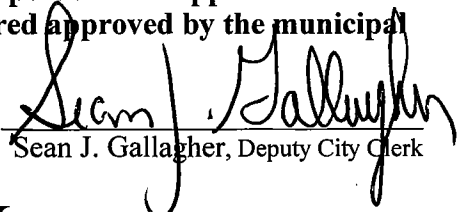


The action taken by the municipal council at the Regular Meeting held on August 4, 2010 at 6:00 p.m. is listed below. The minutes, as recorded in the minute book, are available for perusal and approval. Unless council advises the City Clerk to the contrary, these minutes will be considered approved by the municipal council.


Sean J. Gallagher, Deputy City Clerk

CITY OF JERSEY CITY

280 Grove Street
Jersey City, New Jersey 07302

Robert Byrne, R.M.C., City Clerk
Sean J. Gallagher, R.M.C., Deputy City Clerk
Tolonda Griffin-Ross, Deputy City Clerk



Peter M. Brennan, Council President
Willie L. Flood, Councilperson-at-Large
Mariano Vega Jr., Councilperson-at-Large
Michael J. Sottolano, Councilperson, Ward A
David P. Donnelly, Councilperson, Ward B
Nidia R. Lopez, Councilperson, Ward C
William A. Gaughan, Councilperson, Ward D
Steve Fulop, Councilperson, Ward E
Viola Richardson, Councilperson, Ward F

Minutes of the Regular Meeting of the Municipal Council Wednesday, August 4, 2010 at 6:00 p.m.

Please Note: The next caucus meeting of Council is scheduled for Monday, August 23, 2010 at 10:00 a.m. in the Efrain Rosario Memorial Caucus Room, City Hall.

The next regular meeting of Council is scheduled for Wednesday, August 25, 2010 at 10:00 a.m. in the Anna Cucci Memorial Council Chambers, City Hall. A pre-meeting caucus may be held in the Efrain Rosario Memorial Caucus Room, City Hall.

REGULAR MEETING STARTED: 6:30 p.m.

1. (a) **INVOCATION:**
- (b) **ROLL CALL:** At 6:30 p.m. seven (7) members were present. Councilpersons Flood and Vega: absent.

(c) **SALUTE TO THE FLAG:**

(d) **STATEMENT IN COMPLIANCE WITH SUNSHINE LAW:**

City Clerk Robert Byrne stated on behalf of Peter M. Brennan, Council President. "In accordance with the New Jersey P.L. 1975, Chapter 231 of the Open Public Meetings Act (Sunshine Law), adequate notice of this meeting was provided by mail and/or fax to The Jersey Journal and The Jersey City Reporter. Additionally, the **annual notice** was posted on the bulletin board, first floor of City Hall and filed in the Office of the City Clerk on Wednesday, December 16, 2009, indicating the schedule of Meetings and Caucuses of the Jersey City Municipal Council for the calendar year 2010.

The Agenda of this meeting was disseminated on **Thursday, July 29, 2010 at 4:00 p.m.** to the Municipal Council, Mayor and Business Administrator of Jersey City. It was similarly disseminated to The Jersey Journal, The Jersey City Reporter.

2. **Reception Bid: None**

****CONSENT AGENDA**

All items listed on the meeting calendar with asterisk (or asterisks) are considered routine by the municipal council and will be enacted by one motion (and roll call) without separate discussion of each item. If discussion is desired on any item and permitted by the council, that item will be considered separately.

Consent Agenda adopted by Ordinance J-636 and supplemented by Ordinance C-248.

Please understand that all documents listed in the consent agenda are available for public perusal at this meeting.

*3.

