

City Clerk File No. Ord. 08-017

Agenda No. 3.A 1st Reading

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



# ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 08-017

TITLE:

## ORDINANCE SUPPLEMENTING CHAPTER A351 (EXECUTIVE ORDERS AND ORDINANCES) OF THE JERSEY CITY CODE

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

A. The following supplements to Chapter A351 (Executive Orders and Ordinances) of the Jersey City Code are adopted:

Labor Grade

Title

\*

Network Administrator 1

\*

Network Administrator 2

B. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.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

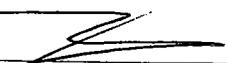
**NOTE:** All new material is underlined; words in [brackets] are omitted.  
For purposes of advertising only, new matter is indicated by **boldface** and repealed matter by *italic*.

\*Pursuant to N.J.S.A. 40:69A-43a.

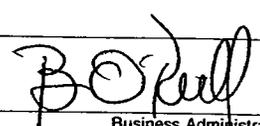
JM/he  
2-19-08

2 0 0 8 0 3 6

APPROVED AS TO LEGAL FORM

  
Corporation Counsel

APPROVED: \_\_\_\_\_

APPROVED:   
Business Administrator

Certification Required

Not Required

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

ORDINANCE NO. Ord 08-017  
**3.A. FEB 27 2008**      **4.A. MAR 12 2008**



Ordinance supplementing Chapter A351 (Executive Orders and Ordinances) of the Jersey City Code. (Network Administrator 1 & 2)

RECORD OF COUNCIL VOTE ON INTRODUCTION											
FEB 27 2008 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
SPINELLO	✓			FULOP	✓			FLOOD	✓		
LIPSKI	✓			RICHARDSON	✓			VEGA, PRES.	✓		

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

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
MAR 12 2008 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
SPINELLO	✓			FULOP	✓			FLOOD	✓		
LIPSKI	✓			RICHARDSON	✓			VEGA, PRES.	✓		

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

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
SPINELLO				FULOP				FLOOD			
LIPSKI				RICHARDSON				VEGA, PRES.			

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

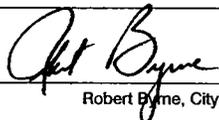
RECORD OF FINAL COUNCIL VOTE											
MAR 12 2008 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
SPINELLO	✓			FULOP	✓			FLOOD	✓		
LIPSKI	✓			RICHARDSON	✓			VEGA, PRES.	✓		

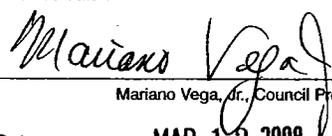
✓ Indicates Vote N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on FEB 27 2008

Adopted on second and final reading after hearing on MAR 12 2008

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on MAR 12 2008

  
 Robert Byrne, City Clerk

APPROVED:   
 Mariano Vega, Jr., Council President  
 Date: MAR 12 2008

APPROVED:   
 Jeremiah T. Healy, Mayor  
 Date: MAR 12 2008  
 Date to Mayor MAR 13 2008

\*Amendment(s):

City Clerk File No. Ord. 08-018

Agenda No. 3.B 1st Reading

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



## ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 08-018

**TITLE: ORDINANCE AUTHORIZING THE CONVEYANCE OF BLOCK 7045, LOT B.1, MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 100 HOBOKEN AVENUE, TO JERSEY CITY REDEVELOPMENT AGENCY**

**COUNCIL** offered and moved adoption of the following Ordinance:

**WHEREAS**, the City of Jersey City is the owner of certain property located within Block 7045, Lot B.1, more commonly known by the street address of 100 Hoboken Avenue [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 desires to acquire the Property from the City of Jersey City in order to implement the Hoboken Avenue Redevelopment Plan within which boundaries the Property is located; and

**WHEREAS**, the Jersey City Redevelopment Agency has agreed to pay the City approximately \$6,000,000 (six million dollars) for the Property, based on currently proposed plans; and

**WHEREAS**, this consideration shall be paid on or before June 30, 2008; and

**WHEREAS**, in addition to compensating the City of Jersey City reasonable consideration for the conveyance to the Jersey City Redevelopment Agency, the conveyance will also effectuate the redevelopment of the Property in accordance with the terms of the Hoboken Avenue Redevelopment Plan and its return to the real estate tax rolls of the City of Jersey City; and

**WHEREAS**, the Jersey City Redevelopment Agency is authorized to acquire the Property from the City of Jersey City, pursuant to N.J.S.A. 40A:12A-8 and 22; and

**WHEREAS**, the City of Jersey City is authorized to transfer Property to the Jersey City Redevelopment Agency with or without consideration pursuant to N.J.S.A. 40A:12A-39(a) and N.J.S.A. 50A:12-13(b)(1).

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

1. The conveyance to the Jersey City Redevelopment Agency of certain lands and buildings designated on Jersey City's Official Tax Assessment Map as Block 7045, Lot B.1, consisting of approximately 1.76 acres, and more commonly known by the street address of 100 Hoboken Avenue, for the purpose of implementing the purposes of the Hoboken Avenue Redevelopment Plan, based upon currently proposed plans for approximately \$6,000,000 (six million dollars), is hereby approved.

2. The Mayor or Business Administrator is directed to execute a Cooperation Agreement(s) with the Jersey City Redevelopment Agency, and any other documents, including a deed(s), that are deemed legally necessary or appropriate by the Corporation Counsel to effectuate the transfer of the Property to the Jersey City Redevelopment Agency on or before June 30, 2008, in accordance with the above terms.
3. The Cooperation Agreement shall be in substantially the form attached, subject to such modification as the Corporation Counsel deems appropriate or necessary.
  - 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  
2/15/08

APPROVED AS TO LEGAL FORM

  
\_\_\_\_\_  
Corporation Counsel

APPROVED: \_\_\_\_\_

APPROVED:   
\_\_\_\_\_  
Business Administrator

Certification Required

Not Required

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

Ord. 08-018

ORDINANCE NO. \_\_\_\_\_

TITLE: 3.B.FEB 27 2008 4.B. MAR 12 2008

Ordinance authorizing the conveyance of Block 7045, Lot B.1, more commonly known by the street address of 100 Hoboken Avenue, to Jersey City Redevelopment Agency.



