

City Clerk File No. _____ Ord. 08-059

Agenda No. _____ 3,A 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 08-059

TITLE:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
AMENDING THE MARTIN LUTHER KING DRIVE REDEVELOPMENT PLAN
ADDING THE CLAREMONT AVENUE MLK EXTENSION STUDY AREA**

WHEREAS, the Municipal Council of the City of Jersey City, adopted the Martin Luther King Drive Redevelopment Plan (hereinafter "the MLK Plan") at its meeting of December 8, 1993; and

WHEREAS, the MLK Plan has been amended several times since its original adoption; and

WHEREAS, the Municipal Council of the City of Jersey City, by Resolution 08-200, adopted March 26, 2008, authorized the Jersey City Planning Board to conduct a preliminary investigation and hold a Public Hearing to determine if the area known as the Claremont Avenue MLK Extension Study Area met the criteria necessary to be declared a Redevelopment Area; and

WHEREAS, the Municipal Council, upon the recommendation of the Jersey City Planning Board did declare, by Resolution, the Claremont Avenue MLK Extension Study Area to be "an area in need of redevelopment"; and

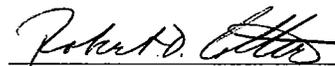
WHEREAS, the Planning Board of Jersey City, at a public hearing on April 16, 2008, reviewed the proposed amendments to the Redevelopment Plan and voted to recommend that the Municipal Council adopt said amendments; and

WHEREAS, the proposed amendments to the Redevelopment Plan are attached hereto and made a part hereof is available for public inspection in the Office of the City Clerk, City Hall, Jersey City, NJ;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the above referenced amendment to the Martin Luther King Drive Redevelopment Plan be, and hereby is, adopted as recommended by the Jersey City Planning Board.

BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.

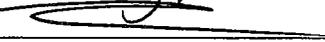

Robert D. Cotter, PP, Director
Division of City Planning

APPROVED AS TO LEGAL FORM



Corporation Counsel

APPROVED: 

APPROVED: 

Business Administrator

Certification Required

Not Required



ORDINANCE FACT SHEET

1. Full Title of Ordinance:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
AMENDING THE MARTIN LUTHER KING DRIVE REDEVELOPMENT PLAN
ADDING THE CLAREMONT AVENUE MLK EXTENSION STUDY AREA**

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

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

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

The amendment will add the Claremont Avenue MLK Extension Study Area to the Martin Luther King Drive Redevelopment Plan.

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

The Claremont Avenue MLK Extension Study Area consist of a single vacant lot formerly used as a parking lot by the Jersey City Parking Authority, but has long since been abandoned. The current condition of the lot is a blighting influence on the surrounding neighborhood. This amendment will add the study area to the MLK Drive Redevelopment Plan so that it may be developed in conjunction with other adjacent vacant lots already within the Redevelopment Plan.

5. Anticipated Benefits to the Community:

The redevelopment of a vacant and abandoned parking lot in a similar fashion to other adjacent buildings in the neighborhood.

6. Cost of Proposed Plan, etc.:

\$0.00 all work performed in house

7. Date Proposed Plan will commence:

Upon approval

8. Anticipated Completion Date: N/A

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

Robert D. Cotter, Director, City Planning 547-5050

10. Additional Comments: None

I Certify that all the Facts Presented Herein are Accurate.

Robert D. Cotter
Division Director

APRIL 16, 2008
Date

Carl S. Czaplicki
Department Director Signature

4/16/08
Date

City Clerk File No. Ord. 08-060

Agenda No. 3.B 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 08-060

**TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
ADOPTING AN AMENDMENT TO THE MORRIS CANAL REDEVELOPMENT PLAN
REGARDING THE JOHNSTON AVENUE GATEWAY DISTRICT**

WHEREAS, the Municipal Council of the City of Jersey City last amended the Morris Canal Redevelopment Plan on March 14, 2007; and

WHEREAS, this amendment allows for a higher density in close proximity to the Lafayette Light Rail Station; and

WHEREAS, the Planning Board of Jersey City has reviewed said amendment and voted unanimously to recommend its adoption to the Municipal Council at their meeting of April 16, 2008; and

WHEREAS, the recommended amendment to the Morris Canal Redevelopment Plan is attached hereto and made a part hereof, which amendment is available for public inspection in the Office of the City Clerk, City Hall, Jersey City, NJ;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the above referenced amendment to the Morris Canal Redevelopment Plan be, and hereby is, adopted.

BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.

Robert D. Cotter, AICP, PP, Director
Division of City Planning

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED:

Business Administrator
RST.

Certification Required

Not Required

ORDINANCE FACT SHEET

1. Full Title of Ordinance:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
ADOPTING AN AMENDMENT TO THE MORRIS CANAL REDEVELOPMENT PLAN
REGARDING THE JOHNSTON AVENUE GATEWAY DISTRICT**

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

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

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

This ordinance amends the Morris Canal Redevelopment Plan relative to the Johnston Avenue Gateway District, Sub-district A, which is a single development site of 17,860 sq ft. The amendment will allow for the a higher density in close proximity to the Lafayette Light Rail Station

4. Reasons for the Proposed Project:

To allow for a higher density around the light rail station to encourage the use of public transportation.

5. Anticipated Benefits to the Community:

Redevelopment of the Gateway District, which acts as the gateway to Liberty State Park and the Lafayette Light Rail Station.

6. Cost of Proposed Program, Project, etc.: \$0.00, all work was done in house

7. Date Proposed Program or Project will commence: Upon Adoption

8. Anticipated Completion Date: N/A

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

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

10. Additional Comments: None

I Certify that all the Facts Presented Herein are Accurate.


Division Director

MAY 7, 2008
Date


Department Director Signature

5/7/08
Date

City Clerk File No. Ord. 08-061

Agenda No. 3.C 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 08-061

TITLE: ORDINANCE AMENDING ORDINANCE 06-095 THAT AUTHORIZED THE CONVEYANCE OF BLOCK 60, LOTS 27A, 27C AND 40, WITHIN THE LIBERTY HARBOR NORTH REDEVELOPMENT PLAN AREA TO THE JERSEY CITY REDEVELOPMENT AGENCY, TO EXTEND THE CLOSING DATE TO ON OR ABOUT JUNE 30, 2008

COUNCIL offered and moved adoption of the following Ordinance:

WHEREAS, the City of Jersey City is the owner of certain lands and buildings designated on Jersey City's Official Tax Assessment Map as Block 60, Lots 27A, 27C and 40, consisting of approximately 5.54 acres, described by metes and bounds in the description attached hereto as Exhibit A and B, and depicted on the map attached hereto as Exhibit C [Property]; and

WHEREAS, it has been determined that the Property is not needed for any municipal public purpose or use; and

WHEREAS, the Jersey City Redevelopment Agency desired to acquire the Property from the City of Jersey City in order to implement the Liberty Harbor North Redevelopment Plan within which boundaries the Property is located; and

WHEREAS, the Jersey City Redevelopment Agency agreed to pay the City approximately \$26,500,000 for the Property, based on currently proposed plans, less a maximum credit of \$7,000,000 to be applied to the cost of remediating the Property and to ameliorating any other developmental impediments, including but not limited to riparian claims and access issues; and

WHEREAS, the Jersey City Redevelopment Agency has agreed to pay over the consideration due the City of Jersey City from the funds it receives in connection with the sale of the Property to the two developers who were designated as such by the Jersey City Redevelopment Agency; and

WHEREAS, pursuant to Ordinance 06-095 which approved the conveyance, the consideration, representing the total net sum to the City of Jersey City of approximately \$19,500,000, was to have been paid on or before June 30, 2007; and

WHEREAS, by a resolution adopted on November 28, 2007, the Cooperation Agreement was amended to extend the closing date to March 2008; and

WHEREAS, the parties were unable to close on that date because the property was encumbered by a riparian grant that required a grant from the New Jersey Tidelands Resource Council; and

WHEREAS, the New Jersey Tidelands Resource Council finally approved a deed that released the State of New Jersey's riparian interest in the property.

ORDINANCE AMENDING ORDINANCE 06-095 THAT AUTHORIZED THE CONVEYANCE OF BLOCK 60, LOTS 27A, 27C AND 40, WITHIN THE LIBERTY HARBOR NORTH REDEVELOPMENT PLAN AREA TO THE JERSEY CITY REDEVELOPMENT AGENCY, TO EXTEND THE CLOSING DATE TO ON OR ABOUT JUNE 30, 2008

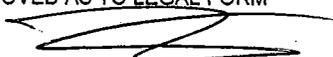
NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

1. The approval of the conveyance to the Jersey City Redevelopment Agency of certain lands and buildings designated on Jersey City's Official Tax Assessment Map as Block 60, Lots 27A, 27C and 40, consisting of approximately 5.54 acres, as described by metes and bounds in Exhibit A and B attached hereto, and depicted on the map attached hereto as Exhibit C, for the purpose of implementing the purposes of the Liberty Harbor North Redevelopment Plan Area, based upon currently proposed plans for approximately \$19,500,000, is hereby confirmed.
2. The Mayor or Business Administrator is authorized to amend the Cooperation Agreement(s) with the Jersey City Redevelopment Agency, with the Jersey City Redevelopment Agency to extend the closing date to on or about June 30, 2008.
3. The Mayor or Business Administrator are authorized to accept or execute any documents, including a deed(s) that are deemed legally necessary or appropriate by the Corporation Counsel to effectuate the purposes of the within ordinance.
 - A. All Ordinances and parts of Ordinances inconsistent herewith, are hereby repealed.
 - B. This Ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
 - C. This Ordinance shall take effect at the time and in the manner as provided by law .
 - D. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this Ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

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

JM/he
4/30/08

APPROVED AS TO LEGAL FORM



Corporation Counsel

APPROVED:

APPROVED:



Business Administrator

Certification Required

Not Required

City Clerk File No. Ord. 08-062

Agenda No. 3.D 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 08-062

TITLE: AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-9 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 751, LOT G, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 100 PATERSON PLANK ROAD AND TO BE KNOWN AS BRASS WORKS URBAN RENEWAL COMPANY, LLC

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

WHEREAS, the City of Jersey City as an area in need of rehabilitation, is authorized to adopt an ordinance to utilize tax exemptions pursuant to N.J.S.A. 40A:21-1, et seq., the Five (5) Year Exemption and Abatement Law; and

