

1st reading (3)
10-15-14.

Sponsored by: [Signature]
Seconded by: [Signature]

CITY OF HOBOKEN
ORDINANCE NO. Z-316 Z-316

AN ORDINANCE TO AMEND CHAPTER 190 ENTITLED "VEHICLES AND TRAFFIC" TO ADD PARKING AND LOADING REGULATIONS

WHEREAS, Chapter 190 of the General Code of the City of Hoboken establishes the rules and regulations associated with parking within City borders; and,

WHEREAS, the municipality has found that specific sections of Chapter 190 currently require amendments to incorporate on-street parking and loading zone changes as approved within the amended final site plan of 1400 Hudson Street (Block 269.03, Lot 1); and,

WHEREAS, the City Council wishes to more closely align the City's actual parking and loading practices with industry best practices.

NOW, THEREFORE, the City Council of the City of Hoboken does hereby Ordain as follows (additions noted in underline, ~~deletions noted in strikethrough~~):

SECTION ONE: AMENDMENTS TO HOBOKEN CODE CHAPTER 190

§ 190-11. Loading zones designated.

The locations described are hereby designated as Loading Zones. No person shall park a vehicle in said location during the times indicated other than for the loading or unloading of goods and materials for a time limit of 20 minutes.

Name of Street	Times	Sides	Location
<u>Fifteenth Street</u>	<u>8:30 a.m. to 5:30 p.m.</u> <u>Monday through Saturday</u>	<u>South</u>	<u>Beginning at a point 135 feet west of the westerly curbline of Hudson Street and extending 60 feet westerly therefrom</u>
<u>Hudson Street</u>	<u>8:30 a.m. to 5:30 p.m.</u> <u>Monday through Saturday</u>	<u>West</u>	<u>Beginning at a point 155 feet north of the northerly curbline of Fourteenth Street and extending 40 feet northerly therefrom</u>

<u>Washington Street</u>	<u>8:30 a.m. to 5:30 p.m.</u> <u>Monday through Saturday</u>	<u>East</u>	<u>Beginning at a point 135 feet south of the southerly curbline of Fifteenth Street and continuing 65' southerly therefrom</u>
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§ 190-27. Angle parking locations.

In accordance with the provisions of this § 190-27, the herein described locations shall be designed as angle parking:

B. Reverse Angle Parking

Name of Street	Sides	Angle	Location
<u>Fifteenth Street</u>	<u>South</u>	<u>60A</u>	<u>From Washington Street to Hudson Street</u>
<u>Washington Street</u>	<u>East</u>	<u>60A</u>	<u>Fourteenth Street to Fifteenth Street</u>

SECTION TWO: REPEAL OF INCONSISTENT PROVISIONS

All ordinances or parts thereof in conflict or inconsistent with this Ordinance are hereby repealed, but only to the extent of such conflict or inconsistency, it being the legislative intent that all such ordinances or part of ordinances now existing or in effect unless the same are in conflict or inconsistent with any provision of this Ordinance shall remain in effect.

SECTION THREE: SEVERABILITY

The provisions of this Ordinance are declared to be severable and if any section, subsection, sentence, clause or phrase thereof for any reason be held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, subsections, sentences, clauses and phrases of this Ordinance, but shall remaining in effect; it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION FOUR: EFFECTIVE DATE

This Ordinance shall take effect immediately upon passage and publication as provided by law.

SECTION FIVE: CODIFICATION

This ordinance shall be a part of the Code of the City of Hoboken as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Code.

The City Clerk and the Corporation Counsel are authorized and directed to change any Chapter, Article and/or Section number of the Code of the City of Hoboken in the event that the codification of this Ordinance reveals that there is a conflict between the numbers and the existing Code, and in order to avoid confusion and possible accidental repealers of existing provisions not intended to be repealed.

SECTION SIX: STATE REVIEW

This ordinance, immediately upon adoption, shall be forwarded by the Clerk to NJDOT for review and approval.

Date of Introduction: October 15, 2014

Introduction:

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

Final Reading:

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

Approved as to Legal Form:

Mellissa Longo, Corporation Counsel

Vetoed by the Mayor for the following reasons: _____

Adopted by the Hoboken City Council
By a Vote of ____ Yeas to ____ Nays
On the ____ day of _____, 2014

James Farina, City Clerk

-or-

Approved by the Mayor
On the ____ day of _____, 2014

Dawn Zimmer, Mayor

1st reading
11-5-14
①

Introduced By: [Signature]
Seconded By: [Signature]

CITY OF HOBOKEN
ORDINANCE NO: 2-317

ORDINANCE OF THE CITY OF HOBOKEN ADOPTING THE “HOBOKEN YARD REDEVELOPMENT PLAN,” DATED OCTOBER, 2014

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“Redevelopment Law”), on February 7, 2007, the City Council adopted a Resolution designating certain properties known and designated on the Tax Map of the City of Hoboken as Block 229, Lots 1 and 2 and Block 139, Lots 1.1, 1.2, 1.3, 2, 3 and 4 (collectively referred to hereinafter as the “Hoboken Yard Redevelopment Area” or “Site”), which is generally located in the southeastern portion of the City of Hoboken, as an area in need of redevelopment; and

WHEREAS, after extensive consultation with multiple parties, the final draft of the Hoboken Yard Redevelopment Plan has been prepared by the firm of Wallace Roberts & Todd, LLC (“WRT”), dated October, 2014 (the “Hoboken Yard Redevelopment Plan, dated 2014”), a copy of which is on file in the municipal offices of the ; and

WHEREAS, the City obtained the services of Robert B. Pauls LLC to prepare an Economic Analysis of the 2012 draft of the Hoboken Yard Redevelopment Plan, prepared by WRT (“2012 Draft Plan”) [“Pauls Report”] to evaluate the economic feasibility of the 2012 Draft Plan, a copy of which is on file at the municipal offices of the City of Hoboken and is incorporated herein as if fully set forth at length; and

WHEREAS, the City also obtained the services of Freeman Frazier & Associates, Inc. to update the Economic Analysis prepared by Robert B. Pauls, LLC to evaluate the economic

feasibility of the Hoboken Yard Redevelopment Plan dated October 2014 (‘Freeman Frazier Report’), a copy of which is on file at the municipal offices of the City of Hoboken and is incorporated herein as if fully set forth at length; and

WHEREAS, both the Pauls Report and the Freeman Frazier Report have concluded that the 2012 Draft Plan and the 2014 Hoboken Yard Redevelopment Plan, respectively, exceeds the minimum pro forma rates of return in the New York – New Jersey Market; and

