

City Clerk File No. Ord. 11-029

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 11-029

**TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE HUDSON EXCHANGE REDEVELOPMENT PLAN TO ELIMINATE CONDITIONAL USES AND REPLACE THE BOUNDARY MAP**

**WHEREAS**, a redevelopment plan, relating to this area was first adopted by the Municipal Council of Jersey City on 1983, and

**WHEREAS**, over the years, it has been amended from time to time and it was last amended in January of 2004, and

**WHEREAS**, a standard legal up-date of the plan is proposed that will eliminate the listed conditional uses, found by NJ superior court to be a challengeable category, and instead replace it with a concise list of permitted uses and prohibited uses, and

**WHEREAS**, because of the several boundary changes made to this plan over the years, revised boundary map relating to current GIS lot configuration and new roadways need to be drafted, and

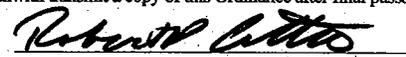
**WHEREAS**, at their meeting of February 15, 2011, the Jersey City Planning Board discussed the proposed changes and voted unanimously to recommend their approval the City Council, and

**WHEREAS**, a complete copy of the proposed amendments, dated, February 4, 2011 is attached hereto, in full, and made a part hereof, and is available for public inspection at the office of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ;

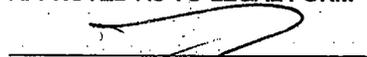
**NOW, THEREFORE, BE IT ORDAINED** by the Municipal Council of the City of Jersey City that the aforementioned Hudson Exchange Redevelopment Plan Amendments be, and hereby are, adopted.

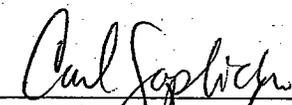
**BE IT FURTHER ORDAINED THAT:**

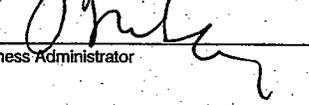
- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.

  
Robert D. Cotter, PP, AICP  
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 THE HUDSON EXCHANGE REDEVELOPMENT PLAN TO ELIMINATE CONDITIONAL USES AND REPLACE THE BOUNDARY MAP**

**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:**

A standard legal up-date of the plan is proposed that will:

- Eliminate the listed conditional uses, found by superior court to be a challengeable category, and instead replace it with a concise list of permitted uses and prohibited uses,
- Allow for the revision of the boundary map to reflect current GIS lot configuration, the Greene Street and Light Rail alignments, and the transfer of the Powerhouse lots to the Powerhouse Arts District Redevelopment Plan area.

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

Administrative up-date

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

Easier to read maps and follow permitted use standards

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

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

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

Upon Adoption.

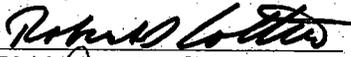
**8. Anticipated Completion Date: N/A**

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

Robert D. Cotter, Director, City Planning	547-5050
Maryann Buccic-Carter, City Planning	547-4499

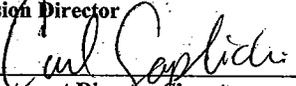
**10. Additional Comments:**

I Certify that all the Facts Presented Herein are Accurate.

  
Division Director

3.1.11

Date

  
Department Director Signature

3/1/11

Date

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

ORDINANCE NO. Ord. 11-029  
 TITLE: 3.B. MAR 09 2011 4.B. MAR 23 2011



Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Hudson Exchange Redevelopment Plan to eliminate conditional uses and replace the boundary map.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
MAR 09 2011 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			AHMAD	ABSENT		
LOPEZ	✓			RICHARDSON	✓			VELAZQUEZ	✓		

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

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
MAR 23 2011 9-0											
Councilperson <u>RICHARDSON</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	✓			AHMAD	✓		
LOPEZ	✓			RICHARDSON	✓			VELAZQUEZ	✓		

✓ 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			
DONNELLY				FULOP				AHMAD			
LOPEZ				RICHARDSON				VELAZQUEZ			

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

RECORD OF FINAL COUNCIL VOTE											
MAR 23 2011 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			AHMAD	✓		
LOPEZ	✓			RICHARDSON	✓			VELAZQUEZ	✓		