RECORD OF COUNCIL VOTE ON INTRODUCTION											
FEB 27 2008 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
SPINELLO	✓			FULOP	✓			FLOOD	✓		
LIPSKI	✓			RICHARDSON	✓			VEGA, PRES.	✓		

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

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
MAR 12 2008 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
SPINELLO	✓			FULOP	✓			FLOOD	✓		
LIPSKI	✓			RICHARDSON	✓			VEGA, PRES.	✓		

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

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
SPINELLO				FULOP				FLOOD			
LIPSKI				RICHARDSON				VEGA, PRES.			

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

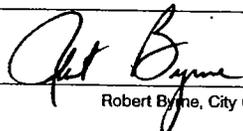
RECORD OF FINAL COUNCIL VOTE											
MAR 12 2008 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
SPINELLO	✓			FULOP	✓			FLOOD	✓		
LIPSKI	✓			RICHARDSON	✓			VEGA, PRES.	✓		

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

Adopted on first reading of the Council of Jersey City, N.J. on FEB 27 2008

Adopted on second and final reading after hearing on MAR 12 2008

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on MAR 12 2008

  
 Robert Byrne, City Clerk

APPROVED:   
 Mariano Vega, Jr., Council President  
 Date: MAR 12 2008

APPROVED:   
 Jeremiah T. Healy, Mayor  
 Date: MAR 19 2008  
 Date to Mayor MAR 13 2008

\*Amendment(s):

City Clerk File No. Ord. 08-019

Agenda No. 3.C 1st Reading

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



## ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 08-019

**TITLE: ORDINANCE AUTHORIZING THE REACQUISITION OF 111 ARLINGTON AVENUE FROM COMMUNITY EMPOWERMENT ORGANIZATION, INC. TO THE CITY OF JERSEY CITY**

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

**WHEREAS**, the City of Jersey City was the owner of certain property known as Block 2013, Lot 23.b, on the City's tax map, more commonly known by the street address of 111 Arlington Avenue; and

**WHEREAS**, Community Empowerment Organization, Inc. [CEO], a nonprofit corporation organized for the purpose of constructing or rehabilitating property for occupancy by families or persons of low or moderate income; and

**WHEREAS**, CEO proposed to construct a two (2) family house for a total of two (2) units of housing, pursuant to the Fair Housing Act, N.J.S.A. 52:27D-301, et seq.; and

**WHEREAS**, by the adoption of Ordinance 03-159 the City of Jersey City authorized the conveyance of 111 Arlington Avenue to CEO and by deed dated November 30, 2005, conveyed title to CEO; and

**WHEREAS**, a lot clean-up lien of approximately \$1,270 (one thousand two hundred seventy dollars) and outstanding taxes for approximately \$3,740 (three thousand seven hundred forty dollars), totaling approximately \$5,010 (five thousand ten dollars) have accrued on the property during CEO's ownership; and

**WHEREAS**, it has been determined that the property is no longer feasible to develop as affordable housing as proposed by CEO, therefore, it is recommended that the City accept a transfer of the property back from CEO and cancel the outstanding taxes and lot clean-up lien; and

**WHEREAS**, CEO now proposes to reconvey title to the City of Jersey City.

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

1. The Mayor or Business Administrator is hereby authorized to accept delivery of a Deed and any other documents appropriate or necessary to effectuate the acquisition of Block 2013, Lot 23B, more commonly known by the street address of 111 Arlington Avenue from the Community Empowerment Organization, Inc.

2. In addition, the Tax Collector is authorized to cancel and refund the Third Party Lien holder for the above mentioned lien.
3. All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.
4. 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.
5. This Ordinance shall take effect at the time and in the manner as provided by law.
6. 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  
2/27/08

APPROVED AS TO LEGAL FORM

APPROVED: \_\_\_\_\_

\_\_\_\_\_  
Corporation Counsel

APPROVED: \_\_\_\_\_

\_\_\_\_\_  
Business Administrator

Certification Required

Not Required

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

Ord. 08-019

ORDINANCE NO. \_\_\_\_\_

TITLE: 3.C. FEB 27 2008 4.C. MAR 12 2008



Ordinance authorizing the reacquisition of 111 Arlington Avenue from Community Empowerment Organization, Inc. to the City of Jersey City

RECORD OF COUNCIL VOTE ON INTRODUCTION											
FEB 27 2008 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
SPINELLO	✓			FULOP	✓			FLOOD	✓		
LIPSKI	✓			RICHARDSON	✓			VEGA, PRES.	✓		

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

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
MAR 12 2008 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
<i>GAUGHAN / BRENNAN</i>											
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
SPINELLO	✓			FULOP	✓			FLOOD	✓		
LIPSKI	✓			RICHARDSON	✓			VEGA, PRES.	✓		

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

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
SPINELLO				FULOP				FLOOD			
LIPSKI				RICHARDSON				VEGA, PRES.			

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

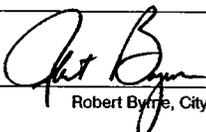
RECORD OF FINAL COUNCIL VOTE											
MAR 12 2008 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
SPINELLO	✓			FULOP	✓			FLOOD	✓		
LIPSKI	✓			RICHARDSON	✓			VEGA, PRES.	✓		

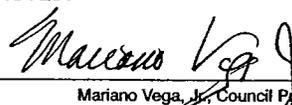
✓ Indicates Vote N.V.-Not Voting (Abstain)

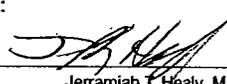
Adopted on first reading of the Council of Jersey City, N.J. on FEB 27 2008

Adopted on second and final reading after hearing on MAR 12 2008

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on MAR 12 2008

  
 Robert Byrne, City Clerk

APPROVED: \_\_\_\_\_  
  
 Mariano Vega, Jr., Council President  
 Date: MAR 12 2008

APPROVED: \_\_\_\_\_  
  
 Jerramiah T. Healy, Mayor  
 Date: MAR 19 2008  
 Date to Mayor: MAR 13 2008

\*Amendment(s): \_\_\_\_\_

City Clerk File No. Ord. 08-020  
Agenda No. 3.D 1st Reading  
Agenda No. 4.D. 2nd Reading & Final Passage



## ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 08-020

**TITLE: ORDINANCE AUTHORIZING THE ACQUISITION OF BLOCK 1994, LOT 8.99, FORMERLY KNOWN AS BLOCK 1994, LOTS 8 & 9, MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 14 - 16 ORIENT AVENUE FROM MARTIN LUTHER KING DRIVE URBAN RENEWAL JOINT VENTURE PARTNERSHIP**

**COUNCIL** offered and moved adoption of the following Ordinance:

**WHEREAS**, Martin Luther King Drive Urban Renewal Joint Venture Partnership is the owner of certain land designated as Block 1994, Lot 8.99, formerly known as Block 1994, Lots 8 and 9, on the City of Jersey City's Official Tax Assessment Map and more commonly known by the street address of 14 - 16 Orient Avenue [the Property]; and

**WHEREAS**, Martin Luther King Drive Urban Renewal Joint Venture Partnership desires to reconvey the property to the City of Jersey City; and

**WHEREAS**, the City of Jersey City desires to acquire the Property from the Martin Luther King Drive Urban Renewal Joint Venture Partnership; and

**WHEREAS**, the City of Jersey City is authorized to acquire real property pursuant to N.J.S.A. 40A:12-5(i).

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

1. The acquisition of Block 1994, Lot 8.99, formerly known as Block 1994, Lots 8 & 9 on the City of Jersey City's Official Tax Assessment Map, more commonly known by the street address of 14 - 16 Orient Avenue from the Martin Luther King Drive Urban Renewal Joint Venture Partnership is hereby approved; and
2. The Business Administrator is authorized to execute a contract for sale, accept delivery of a deed and to execute any other documents approved by the Corporation Counsel, and determined to be appropriate or necessary to effectuate the purposes of the within ordinance.
3. All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

2008027

2008027

4. 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.
5. This Ordinance shall take effect at the time and in the manner as provided by law but in no event prior to the adoption of the Ordinance approving the Morris Canal Redevelopment Plan.
6. 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  
2/14/08

APPROVED AS TO LEGAL FORM

\_\_\_\_\_  
Corporation Counsel

APPROVED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

*B. O'Keilly*  
Business Administrator

Certification Required

Not Required

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

Ord. 08-020

ORDINANCE NO. \_\_\_\_\_

**3.D. FEB 27 2008**

**4.D. MAR 12 2008**

TITLE: \_\_\_\_\_

Ordinance authorizing the acquisition of Block 1994, Lot 8.99, formerly known as Block 1994, Lots 8 & 9 more commonly known by the street address of 14 - 16 Orient Avenue from Martin Luther King Drive Urban Renewal Joint Venture Partnership.



RECORD OF COUNCIL VOTE ON INTRODUCTION								FEB 27 2008 9-0			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
SPINELLO	✓			FULOP	✓			FLOOD	✓		
LIPSKI	✓			RICHARDSON	✓			VEGA, PRES.	✓		

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

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING								MAR 12 2008 9-0			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
SPINELLO	✓			FULOP	✓			FLOOD	✓		
LIPSKI	✓			RICHARDSON	✓			VEGA, PRES.	✓		

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

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
SPINELLO				FULOP				FLOOD			
LIPSKI				RICHARDSON				VEGA, PRES.			

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

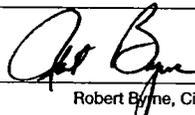
RECORD OF FINAL COUNCIL VOTE											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
SPINELLO	✓			FULOP	✓			FLOOD	✓		
LIPSKI	✓			RICHARDSON	✓			VEGA, PRES.	✓		

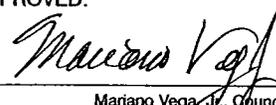
✓ Indicates Vote N.V.-Not Voting (Abstain)

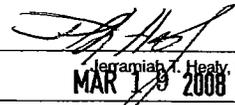
Adopted on first reading of the Council of Jersey City, N.J. on FEB 27 2008

Adopted on second and final reading after hearing on MAR 12 2008

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on **MAR 12 2008**

  
 Robert Byrne, City Clerk

APPROVED: \_\_\_\_\_  
  
 Mariano Vega, Jr., Council President  
 Date: **MAR 12 2008**

APPROVED: \_\_\_\_\_  
  
 Jeremiah T. Healy, Mayor  
 Date: **MAR 13 2008**  
 Date to Mayor **MAR 13 2008**

\*Amendment(s): \_\_\_\_\_

City Clerk File No. Ord/ 08-021

Agenda No. 3.E 1st Reading

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



# ORDINANCE OF JERSEY CITY, N.J.

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

## CITY ORDINANCE 08-021

**TITLE: AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE XI (SCHEDULES) SCHEDULE 25 (PARKING FOR THE DISABLED) OF THE JERSEY CITY CODE DESIGNATING A RESERVED PARKING SPACE AT 411-413 CATOR AVENUE; 103 FERRY STREET; 179 MYRTLE AVENUE; 133 VROOM STREET; 862 WEST SIDE AVENUE AND 56 WOODLAWN AVENUE AND REPEAL THE RESERVED PARKING SPACE AT 203 ACADEMY STREET AND 49 LOGAN AVENUE**

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.

Golois Freeman  
Selim G. Selim  
Queenie Williams  
Gloria Cotto  
Mariam Ghobrial  
Thomas Jones, Jr.  
Robert Jackson

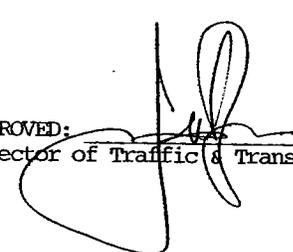
411-413 Cator Avenue  
103 Ferry Street [49 Logan Avenue]  
179 Myrtle Avenue  
133 Vroom Street [203 Academy]  
862 West Side Avenue  
105 Wilkinson Avenue  
56 Woodlawn Avenue

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.

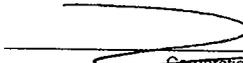
NOTE: New material to be inserted is underscored, the material to be repealed is in [brackets].

