

Introduced by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

**CITY OF HOBOKEN  
RESOLUTION NO.: \_\_\_\_\_**

**RESOLUTION AUTHORIZING CLOSED SESSION TO DISCUSS  
MATTERS PURSUANT TO N.J.S.A. 10:4-12 AND ATTORNEY  
CLIENT PRIVILEGE RELATING TO PROPOSED SETTLEMENT  
OF PENDING LITIGATION IN THE MATTER OF THE APPEAL OF  
Propark v. City of Hoboken et al., DOCKET NO. A-002717-13**

**WHEREAS**, the Council of the City of Hoboken is authorized to go into closed executive session for the reasons set forth in the Open Public Meetings Act, including without limitation N.J.S.A. 10:4-12, for legal guidance on the settlement of pending litigation, and attorney client privilege; and

**WHEREAS**, one of these reasons is to receive advice from legal counsel relating to the settlement of pending litigation in matters (specifically the Matter of the appeal of Propark v. City of Hoboken et al., DOCKET NO. A-002717-13); and

**WHEREAS**, one of the reasons to go into closed session is to receive advice from legal counsel, which is subject to attorney client privilege and which is offered in anticipation of settlement, with regards to the Matter of the appeal of Propark v. City of Hoboken et al., DOCKET NO. A-002717-13; and,

**NOW THEREFORE, BE IT RESOLVED** by the Council of the City of Hoboken that it enter into closed session for said purposes; and,

**BE IT FURTHER RESOLVED** that when the need for confidentiality no longer exists the discussions had therein will be made available to the public.

**MEETING: May 7, 2014**

APPROVED AS TO FORM:

Melissa Longo, Esq.  
Corporation Counsel

**A TRUE COPY OF A RESOLUTION ADOPTED BY  
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.**

**AT A MEETING HELD ON: MAY 07 2014**

**CITY CLERK**

Introduced by: \_\_\_\_\_  
Seconded by: \_\_\_\_\_

**CITY OF HOBOKEN  
RESOLUTION NO.: \_\_\_\_\_**

**RESOLUTION AUTHORIZING CLOSED SESSION TO DISCUSS  
MATTERS PURSUANT TO N.J.S.A. 10:4-12(B)(3) & (8) AND  
ATTORNEY CLIENT PRIVILEGE RELATING TO THE  
SETTLEMENT OF THE PENDING WORKERS COMPENSATION  
MATTER KNOWN AS W881011671**

**WHEREAS**, the Council of the City of Hoboken is authorized to go into closed executive session for the reasons set forth in the Open Public Meetings Act, including without limitation N.J.S.A. 10:4-12(b)(3) & (8), and for matters falling within attorney client privilege (for legal guidance on matters relating to the settlement of worker's compensation litigation); and

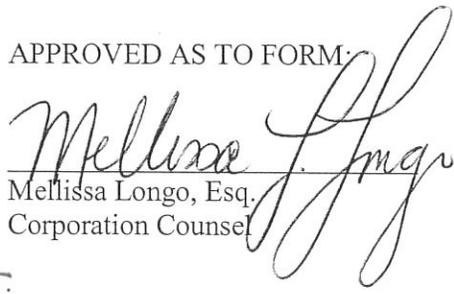
**WHEREAS**, the City seeks to settle the worker's compensation matter known as W881011671; and

**WHEREAS**, one of the reasons to go into closed session is to receive advice from legal counsel, which is subject to attorney client privilege and which is offered regarding pending settlements of the type listed herein; and,

**NOW THEREFORE, BE IT RESOLVED** by the Council of the City of Hoboken that it enter into closed session for the herein said purposes; and,

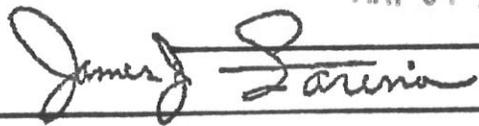
**BE IT FURTHER RESOLVED** that when the need for confidentiality no longer exists the decisions made therein will be made available to the public.

**MEETING: May 7, 2014**

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

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

**MAY 07 2014**

  
\_\_\_\_\_  
**CITY CLERK**

SPONSORED: [Signature]  
SECONDED: [Signature]

CITY OF HOBOKEN  
RESOLUTION NO. \_\_

RESOLUTION GRANTING JOE DALY, ESQ. OF WEINER LESNIAK SETTLEMENT  
AUTHORITY IN THE MATTER OF THE PROPARK V. CITY OF HOBOKEN ET AL.  
APPEAL, IN ACCORDANCE WITH THE ATTACHED SETTLEMENT AGREEMENT

WHEREAS, the City of Hoboken is currently involved in an appeal (at the appellate level) of a previous successful trial matter known as Propark v. City of Hoboken et al.; and,

WHEREAS, Joe Daly, Esq. of Weiner Lesniak has represented the City's legal interests in that matter since its institution, and has recommended a settlement in accordance with the attached settlement agreement; and,

WHEREAS, after legal guidance from Mr. Daly, the City Council finds his suggested settlement to be in the best interest of the City.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Hoboken, that Joe Daly, Esq. of Weiner Lesniak is hereby authorized to settle the matter of the appeal of Propark v. City of Hoboken et al., in accordance with the attached settlement agreement, and the Mayor or her authorized designee is hereby authorized to execute the attached agreement or one which is similar without any substantive changes.

Reviewed:  
[Signature]  
Quentin Wiest  
Business Administrator

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

Meeting Date: May 7, 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: MAY 07 2014

[Signature]  
CITY CLERK

JOSEPH RAGNO  
022331979  
WATERS, McPHERSON, McNEILL, P.C.  
300 Lighting Way  
P.O. Box 1560  
Secaucus, New Jersey 07096  
(201) 863-4400  
Attorneys for Appellants

PROPARK AMERICA NEW YORK, LLC  
& BLOCK 255, LLC,

Appellants,

v.

CITY OF HOBOKEN,

Respondent.

SUPERIOR COURT OF NEW JERSEY  
APPELLATE DIVISION

DOCKET NO.: A-002717-13

Civil Action

SETTLEMENT AGREEMENT

**THIS SETTLEMENT AGREEMENT** is made as of the 1<sup>ST</sup> day of April, 2014, by and among ProPark America New York, LLC (“ProPark”), and Block 255, LLC (“Appellants”), Appellants in this matter, and the City of Hoboken (“City”), which is a municipal corporation in the County of Hudson, State of New Jersey, and the Respondent in this matter.

**WHEREAS**, Appellant ProPark is the operator of a parking garage in Hoboken, located at 1406 Bloomfield Street and 151 Fourteenth Street, owned by Appellant Block 255, LLC, and identified on the official Tax Map of the City of Hoboken as Block 255, Lot 4.03; and

**WHEREAS**, Pursuant to Section 140-10 of the Hoboken Code, the City is authorized to collect 15% tax on fees derived from the parking or garaging of motor vehicles, excluding those fees derived from parking spaces that are leased to residential tenants (“Parking Tax”); and

**WHEREAS**, Appellants initiated this cause of action in New Jersey State Tax Court on March 2, 2011, asserting a claim for taxes overpaid to the City of Hoboken pursuant to Section 140-

10 of the Hoboken Code, and on February 24, 2014, subsequently filed Notice of Appeal from judgment entered by the Hon. Mary Siobhan Brennan, J.T.C. on January 6, 2014, in favor of the City;

**WHEREAS**, the parties in their desire to resolve their differences and avoid the uncertainty and cost associated with a continuation of litigation, have agreed to settlement of the issues presented.

**NOW, THEREFORE**, in consideration of the mutual covenants herein contained, and for other good and valuable consideration, it is mutually covenanted and agreed as follows:

1. The City of Hoboken shall apply a credit of \$20,000 going forward to the parking tax liabilities of Appellants, ProPark America New York, LLC, and Block 255, LLC, operator and owner respectively of Block 255, Lot 4.03 (the "Credit"). The Credit shall be applied to the greatest extent possible in the first month that Parking Tax is due from Appellants following approval of this Agreement by the Hoboken City Council and in each consecutive month thereafter until the Credit is exhausted.

2. Upon the full execution of this Settlement Agreement by all parties and filing of same with the Court, the instant matter now pending in the Appellate Division of the Superior Court of New Jersey and all claims asserted therein shall be withdrawn by Appellants and dismissed with prejudice as to all parties, subject only to the rights of the parties to enforce the terms of this Settlement Agreement by instituting an action in any court of competent jurisdiction;

3. Appellants acknowledge that the application of the Credit described in Paragraph 1, timely made, shall constitute full and fair consideration to Appellants for their settlement of all claims asserted in this matter;

4. The parties acknowledge that this Settlement Agreement represents a compromise of litigation and, therefore, that it may not be construed as an admission by any party hereto as to the validity or invalidity of the claims asserted in this action.

IN WITNESS WHEREOF, the parties have caused these presents to be executed the day  
and year first above written.

WEINER LESNIAK, LLP  
Attorneys for Respondent City of Hoboken

By: \_\_\_\_\_  
Joseph T. Daly  
April \_\_\_\_, 2014

WATERS, McPHERSON, McNEILL, P.C.  
Attorneys for Appellants ProPark America  
New York, LLC and Block 255, LLC

By:  \_\_\_\_\_  
Joseph G. Ragno  
April 24, 2014

SPONSORED: Rauscher  
SECONDED: \_\_\_\_\_

CITY OF HOBOKEN  
RESOLUTION NO. \_\_

RESOLUTION GRANTING LOU MASUCCI, ESQ. OF WEINER LESNIAK SETTLEMENT  
AUTHORITY IN THE MATTER OF THE WORKER'S COMPENSATION LITIGATION  
W881011671 DOL: FEB. 17, 2010, IN AN AMOUNT UP TO THE AMOUNT SUGGESTED BY  
VANESSA MENDELEWSKI TO MELLISSA LONGO IN HER EMAIL DATED ~~APRIL 28, 2014~~

WHEREAS, the City of Hoboken is currently involved in a worker's compensation claim known as  
WC881011671 / DOL: 2/17/10; and,

WHEREAS, Lou Masucci, Esq. of Weiner Lesniak has represented the City's legal interests in that  
matter, and has recommended a monetary amount for settlement of the matter by way of an email from  
Vanessa Mendelewski to Mellissa Longo dated ~~April 28, 2014~~; and,

*Louis M. Masucci, Jr.*

*5/7/14*

WHEREAS, after legal guidance from Mr. Masucci, the City Council finds his suggested monetary  
settlement amount to be reasonable, and in the best interest of the City.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Hoboken, that Lou  
Masucci, Esq. of Weiner Lesniak is hereby authorized to settle the matter of worker's compensation claim  
known as WC881011671 / DOL: 2/17/10, in an amount up to the monetary amount suggested by Vanessa  
Mendelewski to Mellissa Longo in her e-mail dated ~~April 28, 2014~~.

*Louis*

*M. Masucci, Jr.*

*5/7/14*

Reviewed:

*Quentin Wiest*

Quentin Wiest  
Business Administrator

Approved as to Form:

*Mellissa Longo*  
Mellissa Longo, Esq.  
Corporation Counsel

Meeting Date: May 7, 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	/			

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

*James J. Sarena*

MAY 07 2014

CITY CLERK

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

**CITY OF HOBOKEN**

**RESOLUTION TO AMEND BUDGET**

**MAY 07 2014**

WHEREAS, the local municipal budget for the year 2014 was approved on March 19, 2014 ; and,

WHEREAS, the public hearing on said budget has been held as advertised, and

WHEREAS, it is desired to amend said approved budget,

*James J. Sarina*  
CITY CLERK

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the City of Hoboken, Hudson County, that the following amendments to the approved budget of 2014 be made:

RECORDED VOTE  
(Insert Last Names)

(Bhalla	(Castellano	(
(Cunningham	(Occhipiniti	(
(Doyle	(Mason	ABSTAIN
(Mello	(	(
(Russo	(	(

**CURRENT FUND BUDGET**

	From	To
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**ANTICIPATED REVENUES**

3. Miscellaneous Revenues - Section A: Local Revenues Parking Utility Surplus	4,000,000.00	4,100,000.00
Total Section A: Local Revenues	22,355,266.00	22,455,266.00
3. Miscellaneous Revenues - Section D: Special Items of General Revenue Anticipated with Prior Written Consent of Director of Local Government Services - Interlocal Muni. Service Agreements Hoboken Housing Authority Public Safety	540,000.00	405,000.00
Total Section D: Special Items of General Revenue Anticipated with Prior Written Consent of Director of Local Government Services - Interlocal Municipal Service Agreements	540,000.00	405,000.00
3. Miscellaneous Revenues - Section F: Special Items of General Revenue Anticipated with Prior Written Consent of Director of Local Government Services - Public and Private Revenues Offset with Appropriations 2010 Port Security Grant NJ State Council on Arts	0.00 0.00	123,954.00 5,635.00
Total Section F: Special Items of General Revenue Anticipated with Prior Written Consent of Director of Local Government Services - Public and Private Revenues	522,761.46	652,350.46
<b>TOTAL MISCELLANEOUS REVENUES</b>	<b>41,090,143.46</b>	<b>41,184,732.46</b>
	From	To

**SPONSORED BY**  
**SECONDED BY**

*[Handwritten signatures]*

5.	SUBTOTAL GENERAL REVENUES (Items 1, 2, 3 and 4)	52,078,665.46	52,173,254.46
6.	Amount to be Raised by Taxes for Support of Municipal Budget:		
	(A) Local Tax for Municipal Purpose Including Res. for Uncollected Taxes	51,785,970.00	51,785,769.00
	TOTAL AMOUNT TO BE RAISED BY TAXES FOR SUPPORT OF MUNICIPAL BUDGET	55,485,555.00	55,485,354.00
7.	TOTAL GENERAL REVENUES (Items 5 and 6)	107,564,220.46	107,658,608.46
	<b>APPROPRIATIONS</b>	<b>From</b>	<b>To</b>
8.	(A) Operations Within "CAPS"		
	Office of City Clerk		
	Salaries and Wages	474,442.00	543,442.00
	Business Administration Office		
	Other Expenses	207,500.00	177,000.00
	Corporation Counsel		
	Other Expenses Special Counsel	1,400,000.00	1,300,000.00
	Department of Environmental Services		
	Directors Office		
	Salaries and Wages	191,678.00	137,650.00
	Public Property		
	Other Expenses	297,000.00	307,000.00
	Planning Board		
	Salaries and Wages	55,621.00	65,621.00
	Police		
	Salaries and Wages	15,874,409.00	16,009,409.00
	Other Expenses	525,500.00	601,500.00
	Fire		
	Salaries and Wages	13,235,248.00	13,135,248.00
	Redevelopment		
	Other Expenses	525,000.00	430,000.00
	Anticipated Terminal Leave	580,000.00	725,000.00
	TOTAL OPERATIONS (Item 8(A) Within "CAPS")	76,876,851.00	76,942,323.00
	TOTAL OPERATIONS INCLUDING CONTINGENT WITHIN "CAPS"	76,876,851.00	76,942,323.00
	Detail:		
	Salaries and Wages	40,754,613.00	40,959,585.00
	Other Expenses (Including Contingent)	36,122,238.00	35,982,738.00
	(H-1) TOTAL GENERAL APPROPRIATIONS FOR MUNICIPAL PURPOSES WITHIN "CAPS"	86,194,801.00	86,260,273.00

	From	To
8. (A) Operations - Excluded from "CAPS"		
Interlocal Municipal Service Agreements		
Hoboken Housing Authority		
Salaries and Wages	540,000.00	405,000.00
Total Interlocal Excluded from "CAPS"	540,000.00	405,000.00
Public and Private Programs Offset by Revenues		
2010 Port Security Grant	0.00	123,954.00
NJ State Council on Arts	0.00	5,635.00
Total Public and Private Programs Offset by Revenues	578,416.46	708,005.46
TOTAL OPERATIONS - EXCLUDED FROM "CAPS"	5,818,001.46	5,812,590.46
Detail:		
Salaries and Wages	540,000.00	405,000.00
Other Expenses	5,278,001.46	5,407,590.46
8. (C) Capital Improvements - Excluded from "CAPS"		
Capital Improvement Fund	169,673.00	0.00
Snow Tractors	20,000.00	15,000.00
Police Software	76,000.00	0.00
Acquisition of Salt Shed	20,000.00	15,000.00
TOTAL CAPITAL IMPROVEMENTS EXCLUDED FROM "CAPS"	310,673.00	55,000.00
8. (D) Municipal Debt Service - Excluded from "CAPS"		
Bond Anticipation Notes Principal	885,020.00	1,175,020.00
TOTAL MUNICIPAL DEBT SERVICE EXCLUDED FROM "CAPS"	7,176,354.00	7,466,354.00
(H-2) TOTAL GENERAL APPROPRIATIONS FOR MUNICIPAL PURPOSES EXCLUDED FROM "CAPS"	18,069,419.46	18,098,335.46
(O) TOTAL GENERAL APPROPRIATIONS - EXCLUDED FROM "CAPS"	18,069,419.46	18,098,335.46
(L) SUBTOTAL GENERAL APPROPRIATIONS (Items (H-1) and (O))	104,264,220.46	104,358,608.46
9. TOTAL GENERAL APPROPRIATIONS	107,564,220.46	107,658,608.46

**DEDICATED PARKING UTILITY BUDGET**

	From	To
10. DEDICATED REVENUES FROM PARKING UTILITY Special Items of Revenue Anticipated with Prior Written Consent of Director of Local Government Services Taxi Licenses	0.00	100,000.00
Total Parking Utility Revenues	15,749,760.00	15,849,760.00
11. APPROPRIATIONS FOR PARKING UTILITY Surplus (General Budget)	4,000,000.00	4,100,000.00
Total Parking Utility Appropriations	15,749,760.00	15,849,760.00

BE IT FURTHER RESOLVED, that two certified copies of this resolution be filed forthwith in the Office of the Director of Local Government Services for his certification of the 2014 Local Municipal Budget so amended.

BE IT FURTHER RESOLVED, that this complete amendment, in accordance with the provisions of N.J.S.A. 40A:4-9, be published in the Jersey Journal, in the issue of May 12, 2014, and that said publication contain notification of public hearing on said amendment to be held at the Municipal Building on May 21, 2014 at 7:00 o'clock p.m.

IT IS HEREBY CERTIFIED that the Amended Budget hereto and hereby made a part hereof is a true copy of the Amended Budget approved by resolution of the Governing Body on the 7th day of May 2014

Certified by me, this 7th day of May 2014

  
Clerk

IT IS HEREBY CERTIFIED that the Adopted Budget Amendment annexed hereto and hereby made a part of the 2014 Budget is a copy of the original on file with the Clerk of the Governing Body, that all additions are correct, all statements contained herein are in proof and the total of anticipated revenues equals the total of appropriations.

Certified by me, this 7th day of May 2014

\_\_\_\_\_  
Registered Municipal Accountant

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

City of Hoboken

Resolution No. \_\_\_\_\_

**RESOLUTION AUTHORIZING EMERGENCY TEMPORARY  
APPROPRIATIONS FOR THE CALENDAR YEAR 2014 BUDGET**

**WHEREAS**, an emergent condition has arisen in that the City of Hoboken is expected to enter into contracts, commitments or payments prior to the adoption of the 2014 budget and no adequate provision has been made in the 2014 temporary budget for the aforesaid purposes, and

**WHEREAS**, N.J.S.A. 40A:4-20 provides for the creation of an emergency temporary appropriation for said purpose, and

**WHEREAS**, the total emergency temporary appropriation authorized by resolutions in 2014, pursuant to the provisions of N.J.S.A. 40A:4-20, including this resolution, total \$7,728,148.00 (Seven Million Seven Hundred Twenty Eight Thousand One Hundred Forty Eight Dollars and No Cents) for the current fund and \$713,452.00 (Seven Hundred Thirteen Thousand Four Hundred Fifty Two Dollars and No Cents) for the parking utility.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Hoboken, County of Hudson, State of New Jersey (*not less than two-thirds of all the members thereof affirmatively concurring*) that in accordance with the provisions of N.J.S.A. 40A:4-20 :

- 1) Emergency temporary appropriations be and the same are hereby made in the amount of \$6,799,194.00 for the current fund and \$713,452.00 for the parking utility as follows:

**See Detail Attached**

- 2) Said emergency temporary appropriations will be provided for in the 2014 budget
- 3) That the City Clerk shall file one certified copy of this resolution with the Director of the Division of Local Government Services.

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

MEETING: May 7, 2014

APPROVED FOR CONTENT:

MAY 07 2014

Quentin West  
Business Administrator

[Signature]  
CITY CLERK

APPROVED AS TO FORM:

[Signature]  
Mellissa Longo  
Corporation Counsel

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

<b>City of Hoboken</b>			
<b>Temporary Appropriations</b>			
<b>CY 2014</b>			
			<b>Emergency Temp</b>
			<b>5/7/2014</b>
<b>Operations Within CAPS</b>			
Mayor's Office	01-20-110-011	S/W	21,458.00
	01-20-110-021	O/E	2,180.00
City Council	01-20-111-011	S/W	16,891.00
	01-20-111-021	O/E	2,250.00
Office of Clerk	01-20-120-011	S/W	52,190.00
	01-20-120-021	O/E	850.00
Legal Advertising	01-20-121-020	O/E	5,417.00
Codification of Ordinances	01-20-123-020	O/E	2,500.00
Elections	01-20-122-011	S/W	5,000.00
Bus Administrators	01-20-112-011	S/W	34,826.00
	01-20-112-021	O/E	15,584.00
Purchasing	01-20-114-011	S/W	13,604.00
	01-20-114-021	O/E	388.00
Personnel & Health Benefits	01-20-105-011	S/W	23,071.00
	01-20-105-021	O/E	500.00
Zoning Administration	01-21-186-011	S/W	15,352.00
	01-21-186-021	O/E	317.00
Uniform Construcion Code	01-22-195-011	S/W	53,010.00
	01-22-195-021	O/E	18,250.00
Corporation Counsel	01-20-155-011	S/W	26,034.00
	01-20-155-021	O/E	6,900.00
Special Counsel	01-20-156-020	O/E	108,334.00
Expert Witness & Appraisal	01-20-158-020	O/E	1,667.00
Revenue & Finance Director	01-20-130-011	S/W	51,260.00
	01-20-130-021	O/E	14,875.00
Tax Collections	01-20-145-011	S/W	20,291.00
	01-20-145-021	O/E	5,689.00
Information Technology	01-20-147-021	O/E	9,500.00
Municipal Court	01-43-490-011	S/W	90,263.00
	01-43-490-021	O/E	14,078.00
Office of Tax Assessor	01-20-150-011	S/W	26,865.00
	01-20-150-021	O/E	18,813.00
Human Services Director	01-27-330-011	S/W	15,732.00
	01-27-330-021	O/E	167.00
Rent Leveling	01-27-347-011	S/W	22,578.00
	01-27-347-021	O/E	558.00
Housing Inspection	01-21-187-011	S/W	6,921.00
	01-21-187-021	O/E	105.00
Health	01-27-332-011	S/W	48,427.00
	01-27-332-021	O/E	13,542.00
Senior Citizens	01-27-336-011	S/W	20,753.00
	01-27-336-021	O/E	1,084.00

<b>City of Hoboken</b>			
<b>Temporary Appropriations</b>			
<b>CY 2014</b>			
			<b>Emergency Temp</b>
			<b>5/7/2014</b>
Recreation & Cultural Affairs	01-28-370-011	S/W	30,503.00
	01-28-370-021	O/E	55,000.00
Cultural Affairs	01-27-176-011	S/W	6,803.00
Director Environmental Svc	01-26-290-011	S/W	10,589.00
	01-26-290-021	O/E	1,109.00
Parks	01-28-375-011	S/W	39,667.00
	01-28-375-021	O/E	39,576.00
Public Property	01-28-377-011	S/W	75,280.00
	01-28-377-021	O/E	25,584.00
Streets & Roads	01-26-291-011	S/W	48,051.00
Central Garage	01-26-301-011	S/W	28,312.00
	01-26-301-021	O/E	20,334.00
Sanitation	01-26-305-011	S/W	43,158.00
	01-26-305-021	O/E	352,375.00
Shade Tree	01-26-293-021	O/E	4,167.00
Director Community Develop	01-20-160-011	S/W	14,310.00
	01-20-160-021	O/E	334.00
Grants Management	01-20-116-021	O/E	6,250.00
Planning Board	01-21-180-011	S/W	5,048.00
	01-21-180-021	O/E	9,584.00
Zoning Board of Adjustments	01-21-185-021	O/E	11,667.00
Redevelopment	01-21-181-036	O/E	35,834.00
Historic Preservation Comm	01-20-175-021	O/E	1,000.00
Police	01-25-241-011	S/W	1,221,109.00
	01-25-241-021	O/E	43,792.00
Fire	01-25-266-011	S/W	1,010,404.00
	01-25-266-021	O/E	18,925.00
Office of Emergency Mgnt	01-25-252-011	S/W	41,518.00
	01-25-252-021	O/E	3,250.00
<b>Insurance</b>			
General Liability	01-30-400-010	O/E	50,000.00
Workers Compensation	01-30-400-020	O/E	66,667.00
Employee Group Health	01-30-400-030	O/E	1,488,000.00
<b>Unclassified</b>			
ABC Board	01-20-113-011	S/W	324.00
	01-20-113-021	O/E	209.00
Settlements of Claims	01-23-219-020	O/E	834.00
Towing/Storage of Aband Veh	01-23-223-020	O/E	625.00
Engineering	01-31-461-000	O/E	26,667.00
Labor Arbitrations	01-20-157-020	O/E	2,500.00
Municipal Dues & Membership	01-23-212-020	O/E	292.00
Celebration of Public Events	01-23-216-020	O/E	2,000.00
Postage	01-23-211-020	O/E	12,500.00

<b>City of Hoboken</b>			
<b>Temporary Appropriations</b>			
<b>CY 2014</b>			
			<b>Emergency Temp</b>
			<b>5/7/2014</b>
Copiers/Printers O/E	01-23-213-031	O/E	4,584.00
Central Office Supplies O/E	01-23-218-031	O/E	4,167.00
Electricity	01-31-430-000	O/E	40,417.00
Street Lighting	01-31-435-000	O/E	58,334.00
Gasoline	01-31-460-000	O/E	30,417.00
Water & Sewer	01-31-445-000	O/E	5,000.00
Comminications	01-31-440-000	O/E	26,167.00
Master Plan	01-31-463-000	O/E	12,500.00
Salary Settlements	01-36-479-000	O/E	180,000.00
<b>Sub Total Within CAPS</b>			<b>6,023,811.00</b>
<b>Statutory Expenditures</b>			
Social Security System	01-36-472-000		125,000.00
Unemployment Compensation	01-23-225-020		5,000.00
<b>Subtotal Statutory Expenditures</b>			<b>130,000.00</b>
<b>Outside Caps</b>			
Maintenance of Free Public Library	01-29-390-021		308,299.00
Hoboken Housing Authority	01-44-101-011		45,000.00
<b>Subtotal Outside caps</b>			<b>353,299.00</b>
<b>Capital Improvements Outside "CAPS"</b>			
Computer Technology upgrades	01-44-900-002		2,084.00
<b>Total Capital Improvements Excl From CAP</b>			<b>2,084.00</b>
<b>Municipal Debt Service</b>			
BAN Notes Principle	01-45-925-000		290,000.00
<b>Total Municipal Debt Service</b>			<b>290,000.00</b>
<b>Total Temporary Municipal Budget</b>			<b>6,799,194.00</b>
<b>Parking Utility</b>			
Salary Wages	31-55-501-101		325,618.00
<b>Salary &amp; Wages Licensing</b>			
Other Expenses	31-55-502-101		258,667.00
Group Health	31-55-530-102		104,167.00
<b>Statutory Expenditures</b>			
Social Security System	31-55-541-200		25,000.00
<b>Total Temporary Parking Utility Budget</b>			<b>713,452.00</b>

*David Mello 7*

Introduced by: DAVID MELLO  
Seconded by: JEN GIATTINO

CITY OF HOBOKEN  
RESOLUTION NO. \_\_\_\_\_

*Jen Giattino*

**THIS RESOLUTION APPOINTS DAVID DENING TO THE HOBOKEN HOUSING AUTHORITY FOR A (5) FIVE YEAR TERM WHICH WILL EXPIRE ON MAY 3, 2019**

**WHEREAS**, pursuant to the Code of the City of Hoboken 38-1, the City of Hoboken has established a Housing Authority; and

**WHEREAS**, the code of the City of Hoboken 38-2 provides for seven (7) members to serve on the Hoboken Housing Authority Board; and

**WHEREAS**, New Jersey law gives authority to the City Council to appoint (5) five members serving on the Hoboken Housing Authority Board; and

**WHEREAS**, there is currently an expired position on the Hoboken Housing Authority Board, due to the expiration of the prior term of Edwardo Gonzalez, and the newly appointed commissioner's term shall commence immediately and shall expire on May 3, 2019; and

**WHEREAS**, the City Council wishes to appoint David Dening of 200 Hudson St. Apt. 3F, Hoboken, New Jersey 07030 to the position.

