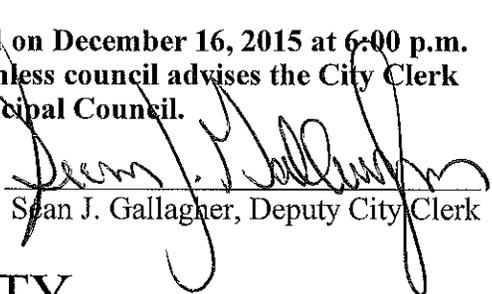


The action taken by the Municipal Council at the Regular Meeting held on December 16, 2015 at 6:00 p.m. is listed below. The minutes are available for perusal and approval. Unless council advises the City Clerk to the contrary, these minutes will be considered approved by the Municipal Council.


Sean J. Gallagher, Deputy City Clerk

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



Rolando R. Lavarro, Jr., Council President
Daniel Rivera, Councilperson-at-Large
Joyce E. Watterman, Councilperson-at-Large
Frank Gajewski, Councilperson, Ward A
Khemraj "Chico" Ramchal, Councilperson, Ward B
Richard Boggiano, Councilperson, Ward C
Michael Yun, Councilperson, Ward D
Candice Osborne, Councilperson, Ward E
Diane Coleman, Councilperson, Ward F

Minutes of the Regular Meeting of the Municipal Council Wednesday, December 16, 2015 at 6:00 p.m.

Please Note: The next regular meeting of Council is scheduled for **MONDAY**, January 4, 2016 at **10:00 a.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.

REGULAR MEETING STARTED: 6:33 p.m.

1. (a) **INVOCATION:**
- (b) **ROLL CALL:** At 6:33 p.m., seven (7) members were present. Councilpersons Osborne and Rivera: absent.
- (c) **SALUTE TO THE FLAG:**
- (d) **STATEMENT IN COMPLIANCE WITH SUNSHINE LAW:**

City Clerk Robert Byrne stated on behalf of Rolando R. Lavarro, Jr., 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 Jersey City 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, November 26, 2014, indicating the schedule of Meetings and Caucuses of the Jersey City Municipal Council for the calendar year 2015.

The Agenda of this meeting was disseminated on **Thursday, December 10, 2015 at 4:00 p.m.** to the Municipal Council, Mayor and Business Administrator of Jersey City. It was similarly disseminated to The Jersey Journal and The Jersey City Reporter.

2. **Reception Bid: None**

****CONSENT AGENDA**

All items listed on the meeting calendar with an 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
Introduced-7-0- Osborne and Rivera: absent	a.	Ordinance authorizing an amendment to the tax exemptions of 1) 20 River Court West Urban Renewal Company; 2) 30 River Court West Urban Renewal Company; and 3) H.P. Lincoln Urban Renewal Company to implement a settlement and amend the tax exemption under the 2003 Long Term Tax Exemption but only as to the definition of net profit.	Ord. 15.173
Introduced-7-0- Osborne and Rivera: absent	b.	An ordinance approving a five (5) year tax exemption pursuant to the provisions of <u>N.J.S.A. 40A:21-1</u> , et seq., and Section 304-9 of the Municipal Code for property designated as Block 13003 Lot 1 Qualifier C 3.90 commonly known by the street address of 90 Columbus Drive.	Ord. 15.174
Introduced-7-0- Boggiano and Yun: nay; Osborne and Rivera: absent	c.	Ordinance amending the Charter of the City of Jersey City to change the date of the Regular Municipal Election from the second Tuesday in May to the date of the General Election in November, subject to the approval of the ordinances by the voters to amend the City Charter by a binding referendum.	Ord.15.175
Introduced-7-0- Osborne and Rivera: absent	d.	Ordinance amending Chapter 263 (Retail and Commercial Premises) Article II (Hours of Retail Businesses) of the Jersey City Municipal Code to include Rose Avenue between Cator Avenue and Danforth Avenue as a location where retail establishment shall be closed during specified hours.	Ord. 15.176
Introduced-7-0- Osborne and Rivera: absent	e.	Ordinance amending and supplementing Chapter 332 (Vehicles and Traffic) Article VI (Parking Facilities Operated by Division of Parking Enforcement) of the Jersey City Municipal Code. (Booting)	Ord. 15.177
Withdrawn	f.	Ordinance approving 1) A tax exemption for Ocean Towers Preservation, LLC; pursuant to the NJ Housing and Mortgage Finance Agency Law <u>N.J.S.A. 55:14K-1</u> et seq; 2) Termination of the existing tax exemption with Ocean Towers Associates, LP / Mt. Carmel Guild pursuant to the Limited Dividend Law <u>N.J.S.A.55:16-1</u> et seq., for 425 Ocean Avenue.	Ord. 15.178
Introduced-7-0- Osborne and Rivera: absent	g.	A Franchise ordinance granting permission to One Edward Hart Road, LLC its successors and/or assigns, to make private improvements in the public right-of-way of One Edward Hart Road, Jersey City, New Jersey also known on the tax map of the City of Jersey City as Block 243004, Lot 6.	Ord. 15.179
Introduced-7-0- Osborne and Rivera: absent	h.	An ordinance authorizing the City of Jersey City to enter into a lease with Dwight Street Block Association for the use of Block 24101, Lot 2, more commonly known as 75 Bayview Avenue, for a Community Garden.	Ord. 15.180