WHEREAS, at a public meeting of the Hoboken City Council held on November 5,, 2014, the City Council adopted a Resolution referring the Hoboken Yard Redevelopment Plan, dated 2014 to the Hoboken Planning Board for its review and recommendation pursuant to law; and

WHEREAS, on _____, 2014, the Hoboken Planning Board transmitted a report to the Hoboken City Council finding that the Hoboken Yard Redevelopment Plan, dated 2014 is consistent with the City of Hoboken Master Plan and recommending the adoption of the Hoboken Yard Redevelopment Plan, dated 2014 (the ‘Report and Recommendation of the Planning Board’); and

WHEREAS, the Hoboken City Council has reviewed the Report and Recommendation of the Planning Board;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HOBOKEN, HUDSON COUNTY, NEW JERSEY, AS FOLLOWS:

- 1 The Hoboken Yard Redevelopment Plan, dated October 2014, incorporated herein by reference, as if set forth at length, a copy of which is on file in the municipal offices of the City of Hoboken, meets the criteria, guidelines and conditions set forth at N.J.S.A. 40A:12A-7; and is otherwise in conformance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“The Hoboken Yard Redevelopment Plan”).
2. The Hoboken Yard Redevelopment Plan is consistent with the City of Hoboken’s

Master Plan.

3. The Hoboken Yard Redevelopment Plan shall supersede all prior zoning for the area.
4. The zoning district map is hereby amended to identify the area in which the zoning has been superseded by the Hoboken Yard Redevelopment Plan.
5. The Hoboken Yard Redevelopment Plan is hereby adopted.
6. If any section or provision of the Hoboken Yard Redevelopment Plan or this Ordinance shall be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any other part thereof.
7. All ordinances or parts of ordinances heretofore adopted that are inconsistent with the terms and provisions of this Ordinance are hereby repealed to the extent of such inconsistency.
8. This Ordinance shall become final upon adoption and publication in the manner prescribed by law.

1st reading 12-13-14

(1)

Sponsored by: Pat H. Amigta

Seconded by: [Signature]

CITY OF HOBOKEN
ORDINANCE NO. 7-324

AN ORDINANCE TO AMEND CHAPTER 190 ENTITLED "VEHICLES AND TRAFFIC" TO AMEND TIME LIMIT PARKING REGULATIONS

WHEREAS, Chapter 190 of the General Code of the City of Hoboken establishes the rules and regulations associated with parking permits within City borders; and,

WHEREAS, the municipality has found that specific sections of Chapter 190 currently require amendments to better effectuate orderly and efficient use of scarce public street resources, and;

WHEREAS, economic development and parking industry best practices include the provision of time limited parking along and adjacent to commercial corridors as a means of facilitating parking turnover to increase access to businesses.

NOW, THEREFORE, the City Council of the City of Hoboken does hereby Ordain as follows (additions noted in underline, ~~deletions noted in strikethrough~~):

SECTION ONE: AMENDMENTS TO HOBOKEN CODE CHAPTER 190

§ 190-11. Loading zones designated.

The locations described are hereby designated as Loading Zones. No person shall park a vehicle in said location during the times indicated other than for the loading or unloading of goods and materials for a time limit of 20 minutes.

Name of Street	Times	Sides	Location
<u>Bloomfield Street</u>	<u>8:30 a.m. to 5:30 p.m.</u> <u>Monday through Saturday</u>	<u>East</u>	<u>Beginning at a point 140 feet north of the northerly curbline of Fourteenth Street and extending 53 feet northerly therefrom</u>
<u>Bloomfield Street</u>	<u>8:30 a.m. to 5:30 p.m.</u> <u>Monday through Saturday</u>	<u>East</u>	<u>Beginning at a point 252 feet north of the northerly curbline of Fourteenth Street and extending 60 feet northerly therefrom</u>

§ 190-29.8. Time limit location parking and fees.

In accordance with the provisions of this Article XVII, no person shall park or stand a vehicle for longer than the time limit posted upon any of the herein described streets or parts of streets, subject only to the exceptions and conditions in § 190-29.9:

Street Location	Side	Hours/Time Limits	Rate
<u>Bloomfield Street from Fourteenth Street to Fifteenth Street</u>	<u>Both</u>	<u>9:00 a.m. to 9:00 p.m./ 2.0 hours</u>	<u>\$0.25/15 min.</u>
<u>Fifteenth Street from Bloomfield Street to Hudson Street</u>	<u>South</u>	<u>9:00 a.m. to 9:00 p.m./ 2.0 hours</u>	<u>\$0.25/15 min.</u>
<u>Fifteenth Street from Hudson Street to Shipyard Lane</u>	<u>Both</u>	<u>9:00 a.m. to 9:00 p.m./ 2.0 hours</u>	<u>\$0.25/15 min.</u>
<u>Fourteenth Street from Bloomfield Street to Hudson Street</u>	<u>North</u>	<u>9:00 a.m. to 9:00 p.m./ 2.0 hours</u>	<u>\$0.25/15 min.</u>
<u>Fourteenth Street beginning at a point 35 feet east of the easterly curblineline of Garden Street and continuing 75 feet easterly therefrom</u>	<u>North</u>	<u>9:00 a.m. to 9:00 p.m./ 2.0 hours</u>	<u>\$0.25/15 min.</u>
<u>Fourteenth Street from Garden Street to Bloomfield Street</u>	<u>South</u>	<u>9:00 a.m. to 9:00 p.m./ 2.0 hours</u>	<u>\$0.25/15 min.</u>
<u>Fourteenth Street from Washington Street to Hudson Street</u>	<u>South</u>	<u>9:00 a.m. to 9:00 p.m./ 2.0 hours</u>	<u>\$0.25/15 min.</u>
<u>Hudson Street from Fourteenth Street to Eleventh Street</u>	<u>East</u>	<u>9:00 a.m. to 9:00 p.m./ 2.0 hours</u>	<u>\$0.25/15 min.</u>
<u>Hudson Street from Fifteenth Street to Fourteenth Street</u>	<u>Both</u>	<u>9:00 a.m. to 9:00 p.m./ 2.0 hours</u>	<u>\$0.25/15 min.</u>

§ 192-4. Enumeration of spaces.