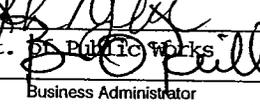
2008023

JDS:pcl  
(02/06/08)

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)Schedule 25(Parking for the Disabled) of the Jersey City Code designating a reserved parking space at 411-413 Cator Avenue; 103 Ferry Street; 179 Myrtle Avenue; 133 Vroom Street; 862 West Side Avenue; 105 Wilkinson Avenue and 56 Woodlawn Avenue and repeal the reserved parking space at 203 Academy Street and 49 Logan Avenue

**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 and or delete a reserved parking space at various locations throughout the City

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

To provide a reserved parking space for those individuals who are disabled to the degree his/her mobility is severely limited.

**5. Anticipated benefits to the community:**

Allow those individuals approved by The Municipal Council Committee for Reserved Parking to have a reserved parking space at or near their residence, therefore, improving the quality of their life.

**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

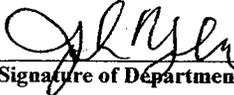
**9. Person responsible for coordinating proposed program, project, etc.:**

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

**10. Additional comments:**

Ordinance proposed at the request of The Municipal Council Committee for Disabled Parking

**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

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

Ord. 08-021

ORDINANCE NO. \_\_\_\_\_

**3.E. FEB 27 2008      4.E. MAR 12 2008**

TITLE:

An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article XI (Schedules) Schedule 25 (Parking for the Disabled) of the Jersey City Code designating a reserved parking space at 411-413 Cator Avenue; 103 Ferry Street; 179 Myrtle Avenue; 133 Vroom Street; 862 West Side Avenue and 56 Woodlawn Avenue and repeal the reserved parking space at 203 Academy Street and 49 Logan Avenue



RECORD OF COUNCIL VOTE ON INTRODUCTION											
FEB 27 2008 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
SPINELLO	✓			FULOP	✓			FLOOD	✓		
LIPSKI	✓			RICHARDSON	✓			VEGA, PRES.	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
MAR 12 2008 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
SPINELLO	✓			FULOP	✓			FLOOD	✓		
LIPSKI	✓			RICHARDSON	✓			VEGA, PRES.	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
SPINELLO				FULOP				FLOOD			
LIPSKI				RICHARDSON				VEGA, PRES.			

✓ Indicates Vote

N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE											
MAR 12 2008 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
SPINELLO	✓			FULOP	✓			FLOOD	✓		
LIPSKI	✓			RICHARDSON	✓			VEGA, PRES.	✓		

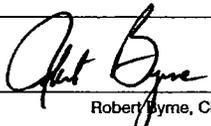
✓ Indicates Vote

N.V.-Not Voting (Abstain)

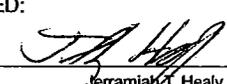
Adopted on first reading of the Council of Jersey City, N.J. on FEB 27 2008

Adopted on second and final reading after hearing on MAR 12 2008

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on **MAR 12 2008**

  
 Robert Byrne, City Clerk

APPROVED: \_\_\_\_\_  
  
 Mariano Vega, Jr., Council President  
 Date: MAR 12 2008

APPROVED: \_\_\_\_\_  
  
 Jeremiah J. Healy, Mayor  
 Date: MAR 19 2008  
 Date to Mayor MAR 13 2008

\*Amendment(s):

City Clerk File No. Ord. 08-022

Agenda No. 3.F 1st Reading

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



# ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 08-022  
STATE FISCAL YEAR 2008

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

**WHEREAS**, the Local Government Cap Law, N.J.S.A. 40A:4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

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

**WHEREAS**, the Municipal Council of the City of Jersey City in the County of Hudson finds it advisable and necessary to increase its SFY 2008 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

**WHEREAS**, the Municipal Council hereby determines that a 1% increase in the budget for said year, amounting to \$3,359,393.49 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

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

**NOW THEREFORE BE IT ORDAINED**, by the Municipal Council of the City of Jersey City, in the County of Hudson, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the SFY 2008 budget year, the final appropriations of the City of Jersey City shall, in accordance with this ordinance and N.J.S.A. 40A:4-45.14, be increased by 3.5%, amounting to \$11,757,877.22 and that the SFY 2008 municipal budget for the City of Jersey City be approved and adopted in accordance with this ordinance; and,

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

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

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

APPROVED AS TO LEGAL FORM

APPROVED: Kathleen D. Deery

\_\_\_\_\_  
Corporation Counsel

APPROVED: \_\_\_\_\_

Business Administrator

Certification Required

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

Ord. 08-022

ORDINANCE NO. 3.F. FEB 27 2008 4.F.

TITLE:

State Fiscal Year 2008 Ordinance to exceed the Municipal Budget appropriation limits and to establish cap bank (N.J.S.A.40A:4-45.14)



RECORD OF COUNCIL VOTE ON INTRODUCTION											
FEB 27 2008 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
SPINELLO	✓			FULOP	✓			FLOOD	✓		
LIPSKI	✓			RICHARDSON	✓			VEGA, PRES.	✓		

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

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
SPINELLO				FULOP				FLOOD			
LIPSKI				RICHARDSON				VEGA, PRES.			

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

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
SPINELLO				FULOP				FLOOD			
LIPSKI				RICHARDSON				VEGA, PRES.			

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

RECORD OF FINAL COUNCIL VOTE											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
SPINELLO				FULOP				FLOOD			
LIPSKI				RICHARDSON				VEGA, PRES.			

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

Adopted on first reading of the Council of Jersey City, N.J. on FEB 27 2008

Adopted on second and final reading after hearing on \_\_\_\_\_

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

APPROVED:

\_\_\_\_\_  
Robert Byrne, City Clerk

\_\_\_\_\_  
Mariano Vega, Jr., Council President  
Date: \_\_\_\_\_

\*Amendment(s):

APPROVED:

\_\_\_\_\_  
Jerramiah T. Healy, Mayor  
Date \_\_\_\_\_

Date to Mayor \_\_\_\_\_

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

Ord. 08-022

ORDINANCE NO. \_\_\_\_\_

TITLE: 3.F. FEB 27 2008 4.F. MAR 1 2 2008

State Fiscal Year 2008 Ordinance to exceed the Municipal Budget appropriation limits and to establish cap bank (N.J.S.A.40A:4-45.14)



RECORD OF COUNCIL VOTE ON INTRODUCTION								FEB 27 2008 9-0			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
SPINELLO	✓			FULOP	✓			FLOOD	✓		
LIPSKI	✓			RICHARDSON	✓			VEGA, PRES.	✓		

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

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING								MAR 1 2 2008 9-0			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
SPINELLO	✓			FULOP	✓			FLOOD	✓		
LIPSKI	✓			RICHARDSON	✓			VEGA, PRES.	✓		

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

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
SPINELLO				FULOP				FLOOD			
LIPSKI				RICHARDSON				VEGA, PRES.			

