



# ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 10-001

TITLE:

**ORDINANCE BY THE MUNICIPAL COUNCIL OF THE  
CITY OF JERSEY CITY ACCEPTING A DEDICATION OF  
CERTAIN LAND AND IMPROVEMENTS LOCATED  
WITHIN THE POWERHOUSE ARTS DISTRICT  
REDEVELOPMENT AREA**

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

WHEREAS, Athena Jersey City Urban Renewal LLC ("Athena"), a New Jersey limited liability company, is the owner of certain land and improvements thereon located on the western side of the Hudson Bergen Light Rail Transit System within the Powerhouse Arts District Redevelopment Area, which are the subject of this dedication; and

WHEREAS, Athena has constructed a park along with certain improvements including but not limited to landscaping, hardscape/walkways, curbs, benches, street lighting equipment, fencing, a dog run, trash receptacles, and an irrigation system within said land adjacent to the development at The A Building; and

WHEREAS, Athena desires to deliver a deed of easement in perpetuity to the City of Jersey City and dedicate said land and improvements for use as a public park with a walkway through the park to connect to the Hudson Bergen Light Rail Transit Station on Second Street; and

WHEREAS, the City of Jersey City is authorized pursuant to N.J.S.A. 40:67-1 and N.J.S.A. 40A:12-5 to accept the conveyance and dedication of lands for public purposes.

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

1. The land, improvements and appurtenances thereon located within the Powerhouse Arts District Redevelopment Area, more particularly described as follows:
  - a) Block 109, Lot 1 shown on Exhibit I attached hereto (the "Property") be and the same is hereby accepted and dedicated as a public park and right of way.
2. The City shall provide the Property with municipal services including, water, sewer, fire protection and police protection, including the enforcement of those local ordinances applicable to public parks and right-of-ways. Athena shall be responsible for the cost of water, sewer, and electric service.
3. The acceptance of this dedication shall be subject to the following terms and conditions:

Upon conveyance of the Deed of Easement to the City, Athena shall provide the City with a two (2) year maintenance bond for the improvements in a form satisfactory to the City. During the two (2) year period after the conveyance of the Deed of Easement, Athena shall promptly correct any deficiencies in workmanship and design which threaten the structural integrity of improvements or create a risk to public safety upon receiving notice of such deficiencies from the City's Municipal Engineer and/or Chief Architect. Athena shall correct all other deficiencies at the end of the two (2) year period. At the end of the two (2) year period, the City shall be responsible for the structural maintenance of the improvements which are the subject of this dedication.

4. After the completion of the improvements and approval of all items by the City's Municipal Engineer and/or Chief Architect, the Mayor or Business Administrator is hereby authorized to:
  - a) Subject to review and approval by the City's Corporation Counsel, execute the attached Park Dedication Agreement.
  - b) Subject to approval and acceptance by the City's Corporation Counsel of a title report provided by Athena, accept delivery of and record a deed of easement from Athena conveying the dedicated lands and improvements;
  - c) Subject to approval by the City's Corporation Counsel, execute all documents necessary to accomplish the dedication of the aforementioned lands and improvements;
  - d) Subject to review and approval by the Municipal Engineer, accept all easements described in paragraph 5 below; and
  - e) Subject to an easement of ingress and egress of Athena, its successors and assigns for the regular operation of the public park and to carry out and perform regular maintenance and repair of the park improvements.
5. This dedication shall be subject to all easements affecting the Property recorded in the office of the Hudson County Register for the benefit of public or private entities for the purpose of operating and maintaining, inspecting, protecting, repairing, replacing or reconstructing any part of the Light Rail Transit systems existing gas, electric, water, sewer or utility lines including cable television wires and poles and the Light Rail together with the right of ingress and egress at all times for such purposes and all other purposes in connection with or any way relating to an entity's use or operation thereof
  - 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.