B. The following locations are hereby approved by the Committee for Handicap Parking as general handicap spaces for all persons holding a motor vehicle services placard and/or the handicap license plates pursuant to N.J.S.A. 39:4-205:

Name of Street	Side	Location
<u>Fifteenth Street</u>	<u>South</u>	<u>Beginning at a point 39 feet west of the westerly curblineline's most easterly extent of Washington Street and continuing 35 feet westerly therefrom</u>
<u>Fifteenth Street</u>	<u>North</u>	<u>Beginning at a point 27 feet east of the easterly curblineline of Hudson Street and extending 22 feet easterly therefrom</u>

SECTION TWO: REPEAL OF INCONSISTENT PROVISIONS

All ordinances or parts thereof in conflict or inconsistent with this Ordinance are hereby repealed, but only to the extent of such conflict or inconsistency, it being the legislative intent that all such ordinances or part of ordinances now existing or in effect unless the same are in conflict or inconsistent with any provision of this Ordinance shall remain in effect.

SECTION THREE: SEVERABILITY

The provisions of this Ordinance are declared to be severable and if any section, subsection, sentence, clause or phrase thereof for any reason be held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, subsections, sentences, clauses and phrases of this Ordinance, but shall remaining in effect; it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION FOUR: EFFECTIVE DATE

This Ordinance shall take effect immediately upon passage and publication as provided by law.

SECTION FIVE: CODIFICATION

This ordinance shall be a part of the Code of the City of Hoboken as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Code.

The City Clerk and the Corporation Counsel are authorized and directed to change any Chapter, Article and/or Section number of the Code of the City of Hoboken in the event that the codification of this Ordinance reveals that there is a conflict between the numbers and the

existing Code, and in order to avoid confusion and possible accidental repealers of existing provisions not intended to be repealed.

Date of Introduction: December 3, 2014

Introduction:

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

Final Reading:

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

Approved as to Legal Form:

Mellissa Longo, Corporation Counsel

Adopted by the Hoboken City Council
By a Vote of ____ Yeas to ____ Nays
On the ____ day of ____, 2014

James Farina, City Clerk

Vetoed by the Mayor for the following reasons: _____

-or-

Approved by the Mayor
On the __ day of ____, 2014

Dawn Zimmer, Mayor

1st reading 12-3-14
Z-325 (2)

Sponsored by

Seconded by

**AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF A RAIN GARDEN
NON-EXCLUSIVE PUBLIC PEDESTRIAN ACCESS EASEMENT FROM HOBOKEN
COVE, LLC FOR A PORTION OF PROPERTY DESIGNATED AS BLOCK 269.3 LOT 1
ON THE TAX MAP OF THE CITY OF HOBOKEN**

WHEREAS, the City of Hoboken is a municipal corporation of the State of New Jersey;
and

WHEREAS, municipalities are empowered to make, amend, repeal and enforce
Ordinances pursuant to N.J.S.A. 40:48-1 et. seq.; and

WHEREAS, the Local Lands and Buildings Law under N.J.S.A. 40A:12-1 et seq.
permits municipalities to grant easements and to obtain interests in easements pursuant to law;
and

WHEREAS, Hoboken Cove, LLC is the owner of that certain real property designated as
Block 269.3, Lot 1 on the tax map of the City of Hoboken, County of Hudson, State of New
Jersey; and

WHEREAS, on April 1, 2014 Hoboken Cove, LLC received amended preliminary and
final site plan approval from the City of Hoboken Planning Board to develop the property for
residential and commercial use as more particularly detailed in the resolution adopted by the
Planning Board on May 6, 2014; and

WHEREAS, pursuant to condition number seven of the Planning Board Resolution,
Hoboken Cove, LLC is obligated to construct and maintain a rain garden on a portion of the
property and more specifically identified in exhibits A and B in the proposed rain garden access
easement, a copy of which is annexed hereto; and

WHEREAS, Hoboken Cove, LLC grants to the City of Hoboken a non-exclusive
easement over the easement area for public pedestrian access to and providing use of the seating
area within the rain garden in accordance with the aforementioned easement, a copy of which is
annexed hereto; and

WHEREAS, it is the desire of the City Council of the City of Hoboken to accept the
aforementioned easement as being in the best interest of the public.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of
Hoboken, County of Hudson, State of New Jersey, as follows:

Section 1.

The City Council of the City of Hoboken authorizes the acceptance of a non-exclusive easement on a portion of Block 269.3, Lot 1 on the tax map of the City of Hoboken, County of Hudson, State of New Jersey for the purpose of providing unobstructed public pedestrian access to and providing use of the seating area within the rain garden more specifically identified in the rain garden access easement annexed hereto.

Section 2.

The appropriate City officials, the City Attorney, the City Clerk and such other city officials and/or professionals as may be necessary are authorized and directed to execute any and all documents on behalf of the City of Hoboken in regard to this matter.

Section 3.

This ordinance shall take effect upon passage and publication as provided by law.

Section 4.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 5.

All ordinances or parts of ordinances inconsistent herewith are repealed as to such inconsistencies.

Reviewed:

Approved as to Form:

Quentin Wiest
Business Administrator

Mellissa 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				

Meeting Date: December 3, 2014

Dawn Zimmer, Mayor
City of Hoboken

Attest:

James J. Farina, Clerk
City of Hoboken

NOTICE OF INTRODUCTION

Notice is hereby given that the foregoing Ordinance was submitted in writing at a meeting of the Mayor and Council of the City of Hoboken, in the County of Hudson, State of New Jersey held on the ___ day of _____, 2014. Introduced and read by title and passed on the first reading and that the said Mayor and City Council will further consider the same for the second reading and final passage thereof at a meeting to be held on the ___ day of _____, 2014 at ___ p.m. in the evening prevailing time at the City of Hoboken Municipal Building, Hoboken, New Jersey, at which time and place a public hearing will be held thereon by the Mayor and City Council and all persons and citizens in interest shall have an opportunity to be heard concerning same.

The purpose of this ordinance is to accept a non-exclusive easement for public pedestrian access to and use of the seating area within the rain garden at real property designated as Block 269.3, Lot 1 on the tax map of the City of Hoboken.

A copy of the Ordinance is available to any member of the general public, at the Municipal Building of the City of Hoboken, Office of the Clerk during regular business hours.

James J. Farina, Clerk
City of Hoboken

Record and Return to:

Glenn S. Pantel, Esq.
Drinker Biddle & Reath LLP
600 Campus Drive
Florham Park, NJ 07932

GRANT OF EASEMENT
(Rain Garden Access)

THIS GRANT OF EASEMENT is made as of this 13 day of November, 2014, by and between **HOBOKEN COVE, LLC** (the "Grantor"), a New Jersey limited liability company, having an address at 1000 Maxwell Lane, Hoboken, NJ 07030 and the **CITY OF HOBOKEN**, a New Jersey municipal corporation, having an address at City Hall, 94 Washington Street, Hoboken, NJ 07030 (the "Grantee").

