Introduced by:
Seconded by:

CITY OF HOBOKEN
RESOLUTION NO. :___

RESOLUTION EXPRESSING THE CITY COUNCIL'S SUPPORT TO PURSUE A JOINT PROJECT WITH AMERICAN LEGION POST 107

WHEREAS, the City of Hoboken honors its veterans; and

WHEREAS, American Legion Post 107, located at 308 Second Street in Hoboken, sustained severe damage from flooding during Hurricane Sandy, and is still struggling to rebuild their facilities; and

WHEREAS, John P. Carey, a veteran and Commander of American Legion Post 107, requested to partner with the City of Hoboken on a project to combine the American Legion Post 107 property with the City of Hoboken's adjacent surface parking lot in order to create a new American Legion Post 107 facility; and

WHEREAS, the U.S. Department of Veterans Affairs has made ending veteran homelessness by the end of 2015 a top priority, and Mayor Zimmer has signed on to the Mayors Challenge to End Veteran Homelessness issued by the U.S. Department of Housing and Urban Development, U.S. Department of Veterans Affairs, United States Interagency Council on Homelessness, and the National League of Cities; and

WHEREAS, Mayor Zimmer, with the directors of Community Development and Transportation and Parking, have explored a proposal to create new space for American Legion Post 107 that is elevated from the ground floor and protected from future flooding, help eliminate homelessness for veterans and preserve the existing parking in the City's parking lot, in a new facility which would be located on the combined footprint of the existing American Legion Post 107 and the City's adjacent municipal parking lot; and

WHEREAS, the Administration believes that based on the Federal and State governments' commitment to helping veterans impacted by Hurricane Sandy and ending veteran homelessness, that there is potential grant funding for the concept; and

WHEREAS, Mayor Zimmer and her Administration want to move forward with this project with the support of the City Council;

NOW THEREFORE, BE IT RESOLVED, that the City Council expresses its support for the City Administration to move forward with a joint project with American Legion Post 107 to explore grant opportunities for the design and construction for a facility to create new space for American Legion Post 107, provide transitional housing for homeless veterans, and preserve the parking capacity in the City's municipal parking lot.

MEETING: October 15, 2014

REVIEWED:
Quentin Wiest
Business Administrator

APPROVED AS TO FORM:
Melissa L. Longo, Esq.
Corporation Counsel

Councilperson	Yea	Nay	Abstain	No Vote
Ravi Bhalla	/			
Theresa Castellano	/			
Peter Cunningham	/			
James Doyle	/			
Elizabeth Mason	/			
David Mello	/			
Tim Occhipinti				/
Michael Russo	/			
Council President Jen Giattino	/			

A TRUE COPY OF A RESOLUTION ADOPTED BY
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.
AT A MEETING HELD ON: OCT 15 2014

James J. Farina

CITY CLERK

Introduced by: _____
Seconded by: _____

CITY OF HOBOKEN
RESOLUTION NO. _____

RESOLUTION AUTHORIZING SETTLEMENT OF TAX APPEAL

WHEREAS, there are certain tax appeals pending in the New Jersey Tax Court entitled Joseph Castelo, Owner by TD Bank, Tenant v. City of Hoboken under Docket Nos. 006158-2010; 003461-2011; 006585-2012 and 001199-2013; and

WHEREAS, the aforementioned tax appeals were tried for three (3) days before the Honorable Mary Siobhan Brennan, J.T.C. and, after the third trial date, settlement discussions occurred with Special Counsel for the City and the City's Tax Expert, and with the Taxpayer, Taxpayer's Counsel and Taxpayer's Tax Expert and with the Tax Court Judge; and

WHEREAS, there has been a proposal of settlement submitted to resolve and conclude said tax appeals; and

WHEREAS, the Tax Assessor for the City of Hoboken recommends settlement of the matters as set forth herein after discussion with Special Counsel and the City's Tax Expert.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Hoboken, County of Hudson and State of New Jersey, that Special counsel for the City of Hoboken be and is hereby authorized to execute, on behalf of the City, a Stipulation of Settlement with the plaintiff as to the tax appeals pending in the New Jersey Tax Court, Docket Nos. 006158-2010; 003461-2011; 006585-2012 and 001199-2013 for property located at Block 222, Lot 4 (copies of which Stipulations of Settlement are annexed hereto and made a part hereof) under the following terms;

TAX YEAR	ORIGINAL ASSESSMENT	PROPOSED ASSESSMENT
2010	$2,837,400	$1,400,000
2011	$2,837,400	$1,400,000
2012	$2,837,400	$1,400,000
2013	$2,837,400	$1,400,000

BE IT FURTHER RESOLVED that the Tax Assessor of the City of Hoboken is hereby authorized to adjust the tax records of the City of Hoboken in accordance with the Stipulation of Settlement; and

BE IT FURTHER RESOLVED that the Tax Collector of the City of Hoboken is hereby authorized to forthwith issue a tax refund pursuant to the terms of the Stipulation of Settlement upon receipt of a Judgment; and

BE IT FURTHER RESOLVED that the City Clerk shall forward copies of this Resolution to the Tax Assessor and the Tax Collector.

Meeting date: October 15, 2014

APPROVED:

QUENTIN W. WIEST
Business Administrator

APPROVED AS TO FORM:

MELLISSA L. LONGO
Corporation Counsel

Councilperson	Yea	Nay	Abstain	No Vote
Ravinder Bhalla			✓	
Peter Cunningham	✓			
Jennifer Giattino	✓			
James Doyle	✓			
Elizabeth Mason	✓			
David Mello	✓			
Timothy Occhipinti				✓
Michael Russo	✓			
Theresa Castellano	✓			

A TRUE COPY OF A RESOLUTION ADOPTED BY THE COUNCIL OF THE CITY OF HOBOKEN, N.J. AT A MEETING HELD ON:

OCT 15 2014 .

CITY CLERK

Introduced by: _____
Seconded by: _____

CITY OF HOBOKEN
RESOLUTION NO. _____

RESOLUTION AUTHORIZING SETTLEMENT OF TAX APPEAL

WHEREAS, there are certain tax appeals pending in the New Jersey Tax Court entitled CPT Courtyard at Jeffer LLC c/o AEW v. City of Hoboken under Docket Nos. 000457-2011; 002418-2012 and 002630-2013; and

WHEREAS, the aforementioned tax appeals were set for trial before the Honorable Mary Siobhan Brennan, J.T.C., at which time settlement discussions occurred with Special Counsel for the City and the City's Tax Expert, and with the Taxpayer, Taxpayer's Counsel and Taxpayer's Tax Expert and with the Tax Court Judge; and

WHEREAS, there has been a proposal of settlement submitted to resolve and conclude said tax appeals; and

WHEREAS, the Tax Assessor for the City of Hoboken recommends settlement of the matters as set forth herein after discussion with Special Counsel and the City's Tax Expert.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Hoboken, County of Hudson and State of New Jersey, that Special Counsel for the City of Hoboken be and is hereby authorized to execute, on behalf of the City, a Stipulation of Settlement with the plaintiff as to the tax appeals pending in the New Jersey Tax Court, Docket Nos. 000457-2011; 002418-2012 and 002630-2013 for property located at Block 89, Lot 1 (copies of which Stipulations of Settlement are annexed hereto and made a part hereof) under the following terms;

TAX YEAR	ORIGINAL ASSESSMENT	PROPOSED ASSESSMENT
2011	$15,555,600	$13,000,000
2012	$15,555,600	$12,500,000
2013	$15,555,600	$11,000,000

BE IT FURTHER RESOLVED that the Tax Assessor of the City of Hoboken is hereby authorized to adjust the tax records of the City of Hoboken in accordance with the Stipulation of Settlement; and

BE IT FURTHER RESOLVED that the Tax Collector of the City of Hoboken is hereby authorized to forthwith issue a tax refund pursuant to the terms of the Stipulation of Settlement upon receipt of a Judgment; and

BE IT FURTHER RESOLVED that the City Clerk shall forward copies of this Resolution to the Tax Assessor and the Tax Collector.

Meeting date: October 15, 2014

APPROVED:

QUENTIN W. WIEST
Business Administrator

APPROVED AS TO FORM:

MELLISSA L. LONGO
Corporation Counsel

Councilperson	Yea	Nay	Abstain	No Vote
Ravinder Bhalla			/	
Peter Cunningham	/			
Jennifer Giattino	/			
James Doyle	/			
Elizabeth Mason	/			
David Mello			/	
Timothy Occhipinti				/
Michael Russo	/			
Theresa Castellano	/			

A TRUE COPY OF A RESOLUTION ADOPTED BY THE COUNCIL OF THE ~~CITY~~ OF HOBOKEN, N.J. AT A MEETING HELD ON:

OCT 15 2014

CITY CLERK

5

Introduced by: _____

Seconded by: _____

CITY OF HOBOKEN

RESOLUTION NO. _____

RESOLUTION OF THE CITY OF HOBOKEN, COUNTY OF HUDSON DESIGNATING CERTAIN PROPERTY IN THE CITY AS AN AREA IN NEED OF REHABILITATION

WHEREAS, the Local Redevelopment and Housing Law pursuant to, N.J.S.A. 40A:12A-1 et seq. (the "LRHL") authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of rehabilitation; and

WHEREAS, in accordance with the LRHL, the Municipal Council of the City of Hoboken (the "City Council") determined that the following property should be designated as an area in need of rehabilitation pursuant to the LRHL under N.J.S.A. 40A:12A-14:

> The property commonly known as Block 2, Lots 12 through and including 26, Block 2.1, Lots 1 through and including 10 on the tax map of the City of Hoboken, that portion of the public right of way of Observer Highway from and including the intersection with Jefferson Street to and including the intersection with Hudson Street, that portion of the public right of way of Willow Avenue from and including the intersection with Observer Highway to and including the intersection with Newark Street, and that portion of the public right of way of Newark Street from and including the intersection with Willow Avenue (collectively, the "Study Area"); and

WHEREAS, the LRHL pursuant to N.J.S.A 40A:12A-14(a), provides that prior to the adoption of a resolution designating the Study Area as an area in need of rehabilitation, the City Council shall first submit a copy of the proposed resolution designating the Study Area as an area in need of rehabilitation to the City Planning Board for its review; and

WHEREAS, on October 1, 2014 the City Council, acting by resolution, referred a copy of this resolution to the City Planning Board for review and comment pursuant to the LRHL under, N.J.S.A 40A:12A-14(a); and

WHEREAS, the City Planning Board received and reviewed a report dated October 3, 2014 from the Planning Board Planner confirming that pursuant to N.J.S.A 40A:12A-14(a)5 environmental contamination is discouraging improvements and investment in properties in the area as well as N.J.S.A 40A:12A-14(a)6 that a majority of the water and sewer infrastructure within the Study Area is at least 50 years old and is in need of repair or substantial maintenance and that a program of rehabilitation under the LRHL may be expected to prevent further deterioration and promote the overall development of the community. (the "Report"); and

WHEREAS, based on the Report, the Planning Board in a resolution adopted on October 7, 2014 found that the Study Area satisfied the statutory criteria to be designated as an area in need of rehabilitation under the LRHL pursuant to N.J.S.A 40A:12A-14(a)5 and (a)6; and

WHEREAS, the Planning Board reviewed the proposed resolution and recommends that a Resolution be adopted designating the Study Area as an area in need of rehabilitation in accordance with the LRHL pursuant to N.J.S.A. 40A:12A-14(a)5 and (a)6.

WHEREAS, the City Council has received and reviewed the Report from the Planning Board Planner, Maser Consulting, P.E. prepared by David G. Roberts, AICP/PP, LLA, RLA dated October 3, 2014, a copy of which is incorporated herein by reference, made a part hereof and annexed hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Hoboken as follows:

Section 1. The aforementioned recitals are incorporated herein and made a part hereof as though fully set forth at length.

Section 2. The City Council is in receipt of and has considered the October 3, 2014 Report of the Planning Board Planner.

Section 3. The City Council determines the Study Area satisfies the statutory criteria enumerated in N.J.S.A. 40A:12A-14(a)5 and 6 for the reasons expressed in the October 3, 2014 Report of the Board Planner as detailed in the fifth WHEREAS clause above.

Section 4. The City Council hereby designates the Property as an area in need of rehabilitation pursuant to the LRHL under N.J.S.A 40A:12A-14(a)5 and a(6).

Section 5. The City Council hereby directs that the City Clerk transmit a copy of this resolution to the Commissioner of the Department of Community Affairs for review in accordance with the LRHL.

Section 6. A copy of this resolution shall be available for public inspection at the offices of the City.

Section 7. This resolution shall take effect in accordance with the LRHL pursuant to N.J.S.A. 40A:12A-14(a).

Meeting date: October 15, 2014

APPROVED:

Quentin Wiest
Business Administrator

APPROVED AS TO FORM:

Melissa L. Longo, Esq.
Corporation Counsel

Councilperson	Yea	Nay	Abstain	No Vote
Ravi Bhalla	/			
Theresa Castellano	/			
Peter Cunningham	/			
James Doyle	/			
Elizabeth Mason	/			
David Mello	/			
Tim Occhipinti	/			
Michael Russo	/			
President Jen Giattino				

A TRUE COPY OF A RESOLUTION ADOPTED BY THE COUNCIL OF THE CITY OF HOBOKEN, N.J. AT A MEETING HELD ON: OCT 15 2014

CITY CLERK

Rehabilitation Area Determination of Need

300 Observer Highway, 301 Newark Street and 307 Newark Street: Block 2, Lots 12-26; Block 2.1, Lots 1-10

City of Hoboken
Hudson County, New Jersey

Prepared by:

David G. Roberts, AICP/PP, LLA, RLA,

MASER CONSULTING P.A.

October 3, 2014

The original of this report was signed in accordance with NJSA 45:14A-12.

MC Project No. 13001736G - Phase 8.0

MASER CONSULTING P.A.

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INTRODUCTION

The purpose of this report is to determine whether 300 Observer Highway, 301 Newark Street and 307 Newark Street: Block 2, Lots 12-26; Block 2.1, Lots 1-10 on the tax map of the City of Hoboken, and that portion of the public Right of Way of Observer Highway from and including the intersection with Jefferson Street and including the intersection of Hudson Street, that portion of the public Right of Way of Willow Avenue from and including the intersection with Observer Highway to and including the intersection with Newark Street, and that portion of the public Right of Way of Newark Street from and including the intersection with Observer Highway to and including the intersection with Willow Avenue (hereinafter "Study Area") located in the City Hoboken, qualifies as an Area in Need of Rehabilitation as defined by the Local Redevelopment and Housing Law (NJSA 40:12A-1 et seq., "LRHL"). This analysis has been conducted pursuant to the LRHL, which specifies the conditions that must be met within the delineated areas and the process to be undertaken by the City Council and Planning Board to designate the Area In Need of Rehabilitation.

CRITERIA FOR REHABILITATION AREA DETERMINATION

Section 14 of the LRHL outlines the criteria that can be considered in evaluating a Study Area. The LRHL was amended by the Legislature through the adoption of Chapter 159 of the Laws of 2013. L. 2013, c. 159 (approved September 6, 2013) and Section 14 now reads as follows:

> *"14. a. A delineated area may be determined to be in need of rehabilitation if the governing body of the municipality determines by resolution that a program of rehabilitation, as defined in section 3 of P.L.1992, c.79 (C.40A:12A-3), may be expected to prevent further deterioration and promote the overall development of the community; and that there exist in that area any of the following conditions such that*
>
> > *(1) a significant portion of structures therein are in a deteriorated or substandard condition;*
> >
> > *(2) more than half of the housing stock in the delineated area is at least 50 years old;*
> >
> > *(3) there is a pattern of vacancy, abandonment or underutilization of properties in the area;*
> >
> > *(4) there is a persistent arrearage of property tax payments on properties in the area;*
> >
> > *(5) environmental contamination is discouraging improvements and investment in properties in the area; or*
> >
> > *(6) a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.*
>
> *Where warranted by consideration of the overall conditions and requirements of the community, a finding of need for rehabilitation may extend to the entire area of a municipality. Prior to*

adoption of the resolution, the governing body shall submit it to the municipal planning board for its review. Within 45 days of its receipt of the proposed resolution, the municipal planning board shall submit its recommendations regarding the proposed resolution, including any modifications which it may recommend, to the governing body for its consideration. Thereafter, or after the expiration of the 45 days if the municipal planning board does not submit recommendations, the governing body may adopt the resolution, with or without modification. The resolution shall not become effective without the approval of the commissioner pursuant to section 6 of P.L.1992, c.79 (C.40A:12A-6), if otherwise required pursuant to that section.

b. A delineated area shall be deemed to have been determined to be an area in need of rehabilitation in accordance with the provisions of this act if it has heretofore been determined to be an area in need of rehabilitation pursuant to P.L.1975, c.104 (C.54:4-3.72 et seq.), P.L.1977, c.12 (C.54:4-3.95 et seq.) or P.L.1979, 20 c.233 (C.54:4-3.121 et al.)."

The City of Hoboken was previously determined to be an Area In Need of Rehabilitation pursuant to P.L. 1975, c.104 based upon a list of such municipalities as of August of 1988 obtained from the NJ Department of Community Affairs (see Appendix E), as well as under P.L. 1977, c.12, based upon an ordinance providing for 5-year tax abatements and exemptions adopted on September 5, 1979 (see Appendix F). However, the City Council adopted a resolution on June 1, 2011 requesting that the Hoboken Planning Board review a Council Resolution designating the subject Study Area as an Area In Need of Rehabilitation. The Board Planner and Board Engineer each prepared reports that determined that the Study Area qualified based on the age and condition of the water and sewer infrastructure. The City Council subsequently adopted Resolution No. 1 on October 19, 2011, which designated the Study Area as an Area In Need of Rehabilitation.

The designation was challenged by the property owner at the time and was upheld in Superior Court by a Trial Court decision on January 11, 2013. However, the Appellate Division, in a decision rendered on September 23, 2014 (Docket A-2775-12T1), remanded the designation back to the City Council based on a technicality in the statutory reference in Resolution No. 1. Resolution No. 1 stated that the area was designated because "a majority of the water and sewer infrastructure in the delineated area is at least fifty years old or is in need of repair or substantial maintenance", while the statutory criteria in Section 14(a) of the Local Redevelopment and Housing Law states that "a majority of the water and sewer infrastructure in the delineated area is at least fifty years old and is in need of repair or substantial maintenance". Both the report of the Board Planner and Board Engineer concluded, based on the Board Engineer's analysis, that the water and sewer infrastructure was older than fifty years old and was in need of repair and substantial maintenance and further concluded that a "program of rehabilitation, as defined in [N.J.S.A. 40A:12A-3], may be expected to prevent further deterioration and promote the overall development of the community", but the Resolution No. 1 was vacated by the Appellate Court because the misstatement resulted in the City Council not using the proper statutory standard.

In addition, the Local Redevelopment and Housing Law was amended by the Legislature through the adoption of Chapter 159 of the Laws of 2013. L. 2013, c. 159 (approved September 6, 2013). The Appellate Division affirmed that it was required to rule based on the statute as amended and noted that there was no longer any question that the water and sewer infrastructure was a separate criteria, as it was now listed as such, and determined that Resolution No. 1 be vacated "without prejudice", so that the City Council could re-evaluate the Study Area based on the new statutory langnage to confirm whether the water and sewer infrastructure was both more than fifty years old AND in need of repair or substantial maintenance.

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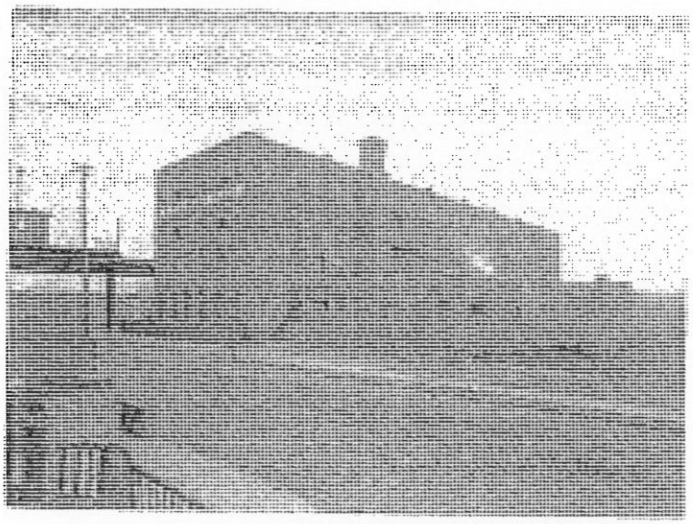
DESCRIPTION OF STUDY AREA

STUDY AREA DESCRIPTION

The Rehabilitation Study Area is an 11.59 acre tract consisting of Block 2, Lots 12 through 26; Block 2.1, Lots 1 through 10; the Observer Highway right-of-way from Jefferson Street to Hudson Street; the Willow Avenue right-of-way from Observer Highway to Newark Street; and the Newark Street right-of-way from Observer Highway to Willow Avenue. The privately held property accounts for 3.29 acres of the rehabilitation area and the remaining 8.3 acres are the streets.



R. Neumann and Co. Factory ca. 1880's.

R. Neumann and Co. was founded in 1863 as a producer of fine leather and leather goods. The original four-story factory was constructed on the northwest corner of Willow Avenue and Ferry Street, known today as Observer Highway. Although leather production ceased in the last Century, descendants of the original Neumann family have owned and operated the buildings to the present. Since the 1980's, the complex has become a hub for small businesses and artists in the city, and by 2008, when the Neumann Leathers Tenants Association (NLTA) was formed, was filled with tenants. The NLTA newsletter states that approximately 30 small businesses, employing more than 200 people, plus nearly 60 artists and musicians, leased space in the 200,000 square foot complex in 2008.

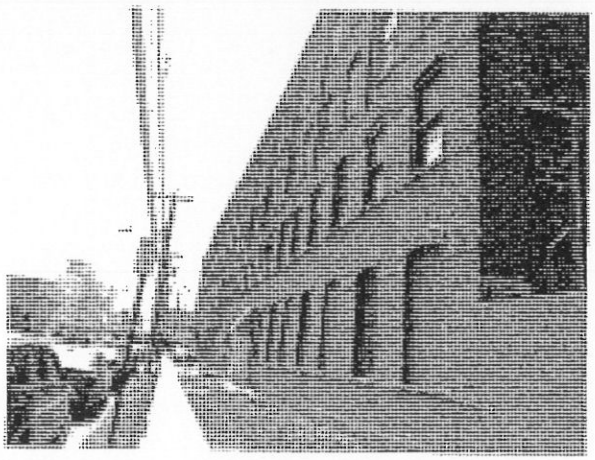


Figure 1: Original Neumann Leathers building today, viewed from Observer Highway.

A proposal in 2008 to sell the property to a developer with a plan to demolish the buildings and construct a large multifamily condominium project was opposed by the NLTA and rejected by the City's Zoning Board of Adjustment. The tenants were then forced to accept month to month lease terms and some of them left the building, while a fewer number moved in, willing to accept the tenuous lease at a low rent.

SUMMARY OF PROPERTIES

300 Observer Highway (Block 2, Lots 12–26 & Block 2.1, Lots 1-4, 9 & 10)

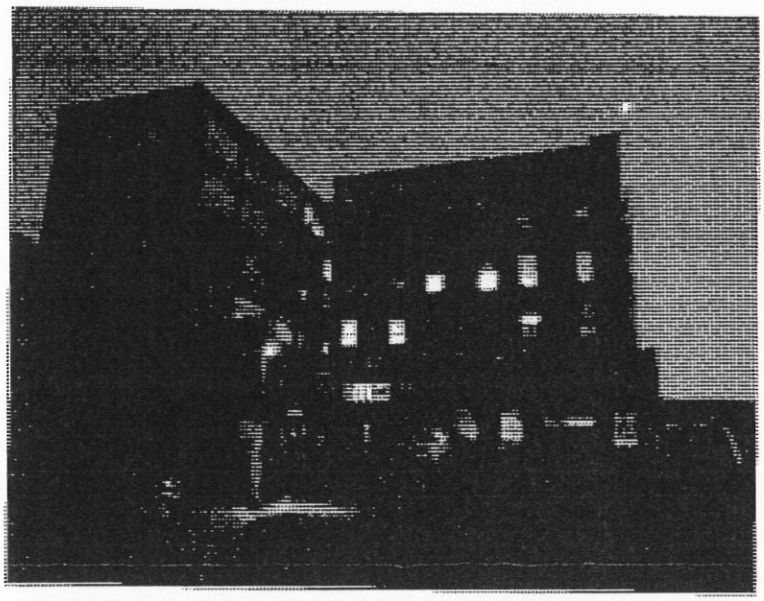


Figure 2: Photo of Neumann Leathers at dusk taken in 2013, with the active occupancy of the building evident even after normal working hours. There is currently no residential occupancy in the building.

The property is 2.96 acres and is the largest single parcel in the Study Area. The property is part of a large triangular property bounded by Observer Highway, Willow Avenue, Newark Street and a 13 story residential building to the west. The property, also known as the Neumann Leather property, contains eleven industrial factory buildings that vary in composition, quality, stories and building height. The buildings appear to be structures dating back to the late 1800s to early 1900s. A surface parking lot serves the site for parking and loading. The land uses can be characterized as commercial, office and industrial uses, which include the following tenants: industrial artists and artisans, design studios, craft-persons, professional offices, architects, and audio & video recording studios.

This property was the subject of a Zoning Board of Adjustment application hearing in 2008 for demolition of all of the existing industrial buildings and replacement with a residential /mixed-use project. The project was denied. In 2013 an application was filed by the property owner to subdivide the block by extending Clinton Street through the block to Observer Highway, which would have effectively doomed the historic buildings. The application was never deemed complete by either the City or Hudson County Planning Boards because of the lack of any support information on the impact on traffic circulation, utilities, etc.

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301 Newark Street/80-86 Willow Avenue (Block 2.1 Lots 5 & 6)

This property consists of two lots located on the corner of Willow Avenue and Newark Street with a lot area totaling 5,030 sq. ft. (Map 4) The property once contained a three story mixed use building with commercial (auto parts) on the ground floor and three residential units on the second and third floors. The southerly parcel on Willow Avenue contained a 1-story building used for auto repair and service. The property owner obtained a Use Variance from the Industrial Zone provisions to construct a mixed use building with 15 residential units and retail on the ground floor with structured parking for 8 parking spaces. The existing buildings were cleared in early 2014.

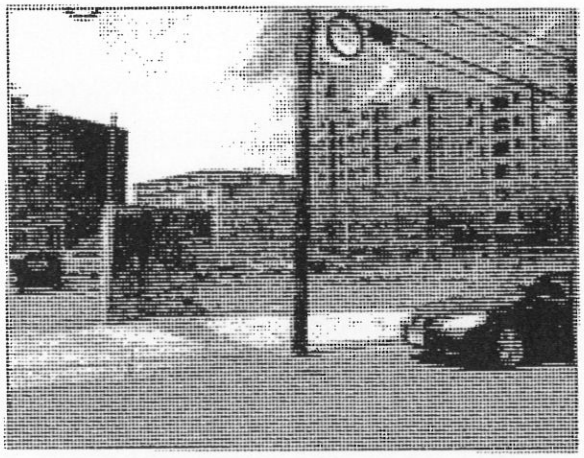

Figure 3: 301 Newark Street, now cleared of buildings and approved for a seven story 15 unit mixed use building (below) as viewed from the corner of Willow and Newark Streets.

307- 309 Newark Street (Block 2.1, Lots 7 & 8)

This property is located on the south side of Newark Street, between Willow Avenue and Clinton Street, and is 9,948 sq. ft. in size. (Map 5) The property is a vacant lot used as a surface parking lot for up to 42 cars for a nearby residential building. The property received Use Variance and conditional use approval by the Zoning Board of Adjustment in 2011 for a multistoried structured parking facility with some street level retail, but a subsequent application in 2014 for a eight story building with 15 units of residential and parking was rejected by the Board of Adjustment.

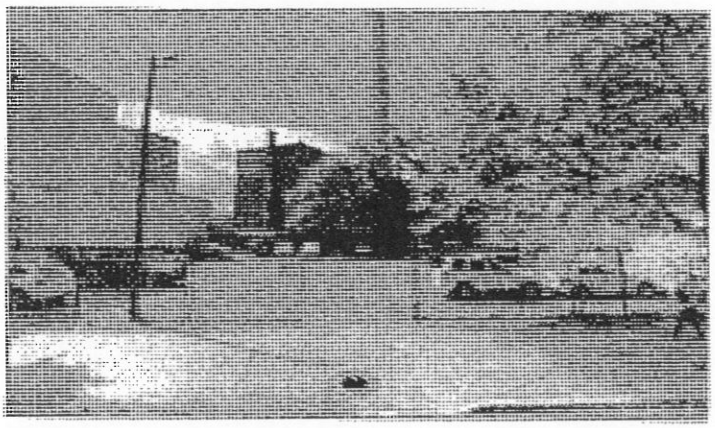

Figure 4: 307 Newark Street viewed in Bing street view from Newark Street. Proposed eight story automated parking garage and residential units shown below.

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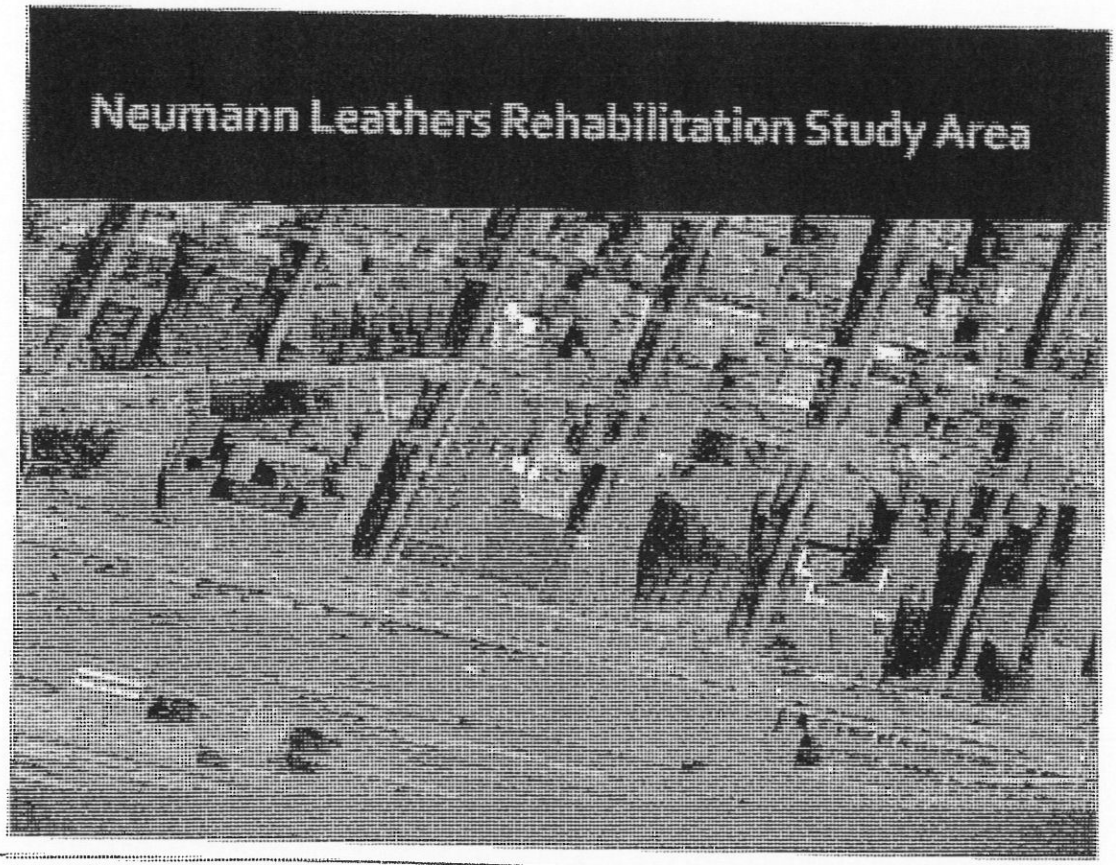
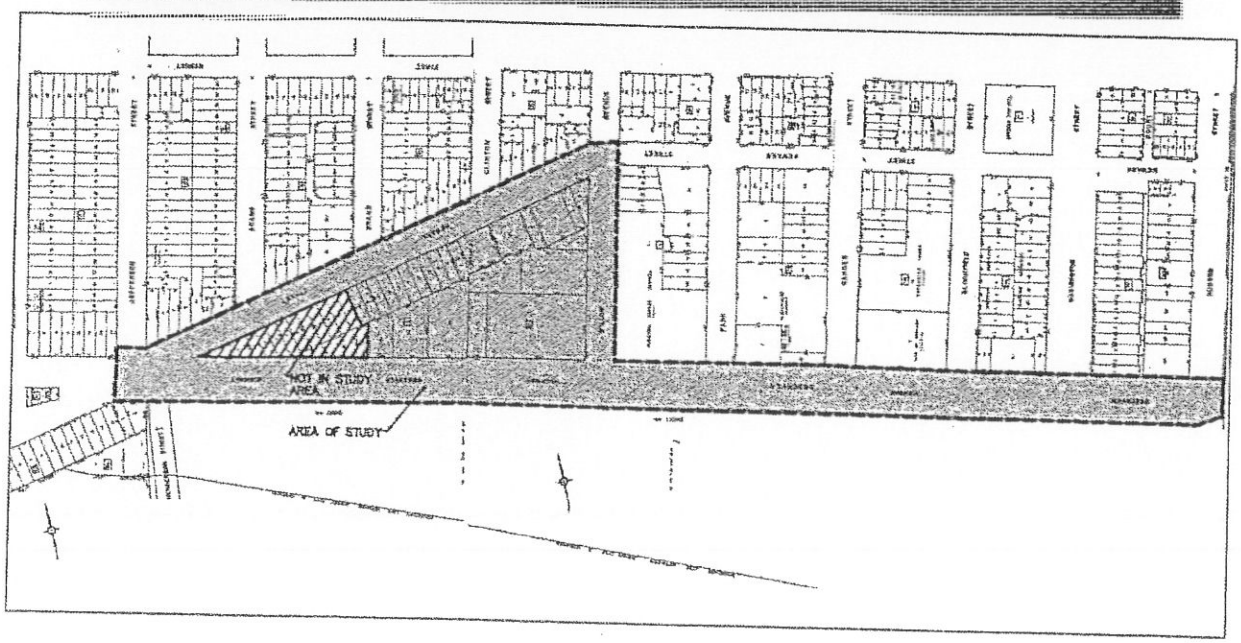




SITE HISTORY

An analysis of the historic aerial photographs obtained online for the Study Area shows that Block 2 and Block 2.1 were filled with buildings in 1931 and none of the parking lots on Block 2.1, Lots 7 and 8 (307 Newark Street) or Block 2, Lots 12-22, 25 and 26 existed. However, by 1954, the buildings on Block 2 outside the current Study Area were replaced with a large parking lot. This trend of replacing buildings with parking is indicative of the impact that the automobile had on de-centralizing urban centers after World War II. It is also indicative of a common pattern during Post War suburban sprawl where properties were abandoned in the urban core in favor of larger, less expensive automobile friendly properties in the suburbs. Citys like Hoboken would often end up with these properties through foreclosure and demolish the blighted buildings on them.

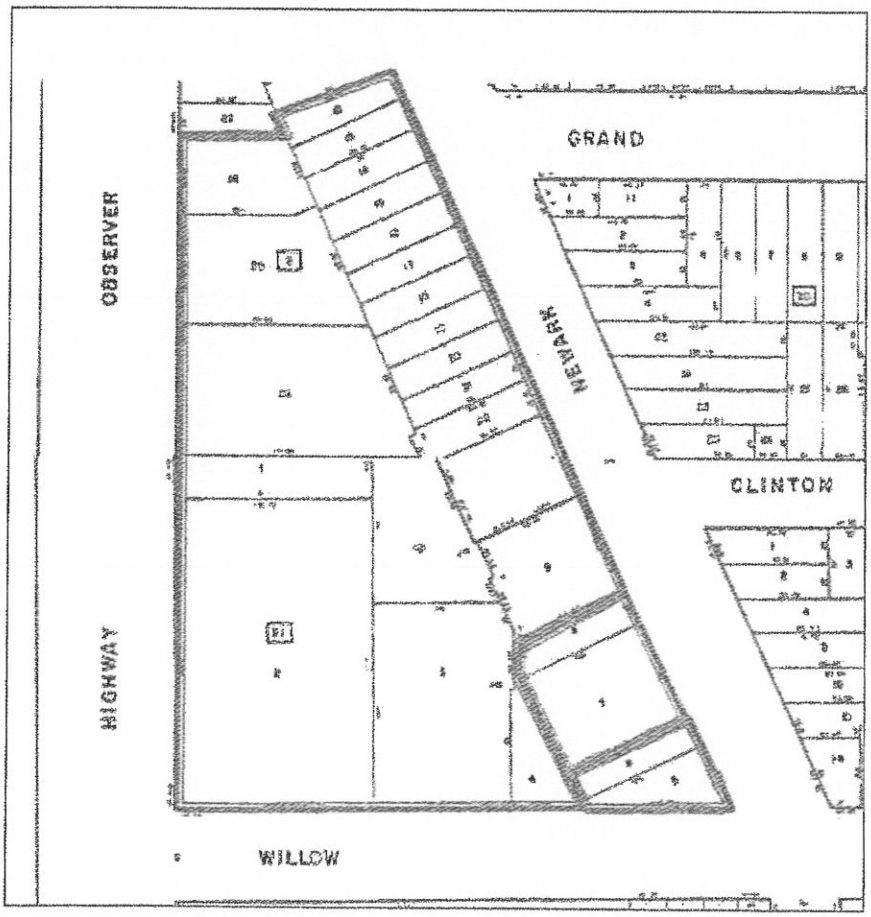
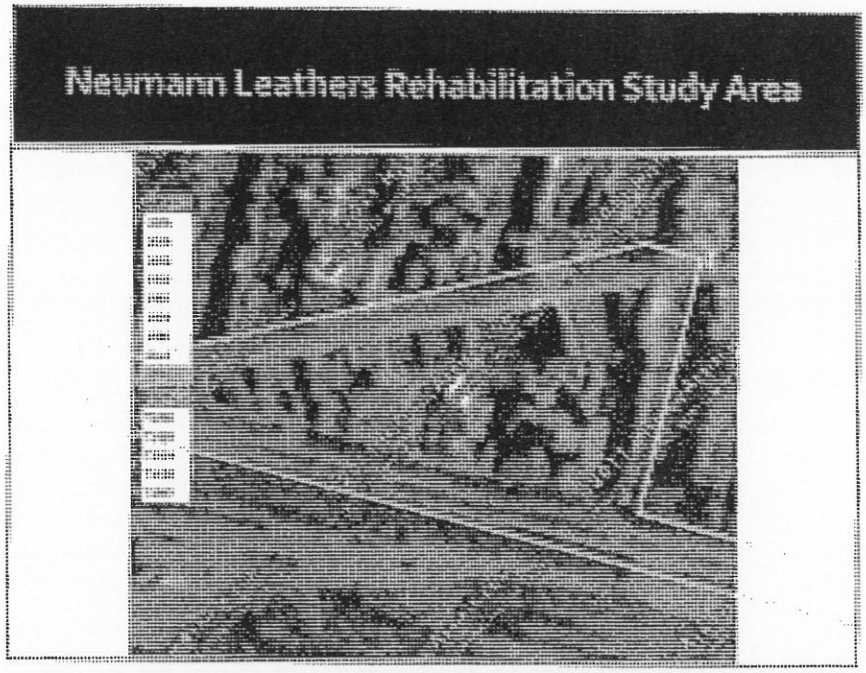
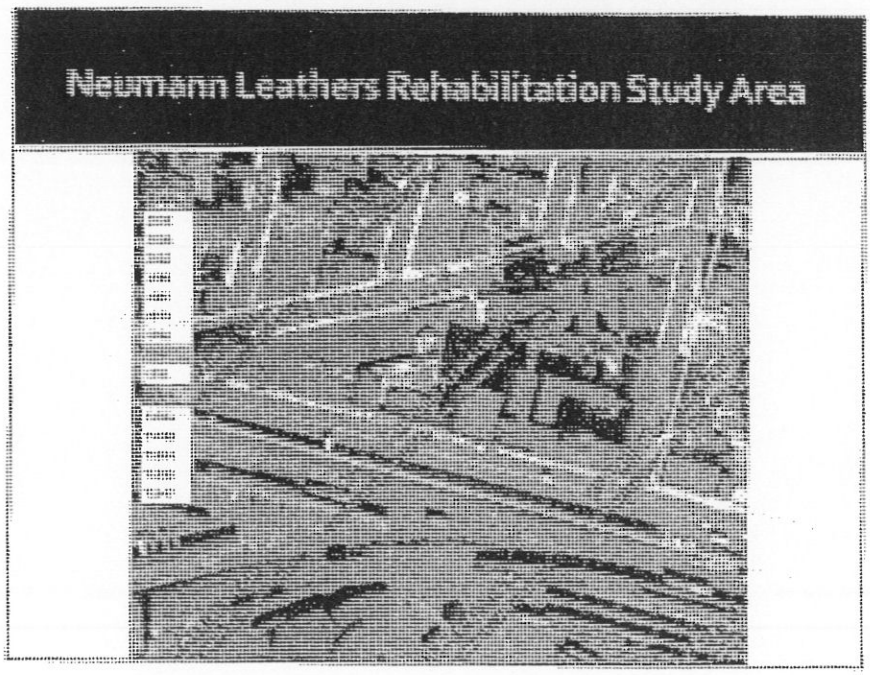


Figure 5: Enlarged Tax Map of Study Area showing three main separately owned parcels bordered in different colors.

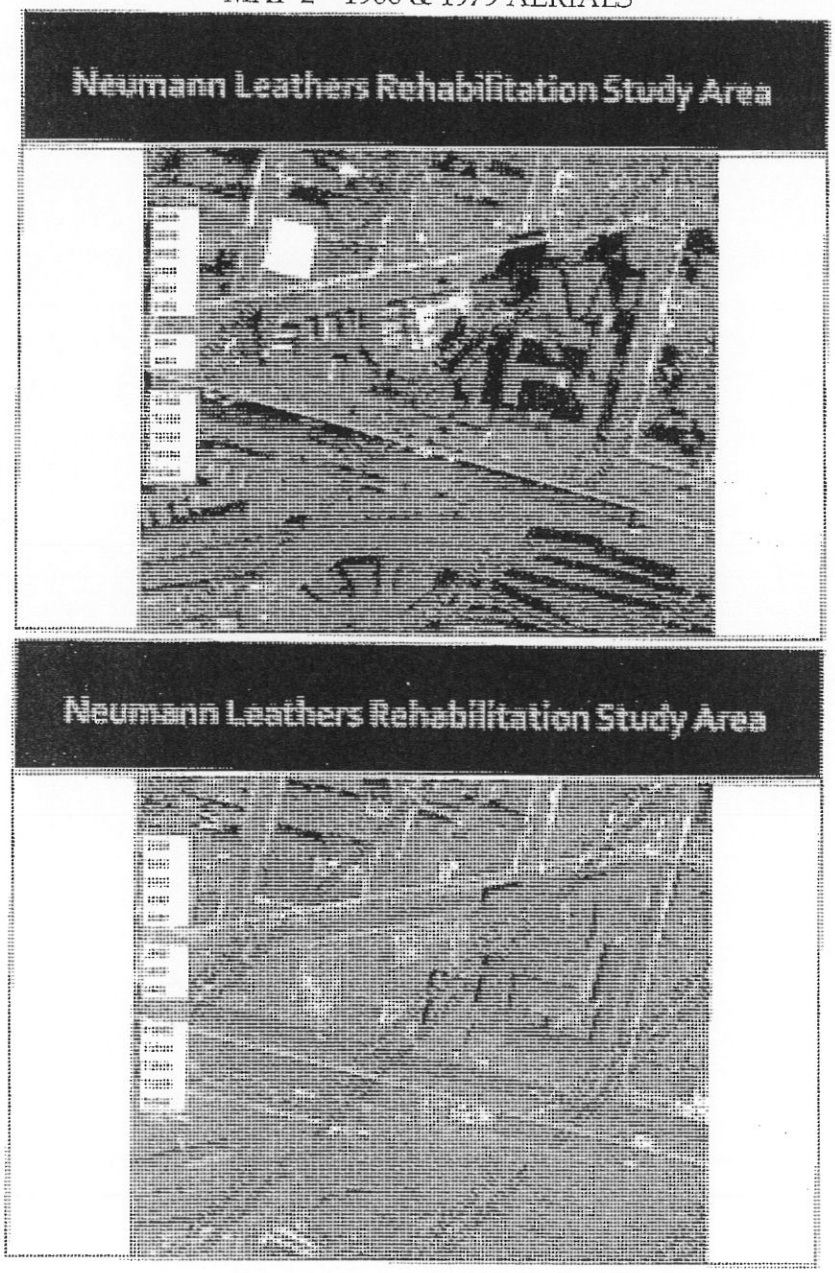
MAP 1 – 1931 & 1954 AERIALS





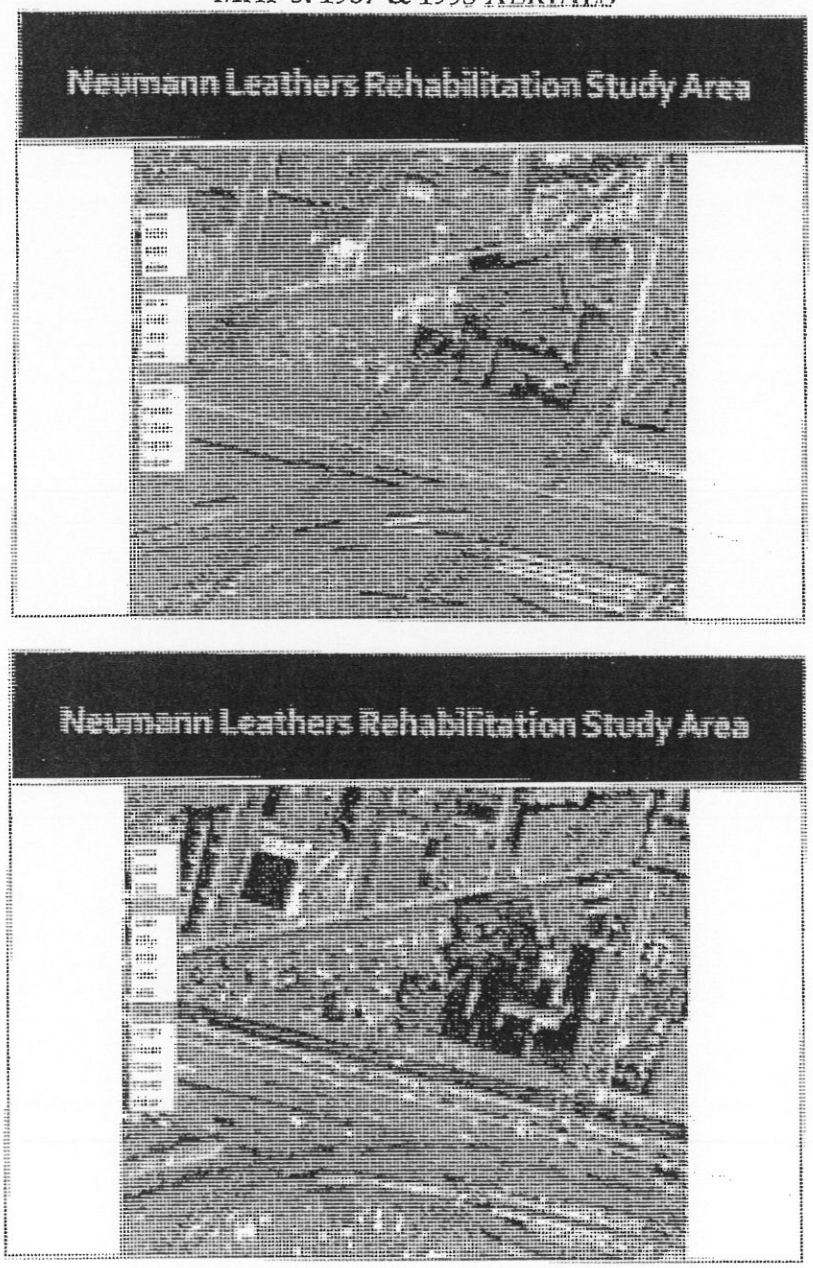
By 1966, the parking lot on Block 2 is apparent, but two buildings remained which are gone today. Those buildings are also replaced by an expanded parking lot on Block 2 by 1979, effectively matching the parking lot existing today, but the striping of the spaces that is clear in the photo has since vanished on the site. The remainder of Block 2 appears to have been used for tractor trailer storage in 1966.

MAP 2 – 1966 & 1979 AERIALS



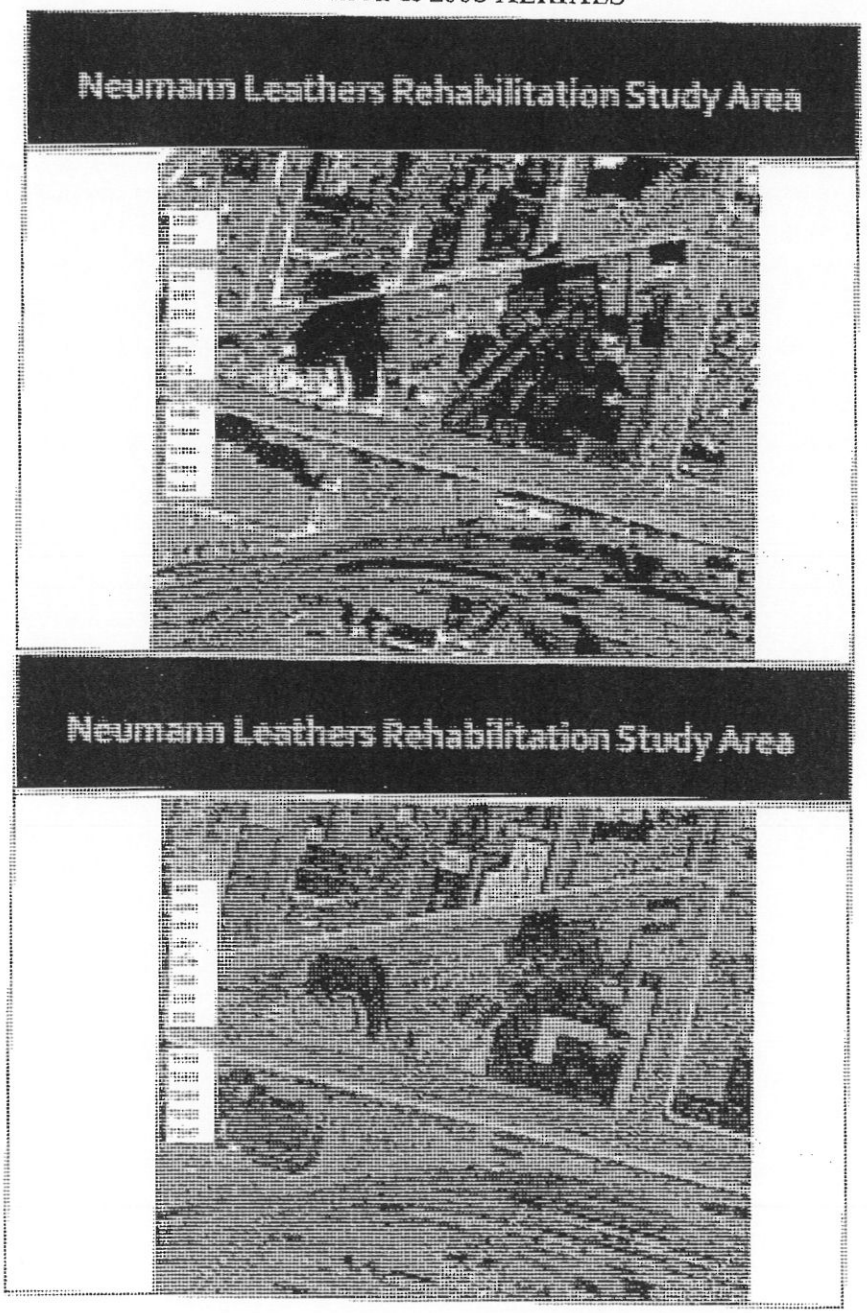
By 1987 the tractor trailer parking on Block 2 has been clearly replaced with automobile parking, and the Jefferson Trust Condominium building had been built. By 1995 the parking extended to the rest of Block 2 at the tip of the Newark Street and Observer Highway intersection, indicating a transition in use of the building from traditional manufacturing of the Neumann Leathers Factory to the industrial arts small businesses that occupy the building today.

MAP 3: 1987 & 1995 AERIALS



Map 4 below shows the 13 story condominium building on Block 2 by 2002 and the current gas station at the tip of Block 2 by 2008.

MAP 4: 2002 & 2008 AERIALS



ZONING IN THE STUDY AREA

The Study Area properties are located within the I-2 Industrial (Mixed-Use) zone district as shown on the City's Zoning Map (Map 5). The I-2 zone permits the following:

Permitted uses

- Food processing and related storage and distributive activities
- Manufacturing, processing or fabricating operations which meet the performance standards set forth in Article XII, provided that all operations and activities are carried on within enclosed buildings and that there is no outside storage of materials
- Retail business or service
- Public buildings and uses, such as equipment garages, parking facilities, parks and playgrounds
- Wireless telecommunications towers subject to Sections 196-26 and 196-35. [Added 5-7- 2003 by Ord. No. DR-91]

Accessory uses

- Off-street parking and loading
- Accessory uses customarily incidental to principal use
- Signs
- Wireless telecommunication

Conditional Uses

- Automotive sales, service stations, automobile laundries
- Bars
- Commercial garages and public parking facilities
- Railroad-related shipping terminals
- Manufacturing and processing operations

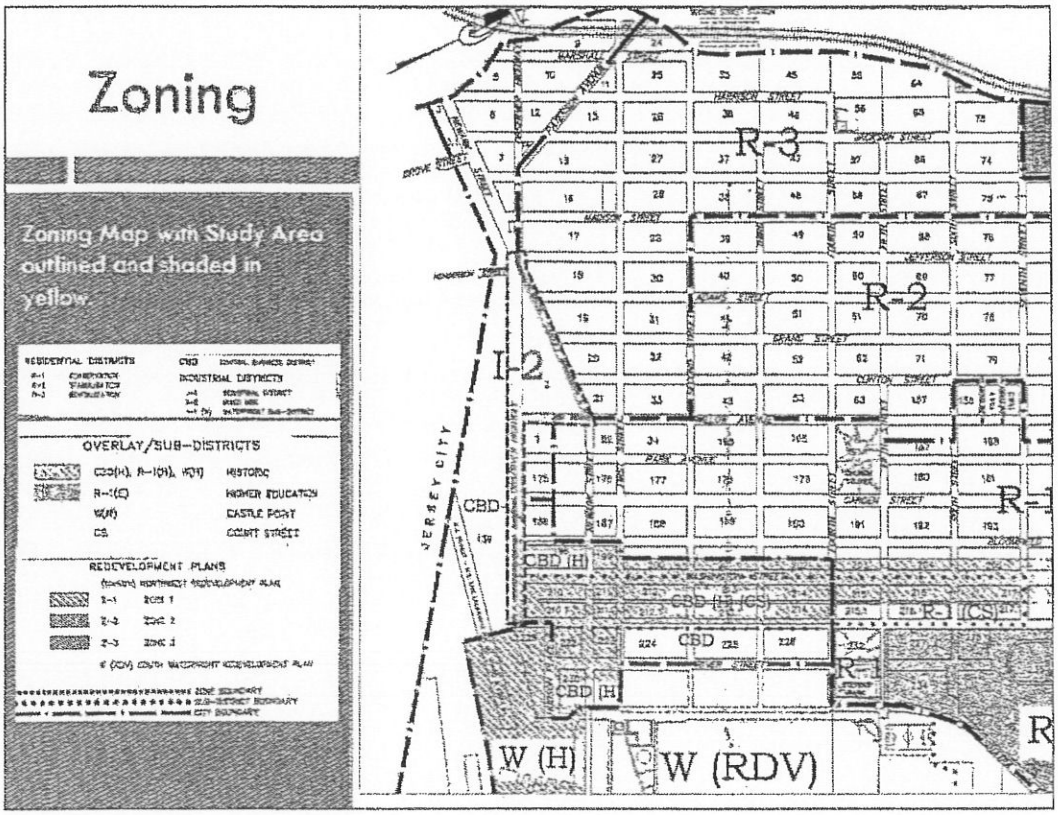
Bulk Requirements

- Lot area, minimum: 5,000 square feet.
- Lot width, minimum: 50 feet.
- Lot depth, minimum: 100 feet.
- Lot coverage, maximum (buildings) principal 60% / accessory 10%.
- Building height, maximum: prin. 40 feet/2 stories- acc. 30 feet/1.5 stories
- Floor area ratio, (FAR) maximum: 1.25

Yard Minimums

- Front & side yards: 5 feet / Rear yard: 15 feet.

MAP 5: ZONING MAP w. STUDY AREA HIGHLIGHTED IN YELLOW



MASTER PLAN STUDIES

The relevant Master Plan Elements and Reexamination Reports, as well as related planning studies or reports, as they relate or refer to the subject Study Area are summarized as follows:

2004 MASTER PLAN

In 2004, the Planning Board adopted a comprehensive Master Plan. The 2004 Master Plan made general and specific references to issues relevant to the study area. Excerpts of the 2004 Master Plan are provided by the element in which they appeared.

COMMUNITY FACILITIES PLAN ELEMENT

Due to its age and design, Hoboken's sewer system poses a number of challenges. The system was originally designed to handle both stormwater and sanitary sewage, which it carried without treatment

directly into the Hudson River. When the first treatment plant was constructed in 1958, a system of interceptor sewers and pump stations was built to direct wastewater to the plant, and a system of regulator chambers was installed to carry excess flows into the river during storm events. These regulators are designed to reduce the amount of waste that drains into the river during storms, and a strict maintenance schedule is required to ensure their continued operation. The regulators are currently being consolidated and upgraded in accordance with the Long Term Solids/Floatables Facilities Plan.

Like the City's other underground utilities, Hoboken's sewers are quite old – in many cases, they date to the Civil War era. The authority is engaged in a program to clean out and rehabilitate these wooden sewers to prevent backups. Also, the southwestern section of the City, which lies below sea level, is experiencing sewer capacity problems due to inadequate drainage. During high tides, stormwater cannot drain from this area into the Hudson River, creating backups in the sewers.

The Element recommends:

> **Encourage the replacement of the existing combined sanitary and storm sewer system.** The existing system is currently being upgraded to reduce the amount of waste that escapes into the Hudson River during storm events. Over the long term, consideration should be given to creating separate storm and sanitary sewer systems in portions of the system. Priority should be given to creating a separated system in the southwestern portion of the City, where the combined system creates sewer backups because of inadequate drainage.

CIRCULATION PLAN ELEMENT

The Circulation Plan recommends the following:

> **Consider creating an additional connection from Newark Street to Observer Highway at Grand Street.** The Neumann Leather property in this location does not have any significant buildings in the area where this street would cross its properties. This connection could be constructed in conjunction with any redevelopment of this site. To minimize traffic entering the City's residential neighborhoods, this connection should continue the one-way southbound traffic flow on Grand Street.

HISTORIC PRESERVATION PLAN ELEMENT

The Historic Preservation Element states the following:

> The purpose of the Historic Preservation Element... is to recognize and guide the preservation of the City's unique architectural heritage, which reflects its rich and varied history. Hoboken has a remarkably intact collection of historic buildings and neighborhoods that, while predominantly residential, also includes significant examples of industrial, engineering, institutional, commercial, and transportation-related buildings and structures built during the late Nineteenth and early Twentieth Centuries. These historic resources

make a substantial contribution to the community identity, sense of place, quality of life, and economic vitality of the City and are a great source of civic pride.

A recommendation of this element was:

> **Discourage the unnecessary demolition or other destruction of historic resources.** As Hoboken continues to be redeveloped, it is imperative that remnants of its past are not all removed. Existing structures can be reused or maintained, as noted above, even if not for their original purposes. Structures to be preserved include buildings as well as features such as signs, smokestacks, and other relics of Hoboken's industrial past.

LAND USE PLAN ELEMENT

The Land Use Plan Element, Part II recommended:

> **Provide regulations to guide any possible redevelopment of the Neumann Leather property in an appropriate manner.** ...the Neumann Leather complex stands as a reminder of old Hoboken. The former factory is now occupied by numerous tenants ranging from artists to high tech companies. It is also a desirable location for redevelopment due to its proximity to Hoboken Terminal and its direct views of the Manhattan skyline... For these reasons, the Neumann Leather property warrants special consideration as well as flexibility in its development regulations. Any redevelopment of this should include a mix of uses, possible density and/or height bonuses for provision of community amenities, and preservation of existing historic structures where possible. The zoning for this property should set some parameters, but allow some flexibility within certain bounds. It also may be appropriate to extend the zoning for this property across Willow Avenue to include the existing City Garage property, which is also a likely candidate for redevelopment, and the adjacent surface parking lot. As in other Terminal area sites, commercial development is preferred to housing, though the Neumann Leather complex might also lend itself to artist live/work/display space. This site will require additional study to determine how to balance competing interests such as access, parking, appropriate mix of uses, preservation of existing buildings, and provision of public amenities.

The Land Use Plan also proposed that the Study Area and Neumann site be re-zoned to a "B-3 Business 3" zoning district, which encompassed all of the I-2 properties north of Observer Highway from Bloomfield to Jefferson Streets. It states the following:

> **B-3 Business 3:** The properties included in this designation are located to the west of Hoboken Terminal along Observer Highway. Permitted uses in this area should include a mix of land uses. Relatively intense development in terms of height or density should be permitted only as part of comprehensive redevelopment that includes public benefits, such as provision of public open space, preservation of historic buildings, and/or creation of transportation improvements.

It should be noted that in 2005, based on the Master Plan recommendation for the rezoning of the study area Neumann site and the City Garage to a B-3 zone, an ordinance for the rezoning was introduced and forwarded to the Planning Board for review. While the Planning Board found that the ordinance was not inconsistent with the Master Plan, the Planning Board recommended the use of redevelopment in order to preserve the existing buildings and the culture of artists on the Neumann property.

The Planning Board forwarded its review to the City Council where the B-3 ordinance was voted down in April of 2005.

2010 REEXAMINATION REPORT

The 2010 Reexamination Report, which included a revised Land Use Plan, was adopted in March of 2011. The 2010 Reexamination Report notes changes to the city since the 2004 Master Plan and makes specific recommendations for both the city and the study area.

The 2010 Reexamination Report notes the following in regards to the study area and in particular the Neumann property:

> During the preparation of the Reexamination Report, it became evident that a process has begun in the City to foster citizen driven community plans... a representation of such a proactive plan is the one developed by the Neumann Leather Tenants Association (NLTA)... The Neumann complex has been successfully reused by non-residential "arts and entrepreneurial businesses". Said businesses can be principally characterized as industrial artisans, artists and musicians. The NLTA was formed to protect the building site when a residential/mixed use development was proposed which threatened to completely displace the "entrepreneurial, inventive and creative culture" within the building. Although the development proposal was denied by the ZBA, no regulations are currently in place to give solid "protection" to the existing use of the complex. Retaining such 21st century arts and industry uses is fundamental to maintaining the unique quality of the City. Once regulatory techniques are developed, the City may be able to provide additional space to grow this sector of the City's economy.

As to the extent to which 2004 Master Plan problems and objectives have been reduced or increased, the 2010 Reexamination Report states:

> The City has begun to consider creative zoning or "area in need of rehabilitation" controls in order to protect the lively mix of uses that are concentrated there; "area in need of rehabilitation" designations do not bring the power of eminent domain nor do they permit PILOTs but they require a redevelopment plan which involves designating a redeveloper and

adopting a plan that provides for detailed regulations for rehabilitation of existing structures and, if desired, new construction.

The I-2 zoning designation may act to keep rents at industrial levels, which will help the "arts industry" in the most basic way.

As to the final recommendations for the Master Plan and development regulations, the 2010 Reexamination Report states:

Eliminate the Business [B] zones from Map 15 as follows: delete B-2 as it is the Hudson St./River St. Redevelopment Area; delete B-3 as it is comprised of the Observer Highway Redevelopment Area, the DPW Redevelopment Area and the Neumann site; delete all three B-4 zones, as these zones are built-out and already exist as mixed-use zones or are located in the Northwest Redevelopment Area.

Consider alternative zoning techniques including arts & industry overlay zoning or the use of "area in need of rehabilitation" designation. The emphasis should be on protecting spaces where artists can work affordably rather than on where they can live. Artist housing may need to be subsumed into affordable housing considerations because "work/live" scenarios require a higher level of code compliance and result in more expensive space. Analysis of this issue has already been done by the Hoboken Arts and Industry Council and it should be utilized and expanded.

2010 HOBOKEN BICYCLE AND PEDESTRIAN PLAN

The City of Hoboken adopted a Bicycle and Pedestrian Plan in 2010. The Plan was prepared through the NJDOT Office of Bicycle and Pedestrian Program's Local Technical Assistance (LTA) Program to address concerns of walking and bicycling within Hoboken. The Plan recommends priority intersection improvements at the Willow Street and Observer Highway intersection and traffic calming measures along Observer Highway. Additionally, within the Neumann Leathers designated area in need of rehabilitation, dedicated bike lanes are proposed for Newark Street and Willow Street and shared lane markings are proposed for Observer Highway.

MASER CONSULTING P.A.

AREA EVALUATION FOR CONFORMITY WITH REQUIRED REHABILITATION CRITERIA

STUDY APPROACH

An analysis of the Study Area's existing physical characteristics, current developed uses and structures was conducted in the summer of 2014, inclusive of interviews with property owners. We also researched records of street openings for repairs and maintenance to water and sewer lines and analyzed historic aerial photographs, as detailed previously in this report. Furthermore, the City's Master Plan and Zoning Ordinance were reviewed as well as an environmental report submitted to the Zoning Board of Adjustment as part of the 2008 application for a Use Variance to demolish the buildings to make way for a new high-rise residential project.

AGE & CONDITION OF WATER & SEWER INFRASTRUCTURE

As noted earlier, the reports of the Board Planner and Board Engineer prepared in 2011 both concluded that the Study Area met the criteria that the water and sewer infrastructure was more than fifty years old AND was in need of repair and substantial maintenance. The main event since the Board Engineer's report in 2011 (Appendix B) was the unprecedented impacts of Superstorm Sandy. However, the Green Infrastructure Plan, prepared for the City by Together North Jersey in October of 2013 (one year after Sandy), found that the conditions will require a long term program of repair and upgrading (see sidebar). The sewer system is a combined system with stormwater and is owned and operated by the North Hudson Sewerage Authority. The water system is owned and operated by United Water, Inc.

Age of Sewer Utility

The NHSA has advised that the combined sanitary/storm sewer system within Hoboken was constructed in three phases. The first phase was constructed before 1900, the second phase was constructed before 1919 and the last phase was constructed before 1939. The system in the Study Area was constructed between 1900 and 1919 (second phase). Therefore, the sanitary

HOBOKEN GREEN INFRASTRUCTURE PLAN

"Between July 2002 and July 2012 the City recorded 26 dates with greater than 2 inches of precipitation and tides of 4 feet or higher. During storm events, Hoboken's sewer infrastructure is overtaxed resulting in system backups that produce flooding in the lowest-lying areas.

Stormwater that flows into the combined sewer system in Hoboken is exacerbated by the high percentage of impervious coverage in the City. Currently, the Hoboken waste water treatment plant is overtaxed by storm flows, on average, five times per month leading to combined sewer overflows. Future federal regulations may require the North Hudson Sewerage Authority to reduce this number to four per year."

Green Infrastructure Plan Executive Summary, pg 1.

sewer system is at least 92 years old, and the Board Engineer believes it could be as old as 111 years.

Age of Water Utility

United Water, Inc. was consulted for information regarding the age of the water utility in the Study Area. They advised that, while the exact age of the system is uncertain, they have removed old pipes during repairs that were stamped with the years 1857, 1867 and 1869, which is evidence that the water pipes may have been installed as much as fifty years earlier than the combined sewer/storm lines in the Study Area. Therefore, the water system is at least 142 years old and the Board Engineer believes it could be as old as 154 years.

Need for Repair or Substantial Maintenance

Given the advanced age of the water and sewer utilities in the Study Area, the need for repairs and substantial maintenance is self-evident. However, to substantiate this determination, the type of pipes and culverts can be considered. The Board Engineer's report states that the sewer/storm lines were constructed of vitrified clay pipe, brick pipe and concrete pipe within the Study Area. Vitrified clay and brick pipes were considered obsolete materials for pipe many years ago modern installations use PVC pipe for sanitary sewer lines because they do not degrade over time. As a result the original clay and brick pipes and culverts effectively decompose in the ground and have to be replaced with modern materials when sections of the system fail. In addition, because the lines carry both sewer and stormwater and are undersized for the combined load, they become overwhelmed during periods of flooding. The North Hudson Sewerage Authority was in the process of addressing the problem with a wet pump installation project as much as two years before Superstorm Sandy's surge caused inundation of a large part of Hoboken, causing the system to backup into the streets (see Appendix C). This serious impact of aging infrastructure is described in the City's recent application in the 100 Resilient Cities program (see Appendix G.)

The water system was constructed of cast iron non-cement lined pipe. The account of Untied Water that they have removed pipes dating back to 1857 during repairs are an indication that water main breaks are a relatively common occurrence in Hoboken. In fact, the City's Administration has actively engaged United Water to develop a strategy to upgrade the system. United Water acquired the system from the

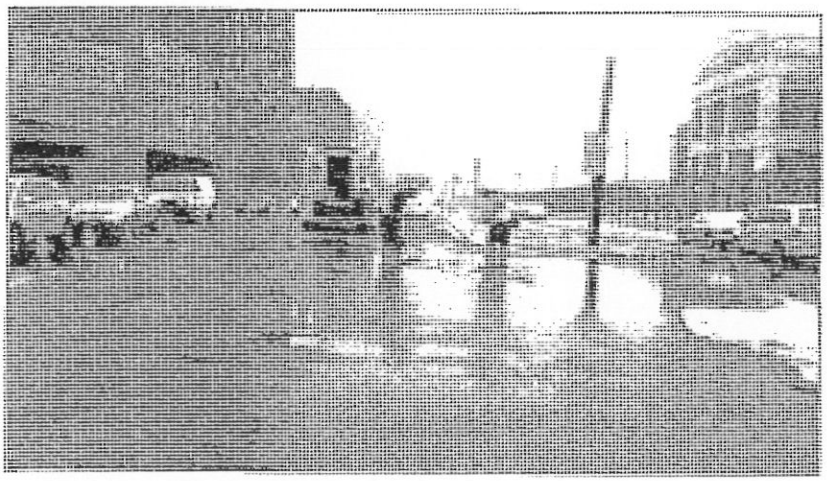


Figure 6: Photo from online Jersey Journal article covering a 24 inch water main break on Observer Highway at Marin Boulevard on February 26, 2014.

City in 1994 under a contract that expires in 2024. The City has determined that, under the terms of the contract, United Water is required to spend a small amount annually in capital expenditures or repairs – $350,000 per year. About 80% of that is spent repairing broken mains.[1]

ENVIRONMENTAL CONTAMINATION

Section 14 (a) of the LRHL was amended to add a new criterion (5): "environmental contamination is discouraging improvements and investment in properties in the area". As part of the 2008 Use Variance Application to the Hoboken Zoning Board of Adjustment, the Applicant (contract purchaser of 300 Observer Highway) submitted an environmental report prepared by Langan Engineering, dated February 19, 2008, with the results of concrete sampling done at the property. Included with the report, which reported levels of contamination in excess of NJDEP "direct exposure" standards in "70% of the samples" (19 samples were examined), was a letter from NJDEP, dated August 26, 2008, which approved an amendment to the Remedial Action Workplan submitted by R. Neumann & Company regarding remedial actions for both soil contamination and groundwater contamination. In addition, the transcript of expert testimony from the Zoning Board hearing in 2008 includes a reference in the testimony of environmental expert, Jorge Berkowitz, to page 3 of the NJDEP letter (see Appendix D) that the NJDEP was concerned about "elevated levels of mercury" in three test wells. The NJDEP required that a "permanent monitoring well" be installed to "monitor the mercury groundwater impacts". Page 1 of the NJDEP letter of August 26, 2008 also states: "In addition, R. Neumann and TCR propose to address all other requirements at the site following the proposed demolition of the onsite structures, which will make access to areas more feasible". When the Use Variance was denied by the Zoning Board of Adjustment in 2008, the plan to demolish the buildings was aborted.

An impediment to investment related to environmental contamination is referenced in a report by the Greenpoint Manufacturing and Design Center (GMDC) in September of 2009 that was requested by the Neumann Leathers Tenants Association, who had advanced an alternative plan for the Neumann Leathers property in their February, 2009 Newsletter soon after the owner's application before the Zoning Board of Adjustment was denied in November of 2008. The GMDC report warns *"PHE estimates that remediation of these spills will entail the removal of any remaining USTs, the excavation and removal of contaminated soils, and the installation of monitoring wells to measure groundwater flows and subsurface gradients. The biggest variable in this regard is the extent of the underground plume of contamination, and the prospect of future liability for off-site contamination. PHE believes that it is likely that DEP will want to establish the full extent of the plume before signing off on any remediation plan. It is possible as a result, that any future owner of the site could inherit liability not only for the complex itself, but for contamination of adjacent sites…PHE estimates that the cost of soil remediation for the site itself will range from $400,000 to $800,000. This estimate does not include costs of remediating off-site contamination.*[2]

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[1] Remarks of Mayor Dawn Zimmer at Press Conference on water main breaks held on April 3, 2013.

[2] Neumann Leathers Development Analysis, Draft, September, 2009, Greenpoint Manufacturing and Design Center, Inc., page 19.

Therefore, based on the information summarized above, it is believed that environmental contamination remains an issue and will continue to discourage "improvements and investment in properties in the (Study) area".

STUDY CONCLUSION AND RECOMMENDATIONS

Based on the preceding, we find that *"a program of rehabilitation, as defined in section 3 of P.L.1992, c.79 (C.40A:12A-3), may be expected to prevent further deterioration and promote the overall development of the community; and that there exist in that area any of the following conditions"...*

SECTION 14(a): (5) ENVIRONMENTAL CONTAMINATION IS DISCOURAGING IMPROVEMENTS AND INVESTMENT IN PROPERTIES IN THE AREA

We find that there is sufficient evidence in the documents reviewed in the preparation of this report to conclude that there is environmental contamination within the 300 Observer Highway (R. Neumann & Company) portion of the Study Area, which is by far the largest private parcel in the Study Area. The environmental contamination has impacted both soil and groundwater and NJDEP correspondence (Appendix D) suspects the possibility of a plume that may impact other properties in the area.

The GMDC report that was prepared in 2009 at the request of the Neumann Leathers Tenants Association includes an estimate of $400,000 t0 $800,000 for the remediation of the soil and water contamination alone, which does not include the cost of the permanent test well required by the NJDEP to test for mercury levels or the treating of the concrete in the buildings that were sampled in the Langan report referenced above. The current conditions can be expected to discourage improvements and investment in the absence of a program of rehabilitation (see sidebar at right). Conversely, the designation of the Study Area as an Area In Need of Rehabilitation and the adoption of a comprehensive redevelopment plan can provide the economic impetus to address the remediation of environmental contamination within the redevelopment costs of a mixed-use redevelopment project, thereby benefiting the larger neighborhood around the Study Area.

STATUTORY DEFINITION OF REHABILITATION

"'Rehabilitation' means an undertaking, by means of extensive repair, reconstruction or renovation of existing structures, with or without the introduction of new construction or the enlargement of existing structures, in any area that has been determined to be in need of rehabilitation or redevelopment, to eliminate substandard structural or housing conditions and arrest the deterioration of that area."
NJSA 40A:12A-3

SECTION 14(a): (6) A MAJORITY OF THE WATER AND SEWER INFRASTRUCTURE IN THE DELINEATED AREA IS AT LEAST 50 YEARS OLD AND IS IN NEED OF REPAIR OR SUBSTANTIAL MAINTENANCE.

The Board Engineer's report has established that the combined sewer/stormwater system within the Study Area is constructed of vitrified clay, brick or concrete pipes and culverts that are at least 92 years old and could be as old as 111 years. The report also established that the water system is constructed of cast iron pior without cement lining and is at least 142 years old and could be as old as 154 years.

The combined sewer/stormwater system is undersized to handle both sewer and stormwater and the City's vulnerability to flooding has caused the North Hudson Sewerage Authority to undertake a massive project of installing water pump (wet pumps) to pump flood waters from the system. This project was underway two years prior to unprecedented flood surge impacts of Superstorm Sandy.

The age of the water lines throughout Hoboken has resulted in water main breaks being a common occurrence and has become so serious that the City has engaged United Water in a strategy to upgrade the infrastructure (see Appendix G).

Based on the above, we find that the Study Area meets two of the criteria for designation as an Area In Need of Rehabilitation and recommend that the entire Study Area qualify for designation as an Area In Need of Rehabilitation. We recommend that a redevelopment plan be prepared that would advance the City's ability to foster rehabilitation of the historic Neumann Leathers buildings with redevelopment consistent with its 2004 Master Plan and 2010 Reexamination Report. This "program of rehabilitation" would "prevent further deterioration" of the historic buildings on the site and "promote the overall development of the community".

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APPENDIX

A. RESOLUTION AUTHORIZING REHABILITATION AREA INVESTIGATION

B. BOARD ENGINEER'S REPORT

C. CITY OF HOBOKEN SEWER MONITORING OBSERVATIONS AND DATA ANALYSIS REPORT 11-15-2011

D. NJDEP LETTER REGARDING REMEDIAL ACTION WORKPLAN

E. NJDCA LIST OF QUALIFIED MUNICIPALITIES – P.L. 1975, c.104

F. AN ORDINANCE TO PROVIDE FOR PROPERTY TAX EXEMPTIONS & ABATEMENTS ON COMMERCIAL AND INDUSTRIAL STRUCTURES WITHIN THE CITY OF HOBOKEN, ADOPTED SEPT. 5, 1979.

G. CITY OF HOBOKEN APPLICATION TO 100 RESILIENT CITIES PROGRAM

A.

COUNCIL RESOLUTION AUTHORIZING REHABILITATION AREA INVESTIGATION

Introduced by: _____

Seconded by: _____

CITY OF HOBOKEN

RESOLUTION NO. ____

RESOLUTION OF THE CITY OF HOBOKEN, COUNTY OF HUDSON REQUESTING PLANNING BOARD REVIEW OF A RESOLUTION DESIGNATING CERTAIN PROPERTY IN THE CITY AS AN AREA IN NEED OF REHABILITATION

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL") authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of rehabilitation; and

WHEREAS, in accordance with the LRHL, the Municipal Council of the City of Hoboken (the "City Council") determined that the following property should be designated as an area in need of rehabilitation pursuant to the LRHL under N.J.S.A. 40A:12A-14(a);

> The property commonly known as Block 2, Lots 12 through and including 26, Block 2.1, Lots 1 through and including 10 on the tax map of the City of Hoboken, that portion of the public right of way of Observer Highway from and including the intersection with Jefferson Street to and including the intersection with Hudson Street, that portion of the public right of way of Willow Avenue from and including the intersection with Observer Highway to and including the intersection with Newark Street, and that portion of the public right of way of Newark Street from and including the intersection with Willow Avenue (collectively, the "Property"); and

WHEREAS, a delineated area may be determined to be in need of rehabilitation if the City Council determines by resolution that a program of rehabilitation pursuant to the LRHL under N.J.S.A. 40A:12A-14(a) may be expected to prevent further deterioration and promote the overall development of the community when any one of the enumerated conditions set forth in the statute are met which includes N.J.S.A. 40A:12A-14(a)6 a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance; and

WHEREAS, the City has confirmed that the property within the delineated area meets the criteria of N.J.S.A. 40A:12A-14(a)6 wherein a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance; and

WHEREAS, the LRHL pursuant to N.J.S.A. 40A:12A-14(a), provides that prior to the adoption of a resolution designating the delineated area as an area in need of rehabilitation, the City Council must first submit a copy of the proposed resolution designating the delineated area as an area in need of rehabilitation to the City Planning Board for its review; and

WHEREAS, the City intends to designate the delineated area as an area in need of rehabilitation by the adoption of the resolution substantially in the form attached hereto as Exhibit A; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Hoboken as follows:

Section 1. The aforementioned recitals are incorporated herein and made a part hereof as though fully set forth at length.

Section 2. The City Council hereby directs that the City Clerk transmit a copy of this resolution inclusive of Exhibit A to the City Planning Board for its review and providing its recommendation to the City Council within forty-five (45) days of the receipt of this resolution, under the LRHL pursuant to N.J.S.A. 40A:12A-14(a)

Section 3. A copy of this resolution shall be available for public inspection at the offices of the City.

Section 4. This resolution shall take effect immediately.