**NOW, THEREFORE, BE IT RESOLVED**, that the Council of the City of Hoboken hereby appoints **David Dening of 200 Hudson St. Apt. 3F, Hoboken, New Jersey**, to serve as a member of the Hoboken Housing Authority for the recently expired term of Commissioner Gonzalez, for a five (5) year term, which commences immediately upon oath, and expires on May 3, 2019.

**MEETING: May 7, 2014**

REVIEWED:  
*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		/		
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: **MAY 07 2014**

*James J. Sarina*  
CITY CLERK

Introduced By:   
Seconded By:

**CITY OF HOBOKEN  
RESOLUTION NO:**

**RESOLUTION OF THE CITY OF HOBOKEN AUTHORIZING THE EXECUTION OF  
A INTERIM COST AND CONDITIONAL DESIGNATION AGREEMENT WITH  
FRANK PASQUALE LIMITED PARTNERSHIP (ALSO KNOWN AS "LORIEN  
LOFTS," 1024 ADAMS STREET) INCLUDING PROVISIONS FOR AN ESCROW  
DEPOSIT TO DEFRAY THE COSTS OF THE CITY IN THE NEGOTIATION OF A  
REDEVELOPMENT AGREEMENT**

**WHEREAS**, in order to stimulate redevelopment, the City of Hoboken (the "City") by resolution designated certain properties in the City as areas in need of redevelopment ("Redevelopment Area") in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented; and

**WHEREAS**, the City by ordinance adopted the North West Redevelopment Plan which has been amended from time to time, and which sets forth the plan for the Redevelopment Area; and

**WHEREAS**, the property designated as Block 100, Lot 10 on the Tax Map of the City and commonly known as 1024 Adam Street, Hoboken, NJ 07030, also known as Lorien Lofts ("Project Site") is included in the Redevelopment Area; and

**WHEREAS**, Frank Pasquale Limited Partnership is the owner of the Project Site; and

**WHEREAS**, Frank Pasquale Limited Partnership has submitted a Pre-Submission Form to the City of Hoboken on April 4, 2014, which seeks designation as the Redeveloper of the Project Site and contains a proposal for redevelopment of the Project Site, which provides for the development of a six (6) story, eleven (11) unit residential building with twelve (12) parking spaces with a state of the art environmentally friendly structure, passive and active solar elements, and natural gas cogeneration for power and heating; and

**WHEREAS**, the City requires that prospective redevelopers, pay the reasonable costs incurred by the City in reviewing and evaluating the prospective redeveloper's proposal, negotiating and drafting a Redevelopment Agreement (should a Redevelopment Agreement ultimately be executed), and all other Interim Costs (as defined in the Interim Cost and Conditional Designation Agreement) related to this matter, prior to either the execution of a Redevelopment Agreement or a determination by the City that a Redevelopment Agreement cannot be executed, as the case may be; and

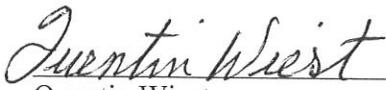
**WHEREAS**, the City has prepared a form the Interim Cost and Conditional Designation Agreement, whereby Frank Pasquale Limited Partnership would pay the reasonable costs incurred by the City in reviewing and evaluating Frank Pasquale Limited Partnership's redevelopment proposal, negotiating and drafting a Redevelopment Agreement (should a Redevelopment Agreement ultimately be executed), and all other Interim Costs (as defined in the Interim Cost and Conditional Designation Agreement) related to this matter, prior to either the execution of a Redevelopment Agreement or a determination by the City that a Redevelopment Agreement cannot be executed, as the case may be;

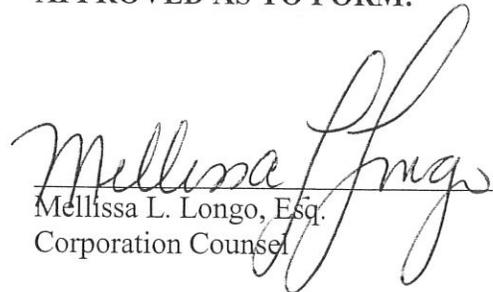
**NOW, THEREFORE**, it is hereby resolved by the City Council as follows:

1. The Mayor is hereby authorized to execute a Interim Cost and Conditional Designation Agreement between the City of Hoboken and Frank Pasquale Limited Partnership, in the form attached hereto as Schedule A or in a form substantially similar thereto.
2. Staff and consultants to the City are hereby authorized and directed to take all other administrative actions to implement this Resolution as are necessary and appropriate to accomplish its goals and intent.
3. This Resolution shall be effective immediately.

**REVIEWED BY:**

**APPROVED AS TO FORM:**

  
 Quentin Wiest,  
 Business Administrator

  
 Melissa L. Longo, Esq.  
 Corporation Counsel

**Meeting Date: May 7, 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: MAY 07 2014

  
 CITY CLERK

**INTERIM COST AND CONDITIONAL DESIGNATION AGREEMENT**  
**BY AND BETWEEN**  
**THE CITY OF HOBOKEN AND FRANK PASQUALE LIMITED PARTNERSHIP**  
**(ALSO KNOWN AS "LORIEN LOFTS," 1024 ADAMS STREET)**

This Agreement dated as of May \_\_\_\_, 2014, by and between the CITY OF HOBOKEN, ("City" or "Hoboken"), having offices at 94 Washington Street, Hoboken, New Jersey 07030, acting pursuant to the provisions of the Local Redevelopment and Housing Law, and Frank Pasquale Limited Partnership, a Limited Partnership authorized to do business in New Jersey, with offices at 807 Four Seasons Drive, Wayne, NJ 07470.

WITNESSETH

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.*, as amended and supplemented (the "Act"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

WHEREAS, Frank Pasquale Limited Partnership is the owner of Block 100, Lot 10 on the Tax map of the City of Hoboken, located at 1024 Adam Street ("Project Site"), which located in the North West Redevelopment Area and subject to the North West Redevelopment Plan; and

WHEREAS, the City desires that the Project Site be developed in accordance with the ("Redevelopment Plan");

WHEREAS, on April 4, 2014, Frank Pasquale Limited Partnership submitted a Pre-Submission Form to the City of Hoboken, which seeks designation as the Redeveloper of the Project Site; and

WHEREAS, in the Pre-Submission Form, attached hereto as Schedule A, Frank Pasquale Limited Partnership proposes to develop a six (6) story, eleven (11) unit residential building with twelve (12) parking spaces with a state of the art environmentally friendly structure, passive and

active solar elements, and natural gas cogeneration for power and heating (“Proposed Project”) also known as Lorien Lofts, attached hereto as Schedule B; and

WHEREAS, Frank Pasquale Limited Partnership desires to negotiate a Redevelopment Agreement to redevelop the Project Site, generally along the lines of the proposal submitted by Frank Pasquale Limited Partnership and in accordance with the provisions of the Redevelopment Plan; and

WHEREAS, the City shall during the Interim Period (defined below) negotiate exclusively with Frank Pasquale Limited Partnership with regard to the proposal for the redevelopment of the Project Site; and

WHEREAS, the City requires Frank Pasquale Limited Partnership pay the reasonable costs incurred by the City associated with the review of Frank Pasquale Limited Partnership’s proposal, and the drafting and negotiation of a Redevelopment Agreement, and all other costs and expenses related to this matter prior to the execution of a Redevelopment Agreement (should such an Agreement be executed), or the determination by the City that such an Agreement cannot be executed (should that result occur); and

WHEREAS, the parties shall in good faith undertake the negotiation of a Redevelopment Agreement including but not limited to density, affordable housing, unit mix and parking for the new project; and

NOW, THEREFORE, for and in consideration of the promises and of the mutual representations, covenants and agreements herein set forth, the parties hereto, each binding itself, its successors and assigns, do mutually promise, covenant and agree as follows:

1. Conditional Designation. Upon the complete execution of this Agreement, Frank Pasquale Limited Partnership shall be the conditional designated Redeveloper for the Project Site, on the express and absolute condition that the parties shall successfully

negotiate and execute a Redevelopment Agreement within the time frame set forth herein. The parties acknowledge that the redevelopment of the Project Site will be pursuant to the terms of the Redevelopment Agreement. In the event that the parties are unable to reach agreement on the terms of a Redevelopment Agreement, this Conditional Designation and Interim Cost Agreement shall be terminated and the designation in this paragraph shall immediately end.

2.           The "Interim Period." The Interim Period shall be the 90-day period that commences on the date of this Agreement, during which the City agrees to negotiate exclusively with Frank Pasquale Limited Partnership toward the execution of a Redevelopment Agreement, which shall include all the terms and conditions, schedules, and financial arrangements between the City and Frank Pasquale Limited Partnership. Such 90-day period may be extended by the City in its sole discretion. At the conclusion of the Interim Period, or any time during an extension of such Period, either party may, at its sole discretion, cease negotiations and cancel this Conditional Designation and Interim Cost Agreement. In the event that this Agreement is cancelled, then neither party hereto shall be bound by any further obligations hereunder to the other, except as may exist under Paragraph 3(B) hereof.

3.           Payment of Interim Costs.

A.           "Interim Costs" shall include, but not be limited to, all reasonable expenses and costs incurred by the City during the Interim Period in connection with the review of the redevelopment Proposal of Frank Pasquale Limited Partnership, the review of additional information provided by Frank Pasquale Limited Partnership, and the preparation and negotiation of the Redevelopment Agreement and all reasonable staff time and fees and costs of any professional consultant, contractor or vendor retained by the City during the Interim Period in connection with same.

B.           Frank Pasquale Limited Partnership shall pay all reasonable

Interim Costs incurred by Hoboken from the date on which this Agreement is executed to the time the City and Frank Pasquale Limited Partnership enter into a Redevelopment Agreement or to the time either party determines that a Redevelopment Agreement cannot be executed for any reason (hereinafter referred to as the "Interim Period"). Frank Pasquale Limited Partnership shall pay all Interim Costs incurred during the Interim Period, even if the Redevelopment Agreement is not executed for any reason. Frank Pasquale Limited Partnership agrees that in the event the parties continue negotiations following the expiration of the 90-day Interim Period, all costs incurred by the City related to such additional negotiations shall be included in the definition of Interim Costs and shall be paid by Frank Pasquale Limited Partnership in the same manner as Interim Costs.

C. Within ten (10) days from the execution of this Agreement, Frank Pasquale Limited Partnership shall pay Fifteen Thousand Dollars (\$15,000.00) ("Project Funds") to the City to be maintained in a separate account by the City and to be drawn down by the City to cover Interim Costs. The City shall provide Frank Pasquale Limited Partnership with invoice(s) setting forth the costs incurred by the City, which have been drawn down. Within fifteen (15) days of the receipt by Frank Pasquale Limited Partnership of written notice from the City that the amount of Project Funds has decreased to Five Thousand Dollars (\$5,000.00), Frank Pasquale Limited Partnership shall replenish the Project Funds to the amount of \$15,000.00. If the costs incurred by the City exceed the amount of the Project Funds, Frank Pasquale Limited Partnership agrees to pay such Interim Costs upon fifteen (15) days written notice from the City stating that such costs are due.

D. In the Event that a Redevelopment Agreement is not executed and this Conditional Designation and Interim Cost Agreement is terminated, the City shall draw down the Project Funds to pay all invoices for Interim Costs incurred up to the date of

termination. Within thirty (30) days from the date of termination the City shall return all remaining Project Funds to Frank Pasquale Limited Partnership. In the event that a Redevelopment Agreement is executed, the Project Funds shall remain with the City to cover any additional Interim Costs incurred by the City and to cover Interim Costs incurred by the City pursuant to the Redevelopment Agreement, which Redevelopment Agreement shall contain a provision providing for the payment of such costs.

4. Scope. The parties have had preliminary discussions regarding the scope of the Project to be covered by the Redevelopment Agreement which is contained in the Pre-Submission Form prepared by Frank Pasquale Limited Partnership and attached to this Agreement as Schedule A. The parties agree that the description set forth in the Pre-Submission Form shall provide the basis for negotiation of the Redevelopment Agreement. The parties further agree that the parties are not bound by the terms set forth in the Pre-Submission Form nor does the Pre-Submission Form contain an exhaustive list of all terms, conditions and obligations to be included in the Redevelopment Agreement.

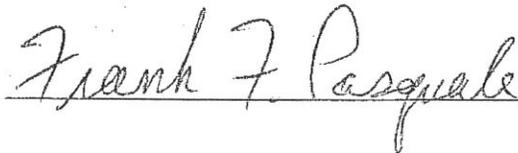
IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed, all as of the date first above written.

**PASQUALE LIMITED PARTNERSHIP**

Attest:

  
\_\_\_\_\_

By:

  
\_\_\_\_\_

**CITY OF HOBOKEN**

Attest:

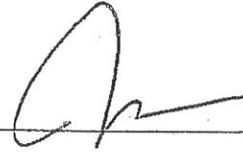
\_\_\_\_\_

By:

\_\_\_\_\_  
Dawn Zimmer  
Mayor, City of Hoboken

STATE OF NEW JERSEY )  
 ) ss:  
COUNTY OF HUDSON )

I CERTIFY that on April 23, 2014, Frank Pasquale  
personally came before me, and this person acknowledged under oath, to my satisfaction, that  
this person, is the Managing Partner of Frank Pasquale Limited Partnership, a Limited  
Partnership, which is the company named in this document; and signed and delivered this  
document as his/her act and deed on behalf of the said Limited Partnership.

  
\_\_\_\_\_  
Secretary

JAMES STURKEN, BW

Notary AT LAW  
of New Jersey

Signed and sworn to before me  
on \_\_\_\_\_, 2014.

\_\_\_\_\_  
Notary Public

STATE OF NEW JERSEY )  
 ) ss:  
COUNTY OF HUDSON )

I CERTIFY that on \_\_\_\_\_, 2014, James J. Farina, RMC,  
personally came before me, and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Clerk of the City of Hoboken, named in this document;
- (b) this person is the attesting witness to the signing of this document by the proper  
City of Hoboken official who is Dawn Zimmer, Mayor;
- (c) this document was signed and delivered by the City of Hoboken as its voluntary  
act duly authorized by a proper resolution of the City of Hoboken; and
- (d) this person signed this proof to attest to the truth of these facts.

\_\_\_\_\_  
\_\_\_\_\_

Signed and sworn to before me

on \_\_\_\_\_, 2014.

\_\_\_\_\_  
Notary Public

# SCHEDULE A

James J. Burke, Esq.\*  
E-Mail: [jim@attorneyburke.com](mailto:jim@attorneyburke.com)

James P. Sweeney, Esq.\*^  
Of Counsel  
E-Mail: [sweeney@attorneyburke.com](mailto:sweeney@attorneyburke.com)

\*Admitted in New Jersey and New York  
- Master of Laws in Taxation  
^ Certified Public Accountant in New York

JAMES J. BURKE  
&  
ASSOCIATES, LLC

ATTORNEYS AT LAW  
235 Hudson Street  
HOBOKEN, NEW JERSEY 07030  
Telephone: (201) 610-0800  
Facsimile: (201) 610-1170

Joanne Clark, Esq.\*+  
Of Counsel  
E-Mail: [staff@attorneyburke.com](mailto:staff@attorneyburke.com)

**RECEIVED**

APR 7 2014

BY HOBOKEN PLANNING BOARD

April 4, 2014

Via Hand Delivery

Attn: Brandy Forbes  
Director of Community Development  
City of Hoboken  
94 Washington Street  
Hoboken, New Jersey 07030

RE: Application of Frank Pasquale Limited Partnership  
("Owner") requesting designation as redeveloper of  
1024 Adams Street, Hoboken, New Jersey ("Site")

Dear Ms. Forbes:

On December 23, 2013 I submitted an application to you regarding the above captioned matter.

There have been some changes made to the plans and revised plans were submitted to you yesterday. Enclosed please find the Second Amended and Restated Pre-Submission Form.

Should you have any questions please do not hesitate to contact me.

Very truly yours,

  
James J. Burke

RECEIVED

APR 7 2014

# CITY OF HOBOKEN

BY HOBOKEN PLANNING BOARD

## PRE-SUBMISSION FORM

### REQUEST FOR DESIGNATION AS REDEVELOPER

All Applicants to the City must complete the following form in its entirety and submit one (1) original and four (4) copies and one (1) electronic copy via cd-rom of the form including full sets of any and all required attachments, exhibits, site plans, disclosure forms, or other such documentation as may be required, to the City of Hoboken Director of Community Development, City Hall, 94 Washington Street, Hoboken, New Jersey 07030. The City retains the right to reject any application or part thereof for any reason, in its sole discretion. All submissions made to the City shall become property of the City and shall not be returned to the Applicant. Applicants shall submit applications at their sole cost and expense.

#### I. APPLICANT INFORMATION SECOND AMENDED AND RESTATED

Name: Frank Pasquale Limited Partnership

Address: 807 Four Seasons Drive

Wayne, New Jersey 07470

Telephone: 973-333-9044 Fax: \_\_\_\_\_

Email: fapasquale@gmail.com

If the Applicant is a Corporation, LLC, or LLP, the names of all shareholders with an interest of ten percent (10%) or greater must be disclosed and attached hereto as **Exhibit A**.

#### II. SUBJECT PROPERTY / SITE INFORMATION

- A. Site Identification. (If the Project Site consists of more than one property, please provide full descriptions of each property on separate sheets of paper.)

Block: 100

Lot: 10

Address: 1024 Adams Street, Hoboken

B. Site Dimensions: 50' x 100' Area (sq. ft.): 5000

C. Redevelopment Area: NWRZ (I)

- D. Description of existing structure(s): 2 Story Brick
- E. Description of present use: Office

**III. RELATIONSHIP OF APPLICANT TO THE PROJECT SITE**

Owner: Frank Pasquale Limited Partnership

If the Owner is an entity, the names of all shareholders with an interest of ten percent (10%) or greater must be disclosed and attached hereto as **Exhibit A**.

Contract Purchaser:

\_\_\_\_\_

Other (please specify):

\_\_\_\_\_

**IV. APPLICANT PROFESSIONALS (as applicable) See # 4 in cover letter**

A. Attorney: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

B. Architect: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

C. Engineer: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

D. Planner: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

**V. REASON FOR APPLICATION / PURPOSE**

Please describe, in as much detail as possible, the reasons for the application:

Owner intends to develop the site into a six (6) story eleven (11) unit residential building with twelve (12) parking spaces. Project is now known as Lorien Lofts. Building will be a state of the art environmentally friendly structure. Passive solar and active solar elements will be incorporated (see copy of architectural plans for more detail). Most notably, the owner intends to incorporate natural gas cogeneration for power and heating. Lead Gold Certification is the Owner's goal.

Owner believes this will be the first building in Hudson County to incorporate natural gas cogeneration. In the event of power loss due to weather events or for any other reason the building will, because of these cutting edge designs, be able to maintain a level of power to service the building.

**VI. DESCRIPTION OF PROPOSED PROJECT**

A. Proposed Use(s): 11 Unit Residential Building

B. Proposed Setbacks:

Front 0 Side 1 0 Side 2 0 Rear Yard 0

C. Proposed Building(s):

Bldg. Ht. (feet) 65 Bldg. Ht. (stories) 6

Bldg. Ht. (feet)     Bldg. Ht. (stories)    

Bldg. Ht. (feet)     Bldg. Ht. (stories)    

D. Proposed Lot Coverage: 100% 1<sup>st</sup> Floor 82% Upper

E. Proposed Number of Residential Units:

Market Rate: 11

Affordable:   0  

Low Income:   0  

F. Proposed Commercial / Office Area (sq. ft.):   0  

G. Proposed Commercial / Retail Area (sq. ft.):   0  

H. Accessory Parking (# spaces):  11 

I. Public Parking (# spaces):   0  

J. Proposed Schedule for Construction / Completion: 1 year from Planning Board Approval

#### VII. PUBLIC BENEFITS AND AMENITIES

A. Open Space: \_\_\_\_\_

B. Public Space: \_\_\_\_\_

C. Jobs Created: \_\_\_\_\_

D. Other: \_\_\_\_\_

#### VIII. REQUIRED SUBMISSIONS

1. Contribution Disclosure Statement (mandatory)
2. Description of Applicant Qualifications
  - a. List of prior experience
  - b. References
  - c. Description of project team members and qualifications
  - d. Demonstration of financial qualifications
3. Description of Project
  - a. Use
  - b. Building number and size
  - c. Parking
  - d. Estimated number of residents and employees
  - e. Public benefits and amenities, such as open space
  - f. Method for addressing any affordable housing requirements
  - g. Proposed method of financing
4. Project Site Survey - Showing spot elevations

## **Design Team**

### **Frank Pasquale**

461 11<sup>th</sup> Street  
Hoboken, NJ 07030  
Tel: 973-590-7478  
Fax: 201-683-8588  
[fapasquale@gmail.com](mailto:fapasquale@gmail.com)

### **James Burke, Esq.**

235 Hudson Street  
Hoboken, New Jersey 07030  
Tel: 201-610-0800  
Fax: 201-610-1170  
[Jim@attorneyburke.com](mailto:Jim@attorneyburke.com)

### **Nastasi Architects**

321 Newark Street  
Hoboken, New Jersey 07030  
Tel: 201-653-2577  
Fax: 201-653-2642  
[john@nastasiarchitects.com](mailto:john@nastasiarchitects.com)

### **John Nastasi, P. C.**

321 Newark Street  
Hoboken, New Jersey 07030  
Tel: 201-653-2577  
Fax: 201-653-2642  
[john@nastasiarchitects.com](mailto:john@nastasiarchitects.com)

### **Ann Marie Pelletier**

Tel: 201-710-5499  
Cell: 201-966-9456  
[amprealty@gmail.com](mailto:amprealty@gmail.com)

### **Tom Chartier**

Chartier Group  
70 Monroe Street  
Hoboken, New Jersey 07030  
Tel: 201-420-1237  
Fax: 201-683-4447  
Cell: 201-294-4244  
[Thomas@chartier-group.com](mailto:Thomas@chartier-group.com)

**Jack Despenza**

Tel/Fax: 908-876-5774

Cell: 908-797-2662

jackDespenza@gmail.com

If there are images in this attachment, they will not be displayed. [Download the original attachment](#)

### **Design Team**

As the developer of this project I am extremely proud of the following individuals who will join us in the development of this project. I feel that the diverse backgrounds, knowledge and experience create a dynamic forward thinking group. This synergy will guarantee the successful development which will be a state of the art environmentally friendly development which will be a proud addition to the landscape of the City of Hoboken.

### **Project Director- Frank Pasquale**

I have a degree in engineering and have over 35 years of design and development experience. I have been a successful small business owner for 20 years working primarily out of Hoboken. I am a graduate of The University of Michigan Advanced Automotive Technology and Design School and I also am a graduate of the General Motors School of Aerodynamics at Stanford University. Over the years I has been granted 33 US and International patents in Design, Manufacturing Process and Concept. As a developer, I developed several multi acre sites and homes in Morris and Ocean County as well as other parts of New Jersey.

My passion for development as a means of providing a public service lead me to serve as project leader in the development and building of a Vocational High School in Haiti as well as serving as the construction director for a 3000 seat church in Morris County, New Jersey.

My innovations and accomplishments include the first installed pre cast concrete foundation wall system for residential construction in New Jersey. I also designed the largest modular custom home in Morris County. Frank also worked in the capacity of developer and builder of multiple custom residential homes throughout the state. Frank currently sits as an advisor to Governor Christie's Sandy Reconstruction Committee.

### **Legal Counsel- James J. Burke Esq.**

James J. Burke, Esq. has practiced over 25 years on Hudson County and has appeared before numerous zoning and planning boards throughout the county. He also serves as the zoning board attorney for the Township of Weehawken and general counsel to the

Secaucus Housing Authority. In addition, he has represented numerous not for profit boards in the creation of affordable housing throughout the State of New Jersey.

**Project Manager- Anne-Marie Pelletier**

As a Hoboken resident for over 25 years, Anne-Marie brought up her three children here. Anne-Marie is a graduate of McGill University in Montreal where she obtained two law degrees. She is a licensed real estate broker and has worked in real estate industry in various capacities since 1996. As a licensed general contractor she has worked on several multi-family construction projects within the city of Hoboken.

