax Map of the City of Jersey City (Property); and

**WHEREAS**, on September 27, 2006 the City adopted a redevelopment plan for the Hackensack River Edge Redevelopment Area; and

**WHEREAS**, the Property is a 32.52 acre track of land located at the intersection of Sip Avenue and Truck Route 1&9 within the redevelopment area; and

**WHEREAS**, the City desires to develop the Property as a waterfront park; and

**WHEREAS**, the Port Authority of New York & New Jersey (Port Authority) provided the City with a portion of the funds used to acquire the Property; and

**WHEREAS**, the funds provided to the City by the Port Authority were conditioned upon the City's recording of an approved Conservation Restriction; and

**WHEREAS**, the Hackensack Riverkeeper, Inc. is a non profit organization whose mission includes the protection of the environmental quality of the eco-system of the Hackensack River and its watershed; and

**WHEREAS**, the City intends to enter into a Conservation Restriction in order to grant the Hackensack Riverkeeper, Inc. a Conservation Restriction on the Property to restrict subsequent development of the Property consistent with the conditions imposed by the Port Authority.

**NOW, THEREFORE BE IT ORDAINED**, by the Municipal Council of the City of Jersey City that the Mayor or Business Administrator is authorized to execute a Grant of Conservation Restriction in substantially the form attached hereto and any other documents necessary or appropriate to effectuate the intent of this ordinance. The final form of all documents including any modifications thereto shall be subject to approval of the Corporation Counsel.

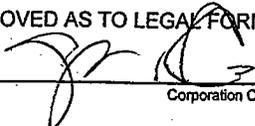
- A. All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.
- B. This Ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code. This Ordinance shall take effect at the time and in the manner as provided by law.
- C. This ordinance shall take effect in the manner as prescribed by law.

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

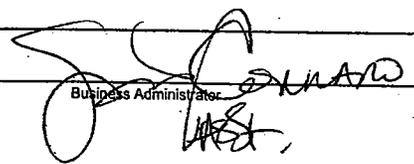
**NOTE:** All material is new; therefore, underlining has been omitted. For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic*.

RR  
11-4-09

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. 09-118  
 TITLE: 3.C. NOV 1 0 2009 4.C. NOV 2 4 2009



Ordinance establishing a conservation restriction affecting properties owned by the City of Jersey City known as Block 1627, Lots 1.P, 2.A, 3.B, 5.1 and Block 1639.A, Lots 1.C, 3, 4, 4.C, 6.A and 7.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
NOV 1 0 2009 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
NOV 2 4 2009 9-0											
Councilperson <u>SOTTOLANO</u>				moved, seconded by Councilperson <u>GAUGHAN</u>				to close P.H.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA	✓		

✓ 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			
DONNELLY				FULOP				FLOOD			
LOPEZ				RICHARDSON				VEGA			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE											
NOV 2 4 2009 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA	✓		

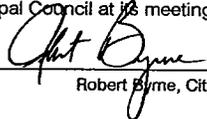
✓ Indicates Vote

N.V.-Not Voting (Abstain)

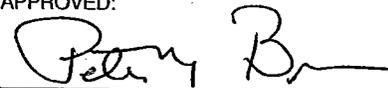
Adopted on first reading of the Council of Jersey City, N.J. on NOV 1 0 2009

Adopted on second and final reading after hearing on NOV 2 4 2009

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on NOV 2 4 2009

  
 Robert Byrne, City Clerk

APPROVED:

  
 Peter M. Brennan, Council President

Date: NOV 2 4 2009

APPROVED:

  
 Jeremiah T. Healy, Mayor

Date: NOV 2 5 2009

Date to Mayor NOV 2 5 2009



# ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 09-109

TITLE: AN ORDINANCE OF THE CITY OF JERSEY CITY, IN THE COUNTY OF HUDSON, NEW JERSEY, PROVIDING FOR THE FINANCING OF THE ACQUISITION BY THE PARKING AUTHORITY OF THE CITY OF JERSEY CITY OF REAL PROPERTY IN THE CITY AND APPROPRIATING \$4,600,000, THEREFOR, AND PROVIDING FOR THE ISSUANCE OF \$4,380,950 IN GENERAL IMPROVEMENT BONDS OR NOTES OF THE CITY OF JERSEY CITY TO FINANCE THE SAME.

**BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY, IN THE COUNTY OF HUDSON, NEW JERSEY** (not less than two-thirds of all members thereof affirmatively concurring) **AS FOLLOWS:**

Section 1. The improvement or purpose described in Section 3 of this bond ordinance is hereby authorized to be undertaken by the City of Jersey City, in the County of Hudson, New Jersey (the "City") as a general improvement. For the improvement or purpose described in Section 3 hereof, there is hereby appropriated the sum of \$4,600,000, including the sum of \$219,050 as the down payment required by the Local Bond Law. The down payment has been made available by virtue of the provision for down payment in the capital improvement fund in one or more previously adopted budgets.

Section 2. In order to finance the cost of the improvement or purpose not covered by application of the down payment or otherwise provided for hereunder, negotiable bonds are hereby authorized to be issued in the principal amount of \$4,380,950 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. The improvement hereby authorized and the purpose for which the bonds are to be issued is the financing of the acquisition by the Parking Authority of the City of Jersey City (the "Authority") pursuant to N.J.S.A. 40:11A-22(1)(c) of real property and the improvements thereon, located at 392-394 Central Avenue, in the City, for use by the Authority

as a "parking project" and including all rights and interests therein and all work and services necessary therefore or incidental thereto.