Meeting Date: October 1, 2014

Department of Administration

_____
Quentin Wiest, Business Administrator

Approved as to form:

_____
Mellissa Longo, Corporation Counsel

839384_1

Introduced by: _____

Seconded by: _____

CITY OF HOBOKEN

RESOLUTION NO. _____

RESOLUTION OF THE CITY OF HOBOKEN, COUNTY OF HUDSON DESIGNATING CERTAIN PROPERTY IN THE CITY AS AN AREA IN NEED OF REHABILITATION

WHEREAS, the Local Redevelopment and Housing Law pursuant to, N.J.S.A. 40A:12A-1 et seq. (the "LRHL") authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of rehabilitation; and

WHEREAS, in accordance with the LRHL, the Municipal Council of the City of Hoboken (the "City Council") determined that the following property should be designated as an area in need of rehabilitation pursuant to the LRHL under N.J.S.A. 40A:12A-14:

> The property commonly known as Block 2, Lots 12 through and including 26, Block 2.1, Lots 1 through and including 10 on the tax map of the City of Hoboken, that portion of the public right of way of Observer Highway from and including the intersection with Jefferson Street to and including the intersection with Hudson Street, that portion of the public right of way of Willow Avenue from and including the intersection with Observer Highway to and including the intersection with Newark Street, and that portion of the public right of way of Newark Street from and including the intersection with Willow Avenue (collectively, the "Property"); and

WHEREAS, the LRHL pursuant to N.J.S.A 40A:12A-14(a), provides that prior to the adoption of a resolution designating the Property as an area in need of rehabilitation, the City Council shall first submit a copy of the proposed resolution designating the Property as an area in need of rehabilitation to the City Planning Board for its review; and

WHEREAS, on October 1, 2014 the City Council, acting by resolution, referred a copy of this resolution to the City Planning Board for review and comment pursuant to the LRHL under, N.J.S.A 40A:12A-14(a); and

WHEREAS, the City Planning Board received and reviewed a report from the Planning Board Engineer confirming that a majority of the water and sewer infrastructure within the property is at least 50 years old and is in need of repair or substantial maintenance and that a program of rehabilitation under the

LRHL may be expected to prevent further deterioration and promote the overall development of the community. (the "Report"); and

WHEREAS, based on the Report, the Planning Board found that the Property satisfied the statutory criteria to be designated as an area in need of rehabilitation under the LRHL pursuant to N.J.S.A 40A:12A-14(a)6; and

WHEREAS, the Planning Board reviewed the proposed resolution and recommends its adoption and the designation of the Property as an area in need of rehabilitation in accordance with the LRHL pursuant to N.J.S.A. 40A:12A-14(a).

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Hoboken as follows:

Section 1. The aforementioned recitals are incorporated herein and made a part hereof as though fully set forth at length.

Section 2. The City Council is in receipt and has considered the report of the Planning Board Engineer.

Section 3. The City Council hereby designates the Property as an area in need of rehabilitation pursuant to the LRHL under N.J.S.A 40A:12A-14(a).

Section 4. The City Council hereby directs that the City Clerk transmit a copy of this resolution to the Commissioner of the Department of Community Affairs for review in accordance with the LRHL.

Section 5. A copy of this resolution shall be available for public inspection at the offices of the City.

Section 6. This resolution shall take effect in accordance with the LRHL pursuant to N.J.S.A. 40A:12A-14(a).

Meeting Date: October 1, 2014

Department of Administration

_____
Quentin Wiest, Business Administrator

Approved as to form:

_____
Mellissa Longo, Corporation Counsel

839382_1

B.

BOARD ENGINEER'S REPORT

MASER CONSULTING P.A.

Consulting, Municipal & Environmental Engineers
Planners • Surveyors • Landscape Architects

200 Valley Road, Suite 400
Mt. Arlington, NJ 07856
Tel: 973.398.3110 • Fax: 973.398.3199

EXISTING WATER AND COMBINED SANITARY/STORM SEWER UTILITY ANALYSIS

FOR
"AREA IN NEED OF REHABILITATION"

300 OBSERVER HIGHWAY (NEUMANN)
OBSERVER HIGHWAY, NEWARK STREET,
& WILLOW AVENUE
CITY OF HOBOKEN
HUDSON COUNTY, NEW JERSEY
SEPTEMBER 9, 2011

PREPARED BY:

ANDREW R. HIPOLIT
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE NO. 39428

MC PROJECT NO. HOP119

MASER CONSULTING P.A.

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APPENDIX D – SEWER UTILITY MAP

APPENDIX E – WATER UTILITY MAP

APPENDIX F – FLOODMAPS

APPENDIX G – UTILITY COMPANY CONTACT DOCUMENTS

STUDY INFORMATION SOURCES

CLIENT'S NAME:	City of Hoboken
PROJECT NAME:	"Area in Need of Rehabilitation" 300 Observer Highway (Neumann) Observer Highway, Newark Street, & Willow Avenue
MUNICIPALITY:	City of Hoboken
COUNTY:	Hudson County
STATE:	New Jersey

1

INTRODUCTION

300 Observer Highway (Neumann) (the "site") is located within a portion of the triangular block formed by Observer Highway, Willow Avenue and Newark Street. The Hoboken City Council is seeking a recommendation from the Planning Board on whether or not the above referenced site as well as the surrounding Right-Of-Ways (ROWs), including Observer Highway from the site to Hudson Street, can be deemed as an "Area in Need of Rehabilitation" (the "Study Area").

In order to deem an area as an "Area in Need of Rehabilitation" the applicant must show that "a majority of the water and sewer infrastructure in the delineated area is at least fifty (50) years old and is in need of repair or substantial maintenance; and a program of rehabilitation may be expected to prevent further deterioration and promote the overall development of the community."

To that end, Maser Consulting P.A. (Maser) has conducted a study of the existing water and sanitary sewer utilities within the Study Area. The study included a site visit, a description of visible elements of the existing water and sanitary sewer utilities found within the Study Area, discussions with utility company representatives about the existing utility systems, and the preparation of a report detailing the findings of the study.

INFORMATION SOURCES

The information presented in this report is based upon the following:

a. A discussion with Philip Reeve of the North Hudson Sewerage Authority (NHSA) conducted on August 31, 2011;
b. A discussion with Joseph Sensale of United Water conducted on June 16, 2011;
c. Review of Water Utility Mapping provided by Joseph Sensale of United Water as an attachment to a June 30, 2011 email (See email in Appendix G);
d. Review of Sanitary Sewer Utility Mapping provided by North Hudson Sewerage Authority;
e. A site visit conducted on August 31, 2011 of the area referenced above;
f. Review of photographs taken during the site visit conducted on August 31, 2011; and

g. Review of Tax Map information.

STUDY AREA DEFINITION

The area of study includes a portion of the triangular block surrounded by Observer Highway to the south, Willow Avenue to the east, and Newark Street to the northwest. The Study Area also includes the following Hoboken City ROWs:

- Observer Highway, from and including the intersection of Jefferson Street and Observer Highway to and including the intersection of Hudson Street.
- Newark Street, from and including the intersection of Jefferson Street and Newark Street to and including the intersection of Newark Street and Willow Avenue.
- Willow Avenue, from and including the intersection of Newark Street and Willow Avenue to and including the intersection of Observer Highway and Willow Avenue.

The entire Study Area encompasses 504,630 square feet (11.59 acres) of the City. The Study Area includes 143,100 square feet (3.29 acres) of non-City owned property and consists of Block 2, Lots 12 through and including 26, and Block 2.1, Lots 1 through and including 10. The remaining 361,530 square feet (8.30 acres) of land in the Study Area consists of City ROWs for Observer Highway, Newark Street, and Willow Avenue.

STUDY AREA CHARACTERISTICS

Maser has reviewed existing mapping of the area and performed a site visit. After review of all available information, this office offers the following description of the site characteristics of the Study Area:

- The "Area in Need of Rehabilitation" was previously defined as including a portion of the triangular block surrounded by Observer Highway to the south, Willow Avenue to the east, and Newark Street to the northwest as well as Observer Highway, Newark Street, and Willow Avenue ROWs.

- The Study Area is an urban area that has been developed with improvements typically associated with an urban environment including, but not limited, to the following:
    a. Paved roadways;
    b. Concrete sidewalks;
    c. Concrete driveway aprons;
    d. Paved parking areas;
    e. Underground and aerial utilities;
    f. Street trees; and
    g. Some small grassed areas;

  It appears that the existing lots within the site were developed in a typical urban manner with buildings in close proximity to each other and located very close to, if not right on, the Right-of-Way (ROW) line.

- The area is serviced by above-ground utilities most likely including electric, cable, and telephone.

- The area is serviced by underground utilities including gas, combined sanitary/storm sewer, and water.

DESCRIPTION OF EXISTING COMBINED SANITARY/STORM SEWER UTILITY

Maser has reviewed the information available as of August 31, 2011 for the existing combined sanitary/storm sewer system. The following is presented regarding the existing combined sanitary/storm sewer utility located within the Study Area:

- The combined sanitary/storm sewer system in Hoboken is owned and operated by the North Hudson Sewerage Authority (NHSA).

- The combined sanitary/storm sewer is located in the following roadways within the Study Area:
    a. Newark Street between Observer Highway and Willow Avenue;
    b. Willow Avenue between Newark Street and Observer Highway;

c. Observer Highway between Newark Street and Hudson Street.

- Manholes, labeled with "SANITARY," as well as storm sewer collection grates were found in the Study Area. The Manholes labeled "SANITARY" are indicative of the existence of a sanitary sewer system in the roadways. In addition, the storm sewer grates that are directly in line with the sanitary sewer manholes, and appear to be located on top of the mapped sewer pipes (see photo #3), verifies the existence of the combined sanitary/storm sewer system.

- According to the Maps provided by the NHSA, the following combined sanitary/storm sewer lines exist within the Study Area:
  a. A thirty-three (33) inch vitrified clay pipe (VCP) is located in Newark Street between Observer Highway and Clinton Street.
  b. A thirty-six (36) inch VCP is located in Newark Street from Clinton Street to Willow Avenue;
  c. A thirty (30) inch concrete and brick pipe is located in Willow Avenue between Newark Street and Observer Highway. The map appears to show that the pipe material in Willow Avenue changes from concrete to brick mid-block between Newark Street and Observer Highway.
  d. A four-foot by eight-foot (4' x 8') brick sewer is located along the northern curb line of Observer Highway between Newark Street and Hudson Street.

  A map of the combined sanitary/storm sewer system located in the Study Area is provided in Appendix D.

- During our discussion, Mr. Reeve of NHSA indicated that the combined sanitary/storm sewer system within Hoboken was constructed in three (3) phases. The first phase was constructed pre-1900, the second phase was constructed pre-1919, and the third phase was constructed pre-1939. Mr. Reeve indicated that the sanitary sewer located in the Study Area was constructed in the pre-1919 phase.

MASER CONSULTING P.A.

DESCRIPTION OF EXISTING WATER UTILITY

Maser has reviewed the information available as of August 31, 2011 for the existing water utility. The following is presented regarding the existing water utility located within the "Area in Need of Rehabilitation":

- The Water System in Hoboken in owned and operated by the United Water.

- The Water Utility is located in the following roadways within the Study Area:
  a. Newark Street between Observer Highway and Willow Avenue;
  b. Observer Highway between Newark Street and Hudson Street.

- Water valves were found in the Study Area. The water valves are indicative of the existence of a water system in the roadways.

- Pursuant to the discussions with and mapping provided by Mr. Sensale of United Water, the following water mains exist in the Study Area:
  a. A twelve (12) inch cast iron non-cement lined water main is located in Newark Street between Observer Highway and Willow Avenue.
  b. No water mains are located in Willow Avenue between Newark Street and Observer Highway.
  c. Two sixteen (16) inch cast iron non-cement lined water mains and one twenty-four (24) inch cast iron non-cement lined water main is located in Observer Highway between Willow Avenue and Bloomfield Street.
  d. One of the sixteen (16) inch cast iron non-cement lined water mains located in Observer Highway ends mid-block between Newark Street and Willow Avenue. The second sixteen (16) inch cast iron non-cement lined water main as well as the twenty-four (24) inch cast iron non-cement lined water main continues in a westerly direction in Observer Highway.
  e. The twenty-four (24) inch cast iron non-cement lined water main turns at Bloomfield Street and continues in a northerly direction up Bloomfield Street,

while the two sixteen (16) inch cast iron non-cement lined water mains continue in an easterly direction within Observer Highway to Washington Street.

f. The two sixteen (16) inch cast iron non-cement lined water mains end at Washington Street where a twelve (12) inch cast iron non-cement lined water main continues in a northerly direction up Washington Street and an eight (8) inch cast iron non-cement lined water main continues in an easterly direction within Observer Highway towards Hudson Street.

A map of the water system located in the Study Area is provided in Appendix E.

* Mr. Sensale indicated that the exact age of the system is unknown. However, when repairs were made, the years 1857, 1867, and 1869 were stamped on the existing pipes taken out of the ground.

BASIS FOR "AREA IN NEED OF REHABILITATION" CLASSIFICATION

A proof for deeming an "Area in Need of Rehabilitation" involves showing that the age of the system is at least fifty (50) years old. The following is provided as related to the age of the combined sanitary/storm sewer system and the water system:

a. The sanitary sewer system was constructed of a vitrified clay pipe, brick pipe, and concrete pipe within the Study Area referenced above.
b. The sanitary sewer system was most likely constructed pre-1919, but could have been constructed as far back as 1900. This would make the sanitary sewer system at least 92 years old. However, the sanitary sewer system could be as old as 111 years.
c. The existing water system was constructed of cast iron non-cement lined pipe.
d. The exact age of the system is not known. However, stampings on existing pipes excavated for repairs indicated the years 1857, 1867, and 1869. This would make the water system at least 142 years old. However, the water system could be as old as 154 years.

Water System in Need of Rehabilitation

Being constructed in the late 1800s, it is evident that the water system is over fifty (50) years old. In addition, the need to repair water main breaks, specifically in the Study Area, verifies the need for the existing water system to be rehabilitated.

Rehabilitating the existing water system may be expected to prevent further deterioration by limiting the number of water main failures that cause water interruptions for City residents. Further, a rehabilitation program may also allow for the upgrade of the system to better serve the residents with improved water services such as greater fire flows.

Combined Sanitary/Storm Sewer System in Need of Rehabilitation

The combined sanitary/storm sewer system is over fifty (50) years old which is evident since the system was constructed in the pre-1919 construction phase. In addition, it is clear that the combined sanitary/storm sewer system is undersized for its intended purpose. This is evident from the amount of flooding that is experienced within the Study Area during rainfall events.

The FEMA Maps (Appendix F) confirm that the area is located in "Special Flood Hazard Areas Subject to Inundation by the 1% Annual Chance Flood." Since the Study Area is located in Zone AE, a base flood elevation of 9 has been determined. The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% annual chance of equaling or exceeding elevation 9 in any given year.

The intended purpose of the combined sanitary storm sewer system is to facilitate movement of sanitary sewer flows as well as storm flows to sewage treatment facilities. Since the undersized system cannot accommodate sanitary sewer and storm sewer flows during rainfall events, the system overflows into the streets of the City. This is clear from the flooding that is experienced in the Study Area.

When the Study Area floods due to the inability of the existing sanitary/storm system to accommodate the combined storm and sanitary flows, the City becomes inundated with a

mixture of sanitary sewage and stormwater. This combination of stormwater and sanitary sewage creates a health, safety, and welfare issue for the residents of the City.

The rehabilitation of the combined sanitary/storm sewer may alleviate the flooding that occurs within the Study Area due to the undersized system. The reduction or possible elimination of the flooding may help prevent further deterioration of the combined sanitary/storm sewer by reducing the damage to the infrastructure due to the flooding. In addition, the reduction or possible elimination of the flooding will promote the overall development of the community by reducing the health, safety, and welfare issues caused by the not only the flooding itself but also due to the residents' exposure to the combined stormwater and raw sewage that flows onto the City Streets.

CONCLUSION

The City Council is seeking a recommendation from the Planning Board whether or not the area previously defined as the Study Area can be deemed an "Area in Need of Rehabilitation." To have an area deemed in need of rehabilitation, the applicant must show that "a majority of the water and sewer infrastructure in the delineated area is at least fifty (50) years old and is in need of repair or substantial maintenance; and a program of rehabilitation may be expected to prevent further deterioration and promote the overall development of the community."

Through information sources available to this office at the time the study was conducted, the following was determined:

a. The water system and the combined sanitary/storm sewer system are over 50 years old.
b. Due to water main breaks that interrupt water service to City residents, it is clear that the water system will benefit from a rehabilitation program.
c. Due to repeated flooding of the Study Area due to undersized combined sanitary/storm sewer system, it is clear that the combined sanitary/storm sewer system will benefit from a rehabilitation program.

d. The rehabilitation programs for both the water and sewer systems will prevent further deterioration and promote the overall development of the community by further protecting the health, safety, and welfare of the City.

\\Mlead01\Projects\HOP\HOP-119\Reports\WATER SEWER ANALYSIS(Rev 090720111).docx

APPENDIX A

SITE PHOTOGRAPHS

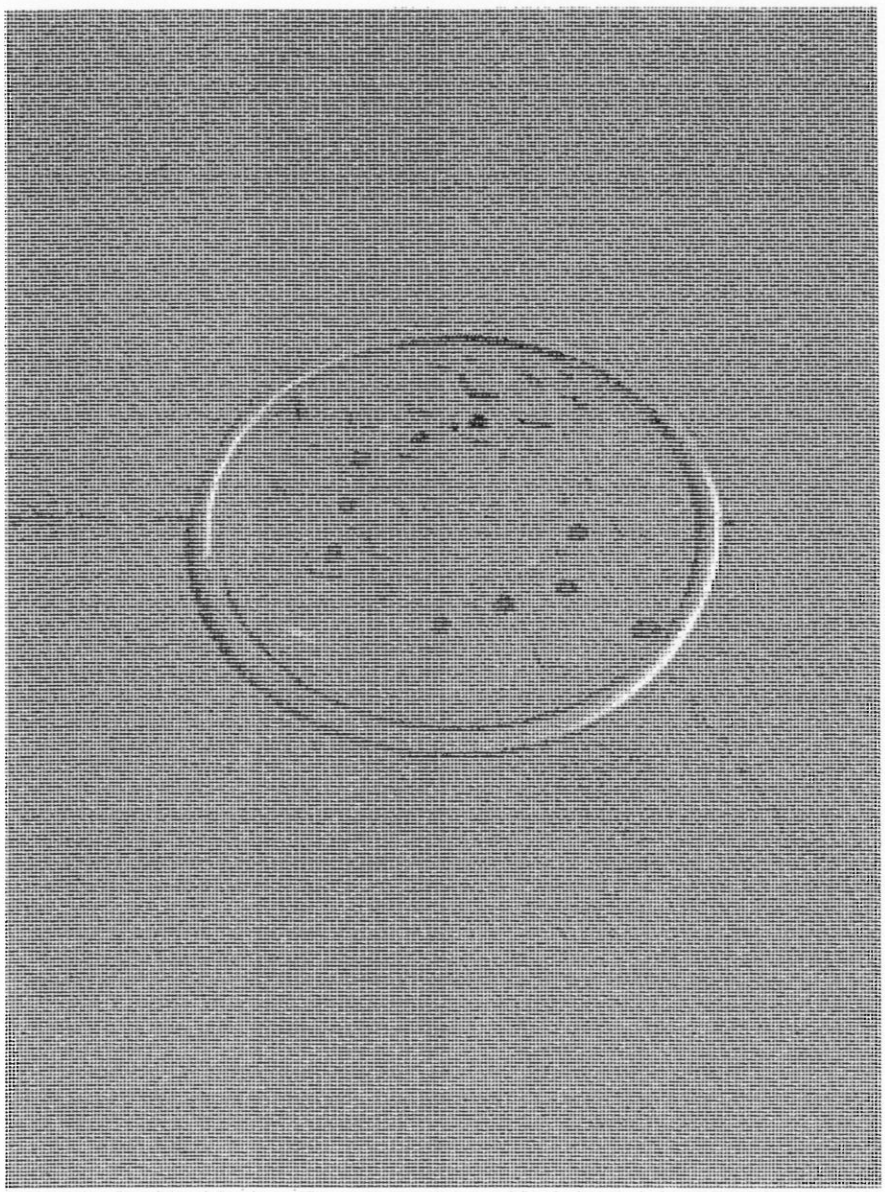


Photo #1: Combined Sanitary/Storm Sewer System Manhole labeled "SEWER" located in Observer Highway.

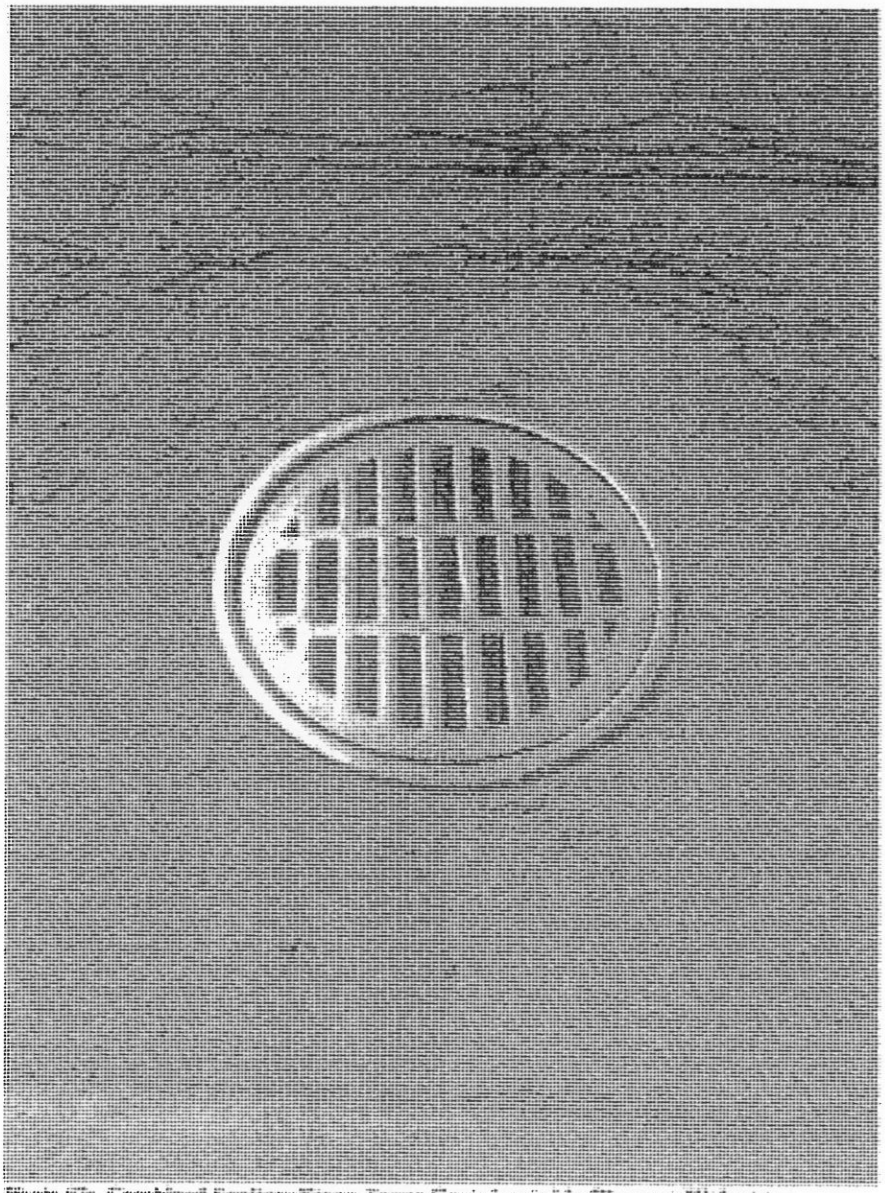


Photo #2: Combined Sanitary/Storm Sewer Grate located in Observer Highway.

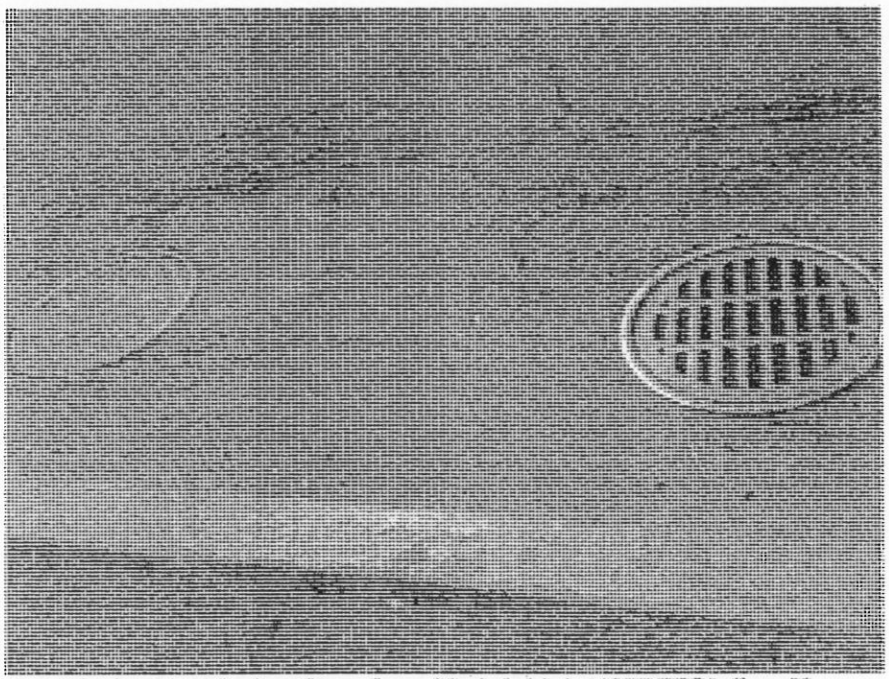


Photo #31 Combined Sanitary/Storm Sewer Manhole located "CENTER" in the mid-

Combined Sanitary/Storm Sewer Grate in Observer Highway.

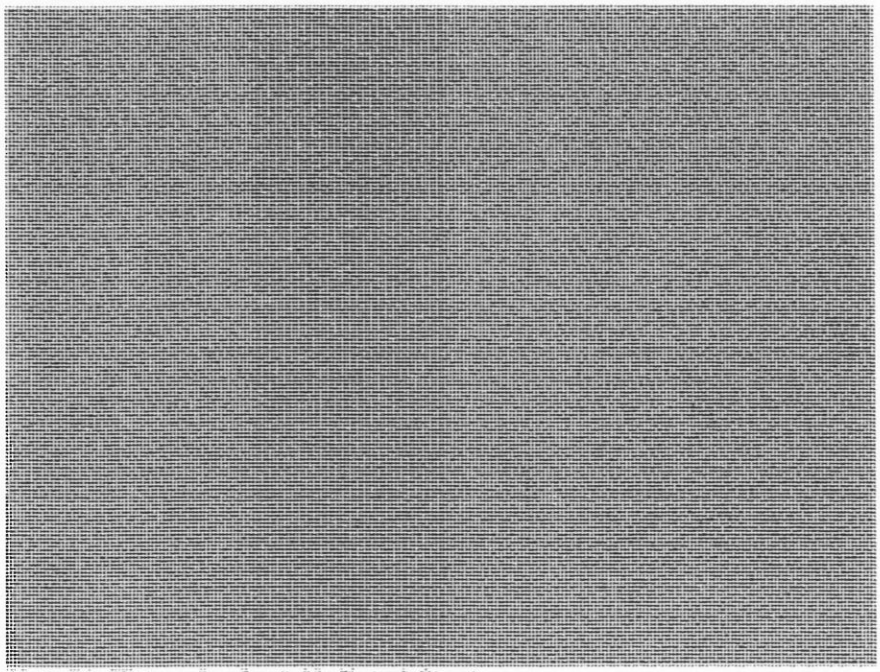
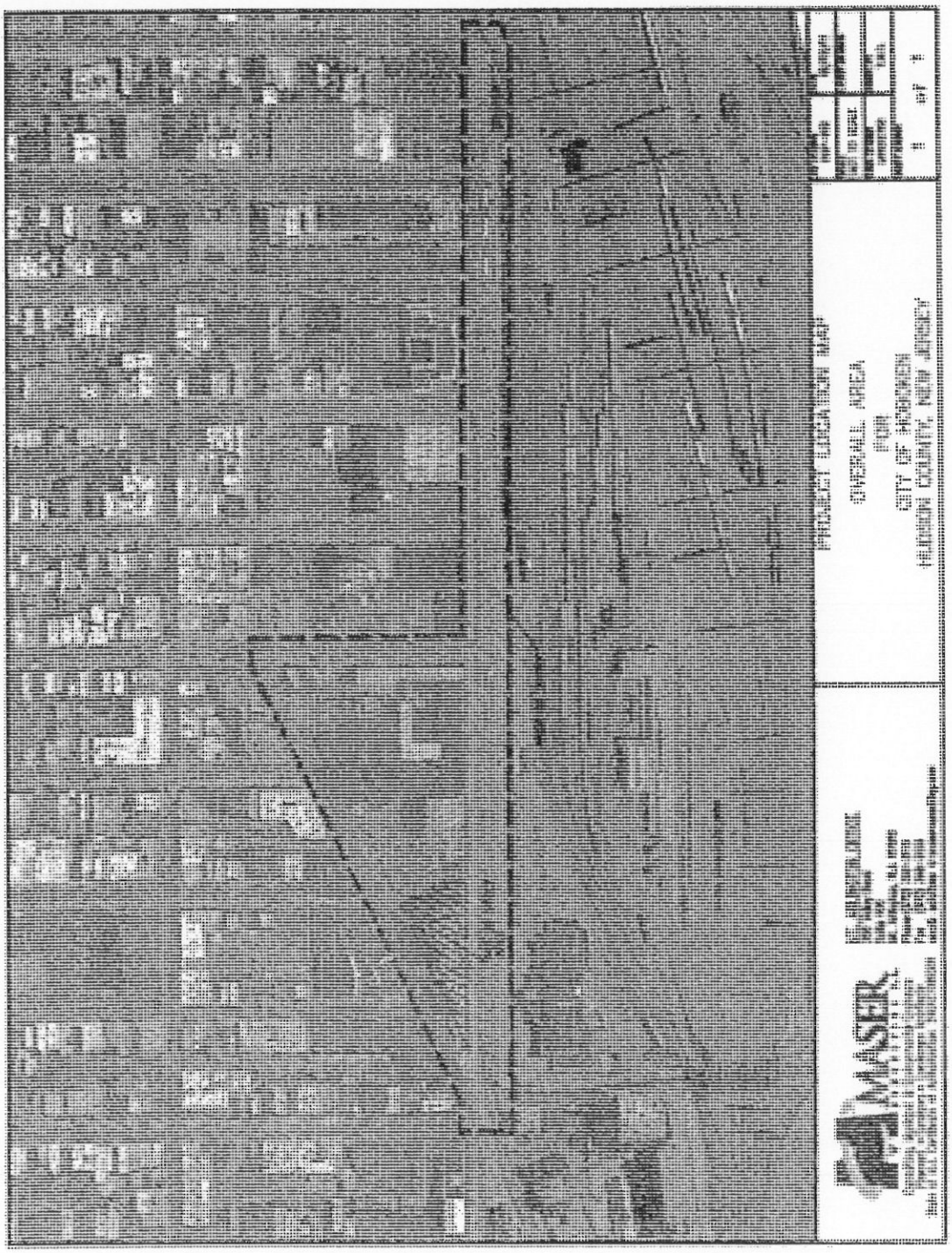
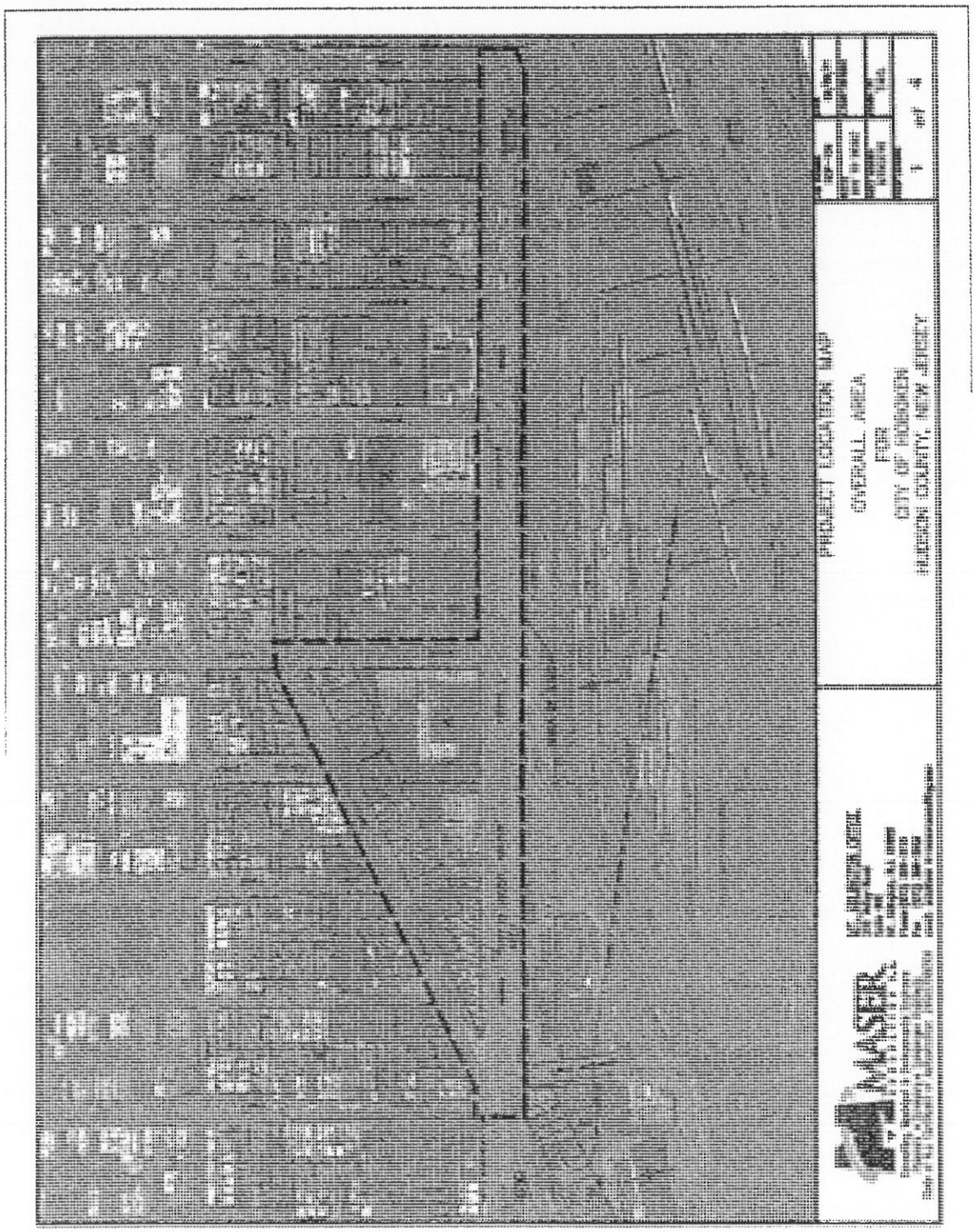


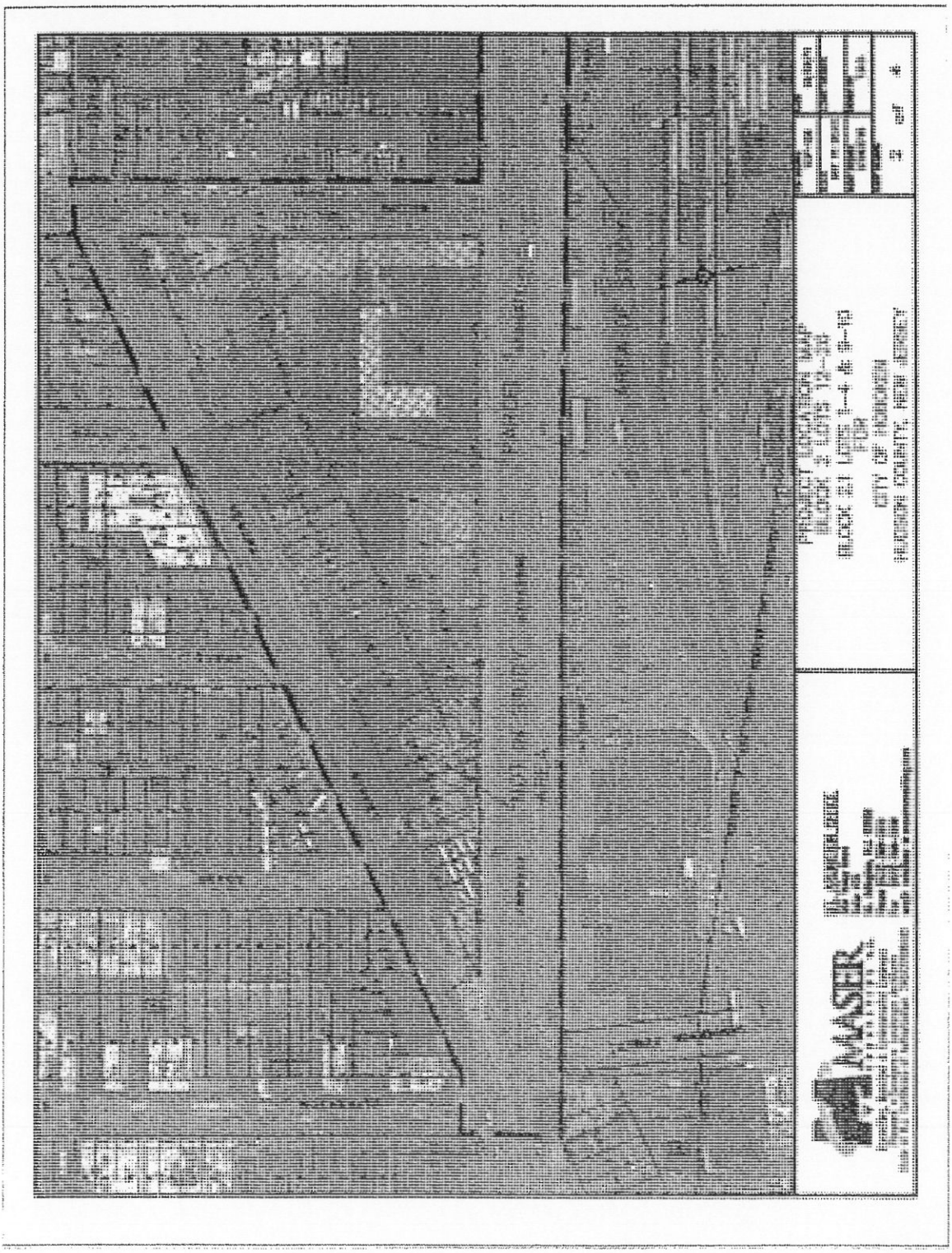
Photo #6: Water valve located on Newark Street.

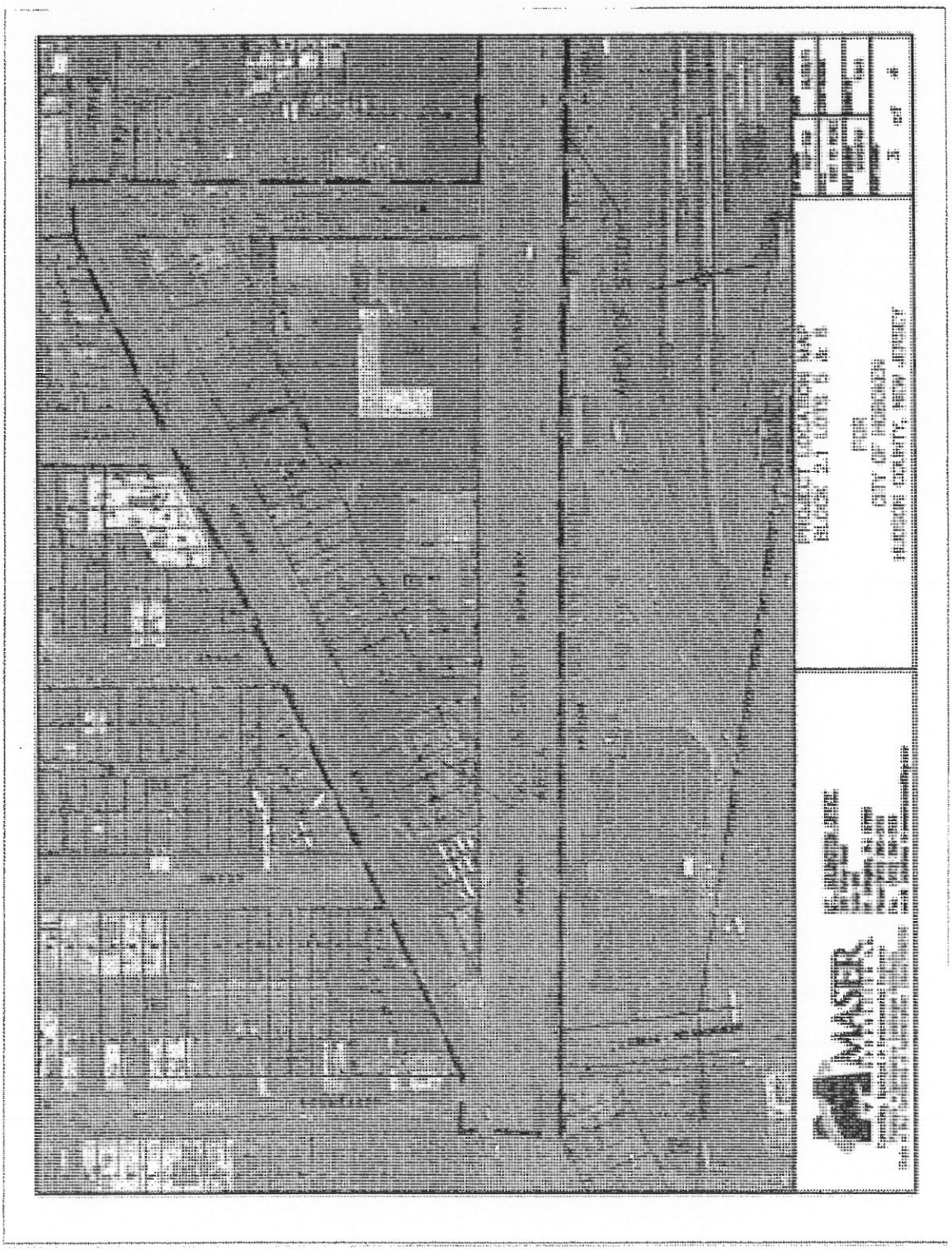
APPENDIX B

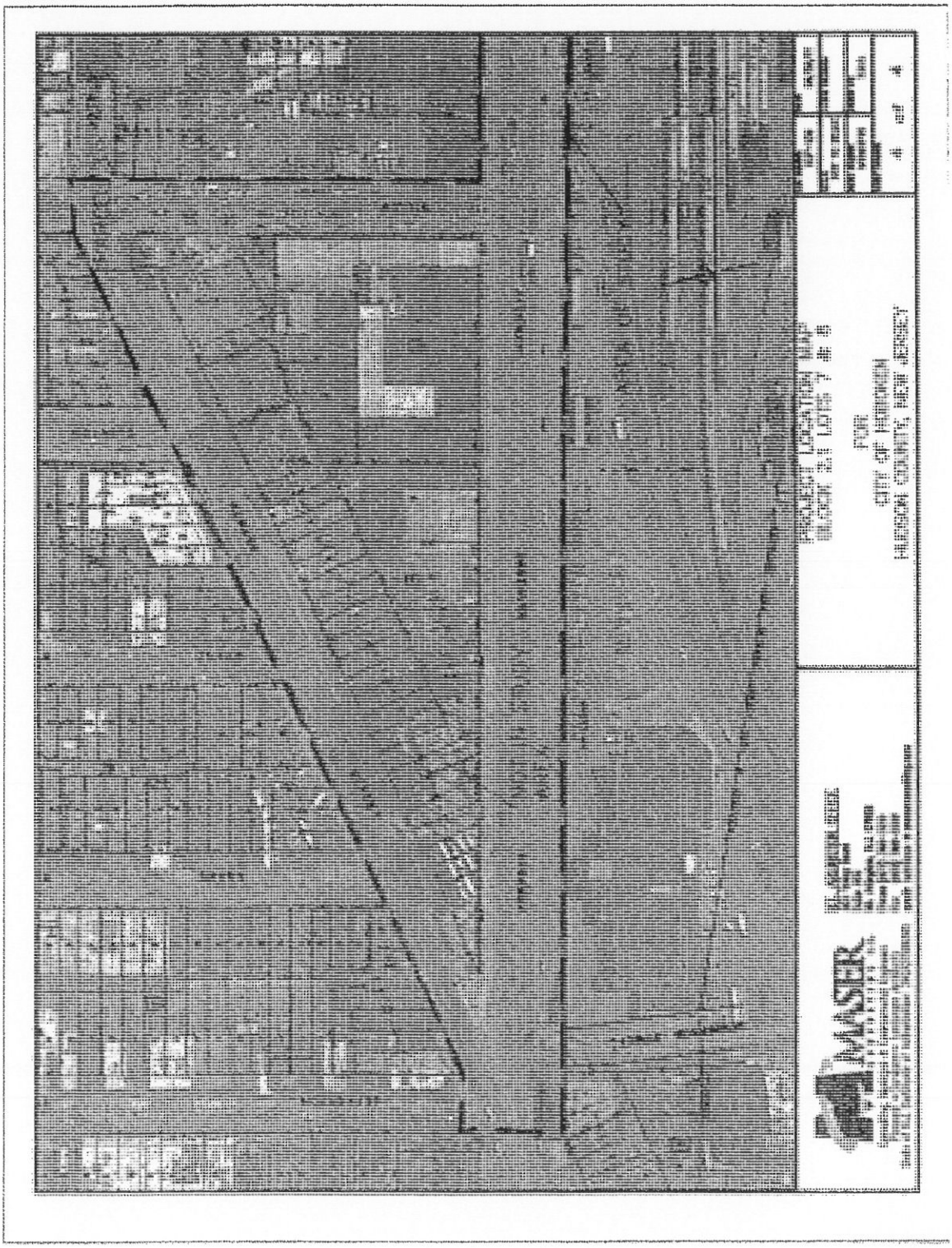
AERIAL PHOTOGRAPH





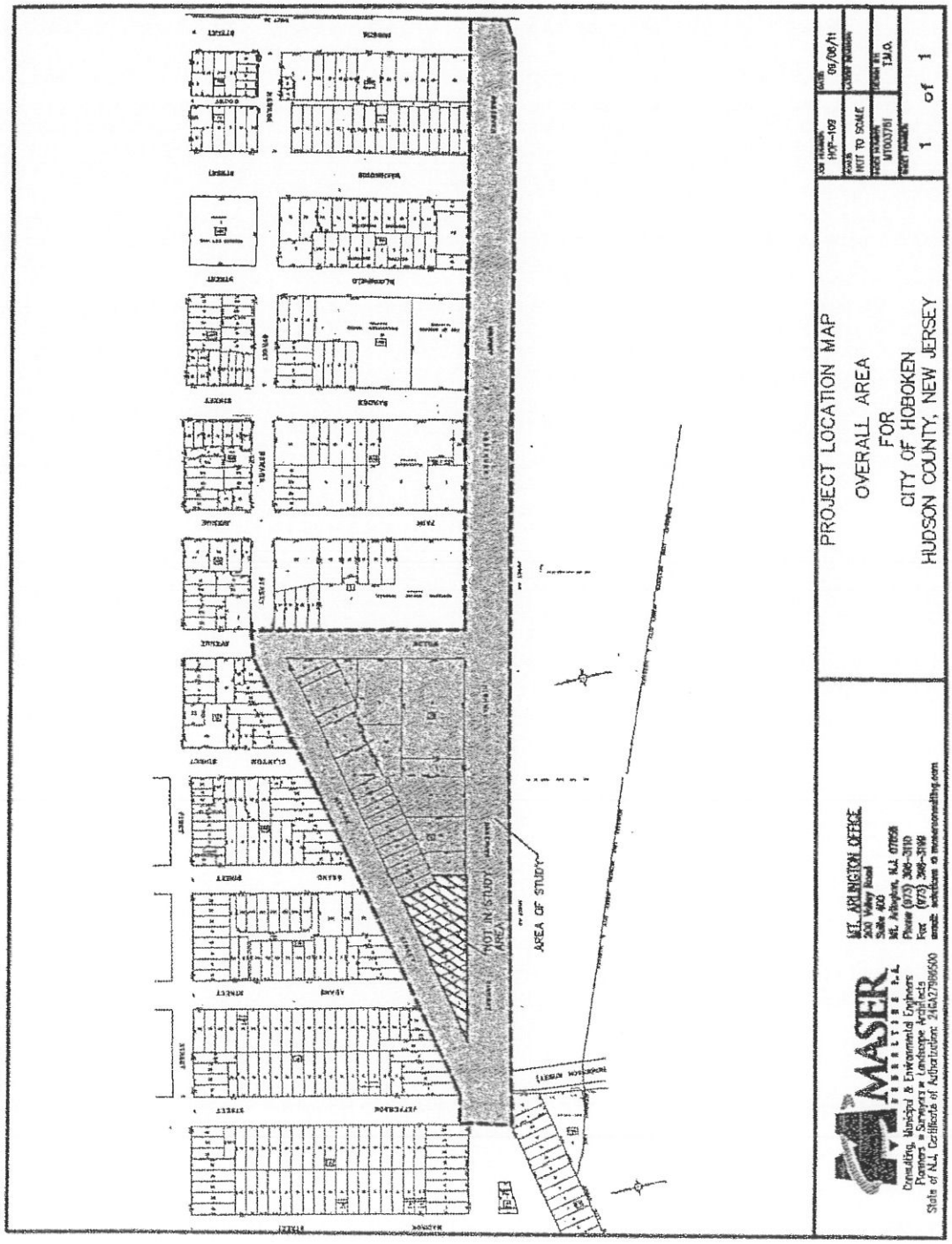






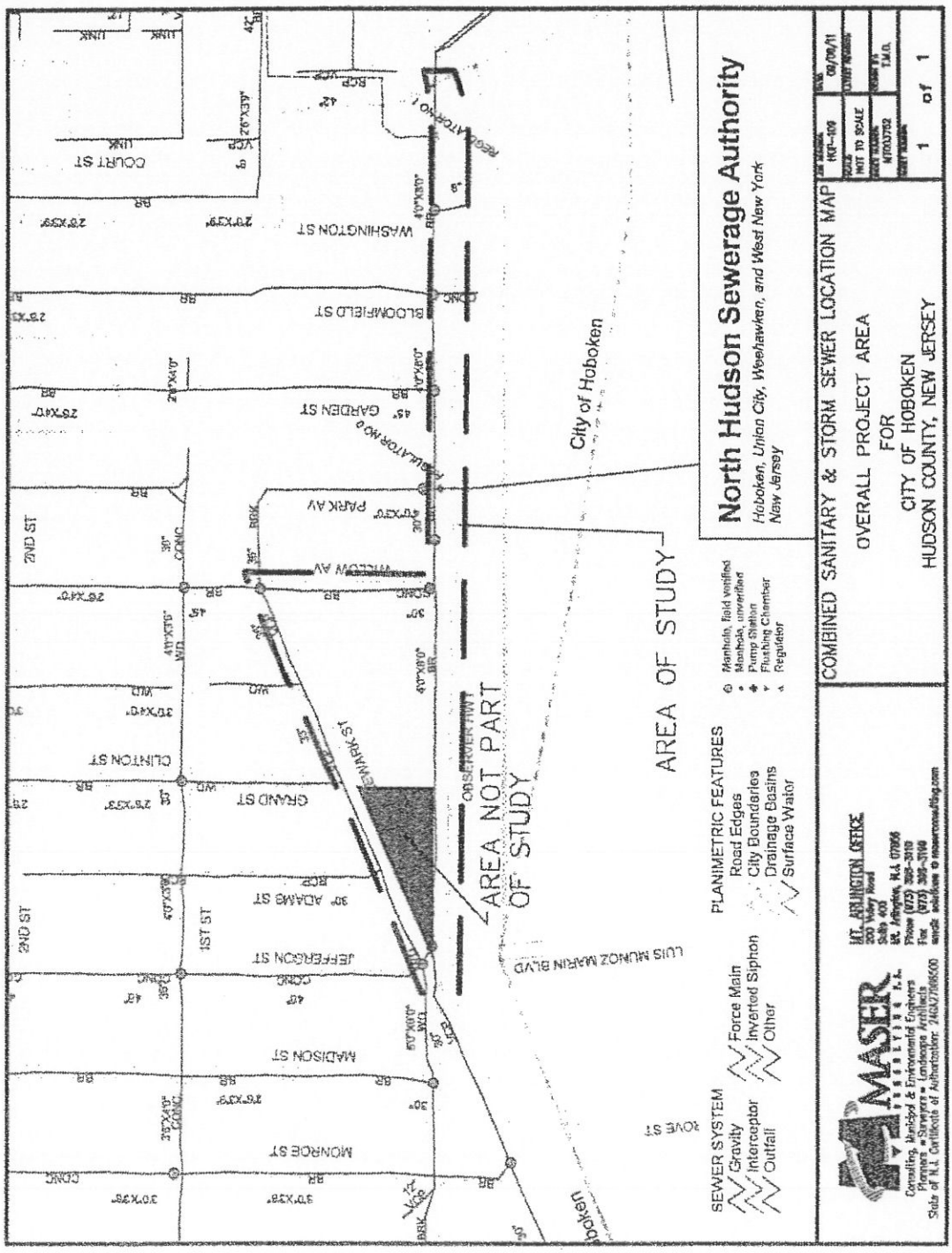
APPENDIX C

TAX MAPS


PROJECT LOCATION MAP
OVERALL AREA
FOR
CITY OF HOBOKEN
HUDSON COUNTY, NEW JERSEY
1 of 1
HOT IN-STUDY AREA
AREA OF STUDY
MASER CONSULTING P.A.
Consulting, Municipal & Environmental Engineers
Planners • Surveyors • Landscape Architects
State of N.J. Certificate of Authorization: 24GA27996500

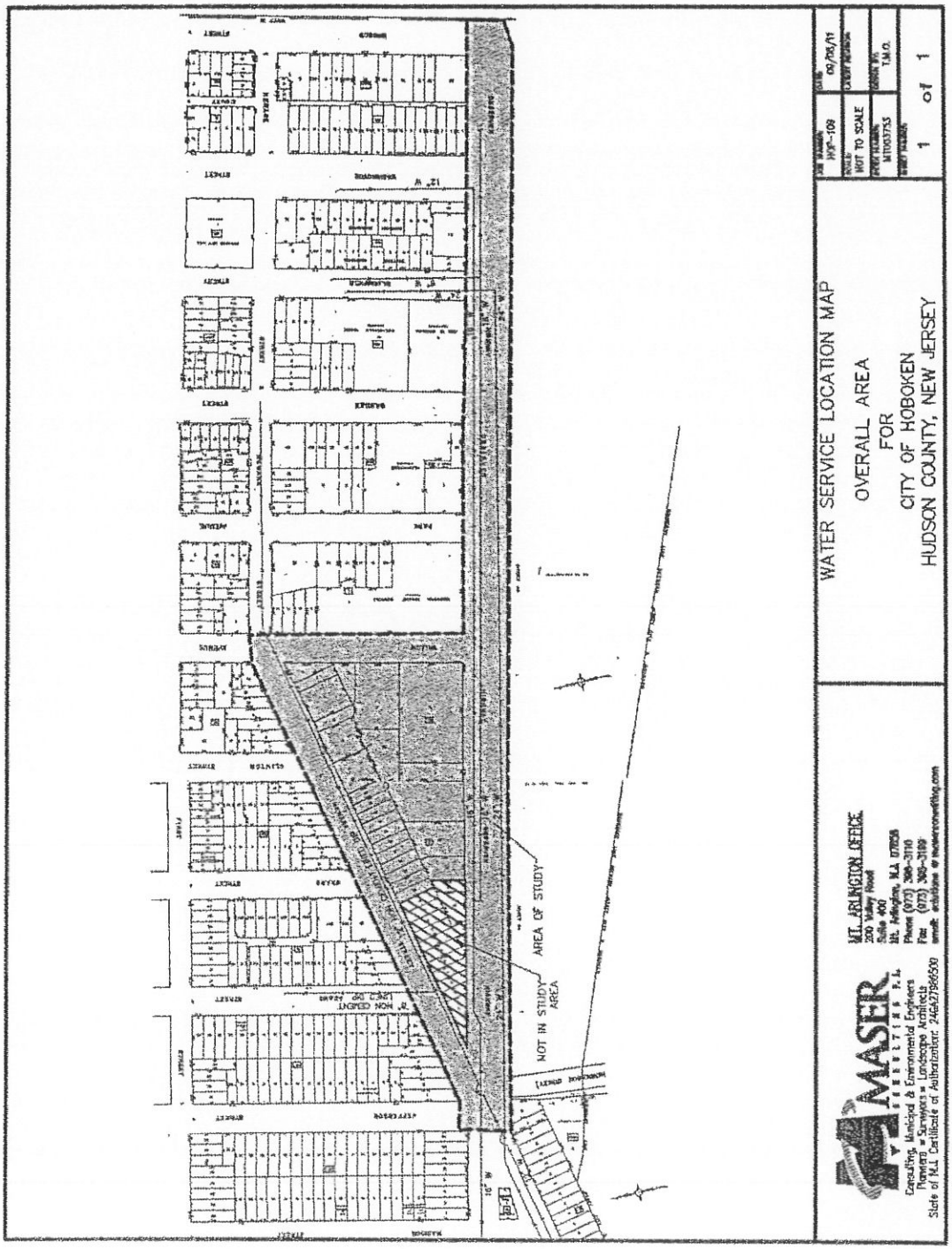
APPENDIX D

COMBINED SANITARY/STORM SEWER UTILITY MAP


North Hudson Sewerage Authority
Hoboken, Union City, Weehawken, and West New York
New Jersey
COMBINED SANITARY & STORM SEWER LOCATION MAP
OVERALL PROJECT AREA
FOR
CITY OF HOBOKEN
HUDSON COUNTY, NEW JERSEY
AREA OF STUDY
AREA NOT PART OF STUDY
City of Hoboken
PLANIMETRIC FEATURES
Road Edges
City Boundaries
Drainage Basins
Surface Water
SEWER SYSTEM
Gravity
Interceptor
Outfall
Force Main
Inverted Siphon
Other
Manhole, field verified
Manhole, unverified
Pump Station
Flushing Chamber
Regulator
WASHINGTON ST
BLOOMFIELD ST
GARDEN ST
PARK AV
2ND ST
CLINTON ST
GRAND ST
ADAMS ST
1ST ST
JEFFERSON ST
MADISON ST
MONROE ST
OBSERVER HWY
LUIS MUNOZ MARIN BLVD
COURT ST
NOT TO SCALE
1 of 1

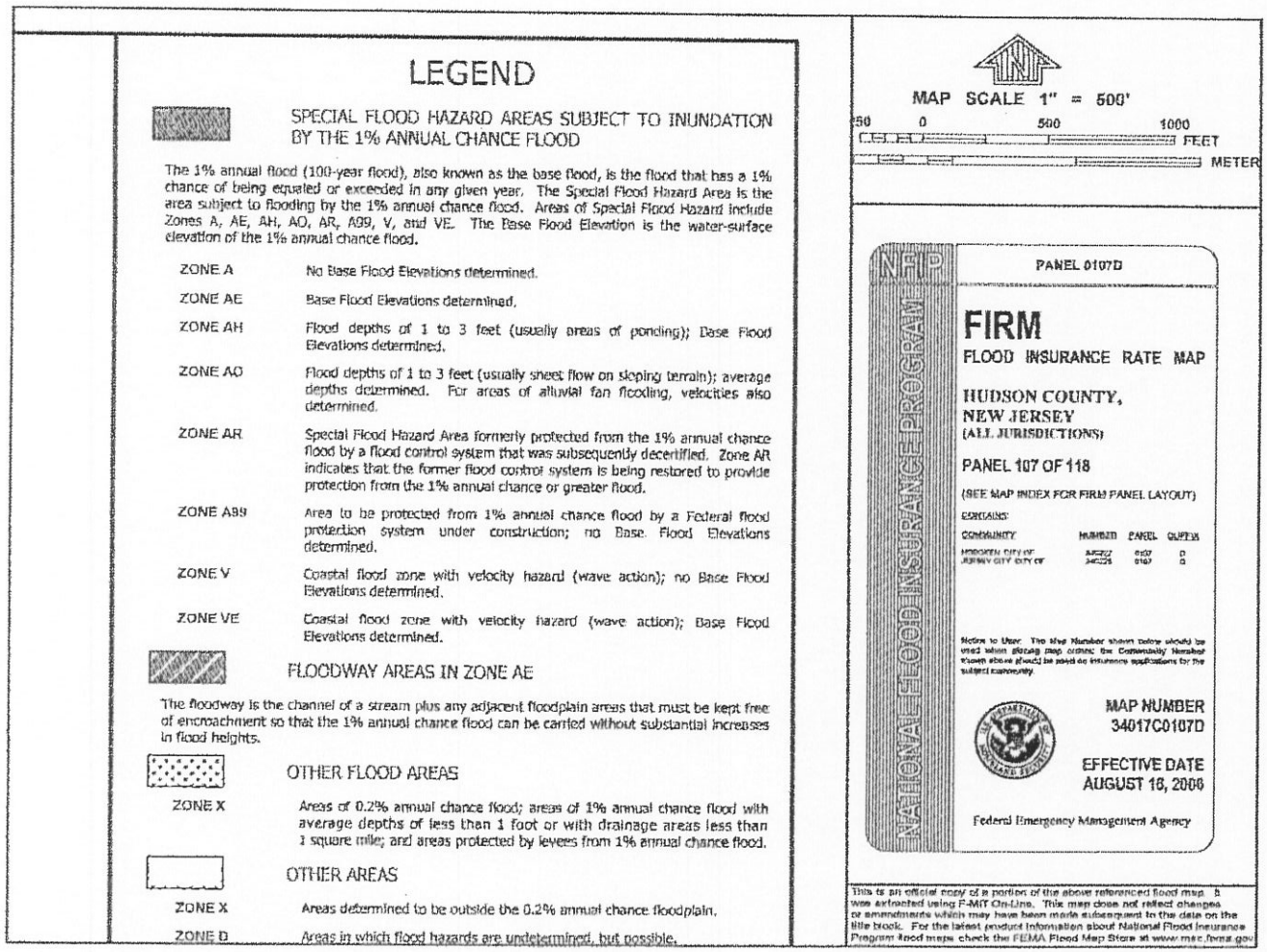
APPENDIX E

WATER UTILITY MAP


WATER SERVICE LOCATION MAP
OVERALL AREA
FOR
CITY OF HOBOKEN
HUDSON COUNTY, NEW JERSEY
AREA OF STUDY
NOT IN STUDY AREA
MT. ARLINGTON OFFICE
MASER CONSULTING P.A.

APPENDIX F

FLOODMAPS



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

MAP SCALE 1" = 500'

50 0 500 1000

FEET

METER

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0107D

FIRM

FLOOD INSURANCE RATE MAP

HUDSON COUNTY, NEW JERSEY (ALL JURISDICTIONS)

PANEL 107 OF 118

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
HOBOKEN, CITY OF	340077	0107	D
JERSEY CITY, CITY OF	340078	0107	D

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

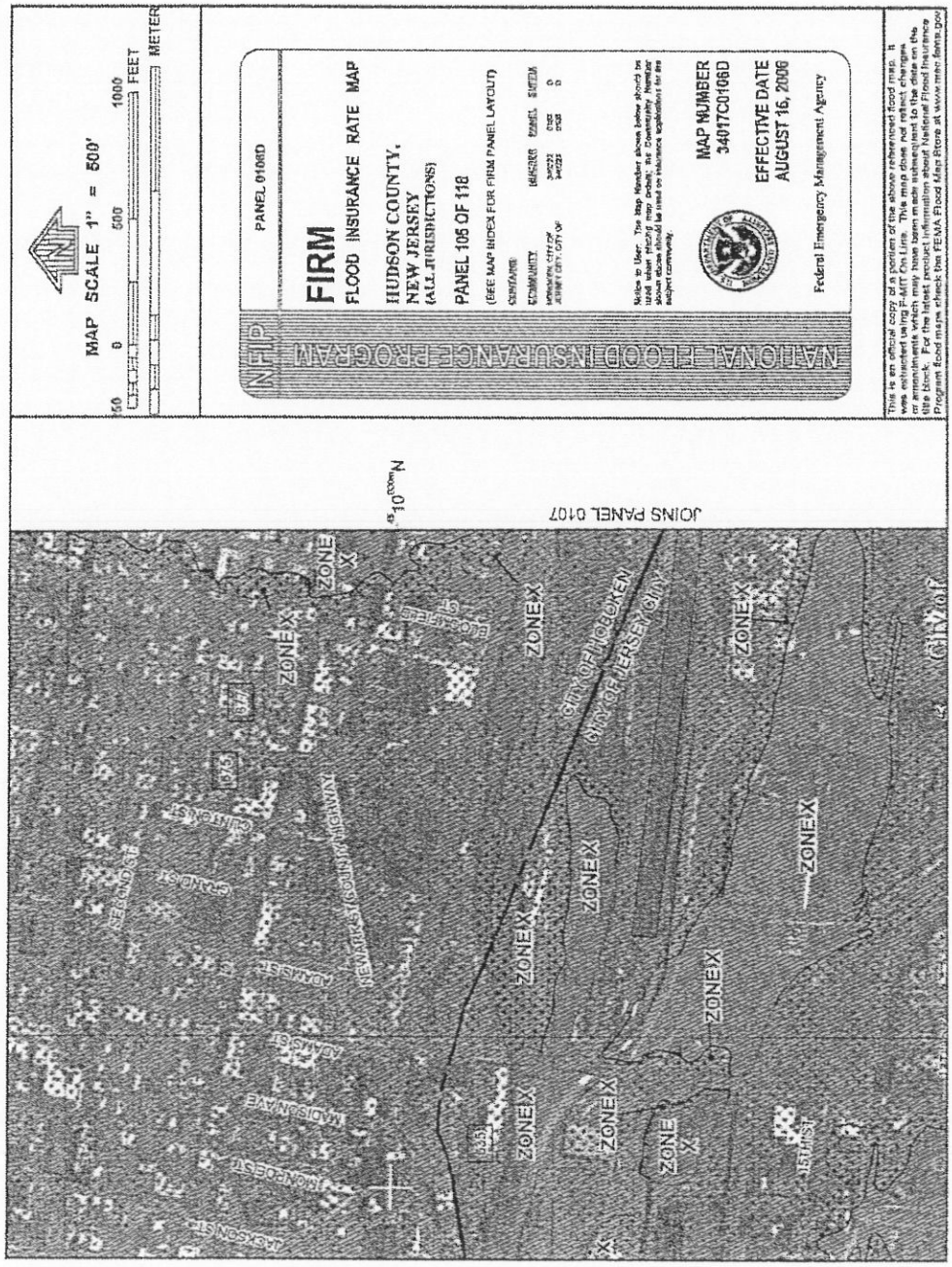
MAP NUMBER 34017C0107D

EFFECTIVE DATE AUGUST 18, 2008

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

NATIONAL FLOOD INSURANCE PROGRAM
FIRM
FLOOD INSURANCE RATE MAP
HUDSON COUNTY, NEW JERSEY
(ALL JURISDICTIONS)
PANEL 107 OF 118
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
PANEL 0107D
MAP NUMBER
34017C0107D
EFFECTIVE DATE
AUGUST 16, 2006
Federal Emergency Management Agency
MAP SCALE 1" = 500'
ZONE AE
ZONE X
ZONE X
ZONE X
CITY OF HOBOKEN
CITY OF JERSEY CITY
JOINS PANEL 0106
665000 FT


MAP SCALE 1" = 500'
50 0 500 1000 FEET
METER
NFIP
NATIONAL FLOOD INSURANCE PROGRAM
PANEL 0106D
FIRM
FLOOD INSURANCE RATE MAP
HUDSON COUNTY,
NEW JERSEY
(ALL JURISDICTIONS)
PANEL 106 OF 118
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
MAP NUMBER
34017C0106D
EFFECTIVE DATE
AUGUST 16, 2006
Federal Emergency Management Agency
JOINS PANEL 0107
ZONE X
CITY OF HOBOKEN
CITY OF JERSEY CITY
NEWARK ST
MADISON AVE
JACKSON ST
ADAMS ST
GRAND ST
QUINTON ST
SECOND ST
BLOOMFIELD ST
15TH ST

APPENDIX G

UTILITY COMPANY CONTACT DOCUMENTS

MASER CONSULTING P.A.

Craig Hermann

From:	Sensale, Joseph <Joseph.Sensale@UnitedWater.com>
Sent:	Thursday, June 30, 2011 10:47 AM
To:	Craig Hermann
Subject:	RE: Hoboken Water Utilities
Attachments:	CraigHerman.pdf

Craig,

I made a few changes. These are approx. locations of the water mains. If you need more info let me know.

From: Craig Hermann [mailto:CHermann@maserconsulting.com]
Sent: Thursday, June 16, 2011 12:14 PM
To: Sensale, Joseph
Subject: Hoboken Water Utilities

Good Afternoon Joe,

Thank you for calling me back this morning and thank you for the information you provided. I have marked up the attached tax maps with what I understood you to give me this morning as the locations and sizes of the water mains in the area in question. Please review and markup any incorrect information shown on the mapping. In addition, it would be greatly appreciated if you could label the watermains on any of the other roads in the area. If possible, I would like information specifically on the what is in Willow Avenue between Newark Street and Observer Highway.

In terms of the age of the system, during our discussion you indicated that existing mains that were pulled out of the ground had 1857, 1867, and 1869 stamped on the pipe. My understanding from this is that it is not known what the specific age of the system components are, but you do know that system components have been found to be constructed in the mid 1800's. Since, as far as you know, the system components in the area of Observer Highway and Newark Avenue have not been replaced, it is expected that they area as old as the mid 1800's also. Is that a fair conclusion?

As discussed in our conversation, we are trying to show that the utilities in the area are old and possibly in need of rehab. To that end, can you provide us with information on customer complaints or repair work performed on the system within Observer Highway and Newark Avenue as shown on the maps?

Also, is it okay if I indicated in my report that I spoke with you and that you provided this information? If not I can just indicate that we received this information from United water.

Again, thanks for your time and help in getting me this information.

Craig

Craig P. Hermann, P.E., P.P., C.M.E.
Assistant Project Manager

Maser Consulting P.A.
200 Valley Road
Suite 400
Mt. Arlington, NJ 07856

1

Phone 973 398 3110 (X127)
Fax 973 398 3199
www maserconsulting com

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C.

CITY OF HOBOKEN SEWER MONITORING OBSERVATIONS & DATA ANALYSIS REPORT NOVEMBER 15, 2011

City of Hoboken, NJ
Sewer Monitoring Program Observations and Data Analysis

FINAL REPORT NOV. 15TH, 2011

PREPARED BY EMNET, LLC

Executive Summary

In order to better understand its' flooding problem, the City of Hoboken, NJ installed an extensive sewer monitoring system throughout its collection system. The data from the monitoring system was then analyzed in order to determine:

- Which outfalls are able to overflow during the observed storm events
- The impact of drainage area interconnections on flooding during the observed storm events
- Where additional means of flood mitigation are necessary for a variety of storm events

The hydraulics of the collection system was analyzed for two groups of storm events: typical, medium storm events (that occurred between March and May, 2011) and large, severe storm events (including Tropical Storm Irene). From this analysis, the following conclusions were made:

For Medium Storm Events

- All of the detected flooding during these storm events occurred in the H1 drainage area, and it is expected that the presence of the Observer Highway ejector pump will prevent this type of flooding from happening in the future.
- In the analyzed medium storm events, no flows from other drainage areas entered the H1 drainage area. This may have been due to sediment buildup in the H1/H4 interconnection and blockages in the H1/H3 interconnections. This situation may change after the H1/H4 interconnection is cleaned.
- Flow did enter the H1 drainage area from the H3 drainage area in ensuing storm events. Given the relatively high elevation of the H3 drainage area, it was unlikely that this area would flood if these interconnections are completely closed off. Doing so would decrease the amount of flooding in the H1 drainage area.
- The southern regulators were unable to overflow during the medium storm events, but this only caused flooding in the H1 drainage area.
- The northern regulators were able to overflow during the medium storm events.

Exhibit 61

- If flooding occurred at Grand and Sixteenth during these storm events, an ejector pump may be necessary to prevent this flooding. This drainage area was able to relieve excess flows into the H5 drainage area during medium storm events, but it was unclear if this would prevent the possible flooding.

For Large Storm Events

- Flooding was detected in the H1, H4, and H5 drainage areas during these large storm events. Flooding also likely occurred in the H7 drainage area.
- The southern regulators were unable to overflow during large storm events.
- The northern regulators were able to overflow during large storm events.
- Flows from the H3 drainage area into the H1 drainage area aggravated the H1 flooding problem without providing any benefit to the H3 drainage area.
- Flows out of the H5 drainage area aggravated flooding in the H7 and H4 drainage area.
- The H5 drainage area was able to relieve excess flows into the H4 and H7 drainage areas. If these areas had ejector pumps, then no additional pump would be required to prevent flooding in the H5 area.
- Flow conditions during large storm events in the H1/H4 interconnection and the H4/H5 interconnections could not be determined due to removed or damaged equipment.
- Ejector pumps are necessary to prevent flooding in the H1, H4, and H7 drainage areas.

Other Conclusions

- After the completion of the Observer Highway ejector pump, it is expected that H1 drainage area will likely be able to withstand a 6 month storm event before flooding occurs.
- The collection system has the ability to store several million gallons of water before flooding begins.

INTRODUCTION

The City of Hoboken, NJ has a combined sewer system, which conveys all of the dry weather flow to the wastewater treatment plant (WWTP). During wet weather, the storm runoff also enters the sewers, thereby exceeding the capacity of the WWTP. The system is designed to discharge this excess flow into the Hudson River at seven outfalls. Unfortunately, several portions of the City are below the high tide elevation of the Hudson River. When a storm occurs during high tide, the outfalls are not able to discharge the excess water into the river. This excess flow then backs up into the system, until it causes flooding in the lowest lying areas. Figure 1 shows the flood prone areas identified by the City.

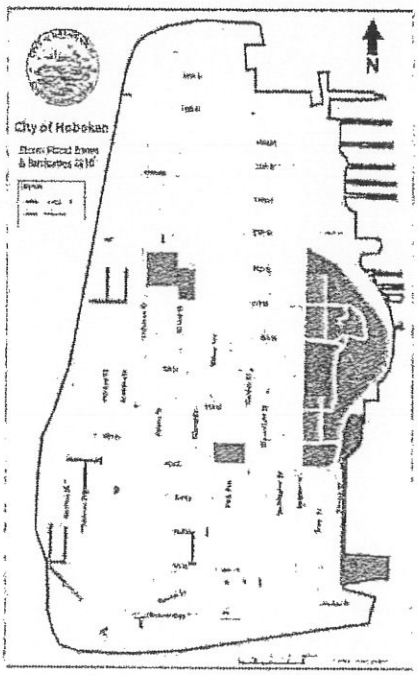


Figure 1. Flood Prone Areas Identified by the City (source:www.hobokennj.org)

The City's collection system is divided into seven primary drainage areas (see Figure 2). The flow in each drainage area converges into one large trunk line, which then conveys the flow to the regulator. During dry weather, these regulators send the flows to the WWTP via two lift stations, located at Fourth St and Eleventh St. During wet weather, these regulators send as much flow as possible to the WWTP, and then attempt to overflow the rest. When this collection system was modeled, only the trunk lines, the regulators, and the lift stations were included. Based on this model, it was determined that four ejector pumps were required to pump the water that would have overflowed during low tide into the Hudson River for storms that occur during high tide.

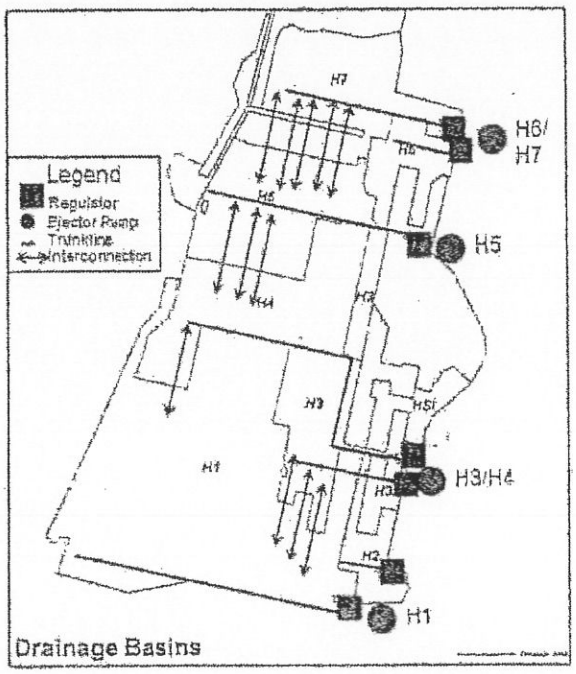


Figure 2. Hoboken's Drainage Areas, Regulators, Trunk lines, Drainage Area Interconnections, and Proposed Ejector Pump Locations

The City's collection system, however, contains several interconnections between the various drainage areas, also shown in Figure 2. These interconnections allow flows from one drainage area to freely enter another. This may mean that flows from non-flooding drainage areas may be aggravating flooding in a flood prone area or that flows from one drainage area may be able to be relieved into another drainage area in order

to prevent flooding. The impact of these interconnections on the overall flooding problem is not fully understood.

The purpose of this study is to determine what mechanisms cause or aggravate the Hoboken flooding issue and which areas would require additional means of flood prevention during the observed storm events.

OBJECTIVES

The objectives of this study are to:

- Deploy an expansive sewer monitoring system in order to determine the hydraulics in the collection system during a variety of storm events
- Determine which outfalls are able to overflow during the observed storm events
- Determine the impact of the sewer interconnections on flooding during the observed storm events
- Determine where additional means of flood mitigation are necessary for a variety of storm events

MONITORING SYSTEM DESIGN AND IMPLEMENTATION

In order to accomplish these objectives, a sewer monitoring system was implemented at the following locations:

- The flood prone areas identified by the City
- Representative interconnections between the drainage areas
- Near each of the active outfalls
- At a point indicative of the tide elevation

Figure 3 shows the locations of the monitoring locations with respect to the flood prone areas identified by the City.

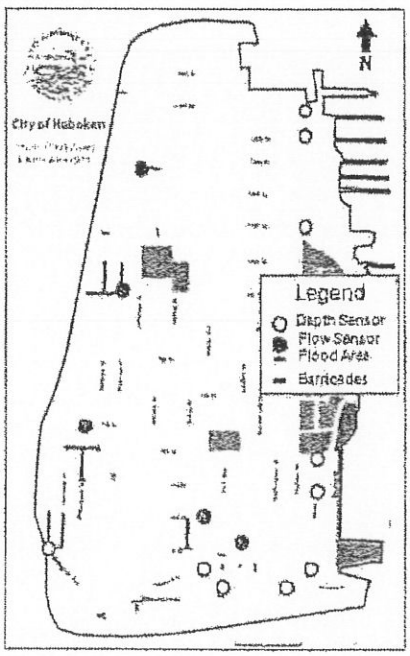


Figure 3. Location of Monitoring Points in Relation to Flood Prone Areas

Figure 4 shows the locations of the monitoring points with respect to the drainage area interconnections and the regulators. The regulator monitoring points were typically located one manhole upstream of the regulator chamber. The one exception was the monitoring point near the H7 regulator. This monitoring point is located in the overflow chamber on the downstream side of the weir. From this position, the monitoring point is able to measure the elevation of the Hudson River during dry and wet weather. A complete list of the monitoring point locations, their purposes, and the parameters measured at each location is listed in Table 1.

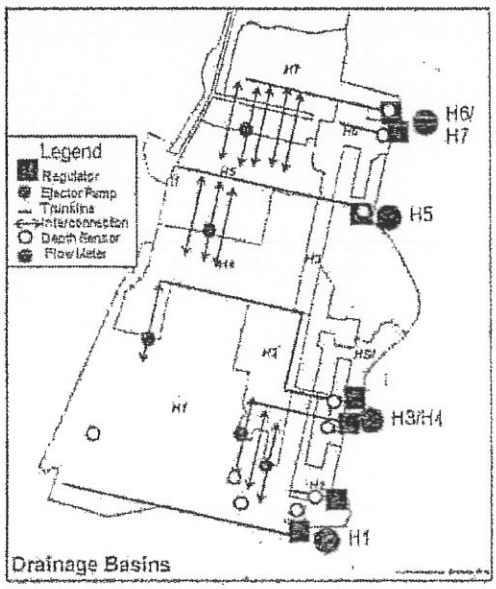


Figure 4. Location of Monitoring Points in Relation to the Interconnections and Outfalls

Table 1.

Location and Purpose of Monitoring Points

Location	Purpose	Parameter(s) Measured
Marshall and First	Flood Prone Area	Depth
Willow and Newark	Flood Prone Area	Depth
Jackson and Fifth	Flood Prone Area/ Interconnection Between H1 and H4 Drainage Areas	Flow, Depth, and Velocity
Madison and Ninth	Flood Prone Area/ Interconnection Between H4 and H5 Drainage Areas	Flow, Depth, and Velocity
Jefferson and 13th	Flood Prone Area/ Interconnection Between H5 and H7 Drainage Areas	Flow, Depth, and Velocity
Willow and Second	Interconnection Between H1 and H3 Drainage Areas	Flow, Depth, and Velocity
Garden and First	Interconnection Between H1 and H3 Drainage Areas	Flow, Depth, and Velocity
Park and Observer	Upstream of Regulator H1	Depth
Court and Observer	Upstream of Regulator H1	Depth
River and Newark	Upstream of Regulator H2	Depth
River and Third	Upstream of Regulator H3	Depth
River and Fourth	Upstream of Regulator H4	Depth
Hudson and Eleventh	Upstream of Regulator H5	Depth
Hudson and Fourteenth	Upstream of Regulator H6	Depth
Hudson and Fifteenth	Tide in Hudson River, Downstream of Regulator H7	Depth

The monitoring system was installed between March1, 2011 and March 3, 2011, and has been operational ever since. When the flow meter at Jackson and Fifth was installed, the pipe was found to be nearly full with sediment. This monitoring location was removed in June, 2011 for sewer cleaning, which is still ongoing at the time of this report. The monitoring point at Madison and Ninth was damaged during a street paving project when it was accessed without EmNet's knowledge or permission. The monitoring point consists of a computerized manhole cover which collects the data from the sensor(s) and uploads it to a website through a cellular connection. The composite manhole cover was removed and replaced with a cast iron cover, which made it impossible for the monitoring point to transmit its data. The monitoring point has since been repaired, but no data was received from this location during the month of August, 2011.

