

CITY OF JERSEY CITY

280 Grove Street
Jersey City, New Jersey 07302

Robert Byrne, R.M.C., City Clerk
Sean J. Gallagher, R.M.C., Deputy City Clerk
Tolonda Griffin-Ross, Deputy City Clerk



Peter M. Brennan, Council President
Willie L. Flood, Councilperson-at-Large
Mariano Vega, Jr., Councilperson-at-Large
Michael J. Sottolano, Councilperson, Ward A
David P. Donnelly, Councilperson, Ward B
Nidia R. Lopez, Councilperson, Ward C
William A. Gaughan, Councilperson, Ward D
Steve Fulop, Councilperson, Ward E
Viola Richardson, Councilperson, Ward F

Agenda Regular Meeting of the Municipal Council Wednesday, February 24, 2010 at 6:00 p.m.

Please note: The next caucus meeting of the Municipal Council is scheduled for Monday, March 8, 2010, at 5:30 p.m. in the Efrain Rosario Memorial Caucus Room, City Hall.

The next regular meeting of the Municipal Council is scheduled for Wednesday, March 10, 2010 at 6:00 p.m. in the Anna Cucci Memorial Council Chambers, City Hall. A pre-meeting caucus may be held in the Efrain Rosario Memorial Caucus Room, City Hall.

1. (a) **INVOCATION:**
- (b) **ROLL CALL:**
- (c) **SALUTE TO THE FLAG:**
- (d) **STATEMENT IN COMPLIANCE WITH SUNSHINE LAW:**

City Clerk Robert Byrne stated on behalf of Peter M. Brennan, Council President. "In accordance with the New Jersey P.L. 1975, Chapter 231 of the Open Public Meetings Act (Sunshine Law), adequate notice of this meeting was provided by mail and/or fax to The Jersey Journal and The Reporter. Additionally, the **annual notice** was posted on the bulletin board, first floor of City Hall and filed in the Office of the City Clerk on Wednesday, December 16, 2009, indicating the schedule of Meetings and Caucuses of the Jersey City Municipal Council for the calendar year 2010.

The Agenda of this meeting was disseminated on **Thursday, February 18, 2010 at 4:00 p.m.** to the Municipal Council, Mayor and Business Administrator of Jersey City. It was similarly disseminated to The Jersey City Reporter and The Jersey Journal.

2. **Bid Reception: None**

****CONSENT AGENDA**

All items listed on the meeting calendar with asterisk (or asterisks) are considered routine by the municipal council and will be enacted by one motion (and roll call) without separate discussion of each item. If discussion is desired on any item and permitted by the council, that item will be considered separately.

Consent Agenda adopted by Ordinance J-636 and supplemented by Ordinance C-248.

Please understand that all documents listed in the consent agenda are available for public perusal at this meeting.

*3.

ORDINANCE HEARING

FIRST READING

**CITY CLERK
FILE**

- a. Ordinance creating Community Services Block Grant Board in the Department of Housing, Economic Development and Commerce. Ord. 10-012
- b. Ordinance of the Municipal Council of the of the City of Jersey City adopting amendments to the Land Development Ordinance permitting Medical Office use in the R-1 zoning district along a portion of Palisade Avenue. Ord. 10-013
- c. Ordinance amending and supplementing Chapter 12 (Municipal Authorities) Article IV (Municipal Utilities Authority). Ord. 10-014
- d. Ordinance amending and supplementing Chapter 12 (Municipal Authorities) Article II (Incinerator Authority). Ord. 10-015
- e. Ordinance amending and supplementing Chapter 53 (Personnel) Article VI (Vacation Leave and other benefits for nonunion, unclassified personnel and nonunion managerial personnel). Ord. 10-016
- f. Ordinance establishing polices and procedures for JC1TV. Ord. 10-017
- g. Ordinance approving a 30 year tax exemption for a mixed affordable and market rate rental housing project to be constructed by AHM Housing Associates IV, LLC., a qualified housing sponsor under the New Jersey Mortgage Finance Agency Law N.J.S.A.55:14K-1 et seq. Ord. 10-020
- h. An ordinance approving a five (5) year tax exemption pursuant to the provisions of N.J.S.A.40A:21-1, et seq., and section 304-12 of the Municipal Code for property designated as Block 60.12, Lot 5 on the city's tax map and more commonly known by the street address of 359 Skinner Memorial Drive. Ord. 10-021
- i. Ordinance approving 1) An \$8,000,000 loan to the City of Jersey City to be guaranteed by the United States Department of Housing and Urban Development pursuant to §108 of the Housing and Community Development Act of 1974, as amended, and 2) A re-loaning of the proceeds to Statue of Liberty Harbor North Redevelopment Urban Renewal, LLC. Ord. 10-022

*3.