WHEREAS, pursuant to N.J.S.A. 40A:21-1 et seq., the City of Jersey City adopted Ordinance 05-060 (Section 304-1 et seq. of the Municipal Code) and as amended by Ordinance 07-146, to allow Five (5) Year Tax Exemptions which allows the Tax Assessor to regard the full and true value or a portion thereof of certain improvements as not increasing the full and true value of certain property for a period of five (5) years, provided the owner's application is approved by the Tax Assessor and by Ordinance of the Municipal Council; and

WHEREAS, pursuant to N.J.S.A. 40A:21-9 and Section 304-12 of the Municipal Code, a tax exemption for a newly constructed a multiple dwelling, is permitted for a period of five (5) years; and

WHEREAS, Brass Works Urban Renewal Company, LLC [Brass Works UR], is the owner of the site which had been a dilapidated and obsolete warehouse and rehabilitated the building by adding two (2) additional floors in order to newly construct a total of approximately one hundred and twenty (120) market rate residential rental units, located in Block 751, Lot G, on the City's Tax Map and more commonly known by the street address of 100 Paterson Plank Road, Jersey City, N.J.; and

WHEREAS, on March 19, 2008, Brass Works UR, the owner filed an application to tax exempt the newly constructed multiple dwelling building, a copy of which application is attached hereto; and

WHEREAS, as determined by the assessor, on October 1st of the year following completion, the owner proposes to pay the City (in addition to the full taxes on the land, which shall continue to be conventionally assessed and taxed) a tax payment for the new improvements on the property, as follows:

- (a) 2008: the tax year in which the structure will be completed. \$0 taxes;
- (b) 2009: the second tax year, 39% of actual full taxes, estimated to be \$171,659;

- (c) 2010: the third tax year, 59% of actual full taxes, estimated to be \$259,689;
- (d) 2011: the fourth tax year, 79% of actual full taxes, estimated to be \$347,719; and
- (e) 2012: the fifth tax year, 80% of actual full taxes, estimated to be \$352,120;

WHEREAS, the Tax Assessor has determined that the full and true value of the new improvements will generate an additional tax payment of \$441,127 a year upon completion; and

WHEREAS, the application for tax exemption was complete and timely filed; the application was approved by the Tax Assessor and the newly constructed multiple dwelling is eligible for tax exemption pursuant to N.J.S.A. 40A:21-9 and Section 304-12 of the Municipal Code; and

WHEREAS, upon the expiration of the tax exemption, the total assessment will be \$29,495,000 Dollars, that will generate a total tax payment of \$725,000; and

WHEREAS, Brass Works UR, has agreed to waive any reimbursement otherwise due under its June 16, 2006 Prepayment Agreement with the City of Jersey City.

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

1. The application, attached hereto, for a five (5) year tax exemption for the full and true value of the newly constructed 5 story building with multiple dwelling, located in Block 751, Lot G, and more commonly known by the street address of 100 Paterson Plank Road, Jersey City, N.J., is hereby approved, provided that Brass Works UR waives in writing any entitlement to reimbursement of the Prepayment Agreement paid pursuant to Ordinance 06-068 and any related resolutions.

2. The Mayor or Business Administrator is hereby authorized to execute a tax exemption agreement which shall contain at a minimum, the following terms and conditions:

(a) tax payment on the new improvements shall be:

- (i) Year 1: the tax year in which the structure will be completed. \$0 taxes;
- (ii) Year 2: the second tax year, 39% of actual full taxes, estimated to be \$171,659;
- (iii) Year 3: the third tax year, 59% of actual full taxes, estimated to be \$259,689;
- (iv) Year 4: the fourth tax year, 79% of actual full taxes, estimated to be \$347,719; and
- (v) Year 5: the fifth tax year, 80% of actual full taxes, estimated to be \$352,120.

(b) The project shall be subject to all federal, state and local laws, and regulations on pollution control, worker safety, discrimination in employment, zoning, planning, and building code requirements pursuant to N.J.S.A. 40A:21-11(b).

(c) If, during any tax year prior to the termination of the tax agreement, the property owner ceases to operate or disposes of the property, or fails to meet the conditions for qualifying then the tax which would have otherwise been payable for the

then tax year but not previous years, shall become due and payable from the property owner as if no exemption and abatement had been granted. The collector forthwith ad the tax collector shall, within 15 days thereof, notify the owner of the property of the amount of taxes due.

(d) With respect to the disposal of the property, where it is determined that the new owner of the property will continue to use the property pursuant to the conditions which qualified the property, no tax shall be due, the exemption shall continue, and the agreement shall remain in effect.

(e) At the termination of a tax exemption agreement, the new improvements shall be subject to all applicable real property taxes as provided by State law and regulation and local ordinance; but nothing herein shall prohibit a project, at the termination of an agreement, from qualifying for, an receiving the full benefits of, any other tax preferences provided by law.

3. The form of tax exemption agreement is attached hereto as Exhibit B, subject to such modification as the Corporation counsel or Business Administrator deems necessary.

4. The Tax Assessor shall send a copy of the fully executed Financial Agreement will be sent to the Director of the Division of Local Government Services in the Department of Community Affairs within thirty (30) days of execution pursuant to N.J.S.A. 40A:21-11(d).

5. The Entity must agree in writing to terminate and waive all rights under its June 16, 2006 Prepayment Agreement.

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

B. This ordinance shall be 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.

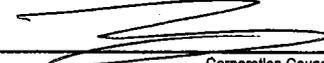
C. This ordinance shall take effect at the time and in the manner provided by law.

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

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

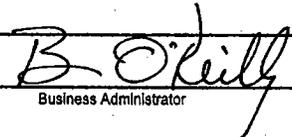
JM/he
5/01/08

APPROVED AS TO LEGAL FORM



Corporation Counsel

APPROVED:



Business Administrator

Certification Required

Not Required

9-15-03

TAX AGREEMENT
FIVE YEAR/NEW CONSTRUCTION

THIS AGREEMENT made on this _____ day of _____, 2008, by and between the **CITY OF JERSEY CITY** [City], a municipal corporation organized under the Laws of the State of New Jersey and having its principal place of business at 280 Grove Street, Jersey City, New Jersey, and, **BRASS WORKS URBAN RENEWAL COMPANY, LLC**, [Applicant], whose principal place of business is 101 Marshall Street, Suite 1, Hoboken, New Jersey 07030.

WITNESSETH:

WHEREAS, the Municipal Council has indicated by its intention to utilize the five year tax exemption provisions authorized by Article VIII, Section I, paragraph VI of the NJ State Constitution and the Five Year Exemption Law, N.J.S.A. 40A:21-1 et seq. for improvements and projects by the adoption of Ordinance _____ on _____; and

WHEREAS, the Applicant is owner of certain property located at 100 Paterson Plank Road, in the City of Jersey City, County of Hudson and State of New Jersey, designated as Block 751, Lot G, on the Tax Assessor's Map, more commonly known by the street address of 100 Paterson Plank Road, Jersey City, and more particularly described in the metes and bounds description attached hereto as Exhibit A [Property];

WHEREAS, on or about December 17, 2007, the Applicant applied for a five year tax exemption for a new Multiple Dwelling on the Property [Improvements] pursuant to N.J.S.A. 40A:21-1 et seq and Ordinance _____; and

WHEREAS, the City has reviewed the application, approved the construction of the Improvements and authorized the execution of a Tax Exemption Agreement by the adoption of Ordinance _____ on _____.

NOW, THEREFORE, IN CONSIDERATION of the mutual promises and covenants hereinafter contained, the parties hereto agree as follows:

ARTICLE I: APPROVAL OF TAX EXEMPTION

The City hereby agrees to a tax exemption for the construction of a new Multiple Dwelling [Improvements] on the Property, as further described in the Application, attached hereto as Exhibit B, pursuant to the provisions of N.J.S.A. 40A:21-1 et seq. and Ordinance _____ which authorized the execution of this Tax Agreement [Law], subject to the terms and conditions hereof.

ARTICLE II: IN LIEU OF TAX PAYMENTS

The Applicant agrees to make payments on the new Improvements, (separate and apart from taxes on the land and existing improvements which shall continue to be subject to conventional assessment and taxation and for which the Applicant shall receive no credit against the in lieu of tax payment) in lieu of full property tax payments according to the following schedule:

1. For the full calendar year of 2008, no payment in lieu of taxes;
2. For the full calendar year of 2009, thirty-nine (39%) percent of the actual taxes otherwise due, currently estimated to be the sum of \$171,659;
3. For the full calendar year of 2010, fifty-nine (59%) percent of the actual taxes otherwise due, currently estimated to be the sum of \$259,689;
4. For the full calendar year of 2011, seventy-nine (79%) percent of the actual taxes otherwise due, currently estimated to be the sum of \$347,719; and
5. For the full calendar year of 2012 eighty (80%) percent of the actual taxes otherwise due, currently estimated to be the sum of \$352,120.

ARTICLE III: APPLICATION FEE

The Applicant has paid the sum of \$10,000 to the City before the execution of this Agreement. Failure to make such payment shall cause the tax exemption to terminate.

ARTICLES IV: FEDERAL, STATE AND LOCAL LAW

The construction of the Improvements is subject to all applicable federal, State and local laws and regulations on pollution control, worker safety, discrimination in employment, housing provision, zoning, planning and building code requirements.

ARTICLE V: TERM OF EXEMPTION

The Tax Exemption granted shall be valid and effective for a period of five (5) full calendar years from the date of Substantial Completion of the Project, which shall ordinarily mean the date on which the City issues, or the Project is eligible to receive, a Certificate of Occupancy, whether temporary or final, for part or the whole of the Project. During the term of the tax exemption, the Applicant shall make an in lieu of tax payment to the City in accordance with the schedule set forth above. Prior to the commencement of the tax exemption, and upon expiration thereof, the Applicant shall pay full conventional taxes on the Improvements.

ARTICLE VI: COUNTY EQUALIZATION AND SCHOOL AID

Pursuant to N.J.S.A. 40A:21-11(c), the percentage, which the payment in lieu of

taxes for the tax exempt property bears to the property tax which would have been paid had an exemption not been granted for the property under this Agreement, shall be applied to the valuation of the property to determine the reduced valuation of the property to be included in the valuation of the City for determining equalization for county tax apportionment and school aid, during the term of the tax exemption agreement covering this property. At the expiration or termination of this Agreement, the reduced valuation procedure required under the Law shall no longer apply.

ARTICLE VII: OPERATION OR DISPOSITION OF PROPERTY

In the event that during any year prior to the termination of this Agreement, the Applicant ceases to operate or disposes of the Property, or fails to meet the Conditions for Qualifying, as set forth under N.J.S.A. 40A:21-1, et seq., for tax exemption under this Agreement or pursuant to Law, then the tax which would have otherwise been payable for that year, but not previous years, shall become due and payable from the Applicant as if no exemption had been granted. However, with respect to the disposal of the property, in the event it is determined that the new owner will continue to use the property pursuant to the Conditions for Qualifying the property for exemption, the tax exemption shall continue and this Agreement shall remain in full force and effect.