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

Adopted on first reading of the Council of Jersey City, N.J. on MAR 09 2011  
 Adopted on second and final reading after hearing on MAR 23 2011

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on MAR 23 2011

Robert Byrne  
 Robert Byrne, City Clerk

APPROVED:  
Peter M. Brennan  
 Peter M. Brennan, Council President

\*Amendment(s):

Date: MAR 23 2011  
 APPROVED:  
Jerramiah T. Healy  
 Jerramiah T. Healy, Mayor

Date MAR 24 2011  
 Date to Mayor MAR 24 2011

City Clerk File No. \_\_\_\_\_ Ord. 11-031

Agenda No. \_\_\_\_\_ 3.D \_\_\_\_\_ 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 11-031

TITLE:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE SECTION 345-30. G. HISTORIC LANDMARK TABLE BY ADDING SEVEN LOCAL LANDMARKS**

**WHEREAS**, the Municipal Council, pursuant to NJS 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**, after the presentation of reports to the Jersey City Historic Preservation Commission, Jersey City Planning Board and the Municipal Council, the *Warehouse Historic District* was established in 2005; and

**WHEREAS**, due to a technicality in the makeup of the Historic Commission's appointments, not the characteristics of the District, the district's designation was ruled invalid by a Superior Court ruling in 2007; and

**WHEREAS**, in the interim, one of the district's pivotal elements, 111 First Street, was demolished and new, mixed-use, high-rise zoning was adopted for that site; and

**WHEREAS**, in December 2009, the City was able to secure grant funds to conduct an eligibility analysis for the creation of a potential municipal, state and national register historic district, or to add individual buildings within the study area to the municipal, state and national registers. The analysis was confined to the area of the former *Warehouse Historic District*; and

**WHEREAS**, The analysis considered approximately twelve buildings and the surrounding streets for landmark status. A National Register of Historic Places Multiple Property Documentation Form Report documenting the historic context of Hudson Counties Distribution Warehouses and the Development of Commerce and Transportation at the Port of New York, 1865-1945, and the Engineering and Architecture of Hudson County Distribution Warehouses and Related Buildings and Structures, 1865-1945 was prepared by a consultant historian. Along with individual nomination reports; and

**WHEREAS**, The consultant historian of the City prepared reports that evaluated the suitability of these buildings to be individually nominated as local, state and national landmarks and has recommended that the following be added as Local Landmarks of the City Land Development Ordinance:

Terminal Distribution Warehouses of Hudson County, New Jersey, 1865-1945/Butler Brothers Warehouse, 344-350 Warren Street/Block 107, Lot B
Terminal Distribution Warehouses of Hudson County, New Jersey, 1865-1945/Merchants' Refrigerating Company Warehouse, 124-142 First Street/Block 142, Lot A
Terminal Distribution Warehouses of Hudson County, New Jersey, 1865-1945/ The Great Atlantic & Pacific Tea Company Warehouse Auxiliary Building and Bakery, 124-134 Bay Street/ Block 141, Lot A2 East and Lot A2 West
Terminal Distribution Warehouses of Hudson County, New Jersey, 1865-1945/Great Atlantic & Pacific Tea Company Warehouse (Headquarters), 144-158 Bay Street/Block 172, Lot F2 (NR: 6.2.1978 SR 6.2.1978) & the R-O-W of Provost Street between First & Morgan Streets.
The Hudson and Manhattan Railroad Powerhouse, 60-84 Bay Street, 344-56 Washington Boulevard/Block 76, Lots 160 and 161 (NR: 11.23.2001)

; and

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE SECTION 345-30. G. HISTORIC LANDMARK TABLE BY ADDING SEVEN LOCAL LANDMARKS**

**WHEREAS**, on January 31, 2011 the Consultant historian presented his findings to the JC Historic Preservation Commission and they voted unanimously to recommend adoption to the Planning Board and City council, and