*3.	ORDINANCE HEARING	FIRST READING	CITY CLERK FILE
Introduced-7-0- Osborne and Rivera: absent	i.	An ordinance authorizing the City of Jersey City to enter a lease with Community Gardening Inc., for the use of Block 389, Lot 196 & 20, more commonly known as 174-176 Brunswick Street, for a Community Garden.	Ord. 15.181
Introduced-7-0- Osborne and Rivera: absent	j.	Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the (Transit Oriented Development North) TOD-N Zone of the Morris Canal Redevelopment Plan.	Ord. 15.182
Introduced-7-0- Osborne and Rivera: absent	k.	Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Zoning Map of the Morris Canal Redevelopment Plan.	Ord. 15.183
Withdrawn	l.	An ordinance approving a 15 year tax exemption for a mixed-use market-rate condominium Project to be constructed by Ninth Street Two Urban Renewal, LLC an urban renewal entity, pursuant to the Long Term Tax Exemption Law N.J.S.A.40A:20-1 et seq.	Ord. 15.184
Introduced-7-0- Osborne and Rivera: absent	m.	Ordinance amending Chapter 3 (Administration of Government) Article IV (Department of Administration) abolishing the Division of Architecture, Engineering, Traffic and Transportation and creating the Division of Architecture and the Division of Engineering, Traffic and Transportation of the Jersey City Code.	Ord. 15.185
Introduced-5-2- Ramchal: nay; Osborne and Rivera: absent	n.	Ordinance authorizing the City of Jersey City to file an Offer of Financial Assistance (OFA) to acquire certain property collectively known as the Sixth Street Embankment from Conrail and such other Conrail properties as are necessary to connect with the main line in the vicinity of CP Waldo.	Ord. 15.186
Introduced-7-0- Osborne and Rivera: absent	o.	Ordinance of the Municipal Council of the City of Jersey City adopting the Ocean Avenue South Redevelopment Plan.	Ord. 15.187

*4.	ORDINANCE HEARING	SECOND READING	CITY CLERK FILE
Defeated-0-7- Osborne and Rivera: absent	a. Ordinance of the Municipal Council of the City of Jersey City adopting the Ocean Avenue South Redevelopment Plan.		Ord. 15.165 Intro. 11.24.15
Adopted-7-0- Osborne and Rivera: absent	b. An ordinance authorizing the City of Jersey City enter into a lease with Jackson Hill Main Street Management Corporation for the use of Block 17905, Lots 18, 20 & 21, more commonly known as 612-616 Communipaw Avenue, for a community garden.		Ord. 15.166 Intro. 11.24.15
Adopted-7-0- Osborne and Rivera: absent	c. Ordinance authorizing the City of Jersey City to enter into a month-to-month tenancy with Rescore Montgomery, LLC for off-street parking at 711 Montgomery Street.		Ord. 15.167 Intro. 11.24.15
Adopted-7-0- Osborne and Rivera: absent	d. An ordinance authorizing the City of Jersey City, as tenant, to extend for a one year term a lease agreement with 18 Ash Street Realty, LLC, as landlord, for space located at 46 State Street, Jersey City.		Ord. 15.168 Intro. 11.24.15
Adopted-7-0- Osborne and Rivera: absent	e. An ordinance approving a ten (10) year tax exemption for a market rate rental project to be constructed at 460 Grand Street by 456 Grand Realty Urban Renewal, LLC, an urban renewal entity, pursuant to Long Term Tax Exemption Law <u>N.J.S.A. 40A:20-1 et seq.</u>		Ord. 15.169 Intro. 11.24.15
Adopted-7-0- Osborne and Rivera: absent	f. Ordinance approving a fifteen (15) year tax exemption for an industrial project to be constructed by Hudson Main Urban Renewal, LLC, pursuant to the provisions of the Long Term Tax Exemption Law <u>N.J.S.A. 40A:20-1 et seq.</u> , for the property designated as Block 27401, Lot 41, on the City's tax map, and more commonly known by the street address of 143 Chapel Avenue.		Ord. 15.170 Intro. 11.24.15
Adopted-7-0- Osborne and Rivera: absent	g. An ordinance amending the Historic Downtown Special Improvement District to include additional properties on Newark Avenue, Second Street, Third Street, Coles Street, Erie Street, Grove Street, Mercer Street, Montgomery Street and Marin Boulevard.		Ord. 15.172 Intro. 11.24.15

***4. ORDINANCE HEARING SECOND READING CITY CLERK
FILE**

Removed-7-0-
from the Tabled
agenda on a
motion by
Lavarro
seconded, by
Coleman.
Adopted-7-0-
Osborne and
Rivera: absent

- h. Ordinance approving 1) Tax exemption for Ocean Towers Preservation, LLC.; pursuant to the NJ Housing and Mortgage Finance Agency Law N.J.S.A.55:14K-1 et seq., and 2) Termination of the existing tax exemption with Ocean Towers Associates, LP - Mt. Carmel Guild pursuant to the Limited Dividend Law, N.J.S.A.55:16-1 et seq., for 425 Ocean Avenue. Ord. 15.151
Intro.10.28.15

**** 5.**

PUBLIC REQUEST FOR HEARING

- | | |
|---------------|------------------------|
| Spoke | 1. LaVern Washington |
| Spoke | 2. Don Wilson |
| Did not speak | 3. Sandra Bryant |
| Did not speak | 4. Joan Terrell |
| Did not speak | 5. Carlos Ojeda |
| Did not speak | 6. Giselle Regalado |
| Did not speak | 7. Samantha Moore |
| Spoke | 8. Jayson Burg |
| Spoke | 9. Yvonne Balcer |
| Did not speak | 10. Kathy Quirk |
| Did not speak | 11. Aboelhamd Azer |
| Did not speak | 12. Magdy Nakhla |
| Did not speak | 13. Karim Estephanous |
| Did not speak | 14. Scott Gawkych |
| Did not speak | 15. Bill O'Dea |
| Did not speak | 16. Monique Andrews |
| Spoke | 17. Kabili Tayari |
| Did not speak | 18. Barbara Camacho |
| Spoke | 19. Jessica Abdelnabbi |
| Did not speak | 20. Joanne Gorman |
| Did not speak | 21. Marie McCrary |
| Did not speak | 22. Esther Wintner |
| Spoke | 23. Steve Hyman |
| Spoke | 24. Philip Carrington |
| Did not speak | 25. Pat Waiters |
| Did not speak | 26. Joseph Hernandez |
| Did not speak | 27. Jean Barrett |