Most recently she developed a large parcel of land into 24 building lots. Her responsibilities included overseeing the surveying of the parcel, the design and construction of the infrastructure and working with public officials and inspectors to complete the project and obtain a municipal bond for the financing of the project.

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Anne-Marie is a Court Appointed Special Advocate, "CASA" volunteer and she serves on the board of directors of the not-for-profit organization, "Love for Haiti" where she is, among other roles, exploring avenues to empower women in the fields of construction and infrastructure.

**Building Design Consultant- Jack Dispenza**

Jack is a graduate of New Jersey Institute of Technology's Architectural Technology program and has a design history spanning over 30 years. Jack has been granted 10 patents, awarded the Bell Laboratories Presidents Gold Award, 2003, Lucent Technologies Environmental Champions Award, 2002 and 2005. He is a Society of Plastics Fellow and a winner of the Society's Engineer of the year Award in 2005. He is the past Chair of the Society of Plastics Engineers and currently serves on the society's IMD Board of Directors.

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**Stevens Institute of Technology-Construction/Architect/Green Energy Consultant  
-- John Nastasi**

John is a founding member of the Director of Product Architecture group. Please see the attached group bio.

**Architect of Record – Nastasi Architects**

**Energy/Environment/Engineering Consultant – Thomas Chartier**

Please see Tom's Company bio attached.

# CHARTIER SUSTAINABILITY GROUP

70 Monroe Street, #1  
Hoboken, NJ 07030  
Ph: (201) 420-1237  
Fax: (201) 698-4447  
www.chartiergrp.com

## ABOUT THE FIRM

Chartier Sustainability Group, LLC (Chartier Sustainability Group) is a Real Estate Development, Consulting, and Management firm with an expertise in environmentally sustainable and energy efficient buildings (aka "Green Buildings"). Our primary objective is to acquire undervalued property in emerging neighborhoods with the purpose of increasing its value and maximizing rental revenues through buy and hold strategies.

Chartier Sustainability Group's president and managing partner, Thomas Chartier, is a licensed professional engineer and LEED accredited professional with a background in mechanical engineering, most specifically in HVAC design. Mr. Chartier brings over 15 years of experience in the design, construction and start up of energy efficient and environmentally sustainable buildings. Past projects include the first LEED Platinum and LEED Gold high-rise residential buildings in NYC, the first LEED certified office and retail building on Long Island, and several projects throughout New Jersey. These projects all include various energy efficiency and conservation measures including on-site electrical generation through cogeneration plants and building integrated photovoltaic arrays (aka "solar panels").

Mr. Chartier is the current Chairman of the Committee for a Green Hoboken; the Co-Chairman of the Hoboken Chamber of Commerce's Urban Planning & Sustainability Council; and sits on Hoboken Mayor Dawn Zimmer's "Green Team". Part time, Mr. Chartier teaches the Green Building Initiative, a four week course he developed with the NYC local union 32BJ aimed at educating building managers, superintendents and handymen about energy efficiency, health & safety, and environmentally sustainable building practices.

## RECENT PROJECT EXPERIENCE

### Tribeca West (930 Jefferson Street, Hoboken, NJ)

Chartier Sustainability Group provided project management and sustainability consulting services for the new construction of a 15-unit condominium project seeking LEED Gold certification, and slated to be Hoboken's first residential building to house a solar thermal system for domestic hot water and a storm water retention tank used for flushing toilets.

### M2 (124 Park Avenue, Hoboken, NJ)

Slated to be Hoboken's first LEED Platinum certified building, Chartier Sustainability Group provided consulting services for the selection and design of the building envelope and HVAC systems; performed testing of the completed building; and acted as project manager for achieving the LEED certification. With a budget of \$5,000,000, this newly constructed, 10-unit condominium project uses a geothermal vertical closed loop well system for heating and cooling; dedicated energy recovery ventilator in each residence; a high-efficiency, air/light window and wall system; and a 32 kW photovoltaic array (aka solar panels).

### 205 Water Street, Brooklyn, NY

Chartier Sustainability Group provided consulting and testing services to achieve LEED certification for this eight (8) story, sixty-six (66) unit condominium building, built by Toll Brothers and opened for occupancy in Fall of 2012.

Chartier Sustainability Group  
Company Bio

276 Berkeley Place, Brooklyn, NY

Chartier Sustainability Group acted as engineer of record and sustainability consultant, providing full mechanical, electrical & plumbing design and consulting services, for this 7,000 sf landmarked single family residence in Prospect Park, built in 1880.

154 Underhill Avenue, Brooklyn, NY

Chartier Sustainability Group acted as engineer of record and sustainability consultant, providing full mechanical, electrical & plumbing design and consulting services, for this 2-family gut rehabilitation project, designed and built to Passive House Standards.

1001 Franklin Ave, Garden City, NY

Thomas Chartier acted as Project Manager for commissioning the core and shell MEP systems of a 130,000 sf office and retail facility, and acted as LEED Accredited Professional for obtaining the LEED-CS certification by the USGBC. The total project cost was approximately \$30,000,000.

The Solaire (20 River Terrace, New York, NY) and The Verdesian (211 North End Avenue, New York, NY)

Thomas Chartier acted as Project Manager for the new construction of these sister rental buildings, built one after the other and side by side over the course of four years. The Solaire is 'North America's First Environmentally Sustainable Residential High Rise', also the first Gold LEED-certified residential building. The project consisted of a 30 story, 380,000 square foot structure consists of cast-in-place reinforced concrete with a masonry facade, building integrated photovoltaic panels, and locally manufactured interior materials of a low-toxicity nature. Major systems include a 20,000 gallon black water system; a 10,000 gallon storm water retention system; and an HVAC system consisting of a primary/secondary pumping system with variable frequency drives, a two-cell cooling tower and two 400-ton, natural gas-fired absorption chillers, which provide year-round hot and chilled water to centralized 100% outside air handling units and a 4-pipe fan-coil unit system serving all residences and common areas. A plate and frame heat exchanger installed in parallel with the chillers and cooling tower acts as a waterside economizer. The total project cost was approximately \$200,000,000.

NYC's first Platinum LEED certified building, The Verdesian project consisted of a 27 story, 300,000 square foot building, containing 253 residential units with almost identical construction and green features. To improve upon the energy efficiency of the building, a cogeneration plant was added, consisting of a natural gas-fired microturbine, which provided 60kW of electricity and satisfied the entire potable hot water demand. The Verdesian also houses the first North American installation of heliostats, sun-tracking mirrors designed to reflect natural sunlight to an adjacent park, which would otherwise have been shadowed by neighboring high-rises. The total project cost was approximately \$200,000,000.

The Visionaire (70 Little West Street, New York, NY)

Thomas Chartier acted as Project Manager for the new construction of the 36 story, 460,000 square foot project, consisting of 250 condominiums is expected to attain a LEED-Platinum rating by the USGBC. In addition to the residential portion, the building also contains ground level retail spaces, an indoor natatorium, duplex health club and spa facilities; the building also houses a 40,000 square foot maintenance facility for the Battery Park City Parks Conservancy, which contains a three story atrium. The maintenance facility is meant to centralize the majority of operations, including vehicle maintenance, composting areas and office space. The total project cost was approximately \$300,000,000.

John Nastasi is both an architect and a design educator. As principle of his own design practice in Hoboken, NJ, John has built a prolific and diverse body of work which is distinguished by a consistency of process; a rigorous detailed investigation of real and theoretical issues; and a high level of craftsmanship that accompanies the art of making. In 1995, John's early built work was the recipient of the prestigious Young Architects Award from the Architectural League of New York.

Highly impacted by digital technology, John has been at the forefront of design research in digital practice for over a decade and as his built work, teaching and writing in this area has been published both nationally and internationally. John has been invited to lecture and present his work and teaching at every major architectural school in the United States.

In 2004, John founded the disruptive Product-Architecture Lab at The Stevens Institute of Technology. This program's pedagogical objective; to dissolve long-standing boundaries between design and engineering in both practice and the academy has become the blueprint for many progressive architectural programs and practices throughout the design industry. The pioneering curriculum developed at The Product-Architecture Lab has been directly emulated at both Columbia University's Building Intelligence Program and Harvard University's Advanced Studies Program.

John is an alumnus of Harvard's Graduate School of Design and a recipient of Harvard's Rice Prize in Architecture and Engineering. He resides in Manhattan with his wife, Annmarie and his two sons, August and Giancarlo.



## Owner

F.Pasquale Family Limited Partnership was formed 17 years ago. The partnership was founded by Frank F. Pasquale. A brief background on the principle and his ties to the community. Born in Hoboken in the late 20's he was raised in town by his immigrant father and the extended Hoboken community. He relocated his manufacturing business to the city in the mid 60's and operated it until several years ago. His 80 plus year history with Hoboken has given him unique insight and experiences with the city. His commitment to developing this site to complement the neighborhood and bring recognition to the city as progressive and innovative has led to the assembly of a very unique group of professionals. This team has been charged with the design and development of a "off the grid" energy efficient multi-family building. His understanding that a great source of innovation and knowledge resides in the city has led to the inclusion of Stevens Institute of Technology as a key participant on the design team. His commitment to these goals has helped the design team to strive for both L.E.E.D Platinum and "Passive House" certifications. This will be the first multifamily building in New Jersey to be granted this certification.

## Funding

It is the intend of the applicant to achieve the necessary funding levels to compete this project through limited private investment, self-funding, and New Jersey Economic Development Authority Sandy Loan program.

Special Note: a yet to be determined percentage of the profit from this project will be donated to Steven Institute of Technology Green House project and to "Love for Hati". It is also the Developer's intention to make this project model available to New Jersey Clean Energy through the New Jersey Economic Development Authority and the Governor's Office. We are also considering a request to have a film documentary produced highlighting the Design, Development and Construction of this site for later use and release.

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## Concept

The primary goal in the design of this site is to enhance the neighborhood with the use of innovative design, energy efficiency and sustainability. To accomplish these goal we have married the requirements of sound urban planning with a changeling architectural design that blends into this mixed use neighborhood. To achieve energy efficiency we have incorporated not only "state of the art" energy systems, both passive and active, but cutting edge energy and building technologies. It is through the combination of products and technologies and the very unique experiences and backgrounds of the team of professionals involved in this project that we hope to achieve L.E.E.D. Gold or Platinum certification and "Passive House" certification. It is our belief that through the combination of the experience and efforts of Stevens Institute of Technology, The City of Hoboken, New Jersey Economic Development Authority and New Jersey Smart Home agency these lofty goals are achievable.

## INNOVATIVE ENERGY GOALS

1. US Certification from Passive House Institute
2. LEED BD+C Platinum Certification
3. Installation of Cogeneration Unit
4. Installation of Solar Thermal
5. Green Roof
6. Installation of radiant heat throughout building
7. Electric Charging Stations for use by public (will require dedicated street parking spot by Hoboken City Council)
8. Gray water recycling system
9. Smart Grid feedback system
10. Rain water retention system

**LOFFREDO & ASSOC., LLC.**  
CERTIFIED PUBLIC ACCOUNTANT

William J. Loffredo, CPA

09/09/2013

City of Hoboken Director  
of Community Development  
94 Washington Street  
Hoboken, New Jersey 07030

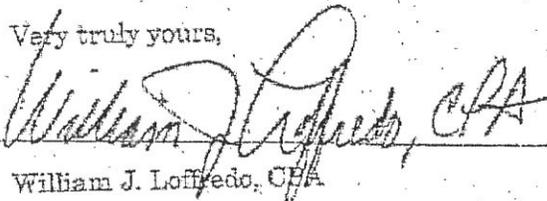
Re: Frank F. Pasquale  
Frank Pasquale Limited Partnership  
1024 Adams Street  
Hoboken, New Jersey

To whom it may concern:

I have been Frank F. Pasquale's accountant for the past twenty-seven years.

My firm has also been doing the accounting and tax returns for the Frank Pasquale Limited Partnership since inception on December 28, 1999.

Very truly yours,



---

William J. Loffredo, CPA  
Operating Manager

Wjl/jh

# ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008  
 Expiration Date: July 31, 2015

**SECTION A - PROPERTY INFORMATION**

A1. Building Owner's Name: FRANK PASQUALE

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:  
1924 ADAMS STREET  
 City: HOBOKEN State: NJ ZIP Code: 07030

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.):  
SLOCK 100 LOT 10

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): RESIDENTIAL

A5. Latitude/Longitude: Lat. 40°44'37"N Long. 074°07'43"W Horizontal Datum:  NAD 1927  NAD 1983

A6. Attach at least 3 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number: 2

A8. For a building with a crawlspace or enclosure(s):  
 a) Square footage of crawlspace or enclosure(s) \_\_\_\_\_ sq ft  
 b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade \_\_\_\_\_  
 c) Total net area of flood openings in A8.b \_\_\_\_\_ sq ft  
 d) Engineered flood openings?  Yes  No

A9. For a building with an attached garage:  
 a) Square footage of attached garage \_\_\_\_\_ sq ft  
 b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade \_\_\_\_\_  
 c) Total net area of flood openings in A9.b \_\_\_\_\_ sq ft  
 d) Engineered flood openings?  Yes  No

**SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION**

B1. NFIP Community Name & Community Number: HOBOKEN 340222

B2. County Name: HUDSON

B3. State: NJ

B4. Map/Panel Number: 34017000AS

B5. Suffix: 0

B6. FIRM Issue Date: \_\_\_\_\_

B7. FIRM Panel Effective/Revised Date: 05/19/2008

B8. Flood Zone(s): AE

B9. Base Flood Elevation(s) (Zone AD, use base flood depth): 8'0"

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:  
 FIS Profile  FIRM  Community Determined  Other/Source: \_\_\_\_\_

B11. Indicate elevation datum used for BFE in Item B9:  NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Other/Source Protected Area (OOPA)?  
 Designation Date: \_\_\_\_\_  CBRS  OOPA  Yes  No

**SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)**

C1. Building elevations are based on:  Construction Drawings  Building Under Construction  Finished Construction  
 \*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones AE-AR, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AH, ARA, ARAS, ARAI-AR30, ARIAH, ARAD. Complete items C2.1-4 below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.  
 Benchmark Utilized: 1"=40' PRECISE LEVEL Vertical Datum: 1988 NAVD

Indicate elevation datum used for the elevations in items a) through h) below:  NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_  
 Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used:

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 0-43  feet  meters

b) Top of the next higher floor 0-15  feet  meters

c) Bottom of the lowest horizontal structural member (V Zones only) \_\_\_\_\_  feet  meters

d) Attached garage (top of slab) \_\_\_\_\_  feet  meters

e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) \_\_\_\_\_  feet  meters

f) Lowest adjacent (finished) grade next to building (LAG) 0-24  feet  meters

g) Highest adjacent (finished) grade next to building (HAG) 0-25  feet  meters

h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support \_\_\_\_\_  feet  meters

**SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION**

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available, I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No

Check here if attachments.

Certifier's Name: JOSEPH T. CAULFIELD License Number: 37579

Title: PROF. LAND SURVEYOR Company Name: CAULFIELD ASSOC. LLP

Address: 123 MAIN STREET City: HOBOKEN State: NJ ZIP Code: 07030

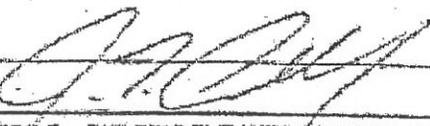
Signature: [Signature] Date: 02/25/2010 Telephone: 201-782-9445

PLACE SEAL HERE

<b>IMPORTANT:</b> In these spaces, copy the corresponding information from Section A.		<b>FOR INSURANCE COMPANY USE</b>	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1324 ADAMS STREET		Policy Number	
City: HOBOKEN	State: NJ	ZIP Code: 07030	Company NAIC Number

**SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)**

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.  
Comments: SEE ATTACHED NOTES

Signature:  Date: 02/25/2013

**SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)**

- For Zones AO and A (without BFE), complete items E1-E5. If the Certificate is intended to support a LOMA or LOMF-F request, complete Sections A, B, and C. For items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.
- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
    - a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the HAG.
    - b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the LAG.
  - E2. For Building Diagrams 1-4 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 4-6 of instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
  - E3. Attached garage (top of slab) is \_\_\_\_\_  feet  meters  above or  below the HAG.
  - E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
  - E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

**SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP Code: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Telephone: \_\_\_\_\_

Comments: \_\_\_\_\_

Check here if attachments.

**SECTION G - COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Consult the applicable item(s) and sign below. Check the measurement used in items G3-G10. In Puerto Rico only, enter meters.

- G1.  The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
  - G2.  A community official completed Section C for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
  - G3.  The following information (Items G4-G10) is provided for community floodplain management purposes.
- |                          |                               |  |
|--------------------------|-------------------------------|--|
| G4. Permit Number: _____ | G5. Date Permit Issued: _____ | G6. Date Certificate Of Compliance/Occupancy Issued: _____ |
|--------------------------|-------------------------------|--|
- G7. This permit has been issued for:  New Construction  Substantial Improvement
  - G8. Elevation of second lowest floor (including basement) of the building: \_\_\_\_\_  feet  meters Datum: \_\_\_\_\_
  - G9. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_  feet  meters Datum: \_\_\_\_\_
  - G10. Community's design flood elevation: \_\_\_\_\_  feet  meters Datum: \_\_\_\_\_

Local Official's Name: \_\_\_\_\_ Title: \_\_\_\_\_

Community Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_

Check here if attachments.

# Building Photographs

See instructions for Item A6.

**IMPORTANT:** In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
1024 ADAMS STREET

Policy Number

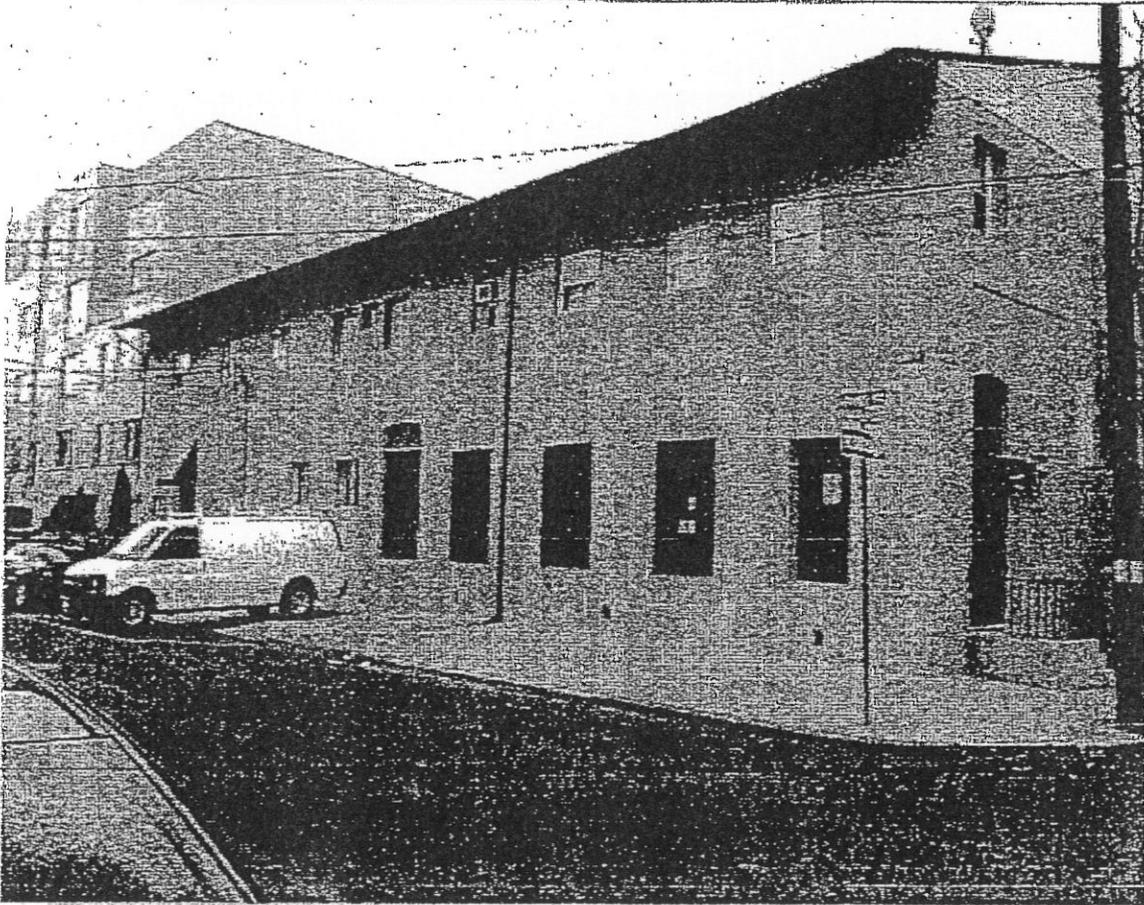
City ROCKEY

State NJ

ZIP Code 07860

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken, "Front View" and "Rear View", and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A6. If submitting more photographs than will fit on this page, use the Continuation Page.



EASTERLY FACE OF BUILDING ALONG ADAMS ST.

# Building Photographs

Continuation Page

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
1024 ADAMS STREET

City HOBOKEN

State NJ

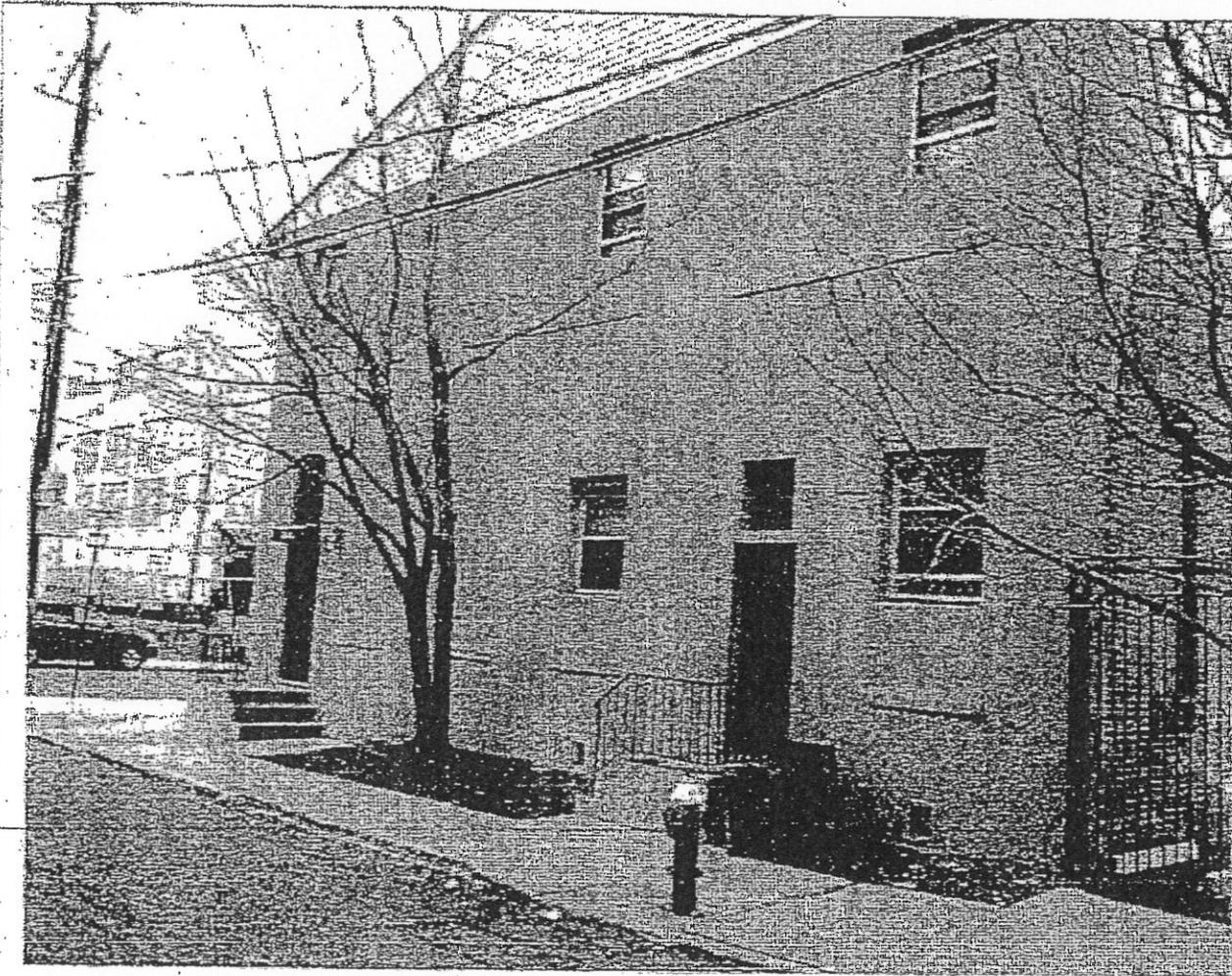
ZIP Code 07033

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with date taken, "Front View" and "Rear View", and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A5.



NORTHERLY FACE OF BUILDING ALONG 11<sup>TH</sup> ST.

SECTION D (continue)

The site is occupied by a two story brick and stucco building. The building occupies the entire lot. Grade elevations were taken along Adams and 11<sup>th</sup> Streets adjacent to the site. Basement access was through access hatch in the first floor. Basement floor is reflected in section C2a. Owner of the building said basement floor slopes-up towards the north end of building; was not able to determine this fact.

Comments/Conversions: Vertoon



# CAULFIELD ASSOCIATES, LLP.

PROFESSIONAL LAND SURVEYORS

132 MADISON STREET  
HOBOKEN, NEW JERSEY 07030

Telephone: (201) 792-0445

FAX: (201) 792-7714

[www.surveyornj.com](http://www.surveyornj.com)

## DESCRIPTION

BEGINNING at a point formed by the intersection of the westerly line of Adams Street and the southerly line of Eleventh Street, running thence

1. N-76°-56'-W, along the southerly line of Eleventh Street, a distance of 50.00 feet to a point, thence
2. S-13°-04'-W, and parallel with Adams Street, a distance of 100.00 feet to a point, thence
3. S-76°-56'-E, a distance of 50.00 feet to a point in the westerly line of Adams Street, thence
4. N-13°-04'-E, along the westerly line of Adams Street, a distance of 100.00 feet to a point, said point being the point or place of beginning.

Known as Lot 10, in Block 100, as shown on the Official Tax Assessment Map for Hoboken, Hudson County, New Jersey, and more commonly known as No. 1024 Adams Street, Hoboken, NJ.