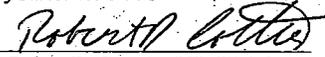
**WHEREAS**, on February 15, 2011 the consultant historian presented his findings to the JC Planning Board and they voted unanimously to recommend adoption to the City council, and

**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 & the Division of City Planning, 30 Montgomery Street, suite 1400, JC, NJ;

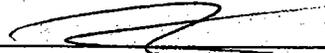
**NOW, THEREFORE, BE IT ORDAINED** by the Municipal Council of the City of Jersey city that the Land Development Ordinance, be and hereby is amended as per the attached document, dated January 31, 2011;

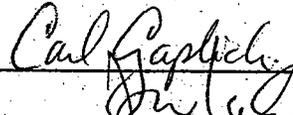
**BE IT FURTHER ORDAINED THAT:**

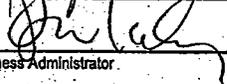
- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City 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.
- E. The City Clerk is hereby directed to give notice at least ten days prior to hearing on the adoption of this Ordinance to the County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is further directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2. 1

  
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 THE LAND DEVELOPMENT ORDINANCE SECTION 345-30. G. HISTORIC LANDMARK TABLE BY ADDING SEVEN LOCAL LANDMARKS**

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

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

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

The reports document that four (4) building/structures:

- a. Terminal Distribution Warehouses of Hudson County, New Jersey, 1865-1945/Butler Brothers Warehouse, 344-350 Warren Street/Block 107, Lot B; and
- b. Terminal Distribution Warehouses of Hudson County, New Jersey, 1865-1945/Merchants' Refrigerating Company Warehouse, 124-142 First Street/ Block 142, Lot A; and
- c. Terminal Distribution Warehouses of Hudson County, New Jersey, 1865-1945/ The Great Atlantic & Pacific Tea Company Warehouse Auxiliary Building and Bakery, 124-134 Bay Street/ Block 141, Lot A2 East and Lot A2 West;

meet the criteria of national, state and local landmarks.

And, that there are two existing buildings, within this area, presently on the state and national register that can also be named as local landmarks based on their National Register of Historic Places Registration Form. They are:

- d. Terminal Distribution Warehouses of Hudson County, New Jersey, 1865-1945/Great Atlantic & Pacific Tea Company Warehouse (Headquarters), 144-158 Bay Street/Block 172, Lot F2 (NR: 6.2.1978 SR 6.2.1978) and
- e. The Hudson and Manhattan Railroad Powerhouse, 60-84 Bay Street; 344-56 Washington Boulevard/Block 76, Lots 160 and 161 (NR: 11.23.2001)
- f. the R-O-W of Provost Street between First & Morgan Streets; and

*Pictures of the 4 new local landmarks are attached. A map of the location with a check mark next to all 6 building is also attached for your reference.*

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

Due to a technicality in the makeup of the Historic Commission's appointments, the district's designation was ruled invalid by a Superior Court ruling in 2007. This Study and the grant money received to undertake it seeks to correct that error and appropriately list all local warehouse building within the original district that qualify for nomination to the national register.

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

Facilitation of more appropriate, compatible development.

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

0.0 Cost involved was for the Study only and was paid through a Grant.

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

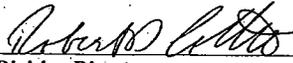
Upon approval

**8. Anticipated Completion Date: N/A****9. Persons Responsible for Coordinating Proposed Program, Project, etc.:**

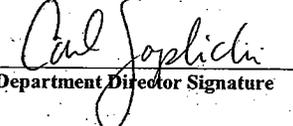
Robert D. Cotter, City Planning Director  
Maryann Bucci-Carter, Supervising Planner, City Planning

**10. Additional Comments: None**

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

  
Division Director

3.2.11  
Date

  
Department Director Signature

3/8/11  
Date

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

ORDINANCE NO. Ord. 11-031

TITLE: 3.D. MAR 09 2011 4.C. MAR 23 2011



Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Land Development Ordinance Section 345-30. G. Historic Landmark Table by adding seven local landmarks.