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

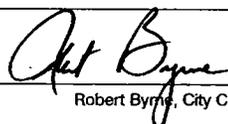
RECORD OF FINAL COUNCIL VOTE								MAR 1 2 2008 9-0			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
SPINELLO	✓			FULOP	✓			FLOOD	✓		
LIPSKI	✓			RICHARDSON	✓			VEGA, PRES.	✓		

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

Adopted on first reading of the Council of Jersey City, N.J. on FEB 27 2008

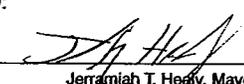
Adopted on second and final reading after hearing on MAR 1 2 2008

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on MAR 1 2 2008

  
 Robert Byrne, City Clerk

APPROVED:  
  
 Mariano Vega, Jr., Council President

Date: MAR 1 2 2008

APPROVED:  
  
 Jerramiah T. Healy, Mayor

Date MARCH 13, 2008

Date to Mayor MAR 1 3 2008

\*Amendment(s):

City Clerk File No. Ord. 08-023  
Agenda No. 3.6 1st Reading  
Agenda No. 4.G. 2nd Reading & Final Passage



## ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 08-023

**TITLE:**

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO ARTICLE III (PROCEDURES) OF THE LAND DEVELOPMENT ORDINANCE**

**WHEREAS**, the Municipal Council, pursuant to N.J.S.A. 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**, there is a need to exempt certain minor work within designated Redevelopment Plan areas from application to the Planning Board, and

**WHEREAS**, the Municipal Council, pursuant to N.J.S.A. 40:55D-64, sought and received the recommendations of the Jersey City Planning Board on April 3, 2007 relative to these issues; and

**WHEREAS**, the Municipal Council did adopt Ordinance No. 07-063 on April 25, 2007, which ordinance stated that the specific minor work exemptions recommended by the Planning Board were listed in an attached document that was, in fact, not attached; and

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

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

**345-16 WHEN SITE PLAN APPROVAL REQUIRED**

**A. Threshold for Major Site Plan Review**

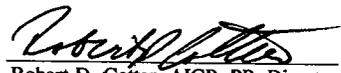
The following categories of site plans for new construction, rehabilitation and additions, pursuant to N.J.S.A. 40:55D-37a, fall within the major site plan review threshold and must receive Board approval prior to issuance of either a building permit or Certificate of Occupancy:

1. Creation of ten (10) or more dwelling units, regardless of number of structures and/or phases, and whether developed by one entity or several.
2. Projects on parcels of ten thousand (10,000) or more square feet
3. Projects whose total gross floor area is ten thousand (10,000) or more square feet.
4. Additions increasing gross floor area by 2,500 square feet or fifty percent (50%), whichever is less.
5. Additions increasing coverage, by all structures on a project parcel, by 2,500 square feet or fifty percent (50%), whichever is less.
6. Additions increasing gross floor area of all structures on a project parcel by fifty percent (50%) or 2,500 square feet, whichever is less.
7. Off-street parking facilities, except for one or two family structures meeting minimum parking requirements and meeting the minimum stall size requirements.

- 8. Changes in use requiring alteration of existing parking and/or loading facilities.
- 9. Changes in the volume and/or configuration of existing parking and/or loading facilities.
- 10. All new construction, rehabilitation, alteration, or change in use of any property located within a duly adopted redevelopment area, regardless of above *except for the following*:
  - a. *Normal maintenance*
  - b. *Health and safety upgrades*
  - c. *Interior renovations*
  - d. *Deck or balcony construction that otherwise complies with residential bulk standards of the applicable plan*
  - e. *Installation of accessory structures that otherwise complies with requirements of the applicable plan*
- 11. Wireless telecommunication towers.

**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 AMENDMENTS TO ARTICLE III (PROCEDURES) OF THE LAND  
DEVELOPMENT 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:**

The Ordinance amends the Threshold for Major Site Plan Review of the Land Development Ordinance with respect to designated Redevelopment Plan areas.

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

Amendments are needed to exempt certain minor work within designated Redevelopment Plan areas from application to the Planning Board and said amendments were thought to have been adopted on April 25, 2007, but the separate document containing the amendments were inadvertently not attached.

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

Corrective action will ensure that the already recommended and thought to be adopted amendments can be lawfully implemented.

**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

20 FEB 2008  
\_\_\_\_\_  
Date

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

2/20/08  
\_\_\_\_\_  
Date

## **SUMMARY STATEMENT**

### **ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO ARTICLE III (PROCEDURES) OF THE LAND DEVELOPMENT ORDINANCE**

Amends the Threshold for Major Site Plan Review to exempt certain minor work within designated  
Redevelopment Plan areas from application to the Planning Board.

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

Ord. 08-023

ORDINANCE NO. \_\_\_\_\_

TITLE: 3.G. FEB 27 2008 4.G. MAR 12 2008



Ordinance of the Municipal Council of the City of Jersey City adopting amendments to Article III (Procedures) of the Land Development Ordinance.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
FEB 27 2008 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
SPINELLO	✓			FULOP	✓			FLOOD	✓		
LIPSKI	✓			RICHARDSON	✓			VEGA, PRES.	✓		

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

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
MAR 12 2008 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
SPINELLO	✓			FULOP	✓			FLOOD	✓		
LIPSKI	✓			RICHARDSON	✓			VEGA, PRES.	✓		

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

*YVONNE BAUCER*

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
SPINELLO				FULOP				FLOOD			
LIPSKI				RICHARDSON				VEGA, PRES.			