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References:

William Lofredo, CPA  
Towaco, NJ.

Honorable Michael Hubner  
Morris County Superior Court

Robert Foley, Esq.  
Bridgewater, NJ

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# **SCHEDULE B**

# LÓRIEN LOFTS

461 11<sup>th</sup> Street, Hoboken, NJ

**The Lórien Lofts is an innovative 21<sup>st</sup> century residential project that establishes a new level of commitment to luxury living, the sustainable environment, resilient infrastructure and, community contribution.**

Our team has deep roots in New Jersey and the City of Hoboken. In October 2012, the impact of Hurricane Sandy left us facing the challenge to be better prepared for future events. It set us all, at Lórien Lofts, on a course to establish a new benchmark for next generation's Hoboken.

We assembled a design team able develop a vision that integrates innovative concepts at the project's core. Inspired by the writings of J.R.R. Tolkien; Lórien is the "maker of visions and of dreams".

Innovation is integrated on a series of levels including progressive architectural design, next-generation energy initiatives, innovative computer numerically controlled (CNC), pre-fabrication techniques, state of the art engineering and, the full incorporation of urban resiliency systems contributing to the City of Hoboken's fortification and storm infrastructure.

As a benchmark of quality, the design of the Lórien Lofts is in the process of achieving two levels of certification:

A. **LEED Platinum**: awarded for Pre-Construction Planning and Material Procurement.

B. **Passive House Certification**: awarded for post-occupancy building performance.

**The Lórien Lofts will be the first mid-rise residential building in the State of New Jersey to achieve both levels of certification: LEED Platinum and Passive House.**

## A. PRE-CONSTRUCTION PLANNING AND MATERIAL PROCUREMENT (LEED CERTIFICATION)

### GOAL OF LEED BD+C PLATINUM CERTIFICATION

LEED, or Leadership in Energy & Environmental Design, a green building tool that addresses Lórien Lofts entire building lifecycle recognizing best-in-class building strategies. Lórien Lofts has energy initiatives incorporating several LEED BD+C (Building Design and Construction) credit categories, for example;

1) Water efficiency credits through grey water recycling system and rainwater retention system. Water efficiency credits promote smarter use of water, inside and out, to reduce potable water consumption.

2) Energy and atmosphere credits through the co-generation and passive-house systems will promote better building energy performance through innovative strategies.

3) Materials & resources credits through the recycling of existing building materials into the construction process and our innovative construction methodology will encourage sustainable building and help in reducing waste.

4) Indoor environmental quality credits to promote better indoor air quality through the stringent demands of Lórien Lofts' Passive House systems.

5) Green infrastructure and buildings credits reduce the environmental consequences of the construction and operation of buildings and infrastructure. The Lórien Lofts' team plans to utilize off site facilities to build some sections of the building's, which will alleviate the impact of construction on the neighborhood.

6) Innovation in design or innovation in operations credits, which address sustainable building expertise as well as design measures, will be developed through several innovative strategies at Lórien Lofts.

## • INSTALLATION OF SOLAR THERMAL HYBRID PANELS

Our goal at Lórien Lofts is to provide additional energy requirements through the harness of the passive energy of the sun. The new generation of solar panels incorporates a cooling system, which has a dual benefit of offering thermal energy in addition to the electrical load generated.

## • GOAL TO BUILD MAJOR COMPONENTS OFF SITE

Our aim at Lórien Lofts is to avail ourselves of resources and expertise at our disposal to incorporate state of the art technology for the off-site construction of major components of our mid-rise building. There are several important benefits to off-site construction:

1) Significant reduction of the impact of the construction process on the neighborhood and the city traffic.

2) Off-site construction, unlike onsite construction, occurs in a controlled environment, under such conditions, our team will be equipped to incorporate a higher level of control on systems integrated into the building.

## B. POST-OCCUPANCY BUILDING PERFORMANCE ("PASSIV HAUS" CERTIFICATION)

The term "PASSIV HAUS" refers to a rigorous, voluntary, standard for energy efficiency in a building, reducing its ecological footprint. It results in ultra-low energy buildings that require little energy for space heating or cooling. The Passive House concept represents today's highest energy standard, it is the most stringent building energy standard in the world.

## • GOAL OF US CERTIFICATION FROM PASSIVE HOUSE INSTITUTE

1) It has been abundantly clear for some time that the Building Sector is a primary contributor of climate-changing pollutant. Data from

the U.S. Energy Information Administration shows that buildings were responsible for 47.6% of energy consumption annually and accounted for 44.6% of CO<sub>2</sub> emissions in 2010. [Architecture2030]. Buildings that meet the Passive House standard, virtually air tight, primarily heated by passive solar gain and by internal gains from people, use 85% less energy than conventional equivalent buildings.

2) Passive House homes offer unparalleled air quality and comfort. An energy recovery ventilator provides a constant supply of fresh, filtered and balanced air.

3) Passive House is both a building energy performance standard and a set of design and construction principles used to achieve that standard. Only a few mid-rise buildings have met the standard in the United States, Lórien Lofts would be the first mid-rise in the State of New Jersey to achieve this lofty and notable distinction.

#### COGENERATION UNITS AND SMART GRID FEEDBACK

**Cogeneration, combined heat & power system, delivers two forms of energy, electricity and hot water from our natural gas fuel source. By utilizing the free "waste" heat available from the cogen system, in addition to the electricity produced, we will achieve overall operating efficiencies much higher than a "conventional" system ever could.**

Our goal at Lórien Lofts is to develop, by introducing an absorptions chiller into our system, a trigeneration system that combines cooling to the generation of heat and electricity.

The cogen system can reduce the greenhouse (GHG) emissions normally associated with electricity and hot water production by as much as 50%. In turn, such efficiency will contribute to a significant reduction in the utility-related bills of Lórien Lofts homeowners.

One of the most efficient applications of cogeneration technology occurs where heat is provided in the winter, and cooling energy in summer. An absorption chiller is a refrigerator that uses a heat source to provide the energy needed to drive the cooling system. These chillers consume far less electricity and therefore lead to considerable savings in primary energy consumption.

By integrating a waste heat recovery system with on-site power generation, the system will significantly reduce carbon dioxide emissions by eliminating the chilling system's electrical consumption, as well as eliminating heating requirements in winter.

With the incorporation of cogeneration units, Lórien Lofts will produce all the electric needs of the entire building from the units, thereby creating multilayered benefits:

1) The building will be "off the electric grid" and impervious to powers outages due to inclement weather or other.

2) The unit is a major component of a strong "green" initiative as the cogeneration system is designed to capture heat loss produced during the process and allocate it back to the domestic hot water system and/or the hydronic radiant heat system.

3) A co-generation system produces electricity and heat on-site thereby significantly reducing the energy losses associated with transportation of energy from remote off-site locations.

4) Most notably, the cogeneration system in conjunction with the hybrid solar panel will enable Lórien Lofts to provide, in case of power shortages, electricity back to a smart grid in the City of Hoboken.

#### ELECTRIC CAR CHARGING STATIONS FOR PUBLIC USE

Pending the approval by the City of Hoboken, the Lórien Lofts team wishes to address and redress the constraints with ownership of electric cars that City dwellers face because, for the majority, they do not have access to a private garage. To this end, the Lórien Lofts team is offering to install electric car charging stations outside the building. The stations

would be powered by our state of the art energy systems built inside the footprint of the building.

### USE OF RADIANT HEATING SYSTEMS AND ERV

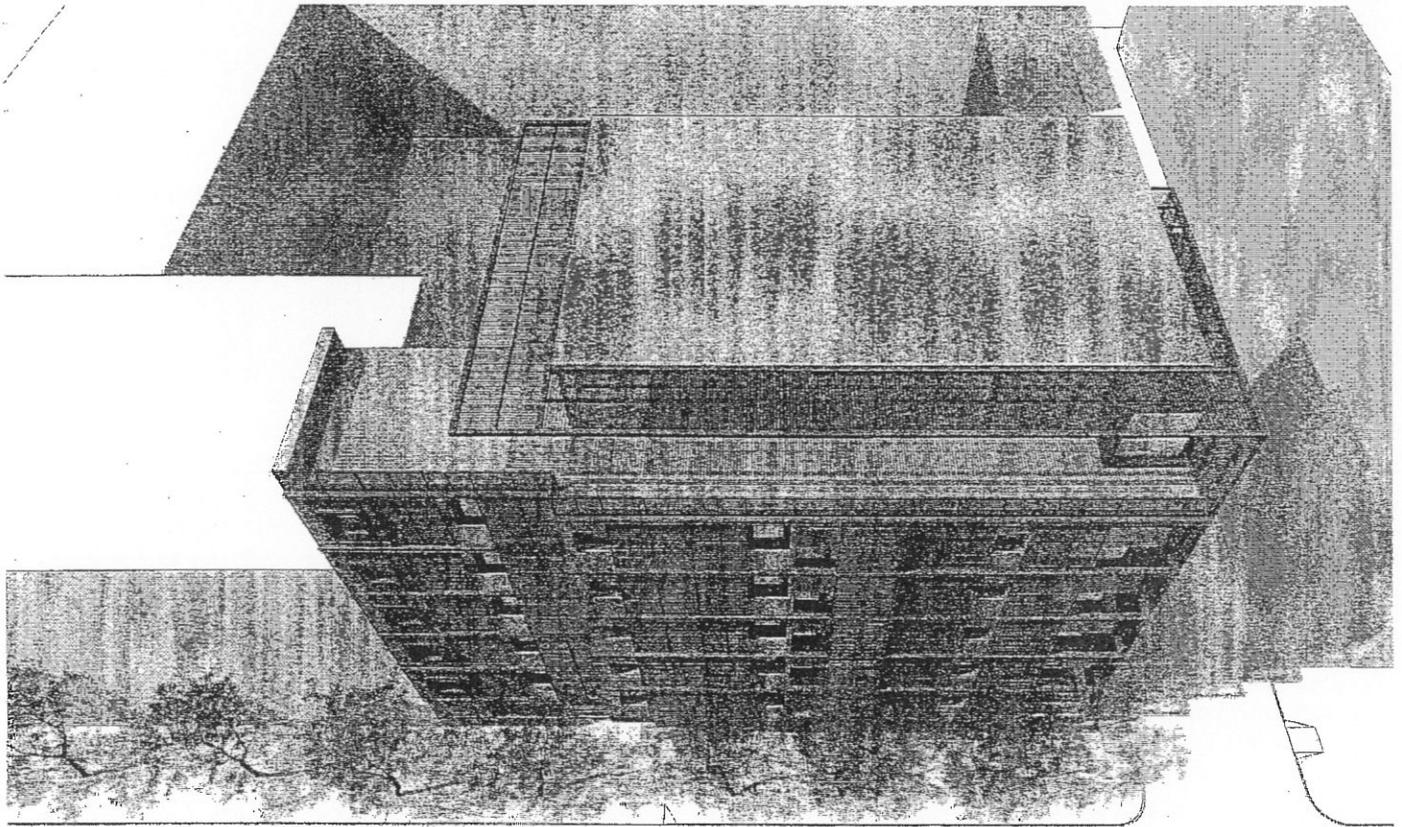
Radiant heat is more efficient than baseboard heating and usually more efficient than forced-air heating because it eliminates duct losses. People with allergies often prefer radiant heat because it doesn't distribute allergens like forced air systems can. A hydronic system such as contemplated by team Lórien Lofts uses electricity, a benefit for our building, which will be off the power grid and generate its own electricity.

Energy recovery ventilation (ERV) is the next generation in energy recovery process, which is an effective means of reducing the cost of heating and cooling while improving indoor air quality and reducing total HVAC equipment capacity. During the warmer seasons, the system pre-cools and dehumidifies while humidifying and pre-heating in the cooler seasons.

The combined use to the radiant system along with the EVR technology will significantly reduce the energy footprint and consumption of the homes at Lórien Lofts.

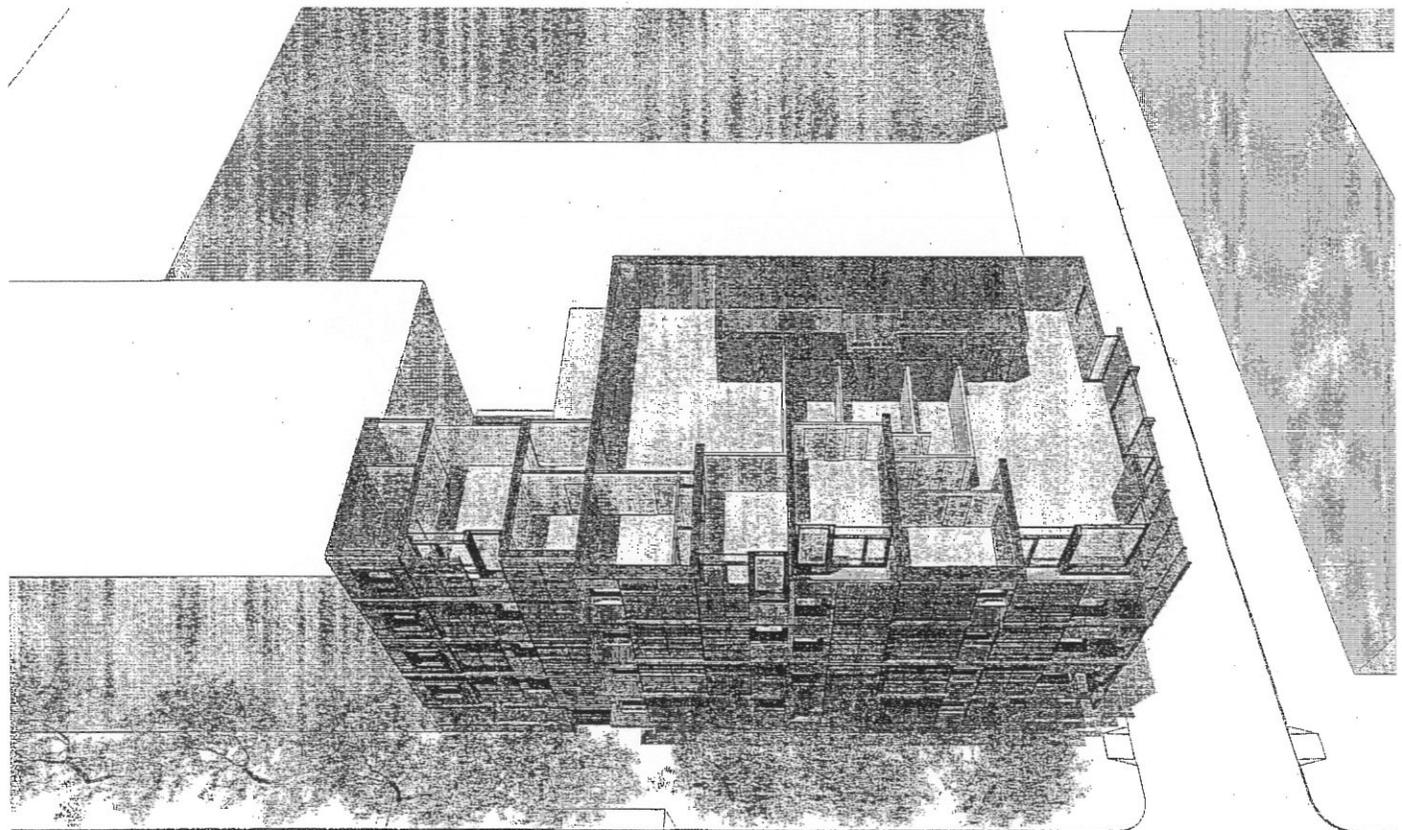
### SMART HOMES

Home automation will complement the innovative systems in place at Lórien Lofts. With the help of a central control panel or simply from a PDA (personal digital assistant) homeowners will have the ability to remotely control several components of the home such as lighting, heating/cooling, music etc so as to maximize enjoyment, convenience, comfort and efficiency.