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

****6. PETITIONS AND COMMUNICATIONS**

- a. Letter date November 16, 2015 from Wayne C. Horowitz, Assistant Director Remediation Oversight Element to Neil Klein, Executive VP, Icon Greenville Owner Pool 4 NJ, LLC re: Soil Remedial Action Permit, Conrail Greenville Yards, 100 Industrial Drive & 25 Colony Road, Jersey City.
- b. Letter dated November 3, 2015 from Veronica Sanchez, Engineer, PSE&G to Robert Byrne, City Clerk re: Pole license application, Morgan Street, Marin Blvd, First Street, and Coles St., Jersey City.
- c. Letter dated November 24, 2015 from Jennyrose Halupka, Dresdner Robin to Robert Byrne, City Clerk re: Receptor Evaluation, Pittsburgh Metals and Graphics, 41 Aetna Street, Jersey City.
- d. Letter dated November 20, 2015 from Yacoub Yacoub, Unregulated Heating Oil Tank Program to Barkash Patel, Jersey City re: One 550 gallon #2 heating oil underground storage tank system, 78 Hutton Street, Jersey City.
- e. Letter dated November 19, 2015 from Yacoub Yacoub, Unregulated Heating Oil Tank Program to Mohamed Abdrabouh, Paramus, NJ re: One 550 gallon #2 heating oil underground storage tank system, 81 Van Reypen Street, Jersey City.
- f. Rockaway Valley Regional Sewerage Authority Minutes of a Board Meeting of October 8, 2015.
- g. Letter dated November 24, 2015 from Yacoub Yacoub, Unregulated Heating Oil Tank Program to John Calandriello, Middletown, NJ re: One 550 gallon #2 heating oil underground storage tank system, 184 Clendenny Avenue, Jersey City.
- h. Letter dated November 24, 2015 from Yacoub Yacoub, Unregulated Heating Oil Tank Program to Andrew Seitel, Cresskill, NJ re: One 550 gallon #2 heating oil underground storage tank system, 488 Pavonia Avenue, Jersey City.
- i. Letter dated November 24, 2015 from Yacoub Yacoub, Unregulated Heating Oil Tank Program to Lior Vainshel, Jersey City re: One 550 gallon #2 heating oil underground storage tank system, 2 Paulmier Place, Jersey City.
- j. Letter dated November 30, 2015 from Mary Anne Kuserk, Chief, Bureau of Ground Water Pollution Abatement to Isidore Godinger, Manager, ADAR 12, LLC., Edison, NJ re: Classification Exception Area/Well Restriction Area Associated with Historic Fill , 200 Theodore Conrad Drive, Jersey City.

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

****6. PETITIONS AND COMMUNICATIONS**

- k. Letter dated November 24, 2015 from Derek W. Orth, Inglesino, Webster, Wyciskala & Taylor, LLC Attorneys at Law to Robert Byrne, City Clerk re: Application of the City of Bayonne for a determination of Mount Laruel Compliance - hearing December 8, 2015 at 6:00 p.m., Municipal Council Chambers, 630 Avenue C, Bayonne, NJ.
- l. Letter dated November 23, 2015 from Yacoub Yacoub, Unregulated Heating Oil Tank Program to George Salvatore, Jersey City re: One 1500 gallon #2 heating oil underground storage tank system, 23 Belvidere Avenue, Jersey City.
- m. Letter dated November 20, 2015 from Yacoub Yacoub, Unregulated Heating Oil Tank Program to Deirdre Sanfilippo, Middletown, NJ re: One 550 gallon #2 heating oil underground storage tank system, 57 Danforth Avenue, Jersey City.
- n. Letter dated November 24, 2015 from Atul Shah, PE, President, ANS Consultants, Inc to Robert Byrne, City Clerk re: Roadway Inn, Public Notification 455 Tonnelle Avenue, Jersey City.
- o. Letter dated November 25, 2015 from Douglas A. Hopper, Remington & Vernick Engineers to Robert Byrne, City Clerk re: Flood Hazard Area Individual Permit, Center of Engineering and Science Innovation - Phase 1, Stevens Institute of Technology, Hoboken, NJ.
- p. Letter dated November 25, 2015 from Jeffrey D. Reeves, PE., Dresdner Robin to Robert Byrne, City Clerk re: Public Notice of Application for Flood Hazard Area Individual Permit, Public Safety First Hudson Urban Renewal, LLC, Jersey City.
- q. Letter dated November 30, 2015 from Jeffrey D. Reeves, PE., Dresdner Robin to Robert Byrne, City Clerk re: Public Notice of Application for Flood Hazard Area Individual Permit, Public Safety First Hudson Urban Renewal, LLC, Jersey City.
- r. Letter dated November 25, 2015 from Timothy F. Rutka, Senior Environmental Scientist/Project Manager, EcolSciences, Inc., to Robert Byrne, City Clerk re: Public Notification Requirements, Tower M-BE 2/2, 350 New County Road, Hudson County.
- s. Letter dated November 25, 2015 from Timothy F. Rutka, Senior Environmental Scientist/Project Manager, EcolSciences, Inc., to Robert Byrne, City Clerk re: Public Notification Requirements, Tower M-BE 2/4, 350 New County Road, Hudson County.

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

****6. PETITIONS AND COMMUNICATIONS**

- t. Letter dated November 25, 2015 from Timothy F. Rutka, Senior Environmental Scientist/Project Manager, EcolSciences, Inc., to Robert Byrne, City Clerk re: Public Notification Requirements, Tower M-BE 1/6, 350 New County Road, Hudson County.
- u. Letter dated November 27, 2015 from Christopher Jones, Manager, Bureau of Urban Growth & Redevelopment to Marilyn R. Greeberg, Riker, Danzig, Scherer, Hyland & Perretti, LLP re: Waterfront Development Permit Extension Request, Newport Associates Development Co., Jersey City.
- v. Letter dated November 27, 2015 from Christopher Jones, Manager, Bureau of Urban Growth & Redevelopment to Marilyn R. Greeberg, Riker, Danzig, Scherer, Hyland & Perretti, LLP re: Waterfront Development Permit Extension Request, Newport Associates Development Co - Sixth Street Pier, Jersey City.
- w. The New Jersey Planner dated September/October 2015.
- x. School Development Authority Community Meeting scheduled for Monday, December 7, 2015 at 6:00 p.m., Jersey City Middle School #7 - Library, 222 Laidlaw Avenue, Jersey City.
- y. Notice to property owners, scheduled for December 15, 2015 at 5:30 p.m., Jersey City Planning Board, Municipal Council Chambers, 280 Grove Street, Jersey City.
- z. Letter dated December 2, 2015 from Christopher Watt, PG., to United States Postal Services, Mr. N. DeCarlo, Manager, Environmental Compliance re: Response Action Outcome, Two 10,000 gallon #2 heating oil underground storage tank system, US Postal Services - 80 County Road, Jersey City.
- z1. Letter dated November 30, 2015 from Yacoub Yacoub, Unregulated Heating Oil Tank Program to Eric Cortes, Colonia, NJ re: One 1000 gallon #2 heating oil underground storage tank system, 84 Van Wagenen Avenue, Jersey City.
- z2. Letter dated November 24, 2015 from Carmen Gandulla, Director, Division of Community Development to Dennis Hagan, Assistant VP, Custody Specialist II, US Trust Bank of American Private Wealth Management re: City of Jersey City Section 108 Loan Documents.