WITNESSETH

WHEREAS, Grantor is the owner of that certain real property designated as Block 269.3, Lot 1 on the Tax Maps of the City of Hoboken, County of Hudson, State of New Jersey ("the Property");

WHEREAS, on April 1, 2014 the Grantor received amended preliminary and final site plan approval from the City of Hoboken Planning Board (the "Board") to develop the Property for residential and commercial use (the "Project") as more particularly detailed in the resolution adopted by the Board on May 6, 2014 (the "Approval");

WHEREAS, as a condition of the Approval, Grantor is obligated to construct and maintain a rain garden (the "Rain Garden") on a portion of the Property more particularly described on Exhibit A annexed hereto (the "Easement Premises"), which Rain Garden is more particularly described on the plan set forth in Exhibit B annexed hereto (the "Easement Plan"); and

WHEREAS, in fulfillment of Grantor's obligations under the Approval, Grantor is willing to grant to Grantee, and Grantee is willing to accept, a pedestrian public access easement within the Easement Premises on the terms and conditions set forth herein.

NOW THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and the promises, covenants and conditions hereinafter contained, Grantor does hereby grant to Grantee, its successors and assigns forever, and Grantee does hereby accept, the easement set forth herein on the terms and conditions herein contained.

1. Grant of Easement. Grantor hereby grants to Grantee, and Grantee hereby accepts from Grantor, a non-exclusive easement (the "Easement") over, upon and across the Easement Premises, for the purpose of providing unobstructed, consistent with terms of this Grant of Easement, public pedestrian access to, and providing use of the seating area within and above, the Rain Garden, which shall be constructed on the Easement Premises as part of Grantor's construction of the Project.

2. Construction and Maintenance. The Grantor, at its sole cost and expense, shall, prior to completion of the Project, and in accordance with the "Amended Final Site Plan for Hoboken Cove – Hudson Tea Building E," prepared by Todd M. Hay, P.E., of Pennoni Associates Inc., dated October 23, 2013 and last revised on June 23, 2014 (the "Approved Plans") and any other applicable governmental approvals, install, within the Easement Premises, the Rain Garden. Grantor shall thereafter maintain the Easement Premises, including snow removal, sidewalk sweeping, maintaining and replacing plantings, benches, rail, fence, surface materials and pavers, and trash removal.

3. Regulation. Public access within the Easement Premises shall be regulated by the Grantor in accordance with the rules and regulations attached hereto as Exhibit C (the "Regulations"), which Regulations may be amended from time to time by Grantor, subject to the approval of the Grantee. Furthermore, Grantor may close the Easement Premises for limited periods as necessary to perform any repairs or maintenance or to construct improvements. Use of the Easement Premises shall also be subject to all applicable ordinances of the City of Hoboken and all applicable laws of the State of New Jersey. Notice of any closure of the Easement Premises shall, when practicable in a non-emergency event, be provided to Grantee consistent with the notice provisions of this Grant of Easement at least ten (10) business days prior to the closure of the Easement Premises.

4. Reservation of Rights by Grantor. Subject to the limitations set forth in this Grant of Easement, the Grantor shall have the right to use, occupy and enjoy the surface of, the subsurface under, and the air space over the Easement Premises for any lawful purpose which does not unreasonably interfere with the safe, proper or convenient use, occupancy or enjoyment of the Easement by Grantee. For the purposes of this provision, and notwithstanding anything to the contrary contained herein, Grantee hereby agrees that the reasonable construction, installation, repair, replacement or maintenance within the Easement Premises of sewer, gas, electric and other utilities and appurtenant facilities, and any other reasonable improvements constructed pursuant to Grantor's site plan approval for the Property, installed in compliance with applicable legal requirements, shall not be deemed to unreasonably interfere with or unreasonably threaten the safe, proper or convenient use, occupancy or enjoyment of the Easement by Grantee.

5. Notices. All notices or other communications required or permitted to be given hereunder shall be given in writing and delivered personally or mailed, certified or registered mail, postage prepaid, or by a reputable overnight delivery service, addressed as follows:

To Grantor:

Hoboken Cove, LLC
1000 Maxwell Lane
Hoboken, NJ 07030
Attn: Mr. Henry Waller

With a copy to:

Drinker Biddle & Reath LLP
600 Campus Drive

Florham Park, NJ 07932-1047
Attn: Glenn S. Pantel, Esq.

To Grantee:

City Hall
94 Washington Street
Hoboken, NJ 07030

With a copy to:

Ms. Mellissa Longo
Corporation Counsel for the City of Hoboken
94 Washington Street
Hoboken, NJ 07030

The foregoing addresses may be changed or supplemented by written notice given as above provided. Any such notice sent by mail shall be deemed to have been received by the addressee on the third business day after posting in the United States mail, or, if transmitted by overnight delivery service, on the first business day after transmittal, or, if delivered personally, on the date of delivery. Counsel for a party may give notice to the other party with the same effect as if given by a party.

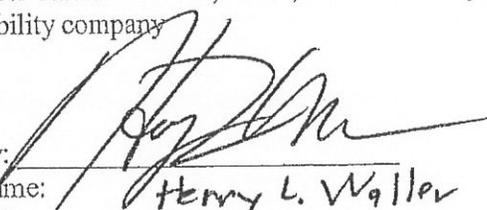
6. Binding Effect; Runs with Land. This Grant of Easement and the terms, covenants and conditions herein contained shall be recorded and run with the land and shall be binding upon all successors and assigns of the parties hereto, including, without limitation, any subsequent owner, property owners association or condominium association or any other entity to which Grantor, or its assignees, may assign its rights and obligations hereunder. Upon any such assignment, Grantor shall provide notice of that assignment to Grantee, and Grantor shall, upon such legally recognizable assignment, have no further liability hereunder.
7. Governing Law. This Grant of Easement shall be governed by and construed in accordance with the laws of the State of New Jersey.
8. No Other Agreements. This Grant of Easement contains the entire understanding of the parties hereto with respect to the subject matter hereof. This Grant of Easement shall not be modified except by a written instrument signed by the party against whom enforcement is sought.
9. Miscellaneous. If any provision of this Grant of Easement shall be invalid or unenforceable, the remainder of this Grant of Easement shall not be affected thereby. The paragraph headings are for convenience of reference only and shall not limit or otherwise affect the meaning hereof. This Grant of Easement may be simultaneously executed in several counterparts.