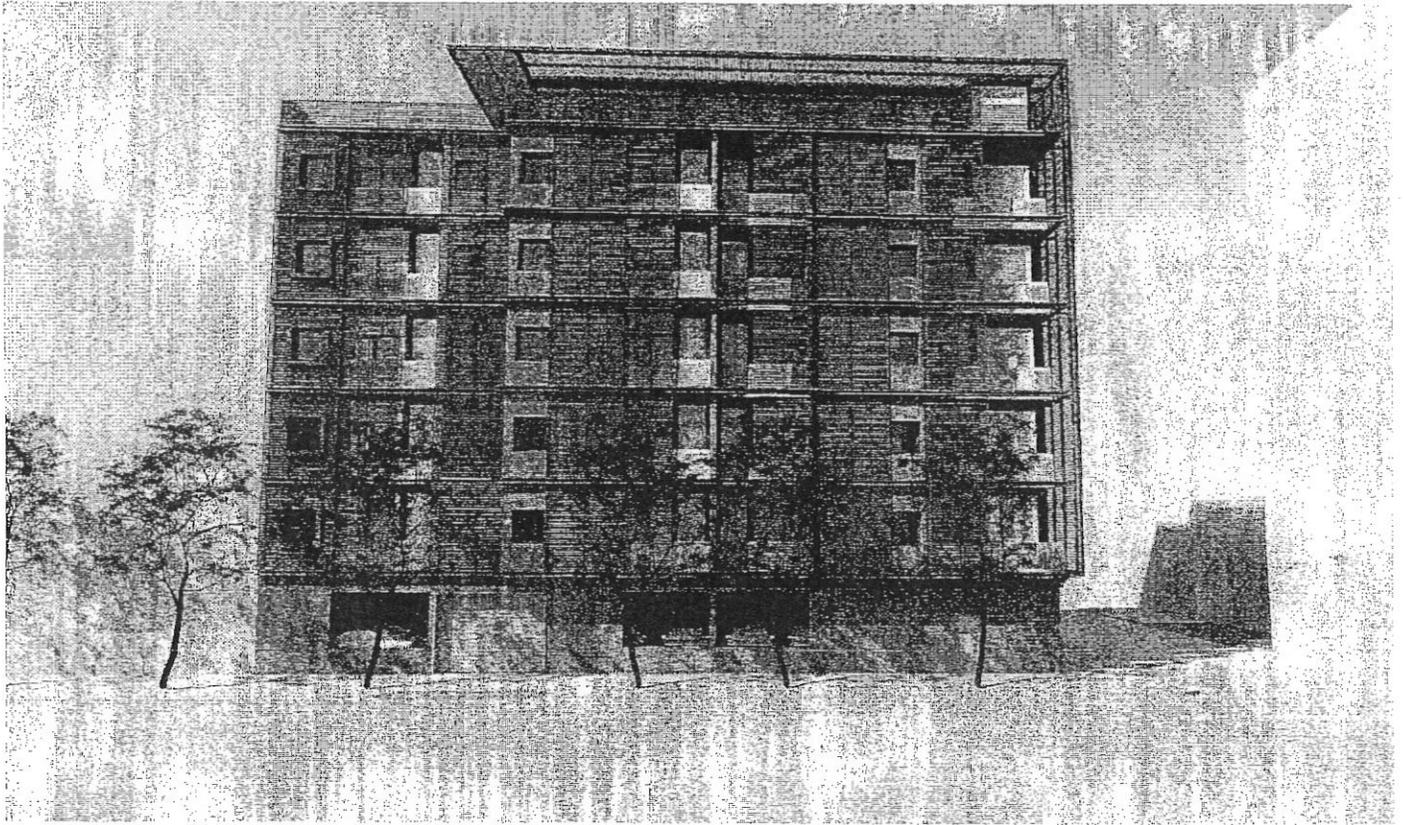
ROOF PLAN

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a r c h i t e c t s



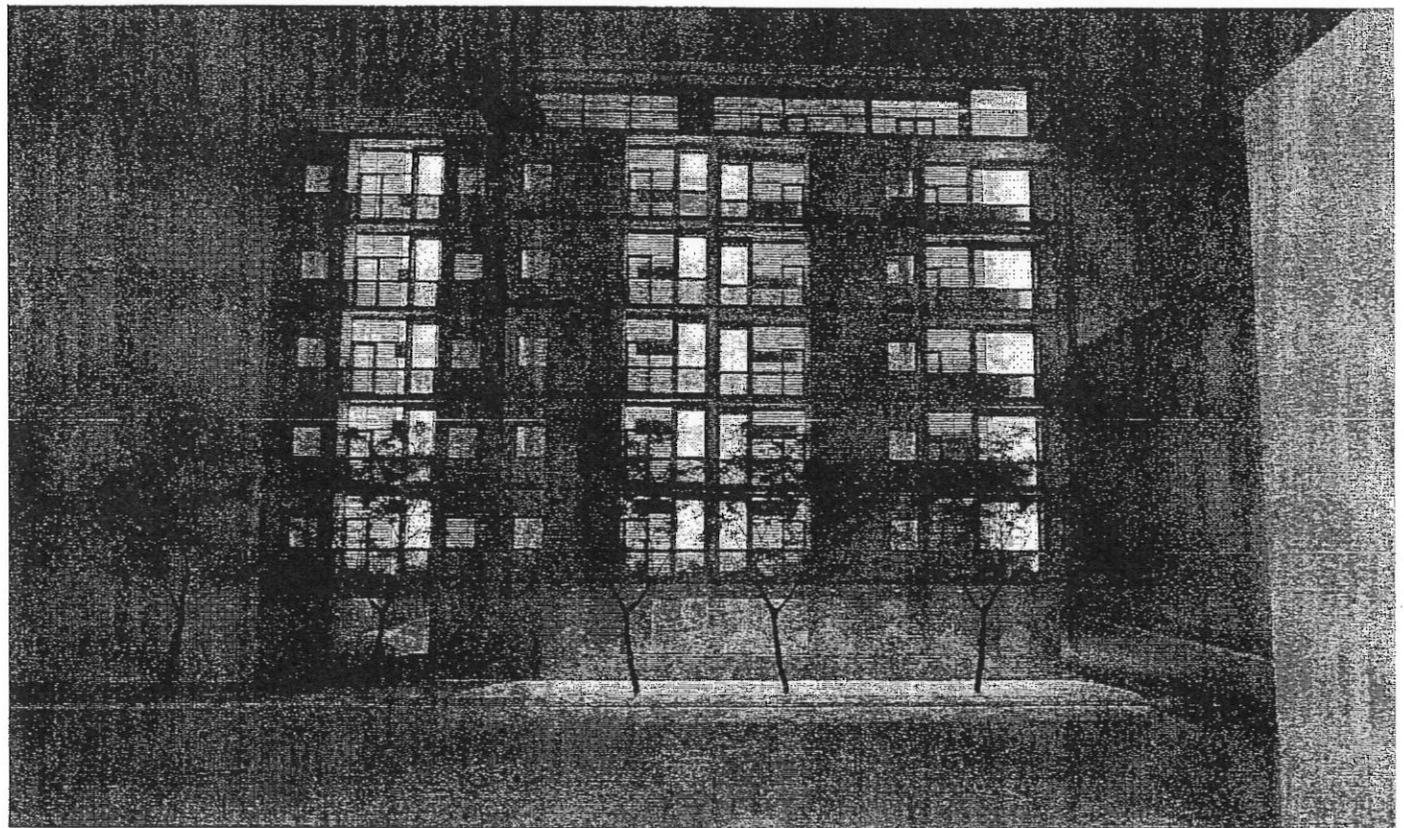
5th FLOOR PLAN

n a s t a s i  
a r c h i t e c t s



EAST ELEVATION - DAY

n a s t a s i  
a r c h i t e c t s



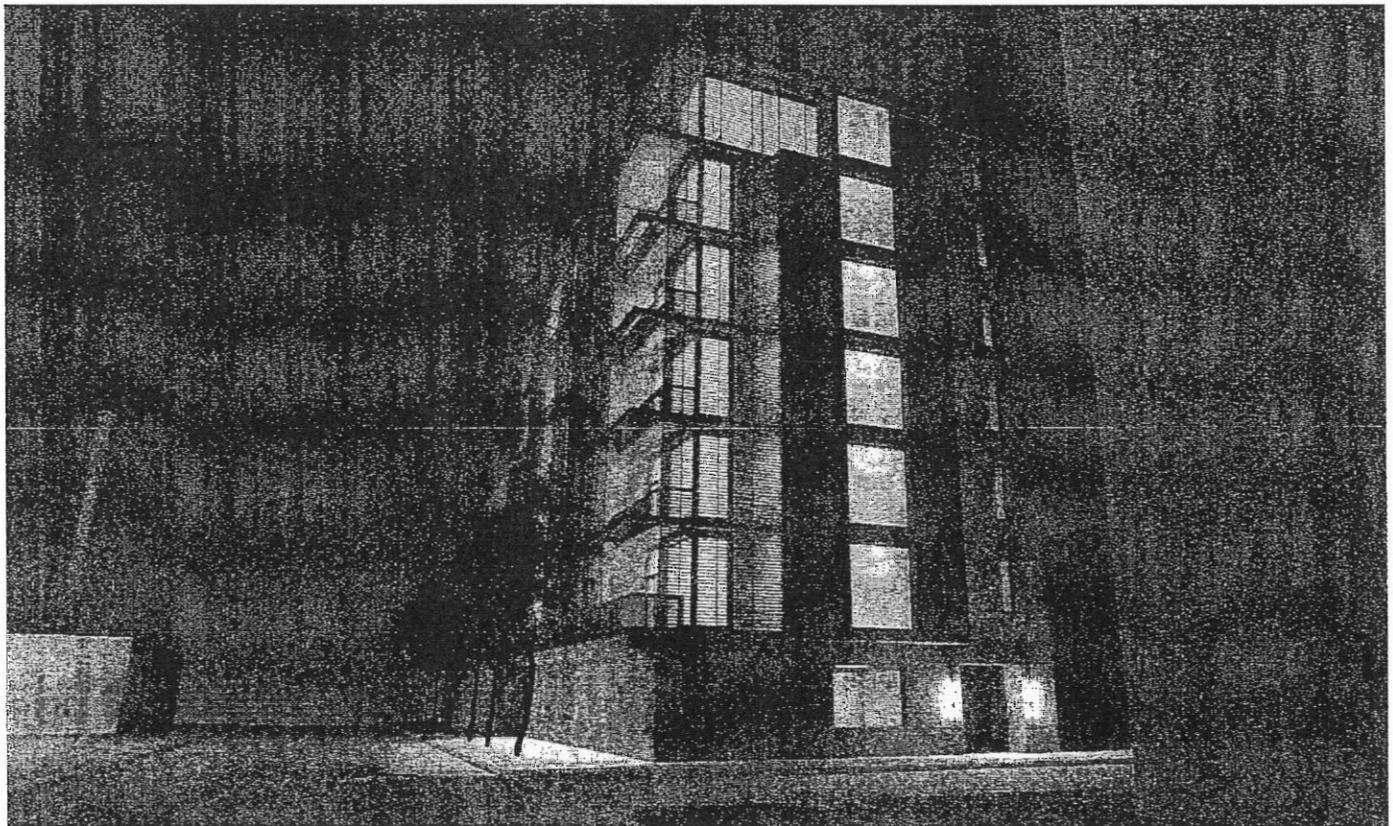
EAST ELEVATION - NIGHT

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a r c h i t e c t s



NORTH ELEVATION - DAY

n a s t a s i  
a r c h i t e c t s



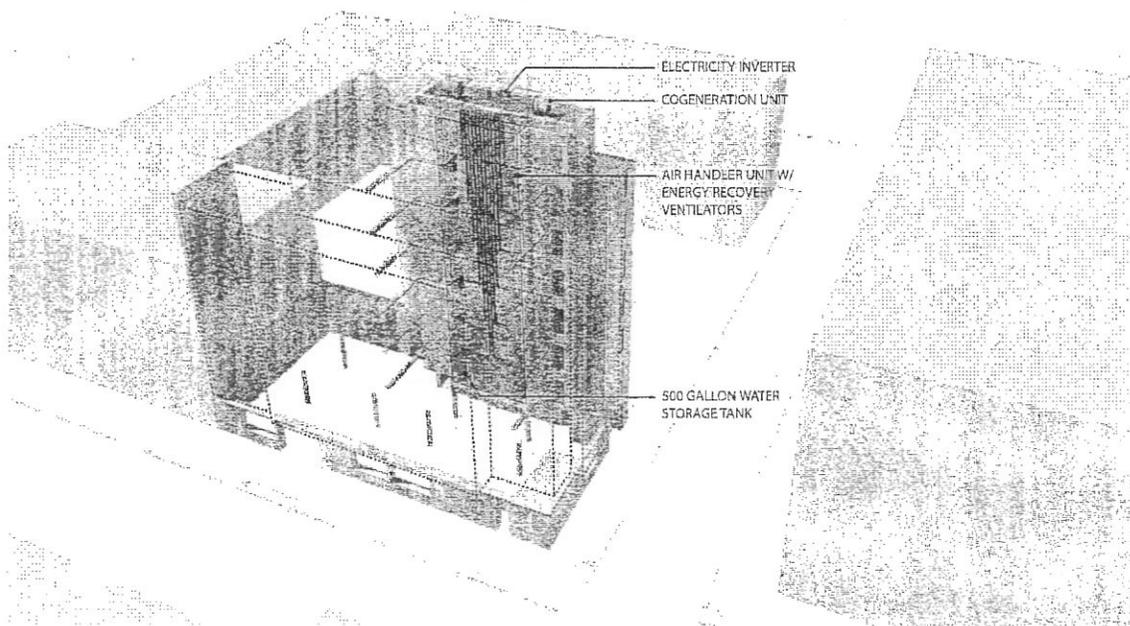
NORTH ELEVATION - NIGHT

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a r c h i t e c t s



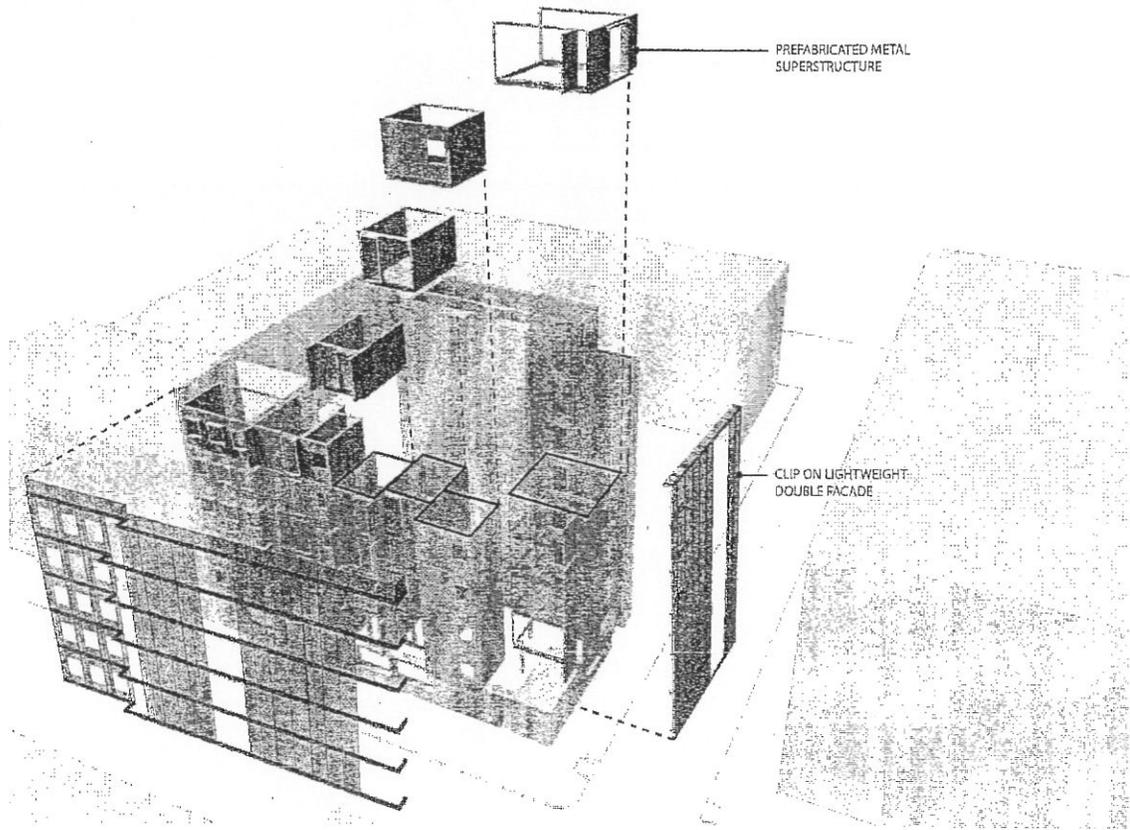
SOUTH ELEVATION - DAY

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a r c h i t e c t s



AIR DISTRIBUTION AND ELECTRICITY GENERATION

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a r c h i t e c t s

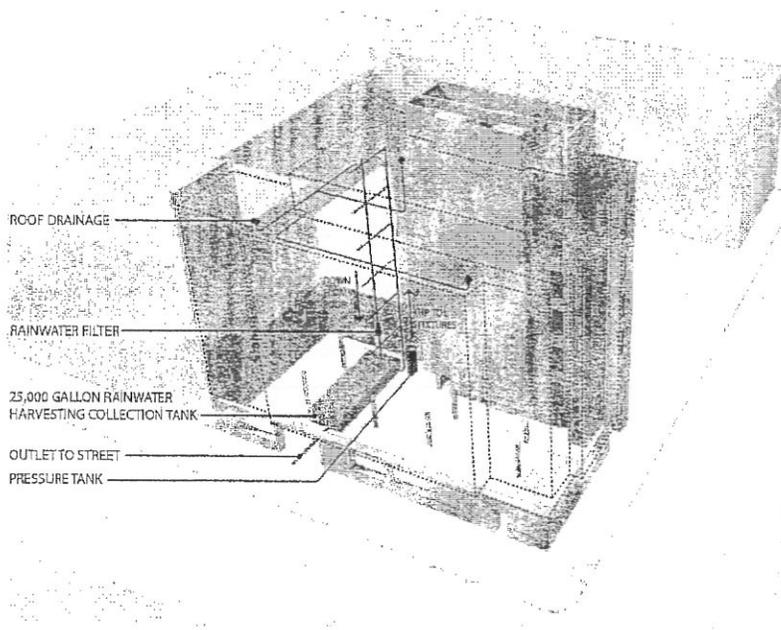


PREFABRICATED METAL SUPERSTRUCTURE

CLIP ON LIGHTWEIGHT DOUBLE FACADE

PREFABRICATED LIGHTWEIGHT METAL FRAMING & CLIP ON SOLAR SHADING

n a s t a s i  
a r c h i t e c t s



ROOF DRAINAGE

RAINWATER FILTER

25,000 GALLON RAINWATER HARVESTING COLLECTION TANK

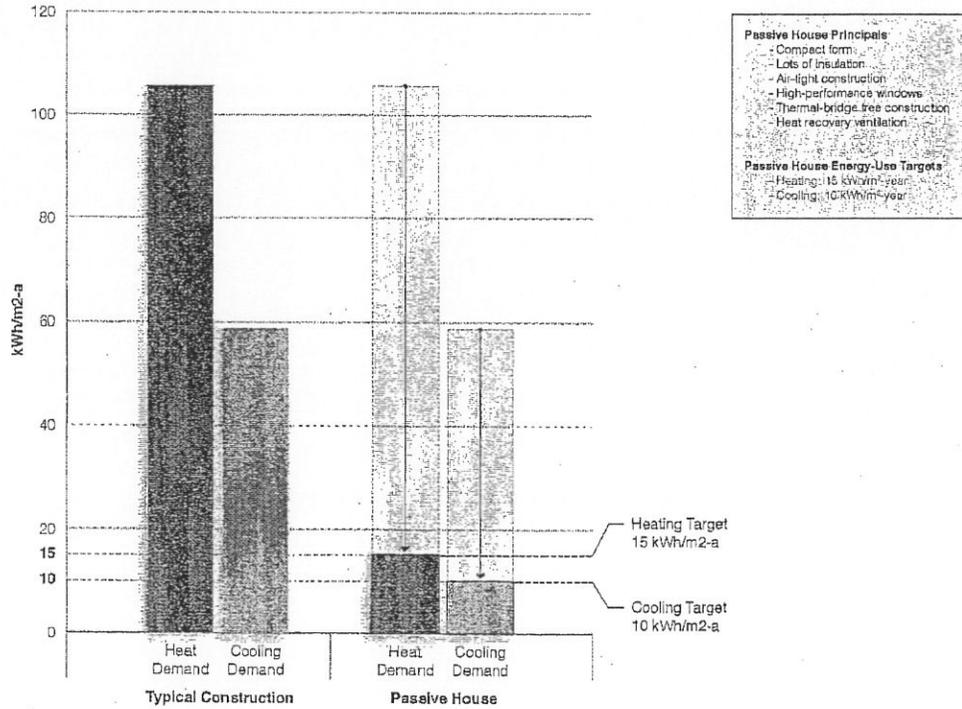
OUTLET TO STREET

PRESSURE TANK

WATER COLLECTION & DISTRIBUTION

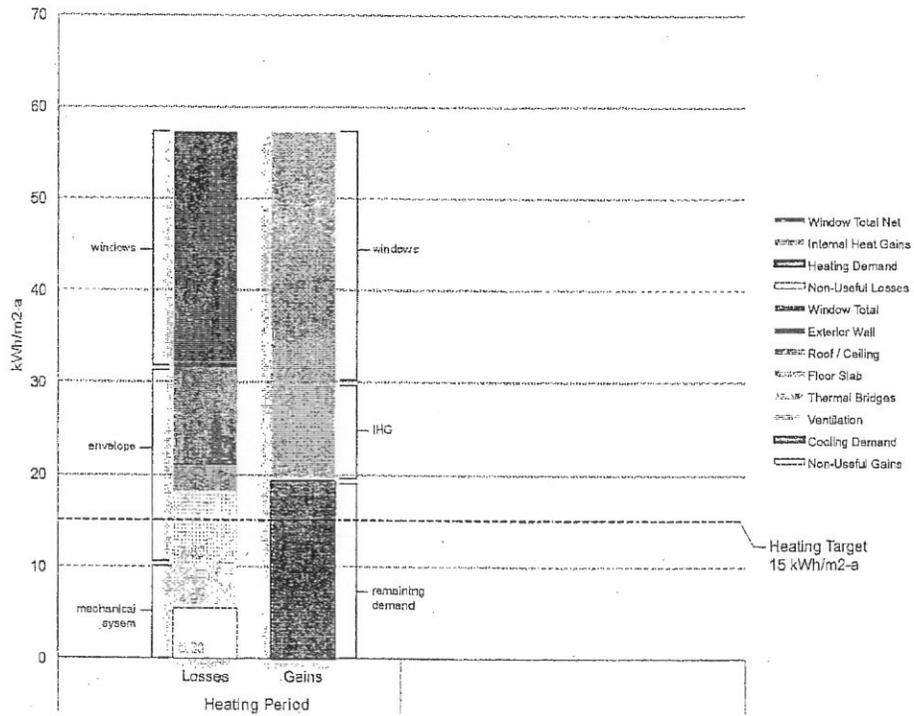
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a r c h i t e c t s

## PASSIVE HOUSE TARGETS



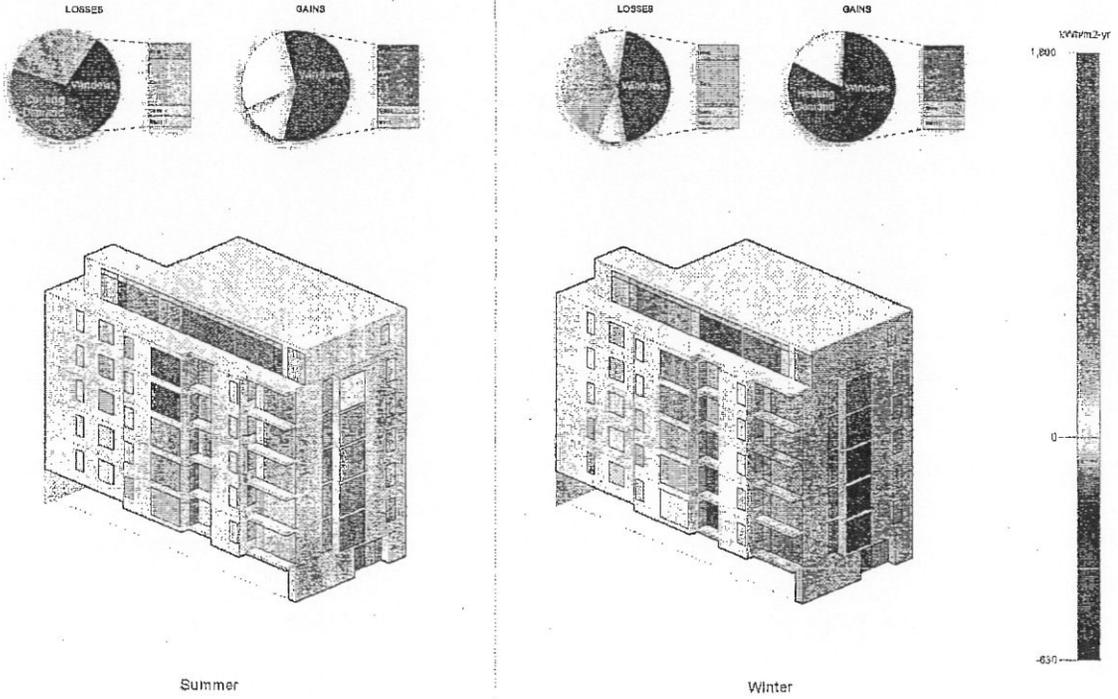
nastasi architects

## EXISTING DEMAND HEATING AND COOLING SUPPLY

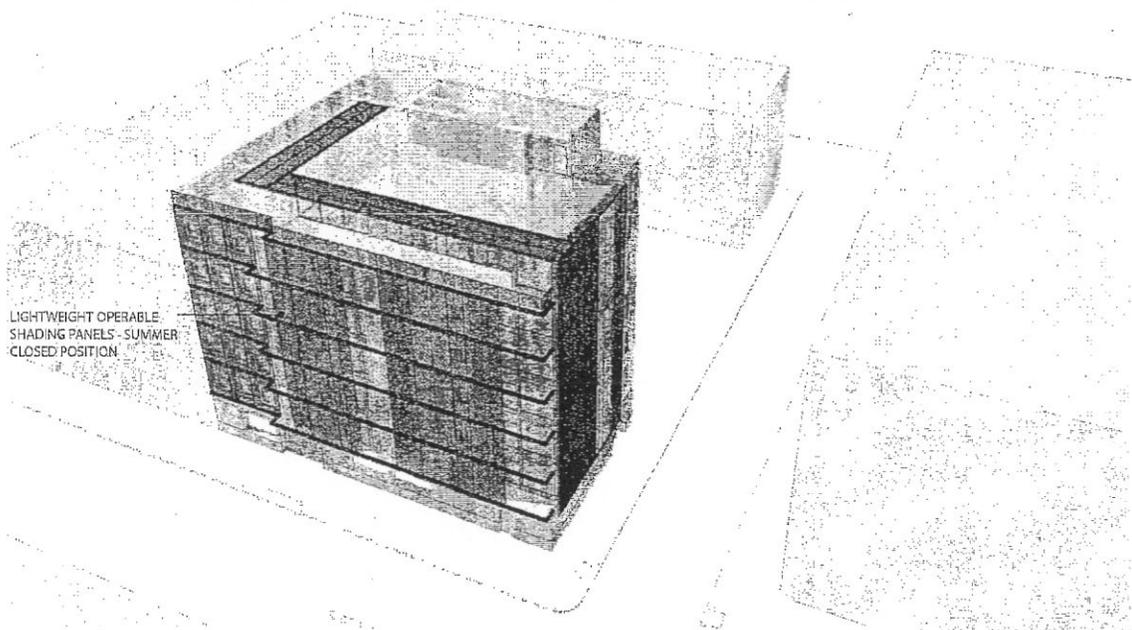


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EXISTING DESIGN ENERGY BALANCE BY WINDOW



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99	ISSUE FOR PERMIT	07/15/19
100	ISSUE FOR PERMIT	08/15/19

IF YOU HAVE ANY COMMENTS, PLEASE CONTACT THE ARCHITECT AT THE ADDRESS BELOW.  
 PROJECT NO. 111111  
 DATE: 05/11/11

**11th Street Lofts**

461 11th Street  
 Hudson, New Jersey 07030  
 Block 100 - Lot 10  
 11th Street Lofts  
 11th Street Lofts  
 11th Street Lofts

121 Newark Street  
 Hudson, NJ 07030  
 Tel: 201.875.2222  
 Fax: 201.875.2222  
 88 Newark Lofts  
 BY LICENSE #001274

**Proposed Floor Plans:**  
 Second Floor Plan

DATE	05/11/11
SCALE	1/4" = 1'-0"
DESIGN	JK
CHECKED	JK
APPROVED	JK

**Z5**

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**11th Street Lofts**

461 11th Street  
 Hudson, New Jersey 07030  
 Block 100 - Lot 10  
 11th Street Lofts  
 11th Street Lofts

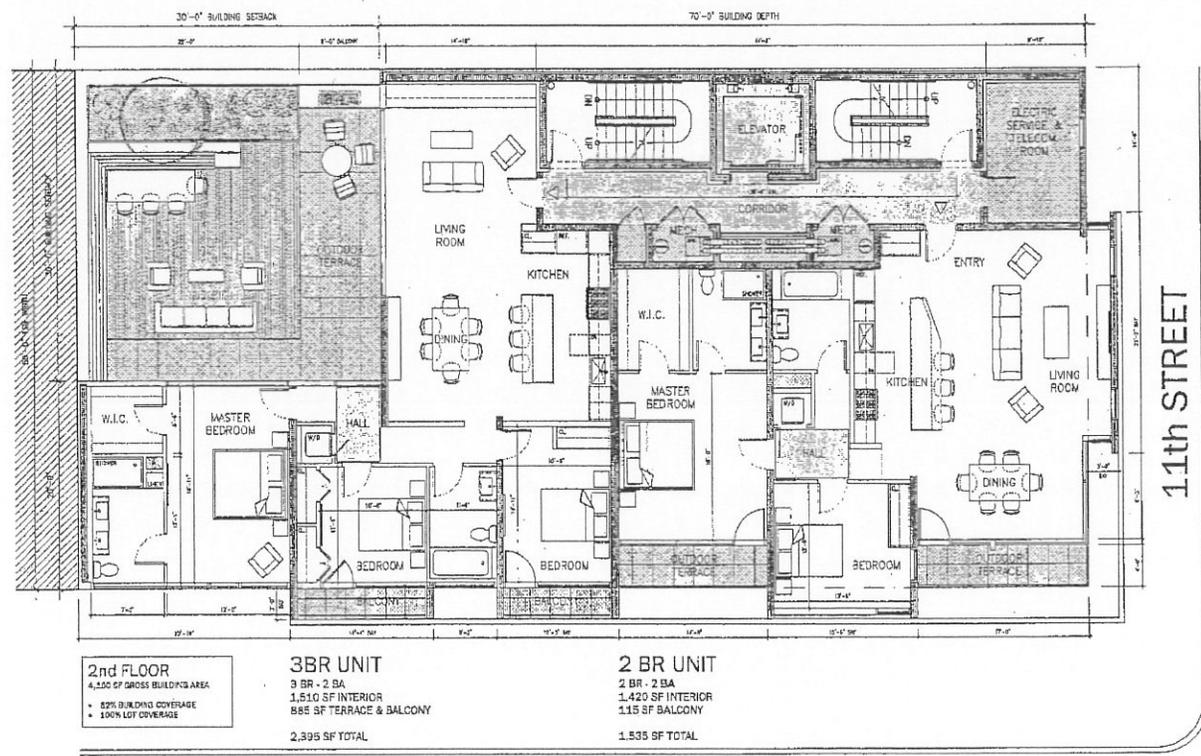
121 Newark Street  
 Hudson, NJ 07030  
 Tel: 201.875.2222  
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 88 Newark Lofts  
 BY LICENSE #001274

**Proposed Floor Plans:**  
 3rd through 6th Floors

DATE	05/11/11
SCALE	1/4" = 1'-0"
DESIGN	JK
CHECKED	JK
APPROVED	JK

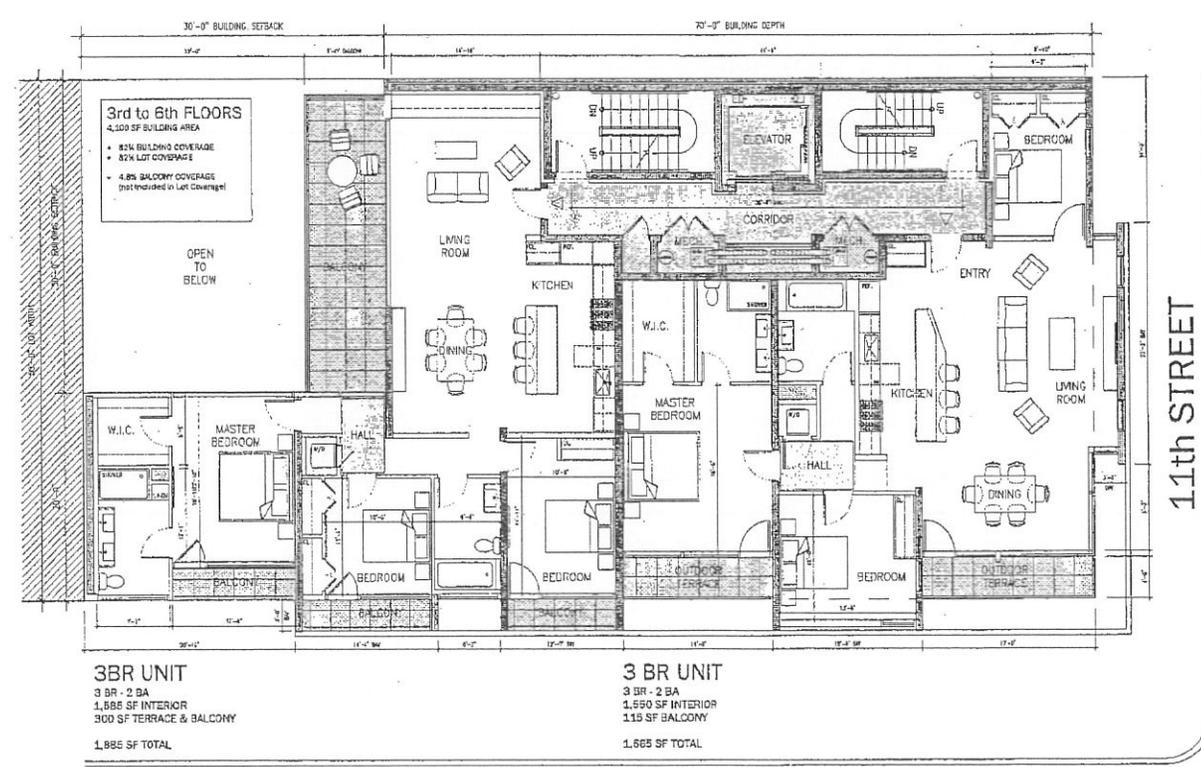
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**ADAMS STREET**

**Proposed Second Floor Plan**  
 Scale: 1/4" = 1'-0"



**ADAMS STREET**

**Proposed 3rd through 6th Floor Plans**  
 Scale: 1/4" = 1'-0"





**CITY OF HOBOKEN**  
**Department of Community Development**

**DAWN ZIMMER**  
Mayor



**BRANDY FORBES**  
Director

***MEMORANDUM***

DATE: April 24, 2014

TO: Hoboken City Council

CC: Quentin Wiest, Business Administrator  
Mellissa Longo, Corporation Counsel  
Dawn Zimmer, Mayor

FROM: Brandy Forbes, Community Development Director *BF*

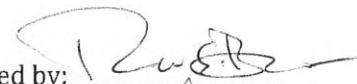
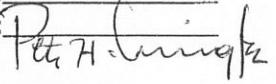
RE: Conditional Designation Agreement for 1024 Adams Street (Block 100, Lot 10)

This memo is to provide background information regarding the resolution on the May 7, 2014 City Council agenda on the above issue.

This property is a smaller parcel in the Northwest Redevelopment Area where redevelopment has occurred around it. The owner, Frank Pasquale Limited Partnership, proposes a six story residential building with 11 units and 11 on-site parking spaces. The applicant is seeking to construct a building that is to be a showcase of sustainability and resilient construction, including greywater recycling, combined heat and power, and a green roof system.

Our Special Redevelopment Counsel Joe Maraziti has have drafted a conditional designation agreement to which the potential redeveloper is amenable (they have signed). This agreement allows us to cover the City's costs in any amendments to the redevelopment plan and to negotiate a redevelopment agreement. The City is not bound to permanently designate this developer as the redeveloper of this property. However, this agreement is the mechanism that allows the City to negotiate the scope of the project and the terms of the redevelopment agreement.