ANALYSIS ASSUMPTIONS

In order to perform the analysis required for this study, the following assumptions were made:

- The H7 outfall, located at Hudson and Fifteenth is always able to overflow. This was stated in the 1996 CSO Monitoring Study for the North Hudson Sewerage Authority (NHSA), and is confirmed by the fact that this outfall does not have a tide gate. This means that the depths upstream and downstream of the weir are the same during high tide overflow events.
- The elevations of the manhole rim are accurate to within 0.2'. These elevations were provided by Boswell Engineering from a 1996 aerial flyover as the best available approximation of the rim elevations.
- The City of Hoboken is 90% impervious, meaning that 90% of the rainwater enters the collection system almost immediately.
- Flows in one interconnection pipe are indicative of flows between all interconnections between the same two drainage areas.
- The rain gauge from Central Park in New York City, NY accurately represents the rainfall for the City of Hoboken.
- The Hudson and Fifteenth monitoring point provides an accurate representation of the tide elevation in the Hudson River. The depth sensor is located in the overflow chamber, which contains a drain and an elevated overflow line (see Figure 5). The tide is able to enter and leave this chamber freely, as seen in the tidal pattern recorded by this sensor (see Figure 6).

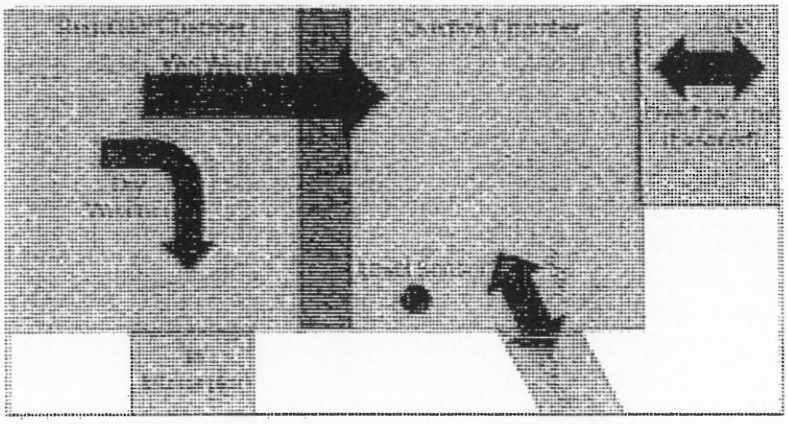


Figure 5. Configuration of Tide Monitoring Location

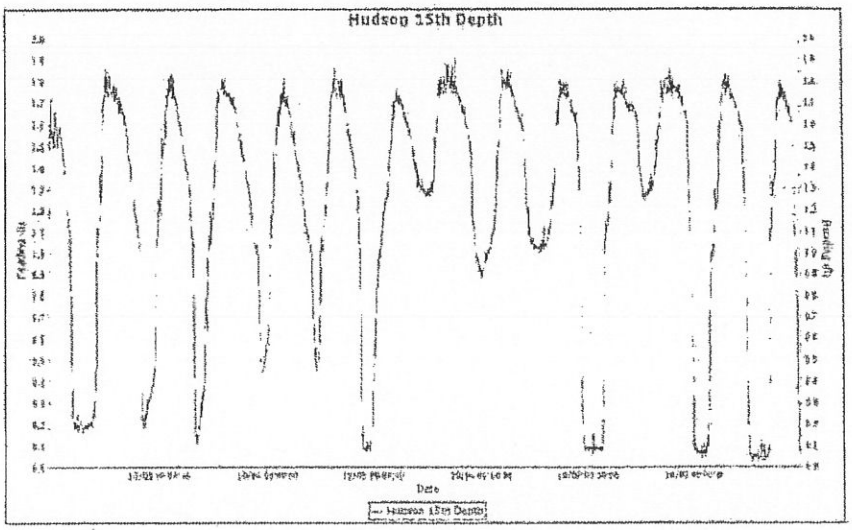


Figure 6. Depth at Tide Monitoring Location, Showing a Typical Tidal Pattern

SYSTEM OBSERVATIONS DURING MEDIUM STORM EVENTS

Storm Event Descriptions

The analysis of the monitoring data was done twice, using two different sets of storm events. The first analysis period focused on the storm events that occurred between March and May, 2011, typically known as the "Spring Rains". It is these events that are typically used for the calibration of the hydraulic computer models. Table 2 gives a brief description of these storm events.

Table 2

Storm Events With Street Flooding

Date	Total Rainfall (in)	Duration (hours)
March 6-7, 2011	2.10"	19
March 10-11, 2011	1.98"	24
April 12-13, 2011	2.00"	21
April 16-17, 2011	1.78"	13
May 17-19, 2011	3.04"	28

As seen in Table 2, the storm events in this time period all have comparable characteristics. Not surprisingly, the collection system behaved similarly during each storm event. For the purposes of this report, results are shown from two representative storm events in this period. The March 6-7, 2011 storm event was selected because it had the highest peak rain intensity (similar to that of a 5 year design storm) of any storm event in this time period. The May 17-19, 2011 storm event was selected because it was the largest storm event in this time period and resulted in the most severe flooding. The figures shown in these report from these two storm events were selected because they best represented the general trends that were observed during all of the storm events.

Detected Flooding During Medium Storm Events

During each of the storm events in this time period, the monitoring system detected flooding at the following locations:

- Marshall and First

- Jackson and Fifth
- Willow and Newark

All of the detected flooding occurred in the H1 drainage area, which contains most of the lowest lying areas of the City (see Figure 7).

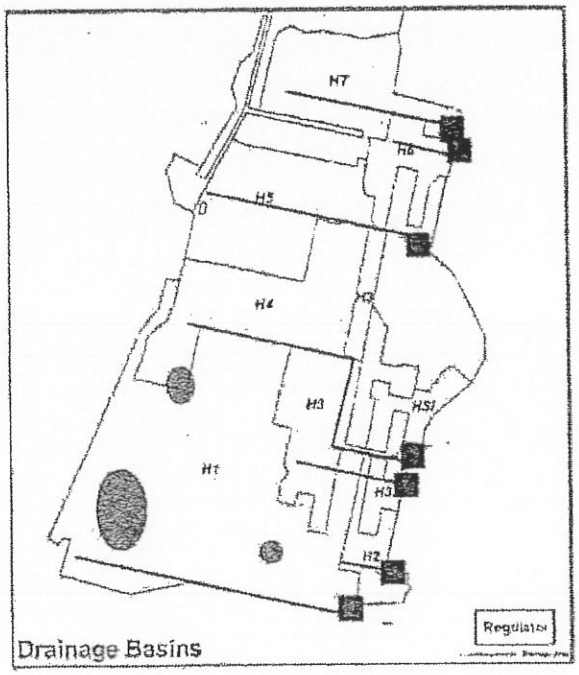


Figure 7. Typical Detected Flooding Locations During Medium Storm Events

Interconnection Flows During Medium Storm Events

The flows though the drainage area interconnections were also analyzed for these storm events. In areas where flows were not measured or where the flow meters did not record any measurable flow, the hydraulic head at the neighboring monitoring points were compared. If the two locations are hydraulically linked, the difference between the water elevations at these two locations should be relatively constant. This means that an increase in water elevation at one point will cause a corresponding increase in water

elevation at the other point. If this is not the case, then it can be determined that the two locations are not hydraulically linked.

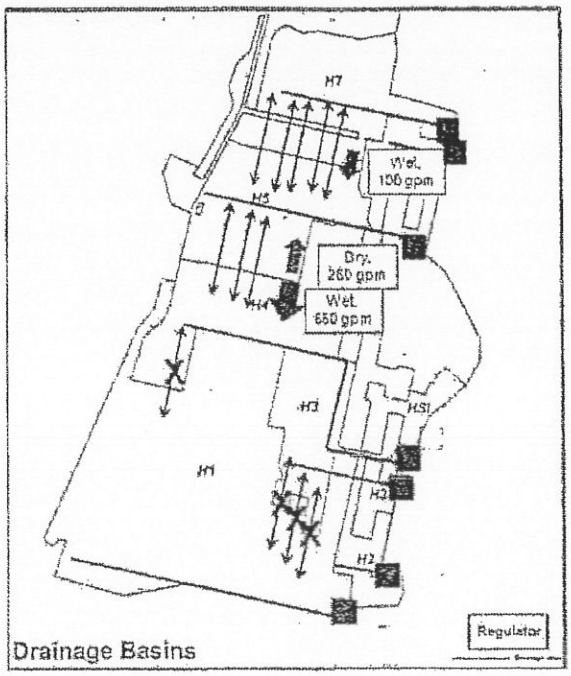


Figure 8. Flow Trends in Interconnections During Medium Storm Events
(Numerical values are from the May 17-19, 2011 storm event)

Figure 8 shows the typical flow trends in the drainage pipe interconnections during medium storm events.

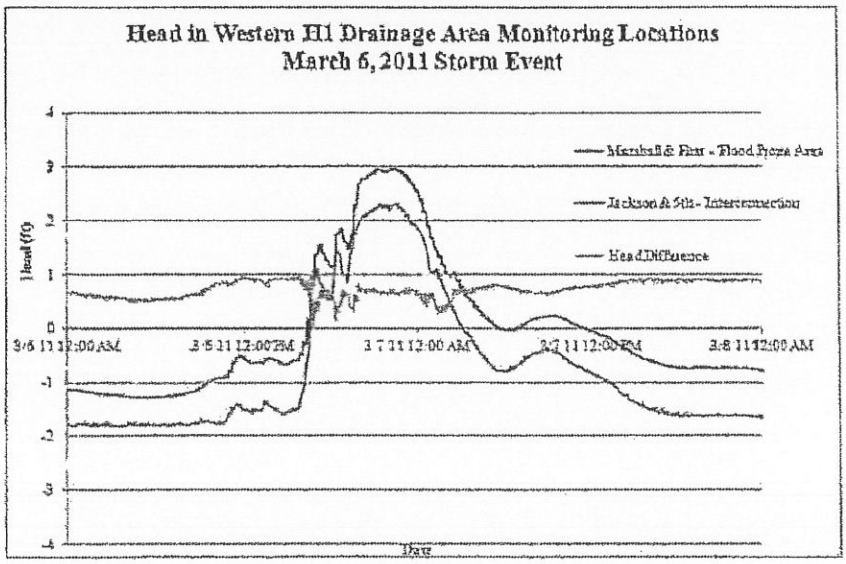


Figure 9. Head Difference in Vicinity of the H1/H4 Interconnection

The flow meter at the interconnection between the H1 and H4 drainage areas did not register any measureable flow (meaning flow with a velocity greater than 0.1 ft/s) during any of the storm events observed in this time period. However, the head difference between the Jackson and Fifth and the Marshall and First monitoring points is fairly constant[1] during the storm events, indicating that these locations are hydraulically connected. The large amount of sediment found in the Jackson and Fifth sewer line may have prevented measurable flow from going between these two locations. The Jackson and Fifth monitoring location was removed in June, 2011 for sewer cleaning, and it is possible that this cleaning will result in flow through this interconnection. At the time this report was written, the sewer cleaning work was still ongoing, and the flow meter had not been reinstalled.

[1] Because the monitoring points do not take measurements at exactly the same time, the graph may show a change in the head difference during periods of rapid change. This is not indicative of a hydraulic disconnect.

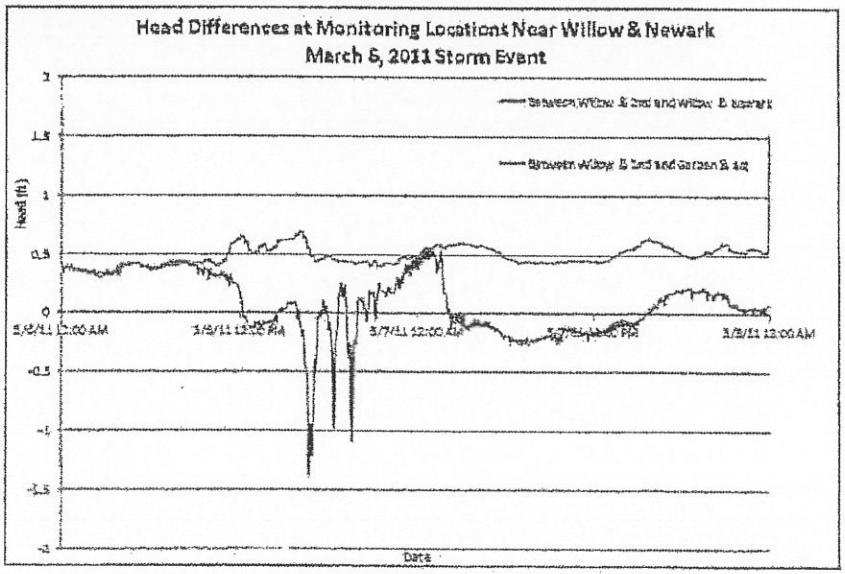


Figure 10. Typical Head Differences Between Monitoring Locations Around H1-H3 Interconnections During Medium Storm Events (Before June 17, 2011)

The two flow meters monitoring the H1/H3 interconnections also did not record any measureable flow during the spring storm events. When the hydraulic heads for the Willow and Newark, Willow and Second, and Garden and First monitoring locations were compared, the head difference between the Willow and Second and Garden and First monitoring locations were fairly constant during these storm events, indicating that these locations are hydraulically linked (see Figure 10). That was expected because these two locations are both at interconnection points and are linked together by the H3 trunk line. Conversely, the head difference between the Willow and Newark and Willow and Second monitoring locations was irregular and had a range of nearly two feet. This indicates that these two monitoring locations were not hydraulically linked during the spring storm events. It should be noted that the Willow and Second monitoring point began recording southward flow during storm events on June 17, 2011 and in ensuing events. The reason for this sudden change is unclear (perhaps the result of sewer cleaning or other maintenance), but after this date, the head difference becomes constant and flow could go between these areas.

During the analyzed medium storm events, no measureable flow from outside of the H1 drainage area aggravated the flooding in that area. The flooding was a result of only the rain that fell on the drainage area itself.

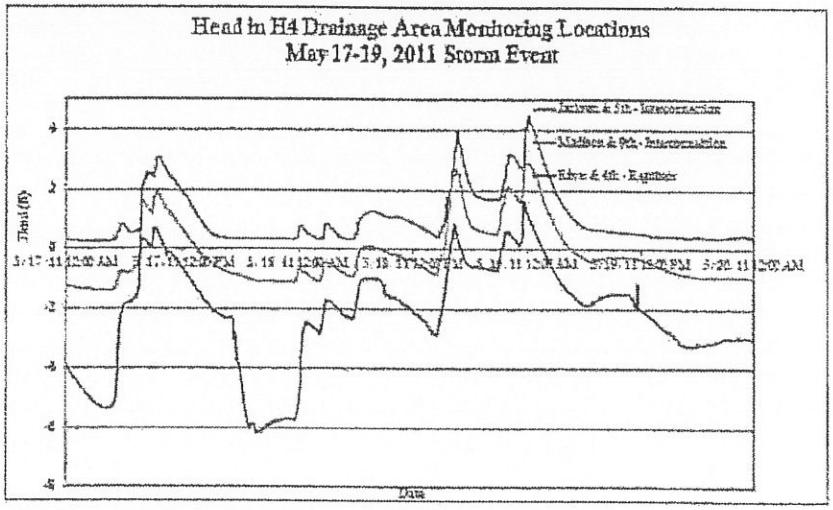


Figure 11. Typical Conditions Around H4/H5 Interconnections During Medium Storm Events

Flow in the H4/H5 interconnections typically moved north to the H5 trunk line during dry weather, but then switched and moved south to the H4 trunk line during wet weather. During the peak of the storm event, the southward flow was as much as twice the typical northward dry weather flow. Once the flow reached the H4 trunk line, it could either move west toward the H1/H4 interconnection (Jackson and Fifth) or east to the H4 regulator (River and Fourth). As seen in Figure 11, the hydraulic head at these three locations followed the same pattern during the peak of the storm events, indicating that they were all hydraulically linked. Since the H4 regulator had the lowest head, flows from the H1/H4 interconnection and the H4/H5 interconnection went toward the H4 regulator. If the water was not able to overflow, it would gradually build up in the H4 trunk line until the water elevation was higher than the tide elevation or flooding occurred. Since no flooding was observed in the H4 or H5 drainage areas, the storage in the trunk line and/or the regulator's ability to overflow were sufficient to prevent flooding in these drainage areas during medium storm events.

Flow in the H5/H7 interconnections was typically stagnant during dry weather, but a small amount of flow (up to 100 gpm) moved southward to the H5 trunk line during medium storm events. In a conference call with the NHSA in October, 2011, the NHSA stated that flooding occurs at Grand and Sixteenth in addition to the flooding locations that the City identified. Since this was not originally listed as a flood-prone area, no monitoring location was installed at this location. The southward flow into the H5

drainage area may have relieved or prevented flooding at this location, but its full impact could be determined at this time.

Conditions at the Outfalls During Medium Storm Events

Since the flooding in Hoboken is cause by the inability of some of the drainage areas to overflow, water elevations near the regulators/outfalls were analyzed. If the head in the trunk line was higher than the tide elevation, the drainage area was able to overflow. Conversely, if the tide elevation was higher, then water would be stored in the trunk line until the water elevation became higher than the tide elevation (at which point it would overflow) or the water broke the ground surface and caused flooding.

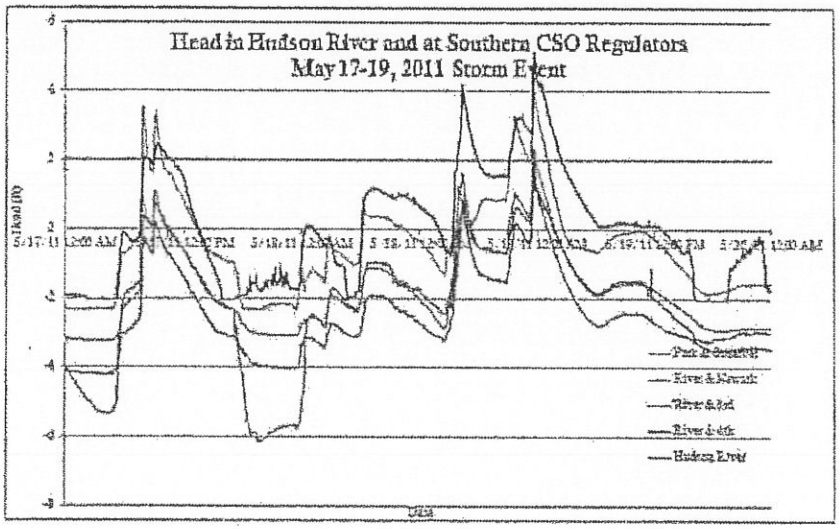


Figure 12. Typical Head Readings for the Southern Outfalls During Medium Storm Events, Compared Against the Tide Level in the Hudson River

The water elevations near the southern outfalls (i.e., H1, H2, H3, and H4) were typically below the tide elevation for the medium storm events (see Figure 12). Only the H2 outfall (at Newark and River) was able to overflow for short periods during these storm events. Because flooding was only observed in the H1 drainage area and no measureable flows from other drainage areas entered the H1 drainage area during these storm events, only the H1 drainage area needed an ejector pump to prevent flooding. All of the other southern drainage areas were able to store water in the trunk line until the end of high tide or until the WWTP could handle the flow. These drainage areas did not require an ejector pump to prevent flooding during these storm events.

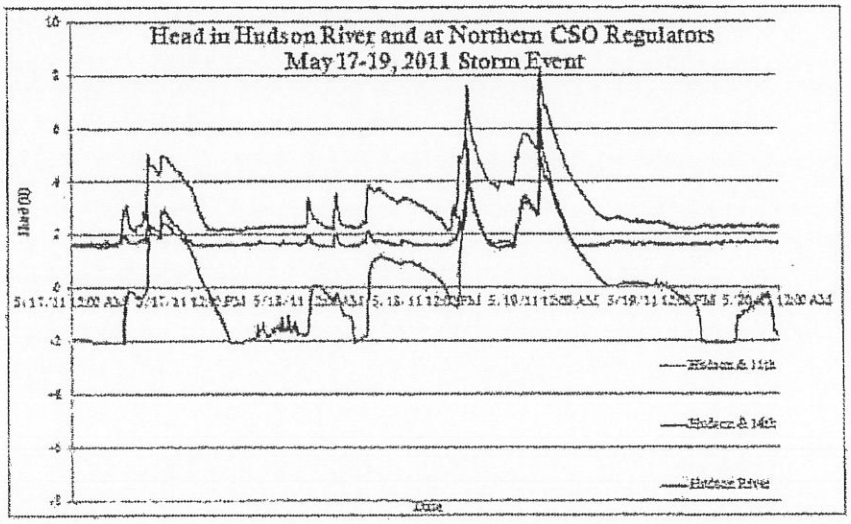


Figure 13. Typical Head Readings for the Northern Outfalls During Medium Storm Events, Compared Against the Tide Level in the Hudson River

At the northern regulators (i.e., H5, H6, and H7), the water elevation at the regulators/outfalls remained higher than the tide elevation. These regulators were able to overflow at all times during these storm events. No flooding was detected in these drainage areas during these storm events, but flooding may have occurred at Grand and Sixteenth. If flooding occurred at this location, an ejector pump may be required to prevent flooding in the H7 drainage area. If no flooding occurred, no ejector pump is required to prevent flooding in these drainage areas.

System Observations During Large Storm Events

Storm Event Descriptions

The second group of storm events that were analyzed occurred in August, 2011. These storm events were significantly larger than the storm events expected in a typical year. Descriptions of the storm events are listed in Table 3.

Table 3.

August, 2011 Storm Events

Date	Total Rainfall (in)	Duration (hours)	Notes
August 9, 2011	2.09"	2.5	Short, very intense storm event
August 14-15, 2011	5.81"	23	Larger than a 10 year storm event
August 27-29, 2011	6.87"	26	Tropical Storm Irene, 50 year storm event

In August, 2011, three large storm events occurred in Hoboken. Tropical Storm Irene can be regarded as one of the worst case scenarios for street flooding, since it was an unusually large storm event for the City. All figures in the following sections show data from this storm event, but the general trends were also seen in the two other storm events in this time period.

Detected Flooding During Large Storm Events

During each of the storm events in this time period, the monitoring system detected flooding at the following locations (see Figure 14):

- Marshall and First
- Jackson and Fifth
- Willow and Newark
- Madison and 9th

Since the monitoring location at Jackson and Fifth was removed for sewer cleaning during this time period, the presence of flooding at this location was determined by using the head at Marshall and First to calculate the expected head at Jackson and Fifth. The monitoring point at Madison and Ninth was damaged during a road paving operation and was not operational during this time period. The presence of flooding at this location was determined by using the head at Jefferson and Thirteenth to calculate the expected head at Madison and Ninth. Each of these monitoring sites had previously been determined to be hydraulically linked.

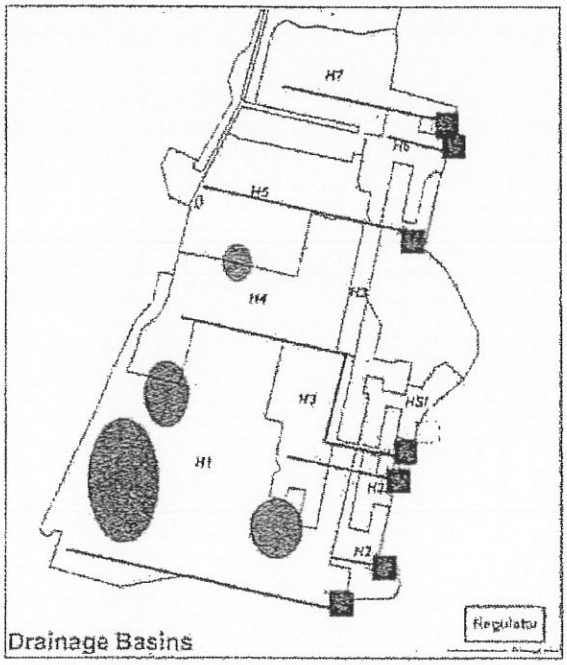


Figure 14. Typical Detected Flooding Locations During Large Storm Events

The presence of flooding at Grand and Sixteenth could not be confirmed or denied with the current monitoring system. Given the severity of the storm events, it can be assumed that flooding did occur at this site.

Interconnection Flows During Large Storm Events

The interconnection flow trends during the August, 2011 storm events are shown in Figure 15. For the aforementioned reasons, flow conditions in the H1/H4 interconnection and the H4/H5 interconnections could not be determined for these storm events.

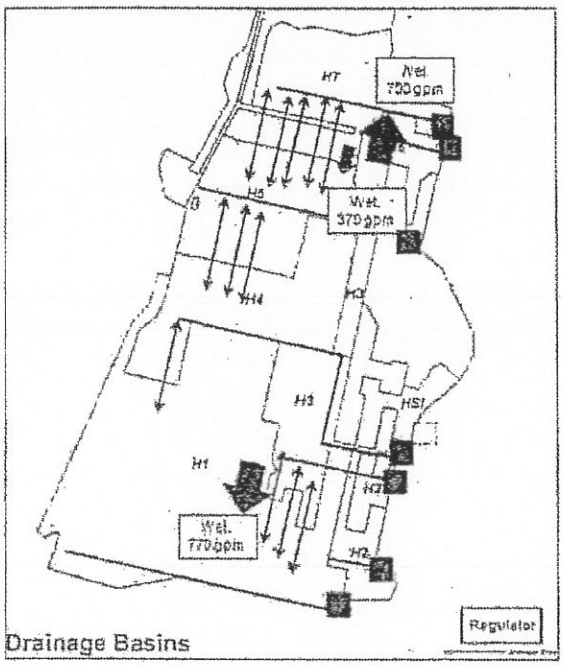


Figure 15. Flow Conditions in Interconnections During Large Storm Events
(Numerical values are from the August 27-29, 2011 storm event)

The H1/H3 interconnections sent significant flows southward (up to 770 gpm) during these storm events, but were typically stagnant during dry weather. This flow aggravated the flooding that occurred at Willow and Newark. Since the surface elevation in the H3 drainage area is significantly higher than that of the H1 drainage area (the H3 drainage area is almost entirely above the normal storm high tide elevation, while parts of the H1 drainage area are below mean sea level), the H3 drainage area does not need to send flow into the H1 drainage area in order to prevent flooding. These interconnections should be blocked.

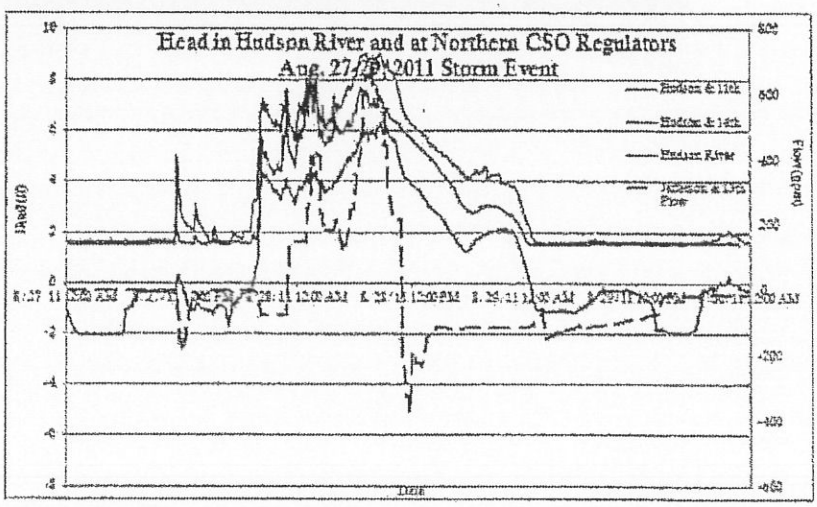


Figure 16. Typical Head Readings for the Northern Outfalls During Large Storm Events, Compared Against the Tide Level in the Hudson River, With H5-H7 Interconnection Flows Shown.
(Southern flow is negative and northern flow is positive)

Flow through the H5/H7 interconnections moved southward to the H5 trunk line during the less severe portions of the large storm events (see Figure 16), thereby relieving any potential flooding at Grand and Sixteenth. During the peaks of the storm events, the flow reversed and moved northward to the H7 trunk line. The northward flow rates peaked at 700 gpm per interconnection, aggravating any flooding that may have occurred at Grand and Sixteenth.

Conditions at the Outfalls During Large Storm Events

As in the medium storm events, the heads at the southern regulators remained below the tide elevation for the duration of the large storm events (see Figure 17). These sites could not overflow, resulting in flooding in several portions of these drainage areas.

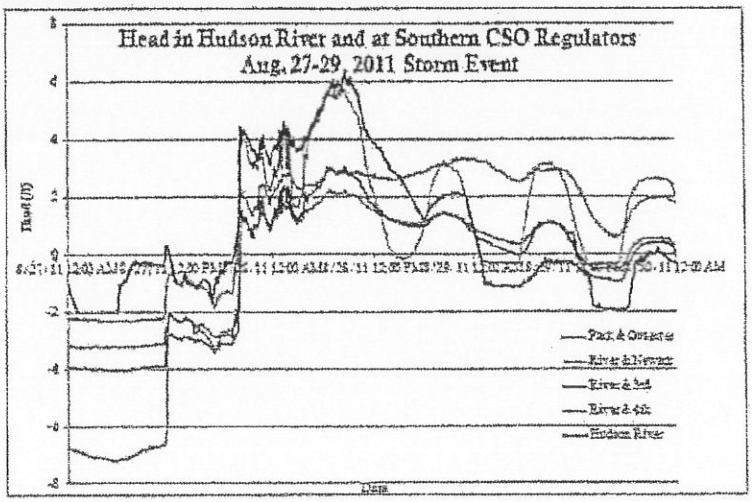


Figure 17. Typical Head Readings for the Southern Outfalls During Large Storm Events, Compared Against the Tide Level in the Hudson River

The extent of the flooding can be seen by comparing the head at the H1 regulator (at Park and Observer) and the H3 regulator (at River and Third) with the tide elevation (see Figure 18). When most of the water in a drainage area is contained in the sewer pipes, the head at the regulators will closely follow the tide elevation. During Tropical Storm Irene, the heads at the H1 and H3 regulators deviated significantly from the tide elevation during the peak of the storm event. This indicates that the H1 pipes could not hold any more water in order to keep trending the tide elevation. All of the rain that fell on the City while this deviation occurred could not enter the sewers, and therefore, worsened the flooding situation. This deviation for the H3 drainage area, which did not flood, indicates that all of the rain that fell on the City while this deviation occurred did not remain in the H3 pipes, but rather moved southward through the H1/H3 interconnections and increased the flooding in the H1 drainage area. The same trend was also observed for the H4 drainage area.

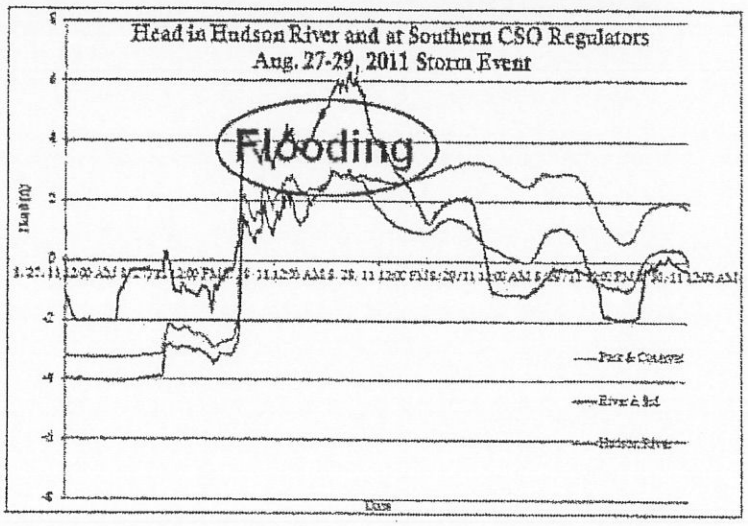


Figure 18. Typical Head Readings for Selected Southern Outfalls During Large Storm Events, Compared Against the Tide Level in the Hudson River

Conversely, the head at the northern regulators stayed above the tide elevation throughout all of the large storm events (see Figure 19). The H6 drainage area did not experience any flooding and was able to overflow during all of the observed events. Based on the observed storm events, this drainage area does not need the assistance of an ejector pump. The H5 drainage area was able to overflow during these storm events, as well. However, this drainage area also experienced flooding at its interconnection points, indicating that this drainage area was not able to overflow sufficient water to prevent flooding. This drainage area, however, was also capable of relieving its excess flows into the H4 and H7 drainage areas. This means that if the H4 and H7 drainage areas use ejector pumps, then any flooding issues in the H5 drainage area can be resolved using these pumps without building an additional ejector pump at the H5 regulator.

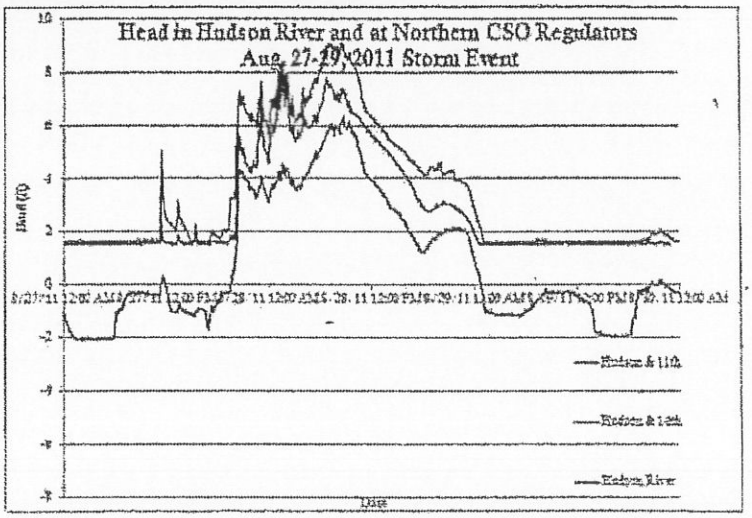


Figure 19. Typical Head Readings for the Northern Outfalls During Large Storm Events, Compared Against the Tide Level in the Hudson River

Since the Grand and Sixteenth area likely flooded during these large storm events and flows from the H5 drainage area entered into this area, the H7 drainage area will likely require an ejector pump in order to prevent flooding. Furthermore, the configuration of the regulator chamber may also allow water from the Hudson River into the H7 drainage area during storm high tide. A tide gate may be required at this location to prevent this inflow during large storm events.

Expected Flood Prevention After Installation of Observer Ejector Pump

The NHSA has completed the installation of the first ejector pump, located near the Observer Highway (H1) outfall. The pump station has a capacity of 50 MGD and is intended to pump excess water that would overflow during low tide into the Hudson River during high tide storm events. During small and medium storm events, all of the detected flooding was observed in the H1 drainage area. As part of this analysis, the expected impact of the pump was calculated.

For this analysis, the following assumptions were made:

- Due to the impervious nature of Hoboken, 90% of the rain immediately enters the sewer.
- The maximum flow from the H3 drainage area to the H1 drainage area is 1.44 MGD. No flow enters the H1 drainage area from the H4 drainage area.
- The pipes in the H1 drainage area are already full and have no additional capacity to store water before flooding occurs.

Using these assumptions, it was calculated that the maximum rain intensity that the pump station will be able to handle before flooding occurs is 0.30 in/hr, which is approximately equivalent to the peak intensity of a two month storm event.

However, the last assumption is typically not valid. The purpose of the pump station is to prevent the sewer pipes from filling up and surcharging by allowing the excess water to overflow. In actuality, the pipes should only be one half to two thirds full at the peak of the storm event. This means that collection system is able to store a certain amount of water that the pump is not able to handle before flooding begins.

To determine this storage volume, the amount of rain required to increase the depth from the dry weather level to the flooding level at Marshall and First (typically, the first site to flood) was determined for the Aug. 9, 2011 storm event, the Aug. 14, 2011 storm event, and the Aug. 27, 2011 storm event. The amount of rain required to increase the depth from dry weather to flooding ranged from 0.43" to 1.13". The smallest amount of rain required for this increase was selected for this analysis, since it represents the most conservative value and is the least likely to include rain runoff that was able to overflow by gravity. Assuming that 90% of the rain entered the sewers, it was calculated that the H1 drainage area had approximately 3.0 MG of storage available before flooding occurred.

By combining the pumping capacity of the ejector pump with the storage capacity in the H1 drainage area, the City of Hoboken will likely be able to withstand a six month storm event before flooding occurs.

By comparison, before the installation of the ejector pump, the H1 drainage area flooded during the April 16-17, 2011 storm event, which had a total rainfall of 1.78" over 13 hours. Four storm events that were this size or larger, each of which caused flooding, occurred between March 1, 2011 and April 30, 2011 (see Table 2).

Conclusions

The City of Hoboken installed an extensive sewer monitoring system throughout its collection system in order to further understand the underlying hydraulics of its collection system and how this affects their flooding issue. The monitoring data from a variety of storm events was analyzed, and the following conclusions were made:

For Medium Storm Events

- All of the detected flooding during these storm events occurred in the H1 drainage area, and it is expected that the presence of the Observer Highway ejector pump will prevent this type of flooding from happening in the future.
- In the analyzed medium storm events, no flows from other drainage areas entered the H1 drainage area. This may have been due to sediment buildup in the H1/H4 interconnection and blockages in the H1/H3 interconnections. This situation may change after the H1/H4 interconnection is cleaned.
- Flow did enter the H1 drainage area from the H3 drainage area in ensuing storm events. Given the relatively high elevation of the H3 drainage area, it was unlikely that this area would flood if these interconnections are completely closed off. Doing so would decrease the amount of flooding in the H1 drainage area.
- The southern regulators were unable to overflow during the medium storm events, but this only caused flooding in the H1 drainage area.
- The northern regulators were able to overflow during the medium storm events.
- If flooding occurred at Grand and Sixteenth during these storm events, an ejector pump may be necessary to prevent this flooding. This drainage area was able to relieve excess flows into the H5 drainage area during medium storm events, but it was unclear if this would prevent the possible flooding.

For Large Storm Events

- Flooding was detected in the H1, H4, and H5 drainage areas during these large storm events. Flooding also likely occurred in the H7 drainage area.
- The southern regulators were unable to overflow during large storm events.
- The northern regulators were able to overflow during large storm events.

- Flows from the H3 drainage area into the H1 drainage area aggravated the H1 flooding problem without providing any benefit to the H3 drainage area.
- Flows out of the H5 drainage area aggravated flooding in the H7 and H4 drainage area.
- The H5 drainage area was able to relieve excess flows into the H4 and H7 drainage areas. If these areas had ejector pumps, then no additional pump would be required to prevent flooding in the H5 area.
- Flow conditions during large storm events in the H1/H4 interconnection and the H4/H5 interconnections could not be determined due to removed or damaged equipment.
- Ejector pumps are necessary to prevent flooding in the H1, H4, and H7 drainage areas.

Other Conclusions

- After the completion of the Observer Highway ejector pump, it is expected that H1 drainage area will likely be able to withstand a 6 month storm event before flooding occurs.
- The collection system has the ability to store several million gallons of water before flooding begins.

Recommendations

The following actions are recommended as future steps:

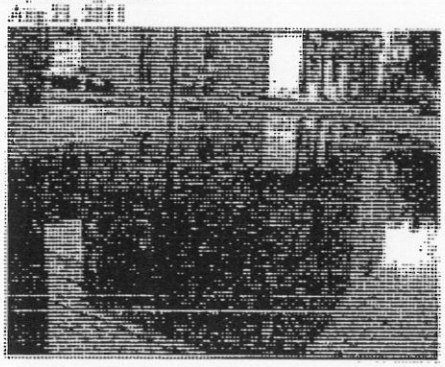
- Re-analyze the hydraulics of the collection system after the Observer Highway ejector pump is fully operational in order to determine the effectiveness of this pump in preventing flooding. Perform this analysis after each future pump comes online.
- Add additional monitoring points at the following locations:
  - Grand and Sixteenth (for flooding detection)
  - Upstream of the H7 regulator (to detect any inflow from the Hudson River)
  - On the H4 trunkline (to determine if flow is going towards or away from the interconnections)
- Reinstall the flow meter at the H1/H4 interconnection and analyze data from additional storm events in order to determine the impact of the sewer cleaning.
- Install a rain gauge in Hoboken.
- Survey the manhole rim of every monitoring location in order to more accurately compare water elevations.

Additional Benefits of the Monitoring System

The Hoboken sewer monitoring system is able to provide the following additional benefits to the City:

- Early flood warning system – the monitoring system is typically able to detect the potential for flooding at least two hours before flooding actually begins
- Provide data for further model calibration and improvement, especially with regards to the drainage area interconnections
- Aid with the system characterization portion of the City's future CSO Long Term Control Plan
- Determine the effectiveness of the ejector pumps for flood prevent through pre- and post-construction monitoring
- Coordinate the activation of the ejector pumps with conditions in the collection system so that the in-system storage is more effectively utilized before wastewater overflows. This will minimize the amount of wastewater discharged into the Hudson River without building any new infrastructure.

When will the flooding stop?
by Ray Smith
[redacted]
Aug. 31, 2011



It's a problem as old as Hoboken: Major flooding that had some residents on the western side of the city wading through the streets on their way home over the past few weeks.

As high rain events combined with high tide in the Hudson River, residents have discovered their cars in water, and have been forced to find alternate routes through the city.

But according to the North Hudson Sewerage Authority, the entity that operates the sewer system for Hoboken and other local towns, relief is on the way in the form of a wet water pump that will force water out of the streets of Hoboken and into the Hudson River. The water will be treated through filters before it is forced into the river.

The wet weather pump can force 100 million gallons of water out of Hoboken per day.

The pump, which costs approximately $18 million, is scheduled to open in "the fourth quarter of 2011," according to NHSA officials.

Approximately $5 million of the price tag is covered by the American Resource Recovery Act (ARRA), a national grant program. The rest of the costs will be covered by the NHSA.

The pump is underground, and the only visible portion of the new system is an electrical building located on Observer Highway near Hudson Street, close to the New Jersey Transit terminal.

The wet weather pump can force 100 million gallons of water out of Hoboken per day. The pump's primary mission is to alleviate flooding in the southern and western portions of the city, where water backup is the worst.

Like many cities, Hoboken has a "combined sewer system," meaning that rain and sewer water currently use the same pipes.

Exhibit 62

His first flood

Joseph Vayas, a downtown resident of Hoboken who moved into town recently, experienced his first flood in Hoboken last week.

Vayas said he couldn't walk down First Street during the flooding, and had to make his way up to Fourth Street just to go to the western side of the city. First Street is traversed by hundreds of commuters coming from the PATH trains and buses.

Richard Wolff, the chairman of the NHSA, released a statement last week about the recent flooding in Hoboken.

"In Hoboken," the statement read, "the intersections around Harrison and First Street, Jackson and Fourth Street, and Madison and Ninth Street experienced the worst of the street flooding, especially on Aug. 14 when an incredible 5.81 inches of rain fell in a 19 hour period, beginning at 1:50 a.m."

Why it floods

Wolff said that most of the city of Hoboken is below sea level.

In an interview, he said that last year, the goal for the pump was to be operational in May 2011. Unforeseen circumstances have delayed the opening.

The century old "outfall" pipes that run from the pump to the river are blocked with debris due to their age, similar to an artery blockage. Machines haven't been able to clean the outfall pipes, so employees must now go in and clean the pipes manually.

"They're clearing it by hand," Wolff said. "In July we doubled the Authority's authorized expense and doubled the man power for the cleaning so as to stay on our fourth quarter goal."

Parts of Hoboken's sewer system date back to the Civil War era, and are made of wood. The report from the NHSA says that the last of those sewers are being replaced, with the work expected to be completed in 2012.

Although many officials point to the opening of the pump as a major milestone in fixing flooding, Mayor Dawn Zimmer said she is not putting all of the city's eggs in the one basket, or in this case, one pump.

"This pump will significantly alleviate flooding in Hoboken," said Zimmer, who lives in the flood prone southwestern 4th Ward. Flooding was a major campaign issue when Zimmer first ran for office.

"We'll continue to do evaluations of pre-pump and post-pump data," she said. "We'll be able to evaluate what is the next best solution. I fully recognize that we're going to need to make sure we have a comprehensive solution. I can't say what the additional steps would be, but we'll be

able to see what the pump does and combine that with green technology solutions."

The city has purchased EMNET sensors, which are placed in manholes throughout the city, to detect where water is flowing through the system during rain events.

High tide meets heavy rains

Wolff said that right now, "The rain water flows into the sewer system through outfalls into the [Hudson] River. But at high tide the water cannot empty into the Hudson. Consequently, the rain water backs up the sewer system until the system is completely filled with water, forcing it out into the lowest lying streets."

Since the sewer system is connected throughout the city, officials believe that alleviating flooding in the southwest portion of the city may benefit other areas of Hoboken.

On Aug. 14, the Hudson River was at high tide twice during the heavy rains.

It's not just closed streets and stuck cars that keep the city busy, but emergency responders and the Department of Environmental Services must participate in the cleanup.

"We're trying to have the departments clean as much as they can and then the Hoboken Fire Department will hose [the affected areas] down," Zimmer said. Zimmer thanked the NHSA and city employees in an interview last week.

Some residents have even called *The Reporter* about flooding that forced them to move out of their homes temporarily, but they did not wish to take their situations public yet.

Wolff said in his memo that other projects for the NHSA include a "thorough overhaul and relining of almost the entire Hoboken collection system" and an "analysis of the impact of the pump station."

"The total amount invested by the Authority in the rehabilitation of the Hoboken system has, to date, been approximately $40 million," according to Wolff's report.

The NHSA, as well as the residents of Hoboken, are looking forward to what hopefully will be a drier 2012.

Ray Smith may be reached at RSmith@hudsonreporter.com

August Flooding in Hoboken

From August 8th to 15th, the Authority's service area was hit very hard by torrential rain storms, resulting in severe flooding in certain sections of Hoboken and, to a lesser extent, in "The Shades" area of Weehawken. In Hoboken, the intersections around Harrison and First Street, Jackson and 4th Street, and Madison and 9th Street experienced the worst of the street flooding, especially on August 14th when an incredible 5.81 inches of rain fell in a 19 hour period, beginning at 1:50 AM.

Street flooding occurs in Hoboken, much of which is below sea level, when there are unusually heavy rains that fall when the Hudson River is at high tide. The rain water flows into the sewer system through outfalls into the River, but at high tide the water cannot empty into the Hudson. Consequently, the rain water backs up the sewer system until the system is completely filled with water, forcing it out into the lowest lying streets.

On August 14th, in the midst of the heavy rains, the tides were high not once, but twice: at 9:39 AM and again at 9:50 PM. Exacerbating the situation was the fact that the tides were extremely high, running at 5.1 feet, almost two feet higher than average Hudson River high tides.

The Authority is in the midst of a major initiative to alleviate the worst of the flooding in Hoboken, flooding that has been a problem for over 100 years. The strategy includes the following:

- The thorough overhaul and relining of almost the entire Hoboken collection system. This first step was initiated several years ago and is substantially complete as of today. The last of the Civil War era wooden sewers is currently being replaced, with the work expected to be completed in the Spring of 2012.
    - The total amount invested by the Authority in the rehabilitation of the Hoboken system has, to date, been approximately $40 million.

- The construction of an $18 million wet weather pump station that is scheduled to be on line by the 4th Quarter of 2011. The pump station will be capable of forcing 100 million gallons of water per day into the Hudson River during rain events.
    - To accelerate this project, the Authority authorized in July the doubling of the manpower needed to clean the outfall to the Hudson River. This difficult cleaning cannot be done by machines, but requires hand cleaning due to the conditions of the pipelines.

Exhibit 63

- The analysis of the impact of the pump station on other areas in Hoboken. Once the pump station is on line, the low lying areas in the southwest sections of Hoboken should see major alleviation of flooding. Because the collection system in Hoboken is interconnected, the Authority's engineers believe that other areas of Hoboken should also see mitigation of flooding.
    - By the 1st Quarter of 2012, the Authority will begin to examine the extent to which storm water from other areas of Hoboken can be conveyed to the new pump station. If necessary, the Authority will take subsequent remedial construction and engineering steps to accomplish this.

The Authority, which services the populations of four communities, has made major investments in Hoboken's long neglected wastewater infrastructure. It recognizes the severity of the flooding in the City. Its engineers have carefully studied the problem, and the Authority has initiated a comprehensive approach to solve the problem. We are acutely aware of the tremendous difficulties and inconveniences of the current flooding, and we are moving as rapidly as possible to implement our program.

11-084

RESOLUTION AUTHORIZING MEETING MINUTES OF SEPTEMBER 15, 2011

MOTIONED BY: Raia
SECONDED BY: Spaccavento

WHEREAS, the North Hudson Sewerage Authority (hereinafter "Authority") is a public body, duly formed under the Sewerage Authorities law, constituting Chapter 138 of the Laws of New Jersey of 1946, as amended (Chapter 14A of Title 40 of the New Jersey Statutes Annotated) and possesses the powers set forth therein; and

WHEREAS, a regular meeting of the Authority was held on September 15, 2011; and

WHEREAS, minutes of the meeting have been prepared by General Counsel and presented to the Authority members and staff for their review.

NOW, THEREFORE, BE IT RESOLVED that the Authority hereby approves the minutes of the meeting of September 15, 2011 for the record.

DATED: OCTOBER 20, 2011

RECORD OF COMMISSIONERS' VOTE

	YES	NO	ABSENT
Commissioner Marotta	x		
Commissioner Raia	x		
Commissioner Roque	x		
Commissioner Schroeder	x		
Commissioner Soares	x		
Commissioner Spaccavento	x		
Commissioner Stack			x
Commissioner Zucconi	x		
Commissioner Wolff	x		

THIS IS TO CERTIFY THAT THIS RESOLUTION WAS DULY ADOPTED BY THE NORTH HUDSON BOARD OF COMMISSIONERS ON OCTOBER 20, 2011.

SECRETARY

Exhibit 64

MASER CONSULTING P.A.

NORTH HUDSON SEWERAGE AUTHORITY

MINUTES OF REGULAR MEETING

SEPTEMBER 15, 2011

At approximately 6:30 p.m., Chairman Richard Wolff called the meeting to order. Counsel Covello advised that this was a regular meeting of the Authority, and that pursuant to the Open Public Meetings Act, notice of the same had been sent to the Jersey Journal, Star Ledger, the Clerks of Hoboken, Union City, Weehawken and West New York and the Hudson County Clerk, with a copy thereof posted on the Authority's bulletin board. In addition to Chairman Wolff, Commissioners Spaccavento, Schroeder, Soares, Raia and Marotta were also all in attendance at the meeting.

Chairman Wolff asked for the Staff report. Executive Director Pocci reported that Anna Bradley had retired and is being replaced.

Commissioner Zucconi arrived at the meeting at 6:35 p.m.

Chairman Wolff then asked for the engineer's reports.

AECOM.

Gene DeStefano of AECOM reported that:

1. With respect to the FOG Biodiesel project, AECOM and the Authority met with Black Gold, to discuss the anticipated quantity of available FOG the Grease-shed as well as to tour BlackGold's pilot facility. Progress was made when the Philadelphia facility was toured. AECOM will be evaluating the economics of the endeavor.

2. With regard to the Purac facility structural repair, Coppola submitted a majority of the shop drawings for materials and equipment (for 10 cells in all). They commenced work and will be installing structural steel trough supports for cells 1 and 2 in September.

3. With regard to the Adams Street 2010 loan miscellaneous repair project, the project is substantially completed and a punch list must be prepared.

4. With regard to the Adams Street Primary Clarifier No. 3 and River Road Disinfection Project, an updated set of plans was sent to the NJDEP on September 9th based upon comments from OMI. A geotechnical report was prepared. The final design, taking into account DEP's comments, was submitted this month.

4. With respect to the Adams Street site improvement project, a geotechnical report has been prepared and will be shortly submitted to the Authority.

5. With regard to the 18th Street force main and CSO outfall project, the contractor, Cruz, completed the installation of the river bulkhead. They continued excavating and installing sheeting for the micro-tunel boring machine (MTBT) jacking pit, located in the Dykes Lumber easement and began excavation for the receiving pit. During excavation they encountered unmarked underground fiber optic cables. Fred Pocci indicated that efforts were continuing to identify the owner of the facilities.

CH2M Hill.

Mike Wilson of CH2M Hill reported that:

1. With respect to the wet weather pump station, CH2M Hill continued performing SDC services and the contractor continued to work on the pump station punch list items. We are looking forward to an October 17th ribbon cutting ceremony.

2. With respect to the West New York trickling filter project, CH2M Hill continued project closeout and coordinated with the contractor to complete and inspect the final change order field work as well as the final punch list work.

Commissioner Stack arrived at 6:45 pm.

Commissioner Roque arrived at 6:48 pm.

HATCH MOTT MACDONALD.

Kevin Wynn of Hatch Mott MacDonald reported as follows:

1. With respect to the Adams Street wastewater treatment plant outfall rehabilitation, bid documents were submitted to the NJEIT for authorization to advertise on August 17, 2011. The Final plans were sent to the DEP and a Resolution is on tonight's agenda to approve going out to bid.

2. With regard to the Jackson Street and Newark Street combined sewer rehabilitation and Hoboken combined wood sewer rehabilitation, contractors scheduled to begin excavation replacement of the collapsed sections of wood sewers along Grant Street on or about September 19th under the change order approved at July's meeting. The contractor has also remobilized and restarted gunite work along Jackson Street.

3. With regard to the River Road wastewater treatment plant odor control improvements, the new equipment is operating as designed and the only remaining item is the change order work related to installation of the new aerator and cleaning of the sludge holding tank has been scheduled for mid September as coordinated with OMI. The project is running on schedule.

4. With regard to the West New York sewer rehabilitation project, all of the cured-in-place lining work contained within the contract is scheduled to conclude the bulk of the contract work, making the based contract complete.

5. With respect to the 2010 Adams Street and River Road wastewater treatment plant improvements, the contractor has been submitting shop drawings and several progress meetings have been conducted. Painting work in the Purac building is expected to commence by September 19, 2011.

OMI.

Chairman Wolff noted that there was a great deal of favorable feedback regarding the outstanding job of OMI and the Authority during and following Hurricane Irene. Executive Director Pocci stated that the Authority will support an OMI application to FEMA for reimbursement of its costs.

Kevin Dahl of OMI reported that in the previous month, the West New York plant had attained removal percentages of 73% of BOD and 74% of TSS with concentration amounts of 36 mg/l of CBOD and 30 mg/l of TSS. River Road did not perform as well as the Adams Street facility. There was a problem near Jacobs Ferry with two open joints at the outfall.

With respect to the Hoboken plant, removal percentages of 88% and 88% of BOD and TSS respectively had been attained with effluent concentrations of 12 mg/l and 12 mg/l of BOD and TSS. All well within permit limits.

Upon motion by Commissioner Raia, seconded by Commissioner Spaccavento, Resolution 11-078 authorizing the minutes of the meeting of August 18, 2011 was adopted with a vote of 7 yes and 0 no votes with Commissioners Marotta and Stack abstaining.

Upon motion by Commissioner Raia, seconded by Commissioner Spaccavento, Resolution 11-079 authorizing the payment of bills was unanimously adopted.

Upon motion by Commissioner Stack, seconded by Commissioner Raia, Resolution 11-080 authorizing work under the biennial miscellaneous repair contract to Cliffside Paving in the amount of approximately $45,000.00 was unanimously adopted.

Upon motion by Commissioner Raia, seconded by Commissioner Stack, Resolution 11-081

authorizing advertising and bid of a contract for improvements to the Adams Street WWTP Outfall Rehabilitation was unanimously adopted.

Upon motion by Commissioner Stack, seconded by Commissioner Raia, Resolution 11-082 authorizing contract modification #1 for the Adams Street and River Road WWTP Improvements and as approved by the Facilities Review Board was unanimously adopted.

Upon motion by Commissioner Schroeder, seconded by Commissioner Raia, Resolution 11-083 authorizing hiring of Debra Ann Steen as Billing Assistant, was unanimously adopted.

New Business

Commissioner Raia stated that he had received a question from someone about cleaning the streets after flooding, and informed the person that the Authority does not clean the streets of the muck and sludge that remained.

At approximately 7:05 p.m., upon motion by Commissioner Raia, seconded by Commissioner Stack, it was unanimously resolved to adjourn the meeting.

D.

NJDEP LETTER REGARDING REMEDIAL ACTION WORKPLAN

MASER CONSULTING P.A.

State of New Jersey
DEPARTMENT OF ENVIRONMENTAL PROTECTION

JON S. CORZINE
Governor

Brownfield Remediation & Reuse Element
Bureau of Northern Field Operations
7 Ridgedale Avenue, 2nd Floor
Cedar Knolls, NJ 07927
Phone #: 973-631-6401
Fax #: 973-656-4440

LISA P. JACKSON
Commissioner

August 26, 2008

RECEIVED

William P. Bernheim
R. Neumann & Company
300 Observer Highway, P.O. Box MD
Hoboken, NJ 07030

Remedial Action Workplan Addendum Approval

Re: Remedial Action Workplan Addendum (RAWA) for:
R. Neumann & Company Site
300 Observer Highway
Hoboken, NJ 07030
SRP PI# 014613
EA ID #: SUB080002
BFO File Number: 09-05-45
ISRA Case #(s): E20060390 (R. Neumann), E20080008 (Bibi Magazine); E20080009 (Chapeau Antiques); E20080010 (Jim Daly); E20080011 (Demon Drums); E20080012 (Fuente Apparel LLC/National Spinning); E20080013 (Gruensberg/Shultz); E20080014 (Stephanie Garcia-Hansmann); E20080015 (HS Goods/Envoy Design/Liz Young Studio); E20080016 (Knoedler Publishing); E20080017 (Thomas W. Newman); E20080018 (Olympia Ltd. Inc.); E20080019 (Ryan James Interiors); E20080020 (Summer Wind Studio); E20080021 (Think Tank Studio LLC & POS Records); E20080022 (Will Wallace); E20080023 (Xantid Music)

Dear Mr. Bernheim:

The New Jersey Department of Environmental Protection (Department) has completed its review of the Remedial Action Workplan Addendum (RAWA) received on June 10, 2008. The RAWA was submitted by R. Neumann & Company (R. Neumann) and TCR NJ/PA Properties, Inc. (TCR) in response to the Department's April 22, 2008 Comment Letter to the Remedial Investigation Report/Remedial Action Workplan (RIR/RAW). The Department notes that additional sampling was conducted at the site by Paulus, Sokolowski and Sartor, LLC (PS&S) in May 2007, which addressed several of the concerns raised in the Department's April 2008 letter. In addition, R. Neumann and TCR propose to address all other requirements at the site following the proposed demolition of the onsite structures, which will make access to areas more feasible.

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The Department has determined that the RAWA is in compliance with the Technical Requirements for Site Remediation, N.J.A.C. 7:26E and other applicable requirements. The Department hereby approves the RAWA, effective the date of this letter. The Department notes that all ISRA triggers at the site will be addressed under the R. Neumann case and addressed under the RAWA approved for the site.

Please note that the proposal to conduct additional soil and ground water delineation and investigation at the site is deemed acceptable. Based on the information presented within the RAWA, the following recommendations shall be considered during the proposed investigations at the site:

Soil Recommendations:

1. The Department notes that R. Neumann proposes to collect four (4) samples in the area of AOC F, which is acceptable. However, please note that soil samples shall also be collected at the location of Pit B-1, located in Building B, for VOC+10 and TPHC, and Pit DN-1, located in building DN (at the end of the trough DN-1) for VOC.

2. The Department notes that R. Neumann proposes to collect eight (8) soil samples for VOC+10, BN+15, PCBs and TPHC within the Power Room, once the onsite structures have been demolished and the area is safely accessible. This is acceptable. R. Neumann also states that four (4) additional soil samples will be collected from the Boiler Room. However, based on the sample locations presented in Figure 3, six (6) soil borings are depicted in the Boiler Room are and only two (2) soil borings are depicted in the Power Room. Please note that in order to characterize these areas, four (4) soil samples shall be collected from the Boiler Room and six (6) soil samples shall be collected from the Power Room for the proposed parameters.

3. The Department notes that R. Neumann proposes to collect post-excavation soil samples at AOC 3 (MEK UST), AOC 4 (Alcohol UST) and AOC 5 (Naphtha UST) for VOC+10, MEK, acetone and alcohols via EPA Method 8015. This proposal is acceptable. However, please note that since the Naphtha UST is located in this area and potentially stored/contained naphthalene and/or other BN products, soil samples collected from this excavation area shall also be analyzed for BN+15 as previously required by the Department.

4. The Department notes that R. Neumann proposes to collect six (6) additional soil samples in the area of SB-15 to complete the delineation. This proposal is acceptable. However, please note that TPHC delineation shall also be completed to the west of SB-15 and just southwest of SB-15-1.

5. The Department notes that soil samples were collected at sample locations SB1-7 for PAH and TPHC and at G-5 and G-6 for PAHs, as noted on the sample summary tables. However, these sample locations were not depicted on a site map. Therefore, please depict these sample locations on a figure for Departmental review.

Ground Water Recommendations:

1. The Department notes that R. Neumann installed TW-14 and TW-15 in the southeastern corner of the site to evaluate ground water in this area and no evidence of impacted soil or ground water was noted. R. Neumann proposed to collect four (4) additional soil samples to the southeast of I-1. This proposal is acceptable. However, please note that that TPHC sampling/delineation in the area of I-1 shall be conducted once the onsite structures have been demolished for better accessibility.

   The Department notes that elevated levels of mercury were detected in TW-13, TW-14 and TW-15 above the Ground Water Quality Standards (GWQS). In addition, elevated levels of PAHs, arsenic, cadmium, chromium and lead were detected above the GWQS in these wells. The elevated mercury impacts are likely attributed to the mercury hot spot at SB-11. Therefore, a permanent monitoring well shall be installed at the location of TW-13 once the buildings are demolished to monitor the mercury ground water impacts. Additional mercury delineation may be required downgradient of this area.

2. The Department notes that MW-10, MW-11, and MW-12 were recently installed at the site. MW-11 reportedly contained free product. No information was provided with regard to the amount of free product observed within MW-11 during the June 8, 2007 sampling event, nor was there any mention of the current presence of free product in this well.

   Also, the Department notes that MW-2A and MW-12 contained VOC TICs above the 100 ppb GWQS and TW-10 contained BN TICs above the 100 ppb GWQS. Please provide clarification whether any of the TICs were individually detected above 100 ppb, and if so, for what constituents.

3. The Department notes that R. Neumann proposes to conduct ground water sampling at MW-1, MW-2, and MW-2A for VOC+10, acetone, MEK, BN+15 and alcohols via EPA Method 8015B. This proposal is acceptable. However, please note that due to the detection of benzene in soils at SB-8 at 1.7 ppm, SB-8-1 at 6.0 ppm and SB-8-2 at 2.8 ppb, above the impact to ground water soil cleanup criteria (IGWSCC), a permanent monitoring well shall be installed at the location of SB-8-1 and sampled for the same parameters at MW-1, MW-2 and MW-2A.

4. Please note that the Department recommends that a comprehensive ground water monitoring program be conducted for 2008 for all monitoring wells associated with site, prior to the demolition of the onsite structures and active remediation of the site. Specifically, MW-1, MW-2, MW-2A, MW-3, MW-4, MW-5, MW-5A, MW-7, MW-8, MW-9, MW-10, MW-11, MW-12, RW-4, RW-6, RW-7, MAN-1 and MAN-2 shall be sampled and analyzed for VOC+10 and BN+15. In addition, MW-1, MW-2, MW-2A, and MW-3 shall be analyzed for acetone, MEK and alcohols via EPA Method 8015B. Please note that if free product or a heavy sheen is noted within any of the wells, then those wells shall not be sampled and the observations shall be recorded.

5. Please note that the following monitoring wells shall be installed to delineate the ground water impacts at the site:

   a. A shallow well shall be installed at the southeast corner of the site within the sidewalk on Observer Highway and Willow Avenue. This well may be installed following the completion of the soil investigation in the area of I-1 or after the building demolition is completed. This well will monitor the downgradient migration of petroleum and mercury impacts and shall be analyzed for VOC+10, BN+15 and total metals.
   b. A shallow well shall be installed across and west of Willow Avenue and MW-11, approximately 150 feet south of MW-12. This well should be installed as soon as possible to delineate the free product migration downgradient of MW-11. This well shall be analyzed for VOC+10 and BN+15.
   c. A shallow well shall be installed at TW-13 as noted above. This well may be installed following the building demolition. This well will monitor the mercury ground water impacts at the south and southeastern boundaries of the site and shall be analyzed for VOC+10, BN+15 and total metals.
   d. A shallow well shall be installed at the location of SB-11, following the remediation in this area, and shall be located in the excavation area or immediately downgradient. This well may be installed following the building demolition and remediation of impacted soils. This well will monitor the source of the mercury ground water impacts, and shall be analyzed for VOC+10, BN+15 and total metals.

Pursuant to the schedule applicable to the site you shall submit a Remediation Quarterly Report on September 1, 2009. Please submit the document by that date, or submit a written request for an extension at least two (2) weeks prior to the due date. Failure to submit the Remediation Quarterly Report in accordance with the schedule may result in the initiation of enforcement action. For your convenience, the regulations concerning the Department's remediation requirements can be found at http://www.state.nj.us/dep/srp/regs/.

Please be advised that the Department is adopting amendments to the Technical Requirements for Site Remediation (N.J.A.C. 7:26E) to require the person responsible for conducting the remediation of a contaminated site to perform public notification and outreach beginning at the onset of the remedial investigation phase. Amendments to N.J.A.C. 7:26E - 1.4 and 1.11 will be published in the New Jersey Register on September 2, 2008, at which time they will become effective. Minor amendments are also being made to N.J.A.C. 7:26E - 3.7, 4.1, 5.1, 8.2. For sites where the remedial investigation or single phase remediation was initiated prior to September 2, 2008, the remediating party must come into compliance no later than September 2, 2009. The rule adoption document will be posted on the Department's web page at www.state.nj.us/dep/srp/regs.

As with all the Technical Requirements, a consultant or contractor who is hired to conduct remediation work at a site may carry out all of the notification requirements on the behalf of the person responsible for conducting the remediation.

Thank you for your cooperation in this matter. If you have any questions, call Ralph Rodrigues at (973) 656-4430.

Sincerely,

Gloria Grant, Section Chief
Northern Bureau of Field Operations

cc: Brian Crisafulli, NJDEP/BGWPA
James P. Gibson, Brinkerhoff Environmental Services, Inc.
Douglas Stewart, Alman Group, LLC
John Brzozowski, Paulus, Sokolowski and Sartor, LLC
Michael A. Shorter, Trammell Crow Residential
David A. Roth, Esq., Greenbaum, Rowe, Smith & Davis, LLP
Frank S. Sasso, Hoboken Health Department
File # 09-05-45

5

E.

NJDCA LIST OF QUALIFIED MUNICIPALITIES - P.L. 1975, c.104

JUL 24 '02 14:12 FR DIV CODES&STANDARDS 609 633 6729 TO 9173267172

QUALIFIED MUNICIPALITIES — P.L. 1975, C.104

(as of August 1988)

ATLANTIC COUNTY

Atlantic City, Buena, Pleasantville, Weymouth

BERGEN COUNTY

Bogota, Carlstadt, East Rutherford, Edgewater, Englewood, Fairview, Leonia, Palisades Park, Ridgefield Park, Rutherford, Wallington

BURLINGTON COUNTY

Beverly, Burlington City, Delran, Edgewater Park, Florence, Lumberton, Moorestown, New Hanover, Riverside, Willingboro

CAMDEN COUNTY

Audubon, Barrington, Berlin Borough, Berlin Township, Brooklawn, Camden, Cherry Hill, Chesilhurst, Clementon, Collingswood, Gibbsboro, Gloucester City, Gloucester Township, Haddon Heights, Hi-Nella, Laurel Springs, Lawnside, Lindenwold, Merchantville, Mount Ephraim, Oaklyn, Pennsauken, Somerdale, Voorhees, Waterford, Winslow, Woodlynne

CAPE MAY COUNTY

Cape May, Middle, Wildwood

CUMBERLAND COUNTY

Bridgeton, Commercial, Vineland

ESSEX COUNTY

East Orange, Irvington, Montclair, Newark, Orange, West Orange

GLOUCESTER COUNTY

Glassboro, Mantua, National Park, Pitman, Swedesboro, West Deptford, Woodbury

HUDSON COUNTY

Guttenberg, Hoboken, Jersey City, Secaucus, Union City, Weehawken, West New York

HUNTERDON COUNTY

Glen Gardner, Hampton, Kingwood

MERCER COUNTY

East Windsor, Ewing, Hightstown, Trenton

MIDDLESEX COUNTY

Carteret, East Brunswick, Edison, Highland Park, Middlesex, Metuchen, New Brunswick, Perth Amboy, Sayreville

v

F.

AN ORDINANCE TO PROVIDE FOR PROPERTY TAX EXEMPTIONS & ABATEMENTS ON COMMERCIAL AND INDUSTRIAL STRUCTURES WITHIN THE CITY OF HOBOKEN, ADOPTED SEPT. 5, 1979.

AN ORDINANCE TO PROVIDE FOR PROPERTY TAX EXEMPTIONS AND ABATEMENTS ON COMMERCIAL AND INDUSTRIAL STRUCTURES WITHIN THE CITY OF HOBOKEN, NEW JERSEY

WHEREAS, P.L. 1977, c.12, supplementing Chapter 4 of Title 54 of the revised statutes (C 54:4-3.95 et seq.), enables "qualified municipalities" to exempt from local property taxes certain industrial and commercial improvements and projects; and

WHEREAS, the City of Hoboken in its entirety has been determined by the Department of Community Affairs to be an area in need of rehabilitation in that it is endangered by blight and in need of rehabilitation as measured by physical deterioration of building maintenance, the age of building stock and other structures, and arrearage in real property taxes due on buildings, structures or lands; and

WHEREAS, the Mayor and Council of the City of Hoboken has determined that the greater interest of the City of Hoboken is served by encouraging the renovation and rehabilitation of existing commercial, industrial and residential structures; now, therefore —

BE IT ORDAINED, by the Mayor and Council of the City of Hoboken that the Mayor and Council of the City of Hoboken may enter into agreements with developers for tax abatement on commercial, industrial or residential improvements or projects, pursuant to the provisions of P.L. 1977, c. 12, providing for the exemption from real property taxation of improvements or projects for a period of five years; and

BE IT FURTHER ORDAINED, that the following procedures shall govern agreements for tax abatement entered into by the Mayor and Council and developers;

A. Improvements

1. All improvements, as defined in C. 54:4-3.96, shall be exempt from local real property taxes, if approved by the Tax Assessor after proper application has been made. Application shall be upon the form approved by the Director of the Division of Local Government Services, Department of Community Affairs.

2. Applicants shall be encouraged to apply for tax exemption on improvements prior to the commencement of construction of the improvement, provided that the applicant must file a proper application with the Tax Assessor within sixty (60) days of the completion of the improvement, in order to be eligible for tax exemption thereon.

3. Every properly completed application for exemption of one or more improvements which is filed within sixty (60) days of the completion of the improvement shall be approved and allowed by the Assessor not later then within sixty (60) days of its filing.

B. Projects

1. Applicants for tax abatement on projects shall provide the Mayor and Council with an application setting forth:

A. A general description of the project for which abatement is sought;

B. A legal description of all real estate necessary for the project;

C. Plans, drawings and other documents as may be required by the Mayor and Council to demonstrate the structure and design of the project;

D. A description of the number, classes and types of employees to be employed at the project site within two (2) years of completion of the project;

E. A statement of the reasons for seeking tax abatement on the project, and a description of the benefits to be realized by the applicant if tax abatement is granted;

F. Estimates of the cost of completing such project;

G. A statement showing (1) the real property taxes currently being assessed at the project site; (2) estimated tax payments that would be made annually by the applicant on the project during the period of tax abatement; (3) estimated tax payments that would be made by the applicant on the project during the first full year following the termination of the tax abatement agreement;

H. A description of any lease agreements between the applicant and proposed users of the project, and a history and description of the user's business; and

I. Such other pertinent information as the Mayor and Council may require.

2. Upon approval of an ordinance authorizing an agreement for tax abatement for a particular project, the Mayor and Council of the City of Hoboken shall enter into a written agreement with the applicant for the abatement of local real property taxes. The agreement shall provide for the applicant to pay to the City of Hoboken in lieu of full property tax payments an amount annually to be computed by using either, but not a combination of, the formulae set out in C. 54:4-3.102. Such agreements may also provide for tax phase-in pursuant to subsection c. of C. 54:4-3.102. All tax abatement agreements hereunder shall be in effect for a period of not more than five (5) years starting with the date of completion of the project.

All ordinances or parts of ordinances heretofore enacted which are inconsistent with any provision of this ordinance are hereby repealed but only to the extent of such inconsistency.

This ordinance shall take effect as provided by law.

PASSED: SEP 5 - 1979

[illegible]
City Council President

APPROVED: SEPTEMBER 6, 1979.

Mayor

City Clerk

G.

CITY OF HOBOKEN APPLICATION TO 100 RESILIENT CITIES PROGRAM

Sponsored By:_____

Seconded By: _____

CITY OF HOBOKEN
RESOLUTION NO. _____

AUTHORIZING THE CITY OF HOBOKEN TO PARTICIPATE IN THE 100 RESILIENT CITIES PROGRAM, TO SUBMIT THE ATTACHED APPLICATION, AND ACCEPT ANY GRANT RECEIVED FROM THE PROGRAM AND AUTHORIZING THE MAYOR TO ACT AS THE AUTHORIZED AGENT FOR THE DURATION OF THE PROGRAM

WHEREAS, the Administration seeks to apply for participation and funding under the 100 Resilient Cities Program; and,

WHEREAS, the City Council of the City of Hoboken finds it advantageous for the City to participate in this program.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Hoboken that the City is authorized to apply for and participate in the 100 Resilient Cities Program;

BE IT FURTHER RESOLVED, the Mayor, on behalf of the City of Hoboken is authorized to accept any allocated grant for participation in the program, subject to there being no City matching funds required; and,

BE IT FURTHER RESOLVED, that the Mayor, or her designee, is hereby authorized on behalf of the City of Hoboken to:

1. Execute and furnish any documentation necessary to effectuate the City's participation in this program and funding for participation in this program;
2. Act as authorized agent and correspondent for the City of Hoboken; and,
3. Execute necessary contracts, as needed, to have the funding awarded.

Meeting date: September 17, 2014

APPROVED:

_____
Quentin Wiest
Business Administrator

APPROVED AS TO FORM:

_____
Mellissa L. Longo, Esq.
Corporation Counsel

Councilperson	Yea	Nay	Abstain	No Vote
Ravi Bhalla				
Theresa Castellano				
Peter Cunningham				
James Doyle				
Elizabeth Mason				
David Mello				
Tim Occhipinti				
Michael Russo				
President Jen Giattino				

100 RESILIENT CITIES CHALLENGE APPLICATION

You may edit your entry by clicking "Save Draft," located at the bottom of the form. Once you are ready to submit, hit the "Submit" button. You will not be able to edit your entry after that point. The mark of "*" indicates answers are required.

1. Please complete the following background information.

First and Last name, title of the person who completed this entry form

First Name:
Stephen

Last Name:
Marks

Title:
Municipal Manager

Email:
smarks@hobokennj.gov

First and Last name, title and email of up to two key contacts (note: if you are an affiliated organization applying on behalf of a city, here you are required to list your official city contact and include his or her email address below)

Contact 1

First Name:
Caleb

Last Name:
Stratton

Title:
Principal Planner

Email Address 1:
cstratton@hobokennj.gov

Contact 2

First Name:
Juan

Last Name:
Melli

Title:

Communications Manager

Email Address 2:
jmelli@hobokennj.gov

Country:
US

City:
Hoboken

City Population (Numbers Only):
52034

Metro Area Population (Numbers Only):
52034

Phone number of the person who completed the entry form (Numbers only, including country code):
2014202059

Organization Name:
City of Hoboken

I heard about the 100 Resilient Cities Challenge via (select as many as applicable):
100 Resilient Cities Challenge website
Rockefeller Foundation website
Rockefeller Foundation newsletter or listserv
Web Search
Organization other than 100 Resilient Cities
Social Media

I agree to all rules and legal conditions associated with this challenge.*

If selected as an awardee, I will commit to the 100 Resilient Cities resilience definition and approach.*

I am 18 years of age or older.*

I have the permission and support of my city government to submit this application (if applicable).

2. Select a total of four shocks that are most relevant to your city, and rank the shocks by order of the magnitude with which they affect, or threaten to affect your city. Rank each shock on a scale of 1-4, with "1" = the greatest risk to your city. Select 'n/a" in subsequent drop downs if you have recorded all relevant shocks but your slection does not total four.

Shock 1:
Flooding (Coastal and Rainfall)

Shock 2:
Hurricane, Typhoon, Cyclone

Shock 3:
Infrastructure failure (i.e. bridge, nuclear power plant, electric grid)

Shock 4:
Terrorism

2.1 Select a total of four stresses that are most relevant to your city, and rank the stresses by order of the magnitude with which they affect, or threaten to affect your city. Rank each stress on a scale of 1-4, with "1" = the greatest risk to your city. Select "n/a" in subsequent drop downs if you have recorded all relevant stresses but your slection does not total four.

Stress 1:
Rising Sea Level and Coastal Erosion

Stress 2:
Aging Infrastructure

Stress 3:
Significant Environmental Degradation, Air/Water Pollution

Stress 4:
Pronounced Poverty/Inequality

3. Select four shocks that have limited to no impact on your city, and rank the shocks by order of the least magnitude with which they affect, or threaten to affect, your city. Rank each shock on a scale of 1-4, with "1" = the least risk to your city. Select "n/a" in subsequent dropdowns if you have recorded all limited-impact shocks but your selection does not total four.

Shock 1:
Volcanic Activity

Shock 2:
Wildfire

Shock 3:
Tsunami

Shock 4:
Riot/Civil Unrest

3.1 Select four stresses that have limited to no impact on your city, and rank the stresses by order of the least magnitude with which they affect, or threaten to affect, your city. Rank each stress on a scale of 1-4, with "1" = the least risk to your city. Select "n/a" in subsequent dropdowns if you have recorded all limited-impact stresses but your selection does not total four.

Stress 1:

Invasive Species

Stress 2:
Refugees

Stress 3:
Declining/Aging Population

Stress 4:
Political Instability/Sectarian Violence

4. Brief us on the long-term impact of your greatest existing or imminent stress. (250 word limit)*

Greatest Stress:
Rising Sea Level and Coastal Erosion

The City of Hoboken is a densely populated municipality (4th nationally) situated along the Hudson River, directly across from midtown Manhattan. Originally an island surrounded by the Hudson River to the east and tidal lands at the foot of the New Jersey Palisades to the west, much of the city is at or below sea level elevation. Hoboken's natural geography makes it acutely vulnerable to the existing and imminent stress of rising sea level and flash flooding. When heavy rainfall occurs during high tide, the sewer collection system becomes overwhelmed, which causes the wet weather flow to back up into low lying areas of the city. The impacts of this stress influence transportation functionality, overtax the antiquated combined sewer/stormwater management system, create a human health hazard, pollute adjacent waterbodies and adversely affect low-income populations, much of which are concentrated in the lower elevations of the city that were originally part of the Hudson River. Furthermore, the population density and highly developed built-urban environment limit the small scale interventions that can be deployed to mitigate this systemic stress.

As sea level rise increases, the city will become more susceptible to flash flooding events, especially resulting from higher tides and more frequent and intense rainfall in the northeast United States. Due to the imminent stress of rising sea level the entire city must adapt to decrease flood vulnerability, as the existing boundaries of the floodplain currently include over 70% of the city.

4.1 Brief us on how your city will be impacted when your highest-ranking shock occurs. (250 word limit)*

Greatest Shock:
Flooding (Coastal and Rainfall)

A flood, either from rainfall or coastal storm surge that overwhelms the existing bulkhead will likely destroy life and property. Floodwaters will be unable to recede due to the combined sewer outfalling below mean high tide. The City will have to actively de-water using flood pumps to force water trapped behind the city's bulkhead. A toxic brine of sewage, salt water and oils will soil the ground and ruin the interiors and exteriors of buildings. Electrical infrastructure will fail, leaving at risk residents stranded in buildings without water, a means of egress, fire suppression, electricity or heat. Communications

breakdowns will limit effectiveness of emergency responders to address the threats associated with urban flooding.

Severe flooding will impact human life, public and private property, public health, regional transportation systems, economic activity, public finances, and urban infrastructure. The low-income population, which comprises more than 11% of Hoboken residents, will be adversely impacted as affordable housing is predominantly concentrated in the lowest elevations of the community. Financial losses will be significant, and it is not likely that recovery will be as swift or long lasting as previous storms. Real estate investment will likely decrease and insurance rates will likely increase, further discriminating against those who can, and cannot afford live outside the floodplain. Rising sea levels and climate change threaten to drastically intensify the consequences of this shock.