[The remainder of this page is intentionally left blank; signature page follows]

IN WITNESS WHEREOF, Grantor and Grantee have each executed this Grant of Easement as of the date first above written. Grantee executes this Grant of Easement to acknowledge its consent to the terms and conditions herein contained.

GRANTOR

HOBOKEN COVE, LLC, a New Jersey limited liability company

By: 

Name:

Henry L. Waller

Title:

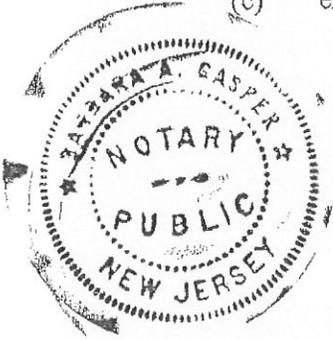
Authorized Representative

ACKNOWLEDGEMENT

STATE OF NEW JERSEY)
COUNTY OF Middlesex : SS.

I CERTIFY that on 11/12/14, Henry L. Waller personally appeared before me, and this person stated under oath, to my satisfaction, that this person:

- (a) is the Authorized Representative of the Grantor named in this instrument;
- (b) was authorized to execute this instrument on behalf of such entity; and
- (c) executed this instrument as the act of such entity.



Barbara A. Gasper

BARBARA A. GASPER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 4/17/2016

EXHIBIT A
EASEMENT PREMISES



TOLL 1311
J:\Projects\TOLL\TOLL1311\design\v\gardensease.doc

9/24/2014
Revised 10/2/2014
Revised 11/3/2014

Description of Rain Garden Easement

All That Certain parcel or tract of land situate in the Hoboken, the State of New Jersey, as shown on a plan entitled, "Rain Garden Easement", prepared by Pennoni Associates Inc., dated 9/24/2014, Revised 11/03/2014. Job No. TOLL 1311, drawings V0601, and being bounded and described as follows:

Beginning at a Point within Lot 1, Block 269.3, said point being the following course from the intersection of the Southerly right-of-way line of 15th Street (80 feet wide) and the Westerly right-of-way line of Hudson Street (80 feet wide);

a) S 12°33'43" W, a distance of 9.19 feet to the Point of Beginning;

THENCE (1) From said Point of Beginning, along the Westerly right-of-way line of Hudson Street, S 12°33'43" W, a distance of 79.36 feet to a point;

THENCE (2) Leaving said Westerly right-of-way line of Hudson Street, the next five (5) courses passing through Lot 1, Block 269.3, N 77°21'34" W, a distance of 21.18 feet to a point;

THENCE (3) N 12°38'24" E, a distance of 5.84 feet to a point;

THENCE (4) N 32°21'36" W, a distance of 28.40 feet to a point;

THENCE (5) N 12°38'24" E, a distance of 53.45 feet to a point;

THENCE (6) S 77°20'37" E, a distance of 41.16 feet to the Point of Beginning.

Containing 2,952 s.f. / 0.0678 acres of land, more or less.



Dennis S. DiBlasio, P.E.
N.J. Lic # GS 02830700

11/14/14
Date

EXHIBIT B
EASEMENT PLAN

EXHIBIT C
REGULATIONS

The following rules and regulations have been established to encourage a safe, pleasant and enjoyable experience for all visitors to the Easement Premises.

1. Injury to Property. No person shall mark, deface, tamper or remove any benches, seating, fountain, railing, pavings, signs or other property within the Easement Premises. No person shall climb any monument, tree, fountain, railing, fence or any other property not customarily used for such purpose.
2. Damage to Vegetation. No Person shall cut, carve, transplant or remove any tree or other vegetation, dig or otherwise disturb grass areas or in any other way injure or impair the natural beauty of the Easement Premises.
3. Refuse. All refuse and trash shall be placed in trash and recycling receptacles.
4. Use of Bicycles and Skates. No person shall ride a bicycle, skates or skateboard through or upon the Easement Premises.
5. Pets. Pets shall be under the control of their owners at all times. Any feces deposited by the visitor's pet shall be removed and wrapped in plastic and placed in trash receptacles.
6. Alcoholic Beverages. No person shall bring alcoholic beverages onto the Easement Premises, nor shall any person drink alcoholic beverages or be under the influence of alcoholic beverages at any time while within the Easement Premises.
7. Firecrackers. No person shall bring in or set off any firecracker or other explosive or throw them into or over the Easement Premises.
8. Use of Seating. No person shall sleep within the Easement Premises or protractedly lounge on the seats or benches located within the Easement Premises.
9. Disorderly Conduct. No person shall engage in loud, boisterous, threatening or abusive language, engage in any disorderly conduct or disturb or interfere unreasonably with any other person's use of the Easement Premises. No person shall engage in any conduct within the Easement Area, which is prohibited in public parks.
10. Music. No person shall play radios or loud music at any time within the Easement Premises.
11. Merchandising. No person shall offer any article or thing for sale or station or place any stand or cart within the Easement Premises or on the sidewalk or streets adjacent to the Easement Premises, except with the consent of Grantor.

12. Signs. No person shall post placards or advertisements anywhere within the Easement Premises or on the sidewalks or streets adjacent to the Easement Premises, except on designated community bulletin boards with the consent of Grantor.

13. Hours of Operation. The Easement Premises shall be open daily from 7:00 A.M. to 10:00 P.M. for passive recreational purposes. Persons may traverse the rain garden after hours as a normal means of access between 15th Street and Hudson Street.

14. Violations of Park Rules and Regulations.

Grantor's security personnel shall have the authority to enforce these Regulations. Visitors shall comply with any directives given by Grantor's security personnel, and any person who violates these Regulations must leave the Easement Premises at the request of Grantor's security personnel. Nothing contained herein shall obligate Grantor to provide any security services within the Easement Premises.

15. Amendments. These rules and regulations may be amended from time to time by Grantor upon approval of Grantee.

1st reading

(3)

12-3-14

Introduced by:
Seconded by:

[Handwritten signatures]

CITY OF HOBOKEN, NEW JERSEY

ORDINANCE NO. _____

E-326

BOND ORDINANCE AUTHORIZING VARIOUS IMPROVEMENTS TO THE STORMWATER SYSTEM IN THE CITY OF HOBOKEN, COUNTY OF HUDSON, NEW JERSEY; APPROPRIATING THE SUM OF \$11,950,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE CITY OF HOBOKEN, COUNTY OF HUDSON, NEW JERSEY IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$11,950,000; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

BE IT ORDAINED by the City Council of the City of Hoboken, County of Hudson, New Jersey (not less than two-thirds of all the members thereof affirmatively concurring), pursuant to the provisions of the Local Bond Law, Chapter 169 of the Laws of 1960 of the State of New Jersey, as amended and supplemented ("Local Bond Law"), as follows:

Section 1. The purposes described in Section 7 hereof are hereby authorized as general improvements to be made or acquired by the City of Hoboken, County of Hudson, New Jersey ("City").