A copy of the pre-submission form from the potential redeveloper, as well as the proposed agreement (signed by the potential developer), are included in the agenda packet for the May 7<sup>th</sup> meeting. The pre-submission form describes the project and has drawings of what is proposed. The City Council subcommittee met with the potential redeveloper to discuss the project and recommends moving this forward to negotiate a redevelopment agreement.

Introduced by:   
Seconded by: 

**CITY OF HOBOKEN**  
**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION AWARDING A CONTRACT TO ACCURATE LANGUAGE SERVICES FOR THE PROVISIONS OF CERTIFIED LANGUAGE INTERPRETER / TRANSLATION SERVICES IN ACCORDANCE WITH THE CITY'S BID NO. 14-04 IN THE TOTAL AMOUNT OF \$50,812.00 PER YEAR FOR TWO (2) YEARS FROM THE DATE OF CONTRACT AWARD, WITH TWO (2) SEPARATE ONE (1) YEAR OPTIONS TO EXTEND, BOTH OF WHICH OPTIONS SHALL BE AT THE SOLE DISCRETION OF THE CITY**

**WHEREAS**, proposals were received for Bid Number 14-04 for the provisions of certified language interpreter / translation services; and,

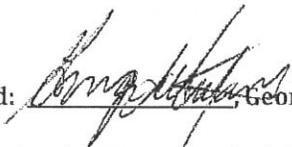
**WHEREAS**, Eight (8) bid proposals were received, of which the Purchasing Agent advised the lowest three (3) bidders being:

<u>VENDOR</u>	<u>TOTAL BID</u>	<u>EXCEPTIONS</u>
Accurate Language Services	\$50,812.00	Yes
Montoro Associates	\$55,448.00	No
Legal Interpreters LLC	\$59,710.00	Yes

**WHEREAS**, pursuant to the recommendation of the Purchasing Department (attached hereto) the City wishes to contract for the goods and services specified in Bid No. 14-04, and Accurate Language Services submitted a responsible, and responsive bid for the units and extended prices; and,

**WHEREAS**, certification of funds is available as follows:

I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that \$10,000.00 is available in the following appropriations: 4-01-43-490-030 in the CY2014 temporary appropriation; and I further certify that I will immediately review the CY2014 budget to determine whether the additional \$40,812.00 balance is available and appropriated in the following appropriation 4-01-43-490-030 in the CY2014 budget upon adoption of said 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 I will immediately review the CY2015 budget to determine whether the additional \$50,812.00 balance (for year two of the contract) is available and appropriated in the following appropriation 4-01-43-490-030 in the CY2015 budget upon adoption of said 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** by the City Council of the City of Hoboken as follows:

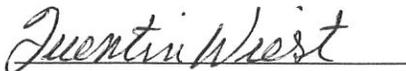
- A. This resolution awards a contract to Accurate Language Services for Bid No. 14-04,

in the total amount of Fifty Thousand Eight Hundred Twelve Dollars (\$50,812.00) per year for two years, of which \$10,000.00 shall heretofore be appropriated, with the remaining \$40,812.00 from year one not herein appropriated subject to proper and adequate appropriation by the City of Hoboken as part of its CY2014 budget, and with the remaining \$50,812.00 from year two not herein appropriated subject to proper and adequate appropriation by the City of Hoboken as part of its CY2015 budget, without recourse in law or in equity upon any failure of the City of Hoboken to properly and adequately appropriate said funds in its CY2014 budget. The Contract shall be for two (2) years from the date of contract award, with two (2) separate one (1) year options to extend, both of which options shall be at the sole discretion of the City.

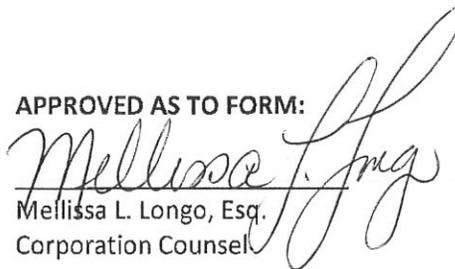
- B. If the contract, as provided by the City of Hoboken, is not executed by the vendor within 21 days of execution of this award, the City may cancel this award and rebid the contract.
- C. The contract shall be in accordance with the terms of the specifications and the vendor's corresponding bid proposal documents. The only exceptions allowed are those which were noted in the attachment to the Purchasing Agent's recommendation.
- D. 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.
- E. This resolution shall take effect immediately upon passage.

**MEETING: May 7, 2014**

**REVIEWED:**

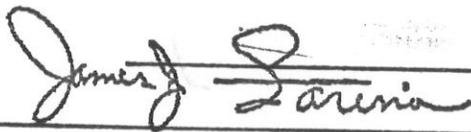
  
 Quentin Wiest  
 Business Administrator

**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: MAY 07 2014

  
 CITY CLERK

Budget Account Maintenance

Account: 4-01-43-490-020

Dasc: MUNICIPAL COURT OVE

Acct Type: Control

Chk Acc: IOPERATING

Cap Flag

Fund Type: Budget

Class Id

Class Id 2

Activity: Misc GAL Accounts

Activity To Date

	Activity To Date	Budgeted	Expended	Current Period
Encumber:	8,692.83	56,444.50		.00
Expended:	25,298.86	22,452.81	Trans-In	.00
Trans-In:	.00		Trans-Out	.00
Trans-Out:	.00		Reimburse:	.00
Reimburse:	.00		Requested	
Cancel:	.00		Balance:	22,452.81
			YTD Requested	.00

Control Account No. of Sub-Accounts: 12



# CITY OF HOBOKEN

## Division of Purchasing



DAWN ZIMMER  
Mayor

AL B. DINEROS, QPA  
Purchasing Agent

Date: April 4, 2014

To: Quentin Wiest, Business Administrator  
Corporation Counsel

From: AL B. Dineros

**Subject: Resolution to Award the Contract for Bid 14 - 04 – Certified  
Language Interpreter/Translation Services**

Eight (8) sealed bid packages were received, opened and announced publicly at City Hall On March 26, 2014.

Myself and Corporation Counsel had reviewed the documents submitted by the three lowest bidder and it appears that they had submitted all required documents except for the following discrepancy:

- Accurate Language Services (lowest bidder) had discrepancy on the submitted Stockholders Disclosure – percentage of the stockholders was not properly checked.
- This discrepancy had been fixed, I received a corrected copy of the Stockholders Disclosure on April 4, 2014.

My recommendation is to award the contract to the lowest, responsible and responsive bidder.

The vendor will be:

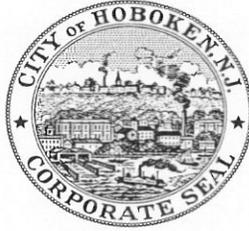
ACCURATE LANGUAGE SERVICES  
162 ELLIS STREET, HADDONFIELD, NJ 08033

The total amount of the contract is not to exceed \$50,812.00 for one year.

# CITY OF HOBOKEN

## Division of Purchasing

DAWN ZIMMER  
Mayor



AL B. DINEROS, QPA  
Purchasing Agent

**Subject: BID OPENING: Bid 14 -04 - CERTIFIED LANGUAGE  
INTERPRETER/TRANSLATION SERVICES**

Please be advise that bids for the above mentioned services were received, publicly opened and announced at City Hall on March 26, 2014 at 11:00 AM. The following personnel were present during the opening:

AL B. Dineros	- Purchasing Agent
Jennifer Mastropietro	- Buyer
Amanda Seguinot	- Purchasing Clerk
Jerry Lore	- Deputy City Clerk
Representatives from Alcazar, Accurate and Montoro Associates	

Twenty five (25) vendors received the bid package.

The following information is provided:

- |  |            |             |
|--|------------|-------------|
| 1. Accurate Language Services<br>Haddonfield, NJ 08033 | Bid Price: | \$50,812.00 |
| Exceptions:  | YES        |             |
| 2. Montoro Associates, LLC<br>Hoboken, NJ 07030        | Bid Price: | \$55,448.00 |
| Exceptions:  | NONE       |             |
| 3. Legal Interpreters, LLC<br>Wallington, NJ 07097     | Bid Price: | \$59,710.00 |
| Exceptions:  | YES        |             |
| 4. Lexica Collazo Language<br>Westfield, NJ 07090      | Bid Price: | \$60,920.00 |
| 5. Alcazar Communications<br>Edgewater, NJ 07020       | Bid Price: | \$63,620.00 |

- |   |            |             |
|---|------------|-------------|
| 6. Para-Plus Translation, Inc.<br>Cherry Hill, NJ 08034 | Bid Price: | \$72,000.00 |
| 7. Teletlanguage, Inc.<br>Portland, OR 97204            | Bid price: | \$76,500.00 |
| 8. All World Language Consultant<br>Rockville, MD 20852 | Bid Price: | \$82,885.00 |

NOTE: This result is un-official, all submitted documents are under review by the Court Administrator, Corporation Counsel and myself. The Governing Body has 60 days to award the contract after completion of the review process.

## EXCEPTIONS TO BID SPECIFICATIONS

Bid 14 -04 - CERTIFIED LANGUAGE INTERPRETER/TRANSLATION SERVICES

COMPANY NAME Accurate Language Services

In regards to cancellations:

- Advanced cancellation notice of 24 hours or more: No Charge
- Less than 24 hours notice or same date cancellations: The two hour minimum interpreting fee will be charged.
- Cancellation notice required for American Sign Language is two (2) full business days (48 hours)



*Municipal Court of Hoboken*  
*City Hall*

100 Newark Street  
Hoboken, New Jersey 07030  
201 - 420-2120  
Fax 201 - 420-2138



HON. MICHAEL A. MONGIELLO  
C.J.M.C.

HON. CATALDO F. FAZIO  
J.M.C.

To: Quentin Wiest  
From: Michael A. Mongiello, C.J.M.C.  
Re: Telephone Interpreting  
Date: April 23, 2014

MEMORANDUM

ROSEANN GONDE  
Court Director

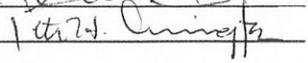
In response to your request regarding the use of Telephone Interpreting in our Municipal Court please be advised that it is something which would not be effective in our Court. As you are aware Hoboken is one of the busiest municipal courts in the state of New Jersey. Currently a Spanish interpreter is present at all court sessions, and is used numerous times throughout the session. If an interpreter is needed for a different language, arrangements are made to secure that interpreter for a future date.

By directive to all Municipal Courts, telephone interpreting for actual trials should be avoided. Only two towns in Hudson County utilize telephone interpreting and that is on a limited basis. Secaucus and Weehawken have in Court at all times a Spanish interpreter and use the telephone interpreting for other languages.

Telephone interpreting in our Court would not be efficient. At various stages during the Court session the prosecutor needs the interpreter to speak to different defendants. The public defender also needs the interpreter at various times to speak to people whom she is representing. Her conversations are confidential. Also, the public defender must speak to the defendants who are in jail via telephone before they appear in Court on video conferencing, sometimes with the assistance of the interpreter. During the video conference the interpreter must be available to translate the proceedings if necessary. Our Court does not lend itself to utilizing telephone interpreting. The prosecutor and public defender do not have private rooms.

Finally, our Court budget, before being sent to the Administration, must be approved by the Assignment Judge of Hudson County. We have a line item in the budget for interpreters. The budget was approved by Judge Bariso. The contract that you seek to award is for less than what we budgeted. Under much more limited and controlled circumstances telephone interpreting works. The Hoboken Municipal Court is not the place for it.

11  
Introduced by: 

Seconded by: 

**CITY OF HOBOKEN  
RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION AMENDING AND EXTENDING THE AWARD OF A PROFESSIONAL SERVICES CONTRACT TO EI ASSOCIATES FOR THE PROVISION OF ENGINEERING SERVICES FOR THE CITY, WHICH SHALL END NO LATER THAN FEBRUARY 6, 2015 AND WITH A NOT TO EXCEED AMOUNT OF \$90,800.00**

**WHEREAS**, on August 7, 2013, the City Council passed a resolution to authorize the Mayor to enter into an emergency professional service contract with EI Associates to provide engineering services required for emergency backup generators in certain City buildings; and

**WHEREAS**, the City entered into such a contract, subject to the original Request for Proposals and an August 6, 2013 proposal submitted to the City by EI Associates, for a not to exceed amount of Seventy-Five Thousand Four Hundred Dollars (\$75,400.00) from August 7, 2013 to August 6, 2014 (the "Contract"); and

**WHEREAS**, pursuant to a proposal from EI Associates dated May 1, 2014, the Administration wishes to extend the Contract for a term to expire upon the completion of this project, but in no event later than February 6, 2015, to allow EI Associates to complete additional engineering services at an additional cost of \$15,400.00; and

**WHEREAS**, certification of funds is available as follows:

**I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that \$15,400.00 is available in the following appropriation accounts: 4-01-55-901-014; and I further certify that this commitment together with all previously-made commitments and payments does not exceed the funds available in said appropriation; and I further certify that the funds available in the said appropriation are intended for the purpose herein committed.**

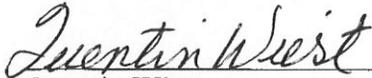
Signed: , George DeStefano, CFO

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

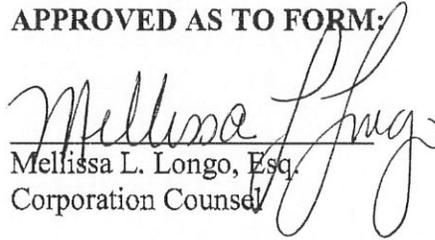
- A. This resolution amends the Contract to EI Associates, which shall expire upon completion of the project, but in no event later than February 6, 2015.
- B. The Contract amount shall be increased in an amount not to exceed \$15,400.00, for a total Contract amount not to exceed \$90,800.00.
- C. The Mayor or her designee is hereby authorized to take the necessary steps to enter into an amendment to the contract, as redefined by this resolution, and any other steps necessary to effectuate this resolution.
- D. This resolution shall be posted and published in accordance with all applicable laws, and shall take effect immediately upon passage.

MEETING: May 7, 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: MAY 07 2014

  
CITY CLERK

**Budget Account Maintenance**

Account: **3-01-55-901-014** Desc: **2012 SPECIAL EMERGENCY HURRICANE SANDY**

Acct Type: **Budget** Line Item Control: **...** Chk Acct: **OPERATING** Cbp Flag: **...**

Fund Type: **Budget** Class Id: **...** Class Id 2: **...**

Activity: **Misc** G/L Accounts: **...**

Activity To Date		Budgeted		Expended		Current Period	
Encumber	-182,331.58	Budgeted	2,578,654.52	Expended	45,799.94		
Expended	2,760,986.10	Balance	.00	Trans-In	.00		
Trans-In	.00			Trans-Out	.00		
Trans-Out	.00	YTD Requested	.00	Reimburse	.00		
Reimburse	.00	Requested	.00	Balance	.00		
Cancel	.00						



**ENGINEERING, DESIGN CHANGE ORDER COMPENSATION**

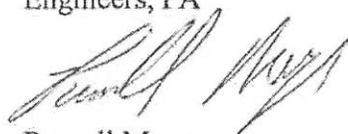
EI Associates proposed to provide the additional engineering design services described above for a lump sum fee of **FOURTEEN THOUSAND FOUR HUNDRED (\$15,400) DOLLARS** **includes** estimated project related expenses of \$1,000. Invoices will be submitted monthly and will be due and payable within 30 days.

EFFECT ON PROJECT SCHEDULE:	EFFECT ON DESIGN FEE:		
		FEE \$	includes OOP's \$
	Previous Fee:	\$73,950	
	This Change:	\$15,400	
	Current Fee:	<u>\$89,350</u>	

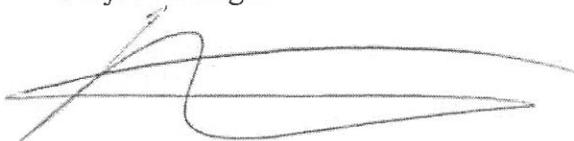
We look forward to working with you on this project. Please indicate your acceptance by forwarding to us your Purchase Order making reference to this proposal. Please contact us if you have any questions or require any additional information and we will respond promptly. Thank you for this opportunity to be of service to The City of Hoboken.

Respectfully submitted,

EI ASSOCIATES  
Architects &  
Engineers, PA



Russell Meyer  
Project Manager



Richard F. Basta, AIA, CID, LEEDAP  
Sr. Vice President-Design

Cc: EI Distribution

G:\PROJECTS\HOBOKEN CITY\EG7452.00\_EMERGENCY GENERATORS 8 BLDGS\ADMINISTRATIVE\PROPOSALS\CHANGE ORDER DEMAND RESPONSE EMERGENCY GENERATOR.DOCX





ARCHITECTURE  
ENGINEERING  
CONSTRUCTION

8 RIDGEDALE AVENUE,  
CEDAR KNOLLS, NJ 07927  
www.eiassociates.com

TELEPHONE (973) 775-7777  
FACSIMILE (973) 775-7770  
E-MAIL: info@eiassociates.com

1 May 2104  
EG7452.00

City of Hoboken  
94 Washington St  
Hoboken, NJ 07030

Attention: Mr. Quentin Wiest  
Business Administrator

RE: Change in Scope of Engineering Services  
Standby Back-Up Generators to Demand Response Generators  
and Raise the Generators above the FEMA 500 Year Flood

Dear Mr. Wiest:

In accordance with our recent phone conversation with Stephen Marks, EI Associates is pleased to provide additional engineering services to incorporate Demand Response Generators in lieu of Standby Back-up Generators at the four fire houses, Ambulance Building, Police Headquarters and City Hall. Our team will investigate with the generator supplier to specify the specific generator which may be used for the PSE&G Demand Response program in the future. The engineering team will document the design by modifying the design documents to facilitate the transition of these units from Standby only units to Demand Response.

EI Associates had completed the design of the replacement of the Hoboken Generators. The current design places the generators above the 100 year flood elevation. FEMA requested the generators be above the 500 year flood elevation. The City of Hoboken requested the generators be raised to 9'-0" above the existing grade at 707 Clinton St., 201 Jefferson St, and 501 Observer Highway.

Also Hoboken's Construction Manager recommended the generator on the roof of 801 Clinton Street be relocated to straddle the steel beam near the building addition. This will better support the weight of the new generator.

### **PROJECT UNDERSTANDING**

The City of Hoboken has requested EI Associates (EIA) modify the design documents to specify generators and support equipment that will be compatible with a future PSE&G Demand Response program. Currently the design incorporates a standby generator at each of the following sites:

1. City Hall/Emergency Operations Center, 94 Washington St.
2. Police Headquarters, 106 Hudson St.

INTRODUCED BY: [Signature]  
SECONDED BY: [Signature]

**CITY OF HOBOKEN  
RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION CONFIRMS AN EMERGENCY CONTRACT  
AWARDED TO ARTESIAN DESIGN GROUP FOR ICE AND  
SNOW REMOVAL DUE TO EXCESSIVE ICE AND SNOW  
BUILDUP ON THE CITY'S RIGHTS OF WAY IN THE WAKE  
OF THE SNOW EMERGENCIES DECLARED UNDER THE  
STATE OF NEW JERSEY STATE OF EMERGENCY FOR  
FEBRUARY 2014, IN AN AMOUNT NOT TO EXCEED  
\$44,070.00 FOR GOODS TO BE PROVIDED IMMEDIATELY  
WITH PAYMENT UPON CONFIRMATION OF THE  
CONTRACT BY THE COUNCIL**

**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 significant ice and snow buildup on public rights of way during the snow/ice emergency which occurred during the month of February 2014; and,

**WHEREAS**, the Administration consulted and negotiated with the single source vendor of snow and ice removal; and,

**WHEREAS**, in accordance with the direction of the City Business Administrator, the City Administration awarded an emergency contract to Artesian Design Group, Inc. for said services following the State of Emergency in February 2014, and the Council now seeks to ratify the award of the contract to Artesian Design Group, Inc. for a total contract amount of Forty Four Thousand Seventy Dollars (\$44,070.00), for services to be provided expeditiously upon authorization to proceed from the BA, with payments to be made thereafter upon proper compliance with the applicable emergency sections of the state statutes; and,

**WHEREAS**, certification of funds is available as follows:

I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that \$44,070.00 is available in the following appropriation 4-01-26-291-040 in the CY2014 temporary appropriations; 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; and I further certify that the funds available in the said appropriation are intended for the purpose herein committed.

Signed: [Signature] George DeStefano, CFO

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Hoboken that the emergency contract with the below listed vendor is authorized and ratified for an amount not to exceed Forty Four Thousand Seventy Dollars (\$44,070.00) as follows:

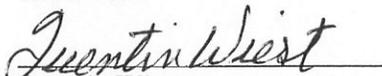
- 1. The above recitals are incorporated herein as though fully set forth at length.
- 2. The terms of the attached cost sheet shall govern the contract, and no changes may be made without the prior written consent of both parties.
- 3. Any change orders which shall become necessary shall be subject to the City's

ability to appropriate sufficient funds, which appropriation shall be at the sole discretion of the City Council.

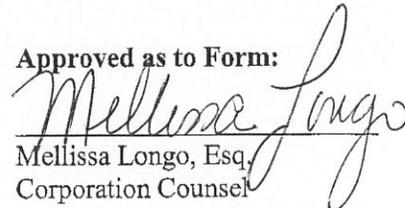
4. The Council hereby authorizes the Mayor, or her designee to execute any and all documents and take any and all actions necessary to complete and realize the intent and purpose of this resolution.
5. This resolution is for the services listed on the cost sheet, and shall not be for any continuous contracting with this contractor beyond what was done during the snow/ice emergency in February 2014.
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:

Artesian Design Group, Inc.  
117 Peter Street  
Union City, New Jersey 07087

**Reviewed:**

  
Quentin Wiest  
Business Administrator

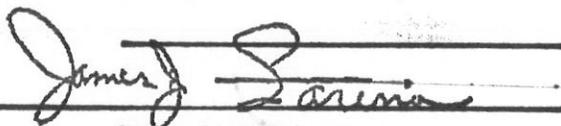
**Approved as to Form:**

  
Mellissa Longo, Esq.  
Corporation Counsel

**Meeting Date: May 7, 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: MAY 07 2014

  
\_\_\_\_\_  
CITY CLERK

# Budget Account Maintenance

Account: 4-01-26-291-040      Desc: SNOW REMOVAL      Cap Flag:

Acct Type: Sub      ChkAcct: OPERATING

Fund Type: Budget      Class Id:      Class Id 2:

Activity:

	Activity To Date	Budgeted	Expended	Current Period
Encumber	6,485.25	.00	.00	.00
Expended	3,241.51		9,726.76	.00
Trans-In	.00		Trans-Out	.00
Trans-Out	.00	YTD Requested	43,070.00	Reimburse
Reimburse	.00	Requested Balance	53,796.76	.00
Cancel	.00			

Control Balance: 198,959.42    Control Requested Balance: 153,189.32

# Artesian Design Group, Inc.

117 Peter Street  
 Union City, NJ, 07087  
 Telephone: (201) 683-9770  
 Facsimile: (201) 683-9769  
 E-mail: jjms35@aol.com  
 Web: artesian-designgroup.com

February 28, 2014

City of Hoboken, New Jersey  
 c/o Mr. Leo Pellegrini  
 Director, Environmental Services  
 94 Washington Street  
 Hoboken, NJ 07030  
 Re: Snow Removal Invoice

The following invoice is being submitted for the snow removal on February 19, 2014 through February 22, 2014 for the City of Hoboken, New Jersey. This invoice includes the prices for all labor and equipment. The hourly pricing includes machine operators and drivers.

<b>February 19, 2014 - 12 Hours*</b>			
<i>Item</i>	<i>Quantity x Rate</i>	<i>Subtotal</i>	<i>Total</i>
Labor	4 x \$40	\$160	\$1,920
Bobcat	2 x \$225	\$450	\$5,400
Backhoe	1 x \$250	\$250	\$3,000
8' Dump Truck	1 x \$110	\$110	\$1,320
10' Dump Truck	1 x \$115	\$115	\$1,380
12' Dump Truck	1 x \$125	\$125	\$1,500
<b>TOTAL:</b>			<b>\$14,520</b>
<b>February 20, 2014 - 12 Hours*</b>			
<i>Item</i>	<i>Quantity x Rate</i>	<i>Subtotal</i>	<i>Total</i>
Labor	4 x \$40	\$160	\$1,920
Bobcat	2 x \$225	\$450	\$5,400
Backhoe	1 x \$250	\$250	\$3,000
8' Dump Truck	1 x \$110	\$110	\$1,320
10' Dump Truck	1 x \$115	\$115	\$1,380
12' Dump Truck	1 x \$125	\$125	\$1,500
<b>TOTAL:</b>			<b>\$14,520</b>
<b>February 21, 2014 - 12 Hours*</b>			
<i>Item</i>	<i>Quantity x Rate</i>	<i>Subtotal</i>	<i>Total</i>
Labor	4 x \$40	\$160	\$1,920
Bobcat	1 x \$225	\$225	\$2,700
Backhoe	1 x \$250	\$250	\$3,000
8' Dump Truck	1 x \$110	\$110	\$1,320
10' Dump Truck	1 x \$115	\$115	\$1,380
12' Dump Truck	1 x \$125	\$125	\$1,500
<b>TOTAL:</b>			<b>\$11,820</b>

<b>February 22, 2014 - 6 Hours*</b>			
<i>Item</i>	<i>Quantity x Rate</i>	<i>Subtotal</i>	<i>Total</i>
Labor	4 x \$40	\$160	\$960
Backhoe	1 x \$250	\$250	\$1,500
12' Dump Truck	1 x \$125	\$125	\$750
<b>TOTAL:</b>			<b>\$3,210</b>
<b>GRAND TOTAL:</b>			<b>\$44,070</b>

**EXECUTIVE ORDER NO. 150**

WHEREAS, beginning on January 2, January 21, February 3, and February 4, 2014, the State of New Jersey experienced severe winter storms bringing heavy snow, mixed precipitation including ice, and freezing temperatures throughout the State; and

WHEREAS, beginning on February 12, 2014, the State of New Jersey is expected to experience a severe winter storm with heavy snow, high winds, mixed precipitation including ice, and freezing temperatures throughout the State; and

WHEREAS, this severe winter storm is predicted to produce hazardous travel conditions, cause fallen trees and power outages, and produce potential coastal, stream, and river flooding throughout the State; and

WHEREAS, this severe winter storm is expected to result in dangerous and icy conditions across New Jersey for several days, impeding transportation and the normal operation of public and private entities; and

WHEREAS, the impending weather conditions may make it difficult or impossible for citizens to obtain the necessities of life, as well as essential services such as police, fire, and first aid; and

WHEREAS, the recent series of winter storms in New Jersey have reduced the supply of rock salt to critically low levels; and

WHEREAS, rock salt is an essential to maintaining safe travel on State, county, local, and interstate roads as a result

WHEREAS, it is necessary to take action in advance of the storm to lessen the threat to lives and property in this State; and

WHEREAS, the impending weather conditions constitute an imminent hazard, which threatens and presently endangers the health, safety, and resources of the residents of one or more municipalities and counties of this State; and

WHEREAS, this situation may become too large in scope to be handled by the normal county and municipal operating services in some parts of this State, and this situation may spread to other parts of the State; and

WHEREAS, the Constitution and statutes of the State of New Jersey, particularly the provisions of N.J.S.A. App. A:9-33, et seq., N.J.S.A. 38A:3-6.1, and N.J.S.A. 38A:2-4, and all amendments and supplements thereto, confer upon the Governor of the State of New Jersey certain emergency powers;

NOW, THEREFORE, I, CHRIS CHRISTIE, Governor of the State of New Jersey, in order to protect the health, safety, and welfare of the people of the State of New Jersey, DO DECLARE and PROCLAIM that a State of Emergency exists in the State of New Jersey and I hereby ORDER and DIRECT the following:

1. I authorize and empower the State Director of Emergency Management, who is the Superintendent of State Police, to activate those elements of the State Emergency Operations Plan that he deems necessary to further safeguard the public security, health, and welfare, to direct the activation of

2. I authorize and empower the State Director of Emergency Management, in accordance with N.J.S.A. App. A:9-33, et seq., as supplemented and amended, through the police agencies under his control, to determine the control and direction of the flow of vehicular traffic on any State or interstate highway, municipal or county road, and any access road, including the right to detour, reroute, or divert any or all traffic and to prevent ingress or egress from any area that, in the State Director's discretion, is deemed necessary for the protection of the health, safety, and welfare of the public, and to remove parked or abandoned vehicles from such roadways as conditions warrant.