An amendment to the Entity's Certificate of Formation to discontinue and terminate its status as an Urban Renewal Company pursuant to N.J.S.A. 40A:20-1 et seq., shall not be considered a disposal of the Property. The City hereby agreeing that the Entity shall have the right to take any and all action to discontinue its treatment as an Urban Renewal Company and such actions shall not effect the terms, conditions, rights and obligations under this Agreement.

ARTICLE VIII: TERMINATION/ELIGIBILITY FOR ADDITIONAL TAX EXEMPTION

Upon the termination of this Agreement for tax exemption, the Project shall be subject to all applicable real property taxes as provided by State Laws and Regulations and City Ordinances. However, nothing herein shall be deemed to prohibit the Project, at the termination of this Agreement, from qualifying for and receiving the full benefits of any other tax preferences allowed by law. Furthermore, nothing herein shall prohibit the Applicant from exercising any rights under any other tax provisions of State law or City Ordinances.

ARTICLE IX: PROJECT EMPLOYMENT AGREEMENT

In order to provide City residents and businesses with employment and other economic opportunities, the Applicant agrees to comply with the terms and conditions of the Project Employment Agreement which is attached hereto as Exhibit C.

ARTICLE X: NOTICES

All notices to be given with respect to this Agreement shall be in writing. Each notice shall be sent by registered or certified mail, postage prepaid, return receipt requested, to the party to be notified at the addresses set forth below or at such other address as either party may from time to time designate in writing:

Notice to City:

Business Administrator
City Hall, 280 Grove Street
Jersey City, New Jersey 07302

Notice to Applicant:

Brass Works Urban Renewal Co., LLC
101 Marshall Street -- Suite 1
Hoboken, New Jersey 07030

ARTICLE XI: GENERAL PROVISIONS

This Agreement contains the entire Agreement between the parties and cannot be amended, changed or modified except by written instrument executed by the parties hereto.

In the event that any provisions or term of this Agreement shall be held invalid or unenforceable by an Court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof; provided, however, that the City continues to receive the full benefit of any economic term hereunder.

This Agreement shall be governed by and construed in accordance with the Laws of the State of New Jersey.

This agreement may be executed in several counterparts, each of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the City and the Applicant have caused this Agreement to be executed on the date and year first above written.

WITNESS:

**BRASS WORKS URBAN RENEWAL
COMPANY, LLC**

BY: _____
Sanford Weiss, Member

ATTEST:

CITY OF JERSEY CITY

**Robert Byrne
City Clerk**

BY: _____
**Brian O'Reilly
Business Administrator**

City Clerk File No. Ord. 08-063

Agenda No. 3.E 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 08-063

TITLE: ORDINANCE TERMINATING THE FINANCIAL AGREEMENT AND PREPAYMENT AGREEMENT BETWEEN THE CITY OF JERSEY CITY AND BRASS WORKS URBAN RENEWAL COMPANY, LLC, APPROVED BY ORDINANCE 06-068

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

WHEREAS, on or about March 17, 2006, Brass Works Urban Renewal Company, LLC [Brass Works UR] applied for a Long Term Tax Exemption under N.J.S.A. 40A:20-1 et seq., for land and improvements located within an urban enterprise zone, known as Block 751, Lot G, and more commonly known by the street address of 100 Paterson Plank Road [Property]; and

WHEREAS, Brass Works UR was to have rehabilitated an existing dilapidated warehouse by adding two (2) floors and constructing approximately 124 market rate residential condominium units with approximately 88 on site parking spaces [Project]; and

WHEREAS, by adoption of Ordinance 06-068 on May 24, 2006, the City of Jersey City [City] approved a 20 year long term tax exemption with a service charge equal to sixteen percent (16%) of the Annual Gross Revenue with a term of the earlier of twenty-three (23) years from adoption of the ordinance or twenty (20) years from substantial completion of the Project; and

WHEREAS, as contemplated by the tax exemption application and Ordinance 06-068, Brass Works UR is the owner of the Property; and

WHEREAS, on June 16, 2006, the City executed a financial agreement with Brass Works UR for the Project [Financial Agreement]; and

WHEREAS, on June 16, 2006, the City executed a prepayment agreement with Brass Works UR for the Project [Prepayment Agreement]; and

WHEREAS, pursuant to Section 4.3 and 4.4 of the Financial Agreement, Brass Works UR was required to make a prepayment equal to the Annual Service Charge of \$441,127 on or before June 1, 2006, which sum, as amended to \$341,127, was to have been credited over the ensuing four (4) years [Prepayment]; and

WHEREAS, Brass Works UR advises that despite making good faith efforts, due to the continued downturn in the current market conditions, it has decided not to pursue the condominium model for the Project and has opted instead to develop a rental project; and

WHEREAS, on December 20, 2007, Brass Works UR gave the City formal written notice under Section 16.3 of the Financial Agreement, that the Entity was not able to substantially complete the Project; and

ORDINANCE TERMINATING THE FINANCIAL AGREEMENT AND PREPAYMENT AGREEMENT BETWEEN THE CITY OF JERSEY CITY AND BRASS WORKS URBAN RENEWAL COMPANY, LLC, APPROVED BY ORDINANCE 06-068

WHEREAS, Brass Works UR seeks to terminate the tax exemption approved by Ordinance 06-068 and be released from any liability thereunder; and

WHEREAS, Brass Works UR has also agreed in writing to waive any entitlement it may have had to any reimbursement of the \$441,127 Prepayment.

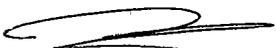
NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

1. The tax exemption for Brassworks Urban Renewal Company, LLC, approved by Ordinance 06-068 is hereby rescinded; and
2. The Financial Agreement and Prepayment Agreement with Brass Works Urban Renewal Company for the Property and the Project are hereby terminated.
3. The Mayor or Business Administrator or Corporation Counsel are authorized to execute a Termination Agreement substantially in the form attached hereto or any documents appropriate or necessary to effectuate the purposes of the within Ordinance upon receipt of a waiver from Brass Works UR of any right to reimbursement of the \$441,127 prepayment.
4. All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.
5. This Ordinance shall be 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.
6. This Ordinance shall take effect at the time and in the manner provided by the law.

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

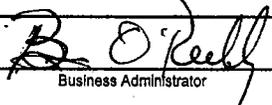
JM/he
5/01/08

APPROVED AS TO LEGAL FORM



Corporation Counsel

APPROVED: _____

APPROVED: 

Business Administrator

Certification Required

Not Required

AGREEMENT TO TERMINATE FINANCIAL AGREEMENT

This Agreement is made as of the ____ day of _____ 2008 by and between **BRASS WORKS URBAN RENEWAL COMPANY, LLC**, having its principal office at 700 First Street, Hoboken, New Jersey, [Entity], and the **CITY OF JERSEY CITY**, a Municipal Corporation of the State of New Jersey, having its principal office at 280 Grove Street, Jersey City, New Jersey 07302 [City].

WHEREAS, by adoption of Ordinance 06-068 on May 24, 2006, the City of Jersey City [City] approved a 20 year Long Term Tax Exemption with a service charge equal to sixteen percent (16%) of the Annual Gross Revenue with a term of the earlier of twenty-three (23) years from adoption of the ordinance or twenty (20) years from substantial completion of the Project; and

WHEREAS, as contemplated by the tax exemption application and Ordinance 06-068, Brass Works UR is the owner of the Property; and

WHEREAS, on June 16, 2006, the City executed a financial agreement with Brass Works UR for the Project [Financial Agreement]; and

WHEREAS, on June 16, 2006, the City executed a prepayment agreement with Brass Works UR for the Project [Prepayment Agreement]; and

WHEREAS, pursuant to Section 4.3 and 4.4 of the Financial Agreement, Brass Works UR was required to make an advance payment equal to the Annual Service Charge of \$441,127 on or before June 1, 2006, which sum, as amended to \$341,127, was to have been credited over the ensuing four (4) years [Prepayment]; and

WHEREAS, Brass Works UR advises that despite making good faith efforts, due to the continued downturn in the current market conditions, it has decided not to pursue the condominium model for the Project and has opted instead to develop a rental project; and

WHEREAS, on December 20, 2007, Brass Works UR gave the City formal written notice under Section 16.3 of the Financial Agreement, that the Entity was not able to substantially complete the Project and due to the continued downturn in the current market conditions and further, that Brass Works UR is abandoning the Project; and

WHEREAS, Brass Works UR seeks to terminate the tax exemption approved by Ordinance 06-068 and be released from any liability thereunder; and

WHEREAS, Brass Works UR has also agreed in writing to waive any entitlement it may have had to a reimbursement of the \$441,127 prepayment.

NOW, THEREFORE, in consideration of the mutual covenants herein contained and for other good and valuable consideration, it is mutually agreed as follows:

1. The Tax Exemption, Financial Agreement and Prepayment Agreement for the Project and Property are hereby terminated.

2. The City and Brass Works Urban Renewal Company mutually release each other from any and all claims, rights, charges, debts, and obligations under the Financial Agreement and Prepayment Agreement.

3. This termination and release shall be binding upon the City and Brass Works Urban Renewal Company and anyone who succeeds to their rights in connection with the Property.

4. Brass Works UR agrees that it will not seek any reimbursement or credit of any kind of its Prepayment to the City of Jersey City.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

ATTEST:

BRASS WORKS URBAN RENEWAL,
LLC

ATTEST:

CITY OF JERSEY CITY

ROBERT BYRNE,
CITY CLERK

BRIAN O'REILLY
BUSINESS ADMINISTRATOR

City Clerk File No. Ord. 08-064

Agenda No. 3.F 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 08-064

TITLE: ORDINANCE SUPPLEMENTING CHAPTER 3 (ADMINISTRATIVE CODE, ARTICLE XI (DEPARTMENT OF POLICE) OF THE CITY OF JERSEY CITY ESTABLISHING THE PROCEDURE AND FEES FOR PROVIDING OFF-DUTY POLICE OFFICERS FOR SPECIAL DETAIL ASSIGNMENTS

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

WHEREAS, the Police Chief has advised that it is in the interest of the City of Jersey City for the Police Department to charge the same hourly fee for off-duty work detail at City owned Community Centers as is charged for commercial multi store complexes; and

WHEREAS, the Police Chief has requested that the Council amend the fees to be charged for those details.