ORDINANCE HEARING

FIRST READING

**CITY CLERK
FILE**

- | | | | |
|--|----|--|-------------|
| Introduced-7-0-
Flood and Vega:
absent | a. | Ordinance of the Municipal Council of the City of Jersey City adopting the Journal Square 2060 Redevelopment Plan. | Ord. 10-103 |
| Introduced-7-0-
Flood and Vega:
absent | b. | Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Morris Canal Redevelopment Plan to permit assisted and independent living uses. | Ord. 10-104 |
| Introduced-6-0-1-
Richardson:
abstained; Flood
and Vega: absent | c. | Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Martin Luther King Drive Redevelopment Plan permitting five stories near light rail transit. | Ord. 10-105 |
| Introduced-7-0-
Flood and Vega:
absent | d. | Ordinance of the City of Jersey City adopting amendments to the land development ordinance dealing with Historic Preservation procedures and applications. | Ord. 10-106 |
| Introduced-7-0-
Flood and Vega:
absent | e. | Ordinance of Municipal Council of the City of Jersey City regarding refuse containers and dumpsters. | Ord. 10-107 |
| Introduced-7-0-
Flood and Vega:
absent | f. | Ordinance of the Municipal Council of the City of Jersey City regarding private storm drain inlets. | Ord. 10-108 |
| Introduced-7-0-
Flood and Vega:
absent | g. | Ordinance amending a 30 year tax exemption with Fred W. Martin Apartments Urban Renewal, L.P., to 1) Correct property description to specifically limit the tax exemption to the residential unit only and 2) Terminate the tax exemption as to the remaining units. | Ord. 10-109 |
| Withdrawn | h. | Ordinance terminating the financial agreement between the City of Jersey City and Martin Luther King Drive Urban Renewal, LLC, approved by Ordinance 03-107. | Ord. 10-110 |
| Introduced-7-0-
Flood and Vega:
absent | i. | An ordinance dedicating that Summit Avenue between Pavonia Avenue and Newark Avenue also be known as Dante Alighieri Way. | Ord. 10-111 |

08/04/10

**Public Hearing on the
Journal Square Special Improvement District
Budget and Assessment Roll**

1. Steven Singer
2. Don Smartt
3. Raju Patel

A motion was made by Councilperson Richardson and seconded by Councilperson Gaughan to close the public hearing on the Journal Square Special Improvement District Budget and Assessment Roll. Approved-7-0- Councilpersons Flood and Vega: absent.

Public Hearing on the
McGinley Square Special Improvement District
Budget and Assessment Roll

NONE

A motion was made by Councilperson Gaughan and seconded by Councilperson Sottolano to close the public hearing on the McGinley Square Special Improvement District Budget and Assessment Roll. Approved-7-0- Councilpersons Flood and Vega: absent.

*4.

ORDINANCE HEARING

SECOND READING

**CITY CLERK
FILE**

Adopted-7-0-
Flood and Vega:
absent

- a. An ordinance authorizing the City of Jersey City to revert to a Calendar Fiscal Year from a State Fiscal Year.

Ord. 10-089
Intro. 07/14/10

Adopted-7-0-
Flood and Vega:
absent

- b. Ordinance authorizing the imposition of environmental deed restrictions on Hamilton Park, Block 283.1, Lot1.

Ord. 10-090
Intro. 07/14/10

Adopted-7-0-
Flood and Vega:
absent

- c. Ordinance abolishing the Ellis Island Commission

Ord. 10-091
Intro. 07/14/10

Adopted-7-0-
Flood and Vega:
absent

- d. Ordinance abolishing the Municipal Port Authority.

Ord. 10-094
Intro. 07/14/10

Adopted-7-0-
Flood and Vega:
absent

- e. A franchise ordinance granting permission to 110 First Street Urban Renewal Associates, LLC to construct a landscaped yard planted entrance area extending approximately 44' within the public right of way for the length of the residential tower on First Street, Lot West A in Block 109.

Ord. 10-096
Intro. 07/14/10

Adopted-7-0-
Flood and Vega:
absent

- f. A franchise ordinance granting permission to John Hajjar its successors and assigns to install and maintain an elevated canopy along the south side of Grand Street at 631-635 Grand Street a/k/a Lot 18 in Block 2058.

Ord. 10-097
Intro. 07/14/10

**Defeated-4-3-
Lopez, Fulop
and
Richardson:
nay; Flood and
Vega: absent**

- g. Ordinance authorizing the City of Jersey City to execute a five (5) year lease with Rand Parking, Inc. for parking spaces located at Journal Square Plaza II.

Ord. 10-098
Intro. 07/14/10

Adopted-7-0-
Flood and Vega:
absent

- h. Ordinance dedicating that Jewett Avenue between Monticello Avenue and Bergen Avenue also be known as Bobby L. Jackson Way.