4.2 Select the last significant shock that occurred and briefly detail what happened and how your city reacted. (100 word limit)

Last Significant Shock:
Flooding (Coastal and Rainfall)

In October 2012, storm surge from Hurricane Sandy overwhelmed the Hoboken bulkhead pushing an estimated 500 million gallons of water into the City. Immediately following the storm over 5,000 volunteers distributed food, water, and prescriptions to isolated residents of the city. Daily press conferences at city hall, community charging stations, hand delivered fliers, and volunteers on loud speakers helped communicate and inform residents while power remained out for 7 days. The Community Emergency Response Team (which has now grown to well over 100 members) won the 2013 FEMA Community Preparedness Heroes Award for their post disaster efforts.

5. Of the four greatest shocks you listed in question 2, pick the one you are best prepared to face. Tell us why you are prepared to face this shock. (250 word limit)

Shock:
Flooding (Coastal and Rainfall)

Hoboken is best prepared to face its greatest shock, coastal and rainfall flooding. As a result of ongoing flooding and the unprecedented damage caused by Hurricane Sandy, the city has completed significant hazard mitigation and flood control measures. The North Hudson Sewerage Authority installed a wet weather flood pump on Observer Highway at a cost of $17.6 million, consisting of two (2) 50 million gallon pumps with a maximum capacity of 50 million gallons per day. Another pump will be installed within two years in the north end on 11th Street, consisting of two (2) 40 million gallon pumps with a maximum capacity of 40 million gallons per day. This second pump provides redundant benefits and can be used to de-water the city in the event of coastal flooding. The pump on Observer Highway was used to dewater the city after Hurricane Sandy.

Additionally projects are underway that will help alleviate the impact of flooding in Hoboken. The city is currently in the final design phase of a 1-acre park in the south end which will be outfitted with green infrastructure features to help capture and retain

stormwater in the most flood prone region of Hoboken. Additionally, $230M of federal funding has been made available to Hoboken, Weehawken and Jersey City to implement a comprehensive urban water strategy, which resulted from the Rebuild By Design Competition held by the Hurricane Sandy Rebuilding Task Force.

6. Of the four greatest stresses you listed in question 2.1, pick the one you are best prepared to face. Tell us why you are prepared to face this shock. (250 word limit)

Stress:
Aging Infrastructure

Hoboken is best prepared to address the stress of aging infrastructure, particularly as the city is currently undergoing significant repair and replacement of critical infrastructure through a multi-agency effort. Additionally, the city does not own its entire infrastructure, and the various repair and replacement projects are being funded by entities such as PSE&G, NJ Transit, North Hudson Sewerage Authority, Hudson County and Port Authority.

PSE&G is currently implementing the Energy Strong Program, which will result in the replacement of all low pressure gas lines with high pressure gas lines, and elevating sub-stations in the floodplain. The North Hudson Sewerage authority has committed to designing, building, operating and maintaining a second flood pump that will provide an additional 40 MGD of pumping capacity. Hudson County recently completed construction on a project to rehabilitate the 14th Street Viaduct and is also replacing portions of the Hudson River sea wall. Hoboken is re-paving more than 10% of streets, redesigning the roadway along Sinatra Drive and repairing pier supports at Pier A.

The City has also responded with a new and expanded Community Emergency Response Team (CERT) that can better manage volunteers following a disaster. A new concept is being developed that identifies floor captains in high rise buildings for at-risk communities. The floor captains are equipped with city-sponsored materials and act as a repository for goods or information in the event of a power outage or other high-risk event. If successful, this pilot concept will be duplicated by NJOEM throughout the state.

7. Write about an experience that demonstrated a need for greater resilience in your city and how it impacted your city's ability to function. (250 word limit)
The need for greater resilience is best characterized by the impact of Hurricane Sandy. Historical flood vulnerability, limited open space, antiquated storm water management infrastructure, population density and other factors contributed to the severity of damage caused by the storm. More than 70% of the city was flooded and over 21,000 homes and businesses lost electrical power for up to 10 days, representing over 90% of the city. The storm also brought commercial activity to an abrupt halt, collectively costing business owners millions of dollars in revenue. Full functionality of the multi-modal mass transit system, including heavy rail, light rail, subway, bus, and ferry operations, took months to restore. During Sandy an estimated 500 million gallons of water from the Hudson River breached Hoboken's shoreline and flooded the central and western portions of the city. Waterfront piers, walkways, roads, parks and buildings were inundated with brackish water. A recently installed flood pump (50,000,000 gallons/day) located at the intersection of

Observer Highway and Washington Street, was rendered inoperable, until alternative power could be provided. In all, it is estimated that Sandy caused more than $100 million in property damages to over 1,750 ground level households and businesses which were flooded and over 1,000 private automobiles and vehicles which were destroyed. It took nearly 5 days for the waters to recede throughout the city and 7 to 10 days for power and gas to be restored to most areas of the city.

8. Name the three critical partners (i.e., current networks, stakeholders, collaborators) across the city with whom you believe you will need to engage to be successful.

Partner 1

Name of Partner:
Community Emergency Response Team

Sector:
Public

List any concrete examples of planned or completed work. (100 word limit)
In collaboration with the City, CERT has developed a Hoboken Ready campaign that aggregates information from various resources to make preparedness recommendations related to a home, business or person. This campaign coincides with national preparedness month, and has been coordinated with local vendors to provide readiness materials at local stores. CERT is also working with the Office of Emergency Management to develop a strategy for creating information and material resources on each floor of high rise buildings. Using "floor captains" the CERT team will better prepare at risk communities for the next hazardous event.

Describe how you'll include them in developing and executing a resilience plan (100 word limit).
CERT has enlisted over 100 active members, and is training 60 additional members to assist the City. CERT members will be engaged to identify the best human scale interventions that help strengthen the community. The CERT team will also be used extensively during the public outreach process to gain actionable insight into what resilience responses are applicable to Hoboken. In addition, the CERT team will assist in developing an effective way to communicate with stakeholders before and after emergencies as part of the Resilience Plan and long term CERT mission.

Partner 2

Name of Partner:
Stevens Institute of Technology

Sector:
Academia

List any concrete examples of planned or completed work. (100 word limit)
Stevens and the Sandia National Laboratories, who are developing a research and education partnership, are studying Hoboken's electric grid and the feasibility of a redundant low-voltage distribution network and distributed generation assets. Steven's CRUX center is applying a new, hydrodynamic model to a computational model of Hoboken

and its infrastructure, producing robust wetting and drying of land in the model physics and dynamic prediction of flood elevations and velocities across land features during inundation events. Stevens SMART Hoboken project will bring the computational power of this model to an app that everyone in the Hoboken community can use.

Describe how you'll include them in developing and executing a resilience plan. (100 word limit)
Stevens is developing CRUX, a hydrodynamic, urban design and computational modeling studio that looks at how well-designed coastal resiliency infrastructure can act both as a safeguard against storm damage and a public amenity. We envision a collaboration with Stevens where the CRUX studio contributes to the development of the resilience plan, and the Davidson Laboratory performs on-going quantitative evaluation of the effectiveness of the interventions. In addition, we would work with Stevens Institute to define continuing education for the Resiliency Officer, and the development of curriculum that defines an international standard for Resiliency Officer education.

Partner 3

Name of Partner:
North Hudson Sewerage Authority

Sector:
Private

List any concrete examples of planned or completed work. (100 word limit)
In 2011, the North Hudson Sewerage Authority (NHSA) installed the wet-weather H1 Pump station. The pump station houses two (2) 50 million gallon per day (MGD) pumps that alleviate flooding in low lying areas the city. The pumps were also run following Hurricane Sandy to dewater the city, as flood waters were unable to flow naturally back to the Hudson River and Upper New York Bay. The City and NHSA have also received a loan from the New Jersey Environmental Infrastructure Trust that will finance the installation of the H5 pump station, housing dual 40 MGD pumps.

Describe how you'll include them in developing and executing a resilience plan. (100 word limit)
The NHSA owns and maintains the combined sewer system that serves the City of Hoboken. As a project stakeholder the NHSA will be integrated into the planning process to help define goals and objectives to reduce the frequency and severity of localized flash flooding, and also reduce the frequency and volume of combined sewer overflows. The NHSA will work directly with the city in executing the resilience plan through green infrastructure, pumping and sub-surface storage interventions. Also, the NHSA will be the primary policy enforcer for on-site retention, or disconnection of sewers from storm sewers.

8.1 One of the main offerings 100 Resilient Cities provides is access to a platform of services and partners. Has your city previously engaged in a partnership with large private sector actors?
Yes

If yes, briefly describe that experience.
The most significant private sector involvement in Hoboken's resiliency building efforts came through the Rebuild by Design Competition hosted by the Hurricane Sandy Rebuilding Task Force. The winning proposal, submitted by the Office of Metropolitan Architecture (OMA), Royal Haskoning DHV and HR&A Advisors, Balmori Associates (LARCH), suggests a comprehensive urban water strategy for Hoboken consisting of four steps: Resist, Delay, Store, Discharge. This strategy forms the basis for a $230 million investment of federal funding to implement the proposal and significantly upgrade Hoboken's flood control infrastructure, marking the most dynamic effort to date to build resiliency in Hoboken.

8.2 Include website links to the critical partners and networks with whom you already engage.
1) http://www.hobokencert.org/
2) http://www.stevens.edu/sit/
3) http://www.nhudsonsa.com/
4) http://www.sustainablejersey.com/
5) http://www.njresiliency.com/

Sustainable Jersey (SJ) and the New Jersey Resiliency Network (NJRN) closely parallel Rockefeller's 100 Resilient Cities Centennial Challenge. Both efforts are intended to provide direct support and added community capacity while simultaneously creating a broader network within which to develop and share best practices. SJ & NJRN aim to cover municipalities of all sizes, rally state, federal and private resources, and ensure comprehensive coverage to move communities forward as a group. Hoboken is a Sustainable Jersey certified municipality, and a contributing board member of the New Jersey Resiliency Network.

9. Select the first three priority areas you intend to address for the launch of your resilience plan. For a more detailed explanation of these priorities, visit our .

Priority Area 1:
Reduced physical exposure and vulnerability

Priority Area 2:
Reliable communications and mobility

Priority Area 3:
Integrated development planning

10. Please attach your letter of support from the chief executive officer of your city. This letter must (1) clearly state that the city's chief executive officer agrees with all answers to the questions found within this application, (2) indicate a commitment to providing the necessary support if the city is selected for the 100 Resilient Cities program, and (3) briefly detail the city's capacity and willingness to adopt and implement a citywide strategy.

Upload Letter:
100 Resilient Cities Letter of Support.pdf

City Chief Executive Officer's First Name:
Dawn

City Chief Executive Officer's Last Name:
Zimmer

Title:
Mayor

Position Type:
Elected

Time served in office (# months elapsed from entering office until present day)
61

Duration of their remaining tenure (# months remaining in term of office)
39

Eligible for another term:
Yes

If yes, how long is the term (# months):
48

Name, email address, and phone number to reach the appropriate point of contact in this office (e.g. the mayor's executive assistant)

Support Contact First Name:
Dan

Support Contact Last Name:
Bryan

Email Address:
dbryan@hobokennj.gov

Phone Number (Numbers only, including country code):
2014202013

Name, email address, and phone number to contact the chief press officer

Press First Name:
Juan

Press Last Name:
Melli

Email Address:
jmelli@hobokennj.gov

Phone Number (Numbers only, including country code):
2014202013

11. Cities are currently integrating the role of Chief Resilience Officer (CRO) using various approaches; the following outlines models that are being implemented across the globe. Select the model of greatest interest to your city based on the city's structure and needs:

Model A. An existing staff member becomes the city's CRO, and resilience is a new portfolio.

For example: A city combines the Office of Emergency Management (OEM) and Office of Climate Change into a single department: The Office of Resilience. The former head of OEM is appointed CRO and reports directly to the Mayor. All the employees of the two formerly separate departments report to this new CRO.

Model B. An existing staff member becomes the city's CRO. The employee retains components of an existing portfolio, and adds a focus on resilience.

For example: A city appoints the Chief of Preparedness as CRO, adding resilience to her portfolio. The city then hires an additional staff member to ensure the efforts are sustainable.

Model C. The CRO is a new staff member; the portfolio is new.

For example: A city creates a new Office of Resilience and hires an outside employee to run it. No existing city departments are altered. The CRO coordinates across all government silos to create a resilience strategy.

Model D. The CRO is a new staff member; the portfolio is existing or merged with other functions.

For example: A city merges the Department of the Environment and the Earthquake Preparedness office, creating a new resilience office headed by a CRO hired from outside the government. The employees from the formerly separate departments all report to the CRO, who reports directly to the Mayor.

Select Model:
B

11.1 Describe the reason why the model that you selected will work best for your city, including the political support you have in place to support this structure. (100 word limit)
Currently, Hoboken is engaged in ongoing mitigation work under the direction of the Office of Resiliency, headed by Municipal Manager, and a fulltime Resiliency Coordinator. Implementing Model B will help reinforce Hoboken's commitment to resilience-building and scale the Office of Resiliency to more holistically, permanently and sustainably address the need for greater resiliency across all offices in City Hall. There is strong political support from the Mayor's Office and the City Council to sustain this office and make resiliency a permanent fixture in City Hall operations.

12. Outline your vision for the Chief Resilience Officer, including the proposed CRO reporting structure you plan to implement if your city is selected as a network member. Please also indicate if your city already has any similar position to the CRO role. Note that 100 Resilient Cities values CRO structures in which the CRO reports directly to the city's chief executive or to his / her direct reports. (250 word limit)

The City of Hoboken has a similar position to the CRO in the existing Resiliency Coordinator (RC). The RC works for the Department of Transportation, but reports to the Municipal Manager. Either the RC or Municipal Manager could transition into the CRO role, formalizing the responsibilities of the resiliency office in long term planning, climate adaptation, hazard mitigation, urban ecology, flood resistant urban design, sustainability, energy security, communications, and readiness. The new CRO will head the Office of Resiliency and report directly to the Business Administrator, who is a direct report of the Mayor.

The CRO will oversee the integration of resilient performance objectives across multiple municipal departments. More than a point of contact, the CRO will be responsible for understanding where projects connect, and identify strategies to strengthen project development at these intersections. The CRO may have similar responsibilities to other Department Heads and will participate in weekly director meetings. The CRO will continue to perform other on-going tasks associated with grant management and acquisition, consultant management, and inter-agency coordination. The CRO will also direct or prepare research, media, narratives, presentations, and maps to achieve city-wide continuity of the resilience agenda. The CRO will remain a visible public figure, and on a day-to-day basis manage the implementation of the Rebuild by Design project, stakeholder engagement and leading the public process of Resiliency Plan development.

13. We appreciate that cities need to start large projects at different times based on their elections cycles, budgeting processes, etc. Please select your city's preferred month in 2015 to begin planning and implementing your resilience plan. To better understand and adequately plan for the work undertaken during the first few months, the current 100 Resilient Cities Engagement Cycle is roughly as follows: Months one and two center on city onboarding; an initial strategy workshop, with stakeholders from across silos and sectors, happens at the end of month three. The CRO recruitment process takes place during months three and four. The strategy development phase – an intensive period – occurs over six to nine months, starting at the beginning of month five.

Select the preferred month to begin planning and implementing your resilience plan (e.g. March).
January

14. Has your city previously accepted grants from international civil society organizations?
Yes

14.1. If yes, how did you collect this grant (e.g. did you receive it directly, have a fiscal sponsor).
Yes. Hoboken is one of eight cities partnering with the RE.invest initiative, an effort to bridge the gap between infrastructure planning and investment by bringing together a team of leading engineering, legal and financial firms with public officials in eight partner cities across the United States to create new public-private partnerships. This grant is being facilitated with Rockefeller Foundation sponsorship and Hoboken as a sub-recipient of funding.

Name of Organization:
Rockefeller Foundation

14.2 Detail the nature and length of the grant (e.g. technical assistance infrastructure planning grant that lasted 24 months).
Hoboken's work under the RE.invest initiative includes technical assistance to develop city infrastructure that builds a more resilient future, embraces the Hudson River and uses technology to make city systems more efficient. This will be achieved through underground combined sewer storage, sub-surface parking, and an on-grade ecological park with technological demonstration center. The study is being conducted over a year's time, with a 10% design and finance model expected to be delivered in December 2014.

Length in Months:
12

15. 100 Resilient Cities is interested in the possibility of testing partnerships among adjoining municipalities that have both applied for the Challenge. Are there any adjoining cities that you would be interested in partnering with while developing your resilience strategy and, if so, which?

City:
Jersey City, NJ

Point of Contact

First Name:
Vivian

Last Name:
BradyPhillips

Title:
Deputy Mayor

15.1 Do you know if they are applying:
Yes

OFFICE OF THE MAYOR

DAWN ZIMMER MAYOR

CITY HALL
HOBOKEN, NEW JERSEY

September 9, 2014

Michael Berkowitz
President
100 Resilient Cities
420 Fifth Ave, 19th Floor
New York, New York 10018

Dear Mr. Berkowitz,

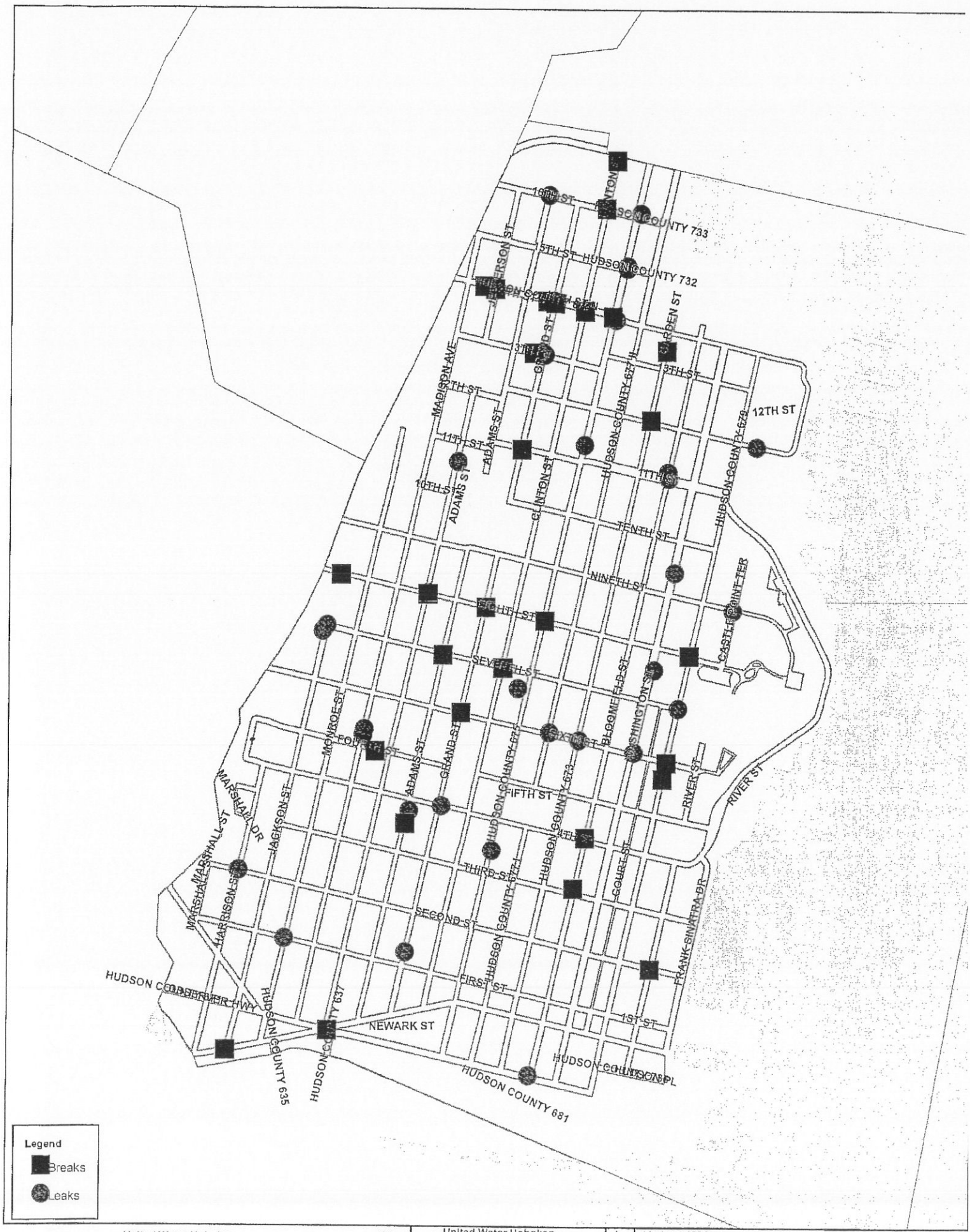
As Mayor of the City of Hoboken, New Jersey, I would like to extend my firmest support to the enclosed application for Hoboken to become one of the world's 100 Resilient Cities. Resiliency is not an afterthought; it is an integral part of everything we do – from redevelopment plans, to new parks, to street designs, to public engagement programs, and everything else. I am in agreement with all answers submitted in our proposal and am eager to work with the Rockefeller Foundation and 100 Resilient Cities to increase the resiliency of our community. As an urban coastal city on the front lines of climate change, I believe we can serve as a model for communities around the world.

Our city is committed to providing any and all support necessary to fully participate in the 100 Resilient Cities Program. We view this initiative as an opportunity to build upon our resilience-building accomplishments in the years since Hurricane Sandy devastated our community. Our capacity to adopt and implement a city-wide strategy has been accelerated by our collaboration with key stakeholders to prevent another coastal flood event of the size and scale of Hurricane Sandy. Ongoing efforts have included contributions from FEMA, the State of New Jersey, NJ Transit, the Port Authority of New York and New Jersey, our neighbors throughout Hudson County, Stevens Institute of Technology, North Hudson Sewerage Authority and many others. Working with the President's Hurricane Sandy Rebuilding Task Force and participating in the Rebuild By Design Competition have also brought us much closer to a comprehensive strategy that ensures the long-term sustainability and resiliency of Hoboken.

With the support of 100 Resilient Cities and the Rockefeller Foundation, we hope to soon implement a long-term city-wide strategy for resilience to the various shocks and stresses we face. I want to thank you for your valued time and consideration of our proposal. If you have any questions, please contact me.

Sincerely,

Dawn Zimmer



United Water Hoboken

United Water Hoboken
200 Old Hook Rd, Harrington Park NJ 07652

1 inch = 1,000 feet

RESOLUTION MEMORIALIZING REVIEW AND RECOMMENDATIONS TO CITY COUNCIL REGARDING THE DESIGNATION OF CERTAIN PROPERTY IN THE CITY AS IN NEED OF REHABILITATION

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the "LRHL"), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of rehabilitation; and

WHEREAS, in accordance with the LRHL, the Municipal Council of the City of Hoboken (the "City Council") determined that the following property should be designated as an area in need of rehabilitation pursuant to N.J.S.A. 40A:12A-14(a):

> The property commonly known as Block 2, Lots 12 through and including 26, Block 2.1, Lots 1 through and including 10, on the tax map of the City of Hoboken, that portion of the public right of way of Observer Highway from and including the intersection with Jefferson Street to and including the intersection with Hudson Street, that portion of the public right of way of Willow Avenue from and including the intersection with Observer Highway to and including the intersection with Newark Street, and that portion of the public right of way of Newark Street from and including the intersection with Willow Avenue (collectively, the "Property"); and

WHEREAS, pursuant to N.J.S.A. 40A:12A-14(a), City Council may determine, through resolution, that a delineated area is in need of rehabilitation if a program of rehabilitation may be expected to prevent further deterioration and promote the overall development of the community when any one of the enumerated conditions set forth in the statute are met, which includes N.J.S.A. 40A:12A-14(a)(6): "a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance;" and

WHEREAS, City Council previously adopted a resolution designating the Property as an area in need of rehabilitation on October 19, 2011; and

WHEREAS, the Appellate Division of the Superior Court issued an order on September 23, 2014, vacating the October 19, 2011, Resolution without prejudice because the Resolution misstated the statutory criteria

of N.J.S.A. 40A:12A-14 by stating that "the water and sewer lines are at least 50 years old or are in need of substantial maintenance" (emphasis added); and

WHEREAS, following the Appellate Division's order, City Council again determined that the Property meets the criteria of N.J.S.A. 40A:12A-14(a)(6) wherein a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance and has prepared a proposed resolution memorializing said determination; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-14(a), following City Council's meeting of October 1, 2014, City Council submitted the proposed resolution to the Planning Board of the City of Hoboken (the "Board") for the Board's review and recommendations, including any modifications, for City Council's consideration; and

WHEREAS, the Board's Planner prepared a report dated October 3, 2014 (the "Planner's Report"), describing and analyzing the proposed area in need of rehabilitation and the statutory criteria necessary for City Council to make a determination thereof; and

WHEREAS, the Planner's Report, in addition to the reasons previously expressed in favor of a finding of the area being in need of rehabilitation, also points out that the property contains adverse environmental conditions, which further supports the finding that the area is in need of rehabilitation; and

WHEREAS, at the Board's regular meeting of October 7, 2014, the Board conducted a review of the proposed resolution designating the Property as an area in need of rehabilitation and recommended that City Council consider the environmental status of the proposed area in need of rehabilitation as additional grounds for its determination.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Hoboken, in the County of Hudson and State of New Jersey, on the 7th day of October, 2014, upon a motion made by Frank Magaletta and seconded by Sasha Conroy that the Board has reviewed the proposed resolution and recommends that the City Council make reference to the environmental status of the property which further supports the finding that the area is in need of rehabilitation.

VOTE ON ROLL CALL:

IN FAVOR: Gary Holtzman, Frank Magaletta, Brandy Forbes, Ann Graham
Ramy Pinchevsky, Sasha Conroy, Caleb McKenzie.
OPPOSED: None
Not Voting: Ravi Bhalla, Stephen Marks

BE IT FURTHER RESOLVED, that a copy of this Resolution be forwarded to the Clerk of the City of Hoboken for distribution to City Council.

10/7/14

Gary Holtzman, Chairman
Hoboken Planning Board

CERTIFICATION

It is hereby certified the attached is a true copy of the Resolution considered and duly adopted as to form by the Planning Board at its regular meeting on October 7, 2014.

10/7/14

Patricia Carcone, Secretary
Hoboken Planning Board

Introduced by: 6
Seconded by:

CITY OF HOBOKEN
RESOLUTION NO. :___

RESOLUTION TO AUTHORIZE EXECUTION OF THE ATTACHED MORTGAGE DISCHARGE FOR THE PREMISE OF 318 BLOOMFIELD STREET, HOBOKEN, ON BEHALF OF MORTGAGEES JAMES PFEIFFER AND LEONARD PFEIFFER IV

WHEREAS, an old mortgage has been noted on a title abstract for the property located at 318 Bloomfield Street in Hoboken, wherein the City of Hoboken is the mortgagor, and James and Leonard Pfeiffer IV are the mortgagees, in the amount of $10,000.00; and

WHEREAS, the old mortgage constitutes an encumbrance on the property effecting the value of said property, and the City is without any record of non-payment and/or default of the mortgage, which was set for payoff in approximately seven (7) years, and it has now been thirty two (32) years since the recordation of same.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Hoboken, in the County of Hudson, State of New Jersey, hereby authorizes execution of the attached mortgage discharge by the Mayor, City Clerk, and Corporation Counsel, and thereafter authorizes distribution of same to the mortgagees for recordation by the mortgagees in accordance therewith; and

BE IT FURTHER RESOLVED that a certified copy of this resolution shall be provided to Mayor Dawn Zimmer, the City Clerk, and Corporation Counsel for execution and any additional action in accordance therewith and to take any other actions necessary to complete and realize the intent and purpose of this resolution; and,

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

Meeting date: October 15, 2014

APPROVED:
Quentin Wiest
Business Administrator

APPROVED AS TO FORM:
Mellissa L. Longo, Esq.
Corporation Counsel

Councilperson	Yea	Nay	Abstain	No Vote
Ravi Bhalla			/	
Theresa Castellano	/			
Peter Cunningham	/			
James Doyle	/			
Elizabeth Mason	/			
David Mello	/			
Tim Occhipinti	/			
Michael Russo	/			
President Jen Giattino	/			

A TRUE COPY OF A RESOLUTION ADOPTED BY THE COUNCIL OF THE CITY OF HOBOKEN, N.J. AT A MEETING HELD ON:

OCT 15 2014

CITY CLERK

DISCHARGE OF MORTGAGE PURSUANT TO N.J.S.A. 46:18-11.6

STATE OF NEW JERSEY
COUNTY OF HUDSON;
ss.:

The undersigned, being duly sworn upon the undersigned's oath, avers as follows:

A certain mortgage dated March 17, 1982 made by
James Pfeiffer and Leonard Pfeiffer IV (mortgagee)
To
The City of Hoboken, acting through the Hoboken Community Development Agency (mortgagor)
For property situated at
318 Bloomfield Street, Hoboken, New Jersey 07030
To secure payment of the sum of Tenth Thousand Dollars ($10,000.00), plus interest, recorded or registered in the Office of the County of Hudson in the State of New Jersey on April 29, 1982 in Mortgage Book 3125 Page 175
Is hereby Paid or otherwise Satisfied, and Discharged, and may be discharged of record.

Dawn Zimmer, as the Mayor of the City of Hoboken, is authorized to execute this instrument on behalf of the City of Hoboken (mortgagor), pursuant to the terms of the duly adopted October 15, 2014 Resolution Number ___ of the Governing Body of the City of Hoboken.

THIS MORTGAGE DISCHARGE is executed this _____day of _____, 2014, by the City of Hoboken (mortgagor) in favor of James Pfeiffer and Leonard Pfeiffer IV (mortgagee).

Mortgagor:

_____ Date: _____
Mayor – Dawn Zimmer

State of New Jersey
County of Hudson
SS: I certify on this ____ day of ____, 2014 _____ came before me as Mayor of the City of Hoboken (mortgagor), and swore or affirmed, under oath, to (1) be the person named in as signatory for this document, and (2) signed sealed and delivered the herein Discharge of Mortgage as his or her authorized act or deed on behalf of the entity named in this instrument.

Attest: _____

State of New Jersey
County of Hudson
SS: I certify on this ____ day of ____, 2014 _____ came before me and swore or affirmed, under oath, to my satisfaction, to (1) be the maker of the within document, and (2) be authorized to and did execute the attestation of this instrument as _____ of the City of Hoboken, the entity named in this instrument, and (3) executed the attestation of this instrument as his or her act or deed on behalf of the entity named in this instrument.

Notary: _____

Notary Seal:

A TRUE COPY OF A RESOLUTION ADOPTED BY
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.
AT A MEETING HELD ON: OCT 15 2014

CITY CLERK

Sponsored by:

Seconded by:

CITY OF HOBOKEN

RESOLUTION NO. _____

RESOLUTION TO APPROVE A "LICENSE AGREEMENT" BETWEEN THE CITY OF HOBOKEN AND ROBERT STOHRER, OWNER OF BLOCK 217.01 LOT 13.01 (a/k/a 636 Hudson Street), FOR USE AND MAINTENANCE OF A PORTION OF THE PUBLIC RIGHT OF WAY ADJACENT TO SAID PROPERTY

WHEREAS, the City of Hoboken requires property owners to maintain the public right-of-way adjacent to their property, including but not limited to sidewalks, stairs, stoops, fences, areaways, trees and other landscaping; and

WHEREAS, the City of Hoboken encourages property owners to landscape and otherwise improve said right-of-way to enhance the urban landscape; and

WHEREAS, the City of Hoboken and the City Council, by resolution, provide for the issuance of license agreements for the aforementioned purpose; and

WHEREAS, the City of Hoboken desires to grant to Robert Stohrer, owner of Block 217.01 Lot 13.01, more commonly known as 636 Hudson Street, Hoboken, such a license.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Hoboken, as follows:

1) Approval of the attached "License Agreement" between the City of Hoboken and Robert Stohrer, owner of Block 217.01 Lot 13.01, more commonly known as 636 Hudson Street, shall be subject and limited to the details and specifications included in the attached Application and Exhibits including survey and Rob Hegedus architectural drawings;
2) The Mayor or her agent is hereby authorized to enter into the attached agreement; and
3) This resolution shall become effective immediately up adoption.

Meeting Date: October 15, 2014

Approved:

Quentin Wiest, Business Administrator

Approved as to Form:

Mellissa Longo, Esq., Corporation Counsel

Councilperson	Yea	Nay	Abstain	No Vote
Councilman Bhalla	✓		—	
Councilwoman Castellano	✓		—	
Councilman Cunningham	✓			
Councilman Doyle	✓		✓	
Councilwoman Mason	—			
Councilman Mello	✓			
Councilman Occhipinti	✓			
Councilman Russo	✓			
President Giattino	✓			

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LICENSE AGREEMENT

This **LICENSE AGREEMENT** is hereby made and entered into this _____ **day** of _____, **2014**, by and between the **CITY OF HOBOKEN**, Hudson County, New Jersey (on behalf of the General Public), whose address is 94 Washington Street, Hoboken, NJ 07030 (hereinafter referred to as the **"LICENSOR"**) and **ROBERT STOHRER**, owner of 636 Hudson Street, Hoboken, NJ 07030 (hereinafter referred to as the **"LICENSEE"**).

WITNESSETH

WHEREAS, the LICENSOR owns the public right of way consisting of certain real property located in the City of Hoboken, Hudson County, New Jersey, as more particularly identified as the Hudson Street R.O.W.; and

WHEREAS, the LICENSEE desires to use a portion of the LICENSOR's property for the purpose of constructing a raised planting bed, replacing an area drain and repaving the courtyard adjacent to the building fronting onto Hudson Street; and

WHEREAS, the area of encroachment along Hudson Street will not be altered from its existing condition, and shall not impede pedestrian egress along the block; and

WHEREAS, in consideration of the license, the LICENSEE shall continue to maintain said area in good repair and order, clear of any waste receptacles or other personal property and shall landscape and otherwise improve said area to enhance the streetscape and general attractiveness of the public right of way; and

WHEREAS, the LICENSOR desires to grant to the LICENSEE a license for the aforementioned purpose.

NOW, THEREFORE, for and in consideration of the terms, conditions and mutual covenants contained herein, the LICENSOR and LICENSEE, hereby agree as follows:

1) The LICENSOR hereby grants the LICENSEE, its agents, servants and assigns the right, privilege and license to use the property described herein and represented in the attachments (License Area), commonly referred to as the public right of way adjacent to Block 217.01 Lot 13.01, to construct a raised planting bed, relocate and replace an existing area drain, and repave the courtyard adjacent to the building in and upon said license area for the purpose of exercising the rights, privileges and license granted herein.

2) This license is granted and shall continue in full force and effect until such time as the encroachment is removed or otherwise altered; OR until notice is given, by either party, of its intent to discontinue said license. This license may be terminated by LICENSOR or LICENSEE without cause upon 90 day written notice, and may be terminated by the LICENSOR upon 24 hours notice upon a showing of necessity to maintain the health, safety and welfare of the general public.

3) The LICENSOR retains the right to use the license area in any manner not inconsistent with the rights herein granted to the LICENSEE provided, however, that the LICENSOR shall not disturb the structural elements in any way without prior written notice to the LICENSEE.

4) The LICENSEE expressly acknowledges and accepts its responsibility under applicable law for loss, damage, or injury to persons or property, arising out of or resulting from the use and maintenance of the license area, unless, however, such claim or demand shall arise out of or result from the willful negligence or willful misconduct of the LICENSOR, its servants, agents, employees, or assigns.

5) The LICENSEE agrees to maintain liability insurance, inclusive of the license area, in an amount satisfactory to the LICENSOR naming the Mayor and Council of the City of Hoboken as additional insured. The policy shall be kept if full force and effect for the term of the license, and

a copy of the Certificate of Insurance showing its effectiveness shall be provided to the LICENSOR on a bi-annual basis without request, and at any other time upon request of the LICENSOR. The LICENSOR shall have the right, on an annual basis, to review the insurance coverages to ensure the coverages then in effect are satisfactory to cover the insurance requirements of the continued license.

6) The LICENSEE agrees that any and all work performed on the premises and in association with the purposes of this license shall be done in a good, safe, workmanlike manner and in accordance with applicable federal, state, and local statutes, rules, regulations and ordinances.

7) The City of Hoboken as LICENSOR expressly reserves the right to require the removal of all fences, gates, stoops or other projections or encumbrances upon any street, sidewalk or public right-of-way, which are improperly constructed or maintained, or present a danger to the health, safety and welfare of the public. If the LICENSEE does not remove the aforementioned improvements as required by the LICENSOR, the LICENSOR may remove such improvements at the sole cost and expense of the LICENSEE. The costs shall be a municipal lien against the property.

8) Upon termination of this license agreement, the LICENSEE shall, within a reasonable time and at the LICENSEE'S sole cost and expense, remove all physical encumbrances, equipment, accessories, and materials owned by the LICENSEE from the license area and restore said license area as nearly as practicable to a condition consistent with the public sidewalk adjacent to the license area. If the LICENSEE does not remove the aforementioned improvements, the LICENSOR may remove such improvements at the sole cost and expense of the LICENSEE. The costs shall be a municipal lien against the property.

9) Nothing herein shall be construed to be an admission of liability by either party for any purposes.

10) Neither the authorization of this Agreement by the Council, nor the execution of this Agreement by the Mayor shall be construed to be a position of the City with regards to the approval, rejection, or legality of the underlying plans, nor shall such be considered authorization for the property owner to proceed without obtaining and maintaining all necessary and proper permits, certifications, and/or approvals by any and all necessary agencies, including without limitation the City of Hoboken Construction Code Official and the City of Hoboken Zoning Officer.

11) LICENSEE agrees to defend, protect, indemnify and save harmless the LICENSOR, its' officers, agents and employees from and against any and all claims, causes of action, injuries, losses, damages, expenses, fees and costs arising out of, or which may arise out of the LICENSEE'S use of the LICENSE AREA.

IN WITNESS WHEREOF, the undersigned parties have executed this license agreement on the day and year first above written.

LICENSOR: the CITY OF HOBOKEN (on behalf of the General Public)

Signed: _____
Dawn Zimmer, Mayor

STATE OF NEW JERSEY, COUNTY OF HUDSON.

The foregoing instrument was Sworn and Subscribed before me on this _____ day of _____, 2014.

Notary Public: _____
(Signature of Notary Public)

LICENSEE: ROBERT STOHRER, owner in fee of Block 217.01 Lot 13.01, more commonly known as 636 Hudson Street, Hoboken, NJ.

Signed: _____

Printed: _____,

Robert Stohrer
Owner of 636 Hudson Street, Hoboken

STATE OF NEW JERSEY, COUNTY OF HUDSON.

The foregoing instrument was Sworn and Subscribed before me on this _____ day of _____, 2014.

Notary Public: _____
(Signature of Notary Public)

APPLICATION AND EXHIBITS

APPLICATION FOR ENCROACHMENT OF CITY RIGHT OF WAY

CITY OF HOBOKEN

Dawn Zimmer, Mayor
94 Washington Street
Hoboken, NJ 07030

Work Site Address: 6360 HUDSONS STREET

Block: 217.1

Lot(s): 13.1

Applicant: ROB HEGEDUS, ARCHITECT

Address: 87 HAZEL WOOD ROAD BLOOMFIELD NJ 07003

Phone: 6460 319 4807

e-mail: ROB@LEDBLACKMAN.COM

Owner (if other than Applicant): ROBERT STOHRER

Address: 6360 HUDSON STREET HOBOKEN NJ 07030

Phone:

e-mail:

Date Received: 10.6.14

Please describe, in as much detail as possible, the encroachment you are proposing to make to the public right-of-way. Description must include the materials to be used, and the exact dimensions of the proposed area of encroachment in width (linear feet of block frontage); depth (projection from the front of the building); and total square feet of encumbrance. If additional space is needed, attach a separate sheet.

REMOVAL OF BLUESTONE PAVING AT FRONT AREAWAY
INSTALL OF NEW BLUESTONE PAVING, RAISED PLANTER BED AT FRONT AREAWAY

What is the reason(s) for the proposed alteration?

PHYSICAL IMPROVEMENT

Have prior approvals been obtained for work at this location including, but not limited to, Planning or Zoning Board approvals, or permits issued by the Zoning Office or Construction Department? Are there previously issued license or easement agreements for this property? If yes, please attach copies to this application.

NO

Documents provided with application; check all that apply:

☑ Survey ☑ Architectural drawings ☐ Metes and bounds detail for the area of encroachment ☐ Prior approvals

☐ Other:

Applicant's signature 10.6.14 Date

RECEIVED
OCT - 6 2014
BY: 9:00AM

SITE INFO

ADDRESS:	636 HUDSON STREET	BUILDING IS ONE FAMILY: R-3
BLOCK:	217.1	CONSTRUCTION CLASS: 3-B
LOT:	13.1	BUILDING IS NOT SPRINKLERED

SCOPE OF WORK: ALL WORK EXTERIOR; REPLACE EXISTING CONCRETE FLATWORK WITH NEW BLUESTONE PAVERS. NEW MASONRY PLANTER WITH NEW BLUESTONE FACING & CAP. NEW PLANTINGS. RELOCATE EXISTING EXTERIOR DRAIN

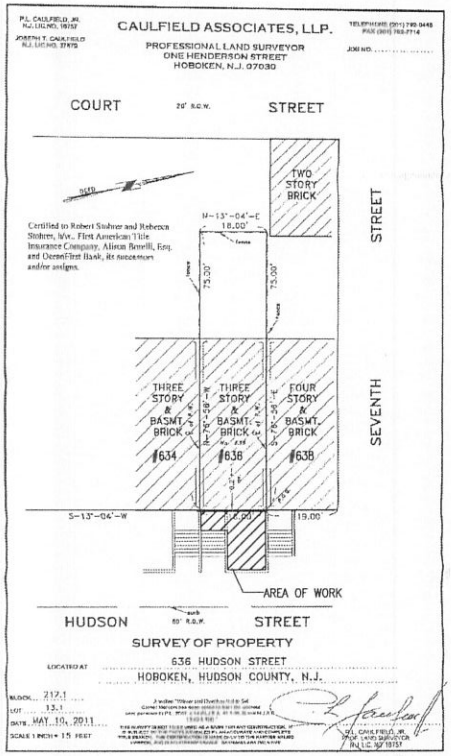
ALL WORK SHALL BE PERFORMED TO MEET THE CODES BELOW:
IBC 2009 CODE
UCC 5:23 CHAPTER 6 REHAB CODE
IRC 2009 CODE

ADJACENT PROPERTY NOTIFICATION

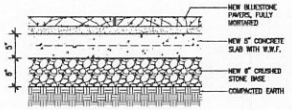
ADJACENY PROPERTY NOTIFICATION REQUIREMENT

THE CONTRACTOR SHALL PROPERLY NOTIFY ALL THE ADJACENT NEIGHBORS OF THE PROPOSED WORK.
A LETTER SHALL BE SENT VIA US CERTIFIED MAIL WITH RECEIPT REQUEST TO THE FOLLOW NEIGHBORS:

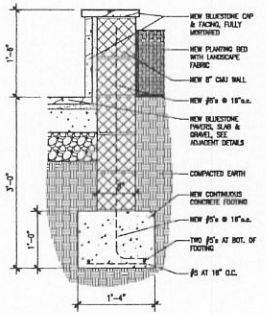
* 634 HUDSON STREET, BLOCK 217.1, LOT 14 – SOUTH NEIGHBOR
* 638 HUDSON STREET, BLOCK 217.1, LOT 12 – NORTH NEIGHBOR



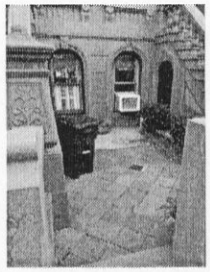
1 EXISTING SURVEY & AREA OF WORK
SCALE N.T.S.



5 PROPOSED SLAB DETAIL
SCALE 1" = 1'-0"

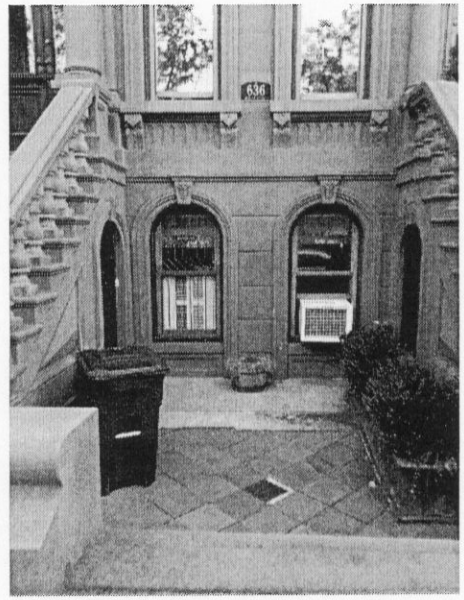


4 PROPOSED PLANTER / FOOTING DETAIL
SCALE 1" = 1'-0"

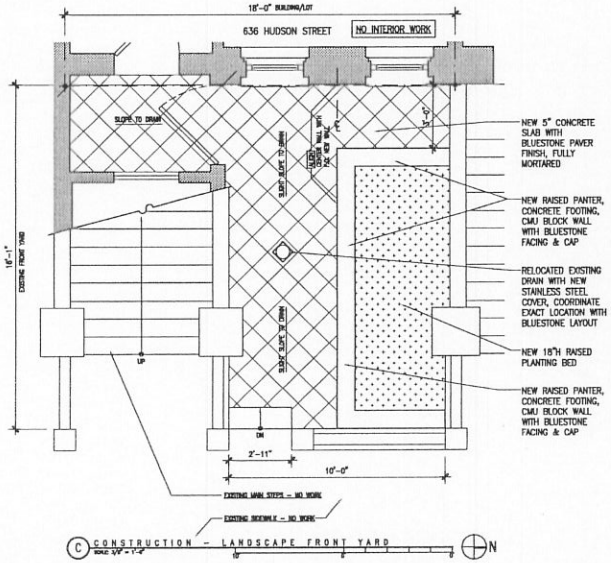


3 EXISTING – NORTHWEST

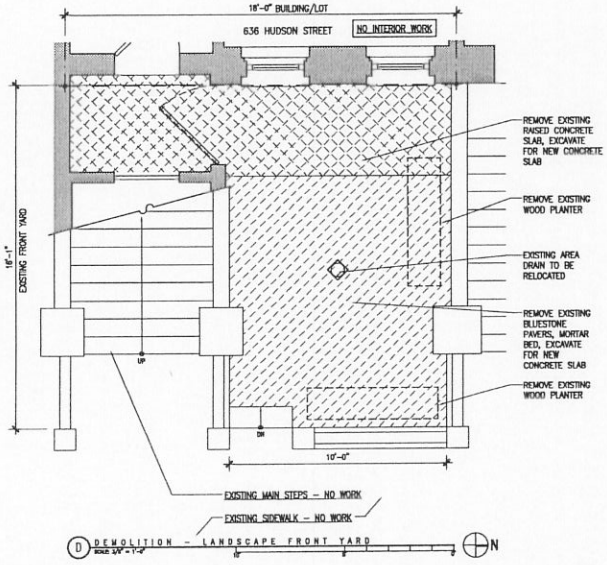
2 EXISTING – SOUTHWEST



1 EXISTING PHOTO – FRONT AREA WAY



C CONSTRUCTION – LANDSCAPE FRONT YARD
SCALE 1/4" = 1'-0"



D DEMOLITION – LANDSCAPE FRONT YARD
SCALE 1/4" = 1'-0"

STOHRER RESIDENCE

636 HUDSON STREET
HOBOKEN NJ 07030

NOTE:
THESE DRAWINGS ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND HIS PROPERTY. THESE DRAWINGS SHALL NOT BE REPRODUCED, ALTERED OR USED FOR ANY OTHER PURPOSE OTHER THAN INDICATED. THE ARCHITECT IS HELD HARMLESS FROM ANY PARTY WHO VIOLATES THESE DRAWINGS. THAT PARTY WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

REV.	DATE	ISSUED FOR

Hutnagel
125 West Broad Ave, Suite 21
North Bergen NJ 07047
201.868.4840

Rob Hegedus
Architect
NJ 18198
87 Hazelwood Road
Bloomfield, NJ 07003
Tel 646.319.4807

PROJECT NO.	1414
DATE:	10.6.14
SCALE:	as noted

LANDSCAPING DEMOLITION & CONSTRUCTION

DRAWING NO.

LS - 1

DWG 1 OF 1

P.L. CAULFIELD, JR.
N.J. LIC.NO. 16757

JOSEPH T. CAULFIELD
N.J. LIC.NO. 37579

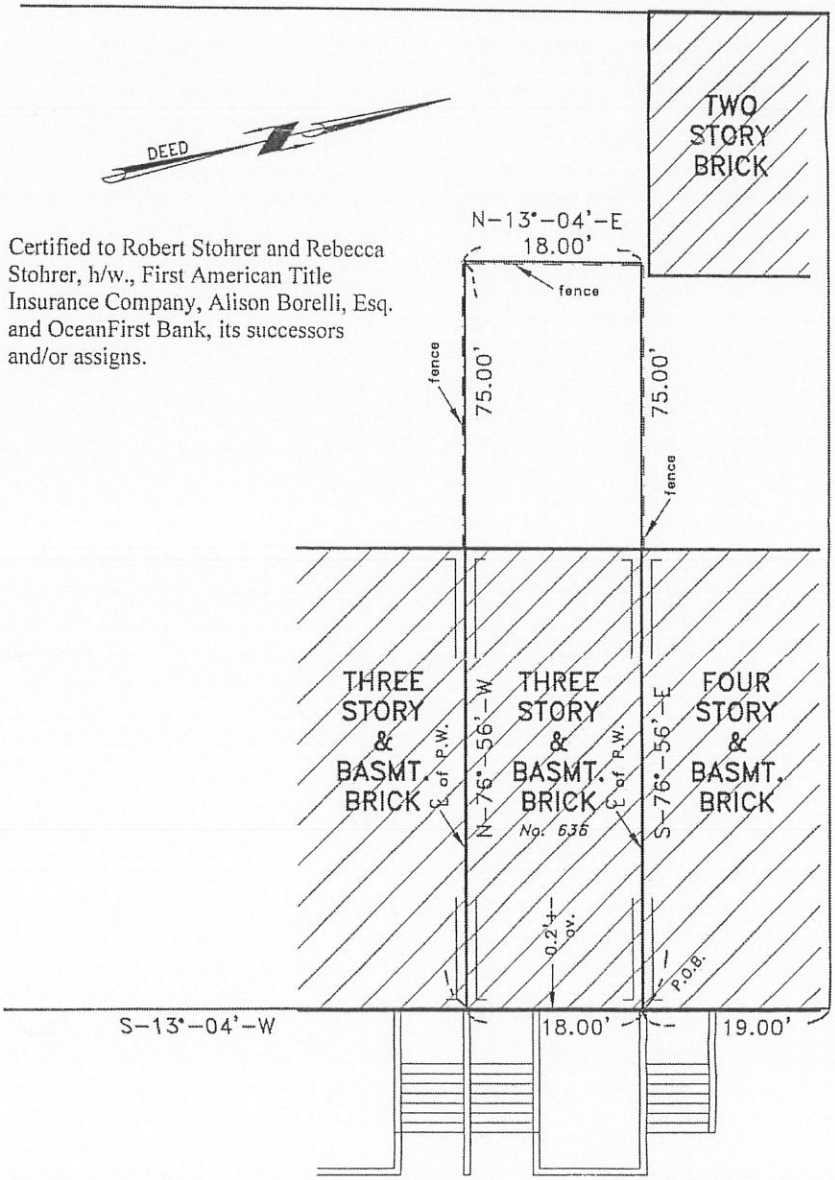
CAULFIELD ASSOCIATES, LLP.

PROFESSIONAL LAND SURVEYOR
ONE HENDERSON STREET
HOBOKEN, N.J. 07030

TELEPHONE (201) 792-0445
FAX (201) 792-7714

JOB NO. .....

COURT — 20' R.O.W. — STREET



Certified to Robert Stohrer and Rebecca Stohrer, h/w., First American Title Insurance Company, Alison Borelli, Esq. and OceanFirst Bank, its successors and/or assigns.

curb

HUDSON — 80' R.O.W. — STREET

SURVEY OF PROPERTY

LOCATED AT 636 HUDSON STREET
HOBOKEN, HUDSON COUNTY, N.J.

BLOCK 217.1
LOT 13.1
DATE MAY 10, 2011
SCALE 1 INCH = 15 FEET

A written "Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L. 2003, c.14 (N.J.S.A. 45:8-36.3) and N.J.A.C. 13:40-5.1(d)."

THIS SURVEY IS NOT TO BE USED AS A BASIS FOR ANY CONSTRUCTION. IT IS SUBJECT TO THE FACTS REVEALED BY AN ACCURATE AND COMPLETE

P.L. CAULFIELD, JR.

9

A TRUE COPY OF A RESOLUTION ADOPTED BY
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.
AT A MEETING HELD ON: OCT 15 2014

Sponsored by:

Seconded by:

CITY OF HOBOKEN

RESOLUTION NO. _____

CITY CLERK

RESOLUTION TO APPROVE A "LICENSE AGREEMENT" BETWEEN THE CITY OF HOBOKEN AND SHAO-TANG TSUI, OWNER OF BLOCK 26 LOT 26 (a/k/a 120 Jackson Street), FOR USE AND MAINTENANCE OF A PORTION OF THE PUBLIC RIGHT OF WAY ADJACENT TO SAID PROPERTY

WHEREAS, the City of Hoboken requires property owners to maintain the public right-of-way adjacent to their property, including but not limited to sidewalks, stairs, stoops, fences, areaways, trees and other landscaping; and

WHEREAS, the City of Hoboken encourages property owners to landscape and otherwise improve said right-of-way to enhance the urban landscape; and

WHEREAS, the City of Hoboken and the City Council, by resolution, provides for the issuance of license agreements for the aforementioned purpose; and

WHEREAS, the City of Hoboken desires to grant to Shao-Tang Tsui, owner of Block 26 Lot 26, more commonly known as 120 Jackson Street, Hoboken, such a license.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Hoboken, as follows:

1) Approval of the attached "License Agreement" between the City of Hoboken and Shao-Tang Tsui, owner of Block 26 Lot 26, more commonly known as 120 Jackson Street, shall be subject and limited to the details and specifications included in the attached Application and Exhibits including photographs, and James McNeight architectural drawings;
2) The Mayor or her agent is hereby authorized to enter into the attached agreement; and
3) This resolution shall become effective immediately upon adoption.

Meeting Date: October 15, 2014

Approved:
Quentin Wiest, Business Administrator

Approved as to Form:
Mellissa Longo, Esq., Corporation Counsel

Councilperson	Yea	Nay	Abstain	No Vote
Councilman Bhalla	✓			
Councilwoman Castellano	✓			
Councilman Cunningham	✓			
Councilman Doyle	✓			
Councilwoman Mason	✓			
Councilman Mello	✓			
Councilman Occhipinti	✓			
Councilman Russo	✓			
President Giattino				

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LICENSE AGREEMENT

This **LICENSE AGREEMENT** is hereby made and entered into this _____ **day** of _____, **2014**, by and between the **CITY OF HOBOKEN**, Hudson County, New Jersey (on behalf of the General Public), whose address is 94 Washington Street, Hoboken, NJ 07030 (hereinafter referred to as the **"LICENSOR"**) and **SHAO-TANG TSUI**, owner of 120 Jackson Street, Hoboken, NJ 07030 (hereinafter referred to as the **"LICENSEE"**).

WITNESSETH

WHEREAS, the LICENSOR owns the public right of way consisting of certain real property located in the City of Hoboken, Hudson County, New Jersey, as more particularly identified as the Jackson Street R.O.W.; and

WHEREAS, the LICENSEE desires to use a portion of the LICENSOR's property for the purpose of renovating the existing stoop and stairs, cellar areaway and stairs and repaving the courtyard adjacent to the building fronting onto Jackson Street; and

WHEREAS, the area of encroachment along Jackson Street will not be altered from its existing condition, and shall not impede pedestrian egress along the block; and

WHEREAS, in consideration of the license, the LICENSEE shall continue to maintain said area in good repair and order, clear of any waste receptacles or other personal property, and shall landscape and otherwise improve said area to enhance the streetscape and general attractiveness of the public right of way; and

WHEREAS, the LICENSOR desires to grant to the LICENSEE a license for the aforementioned purpose.

NOW, THEREFORE, for and in consideration of the terms, conditions and mutual covenants contained herein, the LICENSOR and LICENSEE, hereby agree as follows:

1) The LICENSOR hereby grants the LICENSEE, its agents, servants and assigns the right, privilege and license to use the property described herein and represented in the attachments (License Area), commonly referred to as the public right of way adjacent to Block 26 Lot 26, to renovate the existing stoop and stairs, cellar areaway and stairs and repave the courtyard adjacent to the building in and upon said license area for the purpose of exercising the rights, privileges and license granted herein.

2) This license is granted and shall continue in full force and effect until such time as the encroachment is removed or otherwise altered; OR until notice is given, by either party, of its intent to discontinue said license. This license may be terminated by LICENSOR or LICENSEE without cause upon 90 day written notice, and may be terminated by the LICENSOR upon 24 hours notice upon a showing of necessity to maintain the health, safety and welfare of the general public.

3) The LICENSOR retains the right to use the license area in any manner not inconsistent with the rights herein granted to the LICENSEE provided, however, that the LICENSOR shall not disturb the structural elements in any way without prior written notice to the LICENSEE.

4) The LICENSEE expressly acknowledges and accepts its responsibility under applicable law for loss, damage, or injury to persons or property, arising out of or resulting from the use and maintenance of the license area, unless, however, such claim or demand shall arise out of or result from the willful negligence or willful misconduct of the LICENSOR, its servants, agents, employees, or assigns.

5) The LICENSEE agrees to maintain liability insurance, inclusive of the license area, in an amount satisfactory to the LICENSOR naming the Mayor and Council of the City of Hoboken as

additional insured. The policy shall be kept if full force and effect for the term of the license, and a copy of the Certificate of Insurance showing its effectiveness shall be provided to the LICENSOR on a bi-annual basis without request, and at any other time upon request of the LICENSOR. The LICENSOR shall have the right, on an annual basis, to review the insurance coverages to ensure the coverages then in effect are satisfactory to cover the insurance requirements of the continued license.

6) The LICENSEE agrees that any and all work performed on the premises and in association with the purposes of this license shall be done in a good, safe, workmanlike manner and in accordance with applicable federal, state, and local statutes, rules, regulations and ordinances.

7) The City of Hoboken as LICENSOR expressly reserves the right to require the removal of all fences, gates, stoops or other projections or encumbrances upon any street, sidewalk or public right-of-way, which are improperly constructed or maintained, or present a danger to the health, safety and welfare of the public. If the LICENSEE does not remove the aforementioned improvements if request by the LICENSOR for the aforementioned reasons, the LICENSOR may remove such improvements at the sole cost and expense of the LICENSEE. The costs shall be a municipal lien against the property.

8) Upon termination of this license agreement, the LICENSEE shall, within a reasonable time and at the LICENSEE'S sole cost and expense, remove all physical encumbrances, equipment, accessories, and materials owned by the LICENSEE from the license area and restore said license area as nearly as practicable to a condition consistent with the public sidewalk adjacent to the license area. If the LICENSEE does not remove the aforementioned improvements as herein described, the LICENSOR may remove such improvements at the sole cost and expense of the LICENSEE. The costs shall be a municipal lien against the property.

9) Nothing herein shall be construed to be an admission of liability by either party for any purposes.

10) Neither the authorization of this Agreement by the Council, nor the execution of this Agreement by the Mayor shall be construed to be a position of the City with regards to the approval, rejection, or legality of the underlying plans, nor shall such be considered authorization for the property owner to proceed without obtaining and maintaining all necessary and proper permits, certifications, and/or approvals by any and all necessary agencies, including without limitation the City of Hoboken Construction Code Official and the City of Hoboken Zoning Officer.

11) LICENSEE agrees to defend, protect, indemnify and save harmless the LICENSOR, its' officers, agents and employees from and against any and all claims, causes of action, injuries, losses, damages, expenses, fees and costs arising out of, or which may arise out of the LICENSEE'S use of the LICENSE AREA.

IN WITNESS WHEREOF, the undersigned parties have executed this license agreement on the day and year first above written.

LICENSOR: the CITY OF HOBOKEN (on behalf of the General Public)

Signed: _____
Dawn Zimmer, Mayor

STATE OF NEW JERSEY, COUNTY OF HUDSON.

The foregoing instrument was Sworn and Subscribed before me on this _____ day of _____, 2014.

Notary Public: _____
(Signature of Notary Public)

LICENSEE: SHAO-TANG TSUI, owner in fee of Block 26 Lot 26, more commonly known as 120 Jackson Street, Hoboken, NJ.

Signed: _____

Printed: _____,

Shao-Tang Tsui
Owner of 120 Jackson Street, Hoboken

STATE OF NEW JERSEY, COUNTY OF HUDSON.

The foregoing instrument was Sworn and Subscribed before me on this _____ day of _____, 2014.

Notary Public: _____
(Signature of Notary Public)

APPLICATION AND EXHIBITS

APPLICATION FOR ENCROACHMENT OF CITY RIGHT OF WAY

CITY OF HOBOKEN

Dawn Zimmer, Mayor
94 Washington Street
Hoboken, NJ 07030

Work Site Address: 120 JACKSON STREET

Block: 20

Lot(s): 26

Applicant: JAMES S. MCNEIGHT PC

Address: 809 SCHUYLER AVE KEARNY NJ 07032

Phone: 201 246 7515

e-mail: JMCNEIGHT @ JAMES MCNEIGHT.COM

Owner (if other than Applicant): SHAO-TANG TSUI SSU-TU LIN

Address: 1070 RAHWAY AVE. WESTFIELD, NJ 07090

Phone:

e-mail:

Date Received:

Please describe, in as much detail as possible, the encroachment you are proposing to make to the public right-of-way. Description must include the materials to be used, and the exact dimensions of the proposed area of encroachment in width (linear feet of block frontage); depth (projection from the front of the building); and total square feet of encumbrance. If additional space is needed, attach a separate sheet. STOOP IS 5'0"X7'-0" CELLAR STAIR IS 4'0"X7'-0

THE ENCROACHMENT INVOLVES THE REBUILDING OF THE RUINOUS STOOP AND CELLAR STEPS TO THE EXISTING 3 STORY FRAME 6 FAMILY. THE NEW STOOP SHALL BE CONCRETE W/ LIMESTONE TREADS. TWO HISTORIC NEWEL POSTS SHALL BE REUSED AND HAVE NEW W.I. RAILINGS WELDED TO IT. THE CELLAR STEPS SHALL BE CONCRETE.

What is the reason(s) for the proposed alteration?

THE STOOP AND STAIR ARE IN BAD CONDITION, HAVE INCONSISTANT DIMENSIONS ON RISERS AND ARE DANGEROUS.

Have prior approvals been obtained for work at this location including, but not limited to, Planning or Zoning Board approvals, or permits issued by the Zoning Office or Construction Department? Are there previously issued license or easement agreements for this property? If yes, please attach copies to this application.

THE PROPERTY IS CURRENTLY UNDER RENOVATION AFTER RECEIVING ZBA APPROVAL.

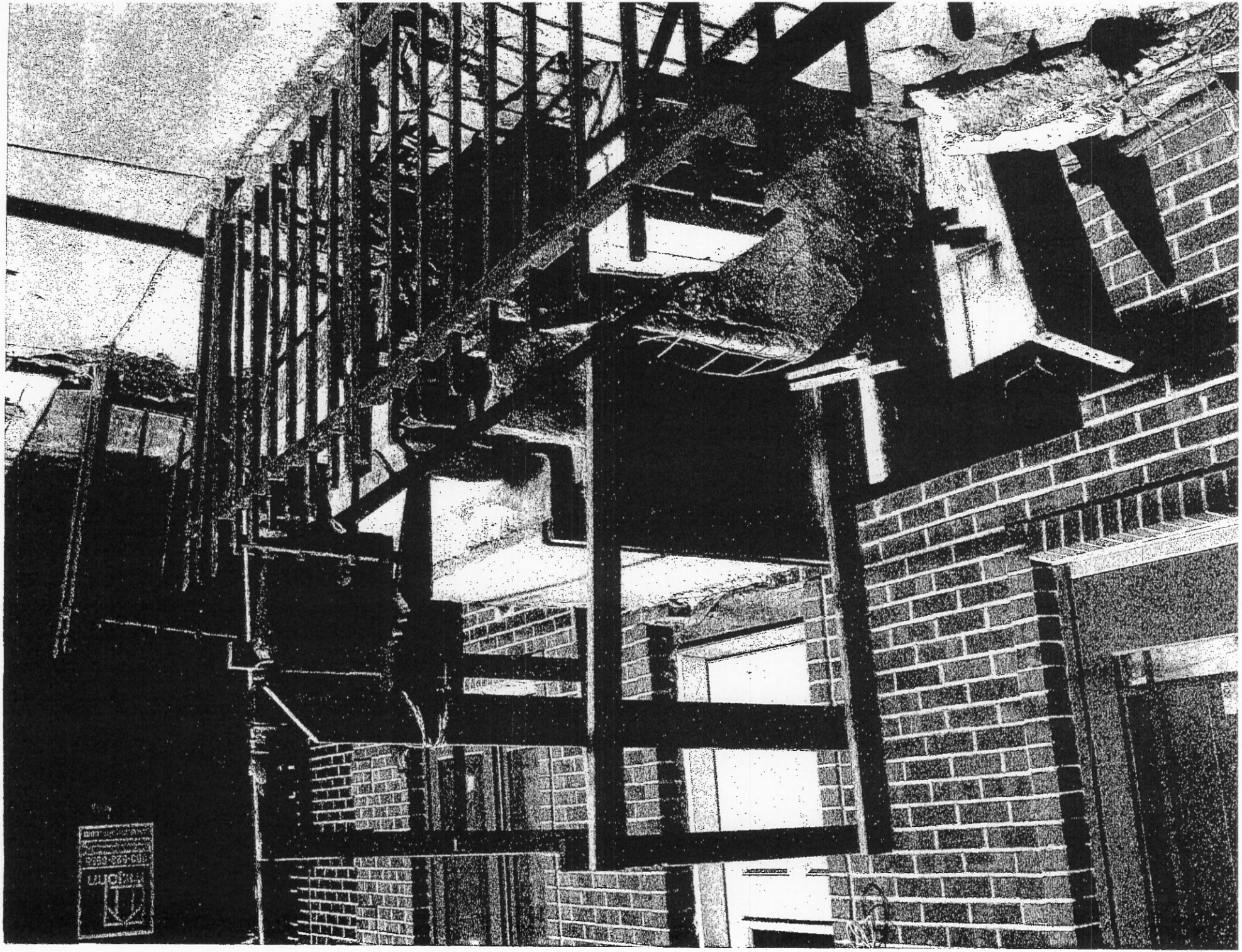
Documents provided with application; check all that apply:

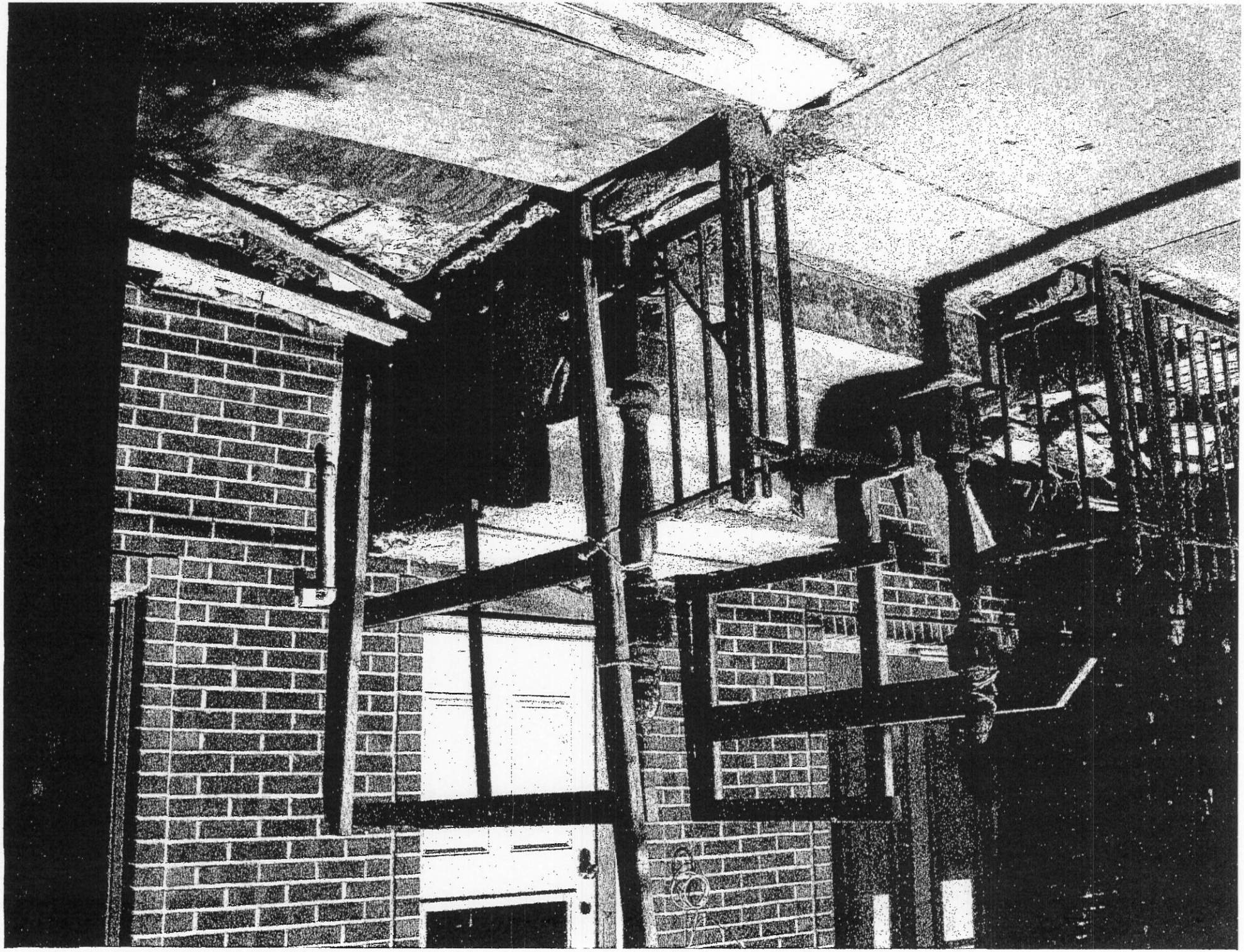
☑ Survey ☑ Architectural drawings ☐ Metes and bounds detail for the area of encroachment ☑ Prior approvals

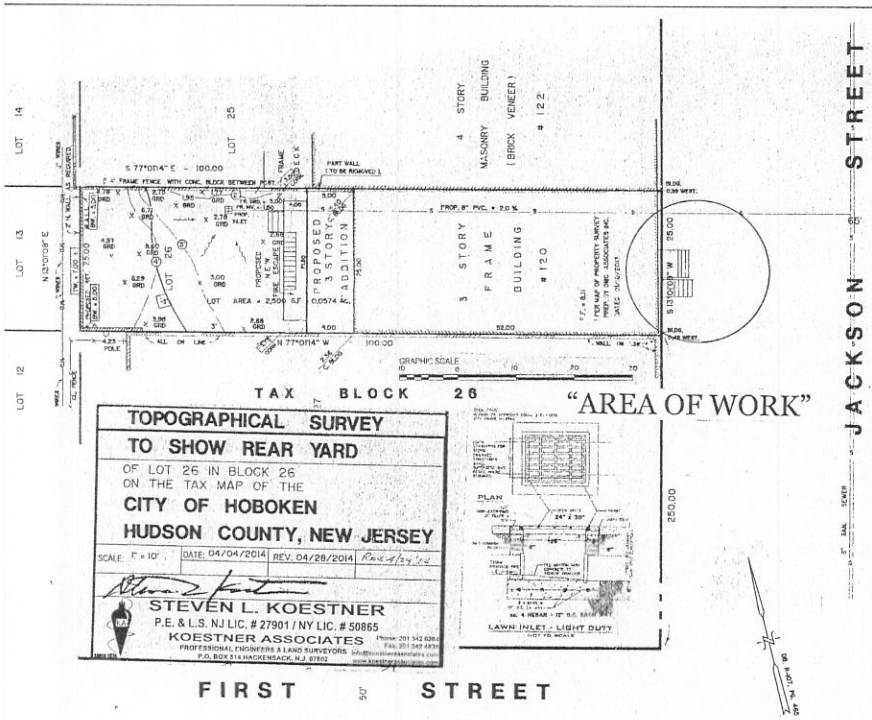
☐ Other:

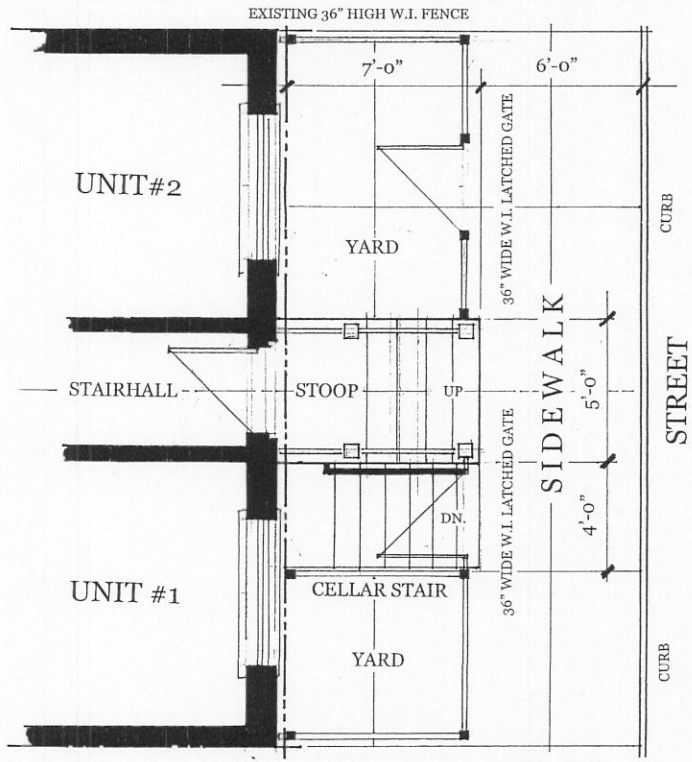
Applicant's signature 07 OCT 14 Date

RECEIVED
OCT - 7 2014
BY: 11:37am

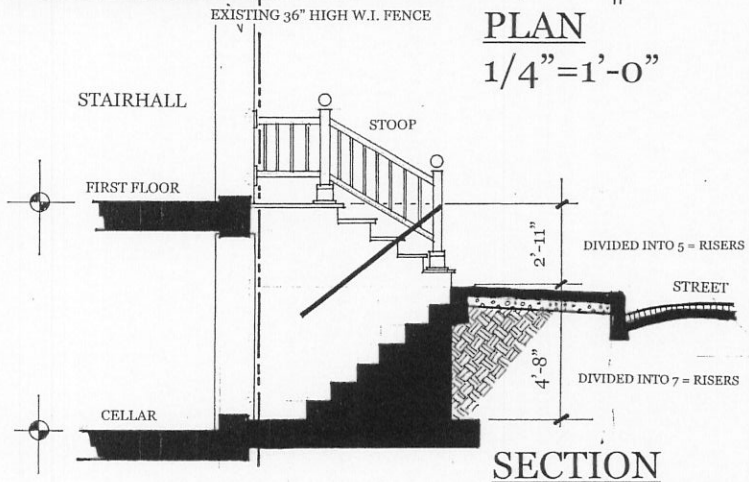








PLAN
1/4"=1'-0"



SECTION
1/4"=1'-0"

James S. McNeight, P.C.
ARCHITECT + PLANNER
169 Schuyler Avenue
Kearny, New Jersey
07032
201.246.7515 Fax: 201.246.7513
jmcneight@jamesmcneight.com

120 Jackson Street
Hoboken, New Jersey
Encroachment of City Right of Way
BLOCK: 26 LOT: 26
LOT SIZE: 25.00' X 100.00'

3B-6U

06 Oct 14

A-1

10

INTRODUCED BY: _____
SECONDED BY: _____

CITY OF HOBOKEN
RESOLUTION NO. _____

RESOLUTION AWARDING WILFRED MACDONALD, INC. A CONTRACT UNDER THEIR MRESC 14/15 - 04 COOPERATIVE CONTRACT FOR TWO (2) VENTRAC 4500 SERIES TRACTORS AND ACCESORIES IN AN AMOUNT NOT TO EXCEED $85,870.50

WHEREAS, N.J.S.A. 40A:11-5 permits municipalities to award public contracts without public bidding when the vendor is an approved state contractor or part of an approved national cooperative, and Wilfred MacDonald, Inc. has been approved for an MRESC Cooperative Contract (14/15 - 04), which cooperative the City is a part of; and,

WHEREAS, the City of Hoboken requires two (2) sets of snow removal equipment; and,

WHEREAS, the Administration intends to use Wilfred Macdonald, Inc. under their cooperative contract MRESC 14/15 - 04, for said services and provisions; and,

WHEREAS, in accordance with the direction of the Administration, the City Council is asked to award a contract for two (2) Ventrac 4500 series tractors and accessories to Wilfred Macdonald, Inc. for a total contract amount of Eighty Five Thousand Eight Hundred Seventy Dollars and Fifty Cents (**$85,870.50**), for goods and services as described in the attached proposal of Wilfred Macdonald Inc. dated October 6, 2014; and,

WHEREAS, certification of funds for this are available as follows:

I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that $85,870.00 is available from T-03-40-000-045 in the CY2014 budget; and I further certify that this commitment together with all previously made commitments does not exceed the appropriation balance available for this purpose for the CY2014 budget; and I further certify that the funds being appropriated are intended for the purposes herein appropriated.

Signed: _____ George DeStefano, CFO
by _____

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Hoboken that a contract with the below listed vendor is awarded for an amount of exactly Eighty Five Thousand Eight Hundred Seventy Dollars and Fifty Cents ($85,870.50) for two (2) Ventrac 4500 Series Tractors and Accessories, as follows:

1. The City shall not execute any purchase or sales agreement with the vendor until the lease purchase agreement with First Hope Bank (see attached MRESC Co-op documents) has closed and funds are available for said goods from First Hope Bank.
2. The above recitals are incorporated herein as though fully set forth at length.
3. The terms of the attached proposal and Purchasing Agent recommendation shall

govern the contract, and no changes may be made without the prior written consent of both parties.

4. Any change orders which shall become necessary shall be subject to the City's ability to appropriate sufficient funds, which appropriation shall be at the sole discretion of the City Council.
5. The Council hereby authorizes the Mayor, or her designee to execute any and all documents and take any and all actions necessary to complete and realize the intent and purpose of this resolution.
6. The Mayor, or her designee is hereby authorized to execute an agreement, for the above referenced goods and/or services based upon the following information:

Wilfred Macdonald, Inc.
19 Central Boulevard, South
Hackensack, NJ 07606

Reviewed:

Quentin Wiest
Business Administrator

Approved as to form:

Melissa Longo, Esq.
Corporation Counsel

Date of Meeting: October 15, 2014

Councilperson	Yea	Nay	Abstain	No Vote
Ravi Bhalla	/			
Theresa Castellano	/			
Peter Cunningham	/			
Jim Doyle	/			
Elizabeth Mason	/			
David Mello	/			
Tim Occhipinti	/			
Michael Russo	/			
President Jen Giattino	/			

A TRUE COPY OF A RESOLUTION ADOPTED BY THE COUNCIL OF THE CITY OF HOBOKEN, N.J. AT A MEETING HELD ON: OCT 15 2014

CITY CLERK

CITY OF HOBOKEN

Division of Purchasing

DAWN ZIMMER
Mayor

AL B. DINEROS, QPA
Purchasing Agent

Date: October 6, 2014

To: Quentin Weist, Business Administrator
Corporation Counsel, City of Hoboken

Cc: Leo Pellegrini, Director Human Services

From: AL B. Dineros

Subject: Request for a Resolution to Award the Contract For Snow Removal Tractor and Accessories

RE: Middlesex Regional Educational Services Commission (MRESC) Cooperative – 14/15 – 04

The City needs to award a contract to purchase snow removal equipment.

Local Finance Notice 2012 – 10 allows local contracting units to utilize national cooperative contracts as a method of procurement.

City is an active member of MRESC cooperative.

In accordance with NJ Local Public Contracts Law, N.J.S.A 40A:11-12, I recommend to award the contract utilizing MRESC 14/15 - 04. The vendor will be:

Wilfred Macdonald, Inc.
19 Central Boulevard, South
Hackensack, NJ 07606

The total amount of the contract is not to exceed $85,870.50 (see attached quote).

Wilfred MacDonald, Inc

19 Central Boulevard, South Hackensack, NJ 07606
Ph * 888-831-0891 * Fax 201-931-1730
www.wilfredmacdonald.com

* Latest Prices *

October 6, 2014

Mr Al B. Dineros
City Of Hoboken
94 Washington Street -City Hall
Hoboken, N.J. 07030

Dear Al :

I am pleased to submit the following pricing, literature and specification on the equipment that you requested. Al this equipment is on the " MRESC Middlesex County CO-OP" your City is a member of.
Grounds Equipment Bid MRESC 14/15-04 65MCESCCPS May 9, 2014

Ref: Ventrac 4500 Series Tractor and Snow Accessories

1- Ventrac (* Model 4500Z Kubota 32 hp Gas Engine) OR (Model 4500Y Kubota 25 hp Diesel Engine) either with Factory Standard Seat, All Terrain Tires, 12 Volt Switch & Plug Front Kit, Weight Transfer, Rear Weights and all standard features.

