

City Clerk File No. Ord. 15.082

Agenda No. 3.B 1st Reading

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



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.082

TITLE: AN ORDINANCE AMENDING CHAPTER 160, (FEES AND CHARGES), §160-1 (FEE SCHEDULE ESTABLISHED), SUBSECTION 4 (SERVICE CHARGES TO BE IMPOSED BY THE TAX COLLECTOR) TO PROVIDE FOR THE UNIFORM ASSESSMENT OF A SERVICE CHARGE PURSUANT TO N.J.S.A. 54:5-52.3 FOR A CHECK RETURNED FOR INSUFFICIENT FUNDS AND FURTHER TO ESTABLISH A FEE TO BE CHARGED BY THE TAX COLLECTOR FOR ISSUANCE OF A DUPLICATE TAX SALE CERTIFICATE PURSUANT TO N.J.S.A. 54:5-52.3

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY HEREBY ORDAINS:

WHEREAS, the City of Jersey City wishes to amend Chapter 160, Fees and Charges, Section 160-1, Fee Schedule Established, Subsection (4), regarding the service charge for checks and other written instruments returned for insufficient funds and to further provide for a fee for the issuance of a duplicate tax sale certificate; and

WHEREAS, N.J.S.A. 40:5-18, provides that a municipality may provide by resolution or ordinance for the imposition of a service charge to be added to any account owing the municipality, if payment tendered on the account was by a check or other written instrument which was returned for insufficient funds; and

WHEREAS, N.J.S.A. 54:5-52.3, provides that that in the case of the destruction or loss of a tax title certificate issued by a municipality, the tax collector may charge a fee not to exceed \$100 for the issuance of a duplicate certificate of tax sale in place of the one which has been destroyed or lost.

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

FEES & CHARGES SECTION I Fee Scheduled Established

§160-1. Fee Schedule Established.

A. Chapter 3, Administration of Government.

(1) Through (3) No Change.

~~{(4) Service charges to be imposed by the Tax Collector.~~

~~(a) For any check or other written instrument returned for insufficient funds: \$15, pursuant to N.J.S.A. 40:5-18. The service charge shall be \$15 for each item returned and applied to the outstanding account balance. The Business Administrator may, at his or her discretion, require future payments to be tendered in cash or by certified or cashier's check. In any account owed the City of Jersey City for any tax, fee, water and sewer charge or special assessment, the service charge authorized by this section shall be included on whatever list of delinquent accounts is prepared for the enforcement of the lien.~~

~~(b) For a redemption statement: \$20.]~~

~~(4) Service Charges and Tax Collector Fees~~

~~(a) Service Charge for Returned Checks.~~

AN ORDINANCE AMENDING CHAPTER 160, (FEES AND CHARGES), §160-1 (FEE SCHEDULE ESTABLISHED), SUBSECTION 4 (SERVICE CHARGES TO BE IMPOSED BY THE TAX COLLECTOR) TO PROVIDE FOR THE UNIFORM ASSESSMENT OF A SERVICE CHARGE PURSUANT TO N.J.S.A. 54:5-52.3 FOR A CHECK RETURNED FOR INSUFFICIENT FUNDS AND FURTHER TO ESTABLISH A FEE TO BE CHARGED BY THE TAX COLLECTOR FOR ISSUANCE OF A DUPLICATE TAX SALE CERTIFICATE PURSUANT TO N.J.S.A. 54:5-52.3

Pursuant to the authority granted by N.J.S.A. 40:5-18, the City of Jersey City shall impose a service charge in the amount of twenty (\$20.00) dollars for each check or other written instrument which is tendered to the City for payment on account of taxes or any other fee, charge, or indebtedness owed to the City, which check or written instrument was returned for insufficient funds. Further, any future payment to be tendered to the City by the payer of any such check or written instrument which was returned for insufficient funds shall only be made in cash, United States Postal Service money order, bank certified check or bank cashier's check.

(i) Tax Collector. The service charge for each item returned shall be applied to the outstanding account balance of any account owed the City of Jersey City for any tax, fee, water and sewer charge, or special assessment, and the service charge authorized by this section shall be included by the Tax Collector on whatever list of delinquent accounts is prepared for the enforcement of the lien.

(ii) Treasurer. For fees/charges due to all other Departments and Divisions of the City, the check or written instrument returned for insufficient funds shall be forwarded promptly to the office of the Treasurer. Upon receipt of the replacement funds and service charge, the Treasurer shall forward the fees/charges to the respective Department/Division and the service charge assessed for the returned check or written instrument shall be credited to the appropriate revenue account.

(iii) The Business Administrator, at his or her discretion, is authorized to waive the provision above requiring future payments to be tendered in cash, United States Postal Service money order, bank certified check or bank cashier's check on a case by case basis after consideration of all pertinent facts and circumstances. Such waiver shall be communicated in writing.

(b) Fees to be imposed by the Tax Collector.

- (i) For a Redemption Statement: \$20;
- (ii) For Issuance of Duplicate Tax Bills: \$5;
- (iii) For written Responses to Inquiries regarding tax payments: \$5;
- (iv) For a Duplicate Certificate of Redemption: \$10;
- (v) For Issuance of a Duplicate Tax Sale Certificate: \$100.

A. (5) Through UU. No Change.

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

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

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

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

JF/he

6/01/15

APPROVED AS TO LEGAL FORM



Corporation Counsel

APPROVED: _____



Business Administrator

Certification Required
Not Required

ORDINANCE FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

AN ORDINANCE AMENDING CHAPTER 160, ("FEES AND CHARGES"), §160-1 ("FEE SCHEDULE ESTABLISHED"), SUBSECTION 4, ("SERVICE CHARGES TO BE IMPOSED BY THE TAX COLLECTOR") TO PROVIDE FOR THE UNIFORM ASSESSMENT OF A SERVICE CHARGE PURSUANT TO N.J.S.A. 54:5-52.3 FOR A CHECK RETURNED FOR INSUFFICIENT FUNDS AND FURTHER TO ESTABLISH A FEE TO BE CHARGED BY THE TAX COLLECTOR FOR ISSUANCE OF A DUPLICATE TAX SALE CERTIFICATE PURSUANT TO N.J.S.A. 54:5-52.3

Initiator

Department/Division	Business Administration	Treasury and Debt Management
Name/Title	Peter O'Reilly	Treasurer
Phone/email	201-547-4985	percilly@icn.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance Purpose

Ordinance to delete subsection 160-1 (4) "Service charges to be imposed by the Tax Collector" in Section 160-1 "Fee Schedule Established" of Chapter 160 "Fees and Charges," and to amend and supplement Subsection 160-1(4) to establish a procedure and uniform service charge to be imposed for checks returned for insufficient funds (NSF) pursuant to N.J.S.A. 40:5-18 and for the establishment of a fee to be charged by the Tax Collector for issuance of a duplicate certificate of tax sale pursuant to N.J.S.A. 54:5-52.3.