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

****6. PETITIONS AND COMMUNICATIONS**

- z3. Letter dated December 3, 2015 from Tectonic to Robert Byrne, City Clerk re: JCRA Biennial Certification.
- z4. Letter dated December 1, 2015 from Eugene P. O'Connell, Attorney at Law to Hudson County Board of Taxation re: Petition of Appeal for added or omitted assessment 304 Pavonia Avenue # 103, Jersey City.
- z5. Letter dated December 2, 2015 from David J. Morris, LSRP, VP, Tectonic to Estela Alvarez, Director Kids Golden Age Learning Center re: Response Action Outcome, 498 Central Avenue, Jersey City.
- z6. Letter dated December 1, 2015 from Yacoub Yacoub, Unregulated Heating Oil Tank Program to John Nicol, Edgewater, NJ re: One 550 gallon #2 heating oil underground storage tank system, 431 New York Avenue, Jersey City.
- z7. Memo dated December 1, 2015 from Alberto G. Santos, Clerk, Board of Chosen Freeholders to Robert Byrne, City Clerk re: Resolution which was adopted and an ordinances which was finally adopted by the Board of Chosen Freeholders of the County of Hudson on November 24, 2015 entitled:

Resolution approving grant application and acceptance of grant funds, if awarded from the New Jersey Division of Highway Traffic Safety" 2015 Sober or Get Pulled Over" year end Holiday Crackdown - December 15, 2015 to January 1, 2016 - \$5,000.00.

Ordinances of an unused portion of the County Road known as Paterson Plank Road and discontinuation of a portion of the County Road known as Union Turnpike (36th Street) located within the Township of North Bergen, County of Hudson and State of New Jersey, within the area commonly known as the "Route 495, Route 1&9 Paterson Plank Road Bridge Rehabilitation Project.

Bond Ordinance providing for the undertaking of Capital Project for Fiscal Year 2016 by and for the Hudson County Community College located within the County of Hudson, State of New Jersey, appropriating \$3,000,000 therefor and authorizing the issuance of \$3,000,000 in Bonds or Notes of the County of Hudson, State of New Jersey, for financing such appropriation principal of and interest which principal and interest will be entitled to State Aid pursuant to Chapter 12 of the Laws of New Jersey of 1971.

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

****6. PETITIONS AND COMMUNICATIONS**

Ordinance amending Chapter 200, Article 13 of the Administrative Code providing for the installation of stop signs in the City of Hoboken.

Ordinance amending Chapter 200, Article 13 of the Administrative Code to install and operate a traffic control signal in the City of Jersey City.

- z8. Letter dated November 30, 2015 from M. A. Reid, EVP - CFO Rt 90 Hudson Urban Renewal LLC to Steven M. Fulop, Mayor re: Application for consent to transfer of 90 Hudson Street Financial Agreement.
- z9. Letter dated November 30, 2015 from M. A. Reid, EVP - CFO Rt 70 Hudson Urban Renewal LLC to Steven M. Fulop, Mayor re: Application for consent to transfer of 70 Hudson Street Financial Agreement.
- z10. Letter dated December 2, 2015 from Alfred J. LoPilato, AECOM to Bureau of Case Assignment & Initial Notice Site Remediation Program, 45 Halladay Street, Jersey City.
- z11. Letter dated December 4, 2015 from Alfred J. LoPilato, AECOM to Bureau of Case Assignment & Initial Notice Site Remediation Program, 816 Garfield Avenue, Jersey City.
- z12. Letter dated December 8, 2016 from Richard D. Lev. CPG, LSRP, Senior Associate, Melick-Tully and Associates, P.C., to The Wall Street Group, Inc., South Plainfield, NJ re: Restricted Use with Permit Requirements, 1 Edward Hart Road, Jersey City.
- z13. Letter dated December 7, 2015 from Michael Mahnkopf, LSRP, Amec Foster Wheeler to Brian Weller, Director, , Division of Architecture re: Restricted Use with Permit Requirements, Mary Benson Park, Jersey City.
- z14. Minutes of the meeting of the Employees Retirement System of Jersey City held November 16, 2015.
- z15. Letter dated December 3, 2015 from Yacoub Yacoub, Unregulated Heating Oil Tank Program to Sunny Yau, West Caldwell, NJ re: One 1000 gallon #2 heating oil underground storage tank system, 23 Gautier Avenue, Jersey City.