* Kubota 32 hp gas engine (51 ft Lb Torque) recommended for KX523 Snowblower and a must for MJ840 Contour Mower, this engine can also be adapted for Propane fuel with kit.
Kubota 25 hp diesel engine (42 Ft Lb Torque)

Price.....$ 21,888.00 CO-OP ea

Optional Accessories to be added now or later;

HB 580 Front Snow Broom 58" wide with 12 volt actuator.....$ 4,170.50 CO-OP ea

KX 523 SnowBlower 52" wide with 12 volt actuator.....$ 4,498.25 CO-OP ea

KV 552 V-Plow with Poly cutting edge.....$ 2,698.00 CO-OP ea

SS 575 Spreader/Salt with install kit, drop curtain and vibrator kit.....$ 2,413.00 CO-OP ea

KW 450 All Weather Cab, Work Lights, Strobe Beacon, Exterior Mirrors, Directional Defrost, Directional Signals/Flashers, Console Mount, Fan/Heater/Filter.....$ 7,267.50 CO-OP ea

$ 42,935.25

The above pricing includes set up and delivery to your grounds in serviced condition. As we are authorized dealers, parts, service and warranty can be assured. Should you have any questions concerning the equipment and/or available financing, please feel free to contact me at your earliest convenience.

Sincerely,

Wilfred MacDonald, Inc

Michael Clifford

Michael Clifford
Sales Representative

Introduced by: _____
Seconded by: _____

CITY OF HOBOKEN
RESOLUTION NO. _____

RESOLUTION AWARDING A CONTRACT TO GEORGE KOUSTAS PAINTING & CONSTRUCTION, LLC FOR THE PROVISIONS OF REHABILITATION OF HOBOKEN FIREHOUSE NO. 3 IN ACCORDANCE WITH THE CITY'S BID NO. 14-15 IN THE TOTAL AMOUNT OF $167,700.00

WHEREAS, bids were received for Rehabilitation of Hoboken Firehouse Number 3, as specified in Bid Number 14-15; and,

WHEREAS, Seven (7) bids were received, the lowest three bids being:

	VENDOR	TOTAL BID	COMMENTS
1.	T & M Contracting Company, Inc. Hoboken, NJ	$144,343.25	Rejected – Fatal Defect
2.	George Kouskas West Long Branch, NJ	$167,700.00	
3.	Pal – Pro Builders Elmwood Park, NJ	$171,600.00	

WHEREAS, pursuant to the recommendation of the City Engineer (attached hereto) the City wishes to contract for the services specified in Bid No. 14-15, and George Koustas Painting & Construction, LLC submitted the lowest, responsible, and responsive bid, in the amount of $167,700.00, with the lowest bid of T&M Contracting Company Inc. being rejected because it failed to include an adequate stockholder disclosure statement, which is a fatal defect in the bid according to state law; and,

WHEREAS, certification of funds is available as follows:

I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that $167,700.00 is available in the following appropriations: C-04-60-711-350 **and I further certify that this commitment together with all previously made commitments and payments does not exceed the funds available in said appropriation for the CY2014 budget or the capital funds; and I further certify that the funds available in the said appropriation are intended for the purpose herein committed.**

Signed: George DeStefano by Chris Gold, **George DeStefano, CFO**

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Hoboken as follows:

A. This resolution awards a contract to George Koustas Painting & Construction, LLC for Bid No. 14-15, in the total amount of One Hundred Sixty Seven Thousand Seven Hundred Dollars and Zero Cents ($167,700.00) for the Rehabilitation of Hoboken Firehouse Number 3 to be provided by George Koustas Painting & Construction, LLC in accordance with the specifications as set forth in Bid No. 14 – 15.

B. If the contract, as provided by the City of Hoboken, is not executed by the vendor within 21 days of execution of this award, the City may cancel this award and rebid the project.

C. The contract shall be in accordance with the terms of the specifications and the vendor's corresponding bid proposal documents. No exceptions were noted in the City's Engineer's recommendations; therefore, none will be accepted in performing obligations under the bid.

D. Should this contract require changed orders, same shall be in the sole discretion of the City of Hoboken, and any amounts incurred by the contractor over the original contract amount shall only be the responsibility of the City of Hoboken, if same are formally authorized and funds are adequately appropriated therefore; and no damages shall accrue against the City by the Contractor for the City's inability to appropriate and/or authorize the expenditure of additional funds above those allowed for herein.

E. Pursuant to the provisions of N.J.S.A. 40A:11-11(5), the Mayor or her agent is hereby authorized to enter into an Agreement with the vendor for said purchase and sale.

F. This resolution shall take effect immediately upon passage.

MEETING: October 15, 2014

REVIEWED:

Quentin Wiest
Business Administrator

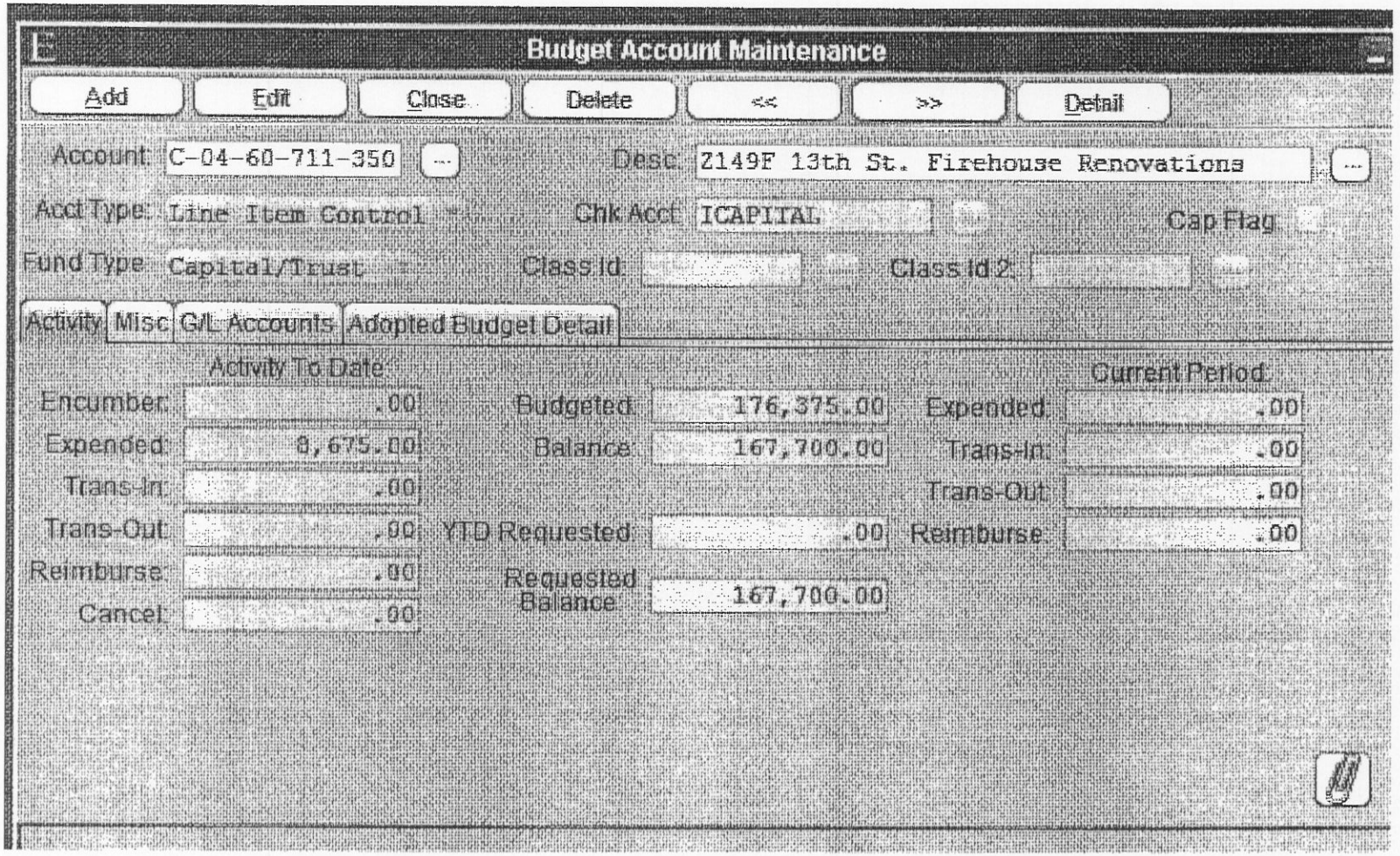
APPROVED AS TO FORM:

Melissa L. Longo, Esq.
Corporation Counsel

Councilperson	Yea	Nay	Abstain	No Vote
Ravi Bhalla	✓			
Theresa Castellano			✓	
Peter Cunningham	✓			
James Doyle	✓			
Elizabeth Mason	✓			
David Mello	✓			
Tim Occhipinti	✓			
Michael Russo	✓			
Council President Jen Giattino	✓			

A TRUE COPY OF A RESOLUTION ADOPTED BY THE COUNCIL OF THE CITY OF HOBOKEN, N.J. AT A MEETING HELD ON: OCT 15 2014

CITY CLERK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Detail
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Desc: Z149F 13th St. Firehouse Renovations
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Chk Acct: ICAPITAL
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Fund Type: Capital/Trust
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Reimburse: .00
Cancel: .00
Budgeted: 176,375.00
Balance: 167,700.00
YTD Requested: .00
Requested Balance: 167,700.00
Current Period:
Expended: .00
Trans-In: .00
Trans-Out: .00
Reimburse: .00

CITY OF HOBOKEN
Division of Purchasing

DAWN ZIMMER
Mayor

AL B. DINEROS, QPA
Purchasing Agent

Date: October 8, 2014

To: Quentin Wiest, Business Administrator

From: Al B. Dineros

Subject: Resolution to Award the Contract for Bid No. 14 – 15
Rehabilitation of Hoboken Firehouse Number 3

Reference: (a) Memorandum from Boswell Engineering, same subject

Fair and open sealed bids were opened and read aloud at City Hall on October 7, 2014. The City received Seven (7) sealed bids out of Fourteen (14) vendors.

Boswell Engineering reviewed the bid documentation submitted by the three lowest bidder and were satisfied that it met the intent of the specification.

Bid proposal from the lowest bidder, T&M Contracting Company, Inc. was rejected due to fatal defect on the submitted documents. Stockholder Disclosure forms was not properly executed.

Under the conditioned that the second lowest bidder must properly fix minor discrepancy in the submitted bid proposal, I fully concurred with the recommendation from Boswell Engineering to award the contract to the 2nd lowest responsive and responsible bidder. Total amount of the contract is $ 167,700.00.

The vendor will be:

George Koustas Painting & Construction, LLC
70 Beachwood Avenue
West Long Branch, NJ 07764

BOSWELL McCLAVE ENGINEERING
ENGINEERS ■ SURVEYORS ■ PLANNERS ■ SCIENTISTS
330 Phillips Avenue • P.O. Box 3152 • South Hackensack, N.J. 07606-1722 • (201) 641-0770 • Fax (201) 641-1831

October 7, 2014

Leo Pellegrini, Director
Department of Health and Human Services
City of Hoboken
94 Washington Street
Hoboken, New Jersey 07030

Re: Rehabilitation of Hoboken Firehouse
Bid No. 14-15
City of Hoboken
Hudson County, New Jersey
Our File No. HO-467B

Dear Director Pellegrini:

On October 7, 2014, the City of Hoboken (City) received seven (7) bids for the *Rehabilitation of Hoboken Firehouse* project. As you are aware the construction costs for this project are being funded by the City. Below is a summary of the three (3) lowest bids.

Bidder	**Bid Amount**	
T&M Contracting Co., Inc. 107 Willow Avenue Hoboken, New Jersey 07030	$137,397.40	Base Bid Price
George Koustas Painting & Construction, LLC 70 Beachwood Avenue West Long Branch, New Jersey 07764	$167,700.00	Base Bid Price
Pal-Pro Builders, LLC 50B Garden Drive Elmwood Park, New Jersey 07407	$171,600.00	Base Bid Price

The remaining four (4) bidders submitted total bid prices ranging from $178,940.00 to $245,700.00. A summary of all bids received is attached, as well as a tabulation of unit costs for all seven (7) bidders. Boswell McClave Engineering reviewed all bid documentation submitted by the three lowest bidders and provides the following comments.

BID DOCUMENTATION

T&M Contracting Co., Inc.

1. T&M Contracting Co., Inc. made mathematical errors which were corrected by the Engineer in accordance with the Specifications. The bidder's total base bid was revised from $144,343.25 to $137,397.40 noted above.

2. Page 23 of the Proposal entitled, "Stockholder Disclosure Form" is incomplete in that the bidder did not furnish the names and titles of all partners, officers and parties interested in the foregoing bid as required considering the entity is a corporation.

3. Page 25 of the Proposal entitled, "The Hoboken Nuclear Free Ordinance", does not indicate whether the company does or does not engage in the production of nuclear weapons or components (a designation is not circled).

4. Pages 38-41 of the Proposal entitled, "Plant and Equipment Questionnaire" is incomplete in that portions of the questionnaire were not completed and the document is neither signed or notorized.

5. Page 42 of the Proposal entitled, "Acknowledgment of Receipt of Changes to Bid Documents Form" is incomplete in that the bidder did not provide a signature where a signature was required.

George Koustas Painting & Construction, LLC

1. Page 25 of the Proposal entitled, "The Hoboken Nuclear Free Ordinance", does not indicate whether the company does or does not engage in the production of nuclear weapons or components (a designation is not circled).

2. Page 26 of the Proposal entitled, "Statement of Understanding" does not have a raised seal as required of the form.

Pal-Pro Builders, LLC

1. Page 25 of the Proposal entitled, "The Hoboken Nuclear Free Ordinance", does not indicate whether the company does or does not engage in the production of nuclear weapons or components (a designation is not circled).

2. Page 42 of the Proposal entitled, "Acknowledgement of Receipt of Changes to Bid Documents Form" acknowledges that no addenda were received but Addendum #1 was provided with the Bid Package that was picked up for Boswell Engineering's offices on September 25, 2014 by the Bidder.

LOW BID

George Koustas Painting & Construction, LLC submitted the apparent lowest responsible total bid in the amount of $167,700.00.

RECOMMEDATION

It is our understanding that the City of Hoboken has adequate funding to award the total base bid for this project, therefore, Boswell McClave Engineering recommends that this contract be awarded to George Koustas Painting & Construction, LLC in the amount of $ 167,700.00.

This recommendation is subject to Corporation Counsel's satisfactory review of all bid documentation as well as the CFO's certification that adequate funding has been appropriated. It is also subject to the City to being in receipt of the following, as applicable, before contracts are issued: Performance Bond, Payment Bond, Certificate of Insurance, Affirmative Action Affidavit, and Initial Project Workforce Report (Form AA-201).

Please do not hesitate to contact the undersigned with any questions.

Very truly yours,

BOSWELL McCLAVE ENGINEERING

Joseph A. Pomante, P.E.
City Engineer Representative

JAP/jp
Attachment

cc: Corporation Counsel, City of Hoboken
City of Hoboken Purchasing Department

BOSWELL ENGINEERING

REHABILITATION OF HOBOKEN FIREHOUSE BID NO. 14-15

CITY OF HOBOKEN
HUDSON COUNTY, NEW JERSEY

OUR FILE NO. HO-468B

1.	Zenith Construction	Base Bid:	$
2.	Maarv Waterpoofing CLIFTON, NJ	Base Bid	$ 178,940.00 4
3.	T&M Contracting HOBOKEN, NJ	Alt. Bid:	$ 144,343.25 1
4.	Procomm Systems	Base Bid:	$
5.	George Koustas Painting W. LONG BRANCH	Base Bid:	$ 167,700.00 2
6.	A Tech Concrete	Base Bid:	$
7.	Cypreco Industries NEPTUNE, NJ	Base Bid:	$ 199,500.00
8.	Pal-Pro Builders EDMUND PARK, NJ	Base Bid:	$ 171,600.00 3
9.	Max Adamo Construction	Base Bid:	$
10.	RW Drake & Company	Base Bid:	$
11.	SZ Construction	Base Bid:	$
12.	CR Construction	Base Bid:	$
13.	Three Sons Restorations UNION, NJ	Base Bid:	$ 193,000.00

NEIE

BASE — $245,700.00

BOSWELL McCLAVE ENGINEERING
330 Phillips Avenue
South Hackensack, NJ 07606

BID SUMMARY
REHABILITATION OF HOBOKEN FIREHOUSE
BID NO. 14-15
CITY OF HOBOKEN
HUDSON COUNTY, NEW JERSEY
OUR FILE NO. HO-468B

BID DATE: October 7, 2014 TIME: 10:00 A.M.

ITEM NO.	DESCRIPTION	PAY UNIT	QUANTITY	T & M Contracting Company Inc. 107 Willow Avenue Hoboken,NJ 07030 201-659-7638 UNIT PRICE	T & M TOTAL COST	George Koustas 70 Beechwood Avenue West Long Branch, NJ 07764 UNIT PRICE	George TOTAL COST	Pal Pro Builders, LLC 50B Garden Drive Elmwood Park, NJ 07407 UNIT PRICE	Pal Pro TOTAL COST	Marv Waterproofing, Inc. 68 Colfax Avenue Clifton, NJ 07013 UNIT PRICE	Marv TOTAL COST	Three Sons Restoration LLC 1235 Morris Avenue Union, NJ 07083 908-258-7247 908-258- 7012 UNIT PRICE	Three Sons TOTAL COST
	BASE BID												
1	Mobilization	L.S.	1	$ 3,000.00	$ 3,000.00	$ 12,000.00	$ 12,000.00	$ 10,200.00	$ 10,200.00	$ 4,950.00	$ 4,950.00	$ 30,000.00	$ 30,000.00
2	Demolition	L.S.	1	$ 16,784.00	$ 16,784.00	$ 20,000.00	$ 20,000.00	$ 9,600.00	$ 9,600.00	$ 4,950.00	$ 4,950.00	$ 30,000.00	$ 30,000.00
3	Concrete Repair, Type 1	S.F.	30	$ 225.23	$ 6,756.90	$ 40.00	$ 1,200.00	$ 180.00	$ 5,400.00	$ 80.00	$ 2,400.00	$ 60.00	$ 1,800.00
4	Concrete Repair, type 2	S.F.	30	$ 231.00	$ 6,930.00	$ 50.00	$ 1,500.00	$ 300.00	$ 9,000.00	$ 100.00	$ 3,000.00	$ 40.00	$ 1,200.00
5	Concrete Deck Repair	S.F.	800	$ 54.86	$ 43,888.00	$ 40.00	$ 32,000.00	$ 54.00	$ 43,200.00	$ 62.00	$ 49,600.00	$ 30.00	$ 24,000.00
6	Steel Repairs	Lbs	7,000	$ 4.09	$ 28,630.00	$ 5.00	$ 35,000.00	$ 6.00	$ 42,000.00	$ 7.72	$ 54,040.00	$ 9.00	$ 63,000.00
7	Waterproof Coating	L.S.	1	$ 9,817.50	$ 9,817.50	$ 14,000.00	$ 14,000.00	$ 12,000.00	$ 12,000.00	$ 18,750.00	$ 18,750.00	$ 8,000.00	$ 8,000.00
8	Clean and Paint Structural Steel	L.S.	1	$ 2,252.25	$ 2,252.25	$ 17,000.00	$ 17,000.00	$ 12,000.00	$ 12,000.00	$ 15,950.00	$ 15,950.00	$ 14,000.00	$ 14,000.00
9	Clean and Paint Basement Ceiling	L.S.	1	$ 6,063.75	$ 6,063.75	$ 20,000.00	$ 20,000.00	$ 9,600.00	$ 9,600.00	$ 11,250.00	$ 11,250.00	$ 6,000.00	$ 6,000.00
10	Masonry Repointing	S.F.	500	$ 11.55	$ 5,775.00	$ 20.00	$ 10,000.00	$ 30.00	$ 15,000.00	$ 13.50	$ 6,750.00	$ 14.00	$ 7,000.00
11	Temporary Relocation of Utilities	L.S.	1	$ 7,500.00	$ 7,500.00	$ 5,000.00	$ 5,000.00	$ 3,600.00	$ 3,600.00	$ 7,300.00	$ 7,300.00	$ 8,000.00	$ 8,000.00
	Total Base Bid Items				**$ 137,397.40**		**$ 167,700.00**		**$ 171,600.00**		**$ 178,940.00**		**$ 193,000.00**
* Denotes a difference in amount													

BID DATE: October 7, 2014 TIME: 10:00 A.M.

ITEM NO.	DESCRIPTION	PAY UNIT	QUANTITY	Cypreco Industries Inc. 1420 9th Avenue PO 822Neptune, NJ 07753 UNIT PRICE	Cypreco TOTAL COST	NEIE Construction Services, LLC 3175 Route 10 East Bldg. Route 10 East Denville, NJ UNIT PRICE	NEIE TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST
	BASE BID												
1	Mobilization	L.S.	1	$ 10,000.00	$ 10,000.00	$ 24,000.00	$ 24,000.00		$ -		$ -		$ -
2	Demolition	L.S.	1	$ 10,000.00	$ 10,000.00	$ 24,700.00	$ 24,700.00		$ -		$ -		$ -
3	Concrete Repair, Type 1	S.F.	30	$ 200.00	$ 6,000.00	$ 240.00	$ 7,200.00		$ -		$ -		$ -
4	Concrete Repair, type 2	S.F.	30	$ 300.00	$ 9,000.00	$ 336.00	$ 10,080.00		$ -		$ -		$ -
5	Concrete Deck Repair	S.F.	800	$ 50.00	$ 40,000.00	$ 34.50	$ 27,600.00		$ -		$ -		$ -
6	Steel Repairs	Lbs	7,000	$ 10.00	$ 70,000.00	$ 8.25	$ 57,750.00		$ -		$ -		$ -
7	Waterproof Coating	L.S.	1	$ 12,000.00	$ 12,000.00	$ 27,400.00	$ 27,400.00		$ -		$ -		$ -
8	Clean and Paint Structural Steel	L.S.	1	$ 10,000.00	$ 10,000.00	$ 23,200.00	$ 23,200.00		$ -		$ -		$ -
9	Clean and Paint Basement Ceiling	L.S.	1	$ 15,000.00	$ 15,000.00	$ 16,400.00	$ 16,400.00		$ -		$ -		$ -
10	Masonry Repointing	S.F.	500	$ 25.00	$ 12,500.00	$ 27.50	$ 13,750.00		$ -		$ -		$ -
11	Temporary Relocation of Utilities	L.S.	1	$ 5,000.00	$ 5,000.00	$ 13,620.00	$ 13,620.00		$ -		$ -		$ -
	Total Base Bid Items				**$ 199,500.00**		**$ 245,700.00**		**$ -**		**$ -**		**$ -**
* Denotes a difference in amount													

Introduced by: _____
Seconded by: _____

CITY OF HOBOKEN
RESOLUTION NO. :___

RESOLUTION AUTHORIZING A PROFESSIONAL SERVICE CONTRACT WITH T&M ASSOCIATES IN AN AMOUNT NOT TO EXCEED $148,920.00 FOR ENGINEERING, DESIGN AND CONTRACT ADMINISTRATION OF THE FIRST STREET STREETSCAPE REVITALIZATION AND CITYWIDE WAYFINDING PROJECT FOR THE CITY OF HOBOKEN TO COMMENCE OCTOBER 15, 2014 AND EXPIRE OCTOBER 14, 2015

WHEREAS, service to the City as Engineer is a professional service as defined by N.J.S.A. 40A:11-1 et seq. and as such, is exempt from public bidding requirements pursuant to N.J.S.A. 40A:11-5; and,

WHEREAS, in accordance with the fair and open process, the City previously authorized and established a pool of prequalified engineers for CY2014, including T&M Associates, Inc.; and,

WHEREAS, the City has been awarded a "Stronger NJ Neighborhood and Commercial Revitalization" grant, administered by the New Jersey Economic Development Authority, for $879,401 for the Streetscape Revitalization of First Street and the design and installation of Wayfinding signs citywide; and,

WHEREAS, according to the approved budget for the grant, approximately $125,000 may be used for all "soft costs" including engineering and design; and;

WHEREAS, the grant as previously authorized and accepted by the City of Hoboken required a local match of $46,000; and,

WHEREAS, the City of Hoboken requested proposals from its pool of pre-qualified engineering firm, and two (2) proposals were received and evaluated by a committee of City officials consistent with the city's fair and open policy; and,

WHEREAS, the evaluation committee determined that T&M Associates submitted the most responsive technical and cost proposal; and,

WHEREAS, the firm is hereby required to abide by the "pay-to-play" requirements of the Hoboken Public Contracting Reform Ordinance, codified as §20A-11 et seq. of the Administrative Code of the City of Hoboken as well as the Affirmative Action laws and policies under which the City operates; and,

WHEREAS, certification of funds is available as follows:

I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that $125,000.00 is available in account G-02-20-105-018, **and $23,920 is available in account** C-04-60-714-120 **in the CY2014 capital account; and I further certify that this commitment together with all previously made commitments does not exceed the appropriation balance available for this purpose for the CY2014 capital account; and I further certify that the funds being appropriated are intended for the purposes herein appropriated.**

Signed: _____, **George DeStefano, CFO**

NOW THEREFORE, BE IT RESOLVED, that the City Council authorizes a contract be awarded and entered into by the City's administration as follows: T&M Associates for Engineering, Design and Contract Administration of the First Street Streetscape Revitalization and Citywide Wayfinding Project, with a not to exceed amount of $148,920.00, pursuant to T&M Associates' attached proposal, for a term to commence October 15, 2014 and expire October 14, 2015; and

BE IT FURTHER RESOLVED, the contract shall expressly state that said firm shall be obligated to provide prompt notice to the City when its invoicing reaches 80% of the not to exceed amount if the firm believes additional funds will be necessary, and the City shall have no liability for payment of funds in excess of the not to exceed amount; and

BE IT FURTHER RESOLVED that the City Council of the City of Hoboken specifically finds that compliance with Hoboken Ordinance #DR-154 (codified as §20A-4 of the Code of the City of Hoboken), and any and all state Pay to Play laws, is a continuing obligation of the vendor; and

BE IT FURTHER RESOLVED the City Clerk shall publish this resolution as required by law and keep a copy of the resulting contract on file in accordance with N.J.S.A. 40A:11-1 et seq.; and,

BE IT FURTHER RESOLVED that a certified copy of this resolution shall be provided to Mayor Dawn Zimmer and Corporation Counsel for action in accordance therewith and to take any other actions necessary to complete and realize the intent and purpose of this resolution; and,

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

Reviewed:

Quentin Wiest
Business Administrator

Approved as to Form:

Mellissa Longo, Esq.
Corporation Counsel

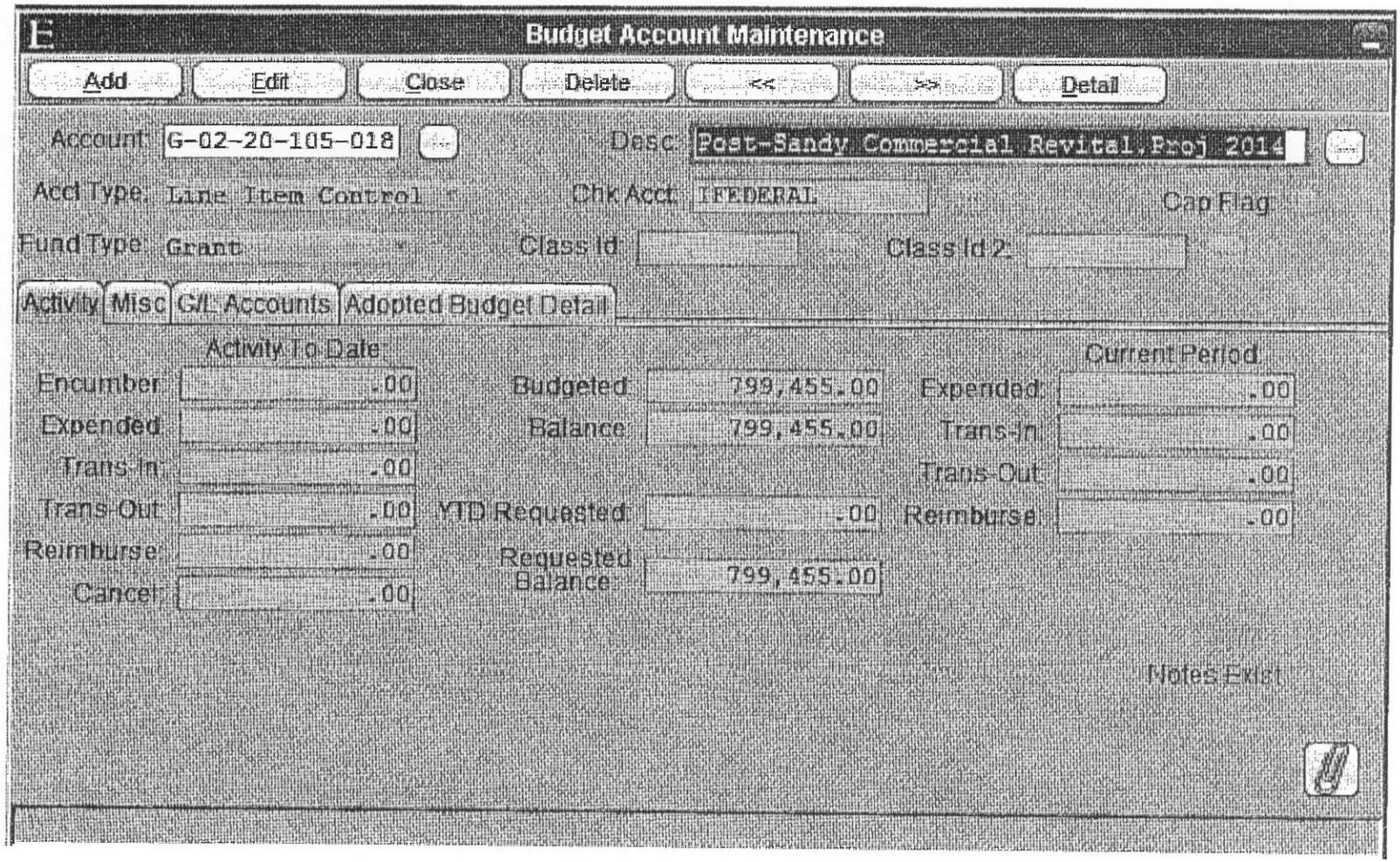
Meeting Date: October 15, 2014

Councilperson	Yea	Nay	Abstain	No Vote
Ravi Bhalla	/			
Theresa Castellano	/			
Peter Cunningham	/			
James Doyle	/			
Elizabeth Mason	/			
David Mello	/			
Tim Occhipinti	/			
Michael Russo	/			
Council President Jen Giattino				

A TRUE COPY OF A RESOLUTION ADOPTED BY THE COUNCIL OF THE CITY OF HOBOKEN, N.J. AT A MEETING HELD ON:

OCT 15 2014

CITY CLERK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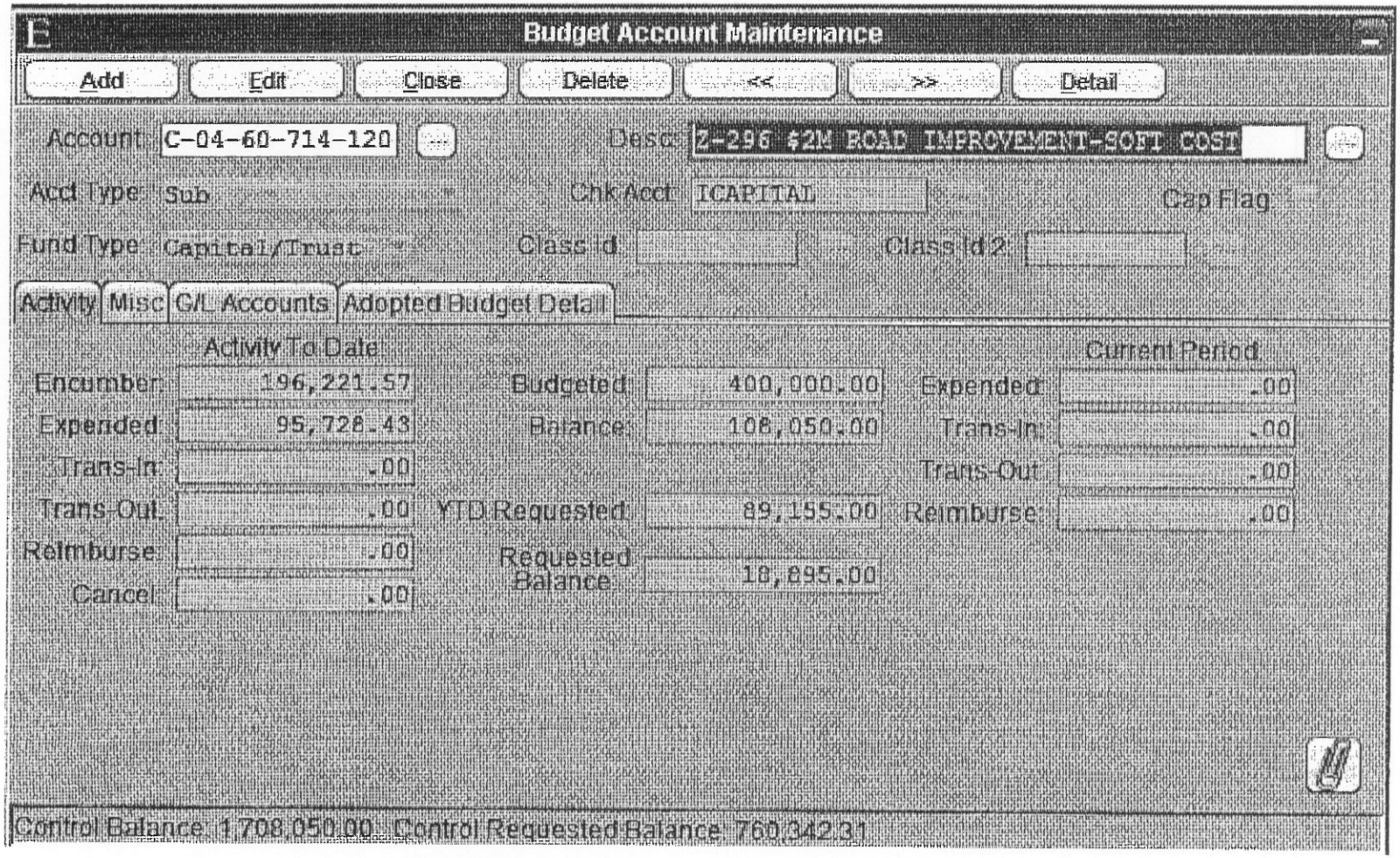
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Add
Edit
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Desc: Z-296 $2M ROAD IMPROVEMENT-90FT COST
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Chk Acct: ICAPITAL
Cap Flag:
Fund Type: Capital/Trust
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Activity
Misc
G/L Accounts
Adopted Budget Detail
Activity To Date:
Encumber: 196,221.57
Expended: 95,728.43
Trans-In: .00
Trans-Out: .00
Reimburse: .00
Cancel: .00
Budgeted: 400,000.00
Balance: 108,050.00
YTD Requested: 89,155.00
Requested Balance: 18,895.00
Current Period
Expended: .00
Trans-In: .00
Trans-Out: .00
Reimburse: .00
Control Balance: 1,708,050.00 Control Requested Balance: 760,342.31

PROPOSAL | OCTOBER 8, 2014

City of Hoboken

PROPOSAL FOR THE CITYWIDE WAYFINDING AND FIRST STREET STREETSCAPE REVITALIZATION PROJECT

TMOH 14794

11 Tindall Road, Middletown, NJ 07748
732.671.6400 Tel | 732.671.7365 Fax

WWW.TANDMASSOCIATES.COM

YOUR GOALS. OUR MISSION.

TMOH14489

October 8, 2014

Mr. Stephen D. Marks, PP, AICP
Municipal Manager
City of Hoboken
84 Washington Street
Hoboken, NJ 07030-0485
Sent via email to smarks@hobokennj.gov

RE: Proposal for the Citywide Wayfinding and First Street Streetscape Revitalization Project

Dear Mr. Marks:

T&M Associates (T&M) has the depth of experience, enthusiasm and creativity to assist the City with developing the conceptual plans and bid documents for the citywide wayfinding and revitalization of the First Street streetscape revitalization project. Our municipal engineers, civil engineers and landscape architects have planned and designed countless streetscapes throughout New Jersey for numerous municipalities and have extensive experience with the administration grants through the NJEDA and federal Community Development Block Grant programs.

Recently T&M completed the design phase of the City of Hoboken's 2014 Road Program Contract B, which is currently in the construction phase. This project incorporates similar elements as the First Street Streetscape Revitalization project including curb bump outs and a rain garden on multiple streets within the City. Working closely with the City through this project, we have gained a clear understanding of City's goals for the design of these amenities, in addition to having a relationship with Hudson County for 20+ years, which will aid in communications with the County on the improvements.

Our experience with streetscapes, ADA compliance and green street methodologies provides Hoboken with a strong team dedicated to sustainable, achievable results. We will design a project that can be implemented in phases while creating a safe and functional roadway corridor which incorporates pedestrian enhancements while promoting commercial establishments.

Ms. Jaclyn J. Flor, PE, PP, CME, will be the Client Manager and Principal Point of Contact for this very important project. **Mr. Evan Stone, ASLA, RLA, LLA, CPSI,** Group Manager of our Landscape Architecture will serve as Project Manager, team coordinator and point-of-contact for project communication and work efforts. To further strengthen our team, we have partnered with M Studio for the Citywide wayfinding project. This women owned business is well versed in the process of identifying and creating exciting public streetscape opportunities and wayfinding programs.

We look forward to working on this transformation for the City of Hoboken, as well as continuing our relationship to help further define First Street and the City as great location for all to work, live and play. If you have any questions or need additional information, please contact me at 732.671.6400 or JFlor@tandmassociates.com.

Very truly yours,
T&M ASSOCIATES

Jaclyn J Flor, PE, PP, CME
Principal Engineer/Planner

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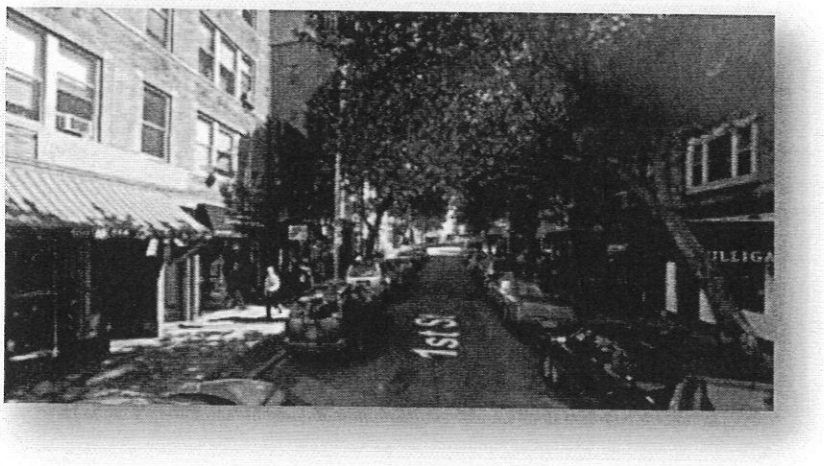
Aerial of First Street highlighted from Paterson to Bloomfield

PROJECT UNDERSTANDING



T&M Associates (T&M) and our partner for this project M Studios are well versed in the process of identifying and creating exciting public streetscape opportunities and wayfinding programs. We understand the importance of building consensus among stakeholders so that final solutions are embraced and implemented. Our role will be to facilitate an open, transparent process that provides the City of Hoboken with well-conceived design plan for the transformation of First Avenue and the implementation of a new Citywide Wayfinding system.

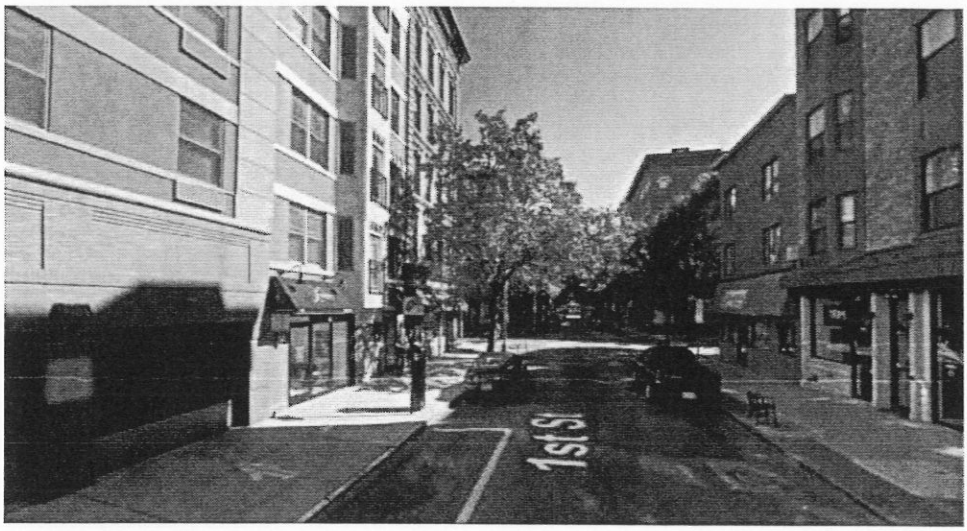
The First Street Corridor is a mixed use commercial area in a low to moderate income area of the City. The businesses and property owners in this corridor experienced seven (7) feet of flood waters during Hurricane Sandy which devastated businesses and property owners. The T&M Team sees the First Street Revitalization Project as an opportunity to support the rebirth of this corridor through wayfinding improvements, streetscape, pedestrian safety and ADA improvements. Our team understands the importance of complete streets and creating rights-of way that act as public spaces where users can congregate with their neighbors and frequent the retail and commercial uses. Our integrated design approach creates a sense of place and focuses on green infrastructure and complete streets.

We understand that the City of Hoboken envisions this approximately 0.8 mile corridor, spanning from Bloomfield Street to Paterson Street, is enhanced with curb bump outs, rain gardens, landscaping, street trees, banners, bike parking, benches, crosswalks, ADA curb ramps, daylighting posts, wayfinding signage, solar powered trash and recycling compactors, and kiosks with touch screens. The goal is to re-establish this corridor as a commercial destination which will support local businesses recovering from the effects of the Storm.

The wayfinding component of this project is focused on transparency, public engagement, and meetings with stakeholders and focus groups. The wayfinding signage will create a navigable City, that promotes the use of all forms of transportation, ie. biking, walking, buses, rail, taxis, parking, etc. T&M understands the importance of creating a comprehensive visioning process for the wayfinding signage and the kiosk design. The wayfinding component will not only direct pedestrians to the First Street Corridor, but also to other commercial destinations, landmarks, parks, institutions, vehicular gateways, kiosks, directional blades, historic locations, etc., throughout the City. The project includes navigation signage as well as commercial district branding and signage. Banners, murals, mosaics, and kiosks will allow for future sponsorship opportunities.

T&M recently completed the design phase of the City of Hoboken's 2014 Road Program Contract B, which is currently in the construction phase. Specifically, this project incorporates similar elements as the First Street Streetscape Revitalization project including curb bump outs and a rain garden on multiple streets within the City. Working closely with the City through this project, we have gained a clear understanding of City's goals for the design of these amenities. Additionally, T&M has been a consultant to Hudson County for 20+ years, which will aid in communications with the County on the improvements.

Our work will be coordinated, our communications will be clear, our efforts tailored to providing and promoting a collaborative approach for all team members including City Administration, transportation and parking officials, the County Engineer, and a focus group consisting of City Council, the Planning Board, Zoning Board, historic preservation commission, shade tree commission, green team, the Chamber of Commerce, Historic Museum, community and non-profit organizations, private citizens, and organizations who are directly and indirectly involved with this unique project.



PROJECT APPROACH

Throughout the entire project engagement, T&M will serve as the **Project Manager** and **Main Point of Contact** for project team members and stakeholders. During the Part 2: City Wide Wayfinding Project phase, our teaming partner **M Studio,** a women owned graphic design firm, will be the technical lead assisting with this effort. They will work closely with T&M throughout the process and stay in close contact. From the beginning stages of research and development to brand, logo, and tagline creation, through the implementation of Hoboken's new wayfinding system, M studio and T&M's design teams will work closely City and focus group to establish a comprehensive brand that speaks to the identity of Hoboken and helps to build excitement around the city's history and culture as a business, residential, and tourist destination.

The first step in establishing a well-defined brand identity is the implementation of an effective, eye-catching logo. This logo should embody a clean, contemporary look while representing the unique attributes that make Hoboken an exciting destination to live, work, and play. Our design team will follow a plan of action involving extensive research, concept analysis, close communications with the City, meetings and design presentations, accepting feedback, and editing in order to create a finalized logo and brand identity that encompasses the personality of Hoboken in an intriguing and memorable way.

As the Design Team works to create the look and feel of Hoboken's brand through brand story-telling and logo design, M studio's copywriting team will work in tandem to develop the voice of the brand through tagline and slogan exploration. The voice of this brand should express Hoboken's mission within and beyond its community while demonstrating the city's personality, generating community buy-in, and inviting its audience to learn more. The tagline and slogan exploration process, similarly to the logo design process, begins with research and concept development, and a series of vetting and development with the City and focus groups.

Once a unified look and voice are determined for Hoboken's branding, our design team will develop brand standard guidelines in order to ensure that all branding elements are implemented in their intended way

moving forward. These guidelines will include correct usages of logos, icons, symbols, images, color palettes, fonts, type treatments, taglines and slogans.

After the look, feel, and voice of your brand has been determined and solidified through the development of Hoboken's new logo, tagline, slogans and various branding elements, our team will begin designing Hoboken's new wayfinding materials to reflect the updated brand. Utilizing the logo, imagery, iconography, and color palette determined during the initial brand exploration, our team will design directions for wayfinding blades, kiosks, and gateway signage for your consideration and feedback.

Our overall approach to every project is guided by our philosophy of "placemaking." This philosophy is based on understanding the context, constraints, potential, and character of a particular project or site. We blend together elements of planning and design to create projects of distinction, while integrating the principles of sustainable design to ensure that our projects will meet the needs and requirements of our clients, project end users, environment and community.

Our professionals are adept at leading and facilitating the planning and design process so that "pathways to consensus" are developed, maintained and utilized. The variety of techniques we use, ranging from key person interviews, surveys, work sessions, public meetings and facilitated nominative group techniques, ensures that everyone gets a voice. We build consensus so all stakeholders embrace the ultimate solution. We see our project team as the educators and facilitators of a process, not as the "pre-conceivers" of rote methods and solutions.

> We recognize the fundamental key to the success of this project will be to develop a strong conceptual plan which is rooted in an understanding of the City's specific opportunities, constraints and functionality. We will dream "big" but remain firmly rooted in a sustainable design approach which balances aesthetics, costs, ease of implementation and the ability of the City of Hoboken to maintain the improvements. The goal is to embody a clean, contemporary look while representing the unique attributes that make Hoboken an exciting destination to live, work, and play.

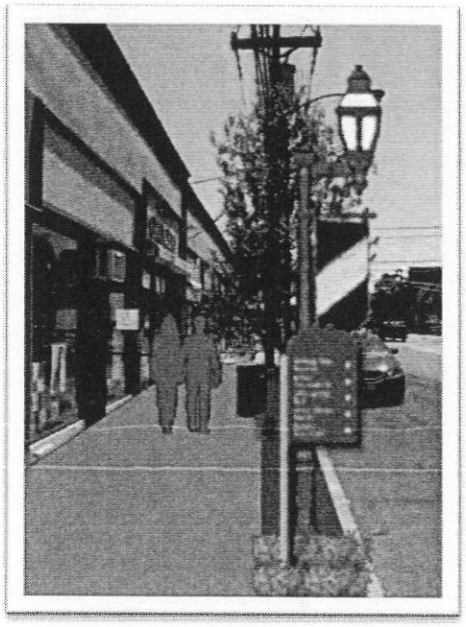
DETAILED SCOPE OF SERVICES

The initial step in designing the future for the corridor will be to develop a comprehensive survey of the existing conditions. For this element of the project, T&M's Project Manager Evan Stone and Principal Surveyor, Michael Finnegan will work in close coordination with our teaming partner GEOD Corporation, a registered Small Business Enterprise (SBE), who will complete the surveying services. T&M has extensive experience working together with GEOD on numerous surveying projects. To supplement the survey, the project team will conduct field observations of conditions along First Street and conduct the following to establish a solid baseline for the project design:

1. Facilitate a project kick-off meeting with City officials, City administration, transportation and parking officials, and the Hudson County Engineer.
2. In collaboration with City staff, verify the focus group and identify a list of key stakeholders and community groups with specific vested interest in the project to ensure communication, collaboration and consensus development.
3. Perform a topographic survey of the corridor to develop a base map of exiting conditions.
4. Field check the existing conditions of each intersection and each street segment adjoin the respective intersection; field check each inlet to make sure it is "Bicycle friendly" and complies with NJ stormwater regulations; and field check all ADA ramps for compliance.
5. Review and understand existing reports and design initiatives adopted by the City which will influence our design.
6. Review all applicable federal, state, and city guidelines, including the NJDOT's Roadway Design Manual, NJDOT's Bicycle and Pedestrian Facilities Design Guidelines, the Americans with Disabilities Act Access Guide (ADAAG), the American Association of State Highway and Transportation Officials (AASHTO) design standards, the National Association of City Transportation Officials (NACTO) Urban Street Design Guide and Urban Bikeway Design Guide, the Manual of Uniform Traffic Control Devices (MUTCD), Hoboken's Bicycle and Pedestrian Master Plan, Hoboken's Green Infrastructure Strategic Plan, Hoboken's Wayfinding Signage Plan, and the Grant Application to the NJ Economic Development Authority for funding for this project.
7. Review environmental and historic resources and potential impacts to fill out the form required by HUD. *It should be noted that a Phase I environmental assessment and soil testing is not included in this scope of services. If these services are needed, T&M will provide a proposal to provide these services.*
8. Identify locations and testing parameters for soil borings for rain gardens. *It should be noted that similar to the City of Hoboken 2014 Road Program Contract B, the cost of the borings is not included in our contract.* We will establish locations and testing requirements for the borings in our scope of services, and we will review the boring results.

Once we have established a solid foundation of baseline data, we will proceed to the following scope of services:

PART 1 | First Street Revitalization



We understand that the City wishes to accomplish the following improvements for the First Street Corridor from Paterson Street to Bloomfield Street:

1. Provide ADA compliant curb ramps where required.
2. Provide intersection improvements at all intersections including painted epoxy-gravel curb extensions, high-visibility crosswalks, stop-for-pedestrian signs, daylighting poles and other traffic calming measures as may be necessary.
3. Provide an average of two (2) painted epoxy gravel curb extensions, 1 rain garden, and 1 concrete bump out, assuming 8 legs per intersection.
4. Provide rain gardens that accommodate water flow and water quality monitoring equipment. Rain gardens shall include native plants and one interpretive sign per rain garden.
5. Install new traffic, bicycle and parking signage and striping.
6. Install street tree improvements, banners, street furniture, and all bike amenities in conformance with Hoboken's Bicycle and Pedestrian Master Plan, current City Standards, and the NACTO Urban Bikeway Design Guide.

Task I: Design Phase

Once all the baseline information is compiled as stated in the previous section, T&M's Team will address the following items:

a. Attend a monthly meeting and issue meeting minutes through the duration of design, with City officials, City administration, transportation and parking officials, and the Hudson County Engineer; anticipating a design schedule of 4 months with 4 meetings.

b. Analyze each intersection for compliance with ADA Standards.

c. Prepare roadway and intersection improvement construction plans based on existing field conditions and in accordance with applicable standards.

d. Prepare signage and striping improvement plans based on existing field conditions and in accordance with the MUTCD, Hoboken Bicycle & Pedestrian Master Plan and the NACTO Urban Bikeway Design Guide.

e. Design rain gardens after review of the soil borings. Each rain garden will be designed by a Certified Landscape Architect and will accommodate water flow and water quality monitoring equipment. Rain gardens shall include native plants and one interpretive sign per rain garden.

f. Design street tree improvements, banners, street furniture, and all bike amenities.

g. The following plan sheets are anticipated along with the specifications:
   - Key Sheet
   - Typical Sections and Standard Legend
   - Construction Plans (30 scale)
   - Grading Plans
   - Signage and Striping Plans
   - Landscape Plans
   - Standard Traffic Control Plan
   - Construction Details

h. Prepare standard construction details and technical specifications to conform to the 2007 NJDOT Standard Specifications for Road and Bridge Construction.

i. Submit preliminary plans, specifications and a construction cost estimate to the City for review and attend a preliminary plan review meeting.

j. Prepare plan revisions based on the comments received at the preliminary plan review meeting.

k. Prepare final plans, specifications and a construction cost estimate for submittal to the City for review and attend a final plan review meeting.

l. It is anticipated that a Soil Erosion & Sediment Control Permit will be required for this project and, therefore, the cost to prepare same is included in our scope and fee. However, the SESC permit fee is excluded and is understood will be paid by the City.

Task II: Bidding Phase

a. Upon completion of the plans and specifications, we will provide the City with two (2) paper copies, a pdf copy and a CAD file of the final plans and specifications for bidding of the project.

b. We will send the Notice to Bidders to three (3) papers and have the affidavit of publication sent to the City.

c. We will answer questions that arise during the bidding phase of the project, either from City Officials or prospective bidders.

d. We will assist the City with the bid review process including an evaluation of the contractors' bid submissions. We will prepare a bid tabulation sheet comparing the various bids received, review the credentials of the prospective contractors, and prepare a recommendation for award.

Task III: Construction Administration & Inspection

a. We understand from the conference call with the City that the City wants minimal inspection on this project during construction due to constraints with soft cost funding. We are very familiar with the level of inspection and paperwork for federally funded projects, and we have reviewed the grant provisions for construction administration and inspection, and the grants require an extensive list of closeout paperwork and certifications to quantities and measurements. Since the project involves drainage relations, form work for curb bump outs, specific layout for monitoring in the rain gardens that are potentially at up to every intersection in the project area, plus ADA clearances for the wayfinding signage to be installed, plus an extensive design support for shop drawing review for the wayfinding component, we believe that the minimum inspection that could support this is 4 hours per week field inspection for 5 months of construction that will increase to 10 hours per week for the final 6 weeks during close-out. We also have included 4 hours a week in office support and construction drawing review. The paperwork and documentation required for the grants is as follows:

- A Final Inspection and Punch List
- Certificate of Substantial Completion by the Project Engineer (AIA G704)
- Engineer's Certificate of Completed Work (Exhibit A-7 in the NJEDA Manual)
- Securing a Contractor Release of Liens (AIA G706A) and Consent of Surety (AIA G707)
- A copy of Warrantees and Guarantees
- Final Payment Requisition (Contractor Payment Application using AIA G702/703 format)

b. We will organize and attend the preconstruction meeting

c. We will process monthly pay certifications and make recommendations

d. We will observe general progress and quality of work and issue reports. As previously stated we have limited field inspection to 4 hours per week field inspection for 5 months of construction that will increase to 10 hours per week for the final 6 weeks during close-out.

e. We will prepare inspection reports for each site visit.

f. We will measure unit price quantities.

g. We will perform a punch list walk through

h. We will attend NJEDA monitoring meetings

i. We will issue substantial complete certification letter to the City

PART 2 | Citywide Wayfinding Project

Task I: Community Outreach Plan

T&M and M Studios will facilitate all focus group meetings coordinating our efforts with the City. We are proposing a total of 3 focus group meetings in addition to the monthly meetings identified under Part 1, Task 1a.

1. Focus Group Meeting No. 1
   - Bring stakeholders together at one time, in one place, to review and understand baseline data (ie. studies and information that already exists in the City) and to solicit new input for branding, and wayfinding, and to develop project goals and objectives.
   - Present GIS map of all Points of Interest identified from baseline information and identify any locations or key attractions that need to be added.
2. Focus Group Meeting No. 2
   - Review findings of first meeting.
   - Present revised GIS map of points of Interest, this time with wayfinding sign locations, banners, kiosks, murals, and mosaics. Solicit feedback.
   - Based on feedback from focus group meeting 1, present a brand story, logos and accompanying taglines, and review feedback.
   - Present first draft of Community Branding Report with icons/symbols/images/logos, slogans/taglines, fonts/typefaces, and a palette of preferred colors. Get feedback.
3. Focus Group Meeting No. 3
   - Present the final Community Branding Report based on feedback from focus group meeting 2.
   - Present the final GIS map with details of wayfinding signs, banners, kiosks, murals, and mosaics.
   - Present the final Community Branding Report.

- Based on feedback from focus group meeting 2, present a revised brand story, logos and accompanying taglines, and review feedback.
- Present the project costs and begin to outline phasing and prioritization of improvements as applicable.

Public meetings will serve to review progress, keep stakeholders apprised and ensure consistency with desired goals and objectives. These meetings will be facilitated in a town hall format where information is shared, dialogue is encouraged and imagination is fostered. We believe that stakeholders should be involved throughout the engagement and the process itself should be enjoyable, open and focused.

Task II: Design Phase

Concurrent with Community Outreach, the design phase will commence as follows:

a. A meeting with City officials, city administration, transportation and parking officials, and the Hudson County Engineer, will occur monthly for the duration of design, and the design team will issue meeting minutes. It should be noted that these are the same meetings as Part 1: First Street Revitalization, and the streetscape, branding, wayfinding, etc. will all be discussed at these monthly meetings.

b. Using the baseline information Create a GIS map of all points of interest. This GIS map will be revised based on feedback from the Focus Group Meetings and meetings with City officials. In its finalized form it will indicate locations of wayfinding signage, banners, kiosks, murals, and mosaics. It will be accompanied by details for the final plans.

c. Create brand stories, and logos, and accompanying taglines. Brand story development based off of research, historical references, and community-based feedback collected during focus group sessions. M studio will present up to two brand stories with up to five logos and accompanying taglines. M studio will accept up to three rounds of revisions in order to finalize the logo and tagline.

d. Once logo and corresponding tagline are determined, M studio will develop brand standard guidelines that will act as the road map for further city branding and wayfinding systems. These guidelines will outline accepted comprehensive brand elements, including:
    - Logo usage
    - Icons, symbols, images
    - Color palette
    - Fonts / Type treatments
    - Tagline / Slogans

e. Provide a Community Branding Report with icons/symbols/images/logos, slogans/taglines, fonts/typefaces, and a palette of preferred colors

f. Provide specifications for blades, kiosks, and gateway.

g. Prepare GIS plans and details of wayfinding sign locations, banners, kiosks, murals and mosaics.

h. Prepare standard construction details and technical specifications to conform to the 2007 NJDOT Standard Specifications for Road and Bridge Construction.

i. Submit preliminary plans, specifications and a construction cost estimate to the City for review and attend a preliminary plan review meeting.

j. Prepare plan revisions based on the comments received at the preliminary plan review meeting.

k. Prepare final plans, specifications and a construction cost estimate for submittal to the City for review and attend a final plan review meeting.

Task II: Bidding Phase

It is anticipated that Part 2: Citywide Wayfinding Project will be bid as one (1) contract with Part 1: First Street Revitalization.

Task III: Construction Administration & Inspection –

It is anticipated that Part 2: Citywide Wayfinding Project will be bid as one (1) contract with Part 1: First Street Revitalization, therefore we will inspect this work under the same contract. See Part 1 Task III: Construction Administration and Inspection for the detailed scope.

PART 3 | Grant Administration and Compliance

It is the City's intention to utilize CDBG-DR funding from the NJEDA to fund the construction of the First Street Revitalization Project and City Wayfinding Project. As such, the City is requesting their selected consultant assist the city with the management of the grant and perform all such tasks necessary to effectuate the successful administration and completion of the project. Specific tasks include:

- completing all reports in conformance with the NJEDA compliance manual;
- ensuring compliance with all Prevailing Wage and Davis Bacon requirements;
- facilitating inspection of certified payrolls; and
- ensuring compliance with federal Affirmative Action requirements and compliance with Section 3 of the federal Housing and Urban Development Act of 1968 –
    - the federal Affirmative Action goal for minority participation for this project is 60% and the goal for female participation is 6.9%.

T&M will ensure CDBG-DR program compliance as part of its overall scope to:

- prepare preliminary and final plans, specifications, estimates and schedules for the entire project, from design through construction and project close-out;
- assist the city prepare bid documents for advertisement and provide bid tabulations and analysis to recommend the lowest responsible bidder for contract award;
- perform all construction administration, inspection and monitoring services through project closeout; and
- complete all state and federal paperwork and reports to facilitate the successful completion of the project for reimbursement to the city.

To ensure these tasks are completed in a manner consistent the NJEDA's funding requirements, T&M will review the NJEDA CDBG-DR Administrative Manual and complete the compliance task checklists for record keeping for all records required by 24CFR570.506 related to the design, advertising, M/WBE solicitations, bidding, contract award, invoicing and change orders, and payroll monitoring of the projects, as each phase of the project is completed.

T&M will maintain administrative records to document program compliance, specifically those related to the projects:

1. Administrative Records Folder: Project Reports, Contracts
2. Financial Records Folder: Bid Packages, Contract and Construction Documents, Invoices, Change Orders, Close-Out Documents

3. Certified Payroll Folder: Copies of applicable wage determinations, Certified Bi-weekly Payroll Reports, Employee Interviews

T&M will provide the City all copies of records for their retention and will also maintain an electronic file for a period of five (5) years.

T&M's efforts will be guided by the NJEDA Manual and the provided programmatic checklists to ensure compliance. Specifically, T&M will:

- Ensure that "Invitations for Bids" and project specifications follow the Competitive Sealed Bidding procurement and award procedures outlined in the NJEDA Manual, including preparation of a detailed construction cost estimate, requesting and using Federal and State prevailing wage rates (the higher of the two), bonding requirements, limit of base bid items and alternative deducts/add-ons to those approved by NJEDA, and inclusion of all items listed in the Contract Requirements Section of the NJEDA Manual.
- Prepare a bid advertisement for publication by City consistent with the requirements found in the NJEDA Manual. T&M will provide assistance to the City with identifying local minority newspapers and M/WBE firms to be directly solicited per grantor requirements.
- Hold a pre-bid conference to review funding source requirements that will pass through to bidders and the selected contractor, including Labor Standards Provisions, Section 3 requirements, and the construction contract forms found in Exhibit 4-1, Exhibit 5-1, Exhibit 5-2, and Exhibit 5-3 of the NJEDA Manual that will be made part of the specifications and contract documents.
- Ensure the affirmative steps for M/WBE participation outlined in the NJEDA Manual are followed, including solicitation of M/WBE firms and requiring prime contractors, if subcontracts are to be let, to also take the affirmative steps outlined in the NJEDA Manual.
- Ensure all bidders complete and submit with their Bids appropriate NJEDA SWMVBE Forms.
- Receive, publicly open and evaluate bids as required by the NJEDA Manual and recommend award to the lowest, qualified bidder (including submission to the NJEDA Section 3 Coordinator each bidder's Section 3 Plan found in Exhibit 3-1 of the NJEDA.
- Obtain Verification of Contractor Eligibility forms from the apparent low-bidder for submission to NJEDA prior to contract award.
- Collect and review certified payroll reports for payment of prevailing wage and conduct on-site wage interviews of contractor and subcontractor employees listed on wage forms.
- Close-out the project following the Construction Close Out requirements found in the NJEDA Manual.

DELIVERABLES

- Meeting notes from monthly meetings;
- Community Branding Report with survey/focus-group results, findings,
- Recommendations and design guidelines;
- Preliminary and final plans, specifications, estimates and schedule(s);
- Bid tabulation(s) and recommendations for lowest responsible bidder(s);
- Completion of state and federal grant reports (as necessary);
- Recommendation of monthly pay vouchers to contractors;
- Closeout documents for final grant reimbursement to city; and
- All other documents as may be deemed necessary for project.

SERVICES NOT INCLUDED

1. It is assumed the construction projects do not involve real property acquisition or work on private property and will not require any services related to the Uniform Relocations Act (URA).
2. Additional meetings beyond those stipulated
3. Environmental permitting, testing and remediation plans
4. Geotechnical engineering and or testing (we will arrange for borings to be performed, and the City will cover the costs of the borings under separate contract)
5. Structural design
6. Electrical engineering and design
7. Construction stakeout
8. Signal design and permitting
9. Laboratory testing
10. Soil testing and/or analysis
11. Construction administration, observation and inspection beyond what is stipulated in Part I Task III

WORK PRODUCT

T&M will incorporate and utilize various presentation and documentation techniques for the development of written text and graphic formats. We routinely use free hand sketches, AutoCAD, GIS, Power Point, Adobe Photoshop, SketchUP 8.0 and Microsoft Office Suite to prepare reports, drawings, charts, and presentation graphics. All public meetings will utilize power point or PREZI presentations supplemented with mounted graphic boards as required. We will provide the City with deliverables as stipulated in the RFP.

OUR GOAL

Our goal is to produce construction plans that provide the City with clear guidelines to implement solutions for the First Street Streetscape Revitalization and Citywide Wayfinding System in manageable steps that produce tangible results within the determined budget. Specifically, our work will facilitate the preservation of natural and cultural features and the context of the corridor while providing for the creation of a safe, attractive and distinctive pedestrian streetscape experience.

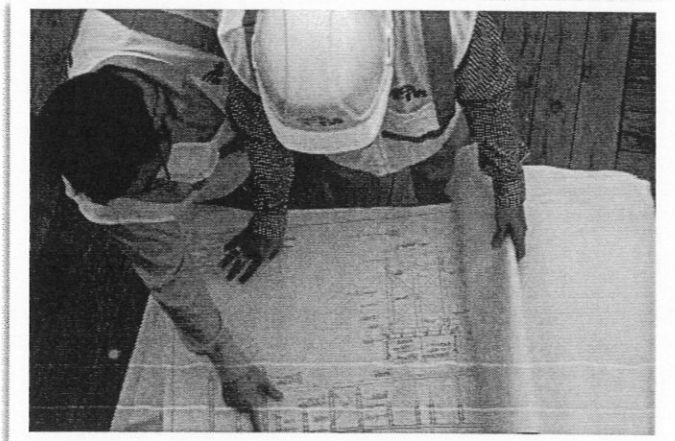
WORK SCHEDULE

Based on the RFP and experience on related projects we believe the design portion of the project can be effectively completed within a four (4) month timeframe, as proposed in the RFP and noted below. We have team in place, available staff and resources to meet project needs and deliverables. Our team is prepared to start immediately upon notice-to-proceed and recommend reviewing the project schedule jointly, at the kick off meeting.

Contract Award:	October 15, 2014
Kick-off Meeting:	October 22, 2014
Preliminary Plans submitted:	February 15, 2015
Final Plans submitted:	April 15, 2014
Bids Due:	June 1, 2015
Construction Contract(s) Awarded:	June 15, 2015
Project completed/Grant closed out:	December 31, 2015

T&M OVERVIEW

T&M has long been recognized as one of the East Coast's leading firms offering a broad range of consulting engineering and environmental services, and recently has expanded this reputation into the Midwest with offices in Ohio, Indiana, Michigan, Kentucky, Delaware, Pennsylvania and Massachusetts. Working with public and private clients, we have built a solid reputation for getting the job done, no matter the size or scope of the challenge. With nearly 400 employees, holding more than 150 licenses, T&M has an extraordinary talent base from which to choose when assembling a team to meet our clients' individual needs. Our team is comprised of professional civil, structural, site, transportation, traffic, electrical and environmental engineers; planners; environmental scientists; professional geologists/hydrogeologists; Licensed Site Remediation Professionals (LSRPs); LEED Certified professionals; Certified Energy Procurement Professionals (CEP); landscape architects; grant writers; Geographic Information Specialist Professionals (GISP); land surveyors; construction inspectors; and support staff. From the design and maintenance of major structures, bridges and roadways, to environmental and public works projects, to assisting in the preservation of open space, T&M's multi-disciplined staff has played an integral role in creating and maintaining local and regional infrastructure for more than 48 years.



Organized by divisions related to specific market sectors, T&M combines professional expertise with modern technological resources to provide effective planning and engineering solutions. No matter the project, we have a team ready and able to meet the challenge with innovative and cost-effective solutions. Our approach is simple: we custom tailor a team to meet your unique needs.

With nearly half a century of award winning engineering and planning expertise, T&M provides an extensive spectrum of services to public and private clients in the following areas:

- ✓ Public Works
- ✓ Environmental Services
- ✓ Energy & Utilities
- ✓ Real Estate Development
- ✓ Transportation
- ✓ Water Resources

SERVICES

T&M's experience with local governments is unparalleled. Our extensive history with municipal clients helps us to understand the challenges municipalities face day in and day out. Several of our municipal engineers have previously served as public municipal employees in a variety of positions including municipal staff engineers, zoning and planning officials, and municipal administrators. This kind of experience gives us a perspective on cost and service, two of the most important elements of our client relationships. When municipalities look for the most qualified and professional service for their engineering and planning needs, they turn to these seasoned professionals for guidance, services and understanding. T&M's staff members serve as engineers and planners for numerous municipalities throughout the region and serve as consultants on planning and zoning boards to review development applications.

- Management/Water Quality
- Traffic Engineering & Analysis
- Construction Administration

Several of our professionals have served as community members on local boards in their home towns. As Municipal Engineers, T&M's engineering staff designs various infrastructure improvements and public works projects. For more than four decades, we have completed a wide spectrum of public engineering projects including park and recreational facilities; storm drainage facilities; bridges and roadways; neighborhood redevelopment; water supply, treatment and distribution; as well as wastewater collection and treatment facilities. Our municipal engineers review major development site plans submitted to planning boards and help municipal officials negotiate fair-share, offsite contributions from commercial and residential developers.

T&M's planning division has guided numerous municipalities through the often complicated redevelopment, affordable housing, and plan endorsement process as well as providing more conventional master plan and zoning services. The Planning Division is also home to our Award Winning Grants Department responsible for securing millions of dollars in grants for our municipal clients.

Utilizing our extensive capabilities in the planning, design, construction, inspection and maintenance of all municipal infrastructure assignments, T&M leads the way by providing expertise in the following service areas:

- Streetscape Design
- Land Use & Community Planning
- Redevelopment Planning
- Circulation Studies
- Highways & Roadways
- Park & Recreation Facilities
- Athletic Fields
- Bike & Pedestrian Way Planning
- Landscape Architecture Stormwater

- Construction Inspection
- Grant Applications
- Renewable Energy
- Geographic Information Systems (GIS)
- Dam Safety
- State & Federal Permits & Coordination
- Underground Storage Tank Evaluation & Investigation
- Site Investigation, Remedial Investigation & Remedial Action
- Environmental Consulting for Planning & Zoning Boards

Landscape Architecture

T&M's Landscape Architects are skilled in blending elements of botany, horticulture, fine art, architecture, industrial design, geology, earth sciences, geography and ecology to create places of distinction. They are "placemakers". Paired with civil engineers, they excel at creating places of distinction. From public parks to university athletic fields to site planning for corporate campuses to degraded landfills to simple municipal gateways... our team's services can cross all of the T&M market sectors. The T&M LA team assists its clients, both public and private, with a wide variety of value added services such as:

- 3D photo simulations representing before & after conditions
- Stormwater management best management practices design
- 3D model renderings depicting design options
- Site plan sketches & due diligence studies
- Signage & wayfinding programs
- Vegetation management guidelines
- Land development site design
- Renderings & graphic design
- Construction documentation
- Grant application assistance
- Park & recreation design
- Public meeting facilitation
- Physical site assessments
- Lighting fixture selection
- Capital reserve studies
- Sports field design
- Streetscape design
- Municipal reviews
- Irrigation design
- Site furnishings
- Planting design
- Cost estimating
- Design guidelines
- Zoning analysis
- Grading design
- ADA Audits

Our landscape professionals combine site beautification and environmental sensitivity to develop creative solutions to projects resulting in distinctive and award winning results.

T&M's landscape architecture team has provided many imaginative and budget conscious services. Solutions have been implemented for a wide array of recent projects including assisting Pfizer in Morris Plains, NJ and Merrill Lynch in Hopewell, NJ; Nassau Park Pavilion and several Carnegie Center buildings in West Windsor, NJ; a new Main Street Streetscape and historic train station restoration for Bradley Beach, NJ; and an award-winning Riverside Gardens Park in Red Bank, NJ. Our talented and experienced staff is capable of making any project a beautiful success.

Grant Administration

T&M is a full-service engineering and consulting firm that assists public sector clients across the region to obtain Federal, State, County and Foundation grants for their improvement and social service projects. Our expertise in the identification, administration, management and recovery services of grant funding for our clients differentiates us in the engineering and consulting industry. We have the expertise to develop improvement projects from concept to completion and the in-depth knowledge of Federal and State funding that can make projects a reality.

Municipalities and counties throughout the region work with T&M if they are seeking grants to clean up a brownfield/grayfield sites, repair highways, revitalize downtown streetscapes, or preserve historic structures. We are distinctly capable of helping to make projects a reality because we are skilled in researching, securing, and managing Federal, State, County and Foundation Grants and possess a significant amount of experience in:

- Implementation of a Strategic Grants Management Master Plan
- Identification of applicable Federal and State grants
- Funding administration
- Management of grant documentation
- Representation of clients during public hearings
- Design of conceptual and final design plans for properties
- Completion of due diligence and environmental cleanup of properties
- Assistance during the audit process after project completion
- Recovery Services

Client
Jersey City
Redevelopment Agency

Location
Jersey City, NJ

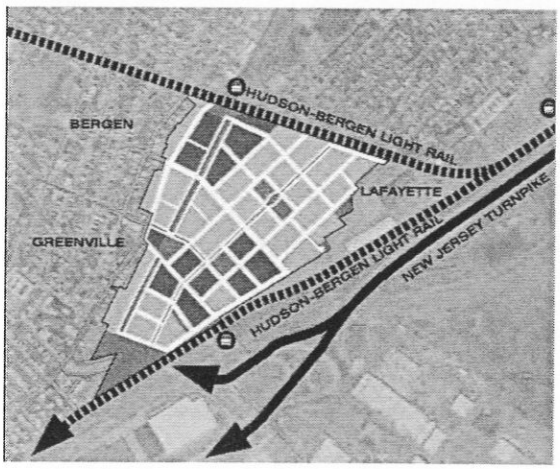
Contact
Benjamin Delisle
Director of
Development
201.547.5810

Services Provided
Planning, Design,
Survey, Environmental,
Public Outreach

CANAL CROSSING REDEVELOPMENT AREA

Canal Crossing is a 111-acre tract in Jersey City, New Jersey, that was declared an "area in need of redevelopment" in 2009. The tract was formerly tidally flowed land filled in the 1800s for industrial development. The Morris Canal crossed through the property and provided regional market transport to a wide variety of industrial users. In total, the tract was comprised of 30 properties with a variety of environmental contamination issues related to the historic fill that developed the properties and discharged by subsequent industrial users. A significant portion of the tract was impacted by hexavalent chromium contamination that was remediated. The tract is across from Liberty State Park, which is the location of the Statue of Liberty.

The Canal Crossing project reconfigured 17 industrial blocks into 40 walkable city blocks and provides a wide mix of commercial, residential and public open space development opportunities. The Project design was developed around themes of building neighborhoods, reconnecting the urban grid and sustainable design. The Jersey City Redevelopment Agency obtained $2.5 million in federal funding in the form a HUD Community Challenge grant and DOT TIGER II grant to conduct the planning and engineering of the entire tract. The project goals were to provide residential and other mixed-use redevelopment.



The traditional approach to urban redevelopment has focused on blight, condemnation and redeveloper designation. The cost of site remediation was a difficult and contentious element in property valuation. The Canal Crossing process was envisioned to advance as a cooperative effort between landowners. An equity mechanism was designed to identify and quantify the total cost universe of redevelopment including site remediation, infrastructure, building and interest carry costs and a metric was developed to apportion building rights and environmental liabilities.

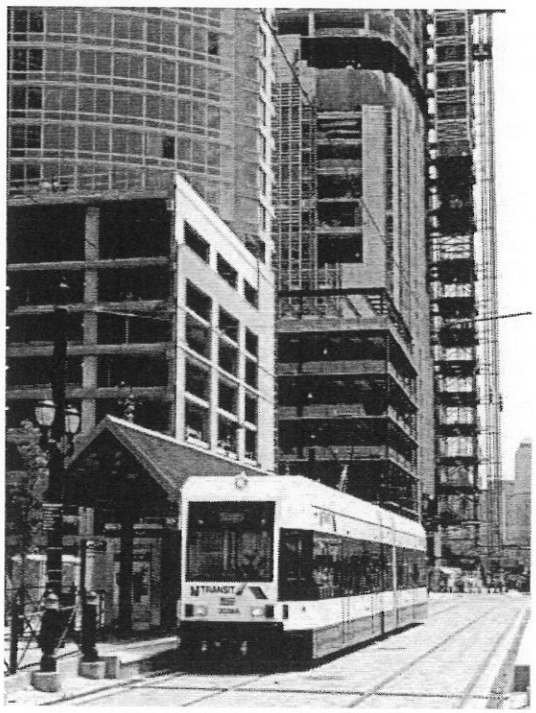
The "Six Livability Principles" championed by the Partnership for Sustainable Communities were the cornerstone of the redevelopment plan. These principles:

- Provide more transportation choices
- Promote equitable, affordable housing
- Enhance economic competitiveness
- Support existing communities
- Coordinate policies and leverage investment
- Value communities and neighborhoods

Focused on sustainability, the goals were to: (1) reuse existing infrastructure where feasible; (2) reduce the reliance on potable water through the use of stormwater harvesting; (3) focus on green design techniques; and (4) include a robust transportation network of complete streets which serve pedestrian and bikeway needs, as well as provide connections to open space, and a new train station. Build-out will occur over a period of 10-15 years, and the distributed property ownerships present unique staging issues further complicated by individual site remediation requirements. The design program developed for the project recognizes the need to both develop and fund new infrastructure services and maintain existing services to businesses that will continue to operate over portions of the redevelopment period.

Hexavalent chromium soil and groundwater contamination impacts 40% of the property. State remedial requirements for hexavalent chromium site mandate provision of a capillary break to prevent the re-introduction of dissolved contaminant to the unsaturated soil overburden. The Jersey City Redevelopment Agency and the Project Team actively worked with the responsible parties to achieve a remediation/redevelopment plan that does not conflict with the need to advance an efficient remediation program or delay timely redevelopment of the site.

The Project has established new public rights-of-way within areas formerly under private ownership. A design component, considered to be crucial by the Project Team and JCRA, was clean corridors to minimize the cost of future infrastructure construction and maintenance.



The area was serviced by a combined sewer system that connected to a regulator, and then to a combined sanitary outfall that discharged combined sewer flow during wet weather conditions to the Hudson River. Ultimately, the project separated the sanitary sewer from the storm sewer into two separate infrastructure systems, which eliminated sanitary flow to the Hudson River from the 111-acre property.

Client
City of Allentown

Location
Allentown, PA

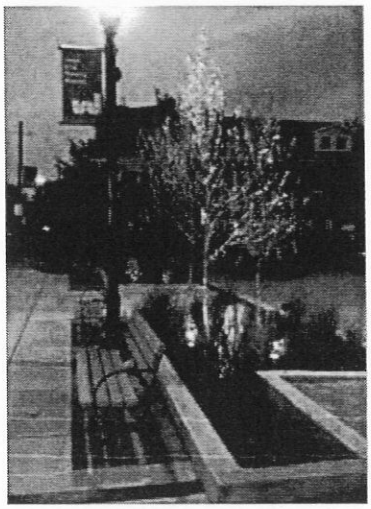
Contact
Richard A. Young, PE
City Engineer
610.437.7587

Services Provided
Civil Engineering, Permitting, Stormwater Design, Landscape Architecture, Public Meetings, Press Briefings, Construction Management & Inspection

Completion Date
Ongoing

Construction Cost
$3,100,000

WEST END THEATER DISTRICT STREETSCAPE REVITALIZATION PROGRAM (PHASE I – 19TH STREET)

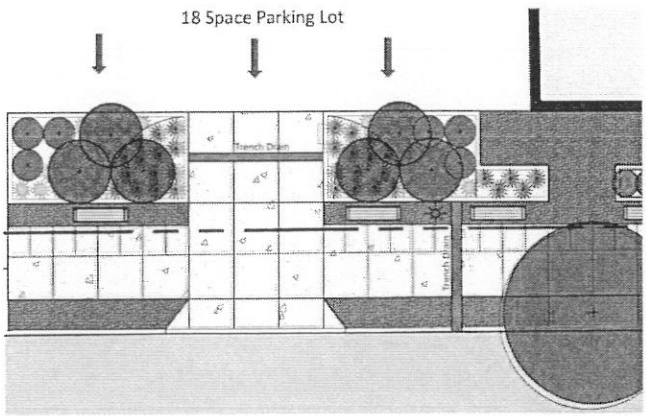


T&M is providing professional engineering and landscape architectural services necessary for the design, bidding, and construction administration and inspection of streetscape improvements in the West End Theatre District of the City of Allentown.

The first section includes the streetscape and stormwater improvements of 19th Street from Liberty Street to Tilghman Street. The overall project impacts an area of over seven square city blocks and in addition will include the periphery of the City fairgrounds.