Section 2. It is hereby found, determined and declared as follows:

- (a) the estimated amount to be raised by the City from all sources for the purposes stated in Section 7 hereof is \$11,950,000; and
- (b) the estimated amount of bonds or bond anticipation notes to be issued for the purposes stated in Section 7 hereof is \$11,950,000.

Section 3. The sum of \$11,950,000 to be raised by the issuance of bonds or bond anticipation notes is hereby appropriated for the purposes stated in this bond ordinance ("Bond Ordinance").

Section 4. The issuance of negotiable bonds of the City in an amount not to exceed \$11,950,000 to finance the costs of the purposes described in Section 7 hereof is hereby authorized. Said bonds shall be sold in accordance with the requirements of the Local Bond Law. All or a portion of the bonds authorized to be issued hereunder may evidence one or more loans from the New Jersey Department of Environmental Protection and/or the New Jersey Environmental

Infrastructure Trust, under an Application for Financial Assistance (Project No. S34063504) submitted by the City to said entities.

Section 5. In order to temporarily finance the purposes described in Section 7 hereof, the issuance of bond anticipation notes of the City in an amount not to exceed \$11,950,000, is hereby authorized. Pursuant to the Local Bond Law, the Chief Financial Officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver the same to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their date to delivery thereof. The Chief Financial Officer is hereby directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this Bond Ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 6. The amount of the proceeds of the obligations authorized by this Bond Ordinance which may be used for the payment of interest on such obligations, accounting, engineering, legal fees and other items as provided in Section 20 of the Local Bond Law, N.J.S.A. 40A:2-20, shall not exceed the sum of \$2,500,000.

Section 7. The improvements hereby authorized and the purposes for which said obligations are to be issued; the estimated costs of each said purpose; the amount of down payment for each said purpose; the maximum amount obligations to be issued for each said purpose and the period of usefulness of each said purpose within the limitations of the Local Bond Law are as follows:

<u>Purpose/Improvement</u>	<u>Estimated Total Cost</u>	<u>Down Payment</u>	<u>Amount of Obligations</u>	<u>Period of Usefulness</u>
A. Construction of a Wet Weather Pump Station including, but not limited to, the construction of an electrical room and standby generator to serve the H5 Drainage System; together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto, all as more particularly described in the Application prepared on behalf of the City by the North Hudson Sewerage Authority (Project No. S34063504) on file and available for inspection in the office of the City Administrator	\$11,650,000	\$0	\$11,650,000	40 years
B. Construction of a Sustainable Stormwater Project at City Hall including, but not limited to, a Rainwater Cistern and a Bio-Swales; together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto, all as more particularly described in the Application prepared on behalf of the City by the North Hudson Sewerage Authority (Project No. S34063504) on file and available for inspection in the office of the City Administrator	300,000	0	300,000	20 years
TOTAL	\$11,950,000	\$0	\$11,950,000	

Section 8. Grants or other monies received from any governmental entity, if any, will

be applied to the payment of, or repayment of obligations issued to finance, the costs of the purposes described in Section 7 above.

Section 9. The average period of useful life of the several purposes for the financing of which this Bond Ordinance authorizes the issuance of bonds or bond anticipation notes, taking into consideration the respective amounts of bonds or bond anticipation notes authorized for said several purposes, is not less than 39.49 years.

Section 10. The supplemental debt statement provided for in Section 10 of the Local Bond Law, N.J.S.A. 40A:2-10, was duly filed in the office of the Clerk prior to the passage of this Bond Ordinance on first reading and a complete executed duplicate original thereof has been filed in the Office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. The supplemental debt statement shows that the gross debt of the City, as defined in Section 43 of the Local Bond Law, N.J.S.A. 40A:2-43, is increased by this Bond Ordinance by \$11,950,000 and that the obligations authorized by this Bond Ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 11. The full faith and credit of the City are irrevocably pledged to the punctual payment of the principal of and interest on the bonds or bond anticipation notes authorized by this Bond Ordinance and, to the extent payment is not otherwise provided, the City shall levy ad valorem taxes on all taxable real property without limitation as to rate or amount for the payment thereof.

Section 12. The applicable Capital Budget is hereby amended to conform with the provisions of this Bond Ordinance to the extent of any inconsistency therewith, and the resolution promulgated by the Local Finance Board showing full detail of the amended Capital Budget and Capital Program as approved by the Director of the Division of Local Government Services, is on file with the Clerk and available for inspection.

Section 13. The City hereby declares its intent to reimburse itself from the proceed of the bonds or bond anticipation notes authorized by this Bond Ordinance pursuant to Income Tax Regulation Section 1.150-2(e), promulgated under the Internal Revenue Code of 1986, as amended ("Code") for "original expenditures", as defined in Income Tax Regulation Section 1.150-2(c)(2), made by the City prior to the issuance of such bonds or bond anticipation notes.

Section 14. The City hereby covenants as follows:

(a) it shall take all actions necessary to ensure that the interest paid on the bonds or bond anticipation notes is exempt from the gross income of the owners thereof for federal income taxation purposed, and will not become a specific item of tax preference pursuant to Section 57(a)(5) of the Code;

(b) it will not make any use of the proceeds of the bonds or bond anticipation notes or do or suffer any other action that would cause the bonds or bond anticipation notes to be "arbitrage bonds" as such term is defined in Section 148(a) of the Code and the Regulations promulgated thereunder;

(c) it shall calculate or cause to be calculated and pay, when due, the rebatable arbitrage with respect to the "gross proceeds" (as such terms is used in Section 148(f) of the Code) of the bonds or bond anticipation notes;

(d) it shall timely file with the Internal Revenue Service, such information report or reports as may be required by Sections 148(f) and 149(e) of the Code; and

(e) it shall take no action that would cause the bonds or bond anticipation notes to be “federally guaranteed” within the meaning of Section 149(b) of the Code.

Section 15. The improvements authorized hereby are not current expenses and are improvements that the City may lawfully make. No part of the cost of the improvements authorized hereby has been or shall be specially assessed on any property specially benefited thereby.