The purpose of this ordinance is to treat any check returned NSF in a consistent manner in all City departments. It authorizes the Tax Collector to impose a \$20 service charge on checks delivered to the Tax Department that are returned NSF and authorizes the Treasurer to impose the same service charge for checks delivered to certain other municipal departments that are returned NSF.

A fee to be charged by Tax Collector in the amount of \$100 has been added to the existing permitted fees for providing a duplicate copy of a tax sale certificate.

I certify that all the facts presented herein are accurate.

Peter O'Reilly
Signature of Department Director

5/22/2015
Date

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



ORDINANCE NO. Ord. 15.082

TITLE: 3.B JUNTO 2105 4.A JUN 24 2015

An ordinance amending Chapter 160 (Fees and Charges), §160-1 (Fee Schedule established), Subsection 4 (Service Charges to be impose by the Tax Collector) to provide for the uniform assessment of a service charge pursuant to N.J.S.A. 54:5-52.3 for a check returned for insufficient funds and further to establish a fee to be charged by the Tax Collector for issuance of a duplicate tax sale certificate pursuant to N.J.S.A.54:5-52.3.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
JUN 10 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
JUN 24 2015 9-0											
Councilperson <u>RIVERA</u> moved, seconded by Councilperson <u>COLEMAN</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

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.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE											
JUN 24 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

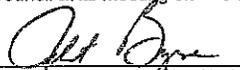
✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on JUN 10 2015

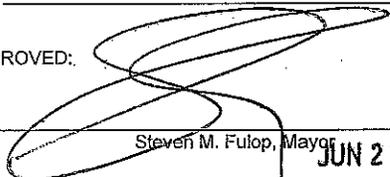
Adopted on second and final reading after hearing on JUN 24 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on JUN 24 2015


Robert Byrne, City Clerk

*Amendment(s):

APPROVED: 
Rolando R. Lavarro, Jr., Council President
Date JUN 24 2015

APPROVED: 
Steven M. Fulop, Mayor
Date JUN 25 2015

Date to Mayor JUN 25 2015

City Clerk File No. Ord. 15.083

Agenda No. 3.C 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 15.083

TITLE:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT PLAN CREATING A NEW SOUTHERN EDGE TRANSITION DISTRICT

WHEREAS, the Municipal Council of the City of Jersey City, adopted the Powerhouse Arts District Redevelopment Plan on October 27, 2004; and

WHEREAS, the Municipal Council seeks to promote the continuing redevelopment of the area by amending the standards and regulations within the redevelopment plan as necessary; and

WHEREAS, a copy of the amended text is attached hereto and made a part hereof, and is available for public inspection at the Offices of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ; and

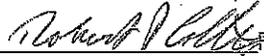
WHEREAS, the following amendments to the Powerhouse Arts District Redevelopment Plan have been reviewed by the Jersey City Planning Board at its meeting of November 18, 2014; and

WHEREAS, the Planning Board voted to recommend adoption of these amendments by the Municipal Council; and

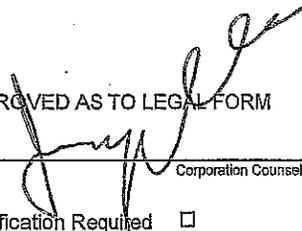
NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the recommended amendments to the Powerhouse Arts District Redevelopment Plan be, and hereby are, adopted.

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 hereby 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.

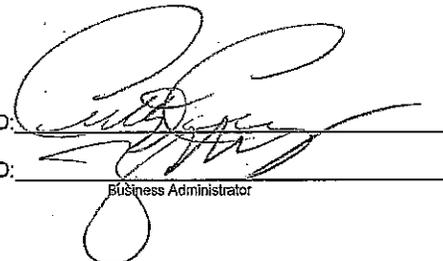
 Robert D. Cotter, PP, FAICP, Director of Planning

APPROVED AS TO LEGAL FORM



Corporation Counsel

APPROVED:



Business Administrator

Certification Required
Not Required

ORDINANCE/RESOLUTION FACT SHEET – NON-CONTRACTUAL

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Full Title of Ordinance/Resolution

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT PLAN CREATING A NEW SOUTHERN EDGE TRANSITION DISTRICT

Initiator

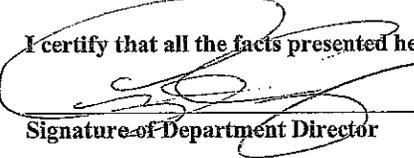
Department/Division	HEDC	City Planning
Name/Title	Robert Cotter, PP, AICP	Director
	Jeff Wenger, AICP	Principal Planner
Phone/email	201-547-5010	bobbyc@jcnj.org / jeff@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Purpose

This ordinance amends Powerhouse Arts District Redevelopment Plan to create a new "Southern Edge Transition District" at the corner of Warren and Steuben Streets (shown on attached map). This new district will permit a building height bonus of 65 additional feet and require a theatre and other art related spaces on the second floor.

I certify that all the facts presented herein are accurate.


Signature of Department Director


5/18/15
Date

SUMMARY STATEMENT

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT PLAN CREATING A NEW SOUTHERN EDGE TRANSITION DISTRICT

This ordinance amends Powerhouse Arts District Redevelopment Plan to create a new "Southern Edge Transition District" at the corner of Warren and Steuben Streets (shown on attached map). This new district will permit a building height bonus of 65 additional feet and require a theatre and other art related spaces on the second floor.