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

A. The following supplement to Chapter 3 (Administrative Code), Article XI (Department of Police) of the Jersey City Code is adopted:

Article XI
Department Of Police

§ 3-85.1 Off-duty employment

- A. No Change.
- B. No Change.
- C. No Change.
- D. Rates of compensation; administrative fee; payment for services.
 - (1) Rates of compensation for contracting the services of off-duty law enforcement officers are established as follows:
 - (a) Rate of compensation for police officers for details at construction sites between the hours of 7:00AM and 4:00PM shall be at the rate of \$35.00 per hour. Any hours after 4 P.M shall incur a night differential at an additional \$10.00 per hour. In addition, any construction details on Saturdays, shall be paid at time and a half rate and Sunday or Holidays as set forth herein, shall be at a double time rate, without any night differential.
 - (b) Any details at a commercial multi store complex and any details for or on behalf of tax exempt organizations, non-profit (503c3) organizations, civic organizations, individuals in non-commercial situations at any City owned Community Centers, shall be at the hourly rate of \$35.00 without any night, Saturday, Sunday and Holiday differential.

ORDINANCE SUPPLEMENTING CHAPTER 3 (ADMINISTRATIVE CODE, ARTICLE XI (DEPARTMENT OF POLICE) OF THE CITY OF JERSEY CITY ESTABLISHING THE PROCEDURE AND FEES FOR PROVIDING OFF-DUTY POLICE OFFICERS FOR SPECIAL DETAIL ASSIGNMENTS

- (c) Any commercial single store detail; details for or on behalf of tax exempt organizations, non-profit (503c3) organizations, civic organizations, individuals in non-commercial situations, except at City owned Community Centers, shall be at the hourly rate of \$25.00 without any night, Saturday, Sunday and Holiday differential. However, any such details deemed by the Chief of Police or his designee, based upon prior history, to involve major or unusual crowd control issues, including but not limited to, parades and festivals, then in that event the hourly rate shall be \$50.00, per hour.
- (d) Rate of compensation for police officers for details at movie sets shall be at the rate of \$45.00. Any hours after 4 P.M shall incur a night differential at an additional \$10.00 per hour. There shall be no differential for Saturday, Sunday or Holidays.
- (e) Rate of compensation for police officers for details outside an Alcoholic Beverage Control licensed premises and/or event, shall be at the hourly rate of \$50.00. Details are not permitted on the "licensed premises" itself, which is the area licensed for alcohol consumption, retail sale or storage. There shall be no differential for nights, Saturday, Sunday or Holidays.
- (f) Any detail requiring the services of a superior of the rank of Sergeant or Lieutenant only, shall receive compensation at an additional \$10.00 per hour, above the hourly rate of police officers assigned to said details. The Chief of Police or his designee, shall determine if a detail requires the services of such a superior.
- (g) Holidays referenced herein are New Years Eve, New Years Day, Martin Luther King's Birthday, Good Friday, Memorial Day, July 4th, Labor Day, Veterans Day, Thanksgiving Day, Christmas Eve and Christmas Day.
- (h) Any off-duty details over 8 hours will be paid at a time and a half rate beginning with the ninth hour.
- (i) Fee for police vehicle and fuel per hour or part thereof: \$10. 00. The necessity for a police vehicle at a particular job site will be at the determination of the District Commander of the district of the detail.
- (j) Additional fee of \$5.00 per officer per hour is hereby established to cover administrative costs, overhead and out-of-pocket expenses of the City of Jersey City. This additional fee will not be charged to any organization for any event that takes place in a City owned building or to the Jersey city Housing Authority.
- (k) Any work or project conducted by a Jersey City Governmental Entity shall not qualify for off-duty police services with the exception of the Jersey City Housing Authority. The rate for police officers and detectives for the Jersey City Housing Authority shall be, at site based assignments, \$25.00 per hour; Sgts. \$26.00 per hour; Lt. \$27.00 per hour; and Capt.\$29.00 per hour. All rotating assignments shall be paid at the rate of \$22.00 per hour. There shall be no night, Saturday, Sunday and Holiday differential regardless of assignment.

The aforesaid rates may be reviewed from time-to-time as may be appropriate, however, shall remain in full force and effect until appropriately amended.

ORDINANCE SUPPLEMENTING CHAPTER 3 (ADMINISTRATIVE CODE, ARTICLE XI (DEPARTMENT OF POLICE) OF THE CITY OF JERSEY CITY ESTABLISHING THE PROCEDURE AND FEES FOR PROVIDING OFF-DUTY POLICE OFFICERS FOR SPECIAL DETAIL ASSIGNMENTS

- 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 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.

NOTE: All material is new, therefore, underlining is omitted.
For purposes of advertising only, new matter is indicated by **boldface** and repealed matter by *italic*.

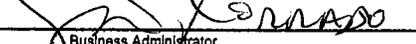
JM/he
5/01/08

APPROVED AS TO LEGAL FORM



Corporation Counsel

APPROVED: 

APPROVED: 
Business Administrator

Certification Required
Not Required

City Clerk File No. Ord. 08-065

Agenda No. 3.6 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 08-065

TITLE: ORDINANCE ESTABLISHING A TRAFFIC CONTROL SIGNAL MONITORING SYSTEM

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

WHEREAS, by P.L. 2007, Chapter 348 [the Act], the Legislature of the State of New Jersey has determined that the installation of a traffic control signal monitoring system by municipalities complementing local law enforcement could serve as an effective tool in encouraging drivers to observe and obey traffic control devices at intersections, thereby increasing traffic flow and pedestrian safety; and

WHEREAS, the City of Jersey City is desirous of installing traffic control signal monitoring systems at various intersections within the City of Jersey City; and;

WHEREAS, the City of Jersey City has determined that adoption of the Ordinance is in the best interest of the health, safety and welfare of the City and its resident.

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

Section 1. Installation.

- (a) The City of Jersey City hereby determines to install and utilize a traffic control signal monitoring system [System] at various intersections within the City of Jersey City as approved by the Commissioner of Transportation pursuant to the Act.
- (b) The System to be installed shall be approved by the Governing Body by resolution.
- (c) The City of Jersey City shall have the authority to enter into a contract, following a lawful procurement process, for the installation of the System. Any contract that shall contain provisions contrary to the Act shall not be deemed invalid but rather reformed to conform to the Act.
- (d) The signs notifying drivers that a System is being utilized shall be approved by the Municipal Engineer, and shall be placed on each street converging into the affected intersection as required by the Act.
- (e) The Municipal Engineer shall inspect and certify the System at least once every six (6) months from the date of its installation

Section 2. Issuance of a Summons.

The Police Department of the City of Jersey City shall review the recorded images produced by the System, to determine whether sufficient evidence exists demonstrating that a traffic control signal violation has occurred and shall issue a Summons when appropriate in accordance with the rules of the Court.

ORDINANCE ESTABLISHING A TRAFFIC CONTROL SIGNAL MONITORING SYSTEM

Section 3. Use of Recorded Images.

- (a) Except as otherwise provided in this section, the recorded images produced by the System shall be available for the exclusive use of the Police Department for the purpose of discharging his or her duties under P.L. 2007, Ch. 348.
- (b) Any recorded image or information produced in connection with the System shall not be deemed a public record under N.J.S.A. 47:1A-1 et. seq., or common law. The recorded images shall not be: (i) discoverable as a public record by any person, entity, or governmental agency, except upon a subpoena issued by a grand jury or a court order in a criminal matter, or (ii) offered as evidence in any civil or administrative proceeding not directly related to a traffic control signal violation.
- (c) Any recorded image or information collected in connection with a traffic control signal violation shall not be retained after sixty (60) following the collection of any fine or penalty.
- (d) If a summons is not issued within forty (40) business days following the traffic control signal violation, all recorded images and any information collected with respect to the traffic control signal violation shall be removed by the Police Department within two (2) business days.
- (e) The City of Jersey City shall certify compliance of this Section by filing a report to with the Commissioner of Transportation in accordance with the Act.

Section 4. Owner's Liability.

The liability of the Owner and Operator of a motor vehicle for a traffic control signal violation summons pursuant to the System shall be joint subject to provisions of the Act.

Section 5. Fines.

Any person liable for a traffic control signal violation, pursuant to the Ordinance and the Act, utilizing the System shall be subject to the following fines:

Violation	\$100.00
Late Fee	\$ 25.00

Section 6. Repealer.

All ordinances or parts of ordinances inconsistent or in conflict with this Ordinance are hereby repealed as to said inconsistencies and conflicts.

Section 7. Severability.

If any section, part of any section, or clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this Ordinance, and each section and subsection thereof, irrespective of the fact that any one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

Section 8. Effective Date.

This Ordinance shall take effect immediately upon passage and publication according to law.

ORDINANCE ESTABLISHING A TRAFFIC CONTROL SIGNAL MONITORING SYSTEM

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. 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 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 material is new; therefore underlining has been omitted. For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic*.

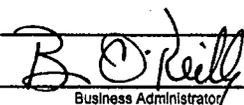
JM/he
5/06/08

APPROVED AS TO LEGAL FORM



Corporation Counsel

APPROVED:



Business Administrator

Certification Required

Not Required

City Clerk File No. Ord. 08-066

Agenda No. 3.H 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 08-066

**TITLE: ORDINANCE SUPPLEMENTING CHAPTER 122 (CIRCUSES, CARNIVALS
AND PUBLIC ASSEMBLAGES) OF THE JERSEY CITY CODE**

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

A. The following amendments of the Jersey City Code are hereby adopted:

Chapter 122

CIRCUSES, CARNIVALS AND PUBLIC ASSEMBLAGES

§ 122-8. Block Parties; definition; regulations; hours; approval; exemption from fees.

A. A block party means a block party sponsored by a block association which has registered its organization with the Mayor's Action Bureau. A block party is organized for the purpose of stimulating civic pride and/or conducting a block cleanup. It shall be intended for public good and not for private affairs, e.g., family reunions, birthday parties, and weddings.

B. A block party shall be open to all residents of the block and surrounding neighborhood. There shall be no sale of food, wares, or beverages at a block party (Note: Such events are considered festivals and require a Festival Permit from the Division of Commerce.) Alcohol shall not be permitted at a block party. Cooking shall be limited to no more than four (4) barbeque units and the block association shall assume all responsibility and liability for the distribution and operation of such units and all food.

C. The hours, days, and months of operation for block parties shall be limited to 12 Noon to 6 P.M., Saturdays and Sundays, during the months of May through September.