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

****6. PETITIONS AND COMMUNICATIONS**

- z16. Letter dated November 30, 2015 from Theodoros Toskos, LSRP, Amer, Foster & Wheeler to Richard Blackman, Senior Project Manager DP&C, PSE&G Co., re: Remedial Action Type, former PSE&G West End Gas Plant, 65-73 Duffield Avenue, Jersey City.
- z17. Letter dated December 2, 2015 from Robert Y. Koto, P.G., LSRP, to Spencer Romoff Corigin, New York re: Remedial Action Type: Restricted Use with Permit Requirement - 25 Senate Pl and 167 Tonnelle Avenue, Jersey City.
- z18. Letter dated December 8, 2015 from Yacoub Yacoub, Unregulated Heating Oil Tank Program to Antonio Morales, Jersey City, NJ re: One 550 gallon #2 heating oil underground storage tank system, 493 Tonnelle Avenue, Jersey City.
- z19. Letter dated December 7, 2015 from Jacques Benaroch, Senior Project Manager, PSE&G to New Jersey Department of Environmental Protection, Bureau of Case Assignment and Initial Notice re: Notice of Lieu of Deed Notice, former PSE&G West End Gas Plant (AOC01E far Shore Sediments), Jersey City.
- z20. Letter dated December 4, 2015 from Mary Anne Kuserk, Chief, Bureau of Ground Water Pollution Abatement to First Street Urban Renewal Associates, LLC, New York, NY, re: Classification Exception Area/Well Restriction Area Associated with Historic Fill New Gold Equity Corp., 111 Street, 112 Bay Street former, Jersey City.
- z21. Letter dated December 16, 2015 from Daniel E. Horgan, Waters, McPherson, McNeill, P.C., Attorneys at Law to Municipal Council re: Jersey City Ordinance 15.186 - Ordinance authorizing the City of Jersey City to file an Offer of Financial Assistance (OFA) to acquire certain property collectively known as the Sixth Street Embankment from Conrail and such other Conrail properties as are necessary to connect with the main line in the vicinity of CP Waldo.
- z22. Letter from Jayson Burg, Jersey City to Municipal Council re: United Project scheduled for Monday , December 7, 2015 6:30 -9:30 p.m., City Hall.

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

****7. OFFICERS COMMUNICATIONS**

- a. Memo dated December 10, 2015 from Carmen Gandulla, Director - DCD to Robert Byrne, City Clerk re: Community Services Block Grant (CSBG) Tripartite meeting is scheduled for Wednesday, December 22, 2015 at 5:30 p.m., in the DCD Conference Room #404, 30 Montgomery Street, Jersey City.

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

****8. REPORT OF DIRECTORS**

- a. Letter dated November 23, 2015 from Steven M. Fulop, Mayor to Council President and Members of the Municipal Council re: Appointing Maureen K. Hulings, of Jersey City, to serve as a member of the Jersey City Municipal Utilities Authority, replacing Gerrard M. Balmir, Jr., whose term has expired. Ms. Hulings term will expire on January 31, 2019.
- b. Letter dated November 23, 2015 from Steven M. Fulop, Mayor to Council President and Members of the Municipal Council re: Reappointing Brian D. Platt, of Jersey City to serve as a member of the Jersey City Economic Development Corporation. Mr. Platt's term will expire on October 14, 2017.
- c. Letter dated November 23, 2015 from Steven M. Fulop, Mayor to Council President and Members of the Municipal Council re: Reappointing Vivian Brady-Phillips, Jersey City to serve as a member of the Jersey City Economic Development Corporation. Mrs. Brady-Phillips term will expire on October 14, 2017.
- d. Letter dated December 2, 2015 from Steven M. Fulop, Mayor to Council President and Members of the Municipal Council re: Appointing Bennie Anderson, of Jersey City, to serve as a Deputy Tax Assessor of the City of Jersey City.
- e. Letter dated December 8, 2015 from Steven M. Fulop, Mayor to Council President and Members of the Municipal Council re: Reappointing Irwin Rosen, of Jersey City, to serve as a part-time Judge for three (3) years for the Municipal Court.
- f. Letter dated December 15, 2015 from Eduardo Toloza, Tax Assessor to Members of the Board of Assessments re: Jersey City Engineer's report on Greene Street Project.

****9. MEDICARE CLAIMS , CLAIMS & ADDENDUM #1**

- 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 Human Resources
- G. Department of Public Safety
- H. Department of Public Works
- I. Department of Recreation

Council as a whole approved all Medicare Claims, Claims and Addendum#1; -7-0-. Councilpersons Osborne and Rivera: absent.

Grand Total of Medicare Claims	\$985,679.62
Grand Total of Claims	\$20,125,735.40
Grand Total of Addendum #1	\$7,326,453.43

****10. RESOLUTIONS**

**CITY CLERK
FILE #**

Approved-7-0- Osborne and Rivera: absent	a. Resolution authorizing CY 2015 Appropriation Transfers.	Res. 15.837
Approved-7-0- Osborne and Rivera: absent	b. Resolution authorizing the insertion of Special Items of Revenue and Appropriations in the CY 2015 Municipal Budget, pursuant to <u>N.J.S.A.40A:4-87</u> .	Res. 15.838
Approved-7-0- Osborne and Rivera: absent	c. Resolution authorizing the cancellation of unexpended budget appropriation balances.	Res. 15.839
Approved-7-0- Osborne and Rivera: absent	d. Resolution authorizing the cancellation of unexpended budget appropriation balances. (UEZ)	Res. 15.840
Approved-7-0- Osborne and Rivera: absent	e. Resolution authorizing the cancellation of unused and unfunded authorizations.	Res. 15.841
Approved-7-0- Osborne and Rivera: absent	f. Resolution cancelling outstanding stale dated checks.	Res. 15.842
Approved-7-0- Osborne and Rivera: absent	g. Resolution approving the appointment of Bennie Anderson as a Deputy Tax Assessor of the City of Jersey City.	Res. 15.843
Approved-7-0- Osborne and Rivera: absent	h. Resolution reappointing Irwin Rosen, Esq., as a part-time evening Judge in the Jersey City Municipal Court.	Res. 15.844
Approved-7-0- Osborne and Rivera: absent	i. Resolution appointing Maureen K. Hulings as a member of the Jersey City Municipal Utilities Authority.	Res. 15.845
Approved-7-0- Osborne and Rivera: absent	j. Resolution authorizing the City Tax Collector to transfer 2015 calendar year real estate tax credits, and other municipal charges balances to operations.	Res. 15.846
Approved-7-0- Osborne and Rivera: absent	k. Cancellation of tax balances, lot cleaning charges, abatement charges, special improvement charges and credits of \$10.00 or less for the tax year 2015 & prior.	Res. 15.847
Approved-7-0- Osborne and Rivera: absent	l. Cancellation of 2015 real estate taxes on Block 22604, Lot 24 also known as 314 Martin Luther King Drive and Block 20001, Lot 20 also known as 416B Communipaw Avenue owned by the Jersey City Redevelopment Agency.	Res. 15.848