**PROPOSED AMENDMENT TO THE POWERHOUSE ARTS DISTRICT
REDEVELOPMENT PLAN.**

**AS PRESENTED TO THE JERSEY CITY PLANNING BOARD MAY 5, 2015
AND AS FLOOR AMENDED AT SECOND READING BY THE MUNICIPAL
COUNCIL PRINTED IN *ITALICS***

**ALL NEW TEXT TO BE INSERTED AS A NEW ZONE DISTRICT WITHIN SECTION
VIII. MAPS TO BE AMENDED TO REFLECT NEW ZONE**

G. Southern Edge Transition Zone:

Version: 2015-07-07

The Southern Edge Transition Zone consists of Lots 13, 17, 18, 20 and 21 on Block 13002 within the Powerhouse Arts District (PAD) Redevelopment Area. These lots are located between high rise development along Christopher Columbus Drive to the south and the high rise Arts Theater Residence Overlay Zone to the north. The Grove Point high rise development is located just to the west of Block 13002 and the High Rise Zone of the PAD Redevelopment Area is located immediately east of Block 13002. However, not all properties on this block are within the PAD Redevelopment Area. Those properties which are not within the PAD Redevelopment Area are zoned R-2 and R-3 which permits development of between 4 and 8 stories. Existing buildings on the block range for 3 to 10 stories in height. The purpose of this district is to provide for a transition from the high-rise development and zoning in the surrounding area to the existing zoning on the block and to provide incentives to consolidate existing vacant lots and provide additional floor area dedicated to the arts.

Specific Requirements of Building Design shall be as follows for all development within the Southern Edge Transition Zone:

1. All new buildings within the Southern Edge Transition Zone shall be of contemporary design to be representative of the current era and shall not be designed as an imitation of an architectural style of a previous period. The building shall have a significant top, incorporating architectural features to enclose the elevator penthouse and other rooftop equipment so as to screen these elements from surrounding buildings.
2. Permitted Uses: Permitted principal and accessory uses shall include all permitted uses listed in Section VII. A and B inclusive of residential.
3. Minimum Lot Area: 10,000 Sq. Ft.
4. Maximum Height: One Hundred and Twenty-five (125) Feet.
5. Minimum Ground Floor Height: Twelve (12) Feet, floor to ceiling, and Fourteen (14) Feet, floor to floor; excepting parking areas, utility rooms, storage areas and other similar spaces.

6. Minimum Floor to Ceiling Height above Ground Floor: Nine (9) Feet.
7. Maximum FAR: 8:1.
8. Setback Requirements:
 - a. Front Yard: Buildings shall be setback along all front and street lines a distance sufficient to meet the minimum sidewalk width standards of this plan. In the alternative, the sidewalk width may be reduced to match other sidewalks on the street, provided that a minimum sidewalk width of 14 feet is maintained. Balconies, bays and other similar architectural features may project from the building façade up to 4 feet into this setback area provided they are located above the second floor and are not less than 25 feet above the adjacent sidewalk.
 - b. Side Yard: Zero foot maximum. Where a side lot line is a street line, the Front Yard requirements above shall apply. Where a proposed building of 10 stories or greater adjoins an existing building of 5 stories or less; the proposed building shall provide some form of architectural relief along the side wall in order to provide windows and visual interest within the side façade of the proposed building visible above the existing building. No blank walls along any side wall shall be greater than 30 feet in width.
 - c. Rear Yard: Zero for ground floor areas, and a minimum of 20 feet for all portions of any building above the ground floor. For corner lots, lot lines not adjoining a street shall be considered side lot lines and shall adhere to the side yard requirements above, provided that the rear wall of any proposed building above the ground floor shall not extend for a depth greater than 75 feet, or 75% of the lot depth, from the street line so as to form an open area at the rear corner of the lot.
9. Coverage: Total building and lot coverage may be 100% at the ground floor level. Portions of buildings above the ground floor shall not exceed 80% lot coverage. Corner lots may exceed this requirement, up to 90% coverage, consistent with the rear setback exception above.
10. Parking and Loading Requirement: Recognizing the unusual shape of Block 13002 no off-street parking or loading is required. However, where feasible, the provision of some parking is encouraged up to a maximum of .25 spaces per unit. Where parking is provided, a maximum of one (1) garage exit/entry point shall be permitted, and shall be limited to no more than 12 feet in width.. No garage opening shall be located on Luis Munoz Marin Boulevard.
11. Certified Affordable Artist Growth Share Requirements – Buildings constructed pursuant to this section shall provide ten percent (10%) of all residential units (as rounded to the nearest whole number) as workforce affordable units. These units shall be restricted to workforce affordable units for a period of thirty (30) years, beginning with the issuance of the first certificate of occupancy for a workforce unit. In lieu of any other requirement outlined in this redevelopment plan for Certified Artist affordable units, including the marketing and control of any such Certified Artist affordable units, the workforce units constructed on-site shall be subject to a 180-day

exclusive marketing period to qualified Certified Artists who meet the income requirements for workforce housing defined in this section. At the end of this 180-day period, the workforce units may be offered to anyone in the general public who meet the income requirements for workforce housing. Up to 50% of the workforce housing requirement may be provided off-site and shall be exempt from Certified Artist residency requirements. This off-site workforce housing option may also be satisfied through the provision of a financial contribution to the City of Jersey City in an amount up to one hundred and fifty thousand (\$150,000) dollars per required workforce residential unit. This contribution shall be paid by the developer to the City in two (2) installments: (1) fifty percent (50%) of the contribution shall be paid prior to the issuance of any building permit for the project, and (2) the remaining fifty percent (50%) of the contribution shall be paid at the time of issuance of the first final certificate of occupancy. These contributions shall be specifically earmarked for the construction of affordable housing within the City of Jersey City.