D. Block associations may apply for up to two (2) block parties per year. Applications will be available from the Division of Cultural Affairs. In addition to approval by the Division of Cultural Affairs, an application must be approved by the J.C.P.D. District Commander for the district in which the block party is requested. Applications must be made at least three (3) weeks in advance of the anticipated block party date and shall be accompanied by a fifty (\$50) dollar application fee.

E. Other than the above application fee, the block association shall be exempt from all other municipal fees required for the operation of a block party, e.g., street closing permit fee, but shall not be exempt from obtaining any such required licenses, permits, and approvals.

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

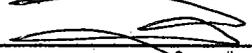
C. This ordinance shall be a part of the Jersey City Code as though codified and fully

set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

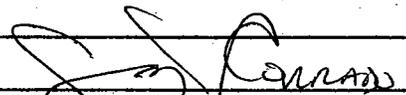
- D. This ordinance shall take effect at the time and in the manner as provided by law.
- E. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance 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.

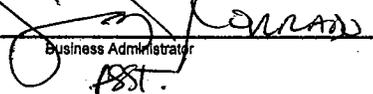
NOTE All new material is underlined; words in [brackets] are omitted. For purposes of advertising only, new matter is indicated by **boldface** and repealed matter by *italic*.

APPROVED AS TO LEGAL FORM



Corporation Counsel

APPROVED: 

APPROVED: 

Business Administrator
ABST.

Certification Required
Not Required

City Clerk File No. Ord. 08-067

Agenda No. 3.1 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 08-067

TITLE: AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) OF THE JERSEY CITY CODE, AMENDING SCHEDULE XVI (PARKING PROHIBITED DURING CERTAIN HOURS, DAILY, EXCEPT SATURDAYS, SUNDAYS AND HOLIDAYS) PROHIBITING PARKING TUESDAY, WEDNESDAY & THURSDAY, 9:00 A.M. TO 12:30 P.M. ON THE NORTH SIDE OF COMMUNIPAW AVENUE FROM PACIFIC AVENUE TO A POINT 89 FEET EASTERLY

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

1. Chapter 332 (Vehicles and Traffic) Article XI (Schedules) of the Jersey City Code is hereby supplemented as follows:

Section 332-10

SCHEDULE XVI PARKING PROHIBITED CERTAIN HOURS

No person shall park a vehicle between the hours specified any day (except Saturdays, Sundays and holidays) upon any of the streets or parts of streets described.

Name of Street	Sides	Hours	Location
Communipaw Avenue	South	7:00 a.m. to 9:00 a.m.	Beginning 200 feet east of the easterly curb line of Marcy Avenue to a point 170 feet west of the westerly curb line of Mallory Avenue
		4:00 p.m. to 6:00 p.m.	Beginning 100 feet east of the easterly curb line of Mallory Avenue to the westerly curb line of Delaware Avenue
			Beginning 100 feet east of the easterly curb line of West Side Avenue to the westerly curb line of Tyson Lane (west portion)
		Monday thru Friday 8:00 a.m. to 5:00 p.m.	Beginning 102 feet west of the westerly curb line of Manning Avenue and extending to a point 40 feet westerly therefrom
	North	Monday thru Friday 8:00 a.m. to 5:00 p.m.	Beginning at a point approximately 119 feet west of the westerly curb line of Manning Avenue and extending to a point 22 feet westerly therefrom
		7:00 a.m. to 9:00 [p]a.m. 4:00 p.m. to 6:00 p.m.	Beginning at the westerly curb line of Crescent Avenue and extending to a point 148 feet east of the easterly curb line of Monticello Avenue
			Beginning at a point approximately 270 feet west of the westerly curb line of Kennedy Boulevard to a point 155 feet east of the easterly curb line of West Side Avenue

2008108

continued.....
JDS:pcl
(04/29/08)

Name of Street	Sides	Hours	Location
Communipaw Avenue	<u>North</u>	<u>Monday,</u> <u>Wednesday &</u> <u>Thursday</u> <u>9:00 a.m. to</u> <u>12:30 p.m.</u>	<u>Beginning at a point approximately 35 feet east of</u> <u>the easterly curb line of Pacific Avenue and extending</u> <u>to a point 89 feet easterly therefrom</u>

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

3. 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.

4. 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.

JDS:pc1
(04/29/08)

APPROVED: _____
Director of Traffic & Transportation

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: _____
Director, Dept. of Public Works
APPROVED: _____
Business Administrator

Certification Required
Not Required

This summary sheet is to be attached to the front of any ordinance, resolution, cooperation agreement or contract that is submitted for Council consideration. Incomplete or sketchy summary sheets will be returned with the resolution or ordinance. The Department, Division or Agency responsible for the overall implementation of the proposed project or program should provide a concise and accurate statement of facts.

1. Full title of ordinance/ resolution/cooperation agreement:

An ordinance supplementing Chapter 332(Vehicles and Traffic) Article XI (Schedules) of the Jersey City Code amending Schedule XVI (parking prohibited during certain hours, daily except Saturdays, Sundays, and holidays) prohibiting parking Tuesday, Wednesday & Thursday, 9:00 a.m. to 12:30 p.m. on the north side of Communipaw Avenue from Pacific Avenue to a point 89 feet easterly

2. Name and title of person initiating ordinance/resolution, etc.:

Director Joao D'Souza, Division of Traffic & Transportation.

3. Concise description of program, project or plan proposed in the ordinance/resolution:

Designate the north side of Communipaw Avenue from Pacific Avenue to a point 89 feet easterly, no parking Tuesday, Wednesday & Thursday, 9:00 a.m. to 12:30 p.m.

4. Reasons (need) for the proposed program, project, etc.:

To accommodate a mobile Post Office serving the community since the Post Office has closed on Pacific Avenue

5. Anticipated benefits to the community:

A mobile Post Office for the Community

6. Cost of proposed program, project, etc. (Indicate the dollar amount of City, State and Federal funds to be used, as well as match and in-kind contribution:

Approximately \$150.00 per sign/post installation

7. Date proposed program, or project will commence:

Pending adoption by the Jersey City Municipal Council

8. Anticipated completion date:

Twenty days after adoption by The Municipal Council.

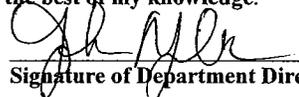
9. Person responsible for coordinating proposed program, project, etc.:

Patricia Logan, Supervising Traffic Investigator, Division of Traffic & Transportation

10. Additional comments:

Legislation proposed at the request of Director D'Souza

Based on the information provided to me, I certify that all the facts presented herein are accurate, to the best of my knowledge.


Signature of Department Director


Date

City Clerk File No. Ord. 08-068

Agenda No. 3.J 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 08-068

TITLE: AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE XI (SCHEDULES) SCHEDULE 25 (PARKING FOR THE DISABLED) OF THE JERSEY CITY CODE REPEALING THE RESERVED PARKING SPACES AT 505 AND AT 509 JERSEY AVENUE AND DESIGNATE TWO RESERVED PARKING SPACES AT 108 WAYNE STREET

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

1. Chapter 332 (Vehicles and Traffic) Article XI (Schedules) of the Jersey City Code is hereby supplemented as follows:

Section 332-77

SCHEDULE 25

PARKING FOR THE DISABLED

Restricted parking spaces, (measuring approximately 22 feet in length) in front of residential building for use by persons who have been issued special vehicle identification cards by the Division of Motor Vehicles and handicapped parking permits issued by the Traffic Division.

Nativad Torres
Leonardo Builes

108 Wayne Street [505 Jersey Avenue]
108 Wayne Street [509 Jersey Avenue]

2. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
3. 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.
4. This ordinance shall take effect at the time and in the manner as prescribed by law.
5. 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: New material to be inserted is underscored, the material to be repealed is in [brackets].

JDS:pc1
(04/27.08)

APPROVED: _____
Director of Traffic & Transportation

2008109

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: _____
Director, Dept. of Public Works
APPROVED: _____
Business Administrator

Certification Required

Not Required

This summary sheet is to be attached to the front of any ordinance, resolution, cooperation agreement or contract that is submitted for Council consideration. Incomplete or sketchy summary sheets will be returned with the resolution or ordinance. The Department, Division or Agency responsible for the overall implementation of the proposed project or program should provide a concise and accurate statement of facts.

1. Full title of ordinance/ resolution/cooperation agreement:

An ordinance supplementing Chapter 332(Vehicles and Traffic) Article XI(Schedules)Schedule 25(Parking for the Disabled) of the Jersey City Code repealing the reserved parking spaces at 505 and at 509 Jersey Avenue and designate two reserved parking spaces 108 Wayne Street

2. Name and title of person initiating ordinance/resolution, etc.:

Director Joao D'Souza, Division of Traffic & Transportation

3. Concise description of program, project or plan proposed in the ordinance/resolution:

Repeal the two reserved parking spaces on Jersey Avenue, one at 505 and one at 509 and designate two reserved parking spaces, side by side, at 108 Wayne Street

4. Reasons (need) for the proposed program, project, etc.:

NJ Transit is installing a bus stop on Jersey Avenue at Wayne Street, therefore, the reserved parking spaces have to be relocated

5. Anticipated benefits to the community:

Relocate the reserved parking spaces out of the bus stop area to a location conducive to the disabled individuals.
On Wayne Street there will be less chance of the parking space being occupied by an unauthorized vehicle.

6. Cost of proposed program, project, etc. (Indicate the dollar amount of City, State and Federal funds to be used, as well as match and in-kind contribution:

Approximately \$150.00 per sign/post installation.

7. Date proposed program, or project will commence:

Pending adoption by the Jersey City Municipal Council

8. Anticipated completion date:

Twenty days after adoption by the Jersey City Municipal Council

9. Person responsible for coordinating proposed program, project, etc.:

Patricia Logan, Supervising Traffic Investigator, Division of Traffic and Transportation

10. Additional comments:

Ordinance proposed at the request of Monte Zucker, Principal Planner on behalf of NJ Transit

Based on the information provided to me, I certify that all the facts presented herein are accurate, to the best of my knowledge.


Signature of Department Director

4/29/08
Date

City Clerk File No. Ord. 08-069

Agenda No. 3.K 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 08-069

TITLE: AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) OF THE JERSEY CITY CODE, AMENDING SCHEDULE XVI (PARKING PROHIBITED DURING CERTAIN HOURS, DAILY, EXCEPT SATURDAYS, SUNDAYS AND HOLIDAYS) PROHIBITING PARKING MONDAY THROUGH FRIDAY, 7:00 A.M. TO 4:00 P.M. ON THE EAST SIDE OF CENTRAL AVENUE FROM PAVONIA AVENUE TO A POINT 120 FEET SOUTH OF NEWARK AVENUE AND ON NORTH SIDE OF MAGNOLIA AVENUE FROM BALDWIN AVENUE TO A POINT 125 FEET WEST

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

1. Chapter 332 (Vehicles and Traffic) Article XI (Schedules) of the Jersey City Code is hereby supplemented as follows:

Section 332-10

SCHEDULE XVI

PARKING PROHIBITED CERTAIN HOURS

No person shall park a vehicle between the hours specified any day (except Saturdays, Sundays and holidays) upon any of the streets or parts of streets described.