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

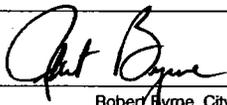
RECORD OF FINAL COUNCIL VOTE											
MAR 12 2008 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
SPINELLO	✓			FULOP	✓			FLOOD	✓		
LIPSKI	✓			RICHARDSON	✓			VEGA, PRES.	✓		

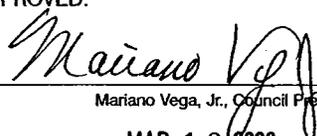
✓ Indicates Vote N.V.-Not Voting (Abstain)

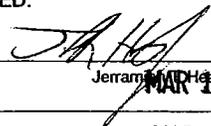
Adopted on first reading of the Council of Jersey City, N.J. on FEB 27 2008

Adopted on second and final reading after hearing on MAR 12 2008

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on MAR 12 2008

  
 Robert Byrne, City Clerk

APPROVED:   
 Mariano Vega, Jr., Council President  
 Date: MAR 12 2008

APPROVED:   
 Jerram Healy, Mayor  
 Date: MAR 13 2008  
 Date to Mayor: MAR 13 2008

\*Amendment(s): \_\_\_\_\_

City Clerk File No. Ord. 08-024

Agenda No. 3.H 1st Reading

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



## ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 08-024

**TITLE:**

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO ARTICLE I (DEFINITIONS) AND ARTICLE V – NC NEIGHBORHOOD COMMERCIAL DISTRICT OF THE LAND DEVELOPMENT ORDINANCE**

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

**WHEREAS**, there is a need to allow new hotels to meet the market demand for efficiency units with kitchenettes and to allow greater flexibility with respect to ground floor use requirements at properties in the Newark Avenue NC zone not fronting on Newark Avenue; and

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

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

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

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

**Article I – Section 345-6 Definitions**

**HOTEL** – A building designed for occupancy as the more or less temporary place of abode for individuals who are lodged with or without meals, in which there are ten (10) or more guest rooms or suites and in which there are ~~no~~ *may be* kitchens in any individual room or suite.

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

**A. Purpose.**

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

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

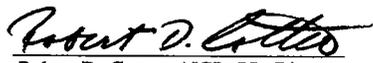
**B. Permitted principal uses are as follows:**

1. Retail sales of goods and services.
2. Offices.
3. Financial institutions without drive- thru facilities.

- 4. Restaurants, category one and two.
- 5. Theaters and museums.
- 6. Governmental uses.
- 7. Parking garages, provided that the ground floor parking level shall be located behind a ground floor commercial façade not less than twenty (20) feet deep to the extent feasible after allowing for required vehicular access drive(s) and building entrances, *provided, however, that ground floor commercial use shall not be required on lots in the NC zone with no frontage on Newark Avenue and with frontage along Sixth Street between Brunswick and Division Streets, or Seventh Street between Brunswick Street and Newark Avenue, or Division Street between Sixth and Eighth Streets.*
- 8. Parks and playgrounds.
- 9. Residential apartments above ground floor, *provided, however, that ground floor residential use shall be permitted on lots in the NC zone having no frontage on Newark Avenue and fronting on Sixth Street between Brunswick and Division Streets, or Seventh Street between Brunswick Street and Newark Avenue, or Division Street between Sixth and Eighth Streets.*
- 10. Educational facilities, public and private, above ground floor.
- 11. Bars.
- 12. Child Day Care Centers
- 13. Any combination of the above.

**BE IT FURTHER ORDAINED THAT:**

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

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

APPROVED AS TO LEGAL FORM

APPROVED:   
 \_\_\_\_\_

\_\_\_\_\_  
Corporation Counsel

APPROVED: \_\_\_\_\_  
Business Administrator

Certification Required   
 Not Required

**ORDINANCE FACT SHEET**

**1. Full Title of Ordinance:**

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY  
ADOPTING AMENDMENTS TO ARTICLE I (DEFINITIONS) AND ARTICLE V – NC  
NEIGHBORHOOD COMMERCIAL DISTRICT OF THE LAND DEVELOPMENT  
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:**

Amends the definition of Hotel and also amends use standards in the NC zoning district applicable to a limited area of the district around Division St off Newark Avenue that would make ground floor commercial use optional and ground floor residential use permissible.

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

Amendments are needed to allow the provision of efficiency units with kitchenettes in new hotels and to allow greater flexibility with respect to ground floor use requirements at properties in the Newark Avenue NC zone not fronting on Newark Avenue.

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

Greater flexibility within the Land Development Ordinance with respect to the affected uses will facilitate more timely and compatible development.

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

None

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

Upon approval

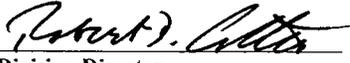
**8. Anticipated Completion Date: N/A**

**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

20 FEB 2008  
\_\_\_\_\_  
Date

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

2/20/08  
\_\_\_\_\_  
Date

## **SUMMARY STATEMENT**

### **ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO ARTICLE I (DEFINITIONS) AND ARTICLE V – NC NEIGHBORHOOD COMMERCIAL DISTRICT OF THE LAND DEVELOPMENT ORDINANCE**

Amends the definition of Hotel and also amends use standards in the NC zoning district applicable to a limited area of the district around Division St off Newark Avenue that would make ground floor commercial use optional and ground floor residential use permissible.

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

Ord.08-024

ORDINANCE NO. \_\_\_\_\_

**3.H. FEB 27 2008      4.H. MAR 12 2008**

TITLE: \_\_\_\_\_

Ordinance of the Municipal Council of the City of Jersey City adopting amendments to Article I (Definitions) and Article V- NC Neighborhood Commercial District of the Land Development Ordinance.



RECORD OF COUNCIL VOTE ON INTRODUCTION											
FEB 27 2008 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
SPINELLO	✓			FULOP	✓			FLOOD	✓		
LIPSKI	✓			RICHARDSON	✓			VEGA, PRES.	✓		

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

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
MAR 12 2008 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
SPINELLO	✓			FULOP	✓			FLOOD	✓		
LIPSKI	✓			RICHARDSON	✓			VEGA, PRES.	✓		

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

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
SPINELLO				FULOP				FLOOD			
LIPSKI				RICHARDSON				VEGA, PRES.			