12. Bonus Incentive: Among the goals and objectives of the Powerhouse Arts District is to encourage a concentration of “Arts-centric” uses such as theaters, art galleries, art studios, rehearsal spaces, museums and other cultural and entertainment amenities. Therefore, developments that provide additional space dedicated to the arts shall be permitted a development bonus as more fully described below.
 - a. In order to qualify for the development bonus the proposed development must meet the following standards:
 - i. The subject property must meet or exceed the minimum required lot size.
 - ii. The development must dedicate the entire second floor of the proposed building only to Principal Uses related to the performing arts and fine arts such as: Theaters, Art Galleries, Museums, Artist Work Studios, Dance Studios, Music Studios, Film Studios, Photography Studios, Rehearsal Studios, and such other similar arts related uses as the Planning Board deems acceptable. Accessory Uses customarily associated with, subordinate and incidental to an arts related principal use as listed above are also permitted.
 - iii. The gross floor area of the second floor must measure a minimum of 10,000 square feet, and have a minimum floor to ceiling height of 12 feet. Larger windows along all street frontages shall be provided to allow for visibility into the arts related spaces from the street. At least one-third (1/3) of the gross floor area of the second floor must be dedicated to a “black box theater” suitable for the performance of live theatrical or dance productions. The owner shall contract with a Jersey City based theater/arts related not-for-profit 501(c)(3) corporation to operate the “black box theater”. Prior to the engagement of the 501(c)(3) corporation, the owner shall publicly advertise its search for the 501(c)(3) corporation and require that the selected entity be committed to serving and promoting the arts community within Jersey City and the youth of Jersey City. The minimum floor to ceiling height within a “black box theater” shall be ~~14~~ 18 feet. Appropriate ventilation, lighting systems and sound attenuation

systems shall be provided pursuant to the needs of the anticipated uses and in conformance with all applicable codes.

- iv. A separate entrance lobby must be provided on the ground floor to provide access to the second floor art related uses, including an elevator, and must be designed to accommodate the anticipated occupancy loads of the arts related spaces pursuant to the appropriate building and fire code standards. The elevator shall be sized to accommodate the need to transport art works, raw materials, stage sets, etc.
- b. Development projects meeting the criteria outlined above are permitted the following bonus provisions:
 - i. Maximum Height – One Hundred and Ninety (190) feet. Within this height, the building shall include a ground floor containing permitted commercial uses and art related uses as required by this Redevelopment Plan; a second floor dedicated to art related uses as specified above; and up to 15 stories of residential or other permitted uses. An amenity penthouse level is also permitted above the permitted height if it is used exclusively for recreational and building amenity space for residents of the building, and is setback at least ten (10) feet from all facades of the building.
 - ii. FAR – The permitted floor area shall be determined by the permitted height, setback and coverage requirements.
 - iii. Coverage – In addition to the 100% coverage permitted for the ground floor level, the second floor containing the arts related uses may also occupy up to 100% of the lot area.
 - iv. Arts Contribution – The requirement for a monetary contribution to public art as described in Section VI. A. 8. of this Plan shall be waived.
 - v. Affordable Housing – In recognition of the extraordinary costs of constructing and maintaining such a significant portion of the building restricted to only art related uses; a portion of the developer's workforce housing obligation as found in paragraph 11 above shall be waived as follows: For each one thousand (1,000) square feet of gross area dedicated to arts related uses provided, one (1) workforce housing unit shall be deducted from the developers obligation. The units may be deducted from the required on-site and/or off-site workforce units at the developer's discretion.

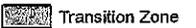


MAP 2: Powerhouse Arts District
Redevelopment Area Land Use Map

May 5, 2015



Legend

- | | |
|--|--|
|  Arts Residence |  Rehabilitation Zone / Arts Theatre Residence Overlay |
|  Highrise Zone |  Southern Edge Transition Zone |
|  Public Park |  Transition Zone |
|  Rehabilitation Zone |  Transition Zone / Arts Theatre Residence Overlay |

0 100 200 400 Feet

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



ORDINANCE NO. Ord. 15.083
 TITLE: 3.C JUN 10 2015 4.B JUN 24 2015

Ordinance of the Municipal Council of the City of Jersey
 City adopting amendments to the Powerhouse Arts District
 Redevelopment Plan creating a new Southern Edge
 Transition District

RECORD OF COUNCIL VOTE ON INTRODUCTION											
JUN 10 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
JUN 24 2015 9-0											
Councilperson <u>WATTERMAN</u> moved, seconded by Councilperson <u>LAVARRO</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

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

SPEAKERS:

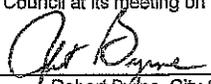
- YVONNE BALGER
- MADELINE GASANTI CAG
- SAMUEL POTT
- ELOESIA TURNER
- MEREDITH LIPPMAN
- BETSY SOBO
- CLAIRE GURRETTE
- STEPHANIE DANIELS
- CLAY COCKRELL
- CRISTINE GOODMAN
- TATIANA SMITH
- CHARLES KESSLER

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
JUN 24 2015											
Councilperson <u>OSBORNE</u> moved to amend* Ordinance, seconded by Councilperson <u>LAVARRO</u> & adopted 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF FINAL COUNCIL VOTE											
JUN 24 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

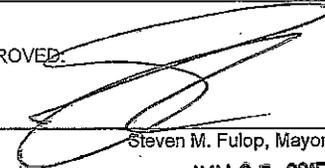
✓ Indicates Vote N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on JUN 10 2015
 Adopted on second and final reading after hearing on JUN 24 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on JUN 24 2015

 Robert Byrnie, City Clerk

APPROVED: 
 Rolando R. Lavarro, Jr., Council President
 Date JUN 24 2015

*Amendment(s):
page 3 12.c. iii in italics
JERSEY CITY based theater/arts...
18 feet...
ventilation, lighting and sound...

APPROVED: 
 Steven M. Fulop, Mayor
 Date JUN 25 2015
 Date to Mayor JUN 25 2015

City Clerk File No. Ord. 15.084
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 15.084

TITLE:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING
AMENDMENTS TO CHAPTER 345, ARTICLE V, SECTION 45 – NC NEIGHBORHOOD
COMMERCIAL DISTRICT OF THE LAND DEVELOPMENT ORDINANCE**

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

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

WHEREAS, greater flexibility within the Land Development Ordinance with respect to the affected uses will facilitate more timely and compatible development; and

WHEREAS, there is a need to preserve the historically existing ground floor commercial in the Neighborhood Commercial zone; and

WHEREAS, the subject amendments to the Land Development Ordinance are now incorporated herein and made a part hereof, and are available for public inspection at the Office of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey city that the Land Development Ordinance, be and hereby is amended as follows (Material indicated by strikethrough ~~like this~~ is existing material that is intended to be deleted. Material indicated by bold italic *like this* is new material that is intended to be enacted):

Article V - Section 345-45. NC- Neighborhood Commercial District

A. Purpose.

The purpose of this district is to recognize the existence and importance of neighborhood business districts and promote continued efforts to strengthen and revitalize them through public-private partnerships.