2009151

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. 10-001  
 TITLE: 3.A. JAN 13 2010 4.A. JAN 27 2010



Ordinance of the Municipal Council of the City of Jersey City accepting a dedication of certain land and improvements located within the Powerhouse Arts District Redevelopment Area.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
JAN 13 2010 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA	✓		

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

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
JAN 27 2010 8-0											
Councilperson <u>SOTTOLANO</u>				moved, seconded by Councilperson <u>FLOOD</u>				to close PH.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA	ABSENT		

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

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____				moved to amend* Ordinance, seconded by Councilperson _____				& adopted			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
DONNELLY				FULOP				FLOOD			
LOPEZ				RICHARDSON				VEGA			

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

RECORD OF FINAL COUNCIL VOTE											
JAN 27 2010 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA	ABSENT		

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

Adopted on first reading of the Council of Jersey City, N.J. on JAN 13 2010

Adopted on second and final reading after hearing on JAN 27 2010

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on JAN 27 2010

Robert Byrne  
 Robert Byrne, City Clerk

APPROVED:  
Peter M. Brennan  
 Peter M. Brennan, Council President

\*Amendment(s):

Date: JAN 27 2010  
 APPROVED:  
Jerramiah T. Healy  
 Jerramiah T. Healy, Mayor

Date: FEB - 1 2010

Date to Mayor JAN 28 2010



# ORDINANCE OF JERSEY CITY, N.J.

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

CITY ORDINANCE 10-004

**TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING  
THE SECOND SET OF AMENDMENTS TO THE NJCU WEST CAMPUS REDEVELOPMENT  
PLAN**

**WHEREAS**, the Municipal Council, by Resolution #05-049, adopted on January 26, 2005, did declare the West Campus Study Area to be "an area in need of redevelopment;" and

**WHEREAS**, pursuant to the Local Redevelopment and Housing Law (*NJSA 40A:12A-1 et seq.*), the governing body is empowered to adopt and amend regulations governing development within an area declared in need of redevelopment; and

**WHEREAS**, the Municipal Council of the City of Jersey City adopted the NJCU West Campus Redevelopment Plan by Ordinance #05-007, adopted February 9, 2005; and

**WHEREAS**, the Municipal Council, upon recommendation of the Planning Board, adopted certain amendments to NJCU West Campus Redevelopment Plan on February 13, 2008 by Ordinance #08-007; and

**WHEREAS**, the Planning Board of Jersey City, at a public hearing held on December 15, 2009, reviewed and discussed additional proposed amendments to the NJCU West Campus Redevelopment Plan and voted to recommend those amendments for adoption by the Municipal Council; and

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

**NOW, THEREFORE, BE IT ORDAINED** by the Municipal Council of the City of Jersey City that the above referenced amendments to the NJCU West Campus Redevelopment Plan be, and hereby are, adopted as recommended by the Jersey City Planning Board.

**BE IT FURTHER ORDAINED THAT:**

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Clerk is hereby directed to give notice at least ten days prior to hearing on the adoption of this Ordinance to the County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is further directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.

Robert D. Cotter, PP, 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 THE SECOND SET OF AMENDMENTS TO THE NJCU WEST CAMPUS  
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 Ordinance:**

This ordinance adopts amendments to the NJCU West Campus Redevelopment Plan increasing right-of-way width dimensions, adding bicycle lanes and standards for bicycle parking and storage, improving pedestrian and vehicular right-of-way design, defining and creating standards for a Performing Arts Center, adjusting the Frontage Regulating Plan, updating the overall composition of the site area as well as the site capacity build-out numbers and adjusting the building block plan consistent with the capacity build-out and the Frontage Regulating Plan. In addition, corrections have been made for minor text errors to ensure consistency throughout the plan.

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

Adoption of these amendments will address right-of-way design concerns expressed by the Division of Engineering, will address bicycle and pedestrian friendly amenities consistent with the newly adopted Circulation Element of Master Plan, will facilitate better building and site design, and will facilitate timely redevelopment within the Plan area.

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

Swifter and more beneficial redevelopment of long vacant and underutilized property to the benefit of the surrounding neighborhood suffering from disinvestment.

**6. Cost of Proposed Program, Project, etc.: None**

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

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

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


Robert D. Cotter, Director of City Planning 547-5050  
Claire Davis, Supervising Planner, City Planning 547-5010

**10. Additional Comments: None**

**I Certify that all the Facts Presented Herein are Accurate.**

  
\_\_\_\_\_  
Division Director

Dec 15, 2009  
\_\_\_\_\_  
Date

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

12/15/09  
\_\_\_\_\_  
Date

## **SUMMARY**

### **ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING THE SECOND SET OF AMENDMENTS TO THE NJCU WEST CAMPUS REDEVELOPMENT PLAN**

This ordinance adopts amendments to the NJCU West Campus Redevelopment Plan increasing right-of-way width dimensions, adding bicycle lanes and standards for bicycle parking and storage, improving pedestrian and vehicular right-of-way design, defining and creating standards for a Performing Arts Center, adjusting the Frontage Regulating Plan, updating the overall composition of the site area as well as the site capacity build-out numbers and adjusting the building block plan consistent with the capacity build-out and the Frontage Regulating Plan. In addition, corrections have been made for minor text errors to ensure consistency throughout the plan.