****10. RESOLUTIONS****CITY CLERK
FILE #**

Approved-7-0- Osborne and Rivera: absent	m.	Resolution authorizing the Business Administrator to execute a discharge of mortgage affecting 300 Arlington Avenue, a/k/a/ Block 19801, Lot 16, f/k/a/ Block 1968, Lot 21.A.	Res. 15.849
Approved-7-0- Osborne and Rivera: absent	n.	Resolution authorizing the Business Administrator to execute a discharge of mortgage affecting 330 Forrest Street, a/k/a Block 19503, Lot 49, f/k/a Block 1971, Lot J.1.	Res. 15.850
Approved-7-0- Osborne and Rivera: absent	o.	Resolution amending Resolution 15.781 authorizing the Business Administrator to execute a discharge of mortgage affecting 72 Wegman Parkway, a/k/a Block 24102, Lot 73, f/k/a/ Block 1474, Lot 82.A.	Res. 15.851
Approved-7-0- Osborne and Rivera: absent	p.	Resolution expressing solidarity with residents of the City of San Bernardino, California.	Res. 15.852
Approved-7-0- Osborne and Rivera: absent	q.	Resolution honoring Vijay and Urmila Gupta on the 50 th Anniversary of their Marriage.	Res. 15.853
Approved-7-0- Osborne and Rivera: absent	r.	A resolution honoring Roma Italian Imports for 42 Years of Service to the Community.	Res. 15.854
Approved-7-0- Osborne and Rivera: absent	s.	A resolution commemorating the 36 th Annual Thanksgiving Football Classic.	Res. 15.855
Approved-7-0- Osborne and Rivera: absent	t.	A resolution congratulating Grand Master Austin Wright Sr., for the 30 Years of Martial Arts Education, World Champion and Community Service.	Res. 15.856
Approved-7-0- Osborne and Rivera: absent	u.	Resolution congratulating Justin L. DeFina on his receipt of the Eagle Scout Award.	Res. 15.857
Approved-7-0- Osborne and Rivera: absent	v.	Resolution congratulating Frank Jost on his receipt of the Eagle Scout Award.	Res. 15.858
Approved-7-0- Osborne and Rivera: absent	w.	Resolution congratulating Giovanni Privitera on his receipt of the Eagle Scout Award.	Res. 15.859
Approved-7-0- Osborne and Rivera: absent	x.	Resolution congratulating Jonathan Vincent Ricco on his receipt of the Eagle Scout Award.	Res. 15.860

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Withdrawn	y.	Resolution 1) Joining Mayor Fulop's condemnation of Trump concerning his 9/11 remarks and 2) Urging the owners of Trump Plaza West to rename the building and remove any references to "Trump" from its Marquis.	Res. 15.861
Approved-6-0-1- Yun: abstained; Osborne and Rivera: absent	z.	Resolution of the Municipal Council City of Jersey City authorizing the Planning Board to conduct a preliminary investigation of conditions of the Tonnelle Avenue Light Industrial Study Area for determination as an area in need of redevelopment or rehabilitation.	Res. 15.862
Approved-7-0- Osborne and Rivera: absent	z1.	Resolution of the Municipal Council of the City of Jersey City authorizing the acceptance of a gift from Stop & Shop, a local supermarket, in Jersey City with a total value of \$250 given to our seniors at the Joseph Connors Senior Center.	Res. 15.863
Approved-7-0- Osborne and Rivera: absent	z2.	Resolution authorizing application to the New Jersey Board of Public Utilities Local Government Energy Audit Program.	Res. 15.864
Approved-7-0- Osborne and Rivera: absent	z3.	Resolution expressing support for the Jersey City Redevelopment Agency's application to the Hudson County "Home" Grant Program.	Res. 15.865
Approved-7-0- Osborne and Rivera: absent	z4.	Resolution authorizing the acceptance of the FY16 Cooperative Marketing Grant from the New Jersey Department of State, Division of Travel & Tourism.	Res. 15.866
Approved-7-0- Osborne and Rivera: absent	z5.	Resolution authorizing the extension of a grant agreement between the City of Jersey City and the Hudson County Department of Health and Human Services to fund the Jersey City Municipal Alliance.	Res. 15.867
Approved-7-0- Osborne and Rivera: absent	z6.	Resolution authorizing contracts with various vendors for the delivery of Substance Abuse Prevention and Education Programs for the Department of Health and Human Services through the Municipal Drug Alliance Program.	Res. 15.868
Approved-7-0- Osborne and Rivera: absent	z7.	Resolution authorizing the City of Jersey City to enter into an agreement for indemnification and authorizing the City Risk Manager to issue a letter of insurance to certain nonprofit and public agencies.	Res. 15. 869
Approved-7-0- Osborne and Rivera: absent	z8.	Resolution ratifying an agreement with Granite Telecommunications for telecommunications services for the Department of Administration, Division of Information Technology.	Res. 15.870