ORDINANCE HEARING

FIRST READING

**CITY CLERK
FILE**

- j. Ordinance approving a 30 year tax exemption for a low income affordable and market rate housing project to be constructed by the Summit Avenue Center for Opportunity, LLC, a qualified housing sponsor under the New Jersey Mortgage Finance Agency Law N.J.S.A.55:14K-1 et seq. Ord. 10-023
- k. Ordinance approving 1) The NUNC PRO TUNC assignment of a tax exemption from Summit Apartments, Inc., to Summit Plaza Associates and approval of a portion of the property for commercial use; and 2) An amendment to the tax exemption to remove a portion of the project from the tax exemption, pursuant to the limited dividend Non-Profit Housing Corporation Law, N.J.S.A. 55:16-18. Ord. 10-024
- l. Ordinance authorizing the renewal of a lease agreement between the City of Jersey City as lessee and 18 Ash Street Realty, LLC., as lessor, for Fire and Emergency storage space in the premises at located at 46 State Street, Jersey City. Ord.10-025
- m. Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Martin Luther King Drive Redevelopment Plan. Ord. 10-026
- n. Ordinance of the Municipal Council of the City of Jersey City adopting amendments to Article I Definitions and Article V use bulk and parking standards in the R-3 zone of the Land Development Ordinance. Ord. 10-027
- o. Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Village Study Area Redevelopment Plan. Ord. 10-028
- p. Ordinance amending and supplementing Chapter 12 (Municipal Authorities) Article IV (Municipal Utilities Authority). (Requires co-pay by boardmember) Ord. 10-029
- q. Ordinance amending and supplementing Chapter 12 (Municipal Authorities) Article II (Incinerator Authority). (Requires co-pay by boardmember) Ord. 10-030

**Public Hearing on the
SFY10 Municipal Budget**

02/24/10

***4.**

ORDINANCE HEARING

SECOND READING

**CITY CLERK
FILE**

Introduced-8-0-
Vega: absent

- a. A franchise ordinance granting permission to One LLC, its successors and assigns, to make private improvements to a portion of lands within the sidewalk area of the Bowers Street public right of way located adjacent to 3438 Kennedy Boulevard, Jersey City, New Jersey.

Ord. 10-009
Intro. 01/27/10

Introduced-6-1-1-
Richardson: nay;
Brennan:
abstained; Vega:
absent

- b. Ordinance amending and supplementing Chapter 84 (Alcoholic Beverages) Article I (Plenary Retail Consumption and Distribution Licenses) of the Jersey City Code. (Redevelopment Area Distance Reduction)

Ord. 10-010
Intro. 01/27/10

Introduced-8-0-
Vega: absent

- c. An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article XI (Schedules) Schedule 25 (Parking for the Disabled) of the Jersey City Code designating a Reserved Parking Space at 24 Eastern Parkway; 361 Liberty Avenue; 82 Poplar Street; 77 Prospect Street; 300 Stegman Parkway; 332 Webster Avenue; 224-222 Wilkinson Avenue and Amend the Reserved Parking Space at 7 Apollo Street and 103 Poplar Street and Repeal the Reserved Parking Space at 11 Apollo Street; 222 Wilkinson Avenue and 228 Wilkinson Avenue.

Ord. 10-011
Intro/ 01/27/10

**** 5.**

PUBLIC REQUEST FOR HEARING

1. William Dorrity, 3060 Kennedy Boulevard, Apt 4D, Jersey City
2. Esther Wintner, Jersey City
3. Richard Lear, 136 Prospect Street, Jersey City
4. Yvonne Balcer, Jersey City
5. Shelley Skinner, Jersey City
6. Raju Patel, 813 Newark Avenue, Jersey City
7. Jayson Burg, 85 Neptune Avenue, Jersey City
8. Riaz Wahid, Jersey City
9. Uta Brauser, 521 Jersey Avenue, Jersey City
10. Joanna Hopkinson, Jersey City
11. Phil Rivo, 280 Pavonia Avenue, Jersey City
12. Maureen Castellon, Jersey City
13. Richard McCormack, Jersey City
14. Robert Allen, Jersey City
15. Telissa Dowling, Jersey City
16. Ava Thorin, Jersey City
17. Delores Black, 6239 Dale Avenue, Jersey City
18. Michael Raich, 343 4th Street
19. Amy Ertle, Jersey City
20. Phil Carrington, Jersey City
21. Sheila Carven, Jersey City
22. Andrew Hubsch, 1 Greene Street
23. Sterling Waterman, Jersey City
24. Paul Bellan-Boyer, Jersey City
25. Milton Bouhoutsos, 388 Summit Avenue, Jersey City