Work also involves the identification of regions within the City's West End District that would be suitable for incorporation of GI facilities. This program is an ongoing effort that will continue to take place over the course of the next two years.

Depicted here, are photos from the first completed phase of this program, showing two large bioretention cells in box planters at the corner of 19th and Allen Street. The source of tributary runoff for the bioretention cells is a commercial parking lot and several nearby buildings. We are utilizing decorative tree fences mounted to depressed curb to prevent foot traffic from weaving into these "recessed" planted areas. Raised fences were utilized as an aesthetically pleasing alternative to notched curbing. It is anticipated that the use of raised fences will also result in being less of a tripping hazard than a curb alternative. The continued incorporation of facilities such as this will be counted towards the City's CSO Consent Order with the State.



Client
City of Philadelphia
Water Department

Location
Philadelphia, PA

Contact
Walid El-Morshedy, PE
Project Engineer
215.685.6378

Services Provided
Stormwater Design, Environmental Engineering, Stormwater Design, Civil Engineering, Permitting

Completion Date
Design Completion
Expected Late 2014

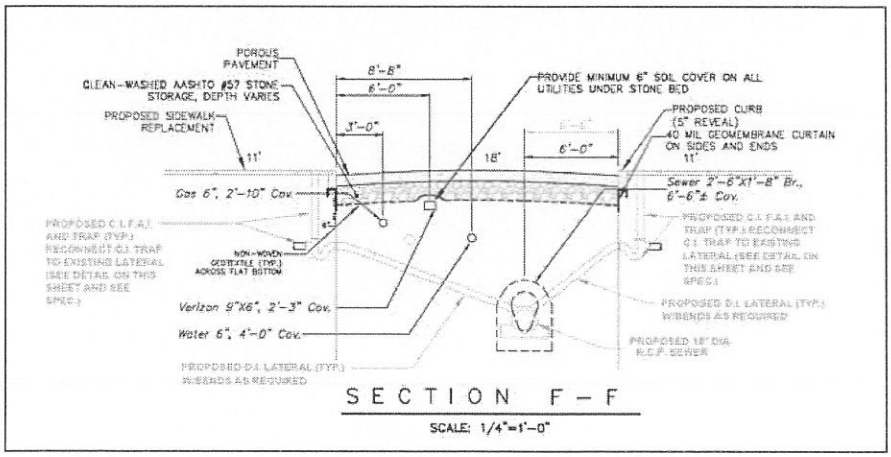
Construction Completion
Expected Late 2015

Construction Cost
$1,000,000

PWD GREEN STORMWATER INFRASTRUCTURE

In order to comply with planned project goals laid out in the Philadelphia Water Department's Long Term Control Plan Update, opportunities to integrate stormwater management into department projects have been strongly encouraged throughout the city. With that in mind, T&M Associates was tasked to incorporate green infrastructure techniques into a water and sewer reconstruction job *(PWD Project Nos. S-40819-RD Sanitary Sewer Replacement and Water Main Relay and S-40866-RD Sanitary Sewer Replacement and Water Main Relay).*

Taking into account the constraints of a narrow Philadelphia street and existing utility locations, porous pavement was determined to be the most appropriate stormwater management technique for the project. Designed for a 1.5" storm, the three facilities will detain and infiltrate almost 6000 cubic feet of runoff. The Green Stormwater Infrastructure Design Requirements and Guidelines packet was used as a prominent design tool during the different stages of development.



The Design Process Workflow Packet was also utilized during the project in order to prepare for upcoming submissions and stay on the expected timeline.

T&M was diligent in communicating with the different design groups to accurately incorporate any updates made in the manual or details during the timeline of the project. Throughout the project, T&M worked closely with PWD's Design Branch and Green Stormwater Infrastructure Design Group as well as utilities that were affected by the design such as PECO, SEPTA, and PGW. Coordination was also required with the Philadelphia Streets Department in order to design ADA ramps and comply with the Survey Districts regulated curb heights. After project completion, three streets (Iseminger, Camac and Pierce) will be fully paved with approximately 16,700 square feet of porous pavement.

Client
Infrastructure Solution Services

Location
Philadelphia, PA

Contact
Peter Burns
484.704.7201

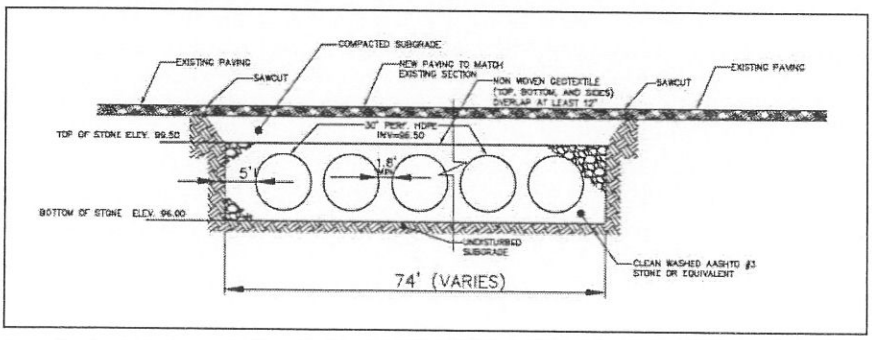
Services Provided
Stormwater Design, Environmental Engineering, Civil Engineering, Permitting

Completion Date
2013

Construction Cost
$3,000,000

PWD STORMWATER MANAGEMENT INCENTIVE PROGRAM

As part of the Long Term Control Plan Update, the Philadelphia Water Department encourages private property owners to manage the stormwater generated by their property. Some larger property owners were incentivized by being offered grant money through the Stormwater Management Incentive Program. Cardone Industries volunteered to participate in the PWD SMIP program; on their behaf, Infrastructure Solution Services chose T&M Associates to complete the design and coordination required for the project.



The design included an above ground infiltration basin, two underground stone detention basins, an above ground detention basin and improvements to an existing pond for total of almost 360,000 cubic feet of storage. Per Philadelphia standards, all of the basins were designed to manage the 1" water quality storm and accounted for approximately 67 greened acres, the largest project of its kind in Philadelphia. As an Act 2 industrial site, T&M worked closely with environmental consultants to devise stormwater control measures that not only worked within the tight existing site constraints, but also did not interfere with any of the environmentally active onsite areas. With these design constraints in mind, a pumping station was designed to convey stormwater runoff from the large above ground basin to the underground detention basins. This innovative design used a variable speed pump that only conveys the design volume to the upstream stormwater facilities to reduce the power consumption.

T&M also worked closely with PWD's Stormwater Billing and Credits Program in order to appropriately address any comments the reviewer had during the design process. Coordination meetings were also held between T&M, PWD and PA DEP. As this was the first project as its kind, proper protocols needed to be established for NPDES submission and coordination between the two agencies. T&M, as the design engineer, was instrumental in the development of these standards.

HALL AVENUE EXTENSION AND STATE STREET STREETSCAPE

Client
City of Perth Amboy

Location
Perth Amboy, NJ

Contact
Robert McCoy
Perth Amboy Urban
Enterprise Zone
732.442.6421

Services Provided
Survey, Highway Design, Traffic Signalization, Planning

T&M was contracted by the City of Perth Amboy's Urban Enterprise Zone (UEZ) to prepare contract documents for the extension of Hall Avenue from State Street to High Street. Included in this project was the coordination and design for an at-grade crossing with Conrail, a redesign of the traffic signal system at the intersection of Hall Avenue and State Street. Additionally, T&M designed various streetscape improvements along State Street, including ornamental lighting and pavers.

SMITH STREET GATEWAY

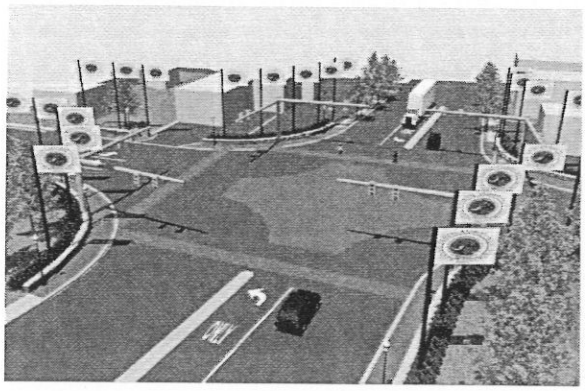
Client
City of Perth Amboy

Location
Perth Amboy, NJ

Contact
Robert McCoy
Perth Amboy Urban
Enterprise Zone
732.442.6421

Services Provided
Computer Graphics, Conceptual Highway Design, Planning

T&M was contracted by the City of Perth Amboy's Urban Enterprise Zone (UEZ) to develop concepts for a Gateway into the City at the intersection of Route 35 and Smith Street. Various computer generated concepts were developed along with cost estimates for review by the UEZ Board. In concert with the concepts for the Gateway were elements to be used as a transition with the streetscape designs along State Street.



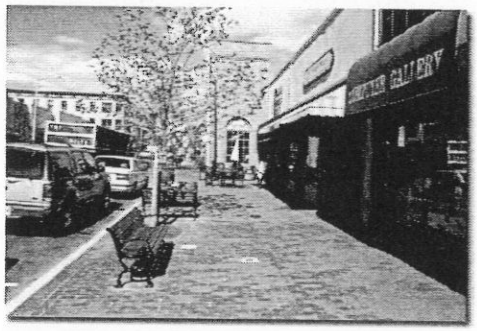
Client
Borough of Red Bank

Location
Red Bank, NJ

Contact
Edward McKenna
Mayor
732.530.2740

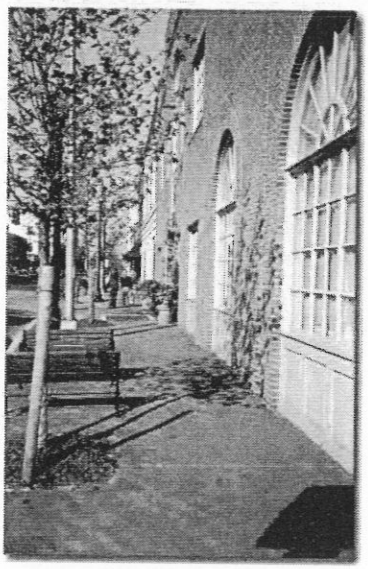
Services Provided
Planning, Structrual, Civil/Site, Traffic Engineering, Landscaping & Construction Services

BROAD STREET TRAFFIC CALMING & SAFETY IMPROVEMENTS



T&M Associates worked closely with the Special Improvement District ("RiverCenter") and Borough officials to prepare construction documents and cost estimates for streetscape improvements to the central shopping district along Broad Street. The project won an Excellence Award from Downtown New Jersey and has further helped to beautify and invigorate this dynamic town.

Traffic calming has implemented with the design and installation of curb bump outs and textured and colored crosswalks. The result is a street that provides aesthetically safe movement of both pedestrians and vehicles.



The improvements included installation of all new, authentic brick sidewalks which were also widened, reconfiguration of parking areas, hand-selected shade trees, Victorian era lighting, groupings of benches, new curbing and blacktop paving.

BROADWAY STREETSCAPE

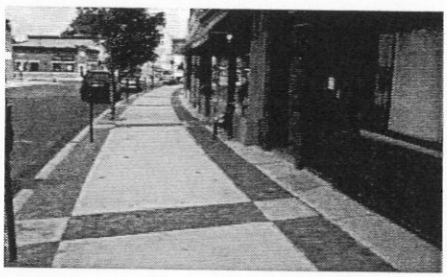
Client
City of Bayonne

Location
Bayonne, NJ

Contact
Jim Mahon
Project Director
201.858.6010

Services Provided
Streetscape Design, Sidewalk, Landscaping, Lighting

Completion Date
2002



This ambitious project in Hudson County involved the installation of new concrete pavers and sidewalks between 19th and 32nd Streets. Other improvements included new decorative lights, benches and street trees. This project was completed in four phases and funded in great part by Federal TEA-21 and State Transportation Grants. Local stores experienced a surge in business since completion of the first two phases.

POMPTON AVENUE STREETSCAPE

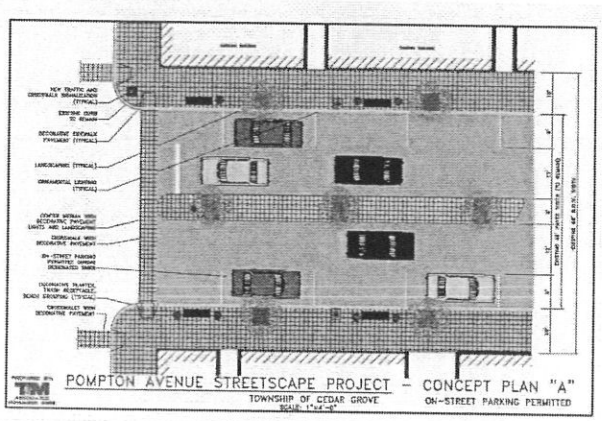
Client
Township of Cedar Grove

Location
Cedar Grove, NJ

Contact
Judy Thornton
Township Planner
973.239.1410

Services Provided
Streetscape Design, Sidewalk, Landscaping

This half-mile long project included preparation of concept plans and preliminary construction cost estimates for proposed streetscape improvements to downtown Cedar Grove along State Route 23, also known as Pompton Avenue. The concepts investigated amending the cartway width of the highway as well as constructing landscaped medians and revised on/off-street parking. An investigation of the public open space opportunities adjacent to the roadway was also included.



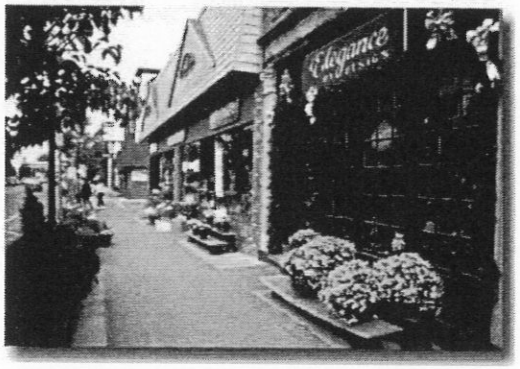
WOODBRIDGE DOWNTOWN STREETSCAPE DESIGN AND CONSTRUCTION

Client
Woodbridge Township

Location
Woodbridge, NJ

Contact
Robert Simicsak
Township Engineer
732.634.4500

Services Provided
Streetscape Design, Sidewalk, Landscaping, Lighting, Construction Administration



The project included preparation of a master plan, engineering design and construction inspection services for rehabilitation of Main Street in the Woodbridge Downtown Business District. The project had a strict deadline from concept to actual completion of approximately seven months and included new curb and streetscape design, street furniture and new lighting. The project was conceived by the Downtown Property Owners and Merchants Association, and our team coordinated the project through the Association and Township officials. This project was awarded an excellence in Downtown Development in 1993 from Downtown New Jersey.

WOOD AVENUE STREETSCAPE

Client
City of Linden

Location
Linden, NJ

Contact
John T. Gregorio
Mayor
908.474.8452

Services Provided
Planning, Structural, Civil/Site Engineering, Construction Services

T&M Associates worked closely with the Special Improvement District (SID) and City officials to prepare conceptual designs and cost estimates for streetscape and façade improvements to the central shopping district along Wood Avenue, and preparation of construction documents. The total length of the project was nearly one mile and also included reconstruction of the plaza in front of City Hall. The project was awarded the Excellence in Design Award from the NJ Concrete Association.

Client
Borough of Elmwood Park

Location
Elmwood Park, NJ

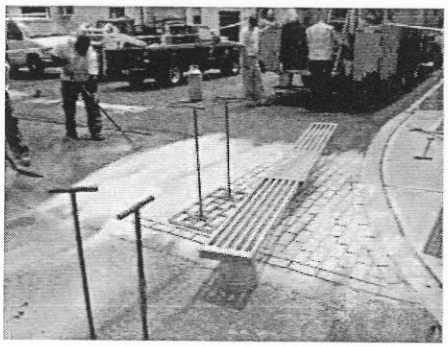
Contact
Roy Riggitano
Chief Financial Officer
201.796.1457

Services Provided
Planning, Structural, Civil/Site Engineering, Landscaping & Construction Services

Completion Date
2006

MARKET STREET STREETSCAPE

T&M provided design and construction inspection services for this $500,000 streetscape beautification project. The project involved FHWA funding and included the installation of new concrete curbs (2,900 LF), concrete paver sidewalks (1,500 SY of concrete and 800 SY of brick pavers), concrete driveway aprons (525 SY), asphalt driveway aprons (265 SY) decorative street lighting (1,700 SF conduit) including 24 decorative streetlights and foundations, street trees and grates and epoxy imprinted crosswalks. Traffic control throughout construction was of importance due to traffic volume on Market Street. Close coordination with shop owners and the local police was required on a daily basis. Project closeout required filing the necessary construction paperwork with FHWA and the NJDOT Local Aid office. Strict adherence with FHWA regulations was required.



Client

Borough of Avon-by-the-Sea

Location

Avon-by-the-Sea, NJ

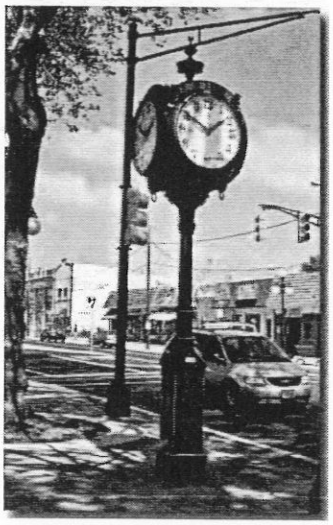
Contact

Timothy Gallagher
Business Administrator
732.502.4510

Services Provided

Roadway Design, Surveying (Topography, Row), Environmental Documentation (Categorical Exclusion Document), Federal Section 106 Process with the NJSHPO, Landscape Architecture, Construction Inspection & Administration

NJ ROUTE 71 MAIN STREET STREETSCAPE



Prior to the redesign, Avon's Main Street (NJ Route 71) was a .67-mile long, four-lane highway with two travel lanes in each direction and parallel parking on both sides of the street. Land usage was predominantly commercial with some residential uses at the north and south ends of the street.

As configured, most of the Borough's residential population as well as the Borough Grammar School reside on the east side of Main Street. The primary purpose of this project was to improve pedestrian safety for the significant number of residents crossing Main Street on a daily basis. The project also sought to enhance the safety of bicycle and vehicular traffic as well as aesthetically beautify the streetscape. T&M provided design, construction administration and inspection services to accommodate the pedestrian safety and traffic calming measures desired by the Borough. The effective pavement width of Route 71 was reduced by constructing concrete bumpouts at each corner and constructing a center island. Dedicated left turning lanes and a delineated bike lane enhanced the safety of bicycle and vehicular traffic. The result was a reduced roadway corridor from four to two lanes. In addition, the project included new paver sidewalks, street trees, decorative streetlights and street furniture (planters, benches, clock, trash receptacles, etc.). With the exception of survey and design, the project was entirely funded by a NJDOT grant from the TEA-21 program.

The newly transformed Main Street was a success for the NJDOT initiative known as Context Sensitive Design.

This project was recognized with a 2004 Good Neighbor Award from the New Jersey Business and Industry Association, and an Honorable Mention from the New Jersey Concrete and Aggregate Association. It also won the 2004 Streetscape Design Award from Downtown New Jersey.

Client
Borough of Monmouth Beach

Location
Monmouth Beach, NJ

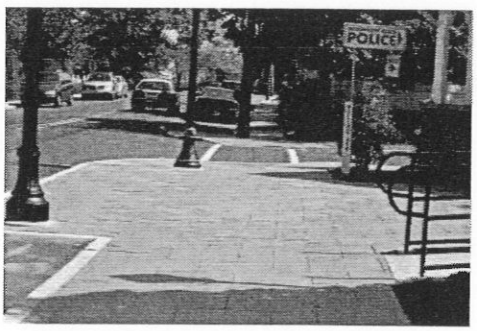
Contact
Susan Howard
Mayor
732.229.2204

Services Provided
Streetscape Design, Roadway Design

Completion Date
2012

BEACH ROAD STREETSCAPE

The improvements to Beach Road were part of a major Capital Improvement Project initiated by the Borough of Monmouth Beach. The Beach Road element of the program involved the reconstruction of the roadway in a streetscape design which included stamped concrete sidewalk, a paver plaza at Borough Hall between the Fire House and Willow Road, the installation of intersection improvements such as bump-outs as a traffic calming measure, minor drainage improvements and new pavement surface. The project included the installation of decorative street lights with hanging baskets and flags, and a decorative clock in front of Borough Hall. The existing vertical alignment was maintained to grade since no additional drainage was included within the project budget. The project objective was to create a town square design while calming the extensive beach traffic.



There were a number of project constraints associated with this project. Utility relocations were required due to the proximity with the sidewalk bump-outs. The utilities had to be moved to accommodate drainage and street lighting. This constraint was met due to the successful coordination with the utility companies. The roadway, which was flat, caused critical drainage blockage. The bump-outs were designed to maintain existing drainage patterns to control reoccurring flooding issues.

The project provided several social benefits to Borough residents, including the creation of a brightly lit and pedestrian friendly gathering area, and increasing pedestrian safety at the intersections. The roadway and sidewalks were constructed to comply with ADA standards. This provided for a safer area for pedestrians to walk and gather, and make the central business district more pedestrian friendly. All municipal requirements were met, including the project cost, which came in on budget, as well as meeting the major goals of the municipality to provide safe and aesthetically pleasing improvements to Beach Road.

Client
Borough of Monmouth Beach

Location
Monmouth Beach, NJ

Contact
Susan Howard
Mayor
732.229.2204

William McBride
Commissioner
732.229.2204

Jerry Chismar
Business Administrator
732.229.2204

Services Provided
Construction Administration, Construction Inspection, GIS/Mapping, Permitting, Roadway Design, Roadway Reconstruction, Stormwater Management, Streetscape Design

Completion Date
2012

2011 CAPITAL IMPROVEMENT PROGRAM

The Borough of Monmouth Beach contracted with T&M Associates to assist with a capital improvement program that involves a streetscape, drainage issues, roadway resurfacing, and elimination of an environmental hazard at the Department of Public Works. In addition, T&M will assist the Borough through the contractor bidding, evaluation and selection processes.

Beach Road will be reconstructed in a streetscape design using stamped concrete sidewalks, intersection improvements through the use of bump-outs, new street lighting, curbing, and drainage improvements.

Both Monmouth Parkway and Griffin Street Park require drainage improvements to alleviate flooding during storms. Drainage issues are further exacerbated on Monmouth Parkway when severe rain storms occur during high tide. Permits for these improvements will be required from NJDEP.

Sailor's Way, a short street between Seaview and River Avenues, will be repaired and resurfaced. The roadway's vertical and horizontal alignments will be maintained for grading and drainage. Design engineers will take advantage of existing Monmouth County GIS mapping to aid in preparation of plans during field work.

The final element of this project is protection of the environment from oil spills associated with truck washing at the DPW garage.

Partial funding for the Beach Road Streetscape portion of this project will come from two NJDOT Local Aid grants.

Client
Township of Neptune

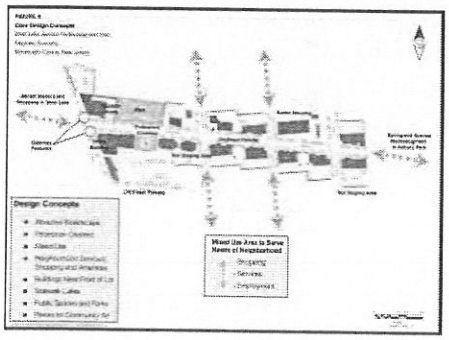
Location
Neptune, NJ

Contact
Philip Huhn
Business Administrator
732.988.5200, ext. 232

Services Provided
Planning

WEST LAKE AVENUE REDEVELOPMENT PLAN

The West Lake Avenue Redevelopment Plan, prepared by T&M, envisions a vibrant pedestrian-friendly environment that accommodates a variety of retail shops, housing, restaurants and services for the West Lake Avenue area and surrounding neighborhoods. The plan adds to the prior planning and consensus building efforts of the Township and citizens of Neptune. The plan's intent is to build upon the community's vision, while recognizing the practical needs and market realities affecting potential redevelopers and property owners who assist the community in redevelopment of the area. In particular, attention was focused on building size and design, the type and distribution of uses, parking and circulation, as well as current market trends and redeveloper interest.



The plan encompasses the community's vision but is realistic in its approach with regard to the mix of uses, the size and configuration of buildings, and the ability to provide adequate parking and safe and efficient traffic circulation for the redevelopment area. The plan also makes recommendations for specific steps that Neptune can take to create a vibrant, pedestrian-friendly neighborhood center for Midtown consisting of shops, offices, and restaurants, which provides jobs, shopping opportunities, and services for West Lake and its surrounding neighborhoods. This project won the 2005 Monmouth County Planning Award and 2005 Excellence in Housing Awards at the Governor's Conference on Housing and Community Development, Category: Sustainable Development award.

GRANT ADMINISTRATION EXPERIENCE

T&M grant professionals have provided grant procurement services for numerous Municipal and County clients. Below is a sampling of the successful procurement services provided:

Project Name:	**Canal Study**
Client Name:	County of Passaic
Grant Amount Awarded:	$15,000
Project Description:	The County of Passaic secured funding through the ANJEC program to study the connectivity of the historical canal and potential future use.

Project Name:	**Hudson County Multi Use Pathway**
Client Name:	Borough of Edgewater and Town of Guttenberg
Grant Amount Awarded:	$50,000
Project Description:	Funding was secured to improve the Hudson County Multi Use Pathway.

Project Name:	**Neighborhood Stabilization Program**
Client Name:	Borough of Roselle
Grant Amount Awarded:	$2.5 million
Project Description:	As only one of two projects funded in the state, the Borough of Roselle will implement a Neighborhood Stabilization Program within two targeted neighborhoods of the community to acquire and redevelop foreclosed properties that are sources of abandonment and blight. The Borough's goals are in concert with the State's goal to stabilize neighborhoods where a rise in foreclosures is contributing significantly to declining home values and property deterioration. This project will allow the Borough of Roselle to help the community by acquiring and redeveloping foreclosed properties that might otherwise become sources of abandonment and blight. The funds available through the New Jersey Department of Community Affairs' Neighborhood Stabilization Program will enable the Borough to implement the strategies outlined in the FY08 Action Plan in areas of the community with the greatest need.

Project Name:	**FEMA Severe Repetitive Loss Elevation Project**
Client Name:	Yardley Borough
Grant Amount Awarded:	$2 million
Project Description:	Yardley Borough is plagued by significant flooding and many homeowners suffer severe repetitive loss as a result. FEMA placed many homes on the Severe Repetitive Loss list, making them eligible for acquisition or elevation funding. For three consecutive years, T&M has worked with the Borough to secure funding for those homeowners prepared to proceed with an elevation project.

Project Name:	**Tree Management**
Client Name:	City of Passaic and Borough of Edgewater
Grant Amount Awarded:	$14,000
Project Description:	Grant funding to purchase equipment to maintain park and street trees.

Project Name:	**Downtown Improvements**
Client:	Borough of Keansburg
Grant Amount Awarded:	$250,000
Description:	Thanks to funding from the Community Development Block Grant Program, the Borough of Keansburg was able to implement a downtown improvement project on Main Street from Church Street to Lawrence Avenue that included installation of pavers, improvements to Friendship Park, decorative landscaping at the Fire House parking lot at the intersection of Main Street and Frances Place and other miscellaneous aesthetic improvements including trash receptacles, permanent benches and landscaping where appropriate. These improvements were essential in the Borough's plans to revitalize Main Street. Currently, there are a number of store vacancies along Main Street, and, as a result, the downtown area is not attracting a strong volume of visitors. The Borough is committed to improving this area and could not have done so without grant funding.

Project Name:	**NJDEP Green Acres Acquisition**
Client:	Borough of Point Pleasant Beach
Grant Amount Awarded:	$4 million
Description:	Assisted in facilitating an NJDEP Green Acres Acquisition Project to acquire Risden's Beach, thereby protecting the valuable beachfront property from development.

Project Name:	**Recreation and Open Space Inventory Amendments**
Client Name:	Deptford Township
Project Description:	In order to remain compliant with NJDEP Green Acres regulations, Deptford Township was required to update its Recreation and Open Space Inventory (ROSI), an effort that had not been conducted since 1994. T&M was able to facilitate confirmation of existing open space parcels in the municipality for inclusion in the document, worked with the Township Tax Assessor to justify the removal of parcels on the ROSI in error, secured the necessary signatures and recorded the document at the County as required. Once the documents were completed, NJDEP authorized the release of $495,000 in outstanding Green Acres funds to the Township.

Project Name:	**Strategic Recovery Planning Report**
Client Name:	County of Union, NJ
Project Description:	T&M is currently preparing the SRPP for the County of Union. This includes the preparation of an SRPR Report and proposals for additional funding that will be developed in accordance with the requirements of the SRPR grant. It will provide: • A summary of storm-related vulnerabilities in the community and a recommended approach storm-resistant rebuilding • Suggested priorities and recommendations for municipal actions to implement the approach • Details of projects specifically related to an application for a NJ Department of Community Affairs' Post Sandy Planning Assistance Grant • A list of critical infrastructure and related vulnerability

Description of Prior Experience & Qualifications

M studio is a full-service branding and communications agency in Asbury Park, New Jersey, that delivers fresh and effective creative strategies that meet clients' marketing and communication needs. During the last ten years, *M studio* has worked on an array of projects with companies across multiple industries, from startups to large, established corporations. Through our unique panoptic approach, *M studio* develops comprehensive customized branding initiatives and offers a variety of à la carte services, including strategic planning, branding, graphic design, signage, website development, photography and video, public relations and social media, event production, and more.

in! Asbury Park

In 2009, *M studio* was awarded a two year contract to handle all marketing and public relations for the city of Asbury Park who was in need of a cohesive brand that would represent the city and its unique attributes. This contract included the development of the popular "in!" campaign that promoted all aspects of the city, including dining, retail, hospitality, real estate, tourism, and nightlife. Our firm worked closely with the *Asbury Park Chamber of Commerce* and the *Urban Enterprise Zone* to development branded, city-wide promotions on behalf of the Asbury Park community. Further work included the design and development of the city's website, design of printed collateral such as wayfinding materials and tourism maps, marketing research and outreach, social media and traditional public relations strategies, and creative design and marketing.

Red Bank Flavour

In 2011, the restaurants of Red Bank were looking to further establish the town as a dining destination, and in just 12 months, *M studio* created and launched the *Red Bank Flavour* campaign, introduced the brand identity, designed and developed a website that acts a hub for all things dining in Red Bank, secured media placements in print, broadcast, and trade industry media, implemented cause-marketing strategies, developed and managed Facebook, Twitter, and Pinterest accounts for *Flavour*, facilitated media buying strategies, and produced three spotlight events, including the popular *Holiday Flavour* event that takes place every December. The culinary campaign has raised more than $200,000 in support of its marketing efforts and designated charity beneficiaries. More than 40 independently-owned restaurants actively participate in the campaign.

Belmar Business Partnership

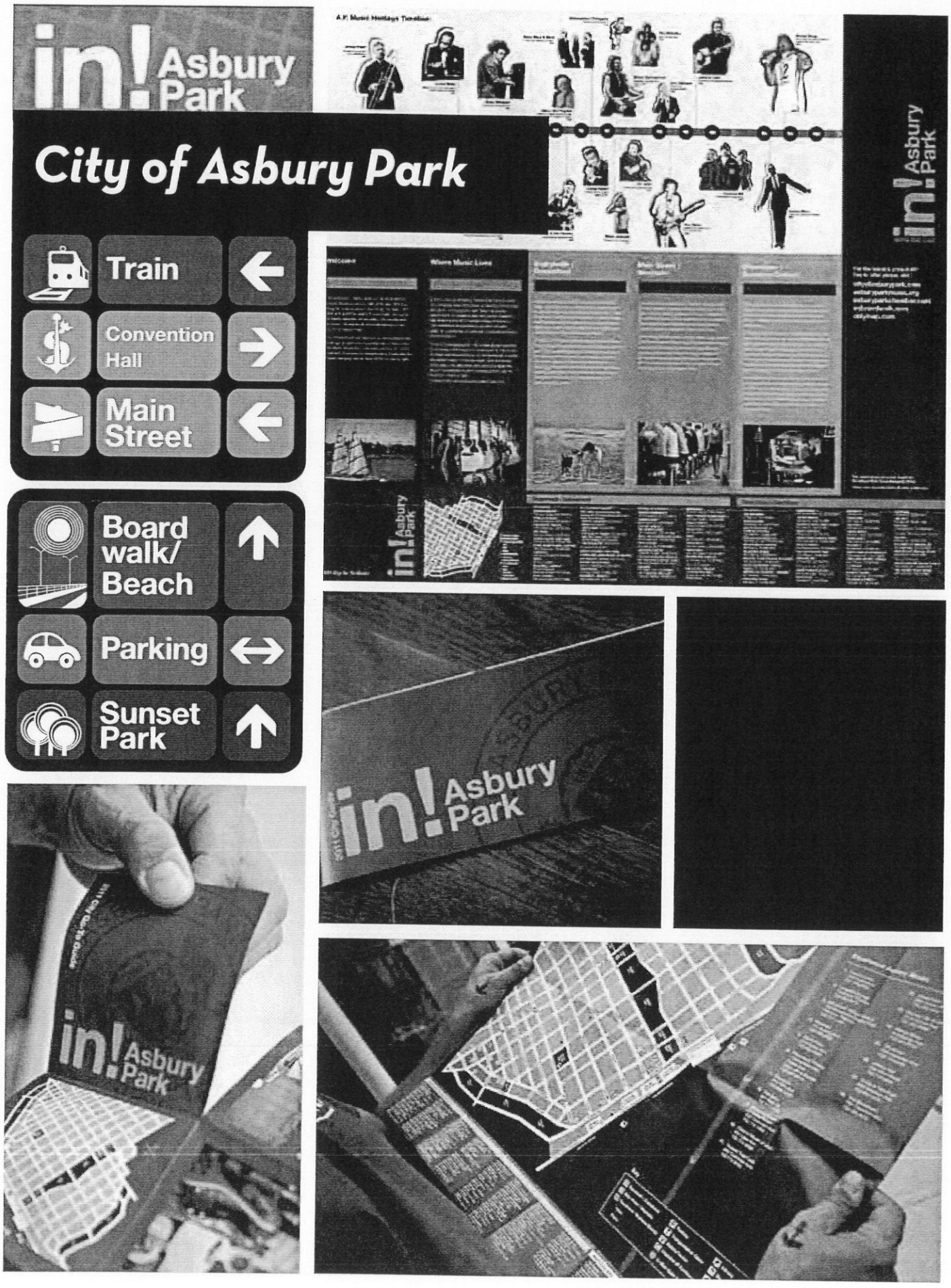
In 2012, *Belmar Business Partnership* reached out to *M studio* to design and develop a desktop and mobile website that would act as a central location for the promotion of the local businesses of Belmar, NJ. Drawing from the vibrancy of the community and the many exciting entertainment destinations Belmar offers, we created an online identity that reflected Belmar's fun, fresh atmosphere. Following the successful launch of their new website, *Belmar Business Partnership* maintained its relationship with *M studio*, so when they were in need of local shopping incentives and a town-wide wayfinding system, they hired *M studio* to design their business directory map and V.I.P. Card promotion. This V.I.P. Card promotion helped further the recognition of local businesses amongst their target audience, while large-scale maps and kiosks pinpointed points of interest, restaurants, and shops within the community.

Marilyn Schlossbach Group

For the past seven years, *M studio* has worked with Asbury Park-based hospitality collaborative, *Marilyn Schlossbach Group*, supporting local philanthropic restaurateur, Marilyn Schlossbach, and her various businesses and community initiatives through a comprehensive marketing campaign. In support of their mission of community involvement, *M studio* has provided *Marilyn Schlossbach Group* with graphic design, web design and development, social media, press kits, and traditional public relations services. We also became involved with Asbury Park's west side redevelopment efforts by providing logo design for *Kula Cafe*, a community cafe and paid job training program whose educational component was designed by Marilyn. As a full service marketing agency providing such a wide range of services from under one roof, we were able to bolster each restaurant's individual identity with unique marketing materials and signage, printed collateral, and a strong online presence while developing a cohesive brand family that unified the identity of *Marilyn Schlossbach Group* with each of their businesses.

ColArt Americas

Leading art supply company, *ColArt Americas*, manufactures many of the world's best known artist material brands, including *Liquitex, Winsor & Newton, Conté à Paris,* and *Reeves*. Drawn to *M studio* for our panoptic approach and artistic affiliations, *ColArt* selected *M studio* to oversee all marketing initiatives, including branding, graphic design, web development, public relations, event organization, and strategic partnerships in support of *ColArt's* extensive involvement in the arts community. Since beginning our work with *ColArt, M studio* has managed their involvement in Miami's *Art Basel*, determining best ways to showcase their brands and securing gallery and mural space for their brand ambassadors. *M studio* worked with *The Collective Art Tank - ColArt's* community-based studio space - to oversee Asbury Park's *Day of Demos*, a day long event that showcases new product lines through community involvement. We have also secured various artist relationships, including *ColArt's* support of legendary street artist, Lady Pink, in her work with *The Frank Sinatra School of the Arts,* their support of Logan Hicks' involvement in New York City's *The L.I.S.A. Project*, and their work with Glyn Macey as he drove across the country creating paintings whose sales were donated to *UNICEF*.


in! Asbury Park
City of Asbury Park
Train
Convention Hall
Main Street
Board walk/ Beach
Parking
Sunset Park
Where Music Lives
in! Asbury Park
in! Asbury Park
in! Asbury Park

in! Asbury Park

Shop in!

Buy local and find that perfect something for that perfect someone...

Shop in! Asbury Park this holiday season

Happening

the Boardwalk

DEC. 4 - The Nutcracker, Paramount
DEC. 9 - 12 - Scrooge, Paramount
DEC. 17 - Tim McLoone & The Shirley's Holiday Show
DEC. 18 - Ugly Sweater Party, Grand Arcade
DEC. 18 - Holiday Movie Marathon, Paramount
DEC. 19 - Unfailing Love Ministries Christmas Spectacular, Paramount
DEC. 26 - 29 - Home for the Holidays 2010 Bouncing Souls Concert, Stone Pony

the Downtown

DEC. 1 - 23 - Twelve days of
Hunt, locate all twelve in ea
the Shoppes at the Arcade.

DEC. 1 - 23 - Get your pictur
Clause at Asbury Park's hist
Beard, hats and props will b
the Shoppes at the Arcade.

DEC. 4 - FIRST SATURDAY A
Complimentary trolley car fr
three stops on Cookman Av
off at your favorite shops &

DEC. 4, 7pm - Chamber of C
Lighting with live music and
The Premier Theatre Compa
Scrooge, Press Plaza

Asbury Park
inapnj.com

This promotional piece is funded by the Asbury Park Urban Enterprise Zone. Design & copy by M Studio - mdidt

Shop in! Asbury Park

Find out what all the fuss is about!

"I LOVE shopping in AP because they support local artists, shopkeepers and our community! I am always finding unique & fun items to give as gifts and a few things for my own closet too!"

"It's a treasure hunt of beautiful, unique & quirky things curated by interesting people."

"I love shopping in Asbury Park because you can't find anything else like the products and services in the amazing brick & mortar shops that exist only in Asbury Park!"

Asbury Park
inapnj.com / onlyinap.com / facebook.com/inasburypark

This promotional piece is funded by the Asbury Park Urban Enterprise Zone. Design & copy by M Studio - mdidt.com

Eat in!

It's National Burger Month and Asbury Park's restaurants are celebrating the entire month of May! Stop by one of the fabulous hot spots and enjoy a burger ASBURY STYLE!

FEATURING:

- AQUA's Southwestern Salmon Burger
- Brando's Sliders
- Dauphin Grille's Berkeley Kobe Burger
- Restaurant Plan B's Burger #1 & #2
- DJ's Delights' Seven Burger Selection
- Laila's Cuban Sandwich Burger
- Munch's The Scorcher
- Twisted Tree's Guiltless Lentil Grain Burger
- Langosta Lounge's Pop's Burger (Beef, Veggie or Turkey)

Check CityofAsburyPark.com for a detailed list of restaurants & their National Burger Month promotions! See you in! Asbury Park this May!

Asbury Park
inapnj.com / onlyinap.com / facebook.com/inasburypark

This promotional piece is funded by the Asbury Park Urban Enterprise Zone. Design & copy by M Studio - mdidt.com

in! Asbury Park

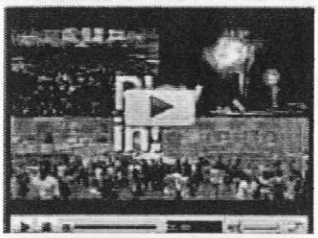
Where rap meets pop.

Heard in!

HAPPENING IN!

Spotlight on:

SEE FOR YOURSELF



ONLY IN! AP

RAIN or SHINE

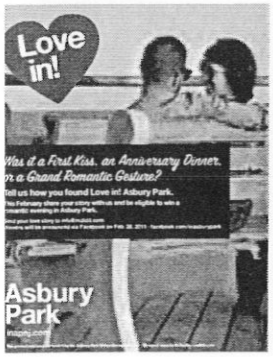
Asbury Park

Heard in!

Asbury Park's yearlong celebration of music is here! Discover *Where Music Lives* this weekend at Asbury Park

Asbury Park - *Where Music Lives*

Asbury Park
inapnj.com

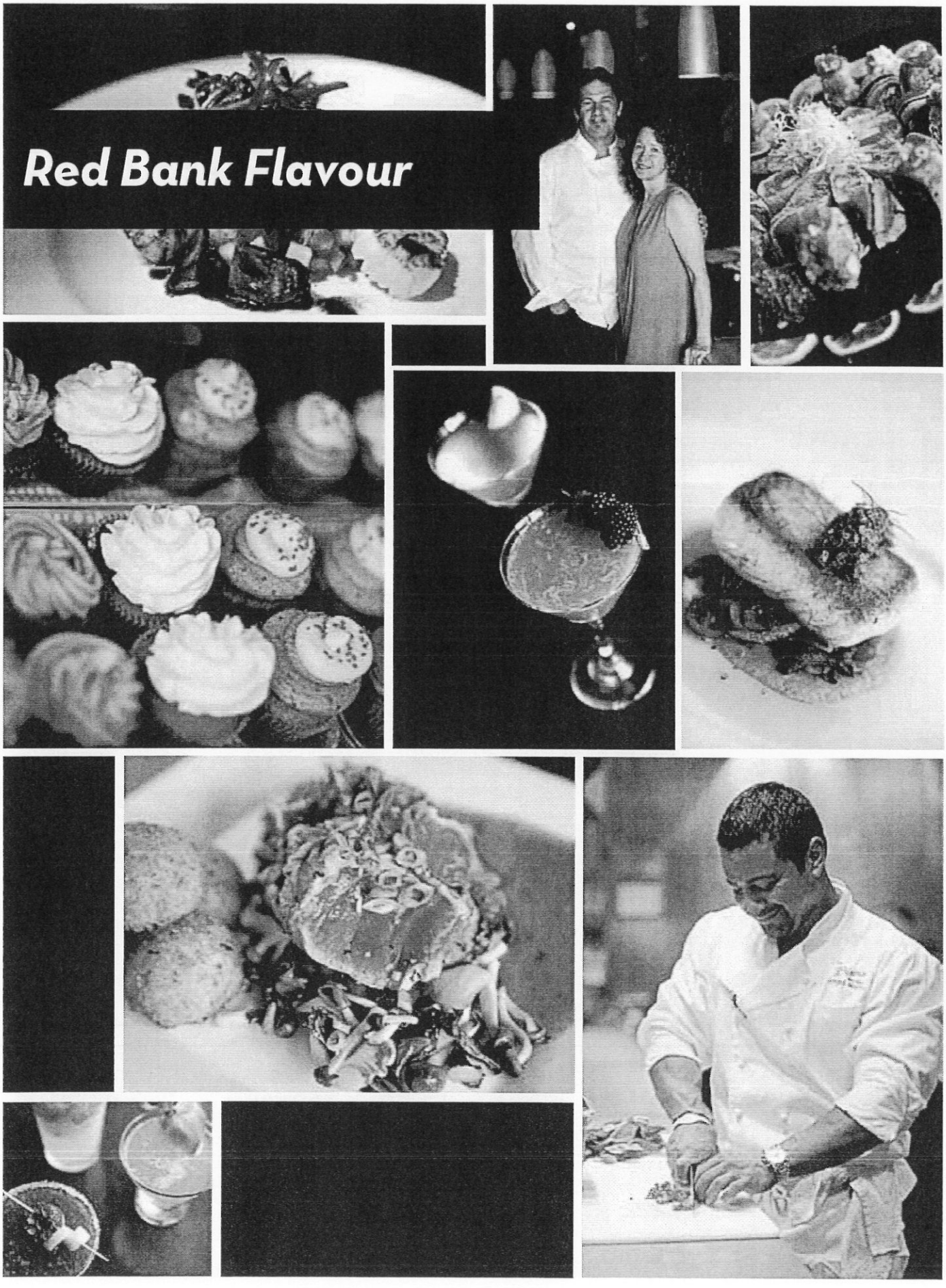


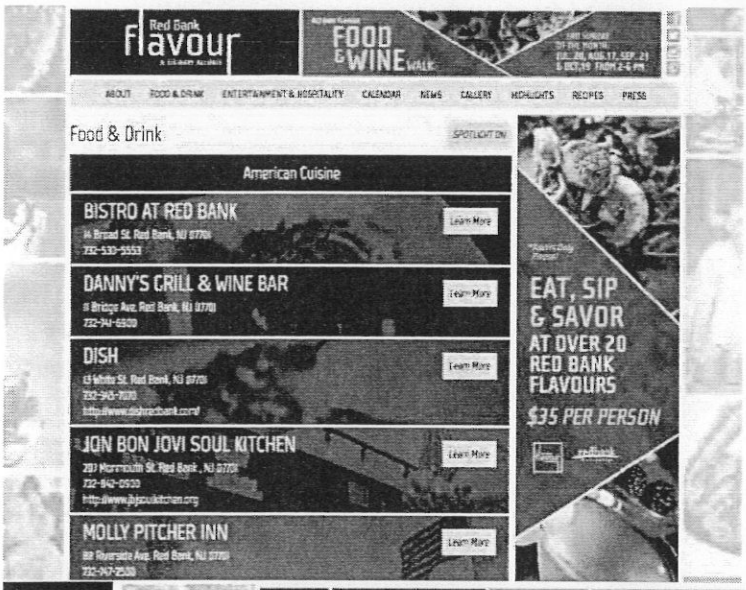
in! Asbury Park

REAL ESTATE

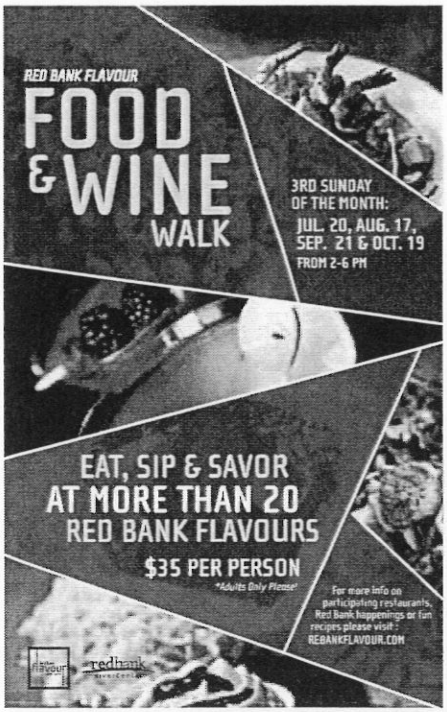
AGENCIES

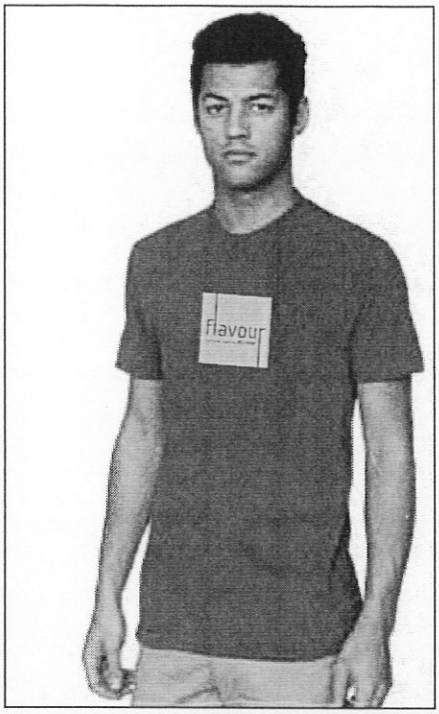
ONLY IN! AP

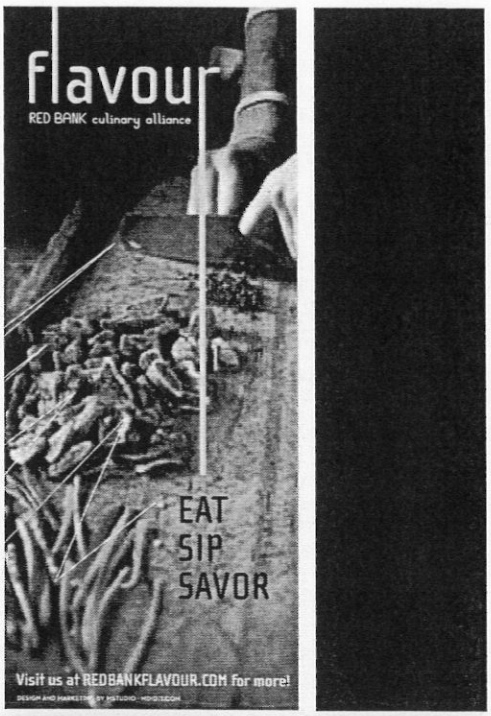

Red Bank Flavour



Red Bank
flavour
A CULINARY ALLIANCE


RED BANK FLAVOUR
FOOD & WINE WALK
3RD SUNDAY OF THE MONTH:
JUL. 20, AUG. 17, SEP. 21 & OCT. 19
FROM 2-6 PM
EAT, SIP & SAVOR AT MORE THAN 20 RED BANK FLAVOURS
$35 PER PERSON
Adults Only Please
For more info on participating restaurants, Red Bank happenings or fun recipes please visit : REDBANKFLAVOUR.COM

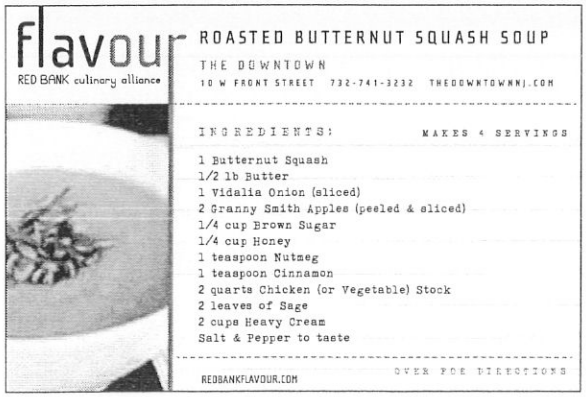

flavour

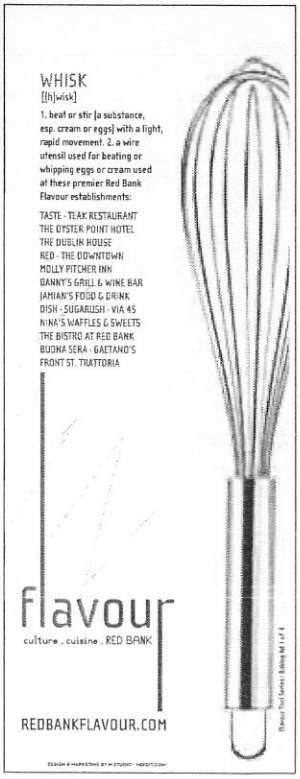

flavour
RED BANK culinary alliance
EAT
SIP
SAVOR
Visit us at REDBANKFLAVOUR.COM for more!

EAT, SIP AND SAVOR AT ONE OF RED BANK'S DELECTABLE FLAVOURS!
Tempt your palate at RedBankFlavour.com for a comprehensive restaurant directory, recipes, photo gallery, event listings & more!
Red Bank
flavour
A CULINARY ALLIANCE

flavour
RED BANK culinary alliance
COUNTDOWN TO A NEW YEAR OF FLAVOUR!
Discover where to eat, drink and be merry this New Year's Eve at REDBANKFLAVOUR.COM
EVENT CALENDAR - RESTAURANT DIRECTORY
FLAVOUR BLOG - TANTALIZING FLAVOUR PHOTOS

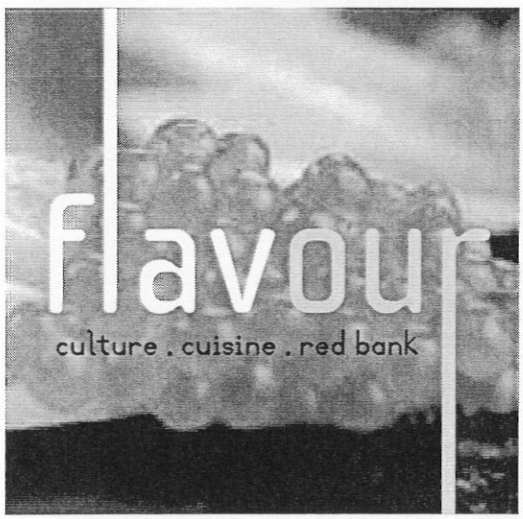
Red Bank
flavour
WEEKLY
FLAVOUR RECIPE
A refreshing fun summer cocktail!
Pomegranate Mojito
by: Teak Restaurant
Featured Ingredients:
mint leaves
pomegranate seeds

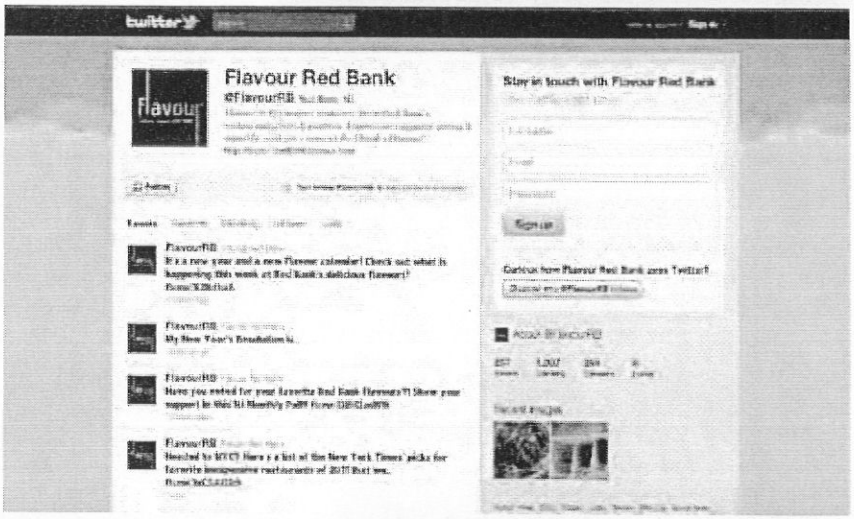

flavour
RED BANK culinary alliance
ROASTED BUTTERNUT SQUASH SOUP
THE DOWNTOWN
10 W FRONT STREET 732-741-3232 THEDOWNTOWNNJ.COM
INGREDIENTS:
MAKES 4 SERVINGS
1 Butternut Squash
1/2 lb Butter
1 Vidalia Onion (sliced)
2 Granny Smith Apples (peeled & sliced)
1/4 cup Brown Sugar
1/4 cup Honey
1 teaspoon Nutmeg
1 teaspoon Cinnamon
2 quarts Chicken (or Vegetable) Stock
2 leaves of Sage
2 cups Heavy Cream
Salt & Pepper to taste
OVER FOR DIRECTIONS
REDBANKFLAVOUR.COM

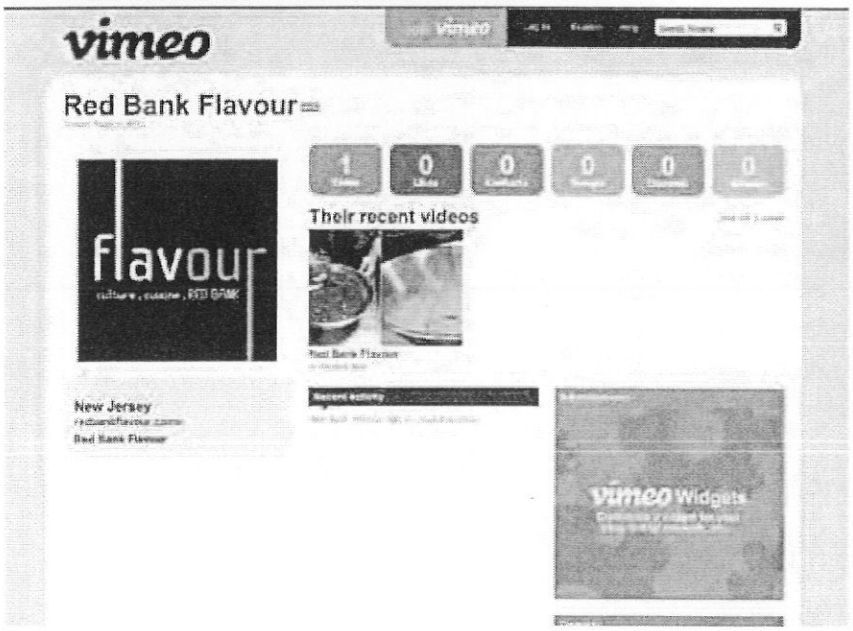

WHISK
[(h)wisk]
1. beat or stir [a substance, esp. cream or eggs] with a light, rapid movement. 2. a wire utensil used for beating or whipping eggs or cream used at these premier Red Bank Flavour establishments:
TASTE - TEAK RESTAURANT
THE OYSTER POINT HOTEL
THE DUBLIN HOUSE
RED - THE DOWNTOWN
MOLLY PITCHER INN
DANNY'S GRILL & WINE BAR
JAMIAN'S FOOD & DRINK
DISH - SUGARUSH - VIA 45
NINA'S WAFFLES & SWEETS
THE BISTRO AT RED BANK
BUONA SERA - GAETANO'S
FRONT ST. TRATTORIA
flavour
culture . cuisine . RED BANK
REDBANKFLAVOUR.COM

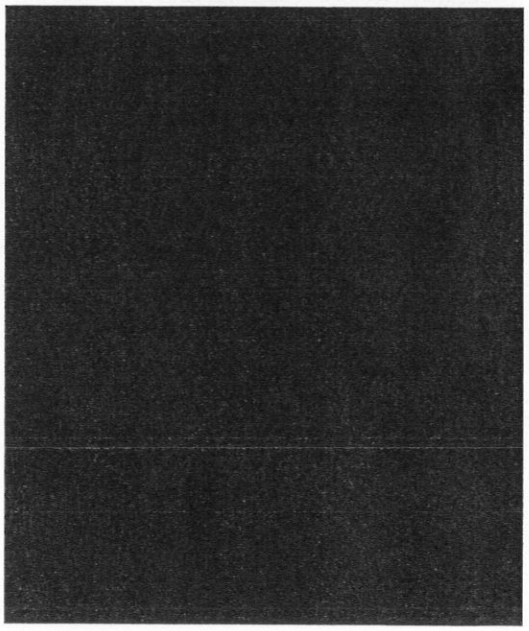
facebook
Red Bank Flavour
flavour
Find Your Flavour this Holiday Season!

flickr
Red Bank Flavour's photostream
Flavour1112_127
Flavour1112_126
Flavour1112_124
Flavour1112_123


flavour
culture . cuisine . red bank


twitter
Flavour Red Bank
Stay in touch with Flavour Red Bank


vimeo
Red Bank Flavour
flavour
Their recent videos
New Jersey
Red Bank Flavour
vimeo Widgets



HOLIDAY flavour

DON'T MISS THE CULINARY EVENT OF THE SEASON!

Join more than 20 of Red Bank's restaurants & eateries as they raise funds to support Soul Kitchen & Lunch Break!

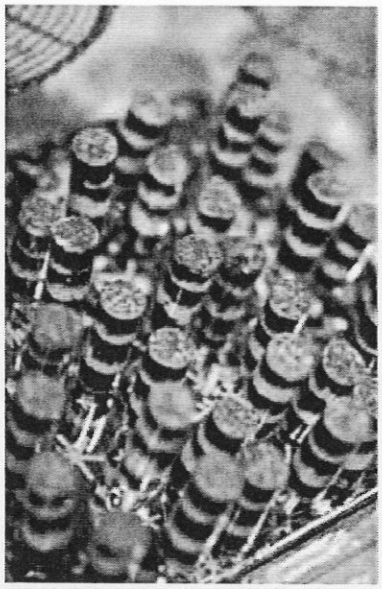
December 1, 6-9 PM
Oyster Point Hotel

Tickets are:
$30 in advance
$40 at the door

Visit RedBankFlavour.com or your favorite Red Bank restaurant to purchase tickets today!

COCKTAILS · HORS D'OEUVRES · LIVE ENTERTAINMENT · PRIZE GIVEAWAYS

SCAN TO PURCHASE TICKETS NOW!



HOLIDAY flavour
REDBANKFLAVOUR.COM

PRESENT THIS TICKET FOR ADMITTANCE TO THE 2011 HOLIDAY FLAVOUR EVENT.
THIS TICKET IS VALID FOR ONE ENTRANT ONLY.
DECEMBER 1, 6-9 PM · OYSTER POINT HOTEL

TICKET NUMBER:

SOLD BY:

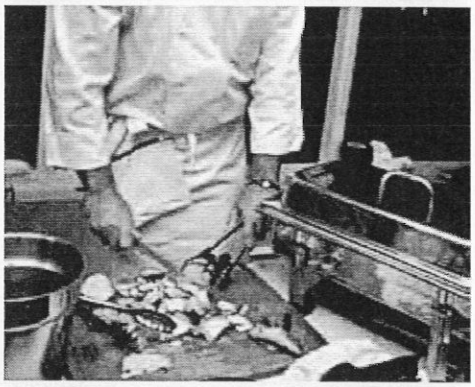
HOLIDAY flavour IS BACK!

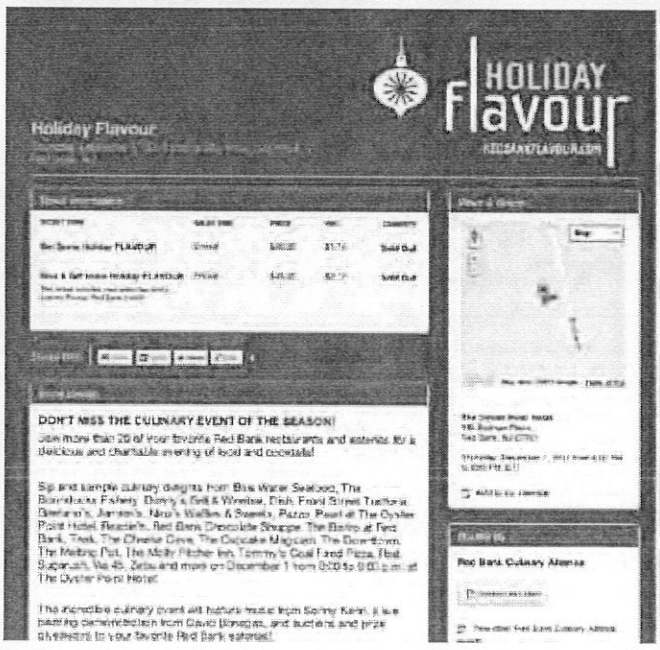
Food Tasting Featuring Red Bank Restaurants, Live Music, Prize Giveaways and Much More!

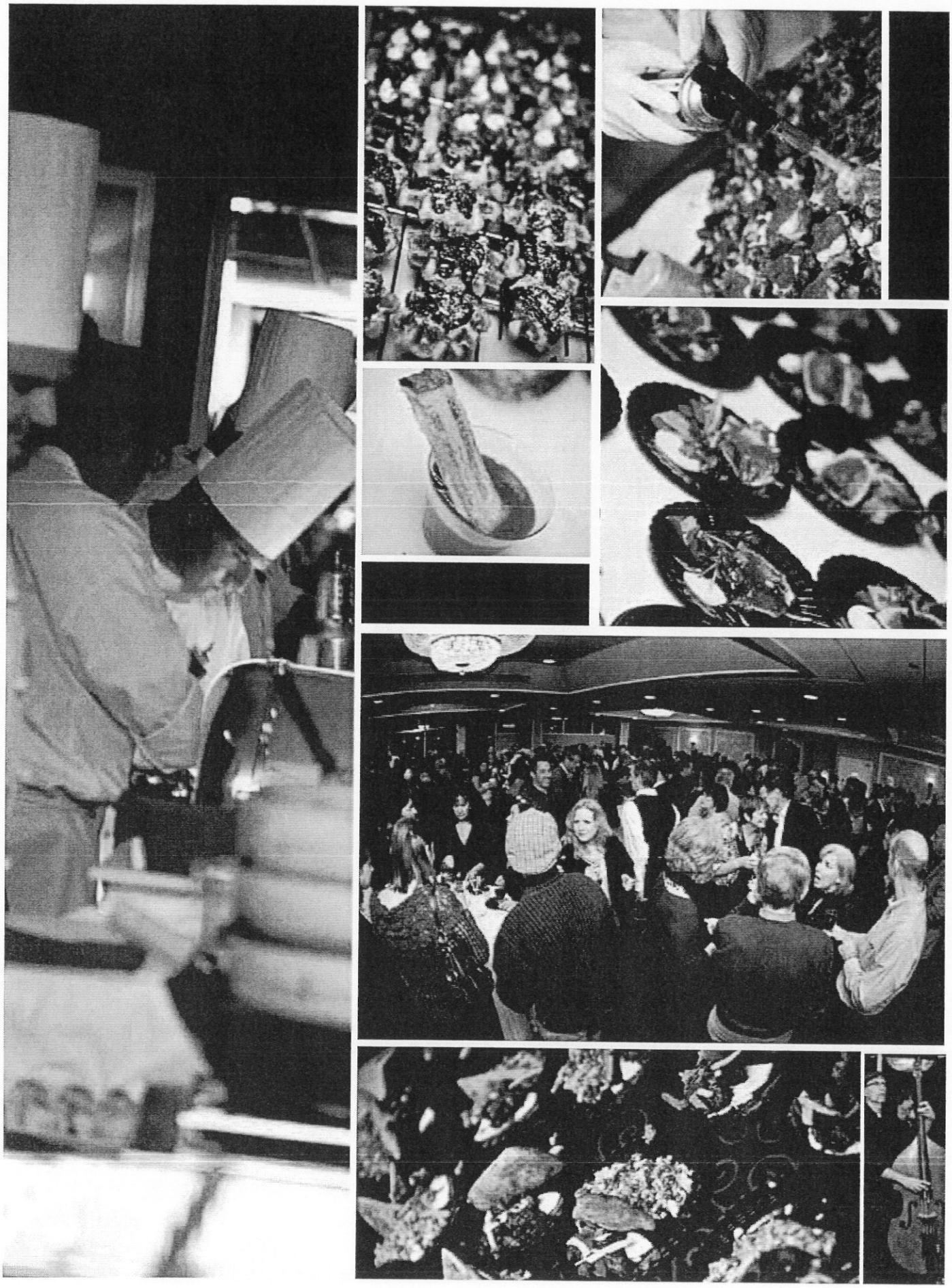
Benefits the Parker Family Health Center, The Red Bank PBA-McCarthy Children's College Fund and the Red Bank Flavour Culinary Alliance

DECEMBER 5th
6:30 to 9:30 pm
Molly Pitcher Inn

LIMITED TICKETS ARE AVAILABLE!
Visit RedBankFlavour.com or your favorite Red Bank restaurant to purchase







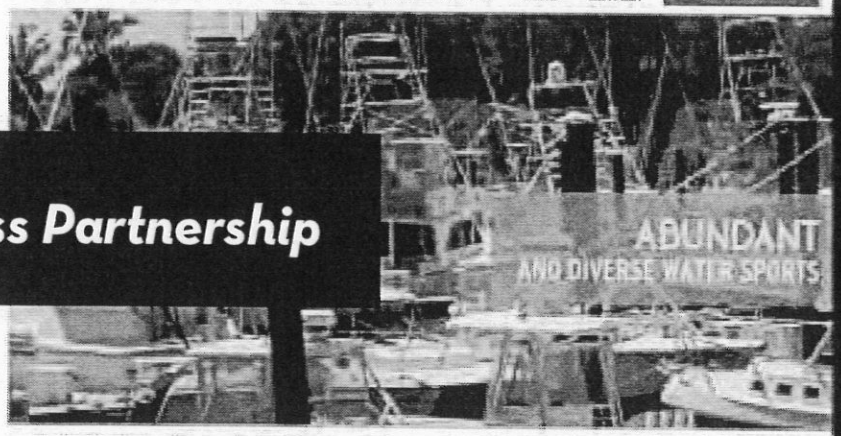
BELMAR

Belmar Business Partnership

- GETTING HERE
- VISIT BELMAR
- SHOP & DINE

SIGN UP FOR FREE VIP CARD

Jun 2014



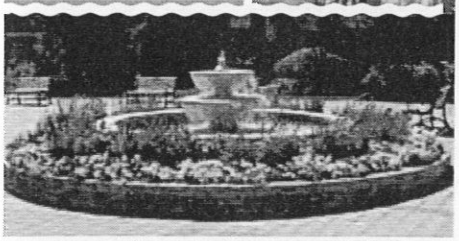
SHOP & DINE

VIP BELMAR

SIGN UP FOR THE BELMAR VIP CARD!

Get the new Belmar VIP card to receive savings at Belmar businesses for FREE!

SAVE ON: shopping, dining, lodging & more!

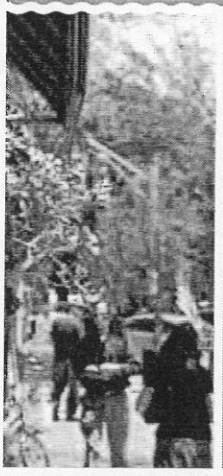


Belmar Business Partnership
managing the Belmar Special Improvement District

708 10th Avenue Belmar, NJ 07719 732.894-9022
info@belmarbusinesspartnership.com
BelmarBusinessPartnership.com

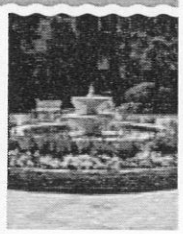
SIGN UP FOR THE BELMAR VIP CARD!

VIP BELMAR



Get the new Belmar VIP card to receive savings at Belmar businesses for FREE!

SAVE ON:
SHOPPING
DINING
LODGING
& MORE!

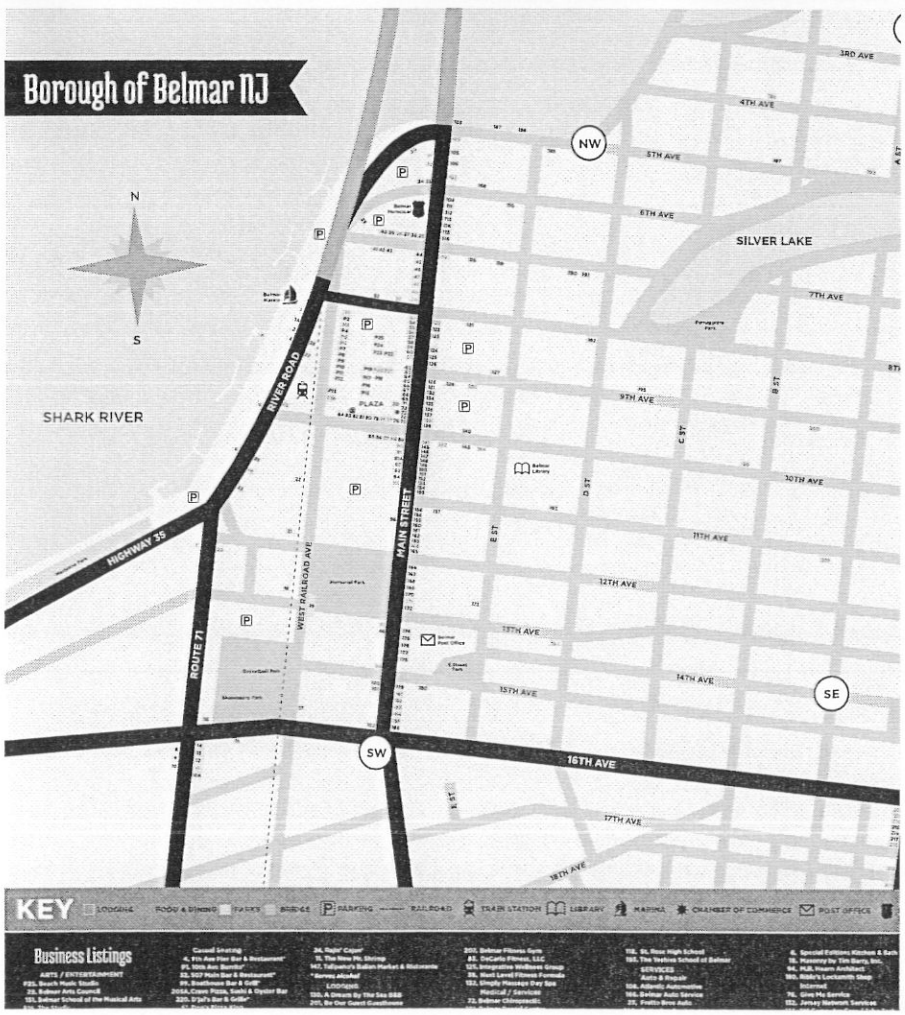


EASY & FREE to sign up!

Sign up for the new Belmar VIP Card to take advantage of VIP savings offered by participating businesses. Each month you will receive an email bulletin with the latest offers from Belmar businesses. Plus, there will be surprise in-store savings by retailers. We will keep you informed about happenings in Belmar that will add to your enjoyment of Monmouth County's #1 beach community. There is no cost for the card. Just scan the QR code or visit BelmarBusinessPartnership.com, click on the VIP button, fill out the form and we will send you your card.

SCAN TO SIGN UP

BELMAR
SHOPPING
DINING
LODGING
BEACH INFO
EVENTS
RECREATION
CONTACT
HOME
ABOUT BBP
DO BUSINESS
GETTING HERE
VISIT BELMAR
SHOP & DINE
SIGN UP FOR FREE VIP CARD
Jun 2014
BEAUTIFUL
AND WELCOMING BEACHES
BREAKING NEWS
Check out the BBP's Annual Report here and proposed 2014 budget on our "About the BBP" page, under "Documents". Please join us - ideas and volunteers are most welcome!
WHY DO BUSINESS IN BELMAR


Borough of Belmar NJ
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SILVER LAKE
SHARK RIVER
RIVER ROAD
MAIN STREET
WEST RAILROAD AVE
HIGHWAY 35
ROUTE 71
PLAZA
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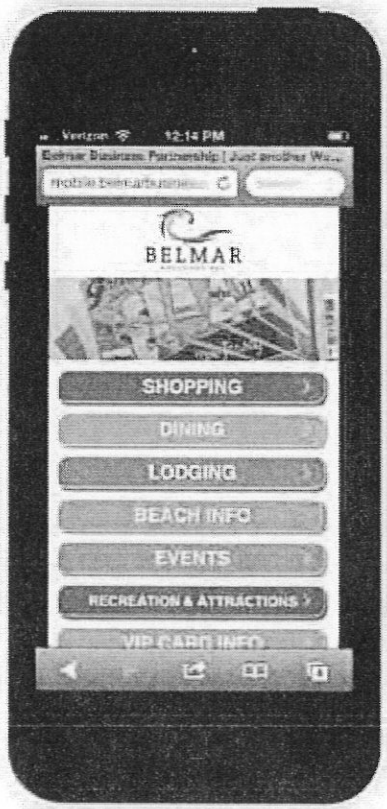
Business Listings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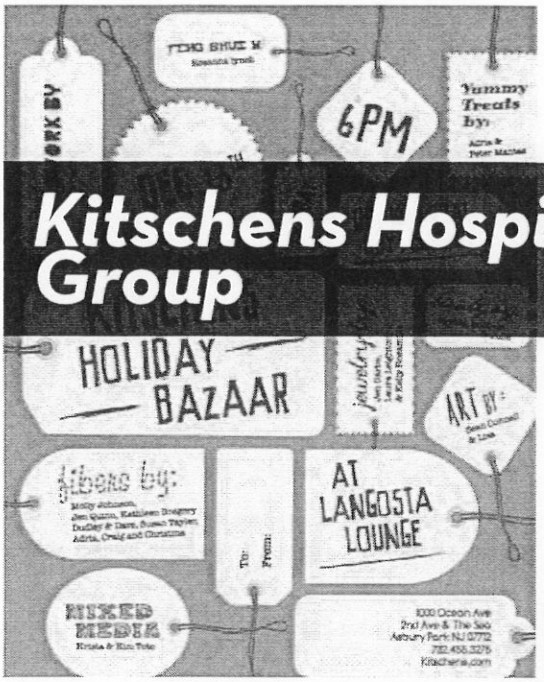
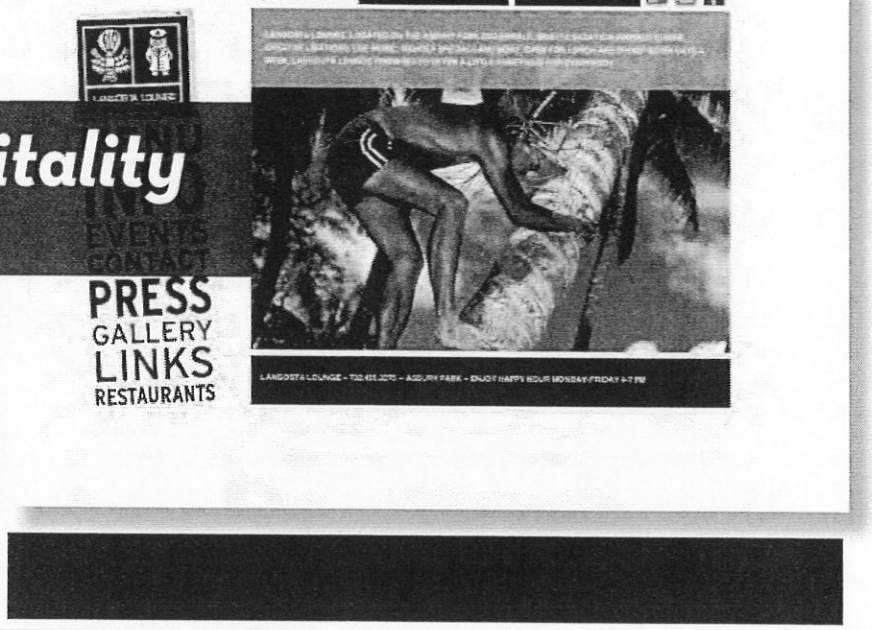
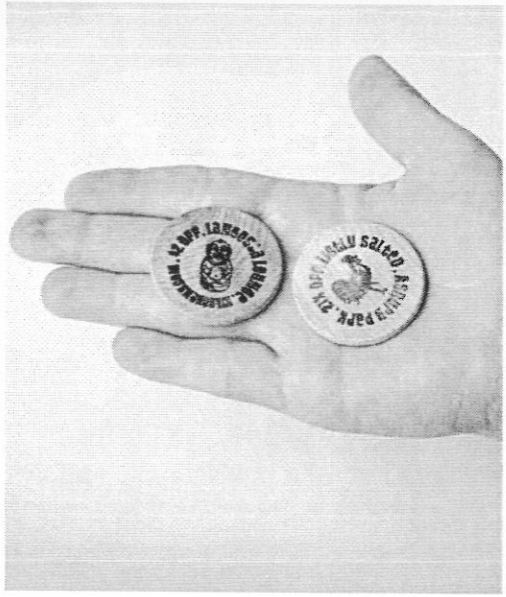
EVENTS
RECREATION & ATTRACTIONS



Kitschens Hospitality Group

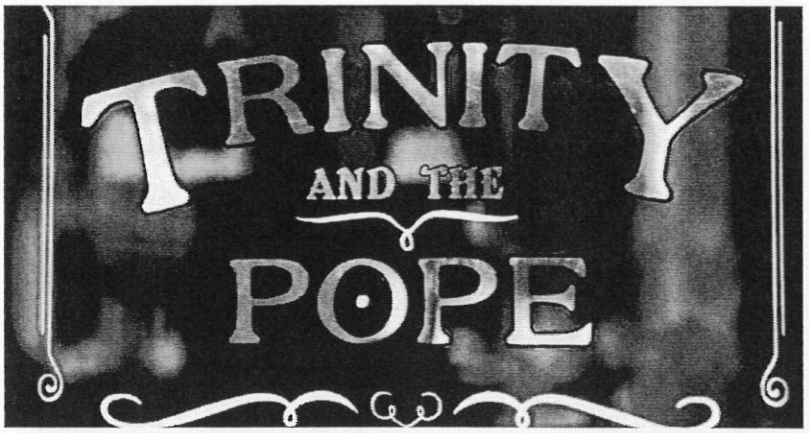




KULA

CAFE

SEASONED WITH HOPE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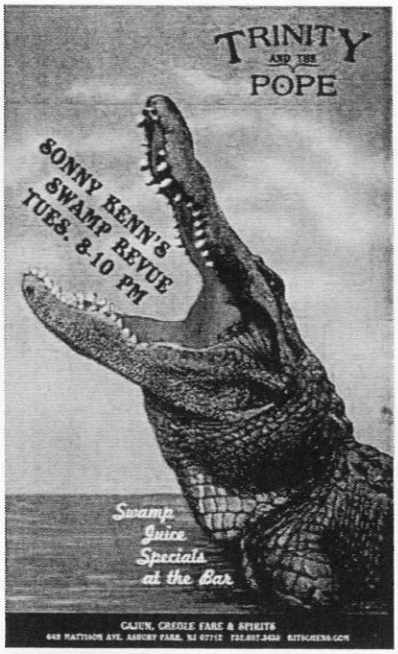
TRINITY
AND THE
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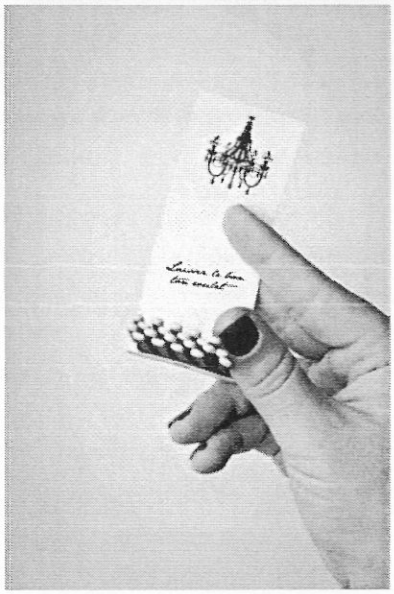
SONNY KENN'S
SWAMP REVUE
TUES. 8-10 PM
Swamp
Juice
Specials
at the Bar
CAJUN, CREOLE FARE & SPIRITS



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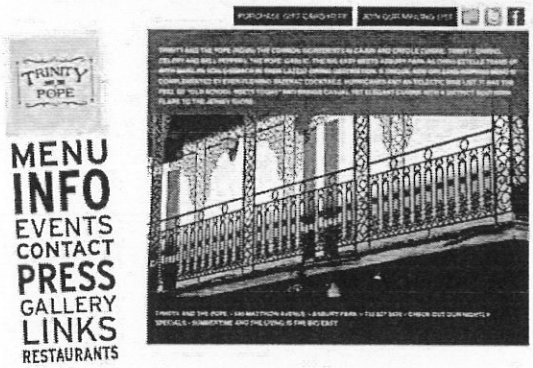
TRINITY
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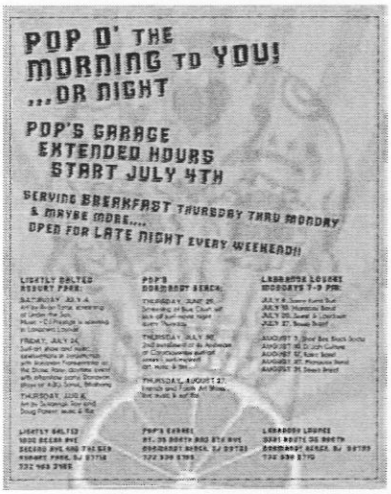
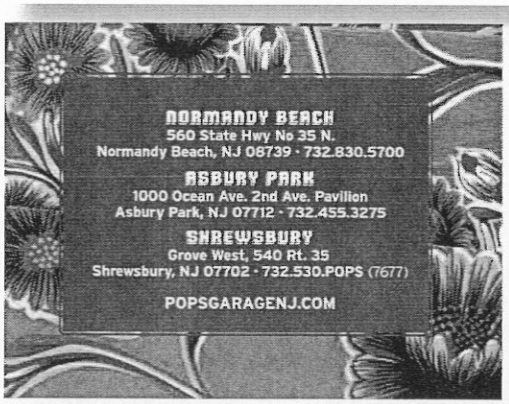
PRESS
GALLERY
LINKS
RESTAURANTS


POP O' THE
MORNING TO YOU!
...OR NIGHT
POP'S GARAGE
EXTENDED HOURS
START JULY 4TH
SERVING BREAKFAST THURSDAY THRU MONDAY
& MAYBE MORE....
OPEN FOR LATE NIGHT EVERY WEEKEND!!