Name of Street	Sides	Hours	Location
<u>Central Avenue</u>	<u>East</u>	<u>7:00 a.m. to 4:00 p.m.</u> <u>Monday thru Friday</u>	<u>From Pavonia Avenue to a point approximately 120 feet south of Newark Avenue</u>
<u>Magnolia Avenue</u>	<u>North</u>	<u>7:00 a.m. to 7:00 p.m.</u>	<u>Tonnele Avenue to dead end</u>
	<u>North</u>	<u>7:00 to 4:00 p.m.</u> <u>Monday thru Friday</u>	<u>From Baldwin Avenue to a point approximately 123 feet westerly</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 material to be inserted is new and underscored.

JDS:pc1
(04.17.08)

APPROVED: _____
Director of Traffic & Transportation

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: _____
Director, Dept. of Public Works

APPROVED: _____
Business Administrator

Certification Required

Not Required

2008098

This summary sheet is to be attached to the front of any ordinance, resolution, cooperation agreement or contract that is submitted for Council consideration. Incomplete or sketchy summary sheets will be returned with the resolution or ordinance. The Department, Division or Agency responsible for the overall implementation of the proposed project or program should provide a concise and accurate statement of facts.

1. Full title of ordinance/ resolution/cooperation agreement:

An ordinance supplementing Chapter 332(Vehicles and Traffic) Article XI (Schedules) of the Jersey City Code amending Schedule XVI (parking prohibited during certain hours, daily except Saturdays, Sundays, and holidays) prohibiting parking Monday through Friday, 7:00 a.m. to 4:00 p.m. on the East Side of Central Avenue from Pavonia Avenue to a point 120 feet south of Newark Avenue and on North Side of Magnolia Avenue from Baldwin Avenue to a point 123 feet west

2. Name and title of person initiating ordinance/resolution, etc.:

Director Joao D'Souza, Division of Traffic & Transportation.

3. Concise description of program, project or plan proposed in the ordinance/resolution:

designate the east side of Central Avenue from Pavonia Avenue to the reserved parking space, (120 feet south of Newark Avenue) and the north side of Magnolia Avenue from Baldwin Avenue to a point 123 feet west as no parking Monday through Friday, 7:00 a.m. through 4:00 p.m.

4. Reasons (need) for the proposed program, project, etc.:

To accommodate Official vehicles assigned to the Hudson County Court and Sheriff's Office

5. Anticipated benefits to the community:

To facilitate parking for the official vehicles assigned to the Court and Sheriff's Office

6. Cost of proposed program, project, etc. (Indicate the dollar amount of City, State and Federal funds to be used, as well as match and in-kind contribution:

Approximately \$150.00 per sign/post installation

7. Date proposed program, or project will commence:

Pending adoption by the Jersey City Municipal Council

8. Anticipated completion date:

Twenty days after adoption by The Municipal Council.

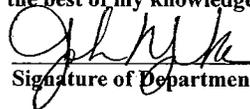
9. Person responsible for coordinating proposed program, project, etc.:

Patricia Logan, Supervising Traffic Investigator, Division of Traffic & Transportation

10. Additional comments:

Legislation proposed at the request of Director John Yurchak

Based on the information provided to me, I certify that all the facts presented herein are accurate, to the best of my knowledge.


Signature of Department Director

4/21/08
Date

City Clerk File No. Ord. 08-070

Agenda No. 3.L 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 08-070

TITLE: AN ORDINANCE SUPPLEMENTING CHAPTER 332(VEHICLES AND TRAFFIC) ARTICLE XI(SCHEDULES) SCHEDULE XXI (PARKING RESTRICTED FOR STREET CLEANING PURPOSES) OF THE JERSEY CITY CODE AMENDING THE TIMES PARKING IS PROHIBITED FOR STREET CLEANING PURPOSES ON GREENVILLE AVENUE AND LEMBECK AVENUE BETWEEN OLD BERGEN ROAD AND KENNEDY BOULEVARD FROM 1:00 P.M. TO 3:00 P.M. TO 3:00 P.M. TO 5:00 P.M.

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

1. Chapter 332 (Vehicles and Traffic) Article XI (Schedules) of the Jersey City Code is hereby supplemented as follows:

Section 332-105

SCHEDULE XXI

PARKING RESTRICTION FOR STREET CLEANING PURPOSES

No person shall cause or permit to be parked any motor vehicle upon street between the specified hours and days described.

GREENVILLE AVENUE

Old Bergen Road to Kennedy Boulevard

Mon. and Thurs.	[1:00 p.m. to 3:00 p.m.]	North
	<u>3:00 p.m. to 5:00 p.m.</u>	
Tues. and Fri.	[1:00 p.m. to 3:00 p.m.]	South
	<u>3:00 p.m. to 5:00 p.m.</u>	

Boulevard to dead end of Fowler

Mon. and Thurs.	10:00 a.m. to Noon	North
Tues. and Fri.	10:00 a.m. to Noon	South

LEMBECK AVENUE

Princeton Avenue to [Old Bergen Road] Kennedy Boulevard

Mon. and Thurs.	3:00 p.m. to 5:00 p.m.	South
Tues. and Fri.	3:00 p.m. to 5:00 p.m.	North

Blvd. to Sullivan Drive

Mon. and Thurs.	10:00 a.m. to Noon	North
Tues. and Fri.	10:00 a.m. to Noon	

[Blvd. To Old Bergen Road

Mon. and Thurs.	1:00 p.m. to 3:00 p.m.	South
Tues. and Fri.	1:00 p.m. to 3:00 p.m.	North]

JDS:pcl
(04.23.08)

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

3. 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.

4. 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: New material to be inserted is underscored; material to be repealed is in [*brackets*].

JDS:pcl
(04.23.08)

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required
Not Required

APPROVED: _____
Director of Traffic & Transportation

APPROVED: _____
Director, Dept. of Public Works

APPROVED: _____
Business Administrator
ABST

This summary sheet is to be attached to the front of any ordinance, resolution, cooperation agreement or contract that is submitted for Council consideration. Incomplete or sketchy summary sheets will be returned with the resolution or ordinance. The Department, Division or Agency responsible for the overall implementation of the proposed project or program should provide a concise and accurate statement of facts.

1. Full title of ordinance/ resolution/cooperation agreement:

An ordinance supplementing Chapter 332(Vehicles and Traffic) Article XI(Schedules) Schedule XXI(Parking Restricted For Street Cleaning Purposes) of the Jersey City Code amending the times parking is prohibited for street cleaning purposes on Greenville Avenue and Lembeck Avenue on Old Bergen Road and Kennedy Boulevard from 1:00 p.m. to 3:00 p.m. to 3:00 p.m. to 5:00 p.m.

2. Name and title of person initiating ordinance/resolution, etc.:

Director Joao D'Souza, Division of Traffic and Transportation.

3. Concise description of program, project or plan proposed in the ordinance/resolution:

change the times for the parking prohibition for street cleaning on both Greenville Avenue and Lembeck Avenue from 1:00 p.m. to 3:00 p.m. to 3:00 p.m. to 5:00 p.m.

4. Reasons (need) for the proposed program, project, etc.:

to allow for the street to be machine swept later in the afternoon for the streets surrounding the Charter School

5. Anticipated benefits to the community:

maintain the cleanliness of the neighborhood

6. Cost of proposed program, project, etc. (Indicate the dollar amount of City, State and Federal funds to be used, as well as match and in-kind contribution:

Approximately \$150.00 per sign/post installation

7. Date proposed program, or project will commence:

Pending adoption by the Jersey City Municipal Council

8. Anticipated completion date:

Twenty days after adoption by the Jersey City Municipal Council

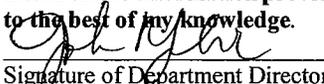
9. Person responsible for coordinating proposed program, project, etc.:

Patricia Logan, Supervising Traffic Investigator, Division of Traffic and Transportation

10. Additional comments:

Ordinance proposed at the recommendation of Oren Dabney, Sr. Chief Executive Officer. J.C.I.A. at the request of Councilman Lipski

Based on the information provided to me, I certify that all the facts presented herein are accurate, to the best of my knowledge.

 4/24/08
Signature of Department Director Date



THE JERSEY CITY INCINERATOR AUTHORITY

April 21, 2008

OREN K. DABNEY, SR.
CHIEF EXECUTIVE OFFICER

TIMOTHY J. HAWKES
GENERAL COUNSEL

HON. JERRAMIAH T. HEALY
MAYOR

VIA HAND DELIVERY

Ms. Patricia Logan, Supervising Traffic Investigator
Department of Public Works
Division of Traffic & Engineering
575 Route 440
Jersey City, New Jersey 07305

Re: STREET SWEEPING SIGNS

Dear Ms. Logan:

Please take notice and be advised that the following listed locations street sweeping signs must reflect the **revised hours only**:

Location	Current Hours	Revised Hours
Lembeck Ave. from Old Bergen Road to Kennedy Blvd.	1:00pm-3:00pm	3:00pm-5:00pm
Greenville Ave. Ave. from Old Bergen Road to Kennedy Blvd.	1:00pm-3:00pm	3:00pm-5:00pm

Thank you in advance for your anticipated prompt cooperation.

Very truly yours,

Oren K. Dabney, Sr.
Chief Executive Officer

OKD:ccf

okdcorresp042108stwsweepingsigns.wpd

COMMISSIONERS

TERRELL FLOOD, CHAIRMAN • FRANK CHECCHIA, VICE CHAIRMAN
REV. FERNANDO COLON • MAUREEN HULINGS • MICHAEL J. MALLOY • JOHN J. REILLY • MICHAEL A. ROONEY

501 ROUTE 440, JERSEY CITY, NEW JERSEY 07305-4828 TEL: (201) 437-4645 FAX: (201) 437-9530



City Clerk File No. Ord. 08-071

Agenda No. 3.M 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 08-071

TITLE: AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) OF THE JERSEY CITY CODE, AMENDING SCHEDULE XVI (PARKING PROHIBITED DURING CERTAIN HOURS, DAILY, EXCEPT SATURDAYS, SUNDAYS AND HOLIDAYS) REPEALING THE PARKING PROHIBITION ON THE NORTH SIDE OF MONTGOMERY STREET BETWEEN KENNEDY BOULEVARD AND TONNELE AVENUE 7:00 A.M. TO 9:00 A.M. AND ON THE SOUTH SIDE 4:00 P.M. TO 6:00 P.M.