Ord. 10-099
Intro. 07/14/10

***4.**

ORDINANCE HEARING

SECOND READING

**CITY CLERK
FILE**

Adopted-7-0-
Flood and Vega:
absent

- i. Ordinance authorizing the execution of an easement agreement between the City of Jersey City and the Port Authority Trans Hudson Corporation (PATH) permitting PATH to install and maintain security improvements at Exchange Place and install new concrete pavement in front of the PATH Station located at the easternly end of Christopher Columbus Drive.

Ord. 10-100
Intro. 07/14/10

Adopted-7-0-
Flood and Vega:
absent

- j. Ordinance amending Chapter 263 (Retail and Commercial Premises) Article I (Attendants on Duty) adding Paterson Plank Road and Secaucus Road between Central Avenue and Summit Avenue.

Ord. 10-101
Intro. 07/14/10

Adopted-7-0-
Flood and Vega:
absent

- k. Ordinance authorizing the conveyance of 117-119 Bostwick Avenue to the Community Asset Preservation Alliance of Jersey City, Inc., to effectuate the rehabilitation of 13 units of low and moderate income rental housing.

Ord. 10-102
Intro. 07/14/10

**** 5.**

PUBLIC REQUEST FOR HEARING

- | | |
|---------------|--|
| Spoke | 1. William Dorrity, 3060 Kennedy Boulevard, Jersey City |
| Spoke | 2. Omar Dyer, Jersey City |
| Spoke | 3. Jayson Burg, Jersey City |
| Did not speak | 4. Sam Pesin, Jersey City |
| Did not speak | 5. Richard Ryals, Jersey City |
| Spoke | 6. Kwame R. Daughtry, Jersey City |
| Spoke | 7. Steven Pinkney, Jersey City |
| Spoke | 8. Daoud David Williams, Jersey City |
| Did not speak | 9. William Doyle Franks, Jersey City |
| Did not speak | 10. Emil Saroflem, 627 Summit Avenue, Jersey City |
| Did not speak | 11. Soaad Saroflem, 627 Summit Avenue, Jersey City |
| Did not speak | 12. Cynthia Posch, Jersey City |
| Spoke | 13. James Biggs, Jersey City |
| Spoke | 14. Satish Robertson, Jersey City |
| Did not speak | 15. Telissa Dowling, Jersey City |
| Spoke | 16. Jack Collins, Jersey City |
| Did not speak | 17. William Connell, Jersey City |
| Did not speak | 18. Mansi Gamis, Jersey City |
| Did not speak | 19. Palak Patel, Jersey City |
| Did not speak | 20. Joe Caggian, Jersey City |
| Did not speak | 21. Carolyn Oliver-Fair, 318 Claremont Avenue, Jersey City |
| Spoke | 22. Sunny Kumar, 107 Thorne Street, Jersey City |
| Did not speak | 23. Yvonne Balcer, Jersey City |
| Did not speak | 24. John Seborowski, Sr., Jersey City |
| Did not speak | 25. Alicia Bass, Jersey City |