RECORD OF COUNCIL VOTE ON INTRODUCTION								MAR 09 2011 8-0			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			AHMAD	ABSENT		
LOPEZ	✓			RICHARDSON	✓			VELAZQUEZ	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING								MAR 23 2011 9-0			
Councilperson <u>VELAZQUEZ</u>				moved, seconded by Councilperson <u>GAUGHAN</u>				to close PH.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			AHMAD	✓		
LOPEZ	✓			RICHARDSON	✓			VELAZQUEZ	✓		

✓ Indicates Vote

JAYSON BURG  
STACEY NUSSBAUM  
PATRICK HARSHBARGER

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				AHMAD			
LOPEZ				RICHARDSON				VELAZQUEZ			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE											
MAR 23 2011 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			AHMAD	✓		
LOPEZ	✓			RICHARDSON	✓			VELAZQUEZ	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on MAR 09 2011  
Adopted on second and final reading after hearing on MAR 23 2011

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on MAR 23 2011

Robert Byrne  
Robert Byrne, City Clerk

APPROVED:

Peter M. Brennan  
Peter M. Brennan, Council President

Date: MAR 23 2011

APPROVED:

Jerramiah T. Healy  
Jerramiah T. Healy, Mayor

Date MAR 24 2011

Date to Mayor MAR 24 2011

City Clerk File No. Ord. 11-032

Agenda No. 3.E 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 11-032

**TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE GRAND JERSEY REDEVELOPMENT PLAN TO IMPLEMENT COMPREHENSIVE NEW URBANIST DEVELOPMENT STANDARDS FOR THE AREA**

**WHEREAS**, a redevelopment plan, relating to this area was adopted by the Municipal Council of Jersey City on March 24, 1993, and

**WHEREAS**, it was last amended on November 23, 2010 to make adjustments relating to application procedure and the prohibition of natural gas distribution pipelines, and

**WHEREAS**, in August of 2008, study began on revisions necessary to encourage the redevelopment of this area. Revisions were worked on by the Division of City Planning in conjunction with representative of the Jersey City Redevelopment Agency, their engineering consultant, property owners within the area and the Jersey City Medical Center; and

**WHEREAS**, this proposal seeks to establish sweeping changes, including the adoption of a street grid plan, increased residential use in addition to hospital and hospital support services, required ground floor commercial services, new public spaces and improvements to Jersey Avenue, among many others, and

**WHEREAS**, this proposal seeks to duplicate the success of the Grand Jersey redevelopment immediately east of this area and promote new investment in the area, and

**WHEREAS**, the Jersey City Planning Board shall hear, discuss and provide recommendation to the City Council at their March 8, 2011 meeting. A report of their recommendation shall be relayed to the City Council, and

**WHEREAS**, a complete copy of the newly proposed Grand Jersey Redevelopment Plan, dated, February 25, 2011 is attached hereto, in full, and made a part hereof, and is available for public inspection at the office of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ;

**NOW, THEREFORE, BE IT ORDAINED** by the Municipal Council of the City of Jersey City that the aforementioned Grand Jersey Redevelopment Plan be, and hereby are, adopted.

**BE IT FURTHER ORDAINED THAT:**

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.

Robert D. Cotter, PP, AICP  
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 THE GRAND JERSEY REDEVELOPMENT PLAN TO IMPLEMENT COMPREHENSIVE NEW URBANIST DEVELOPMENT STANDARDS FOR THE AREA**

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

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

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

This proposal seeks to establish sweeping changes, including the adoption of a street grid plan, increased residential use in addition to hospital and hospital support services, required ground floor commercial services, new public spaces and improvements to Jersey Avenue, among many others, and

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

This proposal seeks to duplicate the success of the Liberty Harbor North Redevelopment immediately east of this area and promote new investment in the area, and

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

Several of the benefits are as follows:

- 1. Redevelopment and investment in the area,
- 2. allowance for the expansion of the Jersey City Medical Center,
- 3. extension of Jersey Avenue
- 4. environmental clean-up
- 5. re-use of vacant contaminated land.

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

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

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

Upon Adoption.