(b) The estimated maximum amount of bonds or notes to be issued for the improvement or purpose is as stated in Section 2 hereof.

(c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of N.J.S.A. 40A:2-8.1. The chief financial officer is hereby authorized to sell part or all of the notes from time to time, at not less than par and accrued interest, at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

Section 5. The capital budget or temporary capital budget (as applicable) of the City is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. In the event of any such inconsistency and amendment, the resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget or amended temporary capital budget (as applicable) and capital program as approved by the Director of the Division of Local Government Services is on file with the City Clerk and is available there for public inspection.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The several improvement or purpose described in Section 3 of this bond ordinance is not a current expense. It is an improvement or purpose the City may lawfully

undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The period of usefulness of the improvement or purpose, within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 40 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the City as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$4,380,950, that the net debt of the City determined as provided in the Local Bond Law is increased by \$4,380,950, and the obligations authorized herein will be within all debt limitation prescribed by that Law.

(d) An aggregate amount not exceeding \$460,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

(e) The City reasonably expects to commence acquisition and/or construction of the project described in Section 3 hereof, and to advance all or a portion of the costs in respect thereof, prior to the issuance of bonds or notes hereunder. To the extent such costs are advanced, the City further reasonably expects to reimburse such expenditures from the proceeds of the bonds or notes authorized by this bond ordinance, in an aggregate not to exceed the amount of bonds or notes authorized in Section 2 hereof.

Section 7. Any grant moneys received for the purpose described in Section 3 hereof shall be applied either to direct payment of the cost of the improvement or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 8. The full faith and credit of the City is hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the City, and the City shall be obligated to levy ad valorem taxes upon all the taxable real property within the City for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 9. After passage upon first reading of this bond ordinance, the City Clerk is hereby directed to publish the full text of the bond ordinance, together with the notice set forth below entitled: "NOTICE OF PENDING BOND ORDINANCE" (with appropriate completions, insertions and corrections), at least once in a newspaper qualified under N.J.S.A. 40A:2-19, at least seven days prior to the date set for public hearing and further consideration for final passage (which date shall be at least ten days after introduction and first reading). The City Clerk is further directed to comply with all provisions of N.J.S.A. 40A:2-17(b) regarding postings, publications, and the provision of copies of this bond ordinance.

Section 10. After final adoption of this bond ordinance by the Municipal Council, the City Clerk is hereby directed to publish the full text of this bond ordinance, as finally adopted, together with the notice set forth below entitled: "NOTICE OF ADOPTION OF BOND ORDINANCE" (with appropriate completions, insertions and corrections), at least once in a newspaper qualified under N.J.S.A. 40A:2-19.

Section 11. To the extent that any previous ordinance or resolution is inconsistent herewith or contradictory hereto, said ordinance or resolution is hereby repealed or amended to the extent necessary to make it consistent herewith.

Section 12. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by Section 10 hereof and the Local Bond Law.

APPROVED AS TO LEGAL FORM

Joanne Monahan  
Corporation Counsel

APPROVED:

Roxana Mauer, CFO

APPROVED:

B O'Reilly  
Business Administrator

Certification Required

Not Required

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

Ord. 09-109

ORDINANCE NO. \_\_\_\_\_

4.E. NOV 24 2009

TITLE: \_\_\_\_\_

3.D. OCT 14 2009

4.A. NOV 10 2009

An ordinance of the City of Jersey City, in the County of Hudson, New Jersey, providing for the financing of the acquisition by the Parking Authority of the City of Jersey City of real property in the city and appropriating \$4,600,000 therefore, and providing for the issuance \$4,380,950 in general improvements bonds or notes of the City of Jersey City to finance the same.



RECORD OF COUNCIL VOTE ON INTRODUCTION											
OCT 14 2009 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
				FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
NOV 10 2009 9-0											
Councilperson <u>RICHARDSON</u>				moved, seconded by Councilperson <u>BRENNAN</u>				to close PH.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
<b>DONNELLY</b>	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA	✓		

✓ Indicates Vote

**TABLED 9-0 AFTER THE CLOSE OF THE PUBLIC HEARING ON A MOTION BY FULOP, SECONDED BY SOTTOLANO**

N.V.-Not Voting (Abstain)

PHIL RIVO CHARLES TURNER JOHN SEBOROWSKI

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			
<b>DONNELLY</b>				FULOP				FLOOD			
LOPEZ				RICHARDSON				VEGA			

✓ Indicates Vote

**REMOVED FROM TABLED AGENDA 5-4 ON A MOTION BY SOTTOLANO, SECONDED BY RICHARDSON; FULOP, RICHARDSON, FLOOD AND VEGA: NAY**

N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE											
NOV 24 2009 6-3											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
<b>DONNELLY</b>	✓			FULOP		✓		FLOOD		✓	
LOPEZ	✓			RICHARDSON		✓		VEGA	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

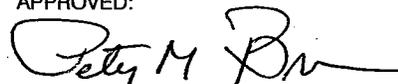
Adopted on first reading of the Council of Jersey City, N.J. on OCT 14 2009

Adopted on second and final reading after hearing on NOV 24 2009

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on NOV 24 2009

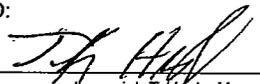
  
Robert Byrne, City Clerk

APPROVED:

  
Peter M. Brennan, Council President

Date: NOV 24 2009

APPROVED:

  
Jeremiah T. Healy, Mayor

NOV 25 2009

Date \_\_\_\_\_

Date to Mayor NOV 25 2009