**** 5.**

PUBLIC REQUEST FOR HEARING

- Spoke 26. Arleen Munn, Jersey City
- Spoke 27. Elizabeth Perry, Jersey City

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

****6. PETITIONS AND COMMUNICATIONS**

- a. Letter dated July 8, 2010 from Thomas Parisi, Jersey City to NJ Division of Alcoholic Beverage Control, Trenton, NJ re: Verified petition with affidavit, 141 Bright Monmouth, LLC. Jersey City.
- b. Minutes of the regular session of the Jersey City Municipal Utilities Authority held June 24, 2010.
- c. Application 10-046 dated April 10, 2010 from Zorina Molina, Jersey City to Robert Byrne, City Clerk re: Municipal Public Service.
- d. Application 10-047 dated July 9, 2010 from Glenis P. Rodriguez, Jersey City to Robert Byrne, City Clerk re: Municipal Public Service.
- e. Notice dated July 15, 2010 from Donna Mauer, Chief Financial Officer, City of Jersey City to Robert Byrne, City Clerk re: Site Preparation Escrow Account.
- f. Letter dated July 8, 2010 from Eileen Schack, Supervising Engineer, Bureau of Local Aid-Newark, State of New Jersey, Department of Transportation to Chuck F. Lee, PE, City Engineer re: Award Approval, Newark Avenue Streetscape-Side Streets, Jersey City.
- g. Letter dated July 13, 2010 from Ronald T. Corcory, Assistant Director for the State of New Jersey Department of Environmental Protection, Enforcement & Assignment Element Child Care/Educational Facility Unit to Hugh Best, The Children Academy Day Care Center re: NJDEP Child Care Facility Approval Letter, 2281 Kennedy Blvd, Jersey City.
- h. Letter dated July 12, 2010 from James S. Simpson, Commissioner, State of New Jersey, Department of Transportation to Brian P. Stack, NJ State Senate, 33rd District re: Baldwin Avenue, Jersey City.
- i. Letter from Victoria Hyman to William Matsikoudis, Corporation Counsel re: Term Sheet Settlement Proposal, 6th Street Embankment.
- j. Letter from Omar Dyer, Coaches 101 to Councilman Fulop re: Recreation Programs.
- k. Letter dated July 15, 2010 from Alissa Brand, EIT, Environmental Scientist for Kleinfelder to Robert Byrne, City Clerk re: Biennial Certification Monitoring Report for a ground water classification exception area, 3140 Kennedy Blvd, Jersey City.

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

****6. PETITIONS AND COMMUNICATIONS**

- l. Minutes of the Employees' Retirement System of Jersey City meeting held June 16, 2010.
- m. Agenda of the Regular Meeting of the Employee's Retirement System of Jersey City to be held on July 21, 2010.
- n. Letter dated July 15, 2010 from Colleen Kokas, Chief, Office of Brownfield Reuse, State of New Jersey, Department of Environmental Protection to Benjamin Delisle, Jersey City Redevelopment Agency re: Berry Lane Park Project-Property #4 Remedial Action Work Plan Approval, Woodward Metal Processing Corp/Berry Lane Park Project.
- o. Letter dated July 15, 2010 from Colleen Kokas, Chief, Office of Brownfield Reuse, State of New Jersey, Department of Environmental Protection to Benjamin Delisle, Jersey City Redevelopment Agency re: Berry Lane Park Project-Property #8 Remedial Action Work Plan Approval, Woodward Metal Processing Corp/Berry Lane Park Project.
- p. Letter dated July 15, 2010 from Colleen Kokas, Chief, Office of Brownfield Reuse, State of New Jersey, Department of Environmental Protection to Benjamin Delisle, Jersey City Redevelopment Agency re: Berry Lane Park Project-Property #9 Remedial Action Work Plan Approval, Woodward Metal Processing Corp/Berry Lane Park Project.
- q. Letter dated July 15, 2010 from Gregory E. Buzan, SSG-Barco, Inc., to Robert Byrne, City Clerk re: Environmental Cleanup, Pacheco Residence, 315 Stegman Parkway, Jersey City.
- r. Letter dated July 16, 2010 from Nick Caballero, Secretary, Washington Park Association to Robert Byrne, City Clerk re: Green Acres Program.
- s. Letter dated July 6, 2010 from Anthony Okafor, Resident Engineer, State of New Jersey, Department of Transportation to Robert Byrne, City Clerk re: Key Personnel (1&9 Moveable Bridge Painting Project in Kearny).
- t. Letter dated July 15, 2010 from Gary Greulich, Section Chief, Bureau of Northern Field Operations, State of New Jersey, Department of Environmental Protection to Curt Lebak, RREEF Management Corp., re: Revised draft deed notice, 112 Port Jersey Boulevard, Jersey City.