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Approved-7-0- Osborne and Rivera: absent	z9.	Resolution authorizing a license agreement between the City of Jersey City and Greystone Environmental Management, LLC., to enter onto city property designated as Block 15801, Lot 3 a/k/a 52 Aetna Street and Block 15801, Lot 78 a/k/a 41 Aetna Street.	Res. 15.871
Approved-7-0- Osborne and Rivera: absent	z10.	A resolution authorizing the execution of a license agreement with the Jersey City MOMS Meet-Up Group for the use of a portion of City Hall Park as a Community Garden.	Res. 15.872
Approved-7-0- Osborne and Rivera: absent	z11.	Resolution authorizing the use of competitive contracting to award a contract for the operation, management or administration of data processing services for the digitization and storage of documents maintained or created by the Department of Housing, Economic Development & Commerce.	Res. 15.873
Approved-7-0- Osborne and Rivera: absent	z12.	Resolution authorizing the award of contract to Amber Air Inc., for HVAC and boiler maintenance for the Department of Public Works/Division of Buildings and Street Maintenance.	Res. 15.874
Approved-7-0- Osborne and Rivera: absent	z13.	Resolution authorizing the award of contract to Jen Electric, Inc., for the traffic maintenance 2016, Project No. 16-003T for the Department Administration/Division of Architecture, Engineering, Traffic & Transportation.	Res. 15.875
Approved-7-0- Osborne and Rivera: absent	z14.	Resolution ratifying an emergency contract award to Northeast Roof Maintenance Inc., in connection with the Emergency Roof repairs at Fire Engine Company 11 for the Department of Public Works, Division of Buildings and Street Maintenance.	Res. 15.876
Approved-7-0- Osborne and Rivera: absent	z15.	Resolution ratifying an emergency contract award to Northeast Roof Maintenance Inc., in connection with the Emergency Roof repairs at Fire Engine Company 13 for the Department of Public Works, Division of Buildings and Street Maintenance.	Res. 15.877
Approved-7-0- Osborne and Rivera: absent	z16.	Resolution authorizing the renewal of a contract with Access Control Technologies to provide security maintenance for various buildings for the Department of Public Works, Division of Buildings and Street Maintenance.	Res. 15.878
Approved-7-0- Osborne and Rivera: absent	z17.	Resolution authorizing the renewal of a contract with Cintas First Aid & Safety Corporation for the rental of uniforms for the Department of Public Works through the U.S. Communities Government Purchasing Alliance.	Res. 15.879

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Approved-7-0- Osborne and Rivera: absent	z18. Resolution authorizing the renewal of a contract with Starlite Electric for sports lighting and scoreboards maintenance at numerous ballfields for the Department of Public Works, Division of Park Maintenance.	Res. 15.880
Approved-7-0- Osborne and Rivera: absent	z19. Resolution authorizing the settlement of the suit of Rose Davis v. City of Jersey City, et al.	Res. 15.881
Approved-7-0- Osborne and Rivera: absent	z20. Resolution declaring AJM Contractors Inc., in default and terminating its contracts with the City of Jersey City for the Project known as "Resurfacing of Various Street, 2014 NJDOT - Project No. 14.003-E (Project A) and "resurfacing of Various Street, 2015 Capital - Project No. 15.001-E (Project B).	Res. 15.882
Approved-7-0- Osborne and Rivera: absent	z21. Resolution authorizing an extension of a contract with U.S. Security Associates to provide security guard services for various locations citywide on a month to month basis not to exceed three (3) months for the Department of Administration, Administrative Services.	Res. 15.883
Approved-7-0- Osborne and Rivera: absent	z22. Resolution authorizing an agreement with Express Scripts, Inc., for a period of three (3) years, January 1, 2016 through December 31, 2018, to provide a Prescription Drug Plan for eligible city employees as an extraordinary unspecifiable Service (EUS).	Res. 15.884
Approved-7-0- Osborne and Rivera: absent	z23. Resolution authorizing a professional services agreement with Carepoint Health Medical Group to provide medical services for employees injured on the job for the City of Jersey City.	Res. 15.885
Approved-7-0- Osborne and Rivera: absent	z24. Resolution authorizing a professional services agreement with Strulowitz & Gargiulo Physical Therapy & Rehabilitation to provide physical therapy and rehabilitation services for employees injured on the job for the City of Jersey City.	Res. 15.886
Approved-7-0- Osborne and Rivera: absent	z25. A resolution authorizing the award of a professional services contract to EKA Associates, P.A., to perform a survey of 15 East Linden Avenue and produce minor subdivision plans for 15 East Linden Avenue.	Res. 15.887
Approved-7-0- Osborne and Rivera: absent	z26. Resolution authorizing the award of a professional services contract to KS Engineers, P.C., in connection with retaining wall assessment at Riverview Fiske Park - Renovations, Project No. 2015.021 for the Department of Administration, Division of Architecture, Engineering, Traffic and Transportation.	Res. 15.888

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Approved-7-0- Osborne and Rivera: absent	z27.	Resolution authorizing a professional service agreement with Biancamano & Distefano to provide legal defense services for Workers' Compensation matters for the City of Jersey City.	Res. 15.889
Approved-7-0- Osborne and Rivera: absent	z28.	Resolution authorizing a professional service agreement with Chasan, Leyner & Lamparello, PC to provide legal defense services for Workers' Compensation matters for the City of Jersey City.	Res. 15.890
Approved-7-0- Osborne and Rivera: absent	z29.	Resolution authorizing a professional service agreement with Netchert, Dineen & Hillman to provide legal defense services for Workers' Compensation matters for the City of Jersey City.	Res. 15.891
Approved-7-0- Osborne and Rivera: absent	z30.	Resolution ratifying the award of a professional service agreement with the law firm of McElroy, Deutsch, Mulvaney & Carpenter, LLP to represent the City of Jersey City in negotiations with the Jersey City Firefighter Local 1066 contract.	Res. 15.892
Approved-7-0- Osborne and Rivera: absent	z31.	A resolution approving a five (5) year tax exemption pursuant to the provisions of <u>N.J.S.A.</u> 40A:21-1, et seq., and Section 304-9(c) of the Municipal Code for property designated as Block 11403, Lot 4.01, on the City's Tax map and more commonly known by the street address of 223-231 First Street.	Res. 15.893
Approved-7-0- Osborne and Rivera: absent	z32.	Resolution honoring John O'Donnell for receiving the Fr. Mychal Judge Award of the Year - 2016 of the Ancient Order of Hibernians in America, Inc.	Res. 15.894
Approved-7-0- Osborne and Rivera: absent	z33.	Resolution honoring Sisters of Charity St. Bridget's School and Parish for receiving the Humanitarian of the Year Award - 2016 of the Ancient Order of Hibernians in America, Inc.	Res. 15.895
Approved-7-0- Osborne and Rivera: absent	z34.	Resolution honoring Michael Sweeney for receiving the Hibernian of the Year Award - 2016 of the Ancient Order of Hibernians in America, Inc.	Res. 15.896
Approved-7-0- Osborne and Rivera: absent	z35.	Resolution ratifying an emergency contract award to Tomahawk Strategic Solutions to provide evaluation and training to the City's First Responders.	Res. 15.897
Approved-7-0- Osborne and Rivera: absent	z36.	Resolution authorizing a Closed Caucus of the Municipal Council on Wednesday, December 16, 2015, to discuss settlement and/or matters within the attorney-client privilege relating to Davis v. City of Jersey City, et al, Doc. No. HUD-L-2380-14.	Res. 15.898