These areas are located along: Central Avenue, Newark Avenue, McGinley Square, West Side Avenue, Communipaw Avenue, and Lower John F. Kennedy Boulevard.

B. Permitted principal uses are as follows:

A. Permitted principal uses are as follows:

1. Retail sales of goods and services.
2. Offices.
3. Financial institutions without drive-thru facilities.
4. Restaurants, category one and two.
5. Theaters and museums.
6. Governmental uses.
7. Parking garages, provided that the ground floor parking level shall be located behind a ground floor commercial façade not less than twenty (20) feet deep ~~to the extent feasible~~ after allowing for required vehicular access drive(s) and building entrances, provided, however, that ground floor

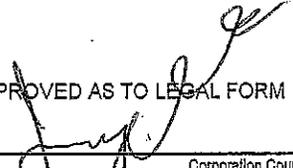
commercial use shall not be required on lots in the NC zone ~~with no frontage on Newark Avenue and with~~ **having** frontage along Sixth Street between Brunswick and Division Streets, or Seventh Street between Brunswick Street and Newark Avenue, or Division Street between Sixth and Eighth Streets.

- 8. Parks and playgrounds.
- 9. Residential apartments above ground floor. ~~provided, however, that ground floor residential use shall be permitted on lots in the NC zone having no frontage on Newark Avenue, on Sixth Street between Brunswick and Division Streets, on Seventh Street between Brunswick Street and Newark Avenue, or on Division Street between Sixth and Eighth Streets.~~
[amended 5-25-2016 by Ord. No. 15-031]
- 10. **Ground floor Residential on lots having frontage on Sixth Street between Brunswick and Division Streets, on Seventh Street between Brunswick Street and Newark Avenue, or on Division Street between Sixth and Eighth Streets.**
- ~~40.~~ 11. Educational facilities, public and private, above ground floor.
- ~~41.~~ 12. Bars.
- ~~42.~~ 13. Child day care centers.
- ~~43.~~ 14. Medical offices.
- ~~44.~~ 15. Any combination of the above.

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 hereby 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, FAICP,
Director of Planning

APPROVED AS TO LEGAL FORM


Corporation Counsel

APPROVED: 
APPROVED: _____
Business Administrator

Certification Required
Not Required

RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO CHAPTER 345, ARTICLE V, SECTION 45 – NC NEIGHBORHOOD COMMERCIAL DISTRICT OF THE LAND DEVELOPMENT ORDINANCE

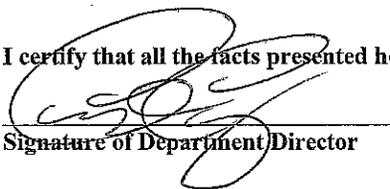
Initiator

Department/Division	HEDC	City Planning
Name/Title	Robert Cotter, PP, FAICP	Director
Phone/email	201-547-5010	bobbyc@icnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Resolution Purpose

The purpose of this ordinance is to clarify and reinforce the purpose of the NC district by ensuring that ground floor commercial is preserved along streets where it already exists, and has existed historically. Additionally, the purpose of this ordinance is to also recognize that there are places zoned Neighborhood Commercial where ground floor commercial is more appropriate as an optional use. This ordinance preserves the existing ground floor commercial and allows for flexibility for certain properties where it is not appropriate.

I certify that all the facts presented herein are accurate. *RP Cotter*

Signature of Department Director

6/1/15
Date

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



ORDINANCE NO. Ord. 15.084
 TITLE: 3.D JUN 10 2013 4.C JUN 24 2015

Ordinance of the Municipal Council of the City of Jersey
 City adopting amendments to Chapter 345, Article V,
 Section 45 - NC Neighborhood Commercial District of the
 Land Development Ordinance

RECORD OF COUNCIL VOTE ON INTRODUCTION											
JUN 10 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
JUN 24 2015 8-0											
Councilperson <u>RIVERA</u> moved, seconded by Councilperson <u>WATTERMAN</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	ABSENT			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

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.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE											
JUN 24 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on JUN 10 2015
 Adopted on second and final reading after hearing on JUN 24 2015

This is to certify that the foregoing Ordinance was adopted by
 the Municipal Council at its meeting on JUN 24 2015

Robert Byrne, City Clerk

APPROVED:

Rolando R. Lavarro, Jr., Council President
 Date JUN 24 2015

*Amendment(s):

APPROVED:

Steven M. Fulop, Mayor
 Date JUN 25 2015
JUN 25 2015
 Date to Mayor _____

City Clerk File No. Ord. 15.085

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 15.085

TITLE: **ORDINANCE AUTHORIZING THE CITY OF JERSEY CITY TO ENTER INTO A LEASE AGREEMENT WITH THE FARMS IN THE HEIGHTS, A NEW JERSEY NOT-FOR-PROFIT, PURSUANT TO N.J.S.A. 40:12-14(c).**

WHEREAS, the City of Jersey City ("City") is the owner of certain personal property not needed for public purposes, consisting of 15 outdoor tables and 40 outdoor chairs ("Property"); and

WHEREAS, the City is authorized under N.J.S.A. 40A: 12-14(c) to lease personal property to a nonprofit organization for the promotion of the health, safety, morals and general welfare of the community; and

WHEREAS, Farms in the Heights, Lessee, is an approved not-for-profit 501(c)(3) organization established under the laws of the State of New Jersey, whose purpose is to foster a greener community and promote a more sustainable Jersey City; and

WHEREAS, Farms in the Heights operates the Riverview Farmers Market in the Jersey City Heights and desires to lease the Property for a term of approximately seven (7) months, from May 2015- November 2015 for uses in furtherance with its mission; and

WHEREAS, both the City and Farms in the Heights desire to enter into this Lease of the Property; and

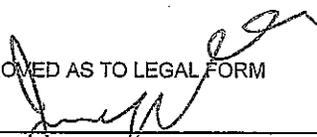
WHEREAS, the City believes that the leasing of the Property to Farms in the Heights will promote the public's general health, safety and welfare by making fresh, organic and affordable fruits, vegetables, meats, dairy and other groceries more accessible to the Jersey City Heights community of over 55,000 residents, other communities within the City and non-residents of the City; and

WHEREAS, the City has determined that it will advance the general welfare of the residents of the City to enter into the Lease for a nominal monetary consideration.