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

****6. PETITIONS AND COMMUNICATIONS**

- u. Letter dated July 19, 2010 from Gary Greulich, Section Chief, Bureau of Northern Field Operations, State of New Jersey, Department of Environmental Protection to Camille DeStefano, Jersey City re: Remedial Action Report, 78-80 Hopkins Avenue, Jersey City.
- v. Letter dated July 16, 2010 from Nicholas Horiates, Supervising Environmental Specialist, Bureau of Financing and Construction Permits, State of New Jersey, to PPG Industrial, Inc., re: Treatment Works Approval No. 10-0127, Site 114 Holding Tanks, Jersey City.
- w. Letter dated July 19, 2010 from Edward K. Ho, P.E., Executive Director, Rockaway Valley Regional Sewerage Authority to Robert Byrne, City Clerk re: Re-Calculation of the Bio Solids Processing and Interceptor Rehabilitation Projects.
- x. Minutes of the regular meeting of the Board of Commissioners of the Jersey City Redevelopment Agency held June 15, 2010.
- y. Email from Verizon to Robert Byrne, City Clerk re: Channel changes to FIOS-TV.
- z. Letter dated July 16, 2010 from Kimberly D. Bose, Secretary, Federal Energy Regulation Commission to Robert Byrne, City Clerk re: Notice of Intent to prepare an Environmental Impact Statement for the planned New Jersey-New York Expansion Project.
- z1. Email dated July 12, 2010 from William Dorrity, Jersey City to Robert Byrne, City Clerk re: Grandview Terrace Security.
- z2. Application 10-048 dated June 28, 2010 from Manuel D. Vales, Jersey City to Robert Byrne, City Clerk re: Municipal Public Service.
- z3. Letter dated July 19, 2010 from Michael Infanger, Unit Supervisor, Bureau of Underground Storage Tanks, State of New Jersey, to Bob Jasek, Hudson County, Secaucus, NJ re: Notice of Deficiency, 549 Duncan Avenue, Jersey City.
- z4. Resolution dated July 22, 2010 from Glenis R. Polanco, Chairperson, Jersey City Rent Leveling Board to Robert Byrne, City Clerk re: Appointing Rolando Guerrero as a Hearing Officer for the Jersey City Rent Leveling Board. Mr. Guerrero's term will expire August 29, 2010.

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

****6. PETITIONS AND COMMUNICATIONS**

- z5. Rockaway Valley Regional Sewerage Authority minutes of a board meeting held June 10, 2010.
- z6. Letter dated July 20, 2010 from Gary Greulich, Section Chief, Bureau of Northern Field Operations, State of New Jersey, Department of Environmental Protection to Paul Hamilton, Jersey City Redevelopment Agency re: 2nd Street & Greene Street, Jersey City.
- z7. Letter dated July 22, 2010 from Paul V. Buono, Kock, Kock & Bennett, Attorneys at Law to Robert Byrne, City Clerk re: Medhen Abreha & Lemlem Ghebremarian and Roseville Deli, Inc., 294-296 Palisade Avenue, Jersey City.
- z8. Letter dated July 20, 2010 from Samuel Campanella, PSE&G to Robert Byrne, City Clerk re: PSE&G, Jersey City Gas District Municipal Briefing meeting to be held Tuesday, August 17, 2010 from 9:00 a.m. - 10:30 a.m., at 444 St. Pauls Avenue, Jersey City.
- z9. Letter dated July 22, 2010 from Ronald T. Corcory, Assistant Director for the State of New Jersey Department of Environmental Protection, Enforcement & Assignment Element Child Care/Educational Facility Unit to Olga Monagas, Little Smiles Infant and Toddler Center re: NJDEP Child Care Facility Approval Letter, 44 Congress Street, Jersey City.
- z10. Meeting notice from Hudson County Open Space Advisory Board, Department of Parks & Community Services, Division of Planning is scheduled for Wednesday, July 28, 2010 at 12:00 noon in the Lincoln Park Administration Building, Jersey City.
- z11. Meeting notice for the Hudson County Planning Board is scheduled for Wednesday, July 28, 2010 at 3:00p.m., in room 3004 at 257 Cornelison Avenue, Jersey City.
- z12. Notice dated July 26, 2010 from Donna Mauer, Chief Financial Officer, City of Jersey City to Robert Byrne, City Clerk re: Site Preparation Escrow Account.
- z13. Letter dated July 25, 2010 from R. Wright, Jersey City to Robert Byrne, City Clerk re: 46-48 Martin Luther King Drive, Jersey City.
- z14. Agenda from Peter Soriero, Risk Manager, for the Jersey City Insurance Fund Commission meeting to be held on Wednesday, July 28, 2010 at 4:00 p.m., in Room B-6, City Hall.