11. DEFERRED OR TABLED AGENDA AS OF DECEMBER 16, 2015

- a. Ordinance# 14.025 Ordinance amending and supplementing Chapter 122 (Circuses, Carnivals and Public Assemblages) of the City of Jersey City Municipal Code. Tabled-8-0- prior to the close of the public hearing at the 03.12.14 meeting on motion by Councilperson Ramchal, seconded by Councilperson Yun, Councilperson Watterman: absent.
- b. Ordinance# 14.083 Ordinance amending and supplementing Chapter 3 (Administration of Government) Article XI (Department of Public Safety) of the Jersey City Municipal Code. Tabled-9-0- prior to the close of the public hearing at the 07.16.14 meeting on motion by Councilperson Coleman seconded by Councilperson Ramchal.
- c. Ordinance# 14.084 Ordinance amending and supplementing Chapter 3 (Administration of Government) Article XI (Department of Public Safety) Sub-Article I (Division of Police) of the Jersey City Municipal Code establishing a Table of Organization. Tabled-9-0- prior to the close of the public hearing at the 07.16.14 meeting on a motion by Councilperson Coleman seconded by Councilperson Ramchal.
- d. Ordinance# 14.099 Ordinance authorizing the City of Jersey City to enter into a lease agreement as lessee with Jersey City Municipal, LLC as lessor for office space to be constructed at the HUB on an approximately 0.556 acre portion of Lot 17, Block 21201 intersection of Kearney Avenue and Martin Luther King Drive. Tabled-9-0- prior to the close of the public hearing at the 09.10.14 meeting on a motion by Councilperson Coleman seconded by Councilperson Osborne.
- e. Ordinance# 14.109 Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Land Development Ordinance - supplementary zoning as it pertains to height exceptions for rooftop appurtenance. Tabled-9-0- prior to the close of the public hearing at the 09.23.14 meeting on a motion by Councilperson Osborne seconded by Councilperson Lavarro.
- f. Ordinance# 14.110 Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Tidewater Basin Redevelopment Plan to create a mixed use district. Tabled-9-0- prior to the close of the public hearing at the 09.23.14 meeting on a motion by Councilperson Lavarro seconded by Councilperson Ramchal.
- g. Ordinance# 14.170 An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) amending Section 332-27 (Angle Parking) of the Jersey City Code designating 30 degree angle parking on the north side of First Street, Marin Boulevard to Provost Street (Back In Parking Only). Tabled-9-0- after the close of the public hearing at the 1.14.15 meeting on a motion by Councilperson Osborne, seconded by Councilperson Coleman.
- h. Ordinance# 15.128 An ordinance amending Chapter 157 (Entertainment Licenses) of the Municipal Code to add Section 12 (Joseph Connors Senior Center) establishing usage regulations for the center. Tabled-7-0- after the close of the public hearing at the 9.24.15 meeting on a motion by Councilperson Coleman, seconded by Councilperson Watterman: Councilpersons Ramchal and Lavarro: absent.

11. DEFERRED OR TABLED AGENDA AS OF DECEMBER 16, 2015

- i. Ordinance# 15.135 An ordinance amending and supplementing Chapter 4 (Paid Sick Time) of the Jersey City Municipal Code. Tabled-7-0- prior to the close of the public hearing at the 10.14.15 meeting on a motion by Councilperson Watterman, seconded by Councilperson Osborne: Councilpersons Ramchal and Yun: absent.
- j. Ordinance# 15.151 Ordinance approving 1) Tax exemption for Ocean Towers Preservation, LLC.; pursuant to the NJ Housing and Mortgage Finance Agency Law N.J.S.A.55:14K-1 et seq., and 2) Termination of the existing tax exemption with Ocean Towers Associates, LP - Mt. Carmel Guild pursuant to the Limited Dividend Law, N.J.S.A.55:16-1 et seq., for 425 Ocean Avenue. Tabled-9-0- after the close of the public hearing at the 11.10.15 meeting on a motion by Councilperson Coleman, seconded by Councilperson Ramchal.
- k. Ordinance# 15.162 Ordinance implementing Chapter 2 (Regular Municipal Elections) to change the date of the regular Municipal Elections from the second Tuesday in May to the Day of the General Elections in November. Tabled-9-0- prior to the close of the public hearing at the 11.24.15 meeting on a motion by Councilperson Coleman, seconded by Councilperson Ramchal.

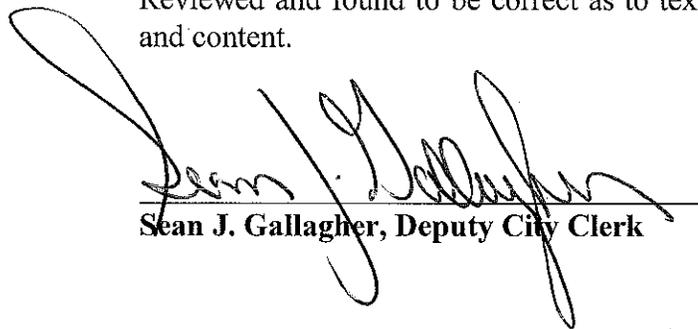
A motion to adjourn at 10:08 p.m. was made by Councilperson Coleman and seconded by Councilperson Ramchal and Approved-7-0-. Councilpersons Osborne and Rivera: absent.



Rolando R. Lavarro, Jr., Council President


Renee Jackson, City Clerk

Reviewed and found to be correct as to text
and content.


Sean J. Gallagher, Deputy City Clerk

Note: The meeting was stenographically and digitally recorded.

12.16.15