NOTE: THE FOLLOWING ARE AVAILABLE UPON REQUEST FROM THE OFFICE OF THE CITY CLERK

****6. PETITIONS AND COMMUNICATIONS**

- a. Letter dated February 4, 2010 from Roger Hejazi, President for the McGinley Square Partnership SID Management Corp. Audit report dated June 30, 2009 and 2008.
- b. Letter dated February 3, 2010 from Ronald T. Corcory, Assistant Director for the State of New Jersey Department of Environmental Protection, Enforcement & Assignment Element Child Care/Educational Facility Unit to Anthony Wofford, Facilities Manager re: NJDEP Child Care Facility Approval Letter for Christ United Head Start Center located at 2811 Kennedy Boulevard, Jersey City.
- c. Letter dated February 5, 2010 from Mark J. Pedersen, Bureau Chief, Bureau of Industrial Site Remediation, State of New Jersey, , Department of Environmental Protection to Robert Caulfied, Fields Development Group re: Conditional No Further Action Letter w/Requirements for Biennial Certifications, 196-198 Van Vorst Street, Jersey City.
- d. Letter dated February 11, 2010 from Angelica Sanchez, Council Aide to Councilman Steven Fulop re: Resignation from position as Council Aide.
- e. Letter dated February 11, 2010 from Robert Linn, Architecture Historian for EBI Consulting to Robert Byrne, City Clerk re: Invitation to comment, 72 Montgomery Street, Jersey City.
- f. Minutes of the Employees' Retirement System of Jersey City meeting held January 20, 2010.
- g. Agenda of the Regular Meeting of the Employee's Retirement System of Jersey City held on February 17, 2010.
- h. Minutes of the Public Hearing (Proposed Rate Increase) and regular session of the Jersey City Municipal Utilities Authority held January 28, 2010.
- i. Letter dated February 12, 2010 from Tracy Fego, Farer Fersko, Attorneys at Law to Robert Byrne, City Clerk re: Deed Notice, Harborside Financial Center, Jersey City.

NOTE: THE FOLLOWING ARE AVAILABLE UPON REQUEST FROM THE OFFICE OF THE CITY CLERK

****7. OFFICERS COMMUNICATIONS**

NONE

NOTE: THE FOLLOWING ARE AVAILABLE UPON REQUEST FROM THE OFFICE OF THE CITY CLERK

****8. REPORT OF DIRECTORS**

- a. Letter dated February 18, 2010 from William Matsikouis, Corporation Counsel to Council President and Members of the Municipal Council re: Legal Opinion-Benefits for Jersey City Incinerator Authority and Municipal Utilities Authority Commissioners.
- b. Letter dated February 18, 2010 from Jerramiah T. Healy, Mayor to Council President and Members of the Municipal Council re: Benefits for Jersey City Incinerator Authority and Municipal Utilities Authority Commissioners.

****9. CLAIMS**

- A. City Clerk
- B. Tax Assessor
- C. Department of Administration
- D. Department of H.E.D. & C
- E. Department of Health & Human Services
- F. Department of Law
- G. Department of Police
- H. Department of Fire and Emergency Services
- I. Department of Public Works
- J. Department of Recreation