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

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

Robert D. Cotter, Director, City Planning	547-5050
Maryann Bucci-Carter, City Planning	547-4499

**10. Additional Comments:**

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

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

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

ORDINANCE NO. Ord. 11-032  
 TITLE: 3.E. MAR 09 2011 4.D. MAR 23 2011



Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Grand Jersey Redevelopment Plan to implement comprehensive New Urbanist Development Standards for the area.

RECORD OF COUNCIL VOTE ON INTRODUCTION								MAR 09 2011 8-0			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
<del>DONNELLY</del>	✓			FULOP	✓			AHMAD	ABSENT		
LOPEZ	✓			RICHARDSON	✓			VELAZQUEZ	✓		

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

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING								MAR 23 2011 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	✓		
<del>DONNELLY</del>	✓			FULOP	✓			AHMAD	✓		
LOPEZ	✓			RICHARDSON	✓			VELAZQUEZ	✓		

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

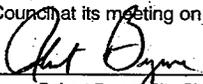
RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____				moved to amend* Ordinance, seconded by Councilperson _____				& adopted			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
<del>DONNELLY</del>				FULOP				AHMAD			
LOPEZ				RICHARDSON				VELAZQUEZ			

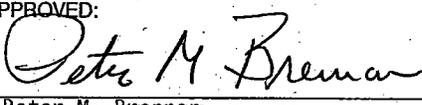
✓ Indicates Vote N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE											
MAR 23 2011 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
<del>DONNELLY</del>	✓			FULOP	✓			AHMAD	✓		
LOPEZ	✓			RICHARDSON	✓			VELAZQUEZ	✓		

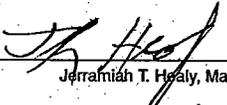
✓ Indicates Vote N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on MAR 09 2011  
 Adopted on second and final reading after hearing on MAR 23 2011

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on MAR 23 2011  
  
 Robert Byrne, City Clerk

APPROVED:  
  
 Peter M. Brennan, Council President

\*Amendment(s):

Date: MAR 23 2011  
 APPROVED:  
  
 Jerramiah T. Healy, Mayor

Date MAR 24 2011

Date to Mayor MAR 24 2011

City Clerk File No. Ord. 11-033

Agenda No. 3.F. 1st Reading

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



# ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 11-033  
CALENDAR YEAR 2011

TITLE: **ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS  
AND TO ESTABLISH A CAP BANK  
(N.J.S.A. 40A: 4-45.14)**

**WHEREAS**, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.0% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

**WHEREAS**, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

**WHEREAS**, the Municipal Council of the City of Jersey City in the County of Hudson finds it advisable and necessary to increase its CY 2011 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

**WHEREAS**, the Municipal Council hereby determines that a 1.5 % increase in the budget for said year, amounting to \$ 5,527,951 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

**WHEREAS**, the Municipal Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

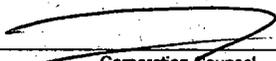
**NOW THEREFORE BE IT ORDAINED**, by the Municipal Council of the City of Jersey City, in the County of Hudson, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2011 budget year, the final appropriations of the City of Jersey City shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 1.5 %, amounting to \$ 5,527,951, and that the CY 2011 municipal budget for the City of Jersey City be approved and adopted in accordance with this ordinance; and,

**BE IT FURTHER ORDAINED**, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

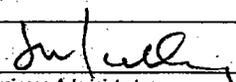
**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

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. 11-033  
 TITLE: 3.F. MAR 09 2011 4.E. MAR 23 2011



Calendar Year 2011 ordinance to exceed the Municipal Budget appropriation limits and to establish a Cap Bank (N.J.S.A. 40A:4-45.14).