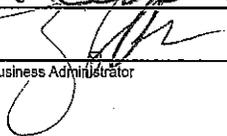
NOW, THEREFORE BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

1. Subject to such modifications as may be deemed necessary or appropriate by Corporation Counsel, the Mayor or Business Administrator is authorized to execute a Lease Agreement in substantially the form of the attached.
2. The consideration for this lease shall be one dollar (\$1.00) and such other good and valuable consideration benefiting the public at large.
3. The public purpose of the Lease is to make promote the public's general health, safety and welfare through making the Riverview Farmers Market more accessible.

4. The number of persons benefiting from the lessee's public purpose, both within and without the municipality is in excess of 55,000.
5. The term of the lease is for seven (7) months.
6. The officer responsible for enforcing the conditions for the lease shall be Mark Redfield, Director, Department of Public Works.
7. The lessee shall annually submit to Director Redfield a report setting forth the use to which the leasehold was put to during the preceding year; the activities of the lessee undertaking in furtherance of the public purpose for which the lease hold was grantee; the approximate value or cost, if any, of such activities in furtherance of such purpose; and an affirmation of the continued tax- exempt status of said lessee pursuant to both State and federal law.
8. All other ordinances or prior leases in conflict or inconsistent with this ordinance or the new lease are hereby repealed, to the extent of such conflict or inconsistency. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the City, the provisions hereof shall be determined to govern.
9. If any article, section, subsection, paragraph, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect, and to this end the provisions of this ordinance are hereby declared severable.
10. This Ordinance shall take effect immediately upon final passage and publication according to law.

APPROVED AS TO LEGAL FORM


Corporation Counsel

APPROVED: 
APPROVED: 

Business Administrator

Certification Required
Not Required

ORDINANCE /RESOLUTION FACT SHEET – NON CONTRACTUAL

This summary sheet is to be attached to the front of any resolution / ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution / ordinance.

Full Title of Ordinance/Resolution

ORDINANCE AUTHORIZING THE CITY OF JERSEY CITY TO ENTER INTO A LEASE AGREEMENT WITH THE FARMS IN THE HEIGHTS, A NEW JERSEY NOT-FOR-PROFIT, PURSUANT TO N.J.S.A. 40:12-14(c)

Initiator

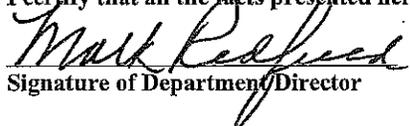
Department/Division	DPW	Director's Office
Name/Title	Mark Redfield	DPW Director
Phone/email	201-547-4400	markr@icnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

The purpose of this ordinance is to provide the following:

- # The City of Jersey City is the owner of certain personal property not needed for public purposes, consisting of 15 outdoor tables and 40 outdoor chairs.
- # The City will be leasing these properties to Farms in the Heights.
- # Farms in the Heights operate the Riverview Farmers Market in the Jersey City Heights and desires to lease the Property for a term of approximately seven (7) months, from May 2015- November 2015.
- # The consideration for this lease shall be one dollar (\$1.00) and such other good and valuable consideration benefiting the public at large.
- # The public purpose of the Lease is to make promote the public's general health, safety and welfare through making the Riverview Farmers Market more accessible.

I certify that all the facts presented herein are accurate.


Signature of Department Director

6-1-15
Date

LEASE AGREEMENT

This **LEASE AGREEMENT** ("Lease") made this ___ day of May 2015, between the **CITY OF JERSEY CITY**, a Municipal Corporation of the State of New Jersey, with offices at City Hall, 280 Grove Street, Jersey City, New Jersey 07302 ("City" or "Lessor") and the **FARMS IN THE HEIGHTS**, 355 Webster Avenue, Jersey City, 07307 ("Lessee").

WHEREAS, the City is the owner of certain personal property not needed for public purposes, consisting of 15 outdoor tables and 40 outdoor chairs ("Property"); and

WHEREAS, the City is authorized under N.J.S.A. 40A: 12-14(c) to lease personal property to a nonprofit organization for the promotion of the health, safety, morals and general welfare of the community; and

WHEREAS, Farms in the Heights, Lessee, is an approved not-for-profit 501(c)(3) organization established under the laws of the State of New Jersey, whose purpose is to foster a greener community and promote a more sustainable Jersey City; and

WHEREAS, Farms in the Heights operates the Riverview Farmers Market in the Jersey City Heights and desires to lease the Property for a term of approximately seven (7) months, from May 2015- November 2015 for uses in furtherance with its mission; and

WHEREAS, both the City and Farms in the Heights desire to enter into this Lease of the Property; and

WHEREAS, the City has determined that it will advance the general welfare of the residents of the City to enter into the Lease for a nominal monetary consideration.

NOW, THEREFORE, in consideration of the mutual promises and covenants set forth herein, the parties agree as follows:

ARTICLE I

Property

The City does hereby lease to the Lessee, and the Lessee does hereby lease from the City, the following property: Fifteen (15) outdoor tables and forty (40) outdoor chairs. During the lease term, should the Property be needed for public purposes, the City shall have the right to reduce the number of tables or chairs that it leases.

ARTICLE II

Term

This lease agreement shall be for a term of seven (7) months effective as of the date below.

ARTICLE III

Use

Lessee shall have the right to use and occupy fifteen (15) outdoor tables and forty (40) outdoor chairs for the Riverview Farmers Market, a weekly farmer's market open to the public. The Property shall be stored at the Lessee's premises during the term of the lease. The use of the Property shall be restricted to the purposes set forth herein.

ARTICLE IV

Payment of Rent

The City has determined that it will advance the general welfare of the residents of the City to enter into the Lease for a nominal monetary consideration of one dollar (\$1.00).

ARTICLE V

Indemnification

The Lessee specifically agrees to indemnify, protect, and hold harmless the City, its agents, officers and employees from and against any and all claims, demands, suits, causes, actions or judgments, that may be made or pursued by the Lessee or its agents, employees, officers, volunteers, or other persons, including a consumer or visitor at the Riverview Farmer's Market, in connection with or incidental to use of the Property, whether or not said claims, demands, suits, causes, actions or judgments are caused by the sole negligence of the City, its agents,

officers or employees, or whether it was caused by concurrent negligence of the City and the Lessee, or whether it was caused by concurrent negligence of the City and some other third party. This indemnification shall survive the termination of the lease as to any acts or incidents which occurred during the term of the lease.