****10. RESOLUTIONS**

**CITY CLERK
FILE #**

- a. Resolution authorizing an Emergency Temporary Appropriation. Res. 10-108
- b. Resolution authorizing the execution of a space permit with the Port Authority of New York & New Jersey allowing the City of Jersey City to place a sign on a pedestrian bridge located near the New Jersey Exit Lanes on the Holland Tunnel. Res. 10-109
- c. Resolution authorizing a license agreement with the Jersey City Reservoir Preservation Alliance, Inc. Granting permission to enter onto the city owned property known as Reservoir No. 3 also known as Block 835, Lot S. Res. 10-110
- d. Resolution authorizing a license agreement with URS Corporation to enter onto city owned property which is a paper street known as Brown Place east of Princeton Avenue. Res. 10-111
- e. Resolution authorizing the renewal of a contract with F&S Tire Corporation to furnish and deliver automotive tires for the Department of Public Works, Division of Automotive Maintenance. Res. 10-112
- f. Resolution authorizing the award of contract to Allied Car Care Center, Inc., for medium and heavy duty vehicle wash and detail services city wide for the Department of Public Works, Division of Automotive Maintenance. Res. 10-113
- g. Resolution amending a professional engineering services contract to Stantec Consulting Services, Inc., for the design and preparation of construction plans, specifications and engineer's cost estimate for school crossing safety improvements- 2008 Project No. 08-033, for the Department of Administration, Division of Engineering, Traffic & Transportation. Res. 10-114
- h. Resolution authorizing the renewal of a contract with Generator Exchange Company for the supply and delivery of light automotive parts for the Department of Public Works, Division of Automotive Maintenance. Res. 10-115

****10. RESOLUTIONS**

**CITY CLERK
FILE #**

- j. Resolution Authorizing the Waiver of the Twenty (20) Day Waiting Period for Ordinance 10-011. 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 24 Eastern Parkway; 361 Liberty Avenue; 82 Poplar Street; 77 Prospect Street; 300 Stegman Parkway; 332 Webster Avenue; 224-222 Wilkinson Avenue and Amend the Reserved Parking Space at 7 Apollo Street and 103 Poplar Street and Repeal the Reserved Parking Space at 11 Apollo Street; 222 Wilkinson Avenue and 228 Wilkinson Avenue. Res. 10-117
- k. Resolution of the Municipal Council of the City of Jersey City amending the 2005-2009 Consolidated Plan and FY2009 Annual Action Plan to Reprogram Community Development Block Grant (CDBG) Funds. Res. 10-118
- l. Resolution authorizing a professional services agreement to Midtown Occupational Medicine, LLC to conduct medical examinations of civilian and uniformed employees and of applicants for employment. Res. 10-119
- m. Resolution authorizing the award of contract to Janitorial Services contracts for various city building to Chuk's Professional Cleaning, Inc., Cristi Cleaning Service, United Services, Inc., and Technical Building Maintenance for the Department of Public Works, Division of Buildings & Streets Maintenance. Res. 10-120
- n. Resolution authorizing award of contract to Dell Marketing, L.P. for software services installation consulting services new Microsoft Email System staff augmentation & knowledge transfer for the Department of Information Technology under state contract without public bidding. Res. 10-121
- o. Resolution authorizing the award of contract to Dimension Data to provide resources for New VOIP Phone System ay City Hall, under state contract without public bidding for the Department of Administration, Division of Information Technology. Res. 10-122
- p. Resolution honoring Inspector Paul Reipe on the occasion of his retirement from the Jersey City Police Department. Res. 10-123
- q. Resolution congratulating Dominike Montes De Oca on the occasion of his receipt of The Eagle Scout Award. Res. 10-124

11. DEFERRED OR TABLED AGENDA AS OF FEBRUARY 24, 2010

- a. Ordinance #09-119 Ordinance redesignating “Gregory Park Plaza” to “Marin Boulevard” also known as “Metropolis Towers Plaza”. Tabled-9-0- after the close of the public hearing at the 11/24/09 meeting on motion by Councilperson Fulop and seconded by Councilperson Donnelly.
- b. Ordinance #10-002 An ordinance supplementing Chapter 332 (Vehicles and Traffic) of the Jersey City Code Article VII (Metered Parking) amending the hours for the monthly permit parking zone from (6:00 a.m. to 7:00 p.m.) to (6:00 a.m. to 5:00 p.m.) and supplementing Article VIII (Permit Parking Zones) establishing a Four (4) hour residential parking permit for city residents; establishing 500 feet as the minimum distance a vehicle must be moved to reactivate the Two (2) hour parking provision; provide for the City Clerk to administer daily visitors parking permits; establish guidelines for the placement of the Vehicle Immobilization Device (Boot) and establish guidelines as to when the fee for the Vehicle Immobilization Device (Boot) shall be refunded by the Jersey City Parking Authority. Tabled-8-0- prior to the close of the public hearing at the 01/27/10 meeting on motion by Councilperson Gaughan and seconded by Councilperson Sottolano and Councilperson Vega: absent..