3. I authorize and empower the Attorney General, pursuant to the provisions of N.J.S.A. 39:4-213, acting through the Superintendent of State Police, to determine the control and direction of the flow of vehicular traffic on any State or interstate highway, municipal or county road, and any access road, including the right to detour, reroute, or divert any or all traffic, and to prevent ingress or egress and further authorize all law enforcement officers to enforce any such order of the Superintendent of State Police within their respective municipalities.

4. I authorize and empower the State Director of Emergency Management to order the evacuation of all persons, except for those emergency and governmental personnel whose presence the State Director deems necessary, from any area where

5. I authorize and empower the State Director of Emergency Management to utilize all facilities owned, rented, operated, and maintained by the State of New Jersey to house and shelter persons who may need to be evacuated from a residence, dwelling, building, structure, or vehicle during the course of this emergency.

6. I authorize and empower the Commissioner of the Department of Transportation to take all appropriate steps to alleviate the shortage of rock salt throughout the State in all matters concerning this state of emergency.

7. I authorize and empower the executive head of any agency or instrumentality of the State government with authority to promulgate rules to waive, suspend, or modify any existing rule, the enforcement of which would be detrimental to the public welfare during this emergency, notwithstanding the provisions of the Administrative Procedure Act or any law to the contrary for the duration of this Executive Order, subject to my prior approval and in consultation with the State Director of Emergency Management. Any such waiver, modification, or suspension shall be promulgated in accordance with N.J.S.A. App. A:9-45.

8. I authorize and empower the Adjutant General, in accordance with N.J.S.A. 38A:2-4 and N.J.S.A. 38A:3-6.1, to order to active duty such members of the New Jersey National Guard who, in the Adjutant General's judgment, are necessary to provide aid to those localities where there is a threat or

9. In accordance with N.J.S.A. App. A:9-34 and -51, I reserve the right to utilize and employ all available resources of the State government and of each and every political subdivision of the State, whether of persons, properties, or instrumentalities, and to commandeer and utilize any personal services and any privately owned property necessary to protect against this emergency.

10. In accordance with N.J.S.A. App. A:9-40, no municipality, county, or any other agency or political subdivision of this State shall enact or enforce any order, rule, regulation, ordinance, or resolution, which will or might in any way conflict with any of the provisions of this Order, or which will in any way interfere with or impede the achievement of the purposes of this Order.

11. It shall be the duty of every person or entity in this State or doing business in this State and of the members of the governing body and every official, employee, or agent of every political subdivision in this State and of each member of all other governmental bodies, agencies, and authorities in this State of any nature whatsoever, to cooperate fully with the State Director of Emergency Management in all matters concerning this state of emergency.

12. In accordance with N.J.S.A. App. A:9-34, N.J.S.A. App. A:9-40.6, and N.J.S.A. 40A:14-156.4, no municipality or public or semipublic agency shall send public works, fire, police, emergency medical, or other personnel or equipment into any non-

management coordinator or his deputies in consultation with the State Director of Emergency Management.

13. This Order shall take effect immediately and shall remain in effect until such time as it is determined by me that an emergency no longer exists.

GIVEN, under my hand and seal this  
12th day of February,  
Two Thousand and Fourteen,  
and of the Independence of  
the United States, the Two  
Hundred and Thirty-Eighth.

[seal]

/s/ Chris Christie  
Governor

Attest:

/s/ Christopher S. Porrino  
Chief Counsel to the Governor

SPONSORED: [Signature]  
SECONDED: [Signature]

CITY OF HOBOKEN  
RESOLUTION NO.     

RESOLUTION AUTHORIZING USE OF THE COMPETITIVE CONTRACTING PROCESS  
FOR WATER UTILITY FINANCIAL ADVISOR FOR A 12 MONTH TERM

WHEREAS, the City of Hoboken currently requires the assistance of financial advisor for water utility matters to assist the city government; and

WHEREAS, under the Local Public Contracts Law, N.J.S.A. 40A:11-4.1, competitive contracting may be used by local contracting units in lieu of the standard public bidding process for procurement of specialized goods and services where the price exceeds the threshold, and said procedure is considered to be fair and open, as well as efficient in obtaining the best services for the City, cost and other factors considered; and

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Hoboken, that the Competitive Contract Process, as described and allowed in N.J.S.A. 40A:11-4.1 shall be initiated by the Purchasing Agent/Business Administrator for the purpose of receiving proposals for a 12 month contract, with two one year options at the sole discretion of the City, for financial advisor for water utility matters for the City of Hoboken.

MEETING: May 7, 2014

REVIEWED:

[Signature]  
Quentin Wiest  
Business Administrator

APPROVED AS TO FORM:

[Signature]  
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				
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: MAY 07 2014

[Signature]  
CITY CLERK

SPONSORED: *[Signature]*  
SECONDED: *[Signature]*

**CITY OF HOBOKEN  
RESOLUTION NO. \_\_**

**RESOLUTION AUTHORIZING USE OF THE COMPETITIVE CONTRACTING PROCESS  
FOR INFORMATION TECHNOLOGY SERVICES FOR A 12 MONTH TERM**

**WHEREAS**, the City of Hoboken requires the constant uninterrupted use of its information technology; and

**WHEREAS**, the City is currently operating under a holdover competitive contract for IT services, and seeks to enter into a current, LPCL and Fair and Open compliant contract for said services; and,

**WHEREAS**, under the Local Public Contracts Law, N.J.S.A. 40A:11-4.1, competitive contracting may be used by local contracting units in lieu of the standard public bidding process for procurement of specialized goods and services where the price exceeds the threshold, and said procedure is considered to be fair and open, as well as efficient in obtaining the best services for the City, cost and other factors considered; and

**NOW THEREFORE BE IT RESOLVED**, by the City Council of the City of Hoboken, that the Competitive Contract Process, as described and allowed in N.J.S.A. 40A:11-4.1 shall be initiated by the Purchasing Agent/Business Administrator for the purpose of receiving proposals for a 12 month contract, with two one year options to extend at the sole discretion of the City, for IT services for the City of Hoboken.

**MEETING: May 7, 2014**

**REVIEWED:**  
*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				
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: MAY 07 2014**

*James J. Sarunia*  
\_\_\_\_\_  
CITY CLERK

SPONSORED: *[Signature]*  
SECONDED: *[Signature]*

**CITY OF HOBOKEN  
RESOLUTION NO. \_\_**

**RESOLUTION AUTHORIZING USE OF THE COMPETITIVE CONTRACTING PROCESS  
FOR ECONOMIC DEVELOPMENT CONSULTANT FOR A 12 MONTH TERM**

**WHEREAS**, the City of Hoboken currently requires the assistance of economic development specialists to assist the city government; and

**WHEREAS**, under the Local Public Contracts Law, N.J.S.A. 40A:11-4.1, competitive contracting may be used by local contracting units in lieu of the standard public bidding process for procurement of specialized goods and services where the price exceeds the threshold, and said procedure is considered to be fair and open, as well as efficient in obtaining the best services for the City, cost and other factors considered; and

**NOW THEREFORE BE IT RESOLVED**, by the City Council of the City of Hoboken, that the Competitive Contract Process, as described and allowed in N.J.S.A. 40A:11-4.1 shall be initiated by the Purchasing Agent/Business Administrator for the purpose of receiving proposals for a 12 month contract, with two one year options at the sole discretion of the City, for an economic development consultant for the City of Hoboken.

**MEETING: May 7, 2014**

**REVIEWED:**  
*[Signature]*  
Quentin Wiest  
Business Administrator

**APPROVED AS TO FORM:**  
*[Signature]*  
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	/			
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: MAY 07 2014**

*[Signature]*  
CITY CLERK

INTRODUCED BY: *[Signature]*  
 SECONDED BY: *[Signature]*

CITY OF HOBOKEN  
 RESOLUTION NO. \_\_\_\_\_

THIS RESOLUTION AUTHORIZES THE CITY OF HOBOKEN TO ENTER INTO THE  
 ATTACHED COLLECTIVE BARGAINING AGREEMENT WITH THE CITY OF HOBOKEN'S  
 PART TIME UNION, LOCAL 108 - RWDSU

WHEREAS, the City of Hoboken by and through the Mayor, Corporation Counsel and Business Administrator have engaged in negotiations on behalf of the City with the Part Time Employee's Union, resulting in a formalized Collective Bargaining Agreement, as attached; and,

WHEREAS, the City of Hoboken, by the Mayor, Corporation Counsel and Business Administrator recommend that the terms memorialized in the attached Collective Bargaining Agreement by and between the City of Hoboken and Local 108-RWDSU be accepted by the City Council.

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

1. The above recitals are incorporated as if fully set forth at length;
2. The Council hereby authorizes the Mayor or her authorized 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, including, without limitation, the attached Collective Bargaining Agreement, or a revision of same without any substantive changes;
3. This resolution shall be effective immediately;

Reviewed:

*Quentin Wiest*  
 Quentin Wiest  
 Business Administrator

Approved as to Form:

*Melissa Longo*  
 Melissa Longo, Esq.  
 Corporation Counsel

Meeting Date: May 7, 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: MAY 07 2014

*James J. Sarena*  
 CITY CLERK

**AGREEMENT**  
**BETWEEN**  
**THE CITY OF HOBOKEN**  
**(Part-time Workers)**  
**AND**  
**LOCAL 108 RWDSU, UFCW**  
**January 1, 2014 through December 31, 2014**

## PREAMBLE

This Agreement effective this \_\_\_\_\_ day of \_\_\_\_\_ entered into and between the City of Hoboken, New Jersey, in the county of Hudson, a municipal corporation of the State of New Jersey (hereinafter referred to as the "City") and Local 108, RWDSU, UFCW (hereinafter referred to as the "Union") represents the complete and final understanding of all bargainable between the City and the Union and is designated to maintain and promote a harmonious relationship between the City and each of its employees who are covered by *Article I, Recognition*, in order that a more efficient and progressively public service may be rendered.

## ARTICLE I

### RECOGNITION

In accordance with the election conducted by the New Jersey Public Employee Relations Commission, the City recognizes the Union as the exclusive collective negotiations agent for all part-time workers employed by the City of Hoboken, New Jersey.

## ARTICLE II

### DUES DEDUCTIONS

Section 1.A. The City agrees to deduct from the salaries of its employees, subject to this Agreement dues for the Union. Such deductions shall be made in accordance with Chapter 310, public laws of 1967, (N.J.S.A. 53:14-15, 9C), as amended. Such monies together with records of any collections shall be transmitted to the Union office by the thirtieth (30<sup>th</sup>) of each month following the monthly pay period in which the deductions were made.

Section 1.B. If during the life of this Agreement there shall be any change in the rate of membership dues, the Union shall furnish to the City written notice prior to the effective date of such change, and shall furnish to the City either new authorization from its members showing the authorized deduction for each employee or an official notification on the letterhead of the Union and signed by the President and secretary of the Union advising of the changed deduction.

Section 1.C. The Union will provide the necessary "Check-Off Authorization" forms and the Union will secure the signature of its members on the forms and deliver the signed forms to the Director of Finance of the City.

Section 2.A. All employees in the Bargaining Unit who are not members of the Union shall be required to pay a representation fee in lieu of dues for services rendered by the Union.

Section 2.B. The representation fee shall be in an amount equivalent to the regular membership dues, initiation fees and assessments charged by the Union to its members, less the cost of benefits financed through the dues, fees and assessments and available to or benefiting only its members, with a maximum limit of eighty-five percent (85%) of the regular membership dues, fees and assessments.

Section 2.C. The Union shall be entitled to the representation fee only if membership in the Union is available to all employees of the Bargaining Unit upon basis, and provided further, that nothing contained herein shall be deemed to require any employee to become a member of the union.

Section 2.D. Payment of the representation fee shall be made to the Union during the term of the Collective Bargaining Agreement affecting such non-member employees and during the period, if any, between successor agreements, providing the employer shall deduct the representation fee from the wages or salaries of the non-member employee.

Section 2.E. The Union shall provide to the employer a list of membership dues, fees and assessments charged to its members and the cost of any benefits financed there from, which benefit members only; any change of this list must be reported to the employer within fifteen (15) days of such change.

Section 2.F. Dues will be deducted automatically from an employee's paycheck on a bi-weekly basis and forwarded to the union via check from the Finance Department on or about the first day of each month.

Section 2.G. Covered part-time titles are listed on the last page of this Agreement.

### **ARTICLE III**

#### **FAIR SHARE ASSESSMENT**

Section 3.A. Any new hire in this Unit who does not make application for membership to the Union within thirty (30) days from the date of employment shall have deducted from his/her pay by the City eighty-five percent (85%) of the monthly Union dues. The City shall deduct the sum of eighty-five percent (85%) of the rate of Local 108 dues from each and every non-member of the Bargaining Unit represented by the Union.

All employees shall be entered into the New Jersey Public Employees Retirement System in accordance with New Jersey State Law.

### **ARTICLE IV**

#### **GRIEVANCE PROCEDURE**

- A. The purpose of this procedure is to secure, at the lowest possible level, an equitable solution to problems which may arise affecting the terms and conditions of this Agreement. The parties agree that this procedure will be kept as informal as may be appropriate.

B. Definition

The term “grievance” as used herein is defined as any controversy arising over the interpretation or adhere to the terms and conditions of this Agreement and may be raised by the individual, the Union, or the City. The Union Business Agent and Shop Steward shall have the right to participate in all steps of the “grievance procedure” noted below.

C. Steps of the Grievance Procedure

The following constitutes a sole and exclusive method for resolving grievances between the parties covered by this Agreement and shall be followed in its entirety unless any step is waived by mutual consent of the parties.

STEP ONE (Conference Meeting)

Prior to a formal grievance being submitted, the Union shall notify the Director/Supervisor and/or his/her designee that a complaint has been submitted. A “conference meeting” shall be held with the Director/Supervisor or his/her designee, with the Union in order to attempt to resolve the matter. Said meeting shall be scheduled by mutual agreement between Director/Supervisor or his/her designee and the Union.

STEP TWO

If no resolution is forthcoming as a result of the “conference meeting” the aggrieved employee or the Union shall institute a grievance under the provisions hereof within thirty (30) working days of the occurrence of the complaint. An earnest effort shall be made to settle the differences between the aggrieved employee or the Union and the immediate Director/Supervisor or his/her designee.

The Director/Supervisor or his/her designee shall render a decision within five (5) working days after his/her receipt of the grievance. Failure to render a decision in a timely manner shall be considered a denial and grievant shall move to the next step.

STEP THREE

A. In the event the grievance has not been resolved at Step Two, the matter may be submitted to the Business Administrator within ten (10) working days following the receipt of the determination of the Director of the department.

B. The Business Administrator is his/her designee who shall review the matter and make a determination within ten (10) working days from his/her receipt of the grievance. The Business Administrator may request a meeting with the union representative and grievant. Failure to render a decision in a timely manner shall be considered a denial and grievant shall move to the next step.

#### STEP FOUR

- A. In the event the grievance has not been resolved during the grievance procedure, the Union may within thirty (30) working days after Step Three answer request arbitration. The Arbitrator shall be chosen in accordance with the rules of the New Jersey Public Employment Relations Commission. Only the union may request arbitration on behalf of a member and not the member alone.
- B. The Arbitrator shall be bound by the provisions of this Agreement and restricted to the application of the facts involved in the grievance as presented to him/her. The Arbitrator shall have no authority to add on, modify, detract from or alter any provisions of the Agreement or any amendment or supplement thereto.
- C. The cost for the Arbitrator shall be borne equally between the City and the Union. Any other expense incurred, shall be paid by the party incurring such costs.
- D. The decision of the Arbitrator shall be final and binding on the parties.

#### ARTICLE V

Benefits:

All employees of the bargaining unit shall receive a salary increase as follows:

2014 - 2%

#### ARTICLE VI

##### **Sick Days**

Part-time permanent employees shall receive all benefits in accordance with the City of Hoboken Employee's Manual; ten (10) sick days.

##### **Vacation Days**

Part-time permanent employees shall receive all benefits in accordance with the City of Hoboken Employee's Manual; ten (10) vacation days.

##### **Crossing Guard Time Off**

Crossing Guards shall receive seven(7) Personal Time Off (PTO) days paid off annually. This may be utilized for purposes of sick time, vacation time or other discretionary time off.

## **Holiday Pay**

Part-time permanent employees (excluding crossing guards) who are required to work on holidays when Hoboken City Hall is closed due to the nature of their duties shall receive overtime pay at a rate of time and a half.

## **Uniform Allowance**

Crossing Guards will receive a uniform allowance of \$750.00 (seven-hundred and fifty dollars) annually, with half being paid on September 1 and the second allotment on December 15, of each contract year. Uniform requirements shall be prescribed by the Police Chief.

Environmental Service employees shall receive \$250.00 (two-hundred fifty dollars) annually for uniform purposes. Plus initial issue as follows:

2 Pants                      1 Pair steel tipped shoes

2 shirts                      1 rain Jacket

1 Coat (Winter)            1 Hat

Gloves as needed

The winter coat shall be returned upon leaving service with the City. All other items will be retained by the employee. Employees will be required to wear their uniform at all times during the service with the City. Uniforms may not be worn when employees are not on duty.

Parking Enforcement Officers shall receive \$350.00 (three-hundred fifty dollars) annually for uniform purposes.

## **ARTICLE VII**

### **NON-DISCRIMINATION CLAUSE**

There shall be no discrimination by the City of the Union against an employee on account of race, color, creed, sex, national origin or age. There should be no discrimination, interference, restraint or coercion by the City of any of its representatives against any of the employees covered under this Agreement because of their membership in the Union or because of any lawful activities by such employee on behalf of the Union.

**ARTICLE VIII**

**SEVERABILITY AND SAVINGS CLAUSE**

If any provision of this Agreement is held to be invalid by operation of law or by a court or by a tribunal of competent jurisdiction, such provision shall be inoperative but all other provisions shall not be effected and shall continue in full force and effect.

**ARTICLE X**

**LEAVE OF ABSENCE**

Funeral Leave

Funeral Leave will be in accordance with the City of Hoboken Employee Personnel Manual.

**ARTICLE XI**

**SENIORITY**

All seniority and layoffs shall be done in accordance with New Jersey Civil Service Commission Rules and Regulation.

POSTING OF JOBS

The City agrees to establish a bulletin board for exclusive use by the RWDSU at the Environmental Service Garage and agrees to post all City job openings.

**ARTICLE XII**

**DURATION**

Section 1. This Agreement shall be in full force and effect as of January 1, 2014 and shall remain in effect up to and including December 31, 2014.

Section 2. The terms of this Agreement shall continue in effect during the negotiations for any successor agreement between the parties.

Section 3. The parties agree to abide by the rules of the Public Employment Relations Commission in terms of providing notice of a desire to negotiate a successor labor agreement.

This Agreement is subject to ratification by the membership of the Union and the City Council.

IN WITNESS WHEREOF, the parties hereto affix their hands at Hoboken, New Jersey on this

\_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
CITY OF HOBOKEN

\_\_\_\_\_  
LOCAL 108, RWDSU, UFCW  
Charles N. Hall, Jr., President

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

Titles:	2014 Minimum Hourly Rate
Crossing Guards	
1 <sup>st</sup> Year	\$9.20
Top Pay	\$10.82
Part-time	
Laborer	\$10.82
Omnibus Operator	\$10.82
Cashier	\$10.82
Recreation Aid	\$8.67
Court Attendant	\$9.81
Complaint Investigator	\$11.55
Sanitation Worker	\$10.61
Code Enforcement Officer	\$9.90
Clerk 1	\$9.62
Parking Enforcement Officer	\$9.62
Traffic Control Officer	\$12.24
Part-time telecommunications officer	\$18.00
Fire Prevention Specialist (Civilian)	\$20.00

IN WITNESS WHEREOF, the parties hereto affix their hands at Hoboken, New Jersey on this

\_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
CITY OF HOBOKEN

*Charles N. Hall, Jr.*  
\_\_\_\_\_  
LOCAL 108, RWDSU, UFCW  
Charles N. Hall, Jr., President

\_\_\_\_\_  
Witness

*Denise Lemieux*  
\_\_\_\_\_  
Witness

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

A TRUE COPY OF A RESOLUTION ADOPTED BY  
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.

AT A MEETING HELD ON: MAY 07 2014 CITY OF HOBOKEN  
RESOLUTION NO. \_\_\_\_\_

[Signature]  
~~RESOLUTION TO APPROVE A "LICENSE AGREEMENT" BETWEEN THE  
CITY OF HOBOKEN AND 612 GARDEN STREET LLC, AS THE OWNER OF  
BLOCK 181 LOT 27 (a/k/a 612 Garden Street), FOR USE AND MAINTENANCE OF A  
PORTION OF THE PUBLIC RIGHT OF WAY ADJACENT TO SAID PROPERTY~~  
CITY CLERK

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 612 Garden Street LLC, owner of Block 181 Lot 27, more commonly known as 612 Garden Street, Hoboken, such a license, by and through its authorized agent, Cossio/Brown Development.

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 612 Garden Street LLC, owner of Block 181 Lot 27, more commonly known as 612 Garden Street, shall be subject and limited to the specifications included in Exhibit "A" (Jensen C. Vasil architectural drawings with metes and bounds detail and specifications 04/07/2014);
- 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: May 7, 2014

Approved:  
[Signature]  
Quentin Wiest, Business Administrator

Approved as to Form:  
[Signature]  
Melissa Longo, Esq., Corporation Counsel

PRESENT

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

## 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 **612 GARDEN STREET LLC**, owner of 612 Garden Street, Hoboken, NJ 07030 (hereinafter referred to as the "**LICENSEE**"), whose authorized agent shall be Cossio/Brown Development.

### 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 Garden Street R.O.W.; and

**WHEREAS**, the **LICENSEE** desires to use a portion of the **LICENSOR**'s property for the purpose of replacing the steps to the basement, improving ingress and egress to the basement, improving drainage adjacent to the building, adding landscaping and making general esthetic improvements to the right of way in front of the building fronting onto Garden Street; and

**WHEREAS**, the area of encroachment will be comparable to other such encroachments along Garden Street, 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 Exhibit "A" (License Area), commonly referred to as the public right of way adjacent to Block 181 Lot 27, to replace the steps to the basement, improve ingress and egress to the basement, improve drainage adjacent to the building, add landscaping and make general esthetic improvements to 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 in 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:** 612 GARDEN STREET LLC, owner in fee of Block 181 Lot 27, more commonly known as 612 Garden Street, Hoboken, NJ.

Signed: \_\_\_\_\_

Printed: \_\_\_\_\_,  
Authorized Agent of 612 Garden Street LLC,  
as owner of, 612 Garden 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:

612 Garden Street  
Hoboken, NJ 07030

Block: 181

Lot(s): 27

Applicant:

Cossio / Brown Development

Owner (if other than Applicant):

612 Garden Street LLC

Address:

612 Garden Street  
Hoboken, NJ 07030

Address:

612 Garden Street  
Hoboken, NJ 07030

Date Received:

Apr 15, 2014

Phone: (201) 420-3019

Phone:

e-mail: jensen@jcvarch.com

e-mail:

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.

Relocation and replacement of the steps to the basement and excavation of the inner courtyard to align with basement entry. Basement steps will be moved out slightly to align with the main stoop; the new stairs will be cast in place concrete with bluestone treads. A new patio area drain will be installed in the center and the patio regraded to the drain; patio area will be finished with bluestone pavers. A 6'5" x 4'2" area of concrete will be removed to create an at grade planting bed between the sunken patio area and the sidewalk. New iron railings and gate will be installed in line with gates and rails of adjacent properties on the block frontage. Main entry stoop to the 1st floor may be repaired if necessary but will not be altered. Area of work is 16'7" x 11'1" (183.7 sf).

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

Improve drainage and general access to the basement and provide for a more attractive entryway and general beautification of the pedestrian right of way.

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.

Yes, building is currently under renovation and being converted from 2-family to single family.