ARTICLE VI

Termination

The term of this lease is for seven (7) months. Either party shall have the right to terminate the lease at any time during its term by giving the other party thirty (30) days' written notice prior to the effective date of termination.

ARTICLE VII

Validity of Lease

The terms, conditions, covenants, and provisions of this Lease shall be deemed to be severable. If any clause or provision herein contained shall be adjudged to be invalid or unenforceable by a court of competent jurisdiction or by operation of any applicable law, it shall not affect the validity or any other clause or provision herein, but such other clauses or provisions shall remain in full force and effect.

ARTICLE VIII

Notices

All notices required under the terms of this Lease shall be given and shall be complete by mailing such notices by certified mail, return receipt requested, or by hand delivery to the addresses below:

City:

City of Jersey City
Robert Kakoleski, Business Administrator
City Hall
280 Grove Street, Room 108
Jersey City, New Jersey 07302

Lessee:

Farms in the Heights
355 Webster Avenue
Jersey City, 07307
Attention: Mark Bunbury Jr., President

ARTICLE IX

Entire Contract

This lease contains the entire agreement between the parties. No representative, agent, or employee of the City has been authorized to make any representations or promise with reference to the within to vary, alter, or modify the terms hereof. No additions, changes or modifications, renewals or extensions hereof, shall be binding unless reduced to writing and signed by the City and the Lessee.

ARTICLE X

Insurance

The Lessee agrees to supply the City with a certificate of insurance evidencing liability coverage naming City as an additional insured. The Lessee shall supply City with the certificate of insurance prior to commencement of the lease, and such coverage shall remain in effect throughout the term of the lease.

IN WITNESS WHEREOF, the parties to this agreement have executed this Lease Agreement as of the _____ day of June, 2015.

ATTEST:

CITY OF JERSEY CITY

ROBERT BYRNE
City Clerk

ROBERT KAKOLESKI
Business Administrator

WITNESS:

FARMS IN THE HEIGHTS

By: _____

By: _____

Title: _____

Title: _____

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



ORDINANCE NO. Ord. 15.085
 TITLE: 3.E JUN 10 2015 4.D JUN 24 2015

Ordinance authorizing the City of Jersey City to enter into a lease agreement with the Farms in the Heights, a New Jersey Not-for-Profit, pursuant to N.J.S.A.40:12-14(c).

RECORD OF COUNCIL VOTE ON INTRODUCTION											
JUN 10 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
JUN 24 2015 9-0											
Councilperson <u>RAMCHAL</u>			moved, seconded by Councilperson <u>RIVERA</u>						to close P.H.		
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

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.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE											
JUN 24 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on JUN 10 2015

Adopted on second and final reading after hearing on JUN 24 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on JUN 24 2015

Robert Byrne, City Clerk

APPROVED:

Rolando R. Lavarro, Jr., Council President
 Date JUN 24 2015

*Amendment(s):

APPROVED:

Steven M. Fulop, Mayor
 Date JUN 25 2015
JUN 25 2015
 Date to Mayor _____

City Clerk File No. Ord. 15.086

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 15.086

TITLE: AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE II (TRAFFIC REGULATIONS) SECTION 332-8 (PROHIBITED RIGHT TURNS ON RED SIGNAL) OF THE JERSEY CITY TRAFFIC CODE AMENDING THE DAYS AND HOURS THE RIGHT TURN ON RED SIGNAL IS PROHIBITED ON WASHINGTON STREET AT MONTGOMERY STREET, BOTH APPROACHES AND ON MONTGOMERY STREET AT WASHINGTON STREET, BOTH APPROACHES, FROM ALL TIMES TO 7:00 A.M. TO 7:00 P.M., MONDAY THROUGH FRIDAY

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

1. Chapter 332 (Vehicles and Traffic) Article II (Traffic Regulations) Section 332-8 (Prohibited right turns on red signal) of the Jersey City Traffic Code is hereby supplemented as follows:

Section: 332-8 Prohibited right turns on red signal.
No person shall make a right turn when facing a steady red signal (stop indication) at any of the locations listed below.

Name of Street	Direction of Travel	Prohibited Right Turn on Red Signal Onto	Hours and Days
Montgomery St	East	Merseles St	8am to 4pm School Days
	[Both] <u>East/West</u>	Washington St	[All Times] <u>7am to 7pm</u> <u>M-F</u>
	West	West Side Av	7am to 7pm M-Sat
Washington St	North/South	Grand St	8am to 4 pm School Days
	North/South	Montgomery St	[All Times] <u>7am to 7pm</u> <u>M-F</u>

- All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- This ordinance shall be a part of the Jersey City Code as though codified and incorporated in the official copies of the Jersey City Code.
- The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All new material to be inserted is underscored; material to be repealed is in *brackets*.

JDS:pcl
(05.28.15)

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required
Not Required

APPROVED: _____
Director of Traffic & Transportation

APPROVED: _____

Municipal Engineer

APPROVED: _____
Business Administrator

ORDINANCE FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance

AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE II (TRAFFIC REGULATIONS) SECTION 332-8 (PROHIBITED RIGHT TURNS ON RED SIGNAL) OF THE JERSEY CITY TRAFFIC CODE AMENDING THE DAYS AND HOURS THE RIGHT TURN ON RED SIGNAL IS PROHIBITED ON WASHINGTON STREET AT MONTGOMERY STREET, BOTH APPROACHES AND ON MONTGOMERY STREET AT WASHINGTON STREET, BOTH APPROACHES, FROM ALL TIMES TO 7:00 A.M. TO 7:00 P.M., MONDAY THROUGH FRIDAY

Initiator

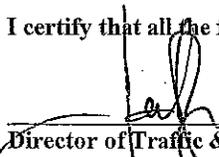
Department/Division	Administration	Architecture, Engineering, Traffic and Transportation
Name/Title	Joao D'Souza at the request of Councilwoman Osborne	Director of Traffic & Transportation
Phone/email	201.547.4470	JOAO@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance Purpose

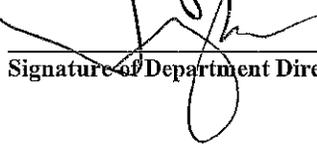
AN ORDINANCE AMENDING THE DAYS AND HOURS THE RIGHT TURN ON RED SIGNAL IS PROHIBITED ON WASHINGTON STREET AT MONTGOMERY STREET, BOTH APPROACHES AND ON MONTGOMERY STREET AT WASHINGTON STREET, BOTH APPROACHES, FROM ALL TIMES TO 7:00 A.M. TO 7:00 P.M., MONDAY THROUGH FRIDAY

I certify that all the facts presented herein are accurate.