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

ORDINANCE NO. Ord. 10-004  
 TITLE: 3.D. JAN 13 2010 4.C. JAN 27 2010



Ordinance of the Municipal Council of the City of Jersey City adopting the second set of amendments to the New Jersey City University West Campus Redevelopment Plan.

RECORD OF COUNCIL VOTE ON INTRODUCTION <span style="float: right;">JAN 13 2010 9-0</span>											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA	✓		

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

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING <span style="float: right;">JAN 27 2010 8-0</span>											
Councilperson <u>GAUGHAN</u>				moved, seconded by Councilperson <u>SOTTOLANO</u>				to close PH.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA	<u>ABSENT</u>		

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

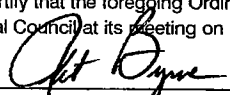
RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____				moved to amend* Ordinance, seconded by Councilperson _____				& adopted			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
DONNELLY				FULOP				FLOOD			
LOPEZ				RICHARDSON				VEGA			

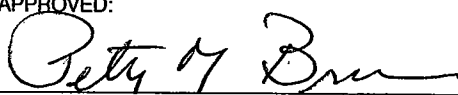
✓ Indicates Vote N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE <span style="float: right;">JAN 27 2010 8-0</span>											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			FLOOD	✓		
LOPEZ	✓			RICHARDSON	✓			VEGA	<u>ABSENT</u>		

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


Adopted on first reading of the Council of Jersey City, N.J. on JAN 13 2010  
 Adopted on second and final reading after hearing on JAN 27 2010

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on JAN 27 2010  
  
 Robert Byrne, City Clerk

APPROVED:  
  
 Peter M. Brennan, Council President

\*Amendment(s):

Date: JAN 27 2010  
 APPROVED:

  
 Jerramiah T. Healy, Mayor

Date: FEB - 1 2010

Date to Mayor JAN 28 2010



# ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 10-005

TITLE:

**AN ORDINANCE VACATING THE PAPER STREET KNOWN AS DUDLEY STREET FROM ITS INTERSECTION WITH GREENE STREET AND EXTENDING EASTERLY**

**WHEREAS**, Dudley Street east of Greene Street is shown as a paper street on the Tax Map of the City of Jersey City; and

**WHEREAS**, the State of New Jersey is the owner of the Morris Canal Little Basin which adjoins the southerly side of the paper street known as Dudley Street; and

**WHEREAS**, Colgate Center Property Owners' Association is the owner of Block 33, Lot K which is used as a park and is the property that adjoins the northerly side of the paper street known as Dudley Street; and

**WHEREAS**, the New Jersey Department of Environmental Protection desires that the City vacate Dudley Street east of Greene Street so that the Hudson River Waterfront Walkway can be extended across the vacated portion of Dudley Street (Exhibit "A"); and

**WHEREAS**, the Colgate Center Property Owners' Association has adopted a resolution stating that it agrees to a marginal vacation of the paper street known as Dudley Street (Exhibit "B"); and

**WHEREAS**, under this marginal vacation, title to all of the vacated street will vest in the State of New Jersey; and

**WHEREAS**, this ordinance has been duly advertised and proof of the giving of due notice of the enactment of this ordinance as required by law, has been filed with the City Clerk and the Municipal Council having held a public hearing thereon, and no objections having been made thereto.

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

Section I. All that portion of Dudley Street in the City of Jersey City, as is hereinafter more particularly described and is shown and delineated on the plan which is attached hereto (Exhibit "A"), be and the same is hereby vacated, which part of the aforesaid street is more particularly described as follows:

Beginning at a point of intersection of the easterly line of Greene Street (60' R.O.W.) And the northerly line of Dudley Street (30' R.O.W.), said point being distant 200.00 feet southerly from the intersection of said easterly line of Greene Street and the southerly line of Essex Street (60' R.O.W.); thence

1. Along the said northerly line of Dudley Street, South 81° 40' 31" East, a distance of 150.00 feet to a point on the dividing line of Dudley Street and Block 2, Lot C; thence