Section 16. All ordinances, or parts of ordinances, inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 17. In accordance with the Local Bond Law, this Bond Ordinance shall take effect twenty (20) days after the first publication thereof after final passage.

Date of Introduction: December 3, 2014

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

Final Reading:

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

Approved as to Legal Form:

Mellissa Longo, Corporation Counsel

Adopted by the Hoboken City Council
By a Vote of ____ Yeas to ____ Nays
On the ____ day of _____, 2014

James Farina, City Clerk

Vetoed by the Mayor for the following reasons: _____

-or-

Approved by the Mayor
On the ____ day of _____, 2014

Dawn Zimmer, Mayor

Notice of Pending Bond Ordinance and Summary

The bond ordinance, the summary terms of which are included herein, was introduced and passed upon first reading at a meeting of the City Council of the City of Hoboken, in the County of Hudson, State of New Jersey, on December 3, 2014. It will be further considered for final passage, after public hearing thereon, at a meeting of the City Council to be held at City Hall, 94 Washington Street, Hoboken, New Jersey on December 16, 2014 at ____ o'clock __M. During the week prior to and up to and including the date of such meeting copies of the full ordinance will be available at no cost and during regular business hours, at the City Clerk's office for the members of the general public who shall request the same. The summary of the terms of such bond ordinance follows:

Title: **BOND ORDINANCE AUTHORIZING VARIOUS
IMPROVEMENTS TO THE STORMWATER SYSTEM IN
THE CITY OF HOBOKEN, COUNTY OF HUDSON, NEW
JERSEY; APPROPRIATING THE SUM OF \$11,950,000
THEREFOR; AUTHORIZING THE ISSUANCE OF
GENERAL OBLIGATION BONDS OR BOND
ANTICIPATION NOTES OF THE CITY OF HOBOKEN,
COUNTY OF HUDSON, NEW JERSEY IN THE
AGGREGATE PRINCIPAL AMOUNT OF UP TO \$11,950,000;
MAKING CERTAIN DETERMINATIONS AND
COVENANTS; AND AUTHORIZING CERTAIN RELATED
ACTIONS IN CONNECTION WITH THE FOREGOING**

	<u>Purpose/Improvement</u>	<u>Estimated Total Cost</u>	<u>Down Payment</u>	<u>Amount of Obligations</u>	<u>Period of Usefulness</u>
A.	Construction of a Wet Weather Pump Station including, but not limited to, the construction of an electrical room and standby generator to serve the H5 Drainage System; together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto, all as more particularly described in the Application prepared on behalf of the City by the North Hudson Sewerage Authority (Project No. S34063504) on file and available for inspection in the office of the City Administrator	\$11,650,000	\$0	\$11,650,000	40 years
B.	Construction of a Sustainable Stormwater Project at City Hall including, but not limited to, a Rainwater Cistern and a Bio-Swales; together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto, all as more particularly described in the Application prepared on behalf of the City by the North Hudson Sewerage Authority (Project No. S34063504) on file and available for inspection in the office of the City Administrator	300,000	0	300,000	20 years
	TOTAL	\$11,950,000	\$0	\$11,950,000	

Appropriation: \$11,950,000
 Bonds/Notes Authorized: \$11,950,000
 Grants (if any) Appropriated: None

Section 20 Costs: \$2,500,000
Useful Life: 39.49 years

JAMES J. FARINA, RMC, City Clerk

This Notice is published pursuant to N.J.S.A. 40A:2-17.

Bond Ordinance Statements and Summary

The bond ordinance, the summary terms of which are included herein, has been finally adopted by the City Council of the City of Hoboken, in the County of Hudson, State of New Jersey on December 16, 2014 and the twenty (20) day period of limitation within which a suit, action or proceeding questioning the validity of such ordinance can be commenced, as provided in the Local Bond Law, has begun to run from the date of the first publication of this statement. Copies of the full ordinance are available at no cost and during regular business hours, at the City Clerk's office in the Municipal Building, 94 Washington Street, Hoboken, New Jersey, for members of the general public who request the same. The summary of the terms of such bond ordinance follows:

Title: **BOND ORDINANCE AUTHORIZING VARIOUS
IMPROVEMENTS TO THE STORMWATER SYSTEM IN
THE CITY OF HOBOKEN, COUNTY OF HUDSON, NEW
JERSEY; APPROPRIATING THE SUM OF \$11,950,000
THEREFOR; AUTHORIZING THE ISSUANCE OF
GENERAL OBLIGATION BONDS OR BOND
ANTICIPATION NOTES OF THE CITY OF HOBOKEN,
COUNTY OF HUDSON, NEW JERSEY IN THE
AGGREGATE PRINCIPAL AMOUNT OF UP TO \$11,950,000;
MAKING CERTAIN DETERMINATIONS AND
COVENANTS; AND AUTHORIZING CERTAIN RELATED
ACTIONS IN CONNECTION WITH THE FOREGOING**

<u>Purpose/Improvement</u>	<u>Estimated Total Cost</u>	<u>Down Payment</u>	<u>Amount of Obligations</u>	<u>Period of Usefulness</u>
A. Construction of a Wet Weather Pump Station including, but not limited to, the construction of an electrical room and standby generator to serve the H5 Drainage System; together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto, all as more particularly described in the Application prepared on behalf of the City by the North Hudson Sewerage Authority (Project No. S34063504) on file and available for inspection in the office of the City Administrator	\$11,650,000	\$0	\$11,650,000	40 years
B. Construction of a Sustainable Stormwater Project at City Hall including, but not limited to, a Rainwater Cistern and a Bio-Swales; together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto, all as more particularly described in the Application prepared on behalf of the City by the North Hudson Sewerage Authority (Project No. S34063504) on file and available for inspection in the office of the City Administrator	300,000	0	300,000	20 years
TOTAL	\$11,950,000	\$0	\$11,950,000	

Appropriation: \$11,950,000
 Bonds/Notes Authorized: \$11,950,000
 Grants (if any) Appropriated: None

Section 20 Costs: \$2,500,000
Useful Life: 39.49 years

JAMES J. FARINA, RMC, City Clerk

This Notice is published pursuant to N.J.S.A. 40A:2-17.