NORMANDY BEACH
560 State Hwy No 35 N.
Normandy Beach, NJ 08739 · 732.830.5700
ASBURY PARK
1000 Ocean Ave. 2nd Ave. Pavilion
Asbury Park, NJ 07712 · 732.455.3275
SHREWSBURY
Grove West, 540 Rt. 35
Shrewsbury, NJ 07702 · 732.530.POPS (7677)
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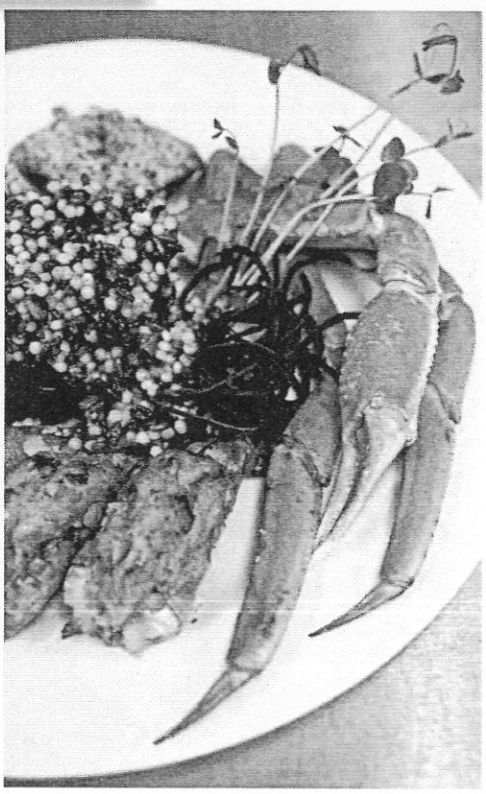
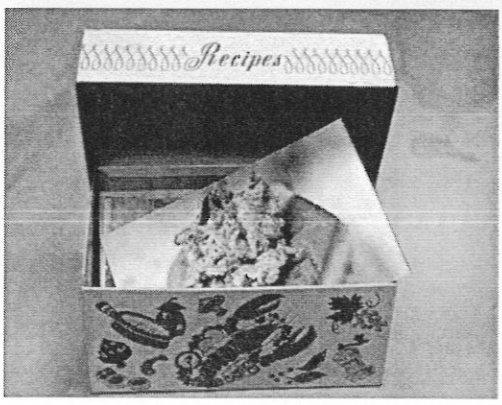
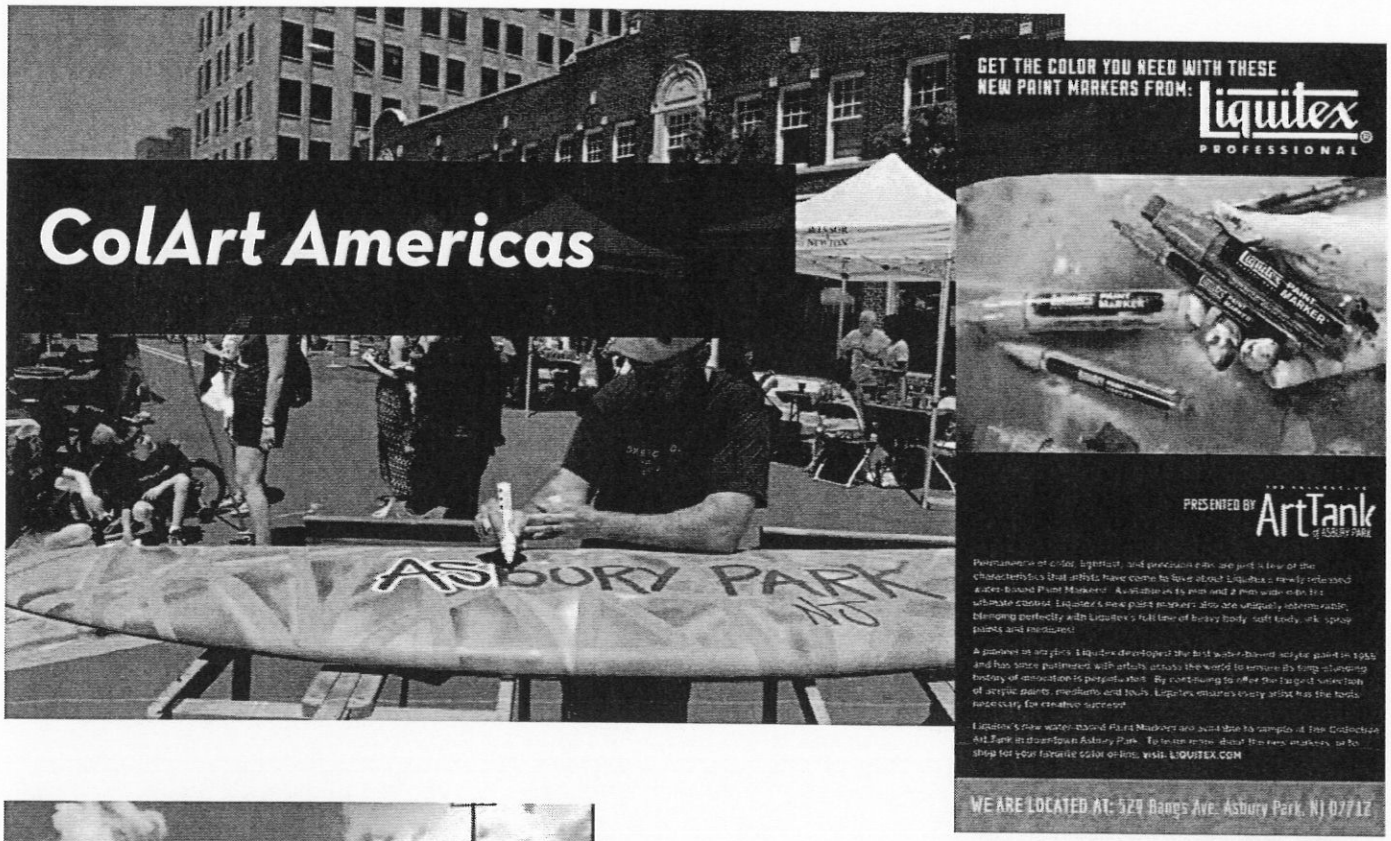



Recipes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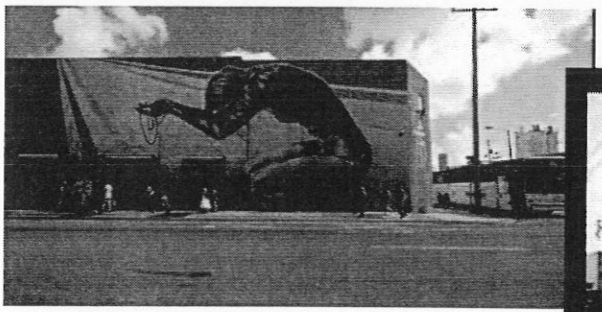
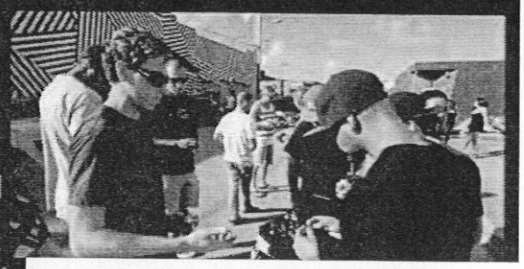
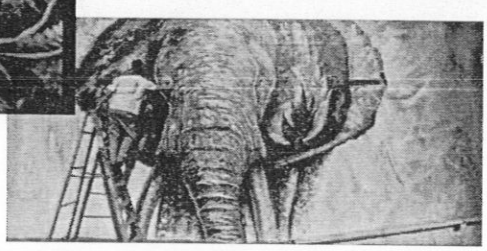
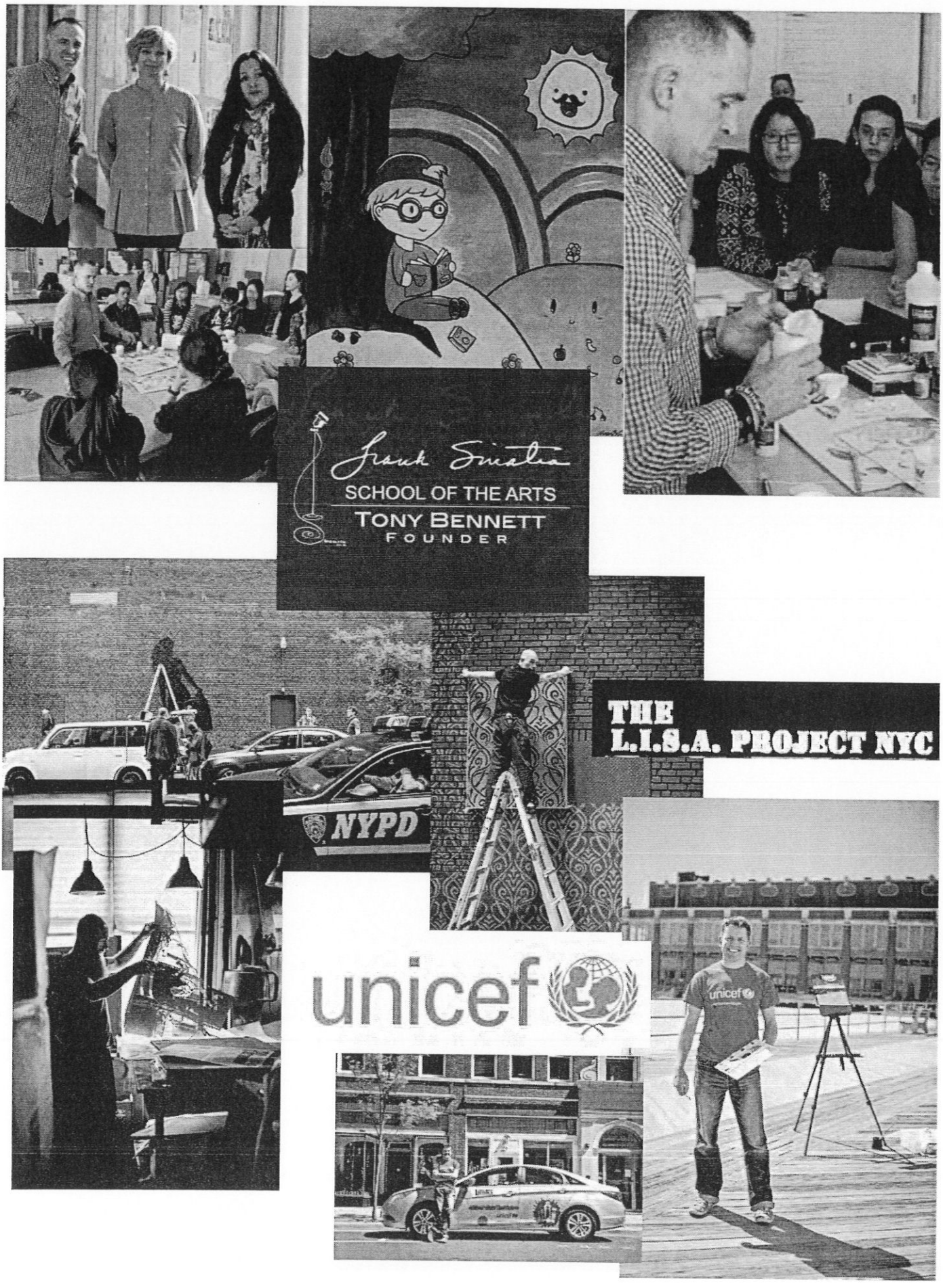


ART BASEL
2013






Frank Sinatra
SCHOOL OF THE ARTS
TONY BENNETT
FOUNDER
THE
L.I.S.A. PROJECT NYC
NYPD
unicef
unicef

KEY TEAM MEMBER SUMMARY

Above all, **T&M is about our people.** And their intellectual capital – diverse technical and business insight built from proven results for a broad spectrum of public and private clients for nearly five decades. We've chosen a team from our pool of experts that meet the exact requirements needed for this assignment. In this section we listed our team's capabilities in the chart below, illustrated our structure in an organization chart and detail the individuals' expertise in resumes. This Team is excited about this opportunity and is ready to get started and help the **City of Hoboken.**

Key Personnel & Role On Project	Years Of Experience	Areas Of Expertise
Client Manager / Principal Point of Contact Jacki Flor, PE, PP, CME Supervising Engineer/Planner | T&M	15	Municipal Engineering, Civil Engineering, Urban Planning, Transportation
Project Manager/Point Of Contact Evan Stone, ASLA, RLA, LLA, CPSI Group Manager, Landscape Architecture | T&M	28	Landscape Architecture, Urban Design, Land Planning, Streetscape Revitalization, Stormwater, Recreation Planning, Environmental Design
Technical Design Support Peter Bondar, PE | T&M	15	Municipal Engineering, Capital Budget Planning, Streetscape Design
Thomas Lauro Staff Landscape Architect | T&M	1	Landscape Architecture, Computer Rendering
Michael Finnegan, PLS, PP Principal Surveyor | T&M	31	Land Surveying, Map Filing Law
Bruce Klein, PE, PTOE Supervising Engineer, Traffic/Transportation | T&M	15	Traffic/Transportation Engineering, Highway Design, Traffic Studies, Traffic Safety in Construction Work Zones, HCM Software & Various Modeling Software; i.e., SYNCHRO
Robert Gregoria, PE, PP, LEED GA Supervising Engineer, Transportation & Civil Engineering | T&M	30	Project Design and Management of Parks and Recreation, Civil Engineering
Jerry Jameson Grant Administration & Coordinator | T&M		Grant Proposal Writing
Jenna Zilincar Owner and Creative Director | M Studio	14	Creative Graphic Design, Community Based Projects, Branding Development & Marketing, Event Coordination
Josh Pivnick Design Executive | M Studio	11	Creative Graphic Design, Community Based Projects, Branding Development & Marketing, Photography
Jenn Shauger Designer | M Studio	5	Creative Graphic Design, Branding Development, Web/Mobile Design Interface
Alicia Collura Communications Coordinator | M Studio	2	Copy Writer, Community Outreach, Event Coordination
Paul J. Emilius, Jr., PLS, CP Survey Project Manager | GEOD	32	Land Surveying, Property & Topographic Surveys, ROW, Aerial Mapping & Hydrographic Surveys

Jaclyn**FLOR**, PE, PP, CME

Client Manager | Supervising Engineer/Planner

Education

Florida Institute of Technology, BS, Civil Engineering, 1999

Professional Registrations/ Affiliations

Licensed Professional Engineer in New Jersey and Pennsylvania

Professional Planner in New Jersey

Certified Municipal Engineer

Years in the Industry

15

Areas of Expertise

Municipal Engineering, Civil Engineering, Planning, Transportation

Summary of Qualifications

As a licensed Professional Engineer and licensed Professional Planner, Ms. Flor has worked on a variety of projects that have benefited from her multidiscipline skill set. She is the Hudson County Planning Board Engineer, the Engineering Consultant for the Jersey City Redevelopment Agency and the Municipal Engineer for the Borough of Sea Bright. She has been a Planning and/or Engineering Consultant for various municipalities and counties within the state, including the City of Jersey City; the Townships of Woodbridge, Hazlet and Marlboro, and the Boroughs of Red Bank, South Plainfield and Highlands, Bergen County and Somerset County. Ms. Flor has over 15 years of experience in various aspects of Planning and Civil Engineering. This work includes:

- Preparation of Master Plans and Circulation Elements
- Design of roads and infrastructure
- Attending various county and municipal public meetings, council meetings, and planning and zoning board meetings as a consultant
- Engineering inspection

Professional Experience

Ms. Flor specializes in sustainable urban design. She was the Project Manager for the engineering design of Canal Crossing, a 111-acre redevelopment area in the heart of Jersey City that subdivided 17 industrial blocks into 40 walkable city blocks, and focuses on sustainable design principles and stormwater harvesting. She previously managed the Circulation Element of the Jersey City Master Plan, which won the 2009 American Planning Association's Outstanding Plan Award in New Jersey, and also won the 2010 Hudson County Smart Growth Award for Local Plan and Policy. Ms. Flor has been a guest lecturer for the past two semesters at Columbia University on the design of Green Cities.

Ms. Flor previously managed the Circulation Element of the Jersey City Master Plan, which won the 2009 Outstanding Plan Award in New Jersey as presented by the American Planning Association Ms. Flor was on a four member panel at the 2013 APA New Jersey Planning Conference where she spoke on Stormwater Harvesting and Sustainable Infrastructure. Ms. Flor spoke in April 2013 at the ASCE Infrastructure Seminar on the Impacts of Super Storm Sandy to NJ Infrastructure. She has also spoken at Rutgers University, NJ, on the infrastructure damage from Super Storm Sandy; has lectured several times at Columbia University, NYC, on Building Sustainable Cities; and spoke at the 2009 APA New Jersey Planning Conference, where she provided guidance on the integration of transportation planning and land use planning.

Ms. Flor also leads T&M Associates Storm Disaster and Recovery Services.

Key Projects

2014 Road Program- Contract B, City of Hoboken, NJ. As the Consulting Engineering firm assigned the project for the City, Principal in Charge managing the engineering, advertising, bidding, and construction administration and inspection for the 2014 City Road Program Contract B. The project consisted of complete street design, bikelanes, curb bump outs, a rain garden, ADA ramps, and mill and overlay.

Storm Disaster and Recovery Superstorm Sandy, Borough of Sea Bright, NJ. As the Borough Engineer of Sea Bright, managed the engineering recovery efforts during Superstorm Sandy including Debris Management, Assessment of critical structures and coordination with OEM, NJDOT, Armed Forces assisting the Borough, County OEM, DPW, Police, Fire, and the Governing Body. Managed a multitude of resiliency projects after the storm.

Planning Board, Hudson County, NJ. Currently providing professional engineering services to Hudson County Planning Board for various site plan applications. Services include review of proposed drainage facilities and traffic access with regard to ROW. Participates in monthly technical review committee meetings and Planning Board meetings.

Canal Crossing, Jersey City Redevelopment Agency, Jersey City, NJ. Project Manager for the engineering and survey of Canal Crossing, a 111-acre redevelopment area. The design of this new urban development included a new light rail station, division of the combined sanitary sewer into separate stormwater and sanitary infrastructure, new water mains, streetscapes, multiple parks, roadway designs, and a new street grid that subdivided 17 industrial blocks into 40 new city blocks. The site consists of multiple brownfields and required innovative design for construction within the remediated areas because much of the tract was covered with a capillary break post remediation.

Hudson River Walkway Design and Implementation Plan, Bergen County, NJ. Responsibilities included overall project management; oversight of a mobility study and survey; organizing and administering technical advisory committee and stakeholder meetings; public visioning meetings and feedback sessions; analysis of projected build-out; development of goals, objectives, strategies and actions; identification of indicators to monitor plan implementation progress; identification of ROW needs and potential alignments/station locations for Hudson-Bergen Light Rail; mapping potential roadway grids; establishing a functional classification system; creation of typical roadway sections; traffic calming and sidewalk maintenance plans; and review of volume capacity ratios on local roadways to verify adequacy of plan.

Master Plan Circulation Element, Jersey City. Responsibilities included overall project management; oversight of a mobility study and survey; organizing and administering technical advisory committee and stakeholder meetings; public visioning meetings and feedback sessions; analysis of projected build-out; development of goals, objectives, strategies and actions; identification of indicators to monitor plan implementation progress; identification of ROW needs and potential alignments/station locations for Hudson-Bergen Light Rail; mapping potential roadway grids; establishing a functional classification system; creation of typical roadway sections; traffic calming and sidewalk maintenance plans; and review of volume capacity ratios on local roadways to verify adequacy of plan.

Sea Bright Municipal Facilities Plan. Project includes developing a plan for municipal facilities proposed along the beachfront. The plan included a beach pavilion building with a lifeguard station, public showers and restrooms, beach offices, 1,000 LF of boardwalk, a stage, a beachfront playground on the boardwalk, a beach and pool club with swimming pools, an outdoor concession area, and a parking area with lighting, infrastructure and landscaping.

Circulation Element, Somerset County, NJ. Team Leader for final plan preparation and data collection and analysis for update of 2003 Circulation Element. Responsibilities included task management for data gathering and analysis, vulnerable infrastructure and climate change, best practices relative to greenhouse gases, and Geographical Information Systems (GIS). Other responsibilities included community outreach, visioning, and writing the circulation element.

2010 Road Program, West Long Branch, NJ. Design of various improvements for nine roads that consisted of mill and overlay, roadway narrowing, curb and sidewalk installation, and drainage repairs.

Municipal Parking Lot, Sea Bright, NJ. Redesigned the municipal parking lot to maximize parking and accommodate a sally port for the police station.

Beechwood Avenue Resurfacing, Middlesex Borough, NJ. Project consisted of mill and overlay; base repairs; self-adhering pavement strip membrane; spot repairs for sidewalks, curbs, and aprons; and ADA improvements.

Parking Lot Design, Clinton Street Park, Matawan. Project consisted of design of a parking layout for various athletic fields and a playground facility.

Evan**STONE**, ASLA, RLA, LLA, CPSI

Streetscape Revitalization | Project Manager, Landscape Architecture

Education

Pennsylvania State University, BS Landscape Architecture, 1986

Professional Registrations/ Affiliations

Licensed Landscape Architect in New Jersey, Pennsylvania, Connecticut, Maryland and Ohio

Certified by the Council of Landscape Architectural Registration Boards

American Society of Landscape Architects

Member of the Bucks County Planning Commission

Certified Playground Safety Inspector

Years in the Industry

28

Areas of Expertise

Landscape Architecture, Land Planning, Environmental Design

Summary of Qualifications

Mr. Stone has 28 years of experience in award-winning Land Planning, Landscape Architecture, Recreation Planning, Environmental Design and Urban Design. He has a proven ability to manage multi-faceted, multi-consultant projects. He is responsible for project management, client development and design oversight and has provided his expertise to a diverse range of public and private client groups. Mr. Stone excels in facilitating the public process and leading stakeholder groups towards consensus. He routinely utilizes low impact design principles and views ecological stormwater design as the foundation for all projects. His talents are strengthened by his background and professional experience in planning design and construction administration. Mr. Stone has successfully written grant applications for various state and federally funded project types including RACP, DCED, DCNR, HUD and Montgomery County Open Space funding.

Key Projects

Wood & Vine Street Connector, Borough of Lansdale, PA. Provided project management for the streetscape improvement project that included pedestrian and vehicular improvements to enhance the safety, accessibility and appearance of Wood and Vine Street and surrounding community. The specific improvements included reconfiguration of curbs; decorative sidewalk paving; crosswalks; street and pedestrian lighting; street trees and landscaping.

Croydon Route 13 Revitalization, Bristol Township, PA. Provided project management for the streetscape improvement project. Final improvements included: Township Gateway including a welcome sign, lighting and landscaping near the Neshaminy Creek Bridge; pedestrian oriented lighting; street trees and site furnishings; new sidewalk and curb; new ADA accessible curb ramps. The sidewalk and drainage design will help to redefine the roadway edge on the north side fronting the businesses, providing better parking alignment and more room for pedestrian accommodations. There are also plans to utilize green stormwater management practices as part of the design, and to provide for bicycle use on Bristol Pike.

Springfield Township TCDI Streetscape, Delaware County, PA. This project was part of a Transportation and Community Development Initiative (TCDI) to incorporate and utilize the SEPTA Trolley 101 line as a means for invigorating and enhancing the local business and residential community. Provided project management and design oversight, led the public meeting process with the local steering committee. The project sought creative ways to deal with a shortage of commercial parking while enhancing and beautifying the shopping areas.

York Road Streetscape Master Plan, Jenkintown Borough, PA. Provided assistant project management and design oversight for the site design portion of this streetscape project. Oversaw the development of concept plans into construction documents.

FL Smidth Site, Catasauqua Borough, PA. Working with Spillman Farmer Architects, provided land planning services including, ordinance review, site programming and site layout services to create a master plan for the former industrial site. Planning work was supplemented with graphics and 3D exhibits to illustrate site design and Streetscapes concepts.

DREAM Park Wetlands Mitigation and Equestrian Trail Project, Gloucester County Park, Gloucester County, NJ. Provided landscape architectural design services in association with the detailed wetlands mitigation plans for review by jurisdictional agencies including U.S. Army Corps of Engineers (USACE) and NJ Department of Environmental Protection (NJDEP) Land Use Regulation. The wetlands mitigation construction plans and specifications were for an approximately 22-acre portion of the Logan Equine Park, also known as Gloucester County Park, or DREAM Park.

Skyway Park, Jersey City NJ. Project Manager and team coordinator for the design of this park situated on a former superfund site. Using innovative planting techniques and materials the park design was conducted in such a way as to minimize impacts to the landfill cap. The project required extensive coordination with NJDEP and was Green Acres Funded.

Leedom Street & Greenwood Avenue Parking Facility, Jenkintown Borough, PA. Provided landscape architectural design services for the development of parking lot improvements to address parking shortages in the business district. Utilizing a BMP approach, rain gardens were designed that aided with water quality, stormwater runoff, and the landscape experience in the parking facility.

St. Luke's Hospital Riverside Medical Campus, Bethlehem Township, PA. Provided landscape architectural design and project management services for the proposed 50-acre hospital campus, inclusive of the future build out for the site. The hospital and related buildings are the first phase of a large, 200-acre mixed use, TND style campus development. Design expertise was needed to interpret newly created TND zoning regulations as they pertained to streetscape design and the development of site amenities such as pavements and site furnishings. A native plant palette was utilized with emphasis on meadow establishment and wet pond planting edges. The project was designed to take advantage of LEED credits with regard to native plantings and no use of irrigation.

Georgetown University, Washington DC. Provided landscape architectural design services for the restoration of the historic Healey Lawn Quadrangle on the main campus, including planting and hardscape improvements such as plazas and walkways.

Madison Farms, Bethlehem, PA. Provided land planning and landscape architectural design services for the creation of a 100- acre TND style mixed use residential and commercial project. Comprised of 832 residential units and over 100,000 GSF of mixed use commercial space, the development incorporated innovative TND design principles to create a walkable, community based development.

Land Planning, Ferguson Township, PA. Assisted with the creation of new mixed use zoning language and supporting design guidelines. Creating a "form based" code required multiple meetings with stakeholders and local officials to create a workable vision for the re-development of West College Avenue.

Land Planning, Upper Darby, PA. Provided land planning services and produced multiple sketch plan options for exploring the redevelopment of an existing urban retail center. Several potential development scenarios were identified and provided insight into the site's circulation and retail yield potential.

Land Planning for Vineland Construction, Vineland, NJ. Provided land planning services and produced multiple sketch plan options for options to redevelop an existing suburban warehouse center. Several potential development scenarios were identified that maximize circulation and create unique identity features for the site's prime tenant which is a priority of the project.

Cool Spring Park Reservoir, Wilmington, DE. Responsible for quality assurance and control for the construction documentation phase of this $4 million dollar urban park project. Provided design oversight for construction detailing of design elements to deliver a complete bid set for the City Water Department.

Curtis Paper Mill & Paper Mill Park Master Plan, Newark, DE. Served as assistant project manager for the master planning of a Brownfield site in Newark Delaware. This park was comprised of two adjacent sites and was planned on the site of the former Curtis paper mill, a Newark Industrial icon. Responsibilities included facilitating public meetings, client programming and site design.

Peter**BONDAR**, PE

Technical Design | Principal Engineer

Education

Rutgers University, BS Civil Engineering, 2000

Professional Registrations/ Affiliations

Professional Engineer in New Jersey

Certified Municipal Engineer

Years in the Industry

14

Areas of Expertise

Municipal Engineering

Summary of Qualifications

Mr. Bondar has 14 years of experience in municipal engineering including capital budget planning, design of various capital improvement projects, and construction administration and inspection. He has acted as a representative at municipal council hearings, bid openings and meetings with state, county and regulatory agencies. He has provided client and project management on capital improvement projects and has been responsible for engineering reviews for several planning/zoning boards.

Mr. Bondar has designed roadway improvements, drainage and utility for site developments; utility relocation plans; water distribution and sanitary sewer collection systems; streetscape projects; and recreational parks and athletic facilities.

Key Projects

Borough Engineer, Borough of Fanwood, NJ.
November 2013 – Present

Planning Board Engineer, Borough of Fanwood, NJ.
November 2013 - Present

2014 Road Resurfacing Program, Hoboken, NJ. Project Manager for the design of a roadway and pedestrian improvement project which included the design of a rain garden.

2014 NJDOT & CDBG Paving Program, Bayonne, NJ. Project Manager for the design of a roadway improvement project.

Hunter Avenue, Phase II Roadway Improevments, Fanwood, NJ. Project Manager for the design and construction of this roadway and drainage improvement project.

Glenwood Drainage Improvements, Fanwood, NJ. Project Manager for the construction administration of a NJEIT funded drainage improvement project.

South Street Area Roadway Improvements, Milltown, NJ. Responsible for design of a NJDOT funded project involving roadway, pedestrian walkway and handicap accessibility improvements.

Riva Avenue Watermain Improvements, Milltown, NJ. Responsible for the design of water distribution and roadway improvements.

Turf Field Park Improvements, East Newark, NJ. Responsible for the design of park turf field and lighting improvements.

West Lawrence Street Watermain Improvements, Milltown, NJ. Responsible for the design of water distribution and roadway improvements.

Senior Citizen Center Parking Lot Improvements, Milltown, NJ. Responsible for the design of roadway and drainage improvements.

Surveillance Camera Improvements, East Newark, NJ. Responsible for the design of surveillance camera and electrical improvements.

2009-2013 Road Improvement Programs, Woodbridge, NJ. Responsible for oversight of roadway, pedestrian walkway and handicap accessibility improvements.

Atlantic Avenue Area Roadway Improvements, Middletown, NJ. Responsible for the design for a NJDOT funded project involving roadway, pedestrian walkway and handicap accessibility improvements.

2000-2004 Road Improvement Programs, Middletown, NJ. Responsible for design for a NJDOT funded project involving roadway, pedestrian walkway and handicap accessibility improvements.

Broadway Streetscape Improvements, Phase II, Bayonne, NJ. Responsible for the design for a federally funded project involving streetscape, pedestrian walkway and handicap accessibility improvements.

Pulsch Street Skatepark, Middletown, NJ. Responsible for the design of park, roadway and lighting improvements.

Thomas**LAURO**

Staff Landscape Architect

Education

Pennsylvania State University, Bachelor of Landscape Architecture, 2013

Professional Registrations/ Affiliations

American Society of Landscape Architects

Years in the Industry

1

Areas of Expertise

Landscape Architecture, Computer Rendering

Summary of Qualifications

Mr. Lauro is a Staff Landscape Architect in the firm's Middletown, NJ office. He is skilled in AutoCAD, AIS Creative Suite, ESRI ArcMap, SketchUp, Adobe After Effects, Rhinoceros as well as GPS mapping, grading, hand rendering, and modeling.

He has spent several summers studying agricultural communities, invasive plants and creating GIS files from Tanzania to Sandy Hook. He also has experience working with endangered coastal shorebirds for the National Park Service.

Key Projects

Noe Street Area Drainage Phase I Improvements , Carteret, NJ. Landscape planner for a project that included a survey, design, engineering and permit related services for improvements consisting of the construction of a new 8000 GPM stormwater Pump Station and Detention Basin.

Veterans Memorial Park, Neptune Township, NJ. T&M prepared site plans showing how the site could be transformed into a safe, secure and serene Veteran's Memorial. The plan includes: a parking area, pedestrian circulation, veteran's memorial, site lighting/utilities, landscaping, site furnishings and amenities, signage/memorial plaque concepts and stormwater management.

Township Parks and Recreation Assessment, Upper Merion Township, PA. T&M was hired to prepare a plan that will satisfy the open space and recreation plan guidelines of the PADCNR. With 25 parks, the Community Center and access to regional destinations the Township's park system is both unique and varied in its size, appeal and facilities offerings. Understanding the park system and its unique character of neighborhood parks helped to frame our work and guide the process of planning for the future recreation needs of the Community. T&M provided two phases: Background Data and Analysis phase, and a Findings and Report phase.

Crystal Springs Family Aquatic Center, East Brunswick, NJ. Provided design support for improvements to an existing kiddie pool and construction of a new spray park area. Design services included surfacing, drainage, grading, utility connections, electrical power for the instrumentation panel that will control the new spray water, site restoration, landscaping and fencing.

Carnegie Center West, West Windsor Township, NJ. Provided design support for the engineering design services related to Building 804 wetlands delineation, preliminary/final site plans, Planning Board application and testimony as well as other county and NJDEP Permits. Key design elements include roadway access, parking, stormwater facilities, landscape design and lighting.

JFK High School Synthetic Turf Baseball Field, Woodbridge, NJ. Provided design support for a project to replace an existing natural grass baseball field with a new synthetic turf baseball field at JFK High School. Scope included design of the synthetic turf field, retaining wall, sports lighting and site amenities as well as construction administration and inspection services.

Robert**GREGORIA**, PE, PP, LEED-GA

Supervising Engineer - Transportation & Civil Engineering

Education

Manhattan College, ME, Civil Engineering, 1987

Manhattan College, BE, Civil Engineering, 1984

Rutgers University, Designing for Pedestrians, 2013; ADA Compliance, 2011

NJ Society of Municipal Engineers, ADA Compliance Training, 2011

GameTime/Playcore, ADA Standards for Accessible Design, 2012

Lorman Education Services, Building ADA Facilities within the Public Right-of-Way, 2010

ITE, Alternate Treatments for At-Grade Pedestrian Crossings and Revised ADA Guidelines, 2006

Barrier Free Access Code, Ocean County College, 1988

Professional Registrations/ Affiliations

Licensed Professional Engineer in New Jersey and New York

Licensed Professional Planner in New Jersey

American Society of Civil Engineers

LEED Green Associate (LEED-GA)

Years in the Industry

30

Areas of Expertise

Project Design and Management, Civil Engineering

Summary of Qualifications

Mr. Gregoria is experienced in the design and management of roadway, site, waterfront, park, recreation, and athletic field projects including planning, design, permitting, multi-agency coordination and construction. Past projects include reconstruction of local roads and bridges, reconstruction of state highways, subdivisions, and complete site designs for travel centers, schools, hospitals, parks and commercial developments.

Key Projects

Broad Street Traffic Calming and Safety Improvements, Red Bank, NJ. Project Engineer for the construction documents and cost estimates for streetscape improvements to central shopping district along Broad Street. Project included curb bump outs, crosswalks, sidewalks, lighting, benches, trees, and blacktop paving.

Roosevelt Avenue Streetscape, Carteret, NJ. Project Manager for the preparation of construction documents for streetscape improvements along Roosevelt Avenue including new curb, sidewalk and paver courses, street trees, ADA ramps and corner bump outs for traffic calming.

Shrewsbury Avenue Streetscape, Red Bank, NJ. Project Manager for the preparation of construction documents for streetscape improvements along this County Road in Red Bank including decorative sidewalks, curbing, decorative street lighting and signage. Coordinated County grant funding for the construction.

Stirling Village Streetscape, Long Hill, NJ. Project Manager for the streetscape improvements through the historic Stirling Village section of Long Hill. Project required County and State funding coordination including working with NJ SHPO to provide period pavements, sidewalks, lighting and crosswalks in an effort to recreate the look of the village during the early 1900s.

Canal Crossing Redevelopment Area, Jersey City, NJ. Task Manager for the roadway and bikeway design within the development. Responsible for the vertical and horizontal alignment of the roads, location and design of the bikeways, striping and signage, as well as coordination of drainage and green features.

Roadway Reconstruction Projects, New York City, NY. Project Engineer for oversight of preparation of preliminary design investigation reports and final design documents including underground vault studies, horizontal and vertical alignment design, grading and drainage design, utility coordination and community board presentations.

Glimmer Glass Area Drainage Improvements, Borough of Manasquan, NJ. Project Manager for all aspects of survey, basemapping and design for reconstruction of Perrine Boulevard, South Jackson Avenue, Pine Avenue, East Virginia Avenue and River Place in the Glimmer Glass area. Project entailed reconstruction of all roads including re-profiling, addition of drainage and adjacent property restoration.

2005 - 2009 Road Program, Union Township, NJ. Project Manager for roadway investigation, survey, basemapping and design. Projects included improvements to various roads. Each contract had a construction cost of approximately $3 to $5 million, and combined roadway resurfacing and reconstruction. Resurfacing

improvements included base repair, milling, overlay with hot mix asphalt surface course, traffic striping, minor curb repairs and minor drainage improvements. Reconstruction contracts included partial resurfacing, partial full depth pavement reconstruction, drainage improvements, and new curbing and sidewalks. ADA improvements included layout, design and grading of curb ramps, crosswalks and on-street ADA parking.

Intersection and Roadway Improvements to Monmouth CR 15, Monmouth County, NJ. Project Manager for drainage improvements and re-grading. Responsible for all aspects including survey, grading and drainage design, horizontal and vertical alignment design, utility coordination, client meetings and presentations, project management and scheduling.

Route 37 Reconstruction and Widening, Ocean County, NJ. Project Engineer for realignment, widening, regrading and reconstruction of Route 37. Responsibilities included horizontal and vertical alignment design and construction phasing and traffic control plans.

Reconstruction of Riverside Drive Viaduct and Roadway, New York City, NY. Civil Engineer for complete replacement of bridge structure. Responsibilities included roadway and bridge span design, horizontal and vertical alignment, utility coordination and preparation of specifications.

New Storage and Parking Facility, Our Lady of Lourdes Medical Center. Project Engineer/Manager for design and construction of new storage and parking facility. Project included building renovation, utility design, parking lot design and construction administration. Responsible for all aspects of design and construction including site plan design, grading and drainage design, utility design and relocation, permitting, planning board presentations and contractor coordination.

2004 – 2009 Road Program, Elizabeth, NJ. Project Manager for roadway investigation, survey and basemapping and roadway design. This 15-road project included approximately five miles of roadway resurfacing. After base repairs, roadways were milled for full width and resurfaced with bituminous concrete surface course. Also included were spot curb, driveway apron and sidewalk repairs, and minor drainage repairs. ADA improvements included layout, design and grading of curb ramps, crosswalks and on-street ADA parking.

Burma Road & Phillip Street, Jersey City, NJ. Project Manager for the design of the roadway and bike path through and around Liberty State Park. This design also incorporates wetland features and sidewalks.

Howard Street, Borough of Dumont, NJ. Project Manager for all aspects of roadway design for reconstruction of entire length of roadway.

Willow Street and Charlotte Street, Borough of Carteret, NJ. Project Manager for all aspects of roadway investigation, survey, basemapping and design for reconstruction of both streets.

Virginia Avenue, Borough of Manasquan, NJ. Project Manager for roadway investigation, survey, base mapping and design. Improvements included roadway reconstruction, curbs and sidewalks. ADA improvements included curb ramps and crosswalk design, layout and grading and drainage improvements.

Parker Avenue, Borough of Manasquan, NJ. Project Manager for roadway investigation, survey, basemapping and design. Improvements included roadway reconstruction, curbs and sidewalks. ADA improvements included curb ramps and crosswalk design, layout and grading and drainage improvements.

South Street, Eatontown, NJ. Project Manager for all aspects of design and construction including traffic calming and roadway improvements, including raised intersections, curb bump outs, speed bumps and roadway improvements.

Ocean Avenue Sidewalk Reconstruction, Avon-by-the-Sea, NJ. Project Manager for design and construction inspection services for reconstruction of an existing sidewalk area between Ocean Avenue and the beach. The sidewalk area was demolished and new concrete curb, sidewalk and pavers installed. A decorative concrete block fence was installed. Repairs made to seawall and protective coating applied to provide a uniform appearance and extend the life of the seawall.

Waterfront Park, Keyport, NJ. Project Manager for design of lawn area, walkways, gazebo, site amenities and parking.

Bruce**KLEIN**, PE, PTOE

Supervising Engineer - Traffic/Transportation

Education

University of Central Florida, Short Course on Timing Traffic Signals, 1999

Rutgers University College of Engineering, BS, Civil Engineering, 1996

CAIT-LTAP/NJDOT, Traffic Signal Design, September 2006

Georgia Tech, Signalized Intersections and Systems, Part I, March 2004

ASCE "Modern Roundabouts: The Geometric Aspects" (8240W2014), 2014

ASCE "Modern Roundabouts: The Operational Aspects" (8247W2014), 2014

Professional Registrations/ Affiliations

Licensed Professional Engineer in New Jersey and New York (PA License Pending)

Certified Professional Traffic Operations Engineer

Member, Institute of Transportation Engineers

Years in the Industry

18

Areas of Expertise

Traffic/Transportation Engineering, Highway Design, Traffic Studies, Traffic Safety in Construction Work Zones, HCM Software & Various Modeling Software; i.e., SYNCHRO

Summary of Qualifications

Mr. Klein has over 18 years of transportation experience and has been responsible for supervising all types of traffic and transportation related projects. His expertise includes tasks such as construction staging detour plans, traffic signal design, signing and striping improvements, complex Maintenance and Protection of Traffic (MPT), detailed traffic control plans, access issues, computer simulations and modeling future traffic conditions. He has been responsible for many projects involving capacity/circulation improvements, and is experienced in performing and reviewing traffic impact studies and conducting corridor studies. He is particularly knowledgeable with the MUTCD Highway Capacity Manual, various ITE publications, AASHTO, NJ State Highway Access Management Code and the NJDOT Roadway Design and Procedures Manual, as well as the NJDOT Utility Manual.

Key Projects

Centennial Avenue Corridor Intersection Improvements, Union County, Cranford, NJ. Project Manager for Union County project for complete traffic signal upgrades and ADA accommodations to two existing signalized intersections and one new signalized intersection. This corridor improvement project required roadway widening to provide side-by-side left turn lanes to accommodate traffic demand and enhance safety. Project tasks included crash analyses, traffic counts, capacity analyses for current and future demand, traffic signal optimization, traffic simulations, traffic signal warrant reports, utility engineering/coordination, roadway design, traffic signal design, MPT and pedestrian plans, and significant ADA compliancy alternatives. Project also included upgrading all intersection aspects to comply with current MUTCD standards.

Elmwood Avenue and Morris Avenue (Route 82) Intersection Improvements, Township of Union, Union County, NJ. Project Engineer for overseeing preparation of concept plan and final design plans for improvements to intersection under NJDOT jurisdiction. Improvements included widening of Elmwood Avenue from one lane to two to accommodate traffic demand and storage of queued vehicles. An additional lane was designed for Morris Avenue to accommodate right turning vehicles. Extensive utility coordination and relocation required to accommodate improvements. Revisions to traffic signal equipment and timing/phasing also were made. Project involved preparation of plans for NJDOT approval and authorization to design/revise existing traffic signal. Final design involved preparation of construction plans and details, supplemental technical specifications and an engineer's cost estimate.

Modifications/Upgrades to Three Wood Ave Traffic Signals, Woodbridge Township, Middlesex County, NJ. Project Manager for complete traffic signal upgrades and ADA accommodations to three signalized intersections along the South Wood Avenue Corridor adjacent to the Garden State Parkway Interchange 131A. This traffic signal upgrade project required maintaining existing signals and pedestrian accommodations during construction and identified capacity and safety improvements that included revised lane configurations, extended turn lanes, signal optimization/coordination, and modified traffic signal phasing. Project tasks included crash analyses, traffic counts, capacity analyses for current and future demand, traffic simulations, traffic signal warrant reports, utility engineering/coordination,

traffic signal design, MPT and pedestrian plans, and significant ADA compliancy alternatives. Project also included bringing all intersection aspects into compliance with current MUTDC standards. To ensure ADA and MUTCD compliance, each curb ramp and pushbutton location was detailed at 1" = 5' and included proposed spot grades and identification of turning spaces and landings to demonstrate that location and requirements were met. The Highway Capacity Software and SYNCHRO were utilized to assist in the final design and optimization of the traffic signal systems.

NJDOT Route 71 Corridor Streetscape and Intersection Improvements, Avon-by-the-Sea, NJ. Traffic Engineer for the roadway, streetscape and intersection improvements along Route 71 (Main Street) in Avon-by-the-Sea. The project included roadway reconstruction, signal improvements and optimization, and drainage, curb and sidewalk improvements. CSD elements were implemented in the improvement, and dedicated left turning lanes and a delineated bike lane enhanced the safety of bicycle and vehicular traffic. Responsible for preparation of signing and striping plans, extensive access analyses, and traffic signal design. Extensive use of the MUTCD, TRB's Highway Capacity Manual (including LOS analysis using software), NJDOT Procedures & Roadway Design Manual. Traffic safety in construction zone principles were used and implemented during this project. The Highway Capacity Software (HCS) and SYNCHRO were utilized to assist in the final design and optimization of the traffic signals.

Bicycle and Pedestrian Improvements, Various Intersections, Montclair, Essex County, NJ. Project Engineer for professional traffic engineering design services for upgrade of pedestrian countdown signal heads at several intersections that had either outdated "WALK/DON'T WALK" indications, 8" traffic signal heads, or no pedestrian signal indications. Some intersections were MUTCD compliant and only required changing 8" traffic signal heads with countdown pedestrian indications. Other intersections were MUTCD compliant but required further design effort and additional equipment (e.g., poles, foundations, wiring, etc.) to accommodate pedestrian countdown indications. Intersections not MUTCD compliant also required additional traffic engineering design. Prepared design plans based on as-built drawings and provided supplemental technical specifications and an engineer's estimate. Bicycle lanes were designed in accordance with the NJDOT Bicycle Compatible Roadways and Bikeways Planning and Design Guidelines.

Grand Street Corridor Traffic Study, Jersey City, NJ. Project Manager for traffic analysis of Grand Street from Merseles Street to Marin Boulevard. Project involved collecting traffic volume data, summarizing the AM and PM peak hour traffic volumes, and projecting future traffic volumes based on development and redevelopment plans in the area. The study developed optimized traffic signal timings and coordinated traffic signal offsets for eight traffic signals. Study also tested on-street parking scenario and recurring pedestrian phasing using a SYNCHRO/SimTraffic two-dimensional traffic simulation model. Submitted traffic report of summarized results to City Engineer.

Traffic Signal Improvements on State Routes 27, 40 & 47, NJDOT. Project Manager and Task Leader/Traffic Engineer for traffic signal design and ADA ramp layout associated with in-house Limited Scope resurfacing projects. The project design was required to be on an accelerated schedule to meet funding source deadlines. A key design element for the success of the project included avoiding ROW impacts and utility relocations. Responsibilities included significant coordination with the Department design teams and SMEs, determining required ADA ramp layout and pedestrian pushbutton access, identifying necessary traffic signal modifications to accommodate ADA facilities, coordinating intersection lighting facilities with overhead utility proximity, and providing the Department with PS&E documents. The resultant designs incorporated the various elements into a retrofit traffic signal system that met the ADA and BTE requirements. Extensive use of the current MUTCD, 2010 ADA regulations, July 2011 PROWAG, and the in-house NJDOT curb ramp details were required. (2013 – ongoing)

Rt. 440 Bus Turnout, Jersey City, NJ. Project Manager for preparation of NJDOT permits for installation of bus turnout along Route 440 southbound, adjacent to Danforth Avenue intersection, to alleviate backups due to frequent bus stops and to enhance safety on Route 440. Project included relocating several utility poles and installing new curb, sidewalk, and pavement along Route 440. Developed final plans for bidding and construction after securing permits.

Transit Services Study, Hillside, NJ. Municipal project focused on collecting an inventory of existing transit services, mapping of provided services, analysis of potential improvements, and report documentation/preparation.

Jerry**JAMESON**

Grant Administrator

Education

Bloomsburg University, BA Environmental Planning

Professional Registrations/ Affiliations

American Association of Grant Professionals

American Grant Writers Association

Years in the Industry

17

Areas of Expertise

Grant Proposal Writing

Publications and Presentations

How to Fund Municipal Stormwater Costs. Lafayette College's Robert B. and Helen S. Meyner Center for the Study of State and Local Government. Presented May 2014

Planning Strategically: How Boroughs Can Secure Funding. Pennsylvania Borough News. February, 2010

Empowering your CoG: a grant writing, team building workshop. Pennsylvania Council of Governments Annual Conference. Presented September 2009

Summary of Qualifications

Mr. Jameson is a Project Manager with over 17 years of experience in providing a range of fund development services for government, non-profit and corporate entities including grant proposal writing, grant administration and reporting, and research funding. Previously, Mr. Jameson was a member of Bucks County, Pennsylvania's Department of Community and Business Development where he was responsible for the procurement and administration of a variety of federal, state, and foundation grants. Mr. Jameson has secured and administered funding for projects including brownfields reclamation, economic development, wellhead protection, historical preservation, housing development, social service provision, recreation facilities, and infrastructure improvements.

Key Projects

Community Development, Bucks County, PA. Community Development Block Grant (CDBG) Program Administrator responsible for financial and programmatic oversight of subgrantee awards from US Department of Housing and Urban Development Community Development Block Grant program for an entitlement community receiving more than $2 million annually.

Fischer Park Parking Lot, Towamencin Township, Montgomery County, PA. Project Manager who prepared a successful application and provided grant administration and reporting for a PENNVEST Green Project Reserve project for the creation of a porous paving parking lot for a community park facility. *This project was funded with EPA funding from the Clean Water Revolving Loan Fund and required M/WBE solicitation, competitive procurement, prevailing wage payment and monitoring, cost documentation and reporting.*

McCarthy Park/Joshua Knoll Basin Retrofit, Whitemarsh Township, Montgomery County, PA. Project Manager who prepared a successful applications to the PENNVEST Green Project Reserve program and the H2OPA program for the creation of a constructed wetland to control stormwater volumes and alleviate localized flooding and enhance the water quality of the receiving water body. *This project was funded with EPA funding from the Clean Water Revolving Loan Fund and required M/WBE solicitation, competitive procurement, prevailing wage payment and monitoring, cost documentation and reporting.*

CDBG Grant – Curb Cuts, West Easton Borough, Northampton County, PA. Project Manager who prepared successful, multi-year grant applications to the Northampton County of Community and Economic Development for a CDBG for the installation of curb cuts at various locations. Ensured bidding and contract compliance during construction services procurement and reviewed periodic reports.

Beaver Street Reconstruction, Mahoning Township, Carbon County, PA. Project Manager who prepared a successful grant application to the Monroe County Planning Commission for a CDBG for the reconstruction of a local residential street.

Economic Development Revolving Loan Fund, Bucks County, PA. Grants Writer responsible for development, funding, and administration of a $500,000 revolving loan fund secured by CDBG funds to assist business and retention.

Continuum of Care Homeless Assistance Program, Bucks County, PA. Grant Writer who applied for, received, and administered significant funding from the US Department of Housing and Urban Development for housing improvements and social service delivery exceeding $2.4 million

Emergency Shelter Program, Bucks County, PA. Grants Writer who applied for, received, and administered funding for homeless programs and shelters from federal and state sources exceeding $2.2 million.

CMAQ Projects, PA. Prepared cost estimates, project descriptions, project justifications and benefit estimates, planning document reviews, and project mapping for three federally funded transportation projects. In addition, T&M has acted as the project sponsor contact for all pre- and post-application award communications with the Delaware Valley regional Metropolitan Planning Organization (MPO).

Germantown Pike Closed Loop Fiber Optic Network, East Norriton Township, Montgomery County, PA. Prepared application for installation of one mile of fiber optic cable connecting intersections along Germantown Pike to reduce traffic congestion, enhance traffic mobility and reduce traffic delays.

Pedestrian Facility Installation, Upper Merion Township, Montgomery County, PA. Prepared application for installation of approximately three miles of sidewalk connecting a regional commuter station to the center of the King of Prussia Business Improvement District to provide a transportation alternative. T&M is currently working with the MPO as the project sponsor's engineer to complete the preliminary project design. T&M is also providing environmental and cultural clearances, final design and construction management and inspection services.

First Avenue Linear Park/Streetscape Demonstration Project, Upper Merion Township, Montgomery County, PA. Grant Writer for an $88,000 award from the Pennsylvania Department of Department of Community and Economic Development Montgomery County Local Share Account Key Site Development Program for a linear park/streetscape project to revitalize the aging King of Prussia Business Park.

First Avenue Linear Park Concept Design, Upper Merion Township, Montgomery County, PA. Grant Writer for an $122,940 award from the Delaware Valley Regional Planning Commission Transportation and Community Development Initiative (TCDI) program for preliminary design of a 1.2 mile linear park/streetscape project to revitalize the aging King of Prussia Business Park.

Park Signage, Bethlehem Township, Northampton County, PA. Grant writer who prepared a successful private foundation grant for the design of park entrance and information signage at the Housenick Memorial Park. *$7,000 awarded.*

Bucks County Redevelopment Authority Applications, Middletown Township, Bucks County, PA. Project Manager for preparation and submission of applications to Bucks County Redevelopment Authority Municipal Grant Application resulting in awards of $757,093 for street improvements and emergency services.

Valley Forge Corporate Center Mixed-Use Zoning Ordinance, Lower Providence Township, Montgomery County, PA. Project Manager who prepared a successful grant application to Delaware Valley Regional Planning Commission for an Efficient Growth in Growing Suburbs grant. Grant assisted in establishing zoning and design standards to revitalize an underperforming, 1950s-era light industrial park into a vibrant, pedestrian oriented, concentrated mixed-use town center. Township prepared and adopted Mixed-Use Town Center Zoning Ordinance and Design Guidelines Handbook to implement this vision. *$36,340 awarded.*

King of Prussia Commuter Shuttle, Upper Merion Township, Montgomery County, PA Prepared a successful application for a three-year commuter shuttle program providing for 'last-mile' travel between regional commuter rail stations and employment locations within the King of Prussia Business Improvement District.

Firefighter Turnout Gear, City of Coatesville, Chester County, PA. Project Manager who prepared a successful application to the FEMA Assistance to Firefighters grant for the acquisition of 10 complete sets of turnout gear for the City Fire Department. **Curb Cuts, City of Easton, Northampton County, PA.** Grant writer who prepared a successful Northampton County Community Development Block Grant application for the installation of curb cuts at various intersections within the City. *$214,060 awarded.*

Michael**FINNEGAN**, PLS, PP

Principal Surveyor

Education

Trenton State College, University, BA, 1983

Professional Registrations/ Affiliations

Licensed Professional Land Surveyor in New Jersey

Licensed Professional Planner in New Jersey

New Jersey Society of Professional Land Surveyors

Garden State Land Surveyors Alliance

Years in the Industry

31

Areas of Expertise

Land Surveying, Map Filing Law

Summary of Qualifications

Mr. Finnegan has over 31 years of experience in the field of land surveying. He is responsible for research and acquisition of documentation pertaining to land boundary resolution, right-of-way (ROW) determination, and overall survey map, ROW parcel acquisition map preparation, and tax map preparation and maintenance.

He has completed large-scale tax map assignments for Jersey City, Bayonne, Freehold Township, Middletown Township, Union Beach Borough, Millstone Township, Holmdel Township, Fair Haven Borough, Manchester Township, Avon-by-the-Sea Borough and Red Bank Borough, among others and is responsible for annual maintenance for dozens of municipal tax maps.

Since joining T&M Associates in 1986, Mr. Finnegan has been assigned to many surveys for easement and property acquisitions for municipalities throughout New Jersey. He performed extensive survey and ROW work for:

- New Jersey Department of Transportation (NJDOT)
- New Jersey Turnpike Authority
- Monmouth, Middlesex, Somerset, Ocean and Burlington Counties
- Monmouth County Board of Recreation Commissioners
- Ocean County Parks Department
- The Hills Development Company

Key Projects

City of Jersey City, NJ. AutoCAD complete redraw and preparation of 394-sheet tax map geo-referenced over new flight digital aerial with GIS link, 2005–2009. Formal State Certification Approval in 2009.

City of Bayonne, NJ. AutoCAD digitization, geo-referencing and preparation of 144-sheet tax map with GIS link, 2003–2006. Formal State Certification Approval in 2006.

Borough of Caldwell, NJ. AutoCAD digitization, geo-referencing and preparation of 12 sheet tax map with GIS link, 2003-2005. Formal State Certification Approval 2005.

Township of Wall, NJ. AutoCAD digitization, geo-referencing and preparation of 180 sheet tax map, 2013-2014. Formal State Certification Approval pending (submitted 9/14)

US Route 1/Meadow Road Interchange, West Windsor, NJ. Survey and ROW Task Leader for continued major office park and other commercial development in this US Route 1 Corridor near Princeton, NJ. Work required the complete grade separation of an existing at-grade, signal controlled intersection to relieve peak hour traffic congestion. This full-interchange included a two-span bridge 225-feet long and 82-feet wide. The project also included the widening of 7,700-feet of Route 1. Survey effort included topographic, field, boundary and baseline survey and profile and cross sections for highways. Base mapping was developed in accordance with NJDOT CADD Standards. Responsible for the coordination of Deed and Map research; evaluation and analysis of record documents and information for the determination and establishment of existing property boundary lines and public/State ROW, ROW delineation; preparation of ROW acquisition documents (GPPM, ETM, Individual Parcel Maps (IPMs), metes and bound descriptions) and the writing of Deed

descriptions for ROW parcels and easements. Also filed property documents and set locations for proposed monuments. Work was performed in accordance with NJDOT Survey Manual, NJDOT Design & Procedures Manuals, Standard Articles 44 and 51, and the NJ Map Filing Law.

Various Highway, Road & Bridge Projects. Completed ROW surveys and prepared ROW documents (GPPM, Individual Parcel Maps, metes and bound descriptions), filed property documents and set monuments in accordance with the Map Filing Law for the following projects:

- Stelton Road, New Brunswick
- Meadow Road Grade Separation, West Windsor – widening Route 1, two relocated local roads and ramps
- Elton Adelphia Road, Howell – widening and realignment
- Route 35/Industrial Way – two new roads
- South Amboy Access Road
- Cedar Grove Lane/Amwell Street, Somerset
- John O'Leary Boulevard, South Amboy
- Route 516 over Deep Run
- Route 516/Route 50/Tindall Road
- Route 440 Connector/Fayette Street
- Crispin Road over Rancocas Creek, Burlington
- AT&T Off-site Roadway Relocations, New Intersection
- Route 36 over Flat Creek
- Williams Street
- Farragut Road Bridge
- Middle Road bridge and approaches, Holmdel
- Magee Road Bridge
- Robertsville Road Bridge
- Gully Road over Shark River Bridge, Manasquan – new bridge and approaches
- Burlington-Columbus Road, Burlington – widening
- GSP Interchange 69 – widening, new ramps and roads
- Widening of GSP Interchange 30 to 80
- South Branch of Rahway River
- Relocation of Conrail, South Amboy

GSP Interchange 67/Bay Avenue Improvements, Barnegat, NJ. Survey Task Leader for the scoping and preliminary highway design of new GSP ramps and major roadway widening and realignment. Survey effort including topographic, field and baseline survey and profile and cross sections for highways. Also responsible for the coordination of Deed and Map research: evaluation and analysis of record documents and information for the determination and establishment of existing property boundary lines and public/State right-of-way (ROW): ROW delineation: preparation of ROW acquisition documents (GPPM, ETM, Individual Parcel Maps (IPMs), metes and bound descriptions) and Deed descriptions for ROW parcels and easements. Project also included the filing of property documents and set locations for proposed monuments and preparation of mapping for tidelands grant/easement.

NJDOT Route 36 Flat Creek Drainage Improvements, Hazlet/Union Beach, NJ. Survey Task Leader for scoping and preliminary highway design of the replacement of the Flat Creek Bridge. This NJDOT project included the raising of the existing roadway profile to eliminate flooding of Flat Creek over Route 36. Survey effort including topographic, field and baseline survey and profile and cross sections for highways. Also responsible for the coordination of Deed and Map research: evaluation and analysis of record documents and information for the determination and establishment of existing property boundary lines and public/State ROW: ROW delineation: preparation of ROW acquisition documents (GPPM, ETM, IPMs, metes and bound descriptions) and Deed descriptions for ROW parcels and easements. Also included preparation of mapping for tidelands grant/easement.

JENNA ZILINCAR / CREATIVE DIRECTOR

EXPERIENCE

CREATIVE DIRECTOR _ M studio
2004 - PRESENT

SENIOR DESIGNER_ Knockout
2002 - 2004

DESIGNER _ Baltimore Museum of Art, MD
2002

DESIGN INTERN _ Baron & Baron, Inc. New York, NY
2001

INTERN _ Maryland Institute College of Art, Baltimore, MD
2002

INTERN FOR BRAND INTEGRATION GROUP _ Ogilvy & Mather, New York, NY
2000

INTERN _ Dolphine Press, Baltimore, MD
1999-2000

EDUCATION

MARYLAND INSTITUTE COLLEGE OF ART _ BFA Graphic Design
2002

PRATT MANHATTAN _ Discreet Training Certificate in 3DS Max 6 Modeling and Rendering I, New York, NY
2002

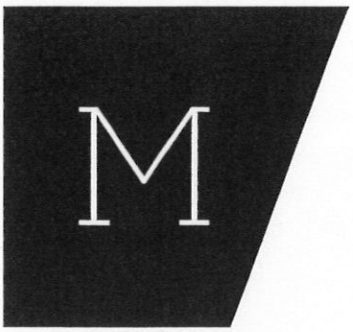
LANDMARK EDUCATION FORUM _ New York, NY
2002

ACCOLADES

WORK FEATURED IN VARIOUS PUBLICATIONS & MEDIA _ *O, Oprah Magazine, ID Magazine, Family Circle, The Asbury Park Press, HGTV, Fab.com, New York Times,* and *CNN.*

COMMUNITY RELATED PROJECT EXPERIENCE

As creative director on all community based projects, Jenna prides herself on the work that was created for *Red Bank Flavour*, the culinary campaign that *M studio* developed to spotlight Red Bank, NJ as a culinary destination both locally and regionally. Through the implementation of a strong branding campaign, *M studio* created a communication system that drove the development of effective design, marketing materials, and charitable events. Now in its fourth year, the *Flavour* campaign has been able to work with community leaders to give back to local charities with its annual *Holiday Flavour* event. Through its community involvement, the *Flavour* campaign has been able to sustain its marketing efforts by events alone, while giving at least 10% of proceeds to charity.



JOSH PIVNICK / DESIGN EXECUTIVE

EXPERIENCE

DESIGN EXECUTIVE _ M studio
2009 - PRESENT
FREELANCE DESIGNER
2007 - 2009
SCREEN PRINTER _ for Artist Mike Bidlo
2005
MAC LAB ASSISTANT _ Brookdale College
2004 - 2005
DESIGN INTERN _ Knockout
2003 - 2004

EDUCATION

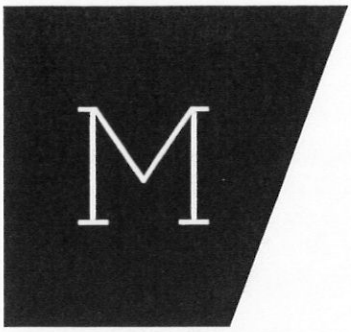
MASON GROSS SCHOOL OF THE ARTS _ BFA Graphic Design
2008
BROOKDALE COLLEGE _ Associates Degree: Comm. Media
2005

SKILLS

TECHNICAL PROFICIENCY_ Adobe Creative Suite:
(Illustrator, Photoshop, InDesign, Acrobat, Bridge)
Keynote, Pages, Word, Excel
INDUSTRY SPECIFIC WRITING
PRINTMAKING, PHOTOGRAPHY, DIGITAL IMAGE CORRECTION, VECTOR ILLUSTRATION

COMMUNITY RELATED PROJECT EXPERIENCE

In support of community based philanthropic restaurateur, Marilyn Sholssbach, Josh developed supporting design and marketing materials for her many restaurants, community farmers markets, and soup kitchens. Josh led the team in the creation of a dynamic brand system that defined community based project, *Kula Cafe*, a cafe and paid job training program where every meal is seasoned and served with hope for a brighter future. Working hand in hand with Marilyn and other community leaders, Josh was able to define the project with a brand that would represent the cafe and Asbury Park's west side redevelopment program.



JENN SHAUGER / DESIGNER

EXPERIENCE

DESIGNER _ M studio
2012 - PRESENT

DESIGN INTERN / DESIGN ASSISTANT _ M studio
JUNE-AUGUST 2010

DESIGN INTERN _ Best Items International, Llc : Nahui Ollin Eco Friendly Handbags
JUNE-AUGUST 2009

EDUCATION

MASON GROSS SCHOOL OF THE ARTS _ BFA Graphic Design
2011

BROOKDALE COLLEGE
2005 - 2007

SKILLS

TECHNICAL PROFICIENCY_ Mac and PC
Adobe Creative Suite-Photoshop, Illustrator, Indesign and Flash cs4-cs5
Knowledge of html, css and minimal javascript
Basic understanding of Quark Express, and Adobe Dreamweaver
Microsoft Office-Word, Powerpoint, Excel
Basic knowledge of prepress production
Illustration/drawing skills
Experience of printmaking techniques such as silkscreen and lithography

COMMUNITY RELATED PROJECT EXPERIENCE

As lead designer for the *Belmar Business Partnership's* V.I.P. Program, Jenn offered graphic design support to the town-wide program that promoted shopping locally amongst tourists and residents alike. This V.I.P. Program worked to further the recognition of Belmar's branding, as brand elements that were established when *M studio* designed Belmar's tourism wayfinding kiosks were used in determining the design for the V.I.P. Program. These wayfinding maps, which were developed based off reports provided by research and focus groups conducted by the city, spotlighted the downtown shopping district, points of interest, and tourists destinations. The V.I.P. Program furthered the promotion of the town, as established with the wayfinding maps, by offering participants incentives, such as special discounts and loyalty promotions, in order to encourage shopping at the businesses spotlighted on the maps.

ALICIA COLLURA / COMMUNICATIONS COORDINATOR

EXPERIENCE

COMMUNICATIONS COORDINATOR _ M studio
2012 - PRESENT
FREELANCE COPYWRITER
2012 - 2013
RESTAURANT REVIEWER _ Asbury Anchor
OCTOBER 2012 - JANUARY 2014

EDUCATION

BROOKDALE UNIVERSITY _ Certificate in Project Management
2014
BOSTON UNIVERSITY _ BA English
2010

SKILLS

Excellent written and verbal communication skills
Strong organizational skills
Writing, proofreading, and editing

ACCOLADES

DEAN'S LIST, BOSTON UNIVERSITY
MAGNA CUM LAUDE, BOSTON UNIVERSITY

COMMUNITY RELATED PROJECT EXPERIENCE

Through organized communication, Alicia garnered involvement with community related art events in order to expose *ColArt Americas'* core brands. Alicia successfully secured partnerships with *Big Draw LA's Make Your Mark in the Park*, an event that educates local community through demonstrations and artist participation, and with Lady Pink, the *Frank Sinatra School of the Arts*, and *The Sunshine Foundation* as *ColArt* provided art material demos and supplies so students could create works of art to be hung in NYC area hospitals. She coordinated mural projects with NYC-based *The L.I.S.A. Project* and artist Logan Hicks, organized the Day Of Demos event in Asbury Park in partnership with the *Collective Art Tank* to offer the local community first hand demonstrations from national artists, and she organized communication and involvement with *UNICEF* and artist Glyn Macey who painted across America in 100 days to produce 100 paintings that would be sold to benefit global charity *UNICEF*.

Paul J. Emilius, Jr., PLS, CP
Project Manager

GEOD CORPORATION
AERIAL PHOTOGRAMMETRY · LAND SURVEYING

Professional Summary

Mr. Paul Emilius, PLS, CP, is the Project Manager in direct charge of GEOD'S Land Surveying Division. Paul has over 32 years of experience in the surveying and mapping profession. As Project Manager, he oversees all project tasks from the development of a survey work program, assigning field teams and directing computations, through registration of the final field data to map form. Mr. Emilius' survey experience includes a wide variety of survey projects and clients. He has managed projects involving construction layout surveys, property surveys, topographic surveys, right-of-way mapping, as-built surveys, aerial mapping and hydrographic surveys. Mr. Emilius also has extensive project experience utilizing Global Positioning System (GPS) technology. He has been involved in Transportation, Environmental and GIS projects for both public works and private industry clients. Mr. Emilius has experience with computer programs including AutoCAD Land Development Desktop (LDD), MicroStation, ARC-Info, STAR*NET, COGO, DTN and C&G.

Registrations	New Jersey PLS #GS-37186 – 1992 New York PLS #050203-1 – 1996 Nationally Certified Photogrammetrist #994 – 1995
Years Experience	With this firm: 32 With other firms: 0
Professional Organizations	ASCE, Past President, Northern New Jersey Chapter ASHE, Past Board of Director Member ACSM NJSPLS NYSAPLS

Project Experience

NJDOT Three Year Term Agreement for Statewide Surveying Service. Paul Emilius is serving as Project Manager for GEOD's recently awarded a three year term contract to support NJDOT projects at any stage or phase of development from the planning to preliminary to final design, on-call. Services include GPS surveys, horizontal and vertical control surveys, topographic surveys, utility and field edit surveys, drainage and/or hydraulic surveys, property boundary surveys, property acquisition maps, right-of-way mapping, photogrammetric control, monumentation, photogrammetric mapping, and any specialty surveys required. Final deliverables are being provided in MicroStation.

Survey and Mapping Support for the NJDOT Route 35 Restoration Project post Hurricane Sandy. GEOD, with Paul Emilius as Project Manager, contracted to provide the survey and mapping support for the NJDOT Route 35 Restoration Project post Hurricane Sandy in Ocean County, New Jersey. Services included obtaining new aerial photography of the project site, establishing control and field location of structures along the design corridor, such as drainage, utilities, and outfalls. All services were performed in accordance with NJDOT Standards and Specifications.

Route 30, Atlantic County Pavement Resurfacing Concept Development Study. GEOD, with Paul Emilius serving as Project Manager, contracted to provide the survey and mapping support for the NJDOT's Route 30, Atlantic County Pavement Resurfacing Concept Development Study. Services included use of recently acquired aerial photography, establishing primary and photo control and preparation of digitized base mapping. GEOD also provided a field edit and location of surface utilities, including grate elevations, inverts on storm and sanitary drainage and establish survey baselines, roadway geometry and existing ROW. GEOD provided subsurface utility markouts and mapping at 15 sites and 10 test pits, using Ground Penetrating Radar to verify locations and resolve conflicts. All survey and mapping conformed the NJDOT Survey & Photogrammetry Manuals, including Articles 44 and 51, to meet or exceed the National Map Accuracy Standards.

Garden State Parkway, Shoulder Widening/Reconstruction MP 83.5 to 99.5, Environmental Studies and Permitting, Ocean and Monmouth Counties, NJ. GEOD assigned Paul Emilius as Project Manager when it contracted to provide the most advanced photogrammetric and survey techniques available to obtain field data for the NJTA project to widen

approximately 16 miles of the Garden State Parkway (GSP). Through the combined use of aerial photography, GPS surveys and reflectorless total stations, GEOD obtained elevations and locations of existing features within the project limits including roadways and ramps eliminating the need for most lane closures and personnel crossing lanes of traffic. Services included establishing primary and photo control as well as setting bench marks and control traverse points which assisted in the field edit, bridge and utility location survey, cross sections, and other required locations, specifically in the area impacted by the roadway widening.

Surveying Services in Ocean Township, Monmouth County, NJ. GEOD, with Paul Emilius as Project Manager, was contracted to provide a boundary survey for Lots 75, 76, 77 and 79 in Block 153, Ocean Township, Monmouth County, NJ for the NJ DOT property acquisition project. Survey control was established utilizing static GPS and conventional survey equipment. Horizontal datum was in NAD83 and vertical datum NAVD88. All surveying was provided in compliance with NJDOT Survey Manual and Article 44. CADD files conformed with Article 51 of the NJDOT Standards and Procedures.

Surveying to support the Design Services for the Widening of the Garden State Parkway, Milepost 70.0 to Milepost 80.8, Ocean County, NJ. GEOD, with Paul Emilius as Project Manager, provided photogrammetric mapping and supplemental surveys to support the design services for the NJTA's project for the widening of the Garden State Parkway, MP 70 – MP 80.8 in Ocean County, NJ. Services included establishment of horizontal and vertical control by both conventional GPS as well as electronic total stations where necessary. Supplemental surveys identified all features such as signs, streets hardware, including manholes, inlets, junction boxes, posts, fences, guard rails and similar features. All data was prepared in accordance with NJTA Standards & Procedures.

Delaware Valley Regional Planning Commission-Campus Drive Extension and Intersection with Route 130, Burlington, NJ. GEOD assigned Paul Emilius as Project Manager when it contracted to provide aerial photography, primary control, photo control and digital mapping for the area along Campus Drive at its intersection with Route 130 on behalf of a Delaware Valley Regional Planning Commission's project. New black and white photography was flown using both low altitude/high accuracy and fixed wing photography. The topographic mapping will be delivered in digital format compatible with MicroStation software and in compliance with NJDOT standards and specifications.

Route 29, Assunpink Creek, Trenton, NJ. GEOD, with Paul Emilius as Project Manager, contracted to provide the survey support for the NJDOT's drainage design project along Route 29, Assunpink Creek, Trenton, NJ. Services include: obtaining new aerial photography, establishing photo control and providing topographic mapping of the project site. A field edit will also be performed to identify all drainage structures and obtain the size, type and invert elevation. All services are being provided in accordance with NJDOT Standards and Specifications.

Survey and Base Mapping Along Route 80, MP 45.1 to MP 53.4 Morris, Essex and Passaic Counties. Paul Emilius served as Project Manager when GEOD was contracted to provide survey support and base mapping on the NJDOT project for roadway mainline and ramp improvements along I-80 from MP 45.1 to MP 53.4 encompassing 20 miles in Morris, Essex and Passaic Counties. Services included obtaining new aerial photography, establishing primary and photo control, and preparing topographic mapping of the project area at a scale of 1" = 30' with 1' contours and a DTM. Supplemental surveys and clearances for bridge crossings will also be provided. All services were in accordance with the New Jersey DOT Standards and Procedures to meet or exceed National Map Accuracy Standards.

Interstate 295/Interstate 76/Route 42 Direct Connection Project, Bellmawr, NJ. GEOD, with Paul Emilius as Project Manager, contracted to provide the photogrammetric mapping to support the NJDOT I-295/I-76/Route 42 Direct Connection Project to improve safety and relieve congestion at the interchange. Services included: obtaining new vertical aerial and low altitude photography for preparation of digital topographic mapping in accordance with NJDOT standards and specifications to meet or exceed National Map Accuracy Standards.

COST PROPOSAL

Based on the RFP, we have a thorough understanding of the project's overall objectives. We believe our proposal provides an overview of our qualifications, our team, and our approach to this project. We believe our fees are commensurate with the level of work outlined in the RFP and are competitive within our industry. As always we strive to offer services in the most cost efficient manner possible. We welcome the opportunity to review our proposal and fee structure in keeping with the City's overall goals and objectives.

We understand that the City has budgeted $125,000 for soft costs, and we cut the scope as far as feasible in order to meet the goals of the City's RFP and also meet the grant requirements. Therefore, our fee is broken down so that the City can review the costs associated with each aspect of the project

Our total fee for the project, inclusive of reimbursable expenses and consultant fees is **$228,690 dollars**

PART	DESCRIPTION	COST
1	First Street Revitalization Project Topographic Survey and base mapping by a PLS (GEOD fee)	$22,630
	Design	$45,430
2	Citywide Wayfinding Project (M Studio Fee)	$56,560
	T&M Design Fee for Focus Group and incorporation into plans and specs	$11,380
1, 2 AND 3	Landscape Architecture Services	$35,550
	Construction Administration Services	$57,140
	TOTAL PROJECT COST	**$228,690**

Any permit or review fees or police hours required will be paid by the City and are not included in our professional services fees.

BILLING AND PAYMENT

Our services will be provided on a lump sum basis except as noted. An invoice for professional services completed will be presented. Hourly rates provided on the following page are for additional services.

2014 SCHEDULE OF HOURLY RATES ..... *Effective: January 1, 2014*

BILLING TITLE	BILLING RATE/HR
Junior Technical Staff Administrative Support Staff	$75.00
Designer - Data Management	$85.00
Field Staff Professional Entry Level	$89.00
Technical Staff Junior Professional Staff	$127.00
Professional Staff Senior Technical and Field Staff	$137.00
Senior Professional Staff Supervising Technical Staff	$147.00
Supervising Professional Staff	$160.00
Principal Division Manager Corporate Manager	$167.00

Billing Basis: Fixed Rate for Each Billing Title Title M-2014

T&M occasionally uses part-time and temporary staff to meet peak workload demands, and these staff will be billed in accordance with the rate schedule above.

COST PROPOSAL

Based on the RFP, we have a thorough understanding of the project's overall objectives. We believe our proposal provides an overview of our qualifications, our team, and our approach to this project. We believe our fees are commensurate with the level of work outlined in the RFP and are competitive within our industry. As always we strive to offer services in the most cost efficient manner possible. We welcome the opportunity to review our proposal and fee structure in keeping with the City's overall goals and objectives.

We understand that the City has budgeted $125,000 for soft costs, and we cut the scope as far as feasible in order to meet the goals of the City's RFP and also meet the grant requirements. Therefore, our fee is broken down so that the City can review the costs associated with each aspect of the project

Our total fee for the project, inclusive of reimbursable expenses and consultant fees is **$148,920 dollars**

PART	DESCRIPTION	COST
1 AND 3	First Street Revitalization Project Design	$45,430
	Landscape Architecture Services	$35,550
2	Citywide Wayfinding Project (M Studio Fee)	$56,560
	T&M Design Fee for Focus Group and incorporation into plans and specs	$11,380
	TOTAL PROJECT COST	**$148,920**

As discussed with the City, the survey will be excluded from this project. T&M will address the survey needs by having the Contractor perform survey as part of the contract, and T&M will verify the drainage design using those grades during the construction phase. Additionally, as discussed with the City the Construction Administration and Inspection (CA&I) is removed from this phase of the project and will be revisited as we complete the design phase. Therefore, the CA&I fees are not reflected above.