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

1. Chapter 332 (Vehicles and Traffic) Article XI (Schedules) of the Jersey City Code is hereby supplemented as follows:

Section 332-10

SCHEDULE XVI PARKING PROHIBITED CERTAIN HOURS

No person shall park a vehicle between the hours specified any day (except Saturdays, Sundays and holidays) upon any of the streets or parts of streets described.

Name of Street	Sides	Hours	Location
Montgomery Street	South	7:30 a.m. to 9:00 a.m. 2:30 p.m. to 5:30 p.m. Monday thru Friday	From 170 feet east of Brunswick Street to a point 25 feet easterly therefrom.
	South	8:00 a.m. to 6:00 p.m.	Between Greene Street and Hudson Street
	[South	4:00 p.m. to 6:00 p.m.	Between Kennedy Boulevard and Tonnele Avenue
	North	7:00 a.m. to 9:00 a.m.	Between Kennedy Boulevard and Tonnele Avenue]

- 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 material to be repealed is in [brackets].

JDS:pc1
(04/29/08)

APPROVED: _____
Director of Traffic & Transportation

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: _____
Director, Dept. of Public Works
APPROVED: _____
Business Administrator

Certification Required

2008107

Not Required

This summary sheet is to be attached to the front of any ordinance, resolution, cooperation agreement or contract that is submitted for Council consideration. Incomplete or sketchy summary sheets will be returned with the resolution or ordinance. The Department, Division or Agency responsible for the overall implementation of the proposed project or program should provide a concise and accurate statement of facts.

1. Full title of ordinance/ resolution/cooperation agreement:

An ordinance supplementing Chapter 332(Vehicles and Traffic) Article XI (Schedules) of the Jersey City Code amending Schedule XVI (parking prohibited during certain hours, daily except Saturdays, Sundays, and holidays) repealing the parking prohibition on the north side of Montgomery Street between Kennedy Boulevard and Tonnele Avenue 7:00 a.m. to 9:00 a.m. and on the south side 4:00 p.m. to 6:00 p.m.

2. Name and title of person initiating ordinance/resolution, etc.:

Director Joao D'Souza, Division of Traffic & Transportation.

3. Concise description of program, project or plan proposed in the ordinance/resolution:

Repeal no parking on Montgomery Street listed on City Ordinance 08-006 in error.

4. Reasons (need) for the proposed program, project, etc.:

To correct the traffic code.

5. Anticipated benefits to the community:

Correct traffic code

6. Cost of proposed program, project, etc. (Indicate the dollar amount of City, State and Federal funds to be used, as well as match and in-kind contribution:

no signs installed

7. Date proposed program, or project will commence:

Pending adoption by the Jersey City Municipal Council

8. Anticipated completion date:

Twenty days after adoption by The Municipal Council.

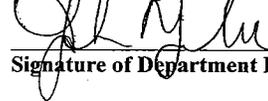
9. Person responsible for coordinating proposed program, project, etc.:

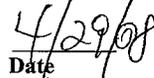
Patricia Logan, Supervising Traffic Investigator, Division of Traffic & Transportation

10. Additional comments:

Legislation proposed at the request of Director D'Souza

Based on the information provided to me, I certify that all the facts presented herein are accurate, to the best of my knowledge.


Signature of Department Director


Date

City Clerk File No. Ord. 08-072

Agenda No. 3.N 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 08-072

TITLE:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY AMENDING CHAPTER 345, ARTICLE IV (FEES) AND ARTICLE V HISTORIC DISTRICT SIGN APPROVAL REQUIREMENTS OF THE LAND DEVELOPMENT ORDINANCE (ZONING ORDINANCE)

WHEREAS, pursuant to NJSA 40:55D-8 and NJSA 40:55D-53.2 (the Municipal Land Use Law) the Municipal Council of the City of Jersey City may amend a zoning ordinance relating to "reasonable rules and regulations" and may adopt "reasonable" fees and escrow deposits; and

WHEREAS, the fee schedule currently in use was adopted on April 28, 2004 by Municipal Ordinance #04-046 and readopted by Ordinance #05-033 on March 23, 2005 with the rescinding of the Escrow requirement; and

WHEREAS, certain current fees no longer reasonably cover administrative expenses born by the City; and

WHEREAS, a separate fee also needs to be established for applications for unlit interior window signage within the Historic District in conjunction with requiring a Certificate of No Effect rather than a Certificate of Appropriateness for such sign applications; and

WHEREAS, the requirements of the Municipal Land Use Law regarding referral of proposed zoning regulation amendments to the Planning Board have been complied with; and

WHEREAS, the Planning Board of the City of Jersey City, at its meeting of April 16, 2008, did discuss and approve a motion recommending that the Municipal Council adopt the within amendments to the fee schedule and historic district requirements for sign applications of the Land Development Ordinance; and

WHEREAS, the proposed text amendments, and the proposed amended fee schedule are contained 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; and

WHEREAS, it is recommended that the new fee schedule and historic district sign regulations take effect immediately upon adoption;

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.)

345-71.- Historic Design Standards

L. Additional Regulations for Alterations and Additions to Buildings and New Construction

2. Storefronts

c. Signage. In accordance with other provisions in this chapter (*See 345-68 and 345-71.M*)

M. Signs.

1. All signs shall reflect the historic character of the area of the proposed sign placement and will respect the size, scale and mass of the facade, building height and rhythms and sizes of windows and door openings.

2. No signs shall be back-lighted.
3. Projecting signs shall be permitted in accordance with 345-68.
4. All signs within the historic district require a Certificate of Appropriateness, *except that applications for unlit interior window signage only shall require a Certificate of No Effect.*

H. Schedule of Fees

Application Type	Application Fees
Planning Board and Board of Adjustment Applications	Non-Refundable
Minor Site Plan – <i>Cell Antenna Application</i>	\$350 \$2,000
<i>Minor Site Plan – Other</i>	\$350
Preliminary Major Site Plan Residential	\$50 per Dwelling Unit or a Minimum of \$500
Preliminary Major Site Plan Non Residential	With principal buildings over 1,000 sq. ft. GFA: \$50 per 1000 sq. ft. GFA or part thereof or a minimum of \$500
Preliminary Major Site Plan Non Residential	Without principal building over 1,000 sq. ft. GFA: \$50 per 1,000 sq. ft. lot area or part thereof or a minimum of \$500
Final Major Site Plan	50% of Preliminary Major Site Plan Fee
Site Plan Amendment	50% of the total original application fee or a minimum of \$1,000
Conceptual Site Plan	\$500 (to be deducted from Fees for formal Application for Development)
Extension of Site Plan Approval	\$300
Minor Subdivision	\$300 \$500
Preliminary Major Subdivision	\$500 \$1,000 plus \$100 per lot
Final Major Subdivision	50% of Preliminary Major Subdivision fee
APPEALS AND INTERPRETATIONS AS PER NJSA 40:55D-70 a & b	\$150
Application Type	Application Fees
Planning Board and Board of Adjustment Applications	Non-Refundable
"c" Variance as per NJSA 40:55D-70(c) & deviation from redevelopment plan	\$300 \$500 for the first variance or deviation <i>when not accompanied by a Major or Minor Site Plan</i> \$300 for the first variance or deviation for variance application only \$150 for each additional
"d" Variance as per NJSA 40:55D-70 (d)	\$500 \$1,000 for the first variance \$250 for each additional

Extension of Variance Approval	\$300 (when not filed concurrently with extension of Site Plan)
--------------------------------	---

Application Type	Application Fees
Historic Preservation Commission Applications	Non-Refundable
Non-Residential	
With Principal Building Without Principal Building Unlit Interior window sign only Sidewalk repair/replacement when not filed concurrently with other work	\$35 \$40 per 1,000 square feet GFA or part thereof \$35 \$40 per 1,000 square feet of lot area or part thereof \$40 \$35 \$40 for first 25 linear feet of frontage, additional \$10 \$20 for each 25 feet of frontage over 25 or part thereof
Residential	
All applications except sidewalk repair/replacement when not filed concurrently with other work Interior work only Exterior work only or Interior & exterior work filed concurrently Sidewalk repair/replacement when not filed concurrently with other work	\$10 per dwelling unit to a maximum of \$500 \$10 per <i>affected</i> dwelling unit to a Maximum of \$50 \$60 \$20 per dwelling unit to a maximum of \$750 \$20 per dwelling unit to a maximum of \$60
Residential	
New Construction on Vacant Land All Others: 1-4 Dwelling Units 5 Dwelling Units or over	\$400 \$500 \$50 \$100 \$40 \$20 per dwelling unit to a maximum of \$1,000
Non-Residential	
With Principal Building Without Principal Building Exterior Sign application only Outdoor Café only	\$100 per 1,000 square feet of GFA or part thereof \$100 per 1,000 square feet lot area or part thereof \$50 \$100 \$100
Extension of COA Approval	\$150 \$200

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 amended fee schedule shall take effect immediately upon adoption.


Robert D. Cotter, PP, Director
Division of City Planning

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: 

APPROVED: _____
Business Administrator

Certification Required
Not Required

ORDINANCE FACT SHEET

1. Full Title of Ordinance:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY AMENDING CHAPTER 345, ARTICLE IV (FEES) AND ARTICLE V HISTORIC DISTRICT SIGN APPROVAL REQUIREMENTS OF THE LAND DEVELOPMENT ORDINANCE (ZONING ORDINANCE)

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

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

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

This Ordinance will amend the Fee Schedule of the Land Development Ordinance and will also amend Historic District sign approval requirements to be consistent with the new fee schedule.

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

Certain current fees no longer reasonably cover administrative expenses born by the City. Moreover, a separate fee needs to be established for applications for unlit interior window signage within the Historic District in conjunction with requiring a Certificate of No Effect rather than a Certificate of Appropriateness for such sign applications.

5. Anticipated Benefits to the Community:

Proposed plan will increase municipal revenue as well as provide greater efficiency in administration of the Land Development Ordinance

6. Cost of Proposed Plan, etc.:

None.

7. Date Proposed Plan will commence:

Upon approval

8. Anticipated Completion Date: N/A

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

Robert D. Cotter, Director, City Planning
Anthony J. Lambiase, Director, Division of Zoning

10. Additional Comments:

It is recommended that the new fee schedule take effect immediately upon adoption.