RECORD OF COUNCIL VOTE ON INTRODUCTION											
MAR 09 2011 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
BONNELLY	✓			FULOP	✓			AHMAD	ABSENT		
LOPEZ	✓			RICHARDSON	✓			VELAZQUEZ	✓		

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

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
MAR 23 2011 9-0											
Councilperson <u>RICHARDSON</u>				moved, seconded by Councilperson <u>GAUGHAN</u>				to close PH.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
BONNELLY	✓			FULOP	✓			AHMAD	✓		
LOPEZ	✓			RICHARDSON	✓			VELAZQUEZ	✓		

✓ Indicates Vote N.V.-Not Voting (Abstain)  
JOHN THEIROFF YVONNE BALLER JOSEPH WHITTEN  
JASON BURG RIAZ WAHID

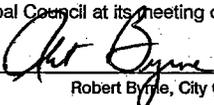
RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____				moved to amend* Ordinance, seconded by Councilperson _____				& adopted			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
BONNELLY				FULOP				AHMAD			
LOPEZ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

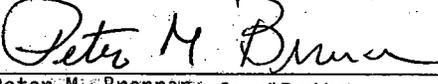
✓ Indicates Vote N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE											
MAR 23 2011 8-1											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
BONNELLY	✓			FULOP		✓		AHMAD	✓		
LOPEZ	✓			RICHARDSON	✓			VELAZQUEZ	✓		

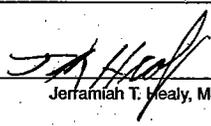
✓ Indicates Vote N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on MAR 09 2011  
 Adopted on second and final reading after hearing on MAR 23 2011

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on MAR 23 2011  
  
 Robert Byrle, City Clerk

APPROVED:  
  
 Peter M. Brennan, Council President

\*Amendment(s):

Date: MAR 23 2011  
 APPROVED:  
  
 Jerfemiah T. Healy, Mayor

Date MAR 24 2011

Date to Mayor MAR 24 2011

City Clerk File No. \_\_\_\_\_ Ord. 11-034

Agenda No. \_\_\_\_\_ 3.G. \_\_\_\_\_ 1st Reading

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



## ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 11-034

**ORDINANCE AMENDING ORDINANCE 09-128 TO AUTHORIZE THE CONVEYANCE OF 90 VIRGINIA AVENUE TO THE JERSEY CITY COMMUNITY HOUSING CORPORATION, A NON PROFIT CORPORATION, FOR THE PURPOSE OF CONSTRUCTING 10 EMERGING MARKET RESIDENTIAL CONDOMINIUM UNITS AND 3 AFFORDABLE HOUSING CONDOMINIUM UNITS**

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

**WHEREAS**, Ordinance 09-128, adopted on January 13, 2010, authorized the transfer of Block 1978, Lot 41.99, also known as 90 Virginia Avenue (Property), from the City of Jersey City (City) to the Jersey City Community Housing Corporation (JCCHC), a non-profit 501(c)3 corporation, whose corporate purpose is to construct residential housing; and

**WHEREAS**, the conveyance approved by the adoption of Ordinance 09-128 was authorized pursuant to N.J.S.A. 40A:12-21(l) of the Local Lands and Buildings Law which allows which allows a municipality to negotiate a sale for nominal consideration to a nonprofit housing corporation for the purpose of constructing housing for low and moderate income persons; and

**WHEREAS**, pursuant to Ordinance 09-128 JCCHC agreed to construct 14 units of low and moderate income housing with 30 year affordability controls, together with onsite parking; and

**WHEREAS**, JCCHC, was unable to secure financing for the project because there were insufficient funds available in HOME funds or from the City's Affordable Housing Trust Fund; and

**WHEREAS**, thereafter, JCCHC proposed to seek alternate financing and reconstitute the project as a CHOICE eligible project; and

**WHEREAS**, CHOICE is a financing program administered by the New Jersey Housing and Mortgage Finance Agency (HMFA) to develop newly constructed and substantially rehabilitated owner-occupied primary residential housing, and which provides below-market interest rate construction loans for developers and favorable end loan financing for eligible home buyers; and

**WHEREAS**, pursuant to HMFA's CHOICE Program requirements, 15% of a project's units must be priced and deed restricted for 30 years in accordance with the Uniform Housing Affordability Controls, NJAC 5:80-26.1 et seq.; and

**WHEREAS**, pursuant to HMFA's CHOICE Program requirements, the balance of the project's units must be priced and deed restricted for 15 years as Emerging Market Units, in accordance with CHOICE Program Rules; and