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

RECORD OF FINAL COUNCIL VOTE											
MAR 12 2008 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
SPINELLO	✓			FULOP	✓			FLOOD	✓		
LIPSKI	✓			RICHARDSON	✓			VEGA, PRES.	✓		

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

Adopted on first reading of the Council of Jersey City, N.J. on FEB 27 2008

Adopted on second and final reading after hearing on MAR 12 2008

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on **MAR 12 2008**

\_\_\_\_\_  
  
 Robert Byrne, City Clerk

APPROVED:  
  
 Mariano Vega, Jr., Council President  
 Date: MAR 12 2008

APPROVED:  
  
 Jerfemiah T. Healy, Mayor  
 Date: MAR 19 2008  
 Date to Mayor MAR 13 2008

\*Amendment(s): \_\_\_\_\_

City Clerk File No. Ord. 08-025

Agenda No. 3.I 1st Reading

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



# ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 08-025

**TITLE:** **ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING THE BAYFRONT I REDEVELOPMENT PLAN**

**WHEREAS**, the Municipal Council of the City of Jersey City, authorized the Jersey City Planning Board to conduct a preliminary investigation and hold a public hearing to determine if the area known as the Bayfront I Study Area meets the statutory criteria necessary to be declared an area in need of redevelopment, pursuant to NJSA 40A:12A-1 et seq.; and

**WHEREAS**, the Planning Board, at its meeting of February 20, 2008 recommended that the Municipal Council designate the Bayfront I Study Area as "an area in need of redevelopment"; and

**WHEREAS**, the Municipal Council, upon the recommendation of the Jersey City Planning Board has determined that the Bayfront I Study Area is "an area in need of redevelopment"; and

**WHEREAS**, the Planning Board, at its meeting of February 20, 2008 recommended to the Municipal Council the Bayfront I Study Area Redevelopment Plan, as the guide to future redevelopment of the Study Area; and

**WHEREAS**, the Bayfront I Study Area Redevelopment Plan provides for redevelopment that maximizes the health, safety, and welfare of the community; and

**WHEREAS**, a copy of the Bayfront I Redevelopment Plan is attached hereto 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, and the Division of City Planning, 30 Montgomery Street, Suite 1400, Street, Jersey City, NJ;

**NOW, THEREFORE, BE IT ORDAINED** by the Municipal Council of the City of Jersey City that the Bayfront I 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, PP, AICP  
Planning Director

APPROVED AS TO LEGAL FORM

APPROVED: Carl Gagliardi

APPROVED: \_\_\_\_\_

\_\_\_\_\_  
Corporation Counsel

\_\_\_\_\_  
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 THE BAYFRONT 1 REDEVELOPMENT PLAN**

**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 Resolution:**

This ordinance adopts a redevelopment plan for the Bayfront 1 Study Area that permits the development of a mixed use neighborhood with a specific street grid pattern. The redevelopment plan implements key principals of New Urbanism and result in the development of traditional city building and neighborhood blocks.

**4. Reasons for the Proposed Zoning.:**

To establish a blue-print for future development buy maintaining a traditional "city Block" form. This plan achieves this by implementing the goals and principals of new urbanism and setting a model for future developments along the western border of Jersey City.

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

The standards and requirement set forth in this plan promote the growth of a vibrant, mixed-use transit oriented neighborhood. The plan provides for many public amenities, a street network and open spaces that will benefit the new plan area and the established community surrounding the area.

This comprehensive approach to the redevelopment of the Hackensack Waterfront will benefit the City and the region as a whole, encourage environmental clean-up and provide for new affordable housing options for the City..

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

\$0.00.

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

Upon adoption.

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

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

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

**10. Additional Comments:**

I Certify that all the Facts Presented Herein are Accurate.

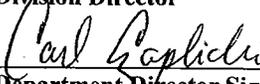
  
\_\_\_\_\_

Division Director

21 FEB 2008

\_\_\_\_\_

Date

  
\_\_\_\_\_

Department Director Signature

2/21/08

\_\_\_\_\_

Date

## Summary

### **ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING THE BAYFRONT 1 REDEVELOPMENT PLAN**

This ordinance adopts a redevelopment plan for the Bayfront 1 Study Area that permits the development of a mixed use neighborhood with a specific street grid pattern.

The Bayfront 1 Study Area is located on the western side of Route 440. It is within a boundary line formed by the centerline of Kellogg Street on the south, the bulkhead line of the Hackensack River on the west, the northern property line of Block 1290.1, Lots 2D, 2E and 1E on the north, and on the east by the centerline of Route 440, excluding the block and lot containing the diner.

The specific Blocks and Lots involved area as follows:

Block	Lot
1290.1	20
1290.A	1.E
1290.A	2.A
1290.A	2.D
1290.A	9.H9.L
1290.A	A.1
1290.A	A.2
1290.A	10.E
1290.A	10.H
1290.A	11.H
1290.A	11.W

Block	Lot
1290.A	11.Y
1290.A	14.D
1290.A	14.H
1290.A	14.J
1290.A	17
1290.A	18
1290.A	19
1290.A	19, T01
1290.A	16A.99

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

Ord. 08-025

ORDINANCE NO. \_\_\_\_\_

TITLE: 3.I. FEB 27 2008 4.I. MAR 12 2008

Ordinance of the Municipal Council of the City of Jersey  
City adopting the Bayfront I Redevelopment Plan.



RECORD OF COUNCIL VOTE ON INTRODUCTION											
FEB 27 2008 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
SPINELLO	✓			FULOP	✓			FLOOD	✓		
LIPSKI	✓			RICHARDSON	✓			VEGA, PRES.	✓		

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

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
MAR 12 2008 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
SPINELLO	✓			FULOP	✓			FLOOD	✓		
LIPSKI	✓			RICHARDSON	✓			VEGA, PRES.	✓		

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

*CATHERINE GRIMM*

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
SPINELLO				FULOP				FLOOD			
LIPSKI				RICHARDSON				VEGA, PRES.			