1st reading ordinance
 12/3/14
 (5)
 Sponsored by: [Signature]
 Seconded by: [Signature]
 CITY OF HOBOKEN
 ORDINANCE NO. 7-329

**AN ORDINANCE TO CREATE CHAPTER 12 ENTITLED
 "ASSESSMENT OF REAL PROPERTY"**

WHEREAS, in 2014, the City of Hoboken completed the first revaluation of its property values in 25 years; and

WHEREAS, the failure to conduct a revaluation for 25 years resulted in significant tax inequities in which taxpayers owning property with similar fair market values were being taxed at widely disparate levels; and

WHEREAS, the failure to conduct a revaluation for 25 years also resulted in extremely large single year tax increases for some taxpayers, creating an enormous burden for those taxpayers;

WHEREAS, the Mayor and City Council wish to ensure that property revaluations occur at regular intervals in order to avoid a recurrence of the unacceptable consequences that occurred as a result of the City's past failure to conduct such revaluations;

WHEREAS, the Mayor and City Council wish to ensure that the next revaluation occur by the year 2020 and that revaluations are thereafter conducted every six years;

WHEREAS, the City of Hoboken wishes to ordain municipal standards and requirements relating to the administration of municipal assessment of real property.

NOW, THEREFORE, the City Council of the City of Hoboken does hereby Ordain as follows (additions noted in underline, deletions noted in strikethrough):

SECTION ONE: CREATION OF CHAPTER 12 OF THE ADMINSTRATIVE CODE OF THE CITY OF HOBOKEN

CHAPTER 12 – ASSESSMENT OF REAL PROPERTY

1. Revaluation of real property by the municipality
 - a. Unless a shorter duration is otherwise ordered by the State, County, Tax Board, or a court of competent jurisdiction, the City Administration shall administer a revaluation of all real property within the municipal boundaries at a minimum of once every six (6) years; said revaluation being shall be in accordance with all applicable laws, including specifically the procedures of N.J.A.C. 18:12A-1.14(a).

- b. A violation of this Section 12-1 shall be deemed to have occurred immediately upon the mailing by the City of Hoboken of property tax bills based upon assessments that have not been subject to a revaluation within the prior six years as required under this Section 12-1a.
- c. A violation of this Section 12-1 as described above shall result in the availability of a private civil cause right of action against the City, for injunctive relief only, by any City of Hoboken resident or taxpayer or City of Hoboken group of residents and/or taxpayers.

SECTION TWO: REPEAL OF INCONSISTENT PROVISIONS

All ordinances or parts thereof in conflict or inconsistent with this Ordinance are hereby repealed, but only to the extent of such conflict or inconsistency, it being the legislative intent that all such ordinances or part of ordinances now existing or in effect unless the same are in conflict or inconsistent with any provision of this Ordinance shall remain in effect.

SECTION THREE: SEVERABILITY

The provisions of this Ordinance are declared to be severable and if any section, subsection, sentence, clause or phrase thereof for any reason be held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, subsections, sentences, clauses and phrases of this Ordinance, but shall remaining in effect; it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION FOUR: EFFECTIVE DATE

This Ordinance shall take effect immediately upon passage and publication as provided by law.

SECTION FIVE: CODIFICATION

This ordinance shall be a part of the Code of the City of Hoboken as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Code.

The City Clerk and the Corporation Counsel are authorized and directed to change any Chapter, Article and/or Section number of the Code of the City of Hoboken in the event that the codification of this Ordinance reveals that there is a conflict between the numbers and the existing Code, and in order to avoid confusion and possible accidental repealers of existing provisions not intended to be repealed.

SECTION SIX: STATE REVIEW

This ordinance, immediately upon adoption, shall be forwarded by the Director of the Division of Taxation to the Hudson County Tax Board and the Presiding Judge of the Hudson County Tax Court.

Date of Introduction: December 3, 2014

Introduction:

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

Final Reading:

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

Approved as to Legal Form:

Mellissa Longo, Corporation Counsel

Adopted by the Hoboken City Council
By a Vote of ____ Yeas to ____ Nays
On the ____ day of ____, 2014

James Farina, City Clerk

Vetoed by the Mayor for the following reasons: _____

-or-

Approved by the Mayor
On the ____ day of ____, 2014

Dawn Zimmer, Mayor

1st reading (6)
12-3-14
City of Hoboken
Ordinance No _____

Sponsored By:

Seconded By:

Peter H. Wright
Peter E. B...

Z-328

AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 192 OF THE CODE OF THE CITY OF HOBOKEN

ENTITLED PARKING FOR HANDICAPPED

THE MAYOR AND COUNCIL OF THE CITY OF HOBOKEN DOES HERE BY ORDAIN AS FOLLOWS:

Section 1: The following amendments are made to the City Code:

Section 192-3 is here by amended to add the following restricted handicapped parking spaces:

- Joseph Lucignano 1216 Park Avenue: westside of Park Avenue, beginning at a point of 172 feet north of the northerly curbline of Twelfth Street and extending 22 feet northerly therefrom.
- Louis Forte 519 Madison Street: east side of Madison Street, beginning at a point of 230 feet north of the northerly curbline of Fifth Street and extending 22 feet northerly therefrom.
- Joseph Marra 814 Park Avenue: westside of Park Avenue, beginning at a point of 145 feet north of the northerly curbline of Eight Street and extending 22 feet northerly therefrom.

Section 192-3 is here by amended to delete the following location as a handicapped parking space:

- Donald Pellicano 1000 Hudson Street: north side of Tenth Street, beginning at a point of 90 feet west of the westerly curbline of Hudson Street and extending 22 westerly therefrom.
- Ruth O'Brien 108 Jefferson Street: west side of Jefferson Street, beginning at a point of 122 feet north of the northerly curbline of First Street and extending 22 feet northerly therefrom.
- Aitza Estrella 15 Church Towers apt.3E: west side of Grand Street, beginning at a point of 283 feet south of the southerly curbline of Sixth Street and extending 22 feet southerly therefrom.
- Dwight Newell 730 Hudson Street: west side of Hudson Street, beginning at a point of 108 feet south of the southerly curbline of eight Street and extending 22 feet south therefrom.

Section 2: This ordinance shall be part of the General Code of the City of Hoboken as though codified and fully set forth therein.

Section 3: The City Clerk shall have this ordinance codified and incorporated in the official copies of the Hoboken Code. All ordinance and parts of ordinances inconsistent herewith are hereby repealed.

Section 4: This ordinance shall take effect as provided by law.

Date of Introduction: December 3, 2014

Introduction:

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

Final Reading:

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

Approved as to Legal Form:

Mellissa Longo, Corporation Counsel

Adopted by the Hoboken City Council
By a Vote of ____ Yeas to ____ Nays
On the ____ day of _____, 2014

James Farina, City Clerk

Vetoed by the Mayor for the following reasons: _____

-or-

Approved by the Mayor
On the ____ day of _____, 2014

Dawn Zimmer, Mayor