**WHEREAS**, JCCHC now proposes to acquire the Property from the City for the sum of \$100,000 and construct 13 condominium units of residential housing, 10 of which shall be Emerging Market units and 3 of which shall be affordable units; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12-21(j), the City is authorized to convey municipal property for nominal consideration to a nonprofit housing corporation provided the profits from the resale of the property shall be used to acquire and rehabilitate other residential property owned by the City;

**WHEREAS**, N.J.S.A. 40A:12-21 requires title to automatically revert to the City if the property is used for any purpose other than the agreed upon use or if used for any commercial, business, trade or manufacture purpose; and

0 2 0 1 1 0 4 5

**ORDINANCE AMENDING ORDINANCE 09-128 TO AUTHORIZE THE CONVEYANCE OF 90 VIRGINIA AVENUE TO THE JERSEY CITY COMMUNITY HOUSING CORPORATION, A NON PROFIT CORPORATION, FOR THE PURPOSE OF CONSTRUCTING 10 EMERGING MARKET RESIDENTIAL CONDOMINIUM UNITS AND 3 AFFORDABLE HOUSING CONDOMINIUM UNITS**

**WHEREAS**, JCCHC shall be required to apply any profit from the resale of the units or the Property to the cost of JCCHC's acquiring and rehabilitating other residential property in need of rehabilitation owned by the City; and

**WHEREAS**, JCCHC shall provide the City with certified financial statements indicating the profit, which shall be subject to audit by the City, and retain the profits in an escrow account for the purpose of JCCHC's acquisition and rehabilitation of other City owned residential property; and

**WHEREAS**, it is necessary to amend Ordinance 09-128 and the Development Agreement dated February 9, 2010 between the City and JCCHC to include the above amendments.

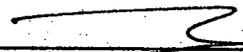
**NOW, THEREFORE BE IT ORDAINED**, by the Municipal Council of the City of Jersey City:

- 1) The conveyance of Block 1978, Lot 41.99, also known as 90 Virginia Avenue (Property), from the City of Jersey City (City) to the Jersey City Community Housing Corporation (JCCHC) for the sum of \$100,000, pursuant to NJSA 40A:12-21(j), is hereby approved.
- 2) JCCHC shall construct thirteen (13) condominium units on the Property; 3 of the units shall remain deed restricted as affordable for a period of 30 years pursuant to NJAC 5:80-26.1 et seq. and 10 of the units shall be deed restricted as emerging market units for a period of 15 years pursuant to NJAC ; CHOICE Program Rules.
- 3) JCCHC shall be required to apply any profit from the resale of the units or the Property to the cost of JCCHC's acquiring and rehabilitating other residential property in need of rehabilitation owned by the City.
- 4) The Deed shall contain appropriate restrictions limiting its use to affordable housing, emerging market housing and to accord with NJSA 40A:12-21.
- 5) The Mayor or Business Administrator is authorized to execute an Amended and Restated Development Agreement, in substantially the form attached here, subject to such modification as the Business Administrator or Corporation Counsel deems appropriate or necessary and any other documents appropriate or necessary to effectuate the purposes of the within ordinance.
  - A. All ordinances, specifically Ordinance 09- 128, 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 shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
  - 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 authorizing 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, the order to avoid confusion and possible accidental repealers of existing provisions.

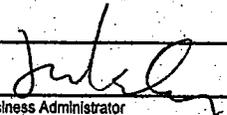
**NOTE:** All new material is underlined; words in are omitted. For purposes of advertising only, new matter is indicated by **boldface** and repealed matter by *italic*.