Any permit or review fees or police hours required will be paid by the City and are not included in our professional services fees.

BILLING AND PAYMENT

Our services will be provided on a lump sum basis except as noted. An invoice for professional services completed will be presented. Hourly rates provided on the following page are for additional services.

INTRODUCED BY: _____

SECONDED BY: _____

CITY OF HOBOKEN
RESOLUTION NO. _____

THIS RESOLUTION AMENDS A COMPETITIVE CONTRACT AWARDED TO THOMPSON CONSULTING FOR DEBRIS MONITORING, CONSULTING AND PUBLIC ASSISTANCE IN THE WAKE OF HURRICANE SANDY WITH NO CHANGE IN THE NOT TO EXCEED AMOUNT, AND FOR AN AMENDED EXPIRATION DATE OF DECEMBER 31, 2016

WHEREAS, the City of Hoboken was faced with an emergency situation which had the potential to create serious risks to the safety, health and welfare of the general public, specifically, the debris remaining throughout the City and the financial hardships of the local government which resulted from Hurricane Sandy; and,

WHEREAS, the Administration consulted and negotiated with two (2) consulting firms, and thereafter entered into an emergency contract for said services in accordance with N.J.S.A. 40A:11-6 and Hoboken Code § 60-11; and,

WHEREAS, thereafter the City sought proposal for said services, under emergent circumstances and time constraints, and received two proposals which were evaluated according to the general requirements of competitive contracting within the New Jersey statutes and regulations, and awarded a contract to Thompson Consulting which was for Two Hundred Fifty Four Thousand One Hundred Fifty Two Dollars ($254,152.00), and an expiration date of February 12, 2013, which was thereafter extended by Resolution of the Council until April 16, 2013, which was thereafter extended to June 30, 2013, and further extended to October 31, 2013, and finally extended to July 31, 2014; and,

WHEREAS, in accordance with the direction of the City Business Administrator, the City Council seeks to further amend the contract, **with no change to the not to exceed amount, but with an amended expiration date of December 31, 2016**; and,

WHEREAS, additional certification of funds is unnecessary, as the not to exceed amount remains unchanged.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Hoboken that the amendment to the competitive contract with the below listed vendor is authorized and ratified for **an unchanged amount not to exceed Two Hundred Fifty Four Thousand One Hundred Fifty Two Dollars ($254,152.00) and an amended termination date of December 31, 2016**, subject to the following conditions:

1. The above recitals are incorporated herein as though fully set forth at length.
2. Any change orders which shall become necessary shall be subject to the City's ability to appropriate sufficient funds, which appropriation shall be at the sole discretion of the City Council.
3. The Council hereby authorizes the Mayor, or her designee to execute any and all documents and take any and all actions necessary to complete and realize the intent and purpose of this resolution.
4. The Mayor, or her designee is hereby authorized to execute an agreement, for the above referenced goods and/or services based upon the following information:

Thompson Consulting Services
951 Market Promenade Avenue
Suite 2101
Lake Mary, Florida 32746

Reviewed:

Quentin Wiest
Business Administrator

Approved as to Form:

Melissa Longo, Esq.
Corporation Counsel

Meeting Date: October 15, 2014

Councilperson	Yea	Nay	Abstain	No Vote
Ravi Bhalla	✓			
Theresa Castellano	✓			
Peter Cunningham	✓			
James Doyle	✓			
Elizabeth Mason	✓			
David Mello	✓			
Tim Occhipinti	✓			
Michael Russo	✓			
Council President Jen Giattino	✓			

A TRUE COPY OF A RESOLUTION ADOPTED BY
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.
AT A MEETING HELD ON: OCT 15 2014

CITY CLERK

Introduced by:
Seconded by:

14

CITY OF HOBOKEN
RESOLUTION NO. :____

RESOLUTION APPROVING THE RECOGNITION OF VARIOUS EMPLOYEE TITLES WITH THE HOBOKEN MUNICIPAL EMPLOYEES ASSOCIATION

WHEREAS, there exists a Collective Bargaining Agreement (labor contract) between the City of Hoboken and the Hoboken Municipal Employees Association (HMEA); and

WHEREAS, there are various employee titles held within the City that are not formally recognized in the language of the current labor contract; and

WHEREAS, the City and HMEA are desirous of recognizing the below listed titles as part of the labor contract for this bargaining unit.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Hoboken hereby approves of the recognition of the following list of titles within the HMEA labor contract, within Article I of said contract:

- See attached document

BE IT FURTHER RESOLVED that a certified copy of this resolution shall be provided to Mayor Dawn Zimmer and Corporation Counsel for action in accordance therewith and to take any other actions necessary to complete and realize the intent and purpose of this resolution; and,

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

Meeting date: October 15, 2014

APPROVED:
Quentin Wiest
Business Administrator

APPROVED AS TO FORM:
Mellissa L. Longo, Esq.
Corporation Counsel

Councilperson	Yea	Nay	Abstain	No Vote
Ravi Bhalla	✓			
Theresa Castellano	✓			
Peter Cunningham	✓			
James Doyle	✓			
Elizabeth Mason	✓			
David Mello	✓			
Tim Occhipinti	✓			
Michael Russo	✓			
President Jen Giattino				

Title	Municipal	Supervisor	
Additional Municipal Court Judge	Y		
Assessor Trainee	Y		
Boiler Operator	Y		
Building Inspector	Y		
Municipal Court Judge	Y		
Principal Planner	Y		
Reg. Environmental Health Specialist	Y		
Transportation Inspector	Y		
Account Clerk	Y		
Account Clerk, Typist	Y		
Accountant (degree)	Y		
Animal Control Officer	Y		
Building Maintenance Worker	Y		
Building Service Worker	Y		
Buyer	Y		
Cashier	Y		
Clerk 1 (Clerk)	Y		
Clerk 2 (Senior Clerk)	Y		
Clerk 3 (Principal Clerk)	Y		
Clerk Stenographer 1	Y		
Clerk Stenographer 2	Y		
Code Enforcement Officer	Y		
Communications Officer	Y		
Complaint Investigator	Y		
Computer Service Technician	Y		
Coordinator of Safety Programs	Y		
Court Attendant	Y		
Customer Service Representative	Y		
Cust. Serv. Rep. Bilingual	Y		
Deputy Registrar - Vital Statistics	Y		
Employee Benefits Clerk	Y		
Equipment Operator	Y		

Field Rep. Housing Inspection	Y		
Fire Alarm Operator	Y		
Fire Prevention Specialist	Y		
Fire Protection Inspector	Y		
Garage Attendant	Y		
Housing Inspector	Y		
Identification Officer	Y		
Keyboarding Clerk 1 (Clk. Typist)	Y		
Keyboarding Clerk 2 (Sn. Clk. Typist)	Y		
Keyboarding Clerk 3 (Prin. Clk. Typist)	Y		
Laborer 1	Y		
Laborer 2	Y		
Legal Secretary	Y		
Maintenance Repairer	Y		
Mechanic	Y		
Mechanic, Diesel	Y		
Mechanic, Helper	Y		
Meter Worker 1	Y		
Motor Broom Driver	Y		
Omnibus Operator	Y		
Park Attendant	Y		
Parking Attendant	Y		
Parking Enforcement Officer	Y		
Payroll Clerk	Y		
Police Aide	Y		
Principal Account Clerk	Y		
Principal Account Clerk, Typing	Y		
Principal Clerk Stenographer	Y		
Principal Employee Benefits Clerk	Y		
Principal Tax Clerk	Y		
Public Health Investigator	Y		
Public Health Nurse	Y		
Public Safety Telecommunicator	Y		
Public Safety Telecomm. - Trainee	Y		

Public Works Repairer	Y		
Radio Dispatcher	Y		
Recreation Aide	Y		
Records Support Technician 1	Y		
Records Support Technician 2	Y		
Records Support Technician 3	Y		
Rep. Citizens Complaints	Y		
Rep. Rent Regulation	Y		
Sanitation Inspector	Y		
Sanitation Worker	Y		
School Traffic Guard	Y		
Secretarial Assistant	Y		
Secretarial Assistant (40 hour week)	Y		
Secretarial Assistant, Bilingual	Y		
Secretary, Board Commission	Y		
Security Guard	Y		
Senior Account Clerk	Y		
Senior Account Clerk, Typing	Y		
Senior Assessing Clerk	Y		
Senior Building Maintenance Worker	Y		
Senior Customer Service Representative	Y		
Senior Employee Benefits Clerk	Y		
Senior Field Rep. Prop. Improvement	Y		
Senior Guard Public Property	Y		
Senior Health Aide	Y		
Senior Housing Inspector	Y		
Senior Maintenance Repairer	Y		
Senior Mechanic	Y		
Senior Payroll Clerk	Y		
Senior Signal System Repairer	Y		
Senior Traffic Signal Electrician	Y		
Signal System Technician I	Y		
Signal System Technician II	Y		
Signal System Maintenance Worker	Y		

Traffic Maintenance Worker	Y		
Truck Driver	Y		

A TRUE COPY OF A RESOLUTION ADOPTED BY THE COUNCIL OF THE CITY OF HOBOKEN, N.J. AT A MEETING HELD ON: OCT 15 2014

James J. Farina

CITY CLERK

15

Introduced by: [signature]
Seconded by: [signature]

CITY OF HOBOKEN
RESOLUTION NO. :____

RESOLUTION APPROVING THE RECOGNITION OF VARIOUS EMPLOYEE TITLES WITH THE HOBOKEN MUNICIPAL SUPERVISORS ASSOCIATION

WHEREAS, there exists a Collective Bargaining Agreement (labor contract) between the City of Hoboken and the Hoboken Municipal Supervisors Association (HMSA); and

WHEREAS, there are various supervisor titles held within the City that are not formally recognized in the language of the current labor contract; and

WHEREAS, the City and HMSA are desirous of recognizing the below listed titles as part of the labor contract for this bargaining unit.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Hoboken hereby approves of the recognition of the following list of titles within the HMSA labor contract, within Article I of said contract:

- See attached document

BE IT FURTHER RESOLVED that a certified copy of this resolution shall be provided to Mayor Dawn Zimmer and Corporation Counsel for action in accordance therewith and to take any other actions necessary to complete and realize the intent and purpose of this resolution; and,

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

Meeting date: October 15, 2014

APPROVED:
Quentin Wiest
Quentin Wiest
Business Administrator

APPROVED AS TO FORM:
Mellissa L. Longo
Mellissa L. Longo, Esq.
Corporation Counsel

Councilperson	Yea	Nay	Abstain	No Vote
Ravi Bhalla	/			
Theresa Castellano	/			
Peter Cunningham	/			
James Doyle	/			
Elizabeth Mason	/			
David Mello	/			
Tim Occhipinti	/			
Michael Russo	/			
President Jen Giattino	/			

A TRUE COPY OF A RESOLUTION ADOPTED BY THE COUNCIL OF THE CITY OF HOBOKEN, N.J. AT A MEETING HELD ON: OCT 15 2014

James J. Farina

CITY CLERK

Title	Municipal	Supervisor	
Administrative Clerk		Y	
Administrative Clerk (40 hour week)		Y	
Administrative Secretary		Y	
Administrative Secretary (40 hour week)		Y	
Administrator, Cultural & Heritage Affairs		Y	
Assessor		Y	
Assistant Assessor		Y	
Assistant Comptroller		Y	
Assistant Health Officer		Y	
Assistant Municipal Tax Collector		Y	
Assistant Payroll Supervisor		Y	
Assistant Superintendent Recreation		Y	
Assistant Supervisor of Motor Pool		Y	
Assistant Violations Clerk		Y	
Assistant Zoning Officer		Y	
Building Subcode Official		Y	
Chief Financial Officer		Y	
Chief Fire Alarm Operator		Y	
Chief Housing Inspector		Y	
City Clerk		Y	
Comptroller		Y	
Construction Code Official		Y	
Coordinator of Contractural Operations		Y	
Coordinator of Maintenance Services		Y	
Deputy Municipal Clerk		Y	
Deputy Court Administrator		Y	
Deputy Mun. Emergency Mgmt. Coord.		Y	
Electrical Sub-Code Official		Y	
Elevator Sub-Code Official		Y	
Fire Protection Sub Code Official		Y	
General Supv. Public Works		Y	
Health Officer		Y	

Laborer 3 (Supv. Laborer)		Y	
Management Specialist		Y	
Management Info. Systems Specialist		Y	
Mechanic Supervisor		Y	
Municipal Court Administrator		Y	
Parks Superintendent		Y	
Payroll Supervisor		Y	
Plumbing Sub-Code Official		Y	
Program Monitor		Y	
Public Information Officer		Y	
Project Coordinator, Construction		Y	
Purchasing Agent		Y	
Recreation Superintendent		Y	
Rent Regulation Officer		Y	
Signal System Superintendent		Y	
Signal Systems Technician 3		Y	
Superintendent of Public Property		Y	
Supervising Accountant		Y	
Supervising Maint. Repairer Carpenter		Y	
Supervising Parking Enforcement Officer		Y	
Supervising Omnibus Operator		Y	
Supervisor of Accounts		Y	
Supervisor Senior Citizens Activities		Y	
Tax Collector		Y	
Violations Clerk		Y	
Zoning Officer		Y	
Keyboarding Clerk 4		Y	
Recreation Supervisor		Y	
Registrar of Vital Stats., Clerk, Bd of Hlth.		Y	
Senior Assistant Assessor		Y	
Supervisor of Customer Service		Y	
Supervisor of Motor Pool		Y	
Supervising School Traffic Guard		Y	

Introduced by: 16
Seconded by:

CITY OF HOBOKEN
RESOLUTION NO. :___

RESOLUTION TO AUTHORIZE AN AMENDMENT TO THE PROFESSIONAL SERVICE CONTRACT WITH WEINER LESNIAK AS SPECIAL LEGAL COUNSEL- LABOR AND EMPLOYMENT TO THE CITY OF HOBOKEN TO COMMENCE JANUARY 1, 2014 AND EXPIRE DECEMBER 31, 2014 FOR AN INCREASE IN THE NOT TO EXCEED AMOUNT BY $100,000.00, FOR A TOTAL NOT TO EXCEED AMOUNT OF $220,000.00

WHEREAS, service to the City as Special Counsel –Labor and Employment is a professional service as defined by N.J.S.A. 40A:11-1 et seq. and as such, is exempt from public bidding requirements pursuant to N.J.S.A. 40A:11-5; and,

WHEREAS, the City of Hoboken published its annual Request for Proposals for the Professional Services of Special Legal Counsel-Labor and Employment in accordance with the Fair and Open Process and Hoboken Ordinance #DR-154, which Weiner Lesniak responded to; and,

WHEREAS, in January 2014 the City entered into a contract with the firm for services as Special Counsel – Labor and Employment, which the City now seeks to amend to increase the contract amount by $100,000.00, with the same term; and,

WHEREAS, Weiner Lesniak is hereby required to continue to abide by the "pay-to-play" requirements of the Hoboken Public Contracting Reform Ordinance, codified as §20A-11 et seq. of the Administrative Code of the City of Hoboken as well as the Affirmative Action laws and policies under which the City operates; and,

WHEREAS, certification of funds is available as follows:

I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that $100,000.00 is available in the following appropriation 4-01-20-156-020 in the CY2014 budget; and I further certify that this commitment together with all previously made commitments and payments does not exceed the funds available in said appropriation for the CY2014 temporary appropriation; and I further certify that the funds available in the said appropriation are intended for the purpose herein committed.

Signed: George DeStefano, CFO

NOW THEREFORE, BE IT RESOLVED, that the contract with Weiner Lesniak to represent the City as Special Legal Counsel- Labor and Employment be amended, for a term to commence January 1, 2014 and expire December 31, 2014, for a total not to exceed amount of Two Hundred Twenty Thousand Dollars ($220,000.00), which represents an amendment to increase the not to exceed amount by One Hundred Thousand Dollars ($100,000.00); and

BE IT FURTHER RESOLVED, the contract shall include the following term: Weiner Lesniak shall be paid maximum hourly rates of $150.00/hour for attorneys, $50.00/hour for paralegals, and $20/hour for support staff for services rendered, these are the only charges for services allowable under this agreement, and charges for filing fees and costs shall be allowable, but must be clearly identified and described in full in the appropriate monthly invoice; and

BE IT FURTHER RESOLVED, this contract shall cover both outstanding and new litigation/legal matters, and new litigation and legal matters will be assigned to the firm as they become available and the City Administration determines the firm's services are appropriate for any particular matter; this contract shall not be for a sum certain but rather, a retainer, the matters on which to be retained shall be determined as the need arises at the sole discretion of the City; and, this contract is not a guarantee of availability of services or assignment; and,

BE IT FURTHER RESOLVED, the contract shall expressly state that said firm shall be obligated to provide prompt written notice to the City when its invoicing reaches 80% of the not to exceed amount, if the firm believes additional funds will be necessary, and the City shall have no liability for payment of funds in excess of the not to exceed amount; and

BE IT FURTHER RESOLVED that the City Council of the City of Hoboken specifically finds that

compliance with Hoboken Ordinance #DR-154 (codified as §20A-4 of the Code of the City of Hoboken), and any and all state Pay to Play laws, is a continuing obligation of Weiner Lesniak; and

BE IT FURTHER RESOLVED the City Clerk shall publish this resolution as required by law and keep a copy of the resulting contract on file in accordance with N.J.S.A. 40A:11-1 et seq.; and,

BE IT FURTHER RESOLVED that a certified copy of this resolution shall be provided to Mayor Dawn Zimmer and Corporation Counsel for action in accordance therewith and to take any other actions necessary to complete and realize the intent and purpose of this resolution; and,

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

Reviewed:

Quentin Wiest
Business Administrator

Approved as to Form:

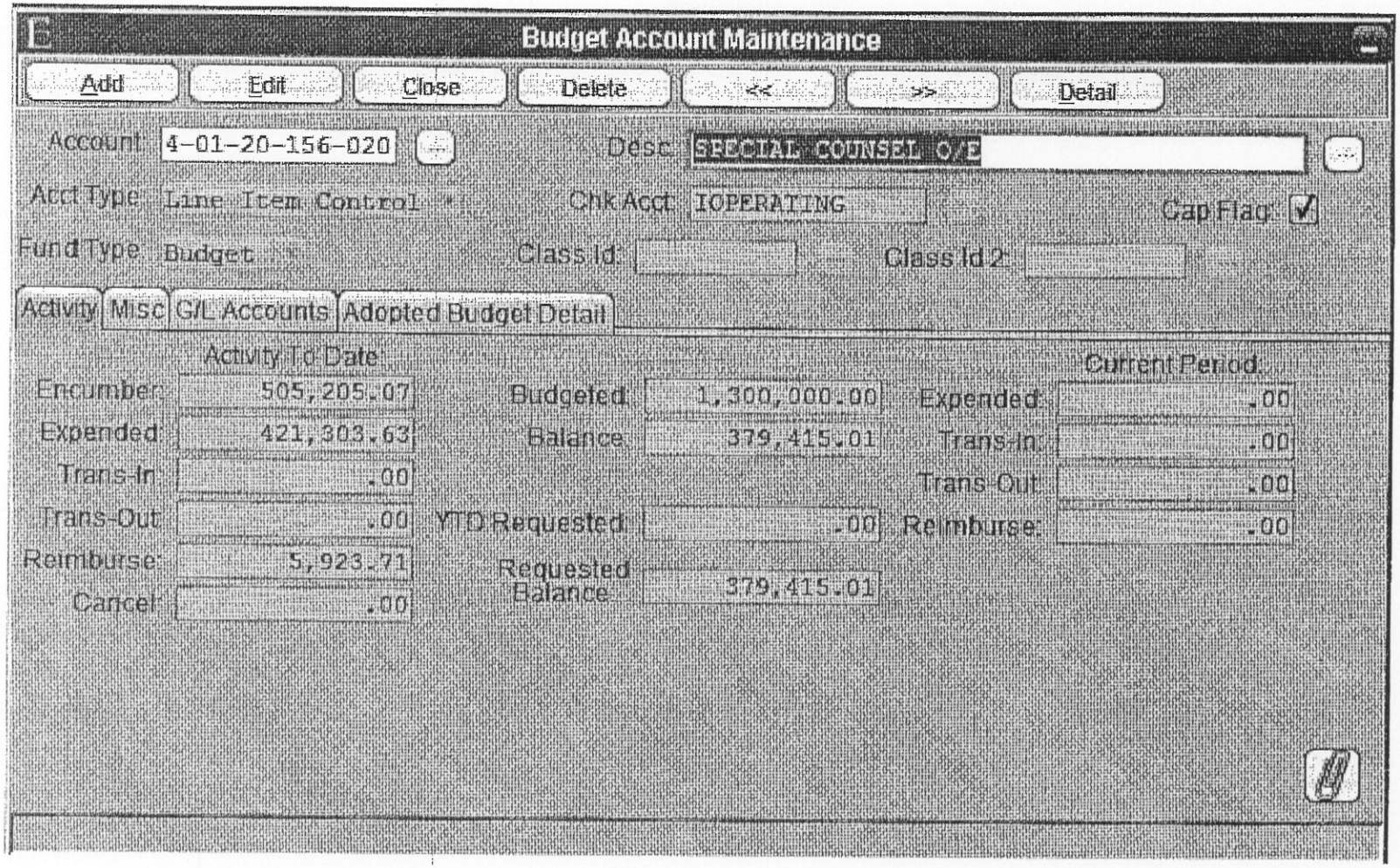
Melissa Longo, Esq.
Corporation Counsel

Meeting Date: October 15, 2014

Councilperson	Yea	Nay	Abstain	No Vote
Ravi Bhalla	✓			
Theresa Castellano	✓			
Peter Cunningham	✓			
James Doyle	✓			
Elizabeth Mason				✓
David Mello	✓			
Tim Occhipinti	✓			
Michael Russo	✓			
Council President Jen Giattino	✓			

A TRUE COPY OF A RESOLUTION ADOPTED BY THE COUNCIL OF THE CITY OF HOBOKEN, N.J. AT A MEETING HELD ON: OCT 15 2014

CITY CLERK


Budget Account Maintenance
Add
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Account 4-01-20-156-020
Desc SPECIAL COUNSEL O/E
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Chk Acct IOPERATING
Cap Flag
Fund Type Budget *
Class Id
Class Id 2
Activity
Misc
G/L Accounts
Adopted Budget Detail
Activity To Date
Encumber 505,205.07
Expended 421,303.63
Trans-In .00
Trans-Out .00
Reimburse 5,923.71
Cancel .00
Budgeted 1,300,000.00
Balance 379,415.01
YTD Requested .00
Requested Balance 379,415.01
Current Period
Expended .00
Trans-In .00
Trans Out .00
Reimburse .00

Introduced by: _____
Seconded by: _____

CITY OF HOBOKEN
RESOLUTION NO. :____

RESOLUTION AUTHORIZING AN AMENDMENT TO THE APPOINTMENT OF WALLACE ROBERTS AND TODD, LLC AS PROFESSIONAL PLANNER FOR THE REDEVELOPMENT AT HOBOKEN TERMINAL AND RAIL YARDS FOR AN EXTENDED TERM TO COMMENCE ON OCTOBER 16, 2014 AND EXPIRE ON OCTOBER 15, 2015, AND FOR A CURRENT NOT TO EXCEED AMOUNT OF SEVENTEEN THOUSAND FOUR HUNDRED NINETY NINE DOLLARS ($17,499.00)

WHEREAS, the City put out an RFP for professional redevelopment planning services, pursuant to Article I of Chapter 20A of the Hoboken City Code, which Wallace Roberts and Todd, LLC responded to by a proposal dated September 27, 2010; and,

WHEREAS, a contract was entered into with Wallace Roberts and Todd, LLC on March 22, 2011, which was thereafter amended by a City Council resolution of July 1, 2011, and again amended by a City Council resolution of September 5, 2012; and,

WHEREAS, the City Council seeks to further amend the contract to provide for a current not to exceed amount of Seventeen Thousand Four Hundred Ninety Nine Dollars ($17,499.00), and a term to commence October 16, 2014 and expire October 15, 2015, in accordance with the October 9, 2014 letter of Wallace Robert and Todd, LLC, attached hereto; and,

WHEREAS, Wallace Roberts and Todd, LLC is hereby required to abide by the "pay-to-play" requirements of the Hoboken Public Contracting Reform Ordinance, #DR-154 (codified as §20A-11 et seq. of the Code of the City of Hoboken) prior to the City entering into any binding contract for said services; and,

WHEREAS, said service is a professional service as defined by N.J.S.A. 40A:11-1 et seq. and as such, is exempt from public bidding requirements pursuant to N.J.S.A. 40A:11-5; and,

WHEREAS, certification of funds is available as follows:

I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that $17,499.00 is available in the following appropriations 4-01-21-181-036 **in the CY2014 budget; and I further certify that this commitment together with all previously made commitments does not exceed the appropriation balance available for this purpose for the CY2014 budget; and I further certify that the funds available in the said appropriation are intended for the purpose herein committed.**

Signed: _____, George DeStefano, CFO

NOW THEREFORE, BE IT RESOLVED, that an amended contract with **Wallace Robert and Todd, LLC** to provide professional planning services relating to the matter of the NJ Transit Redevelopment Plan, for a one year term to commence October 16, 2014 and expire October 15, 2015, for a current not to exceed amount of Seventeen Thousand Four Hundred Ninety Nine Dollars ($17,499.00) be awarded and executed; and

BE IT FURTHER RESOLVED, that the contract shall be further amended to correspond to the terms and conditions included in the October 9, 2014 proposal of Wallace Robert and Todd, LLC; and,

BE IT FURTHER RESOLVED that the City Council of the City of Hoboken specifically finds that compliance with Hoboken Ordinance #DR-154 (codified as §20A-4 of the Code of the City of Hoboken), and any and all state Pay to Play laws, is a continuing obligation of **Wallace Robert and Todd, LLC**; and

BE IT FURTHER RESOLVED the City Clerk shall publish this resolution as required by law and keep a copy of the resulting contract on file in accordance with N.J.S.A. 40A:11-1 et seq.; and,

BE IT FURTHER RESOLVED that a certified copy of this resolution shall be provided to Mayor Dawn Zimmer and Corporation Counsel for action in accordance therewith and to take any other actions necessary to complete and realize the intent and purpose of this resolution; and,

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

Meeting date: October 15, 2014

APPROVED:

Quentin Wiest
Business Administrator

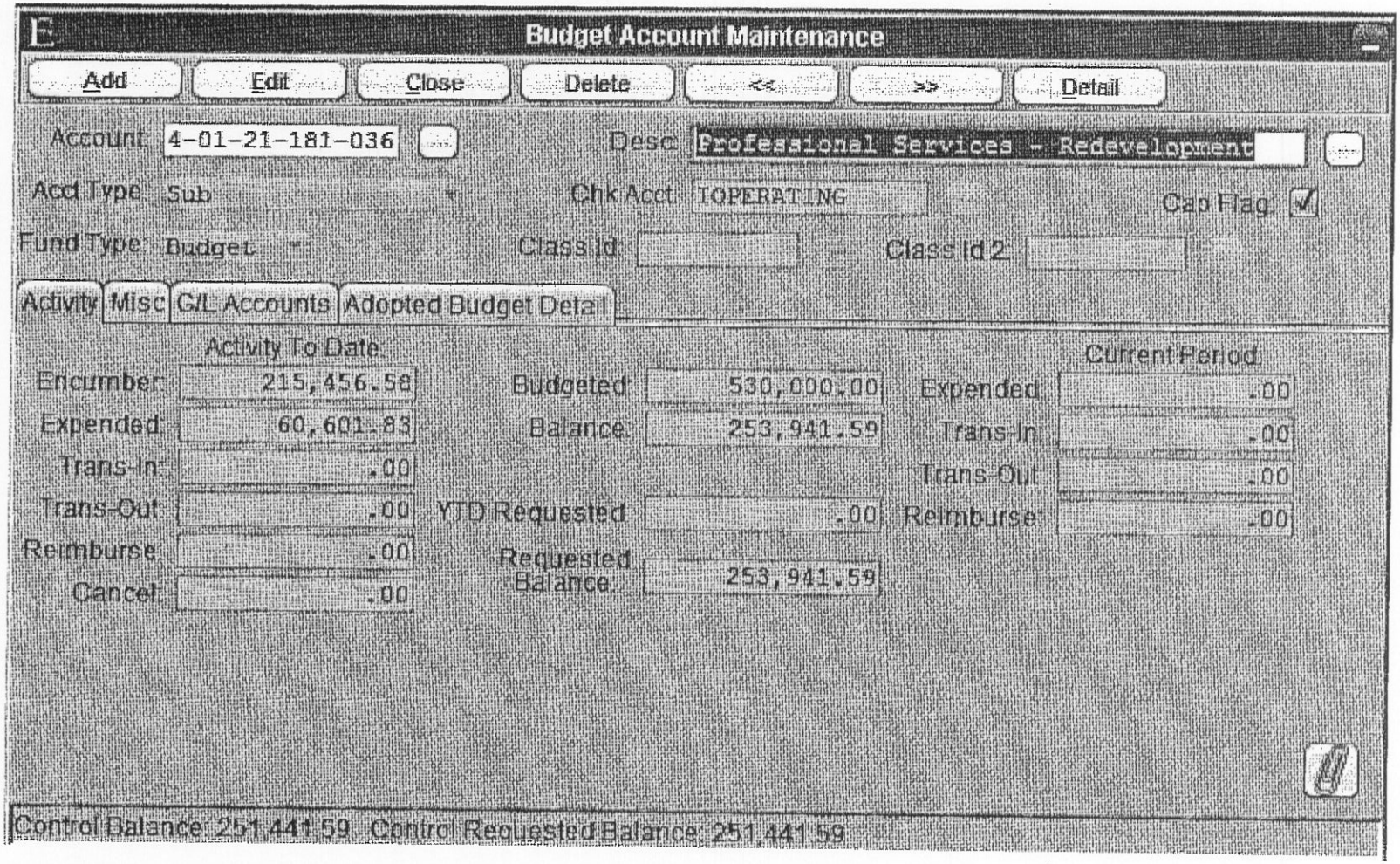
APPROVED AS TO FORM:

Melissa L. Longo, Esq.
Corporation Counsel

Councilperson	Yea	Nay	Abstain	No Vote
Ravi Bhalla	/			
Theresa Castellano	/			
Peter Cunningham	/			
James Doyle	/			
Elizabeth Mason	/			
David Mello	/			
Tim Occhipinti	/			
Michael Russo	/			
President Jen Giattino	/			

A TRUE COPY OF A RESOLUTION ADOPTED BY
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.
AT A MEETING HELD ON: OCT 15 2014.

CITY CLERK


Budget Account Maintenance
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Detail
Account 4-01-21-181-036
Desc Professional Services - Redevelopment
Acct Type Sub
Chk Acct IOPERATING
Cap Flag
Fund Type Budget
Class Id
Class Id 2
Activity
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G/L Accounts
Adopted Budget Detail
Activity To Date:
Encumber 215,456.58
Expended 60,601.83
Trans-In .00
Trans-Out .00
Reimburse .00
Cancel .00
Budgeted 530,000.00
Balance 253,941.59
YTD Requested .00
Requested Balance 253,941.59
Current Period:
Expended .00
Trans-In .00
Trans-Out .00
Reimburse .00
Control Balance 251,441.59 Control Requested Balance 251,441.59

October 6, 2014

Brandy A. Forbes, AICP, PP
Community Development Director
City of Hoboken
94 Washington Street
Hoboken, NJ 07030
201-420-2233
bforbes@hobokennj.org

Re: Hoboken Yard Redevelopment Plan – Request for Additional Services
WRT #6888.01

Dear Brandy,

Following is the summary of total job to date WRT fees approved by the City for the above project.

1. **Phase I and Full Site** (City of Hoboken Resolution dated March 16, 2011) = $150,000

2. **Additional Services** (WRT letter dated August 29, 2012) = $50,010. These additional services were approved for the following tasks completed:
    a. Extended Preparation of Alternatives and Revisions for Coordination with NJ Transit Team
    b. Coordination and reviews by the Legal Team
    c. General Delay in Project Schedule and Additional Meetings
    d. Additional work prepared regarding financial feasibility study by Robert B. Pauls

3. **Additional Services for Robert B. Pauls** (WRT letter dated October 17, 2012) = $5,000. These additional services were approved to review and prepare a memo regarding the LCOR/NJ Transit financial information after the preparation of draft plan in September 2012.

WRT is requesting Additional Services and Fees to supplement our above fees for the Hoboken Yard Redevelopment Plan. The reasons for the request and, associated Scope and Fees are as follows:

Tasks required completing the Plan
WRT will work with the City to coordinate and assist in revising the Plan document based on comments and additional information received by various stakeholders including NJ Transit. This work includes following task items:

- **Final plan document revisions** to the September 2012 Draft Plan document. This includes preparation of scenarios for additional floors on office use sites and work related to revising plan provisions regarding parking, continuation of street grid etc. including revising other relevant plan graphics and text changes.

- **Review of suggested language changes in the Plan from LCOR**. This work includes preparation of memo working with the legal team to respond to changes requested by LCOR to the plan document.

- **Prepare presentation of the Plan Elements** – Prepare PowerPoint presentation of the final plan

- **Meetings and conference calls with the City** - WRT is expected to attend following 4 meetings and up to 4 conference calls to discuss and coordinate the project.
    - City Council Subcommittee meeting to discuss Jack Freeman report results
    - Final Plan introduction – special meeting
    - Planning Board review of plan
    - Public hearing and adoption
    - Conference calls (4)

- **Printing –** Printing of the revised draft and final plan document. Total 15 copies in color of the final plan.

Estimated Budget

The following table provides detailed break up of our labor and hours for the above additional service tasks items for WRT. We request an additional services fee of $17,060.

TASKS	WRT LABOR HOURS Micale $225	Saoji $140	Planner $110	Subtotal by Task
Tasks to complete the Plan				
Final plan document revisions	**2**	**24**	**55**	**$ 9,860.00**
Review of plan language changes	**0**	**8**	**0**	**$ 1,120.00**
Presentation of the plan elements	**0**	**6**	**10**	**$ 1,940.00**
Meetings (4) and Conference Calls (4)	**0**	**24**	**0**	**$ 3,360.00**
	2	**62**	**65**	**$15,160**

Printing of Plan Document (15 copies)	$1,200
Other Reimbursables (travel)	$700
Total Cost	**$17,060**

We are confident that the planning process and work completed to date on the Hoboken Yard Redevelopment Plan will serve the City well in moving forward with development of this important gateway into the Downtown; and we are looking forward to completing the work this year.

Please feel free to call or email me if you have any concerns or questions. We will be happy to discuss this further.

Sincerely,

nando micale

Nando Micale FAIA, AICP, PP
PRINCIPAL

NM:nm

Introduced by:
Seconded by:

CITY OF HOBOKEN
RESOLUTION NO. _____

Resolution Accepting and Acknowledging Receipt of the Best Practices Worksheet from DCA for the CY 2014

WHEREAS, the City of Hoboken has received its Best Practices Worksheet for CY 2014 from the State of New Jersey, Division of Local Government Services, and

WHEREAS, the State of New Jersey, Division of Local Government Services requires the Chief Financial Official and other City Officials to prepare a Best Practices Worksheet for all recommendations to embrace practices and promote financial accountability and transparency, and

WHEREAS, the State of New Jersey, Division of Local Government Services requires such Best Practices Worksheet to be received and accepted by the Council of the City of Hoboken and filed with the Director of Local Government Services, and

WHEREAS, the Best Practices Worksheet is attached hereto, and incorporated by reference.

NOW, THEREFORE BE IT RESOLVED that the above recitals are incorporated by reference as it's fully stated herein; and,

BE IT FURTHER RESOLVED by the Council of the City of Hoboken, in the County of Hudson, State of New Jersey, hereby accepts and acknowledges receipt of the Best Practice Worksheet for the City of Hoboken for CY 2014 from the DLGS, and requests acceptance by DLGS of receipt of this resolution; and,

BE IT FURTHER RESOLVED, that the City Clerk is directed to forward two certified copies of this resolution with the Best Practices Worksheet to the Director of Local Government Services for review and approval.

Dated: October 15, 2014

Reviewed:
Quentin Wiest
Business Administrator

Approved as to form:
Melissa Longo, Esq.
Corporation Counsel

Councilperson	Yea	Nay	Abstain	No Vote
Ravi Bhalla	✓			
Theresa Castellano	✓			
Peter Cunningham	✓			
James Doyle	✓			
Elizabeth Mason	✓			
David Mello	✓			
Tim Occhipinti	✓			
Michael Russo	✓			
President Jen Giattino	✓			

A TRUE COPY OF A RESOLUTION ADOPTED BY
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.
AT A MEETING HELD ON: OCT 15 2014

CITY CLERK

Best Practices Worksheet CY 2014/SFY2015

		Hoboken City (Hudson)	
0905		*Please see Color Key at bottom of sheet for limits on answers*	
	Answer	Question	Comments
		General Management - GM	
1	Yes	Sharing services has been promoted for many years as a means to control costs. In addition to sharing resources such as labor, facilities and equipment with a county or with neighboring communities, shared services include similar agreements with school boards, independent authorities and fire districts. Shared services do not include cooperative purchasing, cooperative pricing or commodity resale agreements. Did your municipality actively negotiate (i.e. meet with representatives from a neighboring town, your county or another local unit) and/or enter into at least one new shared service agreement, or actively negotiate or enter into the renewal of at least one existing shared service agreement, in the preceding year?	
2	Yes	Traffic safety policies for utility and construction work should balance the interests of public safety with those of controlling costs. For example, uniformed police officers controlling a cul-de-sac may be excessive; while parking a policeman in a patrol car on a major highway to act in lieu of a "crash truck" may be insufficient and could endanger the officer. An appropriate traffic safety plan should include parameters governing when police officers, flag men and safety apparatus are used in different circumstances. Has your municipality reviewed its policies and staffing requirements for providing traffic safety around utility and construction work, and implemented policies to assure that the most efficient and cost-effective approach is taken?	
3	Yes	Has your municipality adopted a vehicle use policy prohibiting personal use of municipal vehicles, and providing that employees authorized to use such vehicles for commuting to/from work have a fringe benefit value added to the gross income reported on the employee's W-2 (unless the vehicle meets the "qualified non-personal vehicle" criteria specified by the IRS)? **Only answer "N/A" if your municipality does not have any municipally-owned vehicles.**	
4	Yes	Has the appropriate administrative official reviewed the State Comptroller's June 25, 2013 Report with respect to local government legal fees, and does your municipality follow the best practices outlined in the checklist annexed as an Appendix to the report?	

Best Practices Worksheet CY 2014/SFY2015

		Hoboken City (Hudson)	
0905		*Please see Color Key at bottom of sheet for limits on answers*	
	Answer	Question	Comments
5	Yes	Does your municipality maintain an up-to-date municipal website containing at minimum the following: past three years adopted budgets; the current year's proposed budget including the full adopted budget for current year when approved by governing body; most recent annual financial statement and audits; notification(s) for solicitation of bids and RFPs; easily accessible contact information for elected and appointed officials, municipal administrator or manager, municipal clerk, police chief, municipal court administrator and all department heads; and meeting dates, minutes and agendas for the governing body, planning board, board of adjustment and all commissions?	
6	Yes	Does your municipality require its elected officials to attend on an annual basis at least one instructional course covering the responsibilities and obligations of elected officials (for example: ethics, municipal finance, labor relations, risk management, shared services, purchasing, land use administration, personnel, technology etcetera)? This item may be satisfied either through a course approved for continuing education credit by DLGS, or in-house education provided by a professional, vendor or staff member (provided they have significant expertise in their profession and routinely prepare public presentations).	

Best Practices Worksheet CY 2014/SFY2015

		Hoboken City (Hudson)	
0905		*Please see Color Key at bottom of sheet for limits on answers*	
	Answer	Question	Comments
7	Yes	With regard to your municipality's collective bargaining agreements that replaced contracts expiring on or after 1/1/11, is the overall impact of the aggregate economic costs limited to an average increase of 2% or less per year over the contract term? An example of such analysis can be found on the "PERC Summary Form; Public Sector; Non-Police and Non-Fire; Section V Impact of Settlement" and "PERC Summary Form; Police and Fire; Section VII Impact of Settlement"	
8	Yes	A municipality's participation in FEMA's National Flood Insurance Program Community Rating System can lead to significant flood insurance premium reductions for its homeowners. An explanation of the program may be found on FEMA's website at http://www.fema.gov/national-flood-insurance-program/national-flood-insurance-program-community-rating-system, and more information on how the NJDEP's statewide CRS coordinator can assist with improving your rating can be found at http://www.nj.gov/dep/floodcontrol/about.htm. Does your municipality have, or is your municipality in the process of attaining, a Community Rating System ranking of at least Class 9?	
9	N/A	If the ratio of assessed values to market values in your municipality is presently less than 65%, is your municipality in the process of conducting a reassessment or revaluation?	
10	Yes	The Local Government Ethics Law, designed to ensure transparency in government, requires local government officers to file Financial Disclosure Forms. While far more local officials are required to file Financial Disclosure Forms than simply local elected officials, their compliance is particularly important. Have all of your local elected officials filed their Financial Disclosure Form in 2014 that covers the 2013 calendar year?	

Best Practices Worksheet CY 2014/SFY2015

		Hoboken City (Hudson)	
0905		*Please see Color Key at bottom of sheet for limits on answers*	
	Answer	Question	Comments
11	Yes	Many municipalities have created one or more authorities (including fire districts, utilities authorities, redevelopment authorities, housing authorities, port authorities, etc.) to provide greater focus and attention on addressing a public need, or to reduce governing body burdens. While creation of such an authority is often appropriate, and many authorities successfully and efficiently fulfil their missions, authorities with weak membership or insufficient local-level monitoring can become wasteful, inefficient and unresponsive to the public they serve. N.J.S.A. 40A:5A-20 allows a local governing body to dissolve an authority subject to certain parameters and with Local Finance Board approval. Municipalities should at least annually assess the authority or authorities they created and publicly discuss their findings and conclusions. Findings and conclusions should address whether the authority's continued existence is appropriate, and whether the authority is appropriately and efficiently serving its residents. Does the governing body meet at least once annually to discuss an assessment of the authority or authorities they have created?	
		Finance & Audit - FA	
12	Yes	Internal accounting control processes, procedures and authorizations are designed to safeguard assets and to limit the risk of loss or misstatement. 1) Are internal accounting control processes, procedures and authorizations documented and communicated to staff; and 2) Does your Administrator/Manager or CFO, as appropriate, evaluate and discuss risk assessment annually with your governing body or an appropriate subcommittee thereof (such as the Audit or Finance Committee) with a focus on developing and updating accounting control processes, procedures and authorizations? **If you selected "yes", please state in the Comment section in the approximate date of the discussion and whether the discussion was with the governing body or, if with a subcommittee thereof, name the subcommittee.**	Governing body meeting 11/6/2013

Best Practices Worksheet CY 2014/SFY2015

		Hoboken City (Hudson)	
0905		*Please see Color Key at bottom of sheet for limits on answers*	
	Answer	Question	Comments
13	Yes	With respect to note sales (TANs, BANs, Emergency Notes and Special Emergency Notes), proper disclosure and communication with potential bidders can yield optimal results for a municipality. Knowing when to sell on a negotiated or competitive basis, aggregating note sales as much as possible, along with casting a "wide net" to attract the maximum number of bidders for a competitive note sale, is critical to achieving the lowest possible interest rate. Is your municipality 1) marketing note sales beyond publishing the notice required by N.J.S.A. 40A:2-30, and beyond displaying a notice on your municipal website; and 2) issuing a prospectus, official statement or other document to potential lenders disclosing all material financial and budget information?	
14	No	Does your municipality have a Finance Committee (or equivalent) made up of one or more members of the governing body and other appropriate personnel, as may be needed, that meets at least monthly and discusses all significant financial issues? **If you answer "Yes", phrase state in the Comment section the approximate date of your municipality's most recent Finance Committee meeting.**	
15	No	Audit findings address areas needing improvement. Ignoring these findings devalues the process; therefore, municipalities should correct noted deficiencies. Have all audit findings from the 2012 audit been 1) identified in the corrective action plan and 2) addressed such that they are not repeated in the 2013 audit? **If the answer is no, please list the repeat findings in the comments section. In the event your municipality wishes to appeal the result of this question, the Director shall determine based on the comment(s) whether the finding(s) is/are sufficiently material to warrant a "no" answer.**	**1. Petty cash funds do not agree to State approved applications 2. Deferred charges unfunded >5 years old 3. Unidentifed adjustments on bank reconciliation 4. Departments should maintain monthly cash log 5. Certain payroll/personnel documents not available for review**

Best Practices Worksheet CY 2014/SFY2015

		Hoboken City (Hudson)	
0905		***Please see Color Key at bottom of sheet for limits on answers***	
	Answer	**Question**	**Comments**
16	Yes	The CFO should be capable of preparing the annual financial statement, annual debt statement and budget schedules. Excessive auditor assistance on these documents could create a perception that the auditor is not truly independent of the client in auditing the client's financial statements. At a minimum, each CFO should prepare balanced and reconciled financial records including books of original entry, general ledgers, subsidiary ledgers and other computer reports that accurately analyze and reflect the municipality's financial position. These records should have sufficient detail for an accountant with sufficient knowledge of New Jersey's municipal accounting system to extract information necessary to prepare financial and debt statements. This requires that, within acceptable tolerance, all financial transactions (cash and non-cash) be posted in the general ledger and that all general ledger accounts be supported by subsidiary ledgers, reports, reconciliations or are otherwise analyzed. A "yes" answer is appropriate if 1) your CFO prepares the annual financial statement, annual debt statement and annual budget, or 2) your CFO presents balanced and reconciled financial records, or 3) you are retaining outside assistance to do so from an individual or entity separate from your municipality's audit firm. *Please note that item #2 cannot count as a "yes" answer if the Report of Audit contains comments and recommendations regarding the General Ledger or Cash Account balances not being reconciled.*	
17	Yes	Grant programs can create a significant burden on a municipality's cash flow if program expenses are either not timely reimbursed or are charged to other operating accounts instead of to the grant. Are all grant revenues, along with their corresponding appropriations, reviewed at least quarterly to determine that all program expenses have 1) been filed for reimbursement and 2) have been properly charged to the grant, with follow up communication to grantor agencies in instances where payments are delayed?	

Best Practices Worksheet CY 2014/SFY2015

		Hoboken City (Hudson)	
0905		*Please see Color Key at bottom of sheet for limits on answers*	
	Answer	Question	Comments
18	No	N.J.S.A. 40A:5-4 requires municipalities to complete their annual audit for the preceding fiscal year within 6 months after the close of its fiscal year. Further, N.J.S.A. 40A:5-6 requires the municipality's auditor to submit a certified duplicate copy of the audit report and recommendations with the Division within 5 days after filing the original with the municipal clerk. Has your municipality received its completed audit for the preceding fiscal year within the statutory timeframe, and confirmed that your auditor has filed a certified duplicate copy of the audit report with the Division? **You may only answer this question "N/A" if the Director expressly granted an extension in response to a governing body resolution petitioning for same.**	
19	Yes	For its most recent audit period completed, has the municipality: 1) not had findings reported in the Schedule of Findings and Questioned Costs related to potential or actual questioned costs; or 2) not accrued a liability or made payment to a grantor for questioned costs or disallowed expenditures; or 3) not been notified of an amount that must be refunded to a grantor as a result of a contract audit or for any other reason?	
20	Yes	Pursuant to N.J.S.A. 40A: 2-40, the chief financial officer each municipality shall, before the end of the first month of the fiscal year, file their Annual Debt Statement with the Division of Local Government Services. The annual debt statement must be filed electronically following the procedure described in Local Finance Notice 2013-3. Did your municipality file its electronic Annual Debt Statement for the preceding fiscal year with the Division no later than January 31 (July 31 for SFY municipalities)?	

Best Practices Worksheet CY 2014/SFY2015

		Hoboken City (Hudson)	
0905		*Please see Color Key at bottom of sheet for limits on answers*	
	Answer	Question	Comments
21	Yes	Local Finance Notice 2014-09 contains important information about the need for municipalities that have certain outstanding debt to abide by requirements to annually disclose certain information with respect to financial conditions. The continuing financial disclosure obligations are required by federal law and local agreements executed as part of past issuances of debt. Failure to comply can result in penalties against local governments and individual officers responsible for various filings. Failure to comply can also result in a lack of access to capital markets. Has your CFO done all of the following: (1) reviewed Local Finance Notice 2014-09; and (2) undertaken, or caused to be undertaken, a review of past compliance with such requirements?	
22	Prospective	Is your municipality up to date and fully compliant with continuing disclosure obligations as discussed in the previous question?	
		Procurement - P	
23	Yes	Municipalities and their agencies are allowed to prohibit the award of public contracts to business entities that have made certain campaign contributions exceeding $300 and to limit the contributions that the holders of a contract can make during the term of a contract to $300. A model ordinance concerning pay-to-play can be found at http://www.nj.gov/dca/divisions/dlgs/resources/muni_st_docs/ pay_to_play_ordinance-contractor.doc. Has your municipality adopted a pay-to-play ordinance pursuant to N.J.S.A. 40A:11-51 that is more restrictive than state statutory requirements?	
24	N/A	Changes in energy markets could potentially offer substantial savings for local governments. Local Finance Notice 2012-12 provides important guidance on the competitive procurement of energy. Has your CFO, head purchasing official or other appropriate municipal official evaluated and discussed with your governing body (or an appropriate subcommittee thereof) whether the cooperative or competitive procurement of energy would benefit your municipality? **If you answer "Yes", please state in the Comment section the approximate date of the discussion and whether the discussion was with the governing body or, if with a subcommittee thereof, name the subcommittee. You may only answer "N/A" if your municipality already participates in competitive energy procurement.**	

Best Practices Worksheet CY 2014/SFY2015

		Hoboken City (Hudson)	
0905		*Please see Color Key at bottom of sheet for limits on answers*	
	Answer	Question	Comments
25	No	The Local Finance Board recently adopted new rules, outlined in Local Finance Notice 2013-17, expanding municipalities' ability to purchase goods and services with procurement cards. The most significant change is the elimination of the prior per-transaction monetary limitation on P-Cards (15% of local unit's bid threshold) where a Qualified Purchasing Agent manages a local unit's P-Card program. Has your CFO, head purchasing official or other appropriate municipal official evaluated and discussed with your governing body (or an appropriate subcommittee thereof) how and whether a procurement card program could benefit the municipality or, if a procurement card program already exists, whether the program complies with the new regulations? **If you answered "Yes", please state in the Comment section in the approximate date of the discussion and whether the discussion was with the governing body or, if with a subcommittee thereof, name the subcommittee. If your municipality has a procurement card program, please name the vendor in the Comment section.**	
26	N/A	P.L. 2013, c. 37, known as the "Sandy Integrity Monitor Law", requires the State Treasurer to assign monitors to recovery and rebuilding-related contracts $5 million or above, and grants the Treasurer discretion to assign monitors on contracts below $5 million. Pursuant to authority granted under the law, all Sandy-related recovery and rebuilding contracts over $2 million awarded by local governments must be reported to the State Department of Treasury. Please access Treasury's Sandy website at http://www.state.nj.us/treasury/news-sandy.shtml for more information on your municipality's responsibilities under the Sandy Integrity Monitor Law. Has your municipality reported all Superstorm Sandy-related contracts over $2 million to the State Treasurer?	

Best Practices Worksheet CY 2014/SFY2015

		Hoboken City (Hudson)	
0905		***Please see Color Key at bottom of sheet for limits on answers***	
	Answer	**Question**	**Comments**
27	Yes	N.J.S.A. 40A:11-5 (a)(i) states that, if a municipality utilizes the professional services exemption from the Local Public Contracts Law, "The governing body shall in each instance state supporting reasons for its action in the resolution awarding each contract and shall forthwith cause to be printed once, in the official newspaper, a brief notice stating the nature, duration, service and amount of the contract, and that the resolution and contract are on file and available for public inspection in the office of the clerk of the [] municipality...". With respect to the award of professional services contracts, is your municipality complying with the above referenced provision of the Local Public Contracts Law?	
		Budget Preparation and Presentation - BP	
28	Yes	In preparing your annual budget it is important for both the governing body and public to understand the concept of surplus and how it accumulates (or declines) over the years. A formal policy regarding surplus serves as a basis for decisions concerning future financial solvency, and the lack of a policy could lead bond rating agencies to downgrade your municipality's credit rating. In developing said surplus policy your CFO should analyze and explain at least a five-year trend of surplus; illustrating the factors causing each annual increase or decrease. A surplus policy with realistic and sustainable goals can then be determined. Does your municipality have a written policy goal for the amount of surplus available in support of municipal operations, and is this goal evaluated annually?	
29	Yes	In preparing your annual budget for the current year, it is important that the impact that current budgeting decisions may have on future years' budgets be presented, evaluated and considered before the governing body takes final action. Long term plans concerning revenue, appropriations, tax levy, tax levy cap and surplus are critical to sustaining (or achieving) a solid fiscal condition. Are budget projections 1) factoring in the impact that the current year's budget may have on the future tax levy (as restricted by the levy cap) and future surplus balances for at least *two* future year's budgets, and 2) are these budget projections discussed with the governing body?	

Best Practices Worksheet CY 2014/SFY2015

		Hoboken City (Hudson)	
0905		*Please see Color Key at bottom of sheet for limits on answers*	
	Answer	Question	Comments
30	N/A	Certain municipalities have indirectly pledged prompt payment (i.e. issued a guarantee) of debt service with respect to debt issued by counties, independent authorities or developers. Bond Rating Agencies (e.g. Moody's, Fitch, Standard & Poor's) have downgraded certain municipalities' bond ratings to below investment grade for lack of preparation in the event a lender calls in a debt guarantee. If your municipality guarantees any debt, are direct service revenues that may be pledged against debt repayment monitored by the municipal CFO; and to the extent that cash flow from pledged revenue will not satisfy the debt repayment, are sufficient funds held in reserve to satisfy the guarantee or is an existing authorization in place to issue debt (e.g. a bond ordinance) in the event a lender calls in the guarantee?	
31	Yes	Do elected officials receive a **written** status report at least quarterly on all budget revenues and appropriations as they correspond to the annual adopted budget?	
32	Yes	In developing your multi-year capital plan, is your municipality dedicating sufficient revenues to fund maintenance, repair and eventual replacement of infrastructure such as roads, storm sewers, sanitary sewers and water systems?	
33	Yes	N.J.S.A. 40A:4-5 requires that calendar year municipalities approve their introduced budgets no later than February 10, unless the Director sets forth a later date pursuant to N.J.S.A. 40A:4-5.1. Did your municipality approve its introduced current year budget no later than the date provided by law or as extended by the Director?	
34	No	N.J.S.A. 40A:4-10 requires that calendar year municipalities adopt their budgets no later than March 20, unless the Director sets forth a later date pursuant to N.J.S.A. 40A:4-5.1. Did your municipality adopt its current year budget no later than the date provided by law or as extended by the Director? **This question may only be answered "N/A" if your municipality delayed its budget adoption because it awaited a Division determination concerning a grant award or Transitional Aid award.**	

Best Practices Worksheet CY 2014/SFY2015

		Hoboken City (Hudson)	
0905		*Please see Color Key at bottom of sheet for limits on answers*	
	Answer	Question	Comments
		Health Insurance - HI	
35	No	Does your municipality exclude from healthcare coverage part-time elected and appointed officials (less than 35 hours per week)? **Only answer "yes" if no part-time elected or appointed officials receive health benefits. If your municipality has part-time elected or appointed officials who elect to take State Health Benefits Program (SHBP) health benefits (or receive a waiver for not doing so) by virtue of serving in their position continuously since May 21, 2010, you must answer "No". If you answered "No", please list in the Comments section the name and title of each elected or appointed official receiving either health benefits or a waiver payment in lieu of health benefits.**	
36	Yes	Does your municipality conduct a monthly review of health benefit covered lives itemized on health insurance invoices to determine that health insurance invoices do not include employees, former employees, spouses or dependents who should no longer be receiving coverage?	
37	Yes	Municipalities frequently contract with or designate insurance brokers to secure healthcare coverage from insurance carriers. Brokers are typically paid by third-party administrators (TPA's) hired to collect, review and pay healthcare bills. The municipality pays the TPA, who in turn pays the broker. Broker fees are often directly related to the amount of insurance premiums or fees paid by the municipality (i.e. the higher the premium, the larger the broker's commission). Thus, the municipality-broker-TPA arrangement is vulnerable to abuse because brokers could face conflicting incentives in seeking lower-cost insurance alternatives. If your municipality contracts with or otherwise designates an insurance broker, is the structure for broker payments set at a flat-fee rather than on a commission basis (so as to mitigate the risk of brokers recommending more expensive insurance coverage to earn higher fees)?	

Best Practices Worksheet CY 2014/SFY2015

		Hoboken City (Hudson)	
0905		*Please see Color Key at bottom of sheet for limits on answers*	
	Answer	Question	Comments
38	Yes	The State Health Benefits Program (SHBP) offers medical, prescription and dental coverage options for more than 850,000 participants, including employees, dependents and retirees. All plans have substantial networks of healthcare providers, and provide services nationwide. 62% of municipalities, and 33% of counties, within New Jersey participate in SHBP. If your municipality has non-SHBP coverage, as your collective bargaining agreements come up for renegotiation, do your municipality's negotiation proposals seek contract provisions allowing its employees to be switched to SHBP or another non-SHBP plan of lesser cost?	
39	Prospective	Prior to municipal officers and employees being required to substantially share in the cost of their health benefits, there was no disincentive to officers and employees accepting coverage even though they had alternative coverage. Many municipalities would offer payments in lieu of health benefits to encourage officers and employees to voluntarily drop coverage, provided they had coverage from another source. The policy often saved money by replacing the expensive cost of providing health care with the less expensive payment in lieu of health benefits. The need to pay officers and employees money to not take a health insurance benefit they can receive from another source has largely disappeared, because the cost of premium sharing will cause officers and employees to drop coverage if alternative coverage is available. Has your municipality: (1) explored all necessary actions to end payments in lieu of health benefits (e.g. modifying collective bargaining agreements); and (2) either adopted or discussed at a public meeting a policy prohibiting payments in lieu of health benefits to officers and employees who are not contractually entitled to such payments? **An answer of "N/A" is only applicable where there are no instances in the municipality of payments in lieu of health benefits.**	

Best Practices Worksheet CY 2014/SFY2015

		Hoboken City (Hudson)	
0905		*Please see Color Key at bottom of sheet for limits on answers*	
	Answer	Question	Comments
		Personnel - PE	
40	Yes	The Fair Labor Standards Act (FLSA) is a federal law that establishes minimum wage, overtime pay, recordkeeping, and child labor standards affecting full-time and part-time workers in the private sector and in Federal, State, and local governments. The law requires that overtime pay must be paid for all hours over 40 hours in a work week except for those employees classified as exempt and thus not entitled to overtime. Management employees such as elected officials, municipal managers/administrators, municipal clerks, CFOs, public works superintendents, police chiefs and other department heads are typically classified as having exempt status and are not entitled to overtime pay. Other municipal employees may also be classified as exempt under the FLSA (you should consult with your labor counsel for more detailed guidance). Does your municipality refrain from paying overtime to employees who are classified as exempt under the FLSA? *In answering this question, be aware that exempt status would also preclude overtime pay for time worked during emergencies, attendance at night meetings, participation in training sessions, and police "off-duty" assignments (a/k/a "Jobs in Blue"). Also, please note that compensated leave time in lieu of cash payments is considered to be a form of overtime pay unless such leave is utilized in the same pay period.*	
41	Yes	N.J.S.A. 34:13A-8.2 requires public employers, including municipalities, to file with the Public Employment Relations Commission (PERC) a copy of all contracts negotiated with public employee representatives. This includes, but is not limited to, collective bargaining agreements, memoranda of understanding, contract amendments, and "side letter" or "side bar" agreements. Copies of same may be emailed to contracts@perc.state.nj.us. Has your municipality filed all current contracts with PERC?	
42	Yes	Does your municipality make available to the public free of charge, either through an internet posting or on-site review, documents that show the current salaries of all personnel?	

Best Practices Worksheet CY 2014/SFY2015

		Hoboken City (Hudson)	
0905		*Please see Color Key at bottom of sheet for limits on answers*	
	Answer	Question	Comments
43	Yes	Accurate records of employee time are critical not only for financial accountability, but also effective management of your workforce. Is your municipality ensuring that 1) employees complete and file standardized forms, either electronically or by paper, to verify all employee time worked (e.g. time cards, electronic time keeping); 2) your personnel/human resources office maintains records accounting for all employee leave time earned and used; and 3) supervisors are reviewing and approving/denying employee time and attendance documentation before those records are submitted to management and, in the case of department heads, is such documentation reviewed and verified independently?	
44	Yes	Has your municipality instituted a policy to not compensate employees for sick leave accumulated after a certain date?	

Best Practices Worksheet CY 2014/SFY2015

		Hoboken City (Hudson)	
0905		*Please see Color Key at bottom of sheet for limits on answers*	
	Answer	Question	Comments
45	No	Does your municipality have a transitional duty program (light duty) to encourage employees out on workers compensation to return to work?	
46	Prospective	The State Workers Compensation Law provides that, when an employee receives a work-related injury producing temporary disability, the employee is entitiled to wage-continuation equal to 70% of the employee's weekly wages, subject to a maximum compensation as determined by the Commissioner of Labor. Does your municipality limit benefits for work-related injuries to the above statutory benefit? The answer to this question can be "prospective" if such a provision was imposed by an arbitrator in binding arbitration but the municipality is seeking to eliminate such a contractual obligation through collective bargaining.	What about police? Can we answer prospective?
47	Yes	The weekly benefit rate provided under the State Temporary Disability Law for a non-work-related injury is calculated on the basis of claimant's average weekly wage. Each claimant is paid 2/3 of their average weekly wage up to the maximum amount payable, which is $595 for disabilities beginning on or after 1/1/13. Does your municipality refrain from supplementing the Temporary Disability benefit? The answer to this question can be "prospective" if such a provision was imposed by an arbitrator in binding arbitration but the municipality is seeking to eliminate such a contractual obligation through collective bargaining. **Only answer "N/A" if your municipality does not participate in the State Temporary Disability Program.**	
48	Yes	Has your municipality adopted an ordinance, resolution, regulation or policy eliminating longevity awards, bonuses or payments for non-union employees?	
49	No	For any employees covered by a collective bargaining agreement, has your municipality eliminated longevity awards, bonuses or payments for employees hired on or after a specified date, and refrained from increasing longevity awards, bonuses or payments for employees hired before a specified date? The answer to this question can be "prospective" if such provisions were imposed by an arbitrator in binding arbitration but the municipality is seeking to eliminate such a contractual obligation through collective bargaining.	

Best Practices Worksheet CY 2014/SFY2015

		Hoboken City (Hudson)	
0905		*Please see Color Key at bottom of sheet for limits on answers*	
	Answer	Question	Comments
50	Prospective	Employee personnel manuals or handbooks serve as a valuable tool to convey a municipality's policies, procedures and benefits. Many insurance carriers encourage the adoption of such a document and offer discounted rates for their use. These publications should review employees' rights and obligations in areas ranging from discrimination, safety, violence, and harassment to vacation and sick days, holidays, use of township vehicles, smoking and political activity, among others. Has your municipality adopted or updated an employee personnel manual/handbook by resolution or ordinance within the last five years? **If yes, please provide in the Comments section the date of the meeting during which the personnel manual was adopted.**	
	0	Select	
	34	Yes	
	8	No	
	4	N/A	
	4	Prospective	
	50	**Total Answered:**	
	42	Score (Yes + N/A + Prospective)	
	84%	Score %	
	0%	Percent Withheld	
		Chief Administrative Officer's Certification	
		I hereby certify that the information provided in this Best Practices Inventory is accurate	Certification #(s)
		to the best of my knowledge.	
		Name & Title	**Date**
		Chief Financial Officer's Certification	
		I hereby certify that the information provided in this Best Practices Inventory is accurate	Certification #(s)
		to the best of my knowledge.	
		Name	**Date**

Best Practices Worksheet CY 2014/SFY2015

		Hoboken City (Hudson)	
0905		*Please see Color Key at bottom of sheet for limits on answers*	
	Answer	Question	Comments
		Municipal Clerk's Certification	
		I hereby certify that the Governing Body of the City of Hoboken in the County of	
		Hudson discussed/will discuss the CY 2014/SFY 2015 Best Practice Inventory as	
		completed herein at a public meeting on October 15, 2014, with the Inventory results, and the	
		certification thereof by the Chief Administrative and Chief Financial Officers, respectively, to	Certification #(s)
		be stated in the minutes of said public meeting.	
		Name	**Date**

Best Practices Worksheet CY 2014/SFY2015

Hoboken City (Hudson)

0905

Please see Color Key at bottom of sheet for limits on answers

Answer	Question	Comments
	Red = Repeat Question; Prospective answers not permitted	
	Blue = Questions where neither "not applicable" nor "N/A" answers are permitted	
	Green = Repeat questions where neither "Prospective" nor "Not Applicable" are permitted	
	No Color = "Yes"; "No"; "Prospective" and "Not Applicable" are all permissible answers	

# of Questions scored yes, prospective, or "not applicable"	Amount of Aid Disbursed	Impact on final 5% aid payment/impact on total aid
41-50	100%	No penalty
33-40	80%	Lose 20% which equals 1% of total aid
25-32	60%	Lose 40% which equals 2% of total aid
17-24	40%	Lose 60% which equals 3% of total aid
9-16	20%	Lose 80% which equals 4% of total aid
0-8	0%	Lose 100% which equals 5% of total aid

Question	Table of Weblinks
4	http://nj.gov/comptroller/news/docs/press_local_government_legal_fees.pdf
7	http://www.state.nj.us/perc/Collective_Bargaining_Agreement_Summary_Form_Police_and_Fire_2012.04.02__Instructions_and_Example_.pdf
7	http://www.state.nj.us/perc/Collective_Bargaining_Agreement_Summary_Form_Non-Police_and_Non-Fire_2012.04.02__Instructions_and_Example_.pdf
8	http://www.fema.gov/national-flood-insurance-program/national-flood-insurance-program-community-rating-system
8	http://www.nj.gov/dep/floodcontrol/about.htm
20	http://www.nj.gov/dca/divisions/dlgs/lfns/13/2013-3.pdf
21	http://www.nj.gov/dca/divisions/dlgs/lfns/14/2014-09.pdf
23	http://www.nj.gov/dca/divisions/dlgs/resources/muni_st_docs/pay_to_play_ordinance-contractor.doc
24	http://www.nj.gov/dca/divisions/dlgs/lfns/12/2012-12.pdf
25	http://www.nj.gov/dca/divisions/dlgs/lfns/13/2013-17.pdf
26	http://www.state.nj.us/treasury/news-sandy.shtml

A TRUE COPY OF A RESOLUTION ADOPTED BY
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.
AT A MEETING HELD ON: OCT 15 2014

James J. Farina
CITY CLERK

INTRODUCED BY: Ravi S. Bhalla
SECONDED BY: Peter H. Cunningham

CITY OF HOBOKEN
RESOLUTION NO. _____

RESOLUTION AWARDING A CHANGE ORDER AND CLOSE OUT TO THE CONTRACT OF FINE WALL CORPORATION FOR RENOVATION OF POLICE HEADQUARTERS (BID 12 – 05) RENOVATION OF POLICE HEADQUARTERS CONSTRUCTION PROJECT, AS CHANGE ORDER NUMBER 1 (FINAL) IN AN INCREASE AMOUNT OF $32,081.34 (10.2% INCREASE) FOR A NEW (FINAL) TOTAL NOT TO EXCEED AMOUNT OF $347,681.34

WHEREAS, the City of Hoboken requires a close out under the contract for the termination of the Renovation of Police Headquarters construction project; and,

WHEREAS, the Administration contracted with Fine Wall Corporation for said services and provisions; and,

WHEREAS, in accordance with the direction of the Administration, the City Council is asked to award change order #1 (FINAL) to the contract for Renovation of Police Headquarters to Fine Wall Corporation for an increase in the contract amount by Thirty Two Thousand Eighty One Dollars and Thirty Four Cents ($32,081.34), which constitutes a 10.2% increase, for a new and final total not to exceed amount of Three Hundred Forty Seven Thousand Six Hundred Eighty One Dollars and Thirty Four Cents (**$347,681.34**), for work in accordance with the Boswell Engineering Change Order Request, dated March 20, 2014; and,

WHEREAS, certification of funds is available as follows:

I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that $32,081.34 is available in the following appropriation C 04 60 711 330 in the CY2014 capital budget; and I further certify that this commitment together with all previously made commitments and payments does not exceed the funds available in said appropriation for the CY2014 budget or the capital funds; and I further certify that the funds available in the said appropriation are intended for the purpose herein committed.

George DeStefano by Chris Bald

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Hoboken that a change order (#1/FINAL) be awarded for the contract for the Renovation of Police Headquarters to Fine Wall Corporation for an increase in the contract amount of Thirty Two Thousand Eighty One Dollars and Thirty Four Cents ($32,081.34), which constitutes a 10.2% increase, for a new and final total not to exceed amount of Three Hundred Forty Seven Thousand Six Hundred Eighty One Dollars and Thirty Four Cents (**$347,681.34**) for work in accordance with the Boswell Engineering Change Order Request, dated March 20, 2014, as follows:

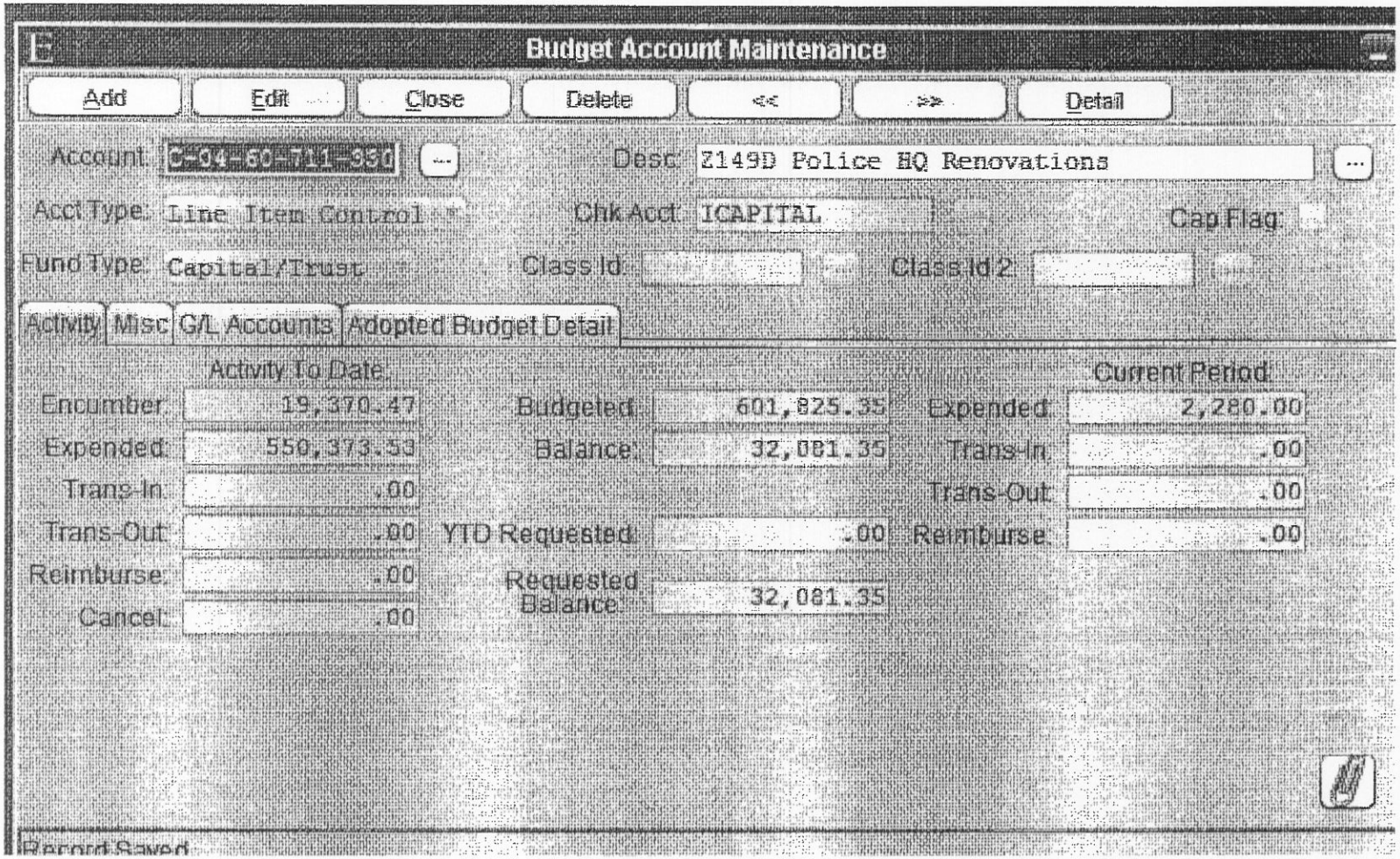
1. The above recitals are incorporated herein as though fully set forth at length.
2. The terms of the referenced Boswell correspondence shall govern the change order, and no changes may be made without the prior written consent of both parties.
3. Any further change orders which shall become necessary hereafter shall be subject to the City's ability to appropriate sufficient funds, which appropriation shall be at the sole discretion of the City Council.
4. The Council hereby authorizes the Mayor, or her designee to execute any and all documents and take any and all actions necessary to complete and realize the intent and purpose of this resolution.
5. The Mayor, or her designee is hereby authorized to execute an agreement, for the above referenced goods and/or services based upon the information herein.

Meeting date: October 15, 2014

APPROVED:
Quentin Wiest
Quentin Wiest
Business Administrator

APPROVED AS TO FORM:
Melissa L. Longo
Melissa L. Longo, Esq.
Corporation Counsel

Councilperson	Yea	Nay	Abstain	No Vote
Ravi Bhalla	✓			
Theresa Castellano	✓			
Peter Cunningham	✓			
James Doyle	✓			
Elizabeth Mason	✓			
David Mello	✓			
Tim Occhipinti	✓			
Michael Russo	✓			
President Jen Giattino	✓			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Acct Type: Line Item Control
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Fund Type: Capital/Trust
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Class Id 2:
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G/L Accounts
Adopted Budget Detail
Activity To Date:
Encumber: 19,370.47
Expended: 550,373.53
Trans-In: .00
Trans-Out: .00
Reimburse: .00
Cancel: .00
Budgeted: 601,825.35
Balance: 32,081.35
YTD Requested: .00
Requested Balance: 32,081.35
Current Period:
Expended: 2,280.00
Trans-In: .00
Trans-Out: .00
Reimburse: .00
Record Saved

Introduced by: 21
Seconded by:

CITY OF HOBOKEN
RESOLUTION NO. _____

Inserting a Special Item of Revenue into the CY 2014 Municipal Budget

Body Armor CY 2014

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the Budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount, and

WHEREAS, the City of Hoboken has received notice of an award of $11,634.38 from Division of Criminal Justice for CY2014 Body Armor and wishes to amend its CY 2014 Budget to include this amount as revenue.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Hoboken, in the County of Hudson, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year CY 2014 in the sum of.....$11,634.38

This is now available as revenue from:
Miscellaneous Revenues:
Special Items of General Revenue Anticipated
With Prior Written Consent of the Director of the
Division of Local Government Services:
State and Federal Revenues Off-set with
Appropriations:
Body Armor
Other Expenses

NOW, THEREFORE, BE IT RESOLVED that the like sum of: $11,634.38 be and the same is hereby appropriated under the caption of:
General Appropriations:
(a) Operations Excluded from CAPS
State and Federal Programs Off-Set by
Revenues:
Body Armor O/E
Other Expenses

NOW, THEREFORE, BE IT RESOLVED, that the City Clerk will forward a certified copy of this resolution electronically to the Director of Local Government Services for approval.

Meeting date: October 15, 2014

APPROVED:

Quentin Wiest
Business Administrator

APPROVED AS TO FORM:

Mellissa L. Longo, Esq.
Corporation Counsel

Councilperson	Yea	Nay	Abstain	No Vote
Ravi Bhalla	/			
Theresa Castellano	/			
Peter Cunningham	/			
James Doyle	/			
Elizabeth Mason	/			
David Mello	/			
Tim Occhipinti	/			
Michael Russo	/			
President Jen Giattino	/			

A TRUE COPY OF A RESOLUTION ADOPTED BY THE COUNCIL OF THE CITY OF HOBOKEN, N.J. AT A MEETING HELD ON: OCT 15 2014

CITY CLERK

George DeStefano

From: Body Armor [bodyarmor@njdcj.org]
Sent: Tuesday, October 07, 2014 1:14 PM
To: garciae@hobokenpd.org
Cc: George DeStefano; fultonr@hobokenpd.org
Subject: FY 2014 Body Armor - Notice of Award - Hoboken Police

Chief of Police Edelmiro Garcia Jr.
Det. Robert Fulton
Hoboken Police

The New Jersey Division of Criminal Justice is pleased to announce that your agency will receive $11,634.38 under the State Fiscal Year 2014 State Body Armor Replacement Fund Program. An electronic transfer of funds or an award check will be sent directly to your agency's Chief Financial Officer.

The State Body Armor Replacement Fund (BARF) Program is provided to assist all eligible law enforcement agencies in offsetting costs of purchasing body vests for their officers. While this is a five-year vest replacement program, program regulations encourage agencies to make every reasonable effort to expend their awards within one year of receipt.

In order to participate in the 2014 Body Armor Replacement Fund Program, agencies were required to confirm whether or not they have a written mandatory body armor wear policy for all uniformed officers engaged in patrol or field operations. Your agency has confirmed it does have such a policy and therefore eligible to receive a 2014 BARF award.

All future State Body Armor Replacement Fund program correspondence, such as application periods, award announcements and award confirmations will be sent electronically, via e-mail. Failure to maintain updated contact information in the State Body Armor Replacement Fund system may result in your agency not receiving important State Body Armor Replacement Fund messages. If you have any questions regarding the program, please call the Program Development and Grants Section at (609) 292-1462.

Introduced By: _____

Second By: _____

CITY OF HOBOKEN
RESOLUTION NO._____

RESOLUTION AUTHORIZING THE REFUND OF TAX OVERPAYMENTS

WHEREAS, an overpayment of taxes has been made on property listed below: and

WHEREAS, Sharon Curran, Collector of Revenue recommends that refunds be made;

NOW THEREFORE BE IT RESOLVED, that a warrant be drawn on the City Treasurer made payable to the following totaling **$17,081.61**

NAME	BL/LT/UNIT	PROPERTY	QTR/YEAR	AMOUNT
STACEY SCHELL 812 GRAND ST #511 HOBOKEN, NJ 07030	91/1.02/CP019	812 GRAND ST	4/13	$150.22
CORELOGIC SERVICES INC POST OFFICE BOX 961230 FORT WORTH, TX 76161-0230	51/15/C0002	329 ADAMS ST	1/14	$1,079.55
ANTHONY CARRINO 650 MONTGOMERY ST #5D JERSEY CITY, NJ 07306	171/22/C0004	930 PARK AVENUE	2/14	$1,925.00
BRYAN & BRITTANY VOGEL 714 ADAMS STREET HOBOKEN, NJ 07030	84/23/C0001	714 ADAMS STREET	1&2/2014	$4,510.12
BRYAN & BRITTANY VOGEL 714 ADAMS STREET HOBOKEN, NJ 07030	84/23/C0002	714 ADAMS STREET	1&2/2014	$4,035.12
BRYAN & BRITTANY VOGEL 714 ADAMS STREET HOBOKEN, NJ 07030	84/23/C0003	714 ADAMS STREET	1&2/2014	$4,035.12

NAME	BL/LT/UNIT	PROPERTY	QTR/YEAR	AMOUNT
ANURAMI INC ATTN: NIRAV PATEL 800 JACKSON STREET #PH2 HOBOKEN, NJ 07030	86/1/C00R1	800 JACKSON ST	4/14	$700.22
ANURAMI INC ATTN: NIRAV PATEL 800 JACKSON STREET #PH2 HOBOKEN, NJ 07030	86/1/C00R2	800 JACKSON ST	4/14	$42.82
RAM/STERN&KILCULLEN 325 COLUMBIA TURNPIKE #110 FLORHAM PARK, NJ 07932	109/1.01/C0420	1200 GRAND ST	4/14	$41.24
GUARDIAN TITLE SERVICES LLC 187 WASHINGTON AVENUE, SUITE #2G NUTLEY, NJ 07110	179/31/C0002	328 GARDEN ST	3/14	$562.20

Meeting: October 15, 2014

Approved as to Form:

CORPORATION COUNSEL

A TRUE COPY OF A RESOLUTION ADOPTED BY
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.
AT A MEETING HELD ON: OCT 15 2014

Sharon Curran

CITY CLERK

A TRUE COPY OF A RESOLUTION ADOPTED BY
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.
AT A MEETING HELD ON: OCT 15 2014

James J. Farina
CITY CLERK

Sponsored by:

Seconded by:

City of Hoboken

Resolution No. 1

RESOLVED, that filed minutes for the Hoboken City Council **Regular meeting and Special meeting of September 17, 2014** have been reviewed and approved by the Governing Body.

Melissa Longo
Approved as to form.

Meeting Date: October 15, 2014

Councilperson	Yea	Nay	Abstain	No Vote
Ravi Bhalla	✓			
Theresa Castellano	✓			
Peter Cunningham	✓			
Jim Doyle	✓			
Elizabeth Mason		✓		
David Mello	✓			
Tim Occhipinti	✓			
Michael Russo	✓			
President Jen Giattino	✓			