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

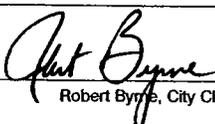
RECORD OF FINAL COUNCIL VOTE											
MAR 12 2008 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
SPINELLO	✓			FULOP	✓			FLOOD	✓		
LIPSKI	✓			RICHARDSON	✓			VEGA, PRES.	✓		

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

Adopted on first reading of the Council of Jersey City, N.J. on FEB 27 2008

Adopted on second and final reading after hearing on MAR 12 2008

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on MAR 12 2008

  
 Robert Byrne, City Clerk

APPROVED:   
 Mariano Vega, Jr., Council President  
 Date: MAR 12 2008

APPROVED:   
 Jeremiah E. Healy, Mayor  
 Date: MAR 13 2008  
 Date to Mayor MAR 13 2008

\*Amendment(s): \_\_\_\_\_

City Clerk File No. Ord. 08-028

Agenda No. 3.1 1st Reading

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



## ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 08-028

**TITLE: ORDINANCE AUTHORIZING THE CONVEYANCE OF CERTAIN UNIMPROVED CITY OWNED PROPERTY TO ENABLE THE STATE OF NEW JERSEY TO CONSTRUCT IMPROVEMENTS TO ROUTE 1& 9-ST. PAUL'S AVENUE BRIDGE**

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

**WHEREAS**, the City of Jersey City is the owner of certain unimproved property to the east and west of Route 1&9 known as Block 601, Lots A & B, Duffield Avenue; Block 642.B, Lot A, Dey Street; Block 640, Lot A, Covert Street; Block 690, Lot 6R, Larch Avenue; a portion of Lafayette Place; Block 603, Lot 1C, Howell Street; Block 961.1, Lot 1, Utica Street; Block 640, Lot 108, 10 Couvert Street, all of which is depicted on the map attached hereto as Exhibit A; and

**WHEREAS**, the City of Jersey City has no municipal public need for the property; and

**WHEREAS**, the State of New Jersey desires to acquire all of the property in fee title, except a portion of Fayette Place; Block 603, Lot 1C, Howell Street; and Block 961.1, Lot 1, Utica Street over which properties the State of New Jersey desires to acquire easements; and

**WHEREAS**, the State of New Jersey desires to acquire the property in order to remediate the property and construct certain improvements to Route 1&9, the St Paul's Avenue Bridge; and

**WHEREAS**, NJSA 40A:12-13(b)(1) of the Local Lands and Buildings Law authorizes the transfer of property to another public body, namely the State of New Jersey, at a private sale, with or without consideration; and

**WHEREAS**, the State of New Jersey had the property appraised by Stanlet Jay Real Estate Appraisers as of October 1, 2007, a copy of the appraisal report is on file in the Office of the City Clerk; and

**WHEREAS**, the State of New Jersey has agreed to undertake the remediation of the property at a cost to it of \$279,684 and to pay the City of Jersey City the net sum of \$552,716 but no less than \$250,000, as consideration; and

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

1. The Mayor, Business Administrator are hereby authorized to execute an agreement, deed and any other documents necessary or appropriate to effectuate the conveyance of (A) Block 601, Lots A & B, Duffield Avenue; Block 642.B, Lot A, Dey Street; Block 640, Lot A, Covert Street; Block 690, Lot 6R, Larch Avenue; in fee simple and (B) easements across a portion of Lafayette Place; Block 603, Lot 1C, Howell Street; Block 961.1, Lot 1, Utica Street; and © Block 640, Lot 108, 10 Couvert Street, in fee simple; all of which property is depicted on the map attached hereto as Exhibit A to the State of New Jersey; and

2. The State of New Jersey has agreed to undertake the remediation of the property at an estimated cost to it of \$279,684 and to pay the City of Jersey City the net sum of \$552,716 but in no event less than \$250,000, as consideration for the takings; and

3. The Agreement of Sale shall be in substantially the form attached, subject to such modifications as the Business Administrator or Corporation Counsel deem appropriate or necessary.

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, but not before the Corporation Counsel certifies that the agreement authorized by separate Resolution has been fully executed.

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 new material is underlined. Words in [brackets] are omitted. For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic*.

JM  
1/21/08

APPROVED AS TO LEGAL FORM

APPROVED: \_\_\_\_\_

\_\_\_\_\_  
Corporation Counsel

APPROVED: \_\_\_\_\_  
Business Administrator

Certification Required   
Not Required

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

Ord. 08-028

ORDINANCE NO. \_\_\_\_\_

TITLE: \_\_\_\_\_

**3.L. FEB 27 2008**

**4.J. MAR 12 2008**



Ordinance authorizing the conveyance of certain unimproved city owned property to enable the State of New Jersey, to construct improvements to Route 1 & 9 -St. Paul's Avenue Bridge.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
FEB 27 2008 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
SPINELLO	✓			FULOP	✓			FLOOD	✓		
LIPSKI	✓			RICHARDSON	✓			VEGA, PRES.	✓		

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

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
MAR 12 2008 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
<b>LIPSKI / GAUGHAN</b>				GAUGHAN	✓			BRENNAN	✓		
SOTTOLANO	✓			FULOP	✓			FLOOD	✓		
SPINELLO	✓			RICHARDSON	✓			VEGA, PRES.	✓		
LIPSKI	✓										

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

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
SPINELLO				FULOP				FLOOD			
LIPSKI				RICHARDSON				VEGA, PRES.			

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

RECORD OF FINAL COUNCIL VOTE											
MAR 12 2008 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
SPINELLO	✓			FULOP	✓			FLOOD	✓		
LIPSKI	✓			RICHARDSON	✓			VEGA, PRES.	✓		

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

Adopted on first reading of the Council of Jersey City, N.J. on FEB 27 2008

Adopted on second and final reading after hearing on MAR 12 2008

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on MAR 12 2008

  
 Robert Byrne, City Clerk

APPROVED: \_\_\_\_\_  
  
 Mariano Vega, Jr., Council President  
 Date: MAR 12 2008

\*Amendment(s): \_\_\_\_\_

APPROVED: \_\_\_\_\_  
  
 Jerramiah T. Healy, Mayor  
 Date: MAR 19 2008  
 Date to Mayor MAR 13 2008