RR  
3/04/11

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. 11-034  
 TITLE: 3.G. MAR 09 2011 4.F. MAR 23 2011



Ordinance amending Ordinance 09-128 to authorize the conveyance of 90 Virginia Avenue to the Jersey City Community Housing Corporation a Non-Profit Corporation, for the purpose of constructing 10 emerging market residential condominium units and 3 affordable housing condominium units

RECORD OF COUNCIL VOTE ON INTRODUCTION											
MAR 09 2011 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			AHMAD	ABSENT		
LOPEZ	✓			RICHARDSON	✓			VELAZQUEZ	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

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

✓ Indicates Vote

YVONNE BALCER STEVE PINKNEY  
JAYSON BURG

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				AHMAD			
LOPEZ				RICHARDSON				VELAZQUEZ			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE											
MAR 23 2011 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			AHMAD	✓		
LOPEZ	✓			RICHARDSON	✓			VELAZQUEZ	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on MAR 09 2011

Adopted on second and final reading after hearing on MAR 23 2011

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on MAR 23 2011

Robert Byrne  
Robert Byrne, City Clerk

APPROVED:  
Peter M. Brennan  
Peter M. Brennan, Council President

Date: MAR 23 2011

APPROVED:  
Jeff Healy  
Jefframian T. Healy, Mayor

Date MAR 24 2011

Date to Mayor MAR 24 2011

\*Amendment(s):



more particularly described in the survey and metes and bounds attached hereto as Exhibit A, to Jersey City Episcopal Community Development Corporation (JCECDC), a non-profit housing corporation organized pursuant to N.J.S.A. 55:16-1 et seq., is hereby approved pursuant to N.J.S.A. 40A:12-21(l).

2) JCECDC shall construct 12 rental units of low and moderate income housing which shall be deed restricted for 30 years in accordance with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq.

3) The Mayor or Business Administrator is authorized to execute a Developer's Agreement in substantially the form attached hereto, subject to such modification as the Business Administrator or Corporation Counsel deems appropriate or necessary, and a Deed and any other documents appropriate or necessary to effectuate the purposes of the within ordinance.

4) As required by N.J.S.A. 40A:12-21(l), the Deed shall contain appropriate restrictions, including an automatic reverter of title in the event the property is not used for affordable housing in accordance with the Developer's Agreement, or is used for any commercial, business, trade or manufacturing purpose.

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

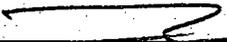
C. This ordinance shall take effect in the manner as prescribed by law.

D. The City Clerk and the Corporation Counsel be and they are hereby authorizing 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, the order to avoid confusion and possible accidental repealers of existing provisions.

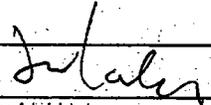
**NOTE:** All new material is underlined; words in are omitted. For purposes of advertising only, new matter is indicated by **boldface** and repealed matter by *italic*.

3-3-11

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. 11-035  
 TITLE: 3.H. MAR 09 2011 4.G. MAR 23 2011



Ordinance authorizing the conveyance of 242 Bergen Avenue to Jersey City Episcopal Community Development Corporation, a Non-Profit Corporation for the purpose of constructing 12 units of affordable rental housing.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
MAR 09 2011 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			AHMAD	ABSENT		
LOPEZ	✓			RICHARDSON	✓			VELAZQUEZ	✓		

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

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
MAR 23 2011 9-0											
Councilperson <u>GAUGHAN</u>				moved, seconded by Councilperson <u>RICHARDSON</u>				to close PH.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			AHMAD	✓		
LOPEZ	✓			RICHARDSON	✓			VELAZQUEZ	✓		

✓ 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				AHMAD			
LOPEZ				RICHARDSON				VELAZQUEZ			

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

RECORD OF FINAL COUNCIL VOTE											
MAR 23 2011 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	ABSENT			AHMAD	✓		
LOPEZ	✓			RICHARDSON	✓			VELAZQUEZ	✓		

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

Adopted on first reading of the Council of Jersey City, N.J. on MAR 09 2011  
 Adopted on second and final reading after hearing on MAR 23 2011

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on MAR 23 2011

Robert Byrne  
 Robert Byrne, City Clerk

APPROVED:

Peter M. Brennan  
 Peter M. Brennan, Council President

Date: MAR 23 2011

APPROVED:

Jerramiah Healy  
 Jerramiah Healy, Mayor

Date MAR 24 2011

Date to Mayor MAR 24 2011

\*Amendment(s):