I Certify that all the Facts Presented Herein are Accurate.



Division Director

MAY 7, 2008
Date



Department Director Signature

5/7/08
Date

SUMMARY STATEMENT

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY AMENDING CHAPTER 345, ARTICLE IV (FEES) AND ARTICLE V HISTORIC DISTRICT SIGN APPROVAL REQUIREMENTS OF THE LAND DEVELOPMENT ORDINANCE (ZONING ORDINANCE)

This Ordinance will amend the Fee Schedule of the Land Development Ordinance and will also amend Historic District sign approval requirements to be consistent with the new fee schedule.

City Clerk File No. Ord. 08-073

Agenda No. 3.0 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 08-073

TITLE:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AN AMENDMENT TO ARTICLE I (DEFINITIONS) OF THE LAND DEVELOPMENT ORDINANCE REDEFINING "TOWNHOUSE"

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 minimum lot size in the historic district is 1,800 square feet, but no lot is permitted to be developed with more than three dwelling units because a townhouse (the sole permitted residential use) is currently defined as having no more than three dwelling units; and

WHEREAS, lots of at least 2,500 square feet in area could reasonably be developed with four dwelling units and still meet the historic district density standard of 75 dwelling units per acre; 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 this matter; and

WHEREAS, the Planning Board of the City of Jersey City, at its meeting of April 16, 2008, did discuss and approve a motion recommending adoption of the within amendment to the definition of Townhouse; and

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

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey city that the Land Development Ordinance, be and hereby is amended as follows:

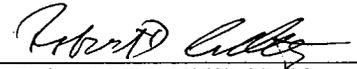
(Material indicated by strikethrough ~~like this~~ is existing material that is intended to be deleted. Material indicated by bold italic *like this* is new material that is intended to be enacted):

Article I – Section 345-6 Definitions

TOWNHOUSE - A residential building in which each building has its own front and rear access to the outside and is separated from adjacent buildings only by vertical fire-resistant building walls. A townhouse building may contain one to ~~three~~ *four* dwelling units *in accordance with the density standard of the particular zoning district in which such property is situated.*

BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.



 Robert D. Cotter, AICP, PP, Director
 Division of City Planning

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: 

APPROVED: _____
 Business Administrator

Certification Required
 Not Required

ORDINANCE FACT SHEET

1. Full Title of Ordinance:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
ADOPTING AN AMENDMENT TO ARTICLE I (DEFINITIONS) OF THE LAND
DEVELOPMENT ORDINANCE REDEFINING "TOWNHOUSE"**

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

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

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

Amends the definition of Townhouse to allow up to four dwelling units in accordance with the density standard of the particular zoning district in which the property is situated.

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

The amended definition will facilitate more appropriate use of numerous larger lots within the historic district without any detrimental effect on density.

5. Anticipated Benefits to the Community:

More appropriate use of land resulting in compatible density of development.

6. Cost of Proposed Plan, etc.:

None

7. Date Proposed Plan will commence:

Upon approval

8. Anticipated Completion Date: N/A

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

Carl Czaplicki, Director, Dept of HEDC
Robert D. Cotter, City Planning Director
Anthony J. Lambiase, Director, Division of Zoning

10. Additional Comments: None

I Certify that all the Facts Presented Herein are Accurate.



Division Director

May 7, 2008

Date



Department Director Signature

5/7/08

Date

SUMMARY STATEMENT

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AN AMENDMENT TO ARTICLE I (DEFINITIONS) OF THE LAND DEVELOPMENT ORDINANCE REDEFINING "TOWNHOUSE"

Amends the definition of Townhouse to allow up to four dwelling units in accordance with the density standard of the particular zoning district in which the property is situated.

City Clerk File No. Ord. 08-074

Agenda No. 3.P 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 08-074

TITLE: ORDINANCE APPROVING A 10 YEAR TAX EXEMPTION FOR A MARKET RATE RESIDENTIAL RENTAL PROJECT TO BE CONSTRUCTED BY ATHENA BLDG 110 URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.

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

WHEREAS, Athena BLDG 110 Urban Renewal, LLC, an urban renewal entity, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 1992, as amended and supplemented, N.J.S.A. 40A:20-1 et seq. (Entity); and

WHEREAS, the Entity owns certain property known as Block 109, Lot WA, on the City's Official Tax map, consisting of approximately .73 acres, and more commonly known by the street address of 110 First Street, and more specifically described by metes and bounds, in the application (Property); and

WHEREAS, the Property is located within the Powerhouse Arts Redevelopment Plan Area as required by N.J.S.A. 40A:20-4 and N.J.S.A. 40A:12A-5(g).; and

WHEREAS, since the Entity estimates construction costs that will exceed \$25 million, the project shall be subject to a Project Labor Agreement as required by Ordinance 07-123; and

WHEREAS, the Entity has applied for a 10 year long term tax exemption to construct a project consisting of a 35 story building to contain approximately 452 market rate residential rental units, approximately 16,597 square feet of retail space and 343 parking spaces for the use of the residents and retail customers only (Project); and

WHEREAS, Athena BLDG 110 Urban Renewal, LLC, has agreed to:

1. pay the greater of (i) the Minimum Annual Service Charge or (ii) 10% of the Annual Gross Revenue, which sum is estimated to be \$1,585,212 and which sum shall be subject to statutory staged increases over the term of the tax exemption; and
2. pay an annual sum equal to 2% of each prior year's Annual Service Charge as an Administrative Fee; and
3. provide employment and other economic opportunities for City residents and businesses; and
4. pay to the City, for remittance to Hudson County, an amount equal to 5% of the Annual Service Charge upon receipt of that charge; and
5. as part of its consent order in the matter entitled New Gold Equities Corp., and BLDG Management Co., Inc., vs. City of Jersey City, et al, Docket No. 05-cv-03561-DRD-SDW, set aside 25 units on-site as Affordable Dwelling Units and pay \$2,500,000 to subsidize 25 units of Choice Program off-site at the Summit Heights Project, which obligations were

intended to subsume any other Affordable Housing obligations imposed by the City of Jersey City, specifically the requirement to contribute to an affordable housing trust fund as set forth in Section 304-28 of the Jersey City Municipal Code; and

WHEREAS, the City hereby determines that the relative benefits of the project outweigh the cost of the tax exemption, for the following reasons:

1. the current real estate taxes generate revenue of only \$87,674, whereas, the Annual Service Charge as estimated, will generate revenue of more than \$1,585,212 to the City;
2. it is expected that the Project will create approximately 300 jobs during construction and 15 new permanent jobs;
3. the Project will stabilize and contribute to the economic growth of businesses in the surrounding area;
4. the Project will further the overall redevelopment objectives of the Powerhouse Arts Redevelopment Plan;
5. the City's impact analysis, on file with the Office of the City Clerk, indicates that the benefits of the Project outweigh the costs to the City; and

WHEREAS, the City hereby determines that the tax exemption is important in obtaining development of the project and influencing the locational decisions of probable occupants for the following reasons:

1. the relative stability and predictability of the Annual Service Charges will make the Project more attractive to investors needed to finance the Project;
2. the relative stability and predictability of the Annual Service Charges will allow the owner to stabilize its operating budget, allowing a high level of maintenance to the building over the life of the Project, which will attract tenants to the Project and insure the likelihood of the success of the Project; and

WHEREAS, Athena BLDG 110 Urban Renewal Company has initially complied with Executive Order 2002-005 concerning "Disclosure of Lobbyist Representative Status" by filing an appropriate letter in the Office of the City Clerk.

WHEREAS, Athena BLDG 110 Urban Renewal, LLC has agreed to comply with the City of Jersey City's Ordinance 07-123, Requiring Apprenticeships and Project Labor Agreements.

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

A. The application of Athena BLDG 110 Urban Renewal, LLC, an urban renewal company, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 1992, as amended and supplemented, N.J.S.A. 40A:20-1 et seq. a copy of which is on file in the office of the City Clerk, for Block 109, Lot WA, more commonly known by the street address of 110 First Street, more specifically described by metes and bounds in the application is hereby approved.

B. The Mayor or Business Administrator is hereby authorized to execute a tax exemption Financial Agreement and a Project Employment and Contracting Agreement, provided that the prepayment and contribution agreement relating to this Property authorized by separate Resolution has been fully executed. The Financial Agreement shall include at a minimum the following terms and conditions:

1. Term: the earlier of thirteen (13) years from the adoption of the within Ordinance or ten (10) years from the date the project is Substantially Complete;

- 2. Annual Service Charge: each year the greater of:
 - (a) the Minimum Annual Service Charge equal to \$87,674 upon Project Completion, whether or not the Project is occupied; or
 - (b) 10% of the Annual Gross Revenue, which sum is estimated to be \$1,585,212, which shall be subject to statutory increases during the term of the tax exemption.
- 3. Administrative Fee: 2% of the prior year's Annual Service Charge;
- 4. County Payment: 5% of the Annual Service Charge to the City for remittance by the City to Hudson County;
- 5. Project: A 35 story building to contain approximately 452 market rate residential rental units, approximately 16,597 square feet of retail space and 343 parking spaces for the use of the residents and retail customers only;
- 6. Affordable Housing Trust Fund: to set aside 25 units on-site as Affordable Dwelling Units and pay \$2,500,000 to subsidize 25 units of Choice Program off-site at the Summit Heights Project, which obligations were intended to subsume any other Affordable Housing obligations imposed by the City of Jersey City, specifically those set forth in Section 304-28 of the Jersey City Municipal Code, as part of its consent order in the matter entitled New Gold Equities Corp., and BLDG Management Co., Inc., vs. City of Jersey City, et al, Docket No. 05-cv-03561-DRD-SDW;
- 7. An obligation to execute a Project Employment and Contracting Agreement to insure employment and other economic benefits to City residents and businesses.
- 8. Execution of a Project Labor Agreement as required by Ordinance 07-123. The Project Labor Agreement shall be in substantially the form on file in the office of the City Clerk.
- C. The City Clerk shall deliver a certified copy of the Ordinance and Financial Agreement to the Tax Assessor and Director of the Division of Local Government Services.
- D. The application is on file with the office of the City Clerk. The Financial Agreement and Project Employment and Contracting Agreement shall be in substantially the form on file in the Office of the City Clerk, subject to such modification as the Business Administrator or Corporation Counsel deems appropriate or necessary.
- E. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- F. This ordinance shall be 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.
- G. This ordinance shall take effect at the time and in the manner provided by law.
- H. The City Clerk and Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

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

JM/he
5/05/08

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required
Not Required