Director of Traffic & Transportation

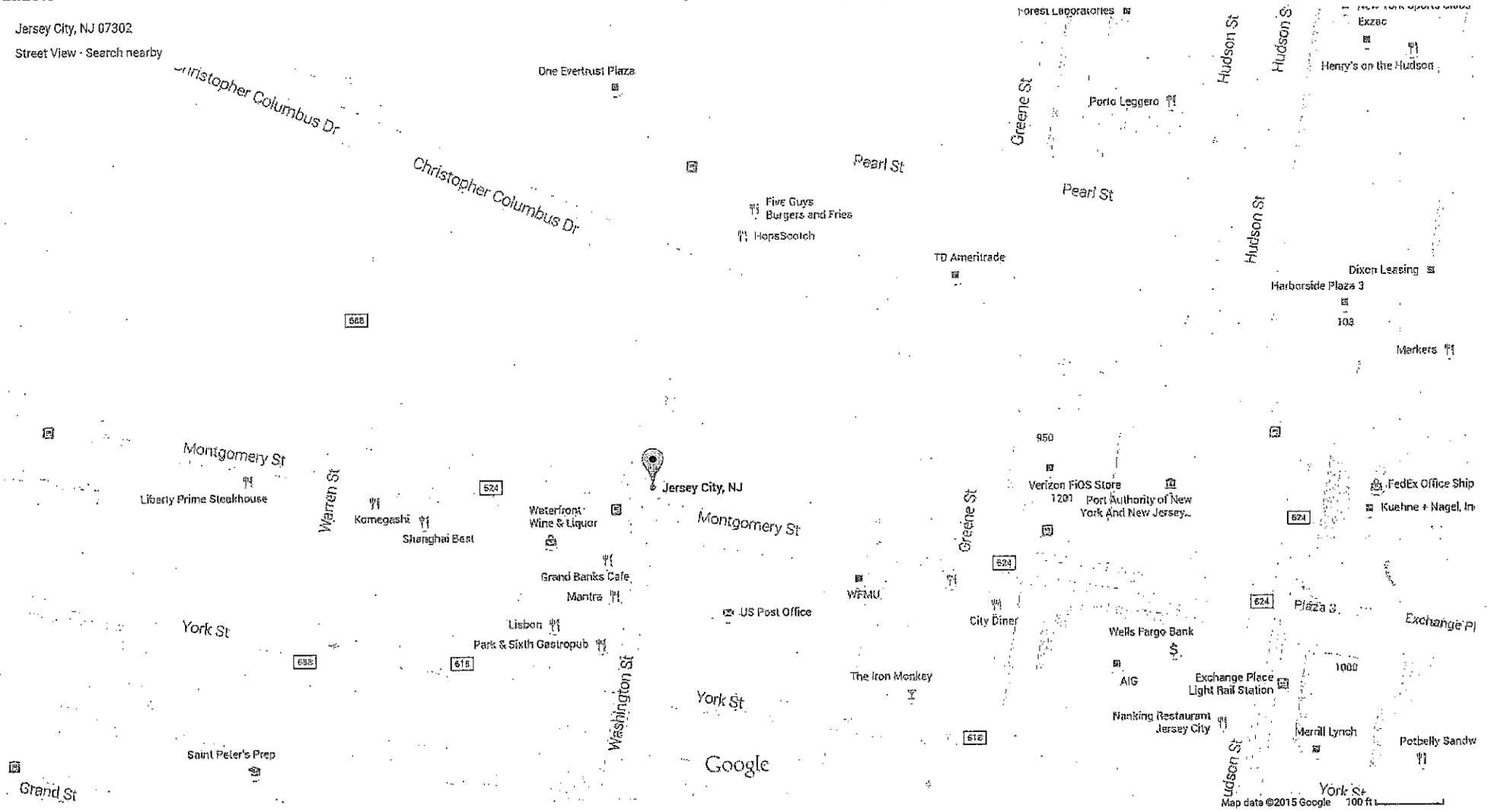
5/28/15
Date



Signature of Department Director

6/3/15
Date

Jersey City, NJ 07302
Street View - Search nearby



Map data ©2015 Google 100 ft

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



ORDINANCE NO. Ord. 15.086
 TITLE: 3.F JUN 10 2015 4.B

JUN 24 2015

An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article II (Traffic Regulations) Section 332-8 (Prohibited Right Turns on Red Signal) of the Jersey City Traffic Code amending the days and hours the right turn on red signal is prohibited on Washington Street at Montgomery Street, both approaches and on Montgomery Street at Washington Street, both approaches from all times to 7:00 a.m. to 7:00 p.m., Monday through Friday.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
JUN 10 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
JUN 24 2015 9-0											
Councilperson <u>WATTERMAN</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

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.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE											
JUN 24 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

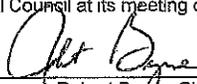
✓ Indicates Vote

N.V.--Not Voting (Abstain)

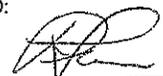
Adopted on first reading of the Council of Jersey City, N.J. on JUN 10 2015

Adopted on second and final reading after hearing on JUN 24 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on JUN 24 2015


 Robert Byrge, City Clerk

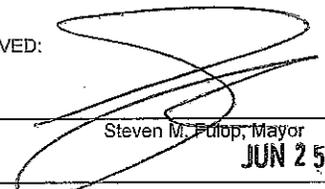
APPROVED:


 Rolando R. Lavarro, Jr., Council President

Date JUN 24 2015

*Amendment(s):

APPROVED:


 Steven M. Fulop, Mayor

Date JUN 25 2015

Date to Mayor JUN 25 2015