Documents provided with application; check all that apply:

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

Other:

4.29.14

Applicant's signature

Date



**CITY OF HOBOKEN**  
 94 Washington Street  
 Hoboken, NJ 07030  
**Zoning Officer**  
 Ann Holtzman  
 (201) 420-2063  
 aholtzman@hobokennj.org



# FIRST CERTIFICATE OF ZONING COMPLIANCE

Date Received: 04/15/2014  
 Date Issued: 04/15/2014  
 Prior Approvals: n/a

Block: 181 Work Site Location: 612 Garden Street, Hoboken Zoning District: R-1  
 Lot: 27 Lot Size: 16.67 x 100 Proposed Use: Residential No. Units: 2U to 1U\* Special District: n/a

**OWNER / OCCUPANT:**

Name: Cossio / Brown Development  
 Address: 612 Garden Street  
 City: Hoboken State: NJ Zip Code: 07030  
 Phone: Cell Phone:  
 E-mail:

**ARCHITECT / CONTRACTOR:**

Name: Sea Bright Solar installer c/o Jensen C Vasil, Arch.  
 Address: 1021 Grand Street, 4D  
 City: Hoboken State: NJ Zip Code: 07030  
 Bus. Phone: (201) 424-3019 Fax / Cell:  
 E-mail: jensen@jcvarch.com

Pursuant to the Zoning Ordinance; Chapter 196 of the Code of the City of Hoboken, I hereby grant permission to perform the following work:

Installation of a new solar energy system and emergency backup generator at the above referenced location as per Vasil architectural drawings updated to 04/07/2014. Two (2) solar panel arrays will be installed; one consisting of 10 panels at the rear of the roof; the other consisting of 6 panels at the front of the roof set back 10' from the front parapet wall. A new natural gas generator will also be installed on the roof; roof deck to be reinforced and generator secured with hurricane clips directly to joists. Interior connections for both will be added as shown.

Utility connections should be raised above BFE (at least 11' NAVD) to comply with FEMA regulations. Relocate from cellar if needed.

**IMPORTANT:** All necessary permits must be obtained from the Building Department. Upon completion a zoning inspection and Final Certificate must be obtained from this office prior to the issuance of a Certificate of Occupancy.

*Ann Holtzman*  
 Ann Holtzman, Zoning Officer

FEE: \$100.00

Check or Rcpt #: 238530

Collected by: Alexander

**CITY OF HOBOKEN**

94 Washington Street  
Hoboken, NJ 07030

**Zoning Officer**

Ann Holtzman  
(201) 420-2063

aholtzman@hobokennj.org



# FIRST CERTIFICATE OF ZONING COMPLIANCE

Date Received: 05/16/2013

Date Issued: 05/20/2013

Prior Approvals: n/a

Block: 181 Work Site Location: 612 Garden Street, Hoboken Zoning District: R-1

Lot: 27 Lot Size: 16.67 x 100 Proposed Use: Residential No. Units: 2U to 1U\* Special District: n/a

**OWNER / OCCUPANT:**

Name: Cossio / Brown Development  
Address: 612 Garden Street  
City: Hoboken State: NJ Zip Code: 07030

Phone: Cell Phone:  
E-mail:

**ARCHITECT / CONTRACTOR:**

Name: Jensen C Vasil, Arch.  
Address: 1021 Grand Street, 4D  
City: Hoboken State: NJ Zip Code: 07030

Bus. Phone: (201) 424-3019 Fax / Cell: :  
E-mail: jensen@jcvarch.com

Pursuant to the Zoning Ordinance; Chapter 196 of the Code of the City of Hoboken, I hereby grant permission to perform the following work:

Construction of a 3-story rear addition and full interior renovation of the existing structure at the above referenced location as per Vasil architectural drawings dated 04/15/2013. Existing dwelling unit in the below-grade, below-BFE cellar will be eliminated; all fixtures and finishes removed; cellar will become accessory to the single-family use with a full bath, mechanical room and storage but no residential occupancy. A new 3-story extension, 16'2" x 16'8", will be constructed over and extended cellar foundation. New lot coverage will be 59.4% including rear stairs; height will remain 32'4.5" above grade; front and side setbacks remain 0'; rear yard setback will be 34'3" to stairs, 42'3" to rear of the structure. Interior of all floors will be cleared of dividing walls, fixtures and finishes. The 1st floor will be fit out with a new kitchen, half-bath, dining and family room. The 2nd floor will be reconstructed with two (2) bedrooms and two (2) full baths. The 3rd floor will also be fit out with two (2) bedrooms, two (2) full baths and a laundry room. Two (2) AC condenser units will be installed on the roof. NOTE: Yard alterations represented on Z-001 and A-100 do not match. An updated plan detail must be provide for proposed yard alterations.

An existing frame shed in the rear yard will be demolished and removed in its entirety.

**IMPORTANT:** All necessary permits must be obtained from the Building Department. Upon completion a zoning inspection and Final Certificate must be obtained from this office prior to the issuance of a Certificate of Occupancy.

*Ann Holtzman*  
Ann Holtzman, Zoning Officer

FEE: \$100.00

Check or Rcpt #: 1882

Collected by: Holtzman

A TRUE COPY OF A RESOLUTION ADOPTED BY  
 THE COUNCIL OF THE CITY OF HOBOKEN, N.J.  
 AT A MEETING HELD ON MAY 07 2014 CITY OF HOBOKEN

Sponsored by: [Signature] - 18  
 Seconded by: [Signature]

RESOLUTION NO. \_\_\_\_\_

[Signature]  
 CITY CLERK

**RESOLUTION TO APPROVE A "LICENSE AGREEMENT" BETWEEN THE  
 CITY OF HOBOKEN AND MICHAEL DABNEY, AS THE OWNER OF  
 BLOCK 193 LOT 43 (a/k/a 614 Bloomfield 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 Michael Dabney, owner of Block 193 Lot 43, more commonly known as 614 Bloomfield 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 Michael Dabney, owner of Block 193 Lot 43, more commonly known as 614 Bloomfield Street, shall be subject and limited to the specifications included in the attached Application and Exhibits including Jensen C. Vasil architectural drawings dated 03/28/2014;
- 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: May 7, 2014

Approved:  
[Signature]  
 Quentin Wiest, Business Administrator

Approved as to Form:  
[Signature]  
 Mellissa Longo, Esq., Corporation Counsel  
 PRESENT

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

## 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 **MICHAEL DABNEY**, owner of 614 Bloomfield 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 Bloomfield Street R.O.W.; and

**WHEREAS**, the **LICENSEE** desires to use a portion of the **LICENSOR**'s property for the purpose of making improvements to the ingress and egress of the building, improving stormwater management adjacent to the building, and making general esthetic improvements to the right of way in front of his building fronting onto Bloomfield Street; and

**WHEREAS**, the area of encroachment will be comparable to other such encroachments along Bloomfield Street, 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 Exhibit "A" (License Area), commonly referred to as the public right of way adjacent to Block 193 Lot 43, to make improvements to the ingress and egress of the building, improve stormwater management adjacent to the building, and make general esthetic improvements to the right of way 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 in 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:** MICHAEL DABNEY, owner in fee of Block 193 Lot 43, more commonly known as 614 Bloomfield Street, Hoboken, NJ.

Signed: \_\_\_\_\_

Printed: \_\_\_\_\_,  
owner of, 614 Bloomfield 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:

614 Bloomfield Street  
Hoboken, NJ 07030

Block: 193

Lot(s): 43

Applicant:

Michael Dabney

Owner (if other than Applicant):

same

Address:

614 Bloomfield Street  
Hoboken, NJ 07030

Address:

(pending completion of construction)  
88 Lexington Ave, PhA, New York, NY 10016

Date Received:

Apr 11, 2014

Phone: (201) 424-3019

Phone:

e-mail: jensen@jcvarch.com

e-mail:

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.

Replacement of the basement stairs and excavation of the inner courtyard. Basement stairs will remain in the same location but be reconstructed; the new stairs would be cast in place concrete with bluestone treads. Patio area drain will be relocated to the center and the patio regraded to the drain; patio area will be finished with bluestone pavers. New iron railings and gate will be installed in line with gates and rails of adjacent properties on the block frontage. Main entry stoop to the 1st floor may be refaced but will not be altered. Area of work is 7'8.5" x 9'3.5" (71.6 sf).

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

Improve drainage and general access to the basement and provide for a more attractive entryway and general beautification of the pedestrian right of way.

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.

Yes, home is currently under renovation converting it from a 4-family to 2-family.

Documents provided with application; check all that apply:

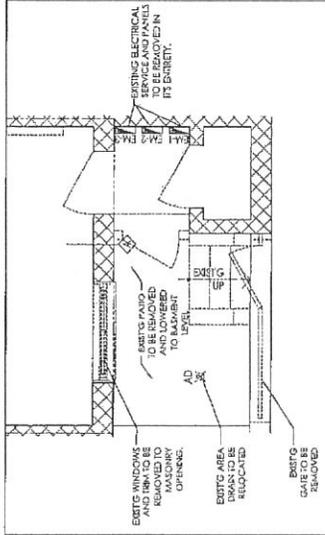
Survey     Architectural drawings     Metes and bounds detail for the area of encroachment     Prior approvals

Other: \_\_\_\_\_

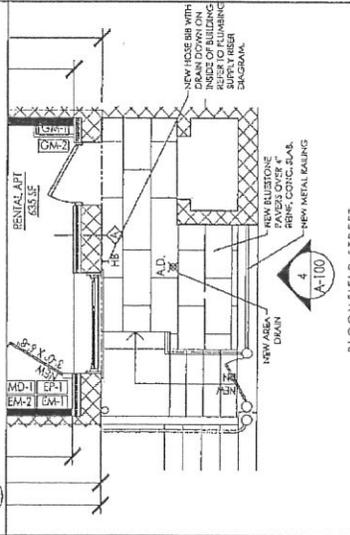
Applicant's signature

4.29.14

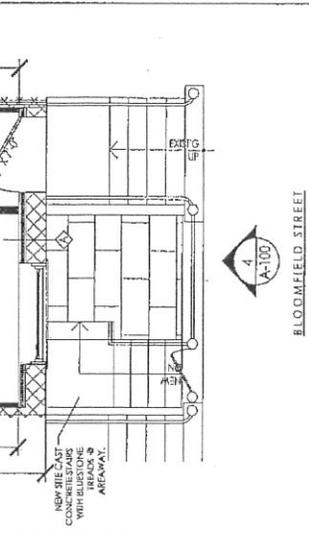
Date



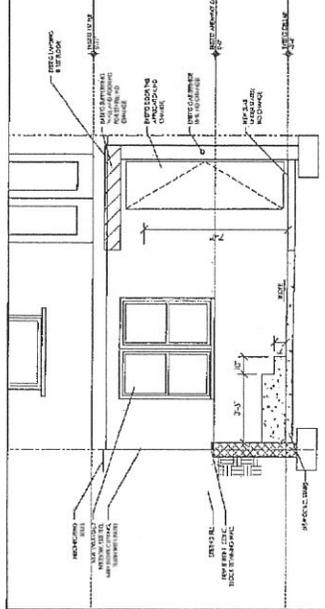
1 AREAWAY DEMOLITION PLAN  
3/8" = 1'-0"



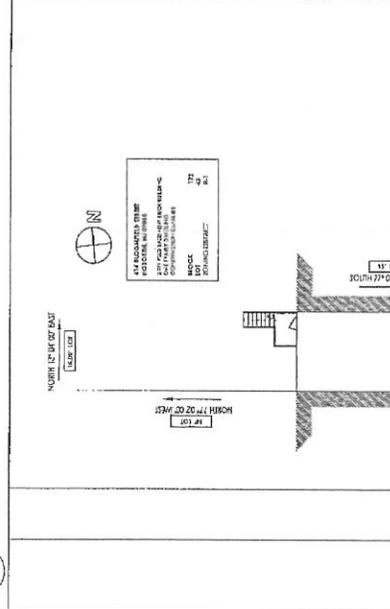
2 PROPOSED AREAWAY PLAN @ CELLAR  
3/8" = 1'-0"



3 PROPOSED GROUND FLOOR PLAN  
3/8" = 1'-0"



4 SECTION A-A  
3/8" = 1'-0"



5 SECTION B-B  
3/8" = 1'-0"

**SF CALCULATIONS**

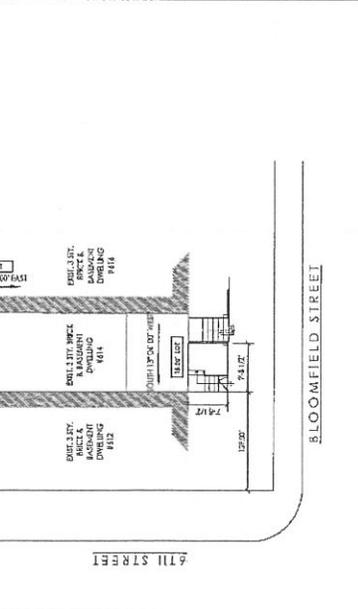
TOTAL LAND AREA DEDUCTED FROM FRONT OF BUILDING TO GATE	71.57
TOTAL LAND OF PRIVATE PROPERTY:	0.37
TOTAL LAND ON CITY PROPERTY:	71.59

**METS AND BOUNDS DESCRIPTION OF CITY PROPERTY AFFECTED**

BEGINNING AT A POINT ON THE WEST SIDE OF BLOOMFIELD STREET 13.00 FEET NORTH OF THE CORNER FROM THE INTERSECTION OF SAID STREET WITH THE INTERSECTION OF SAID STREET AND GARDEN STREET, THENCE:

1. 7.0 1/2 SOUTH 13 DEGREES 56 MINUTES EAST, THENCE
2. 7.3 1/2 NORTH 13 DEGREES 56 MINUTES WEST, THENCE
3. 7.8 1/2 NORTH 74 DEGREES 56 MINUTES WEST, THENCE
4. 6.3 1/2 SOUTH 13 DEGREES 56 MINUTES WEST TO A POINT AND PLACE OF BEGINNING.

TOTAL AREA OF 71 SQUARE FEET.



5 LOCATION PLAN  
3/8" = 1'-0"

ARCHITECT:  
**MR. DABNEY AND MS. PREGIBON**  
ARCHITECTS  
HOBOKEN, N.J. 07030

ARCHITECT:  
**JENSEN C. VASIL ARCHITECT P.C.**  
1000 GARDEN STREET, SUITE 200  
HOBOKEN, N.J. 07030  
TEL: 201.941.1111  
WWW.JCVASIL.COM  
Jensen@jcvasil.com

DATE: 01/15/2010  
DRAWN BY: JCV  
CHECKED BY: JCV  
SCALE: AS SHOWN



PROJECT:  
**MR. DABNEY AND MS. PREGIBON**  
6714 BLOOMFIELD STREET  
HOBOKEN, N.J. 07030

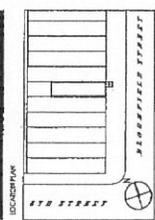
FRONT AREAWAY PLANS AND SECTIONS

DATE: 01/15/2010  
DRAWN BY: JCV  
CHECKED BY: JCV  
SCALE: AS SHOWN

**A-100**

**REVISIONS**

NO.	DATE	DESCRIPTION
1	01/15/2010	ISSUED FOR PERMITS
2	01/15/2010	ISSUED FOR PERMITS
3	01/15/2010	ISSUED FOR PERMITS
4	01/15/2010	ISSUED FOR PERMITS
5	01/15/2010	ISSUED FOR PERMITS
6	01/15/2010	ISSUED FOR PERMITS
7	01/15/2010	ISSUED FOR PERMITS
8	01/15/2010	ISSUED FOR PERMITS
9	01/15/2010	ISSUED FOR PERMITS
10	01/15/2010	ISSUED FOR PERMITS



PROJECT:  
**MR. DABNEY AND MS. PREGIBON**  
6714 BLOOMFIELD STREET  
HOBOKEN, N.J. 07030

FRONT AREAWAY PLANS AND SECTIONS

DATE: 01/15/2010  
DRAWN BY: JCV  
CHECKED BY: JCV  
SCALE: AS SHOWN

**A-100**

**CITY OF HOBOKEN**

94 Washington Street  
Hoboken, NJ 07030

**Zoning Officer**

Ann Holtzman  
(201) 420-2063

aholtzman@hobokennj.org



# FIRST CERTIFICATE OF ZONING COMPLIANCE

Date Received: 09/13/2013  
Date Issued: 09/16/2013  
Prior Approvals: n/a

Block: 193	Work Site Location: 614 Bloomfield Street, Hoboken	Zoning District: R-1
Lot: 43	Lot Size: 15 x 95	Special District: n/a
	Proposed Use: Residential	No. Units: 4U to 2U

**OWNER / OCCUPANT:**

Name	Michael Dabney & Natalie Pregibon		
Address	614 Bloomfield Street		
City	Hoboken	State	NJ
Phone:		Cell Phone:	
E-mail:			

**ARCHITECT / CONTRACTOR:**

Name	Jensen C. Vasil, Arch.		
Address	1021 Grand Street, 4D		
City	Hoboken	State	NJ
Bus. Phone:	(201) 424-3019	Fax / Cell::	
E-mail:	jcvarch@aol.com		

Pursuant to the Zoning Ordinance; Chapter 196 of the Code of the City of Hoboken, I hereby grant permission to perform the following work:

Full rehabilitation of the existing structure at the above referenced location converting it from 4-dwelling units to 2-dwellings as per Vasil architectural drawings dated 08/28/2013. Existing interior will be completely cleared of all walls, fixtures and finishes. A new basement extension, 5'9" x 15' will be constructed increasing overall building to 15' x 56'1" or 59% lot coverage; with rear stairs 60%. Basement will be fit out as a simplex apartment with new kitchen/living room, one (1) bedroom, and one (1) full bath. The 1st, 2nd and 3rd floors will be fit out as a triplex dwelling. The 1st floor will contain the kitchen, a half-bath, dining and living rooms. The 2nd floor will be fit out with one (1) bedroom, one (1) full bath, and an office/study. The 3rd floor will be finished with two (2) bedrooms; one (1) full bath and a playroom. Three (3) curb-mounted AC condenser units will be installed on the upper roof along with three (3) new skylights and a roof access hatch. Front and rear facades will be restored with new door, windows, repaired sills, masonry and cornice; rear fire escape will be removed.

Alterations of front stoop/areaway and courtyard are not included at this time subject to license agreement to be obtained.

**IMPORTANT:** All necessary permits must be obtained from the Building Department. Upon completion a zoning inspection and Final Certificate must be obtained from this office prior to the issuance of a Certificate of Occupancy.

*Ann Holtzman*  
Ann Holtzman, Zoning Officer

FEE: \$100.00

Check or Rcpt #: 1954

Collected by:

*J. Craswell*

A TRUE COPY OF A RESOLUTION ADOPTED BY THE COUNCIL OF THE CITY OF HOBOKEN, N.J.

Sponsored by:

*[Signature]*

Seconded by:

*[Signature]*

AT A MEETING HELD ON: MAY 07 2014 CITY OF HOBOKEN

RESOLUTION NO. \_\_\_\_\_

*[Signature]*

~~RESOLUTION TO~~ APPROVE A "LICENSE AGREEMENT" BETWEEN THE CITY OF HOBOKEN AND SUSAN and DARYL PREGIBON, AS THE OWNERS OF BLOCK 217.01 LOT 19 (a/k/a 624 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, provides for the issuance of license agreements for the aforementioned purpose; and

WHEREAS, the City of Hoboken desires to grant to Susan and Daryl Pregibon, owners of Block 217.01 Lot 19, more commonly known as 624 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 Susan and Daryl Pregibon, owners of Block 217.01 Lot 19, more commonly known as 624 Hudson Street, shall be subject and limited to the specifications included in the attached Application and Exhibits including GALE Architectural Services drawings dated 03/24/2014;
- 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: May 7, 2014

Approved:

*[Signature]*  
Quentin Wiest, Business Administrator

Approved as to Form:

*[Signature]*  
Mellissa Longo, Esq., Corporation Counsel

PRESENT

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

## 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 **SUSAN and DARYL PREGIBON**, owners of 624 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 making improvements to the ingress and egress of the building, improving stormwater management adjacent to the building, adding landscaping and making general esthetic improvements to the right of way in front of their building fronting onto Hudson Street; and

**WHEREAS**, the area of encroachment will be comparable to other such encroachments along Hudson Street, 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 Exhibit "A" (License Area), commonly referred to as the public right of way adjacent to Block 217.01 Lot 19, to make improvements to the ingress and egress of the building, improve stormwater management adjacent to the building, add landscaping and make general esthetic improvements to the right of way 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 in 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:** SUSAN and DARYL PREGIBON, owners in fee of Block 217.01 Lot 19, more commonly known as 624 Hudson Street, Hoboken, NJ.

Signed: \_\_\_\_\_

Printed: \_\_\_\_\_,  
owner of, 624 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

Work Site Address:

624 Hudson Street  
Hoboken, NJ 07030

Block: 217.01

Lot(s): 19

## CITY OF HOBOKEN

**Dawn Zimmer, Mayor**  
94 Washington Street  
Hoboken, NJ 07030

Applicant:

Susan & Daryl Pregibon

Address:

624 Hudson Street  
Hoboken, NJ 07030

Owner (if other than Applicant):

same

Address:

Date Received:

Apr 11, 2014

Phone: (201) 222-9962

Phone:

e-mail: susanpregibon@gmail.com

e-mail:

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.

Area behind the fence line will be altered to create a split-level courtyard with a new at-grade planting bed adjacent to the fence. Courtyard will be regraded and bluestone pavers reinstalled. Lower area drain will be unchanged, but upper area drain closest to the sidewalk will be replaced with a catch basin to collect stormwater and redirect it to the planting bed. Decorative iron fence will be repaired or replaced in kind and will continue match the fence-line along the block frontage. Existing flush mounted cellar hatch will remain. Area of work is 17' x 20' (340 sf).

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

Improve drainage adjacent to the house and eliminate excess runoff entering the storm sewers; provide for a more attractive entryway and general beautification of the pedestrian right of way.

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.

Yes, home is currently under renovation converting it from a 3-family to 2-family.

Documents provided with application; check all that apply:

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

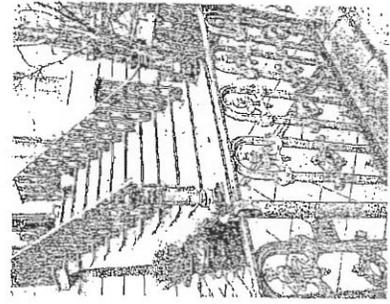
Other:

Applicant's signature

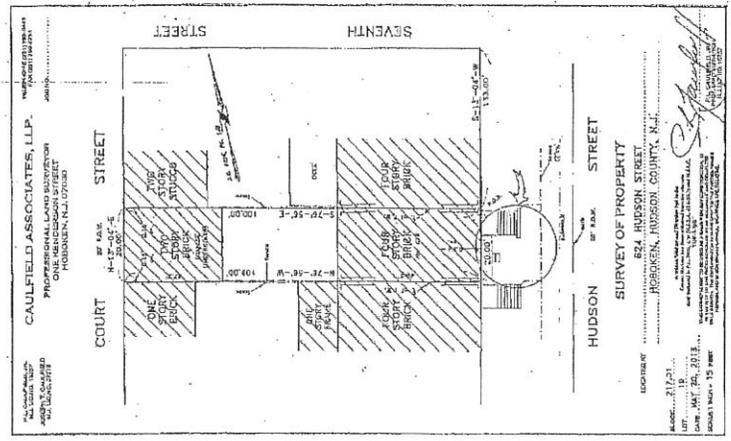
4/29/2014

Date

CODES  
 INTERNATIONAL BUILDING CODE 2009, N.E.D.  
 UNIFORM CONSTRUCTION CODE 2009  
 NATIONAL STANDARD PLUMBING CODE, 2009  
 INTERNATIONAL MECHANICAL CODE, 2009  
 GBAD/ANSI A117.1 ACCESSIBILITY CODE



EXISTING IRON FENCE & RAILING  
 REPLACE IN-PLACE



**GALE**  
 Architectural Services  
 221 Maple Street  
 Hudson, NJ 07030-4042  
 Phone: 973-528-0442

PROFESSIONAL LAND SURVEYOR  
 STATE OF NEW JERSEY  
 No. 12-457-E

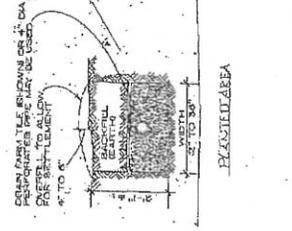
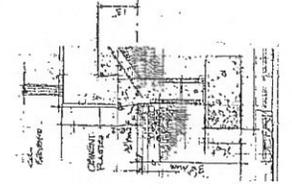
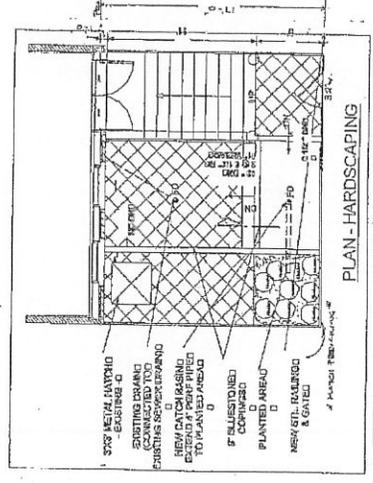
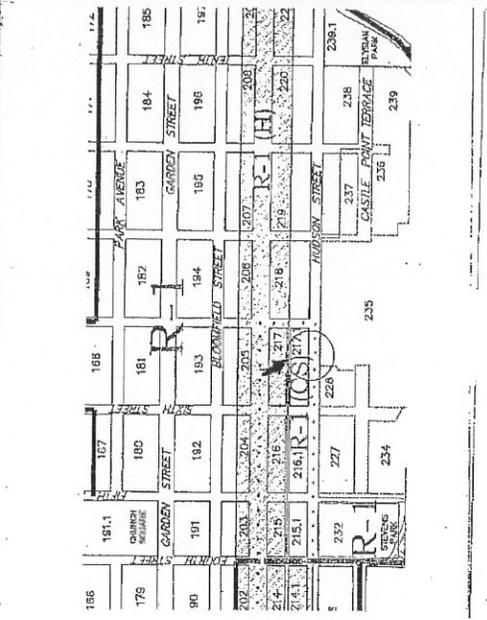
PROJECT NAME:  
 624 HUDSON STREET  
 FRONT YARD

PROJECT NO.:  
 12-457-E

DATE:  
 12/21/11

SCALE:  
 1/4" = 1'-0"

SHEET NO.:  
 A-1



**CITY OF HOBOKEN**

94 Washington Street  
Hoboken, NJ 07030

**Zoning Officer**

Ann Holtzman  
(201) 420-2063

aholtzman@hobokennj.org



# FIRST CERTIFICATE OF ZONING COMPLIANCE

Date Received:

01/03/2014

Date Issued:

01/06/2014

Prior Approvals:

n/a

Block:  Work Site Location:  Zoning District:

Lot:  Lot Size:  Proposed Use:  No. Units:  Special District:

**OWNER / OCCUPANT:**

Name:

Address:

City:  State:  Zip Code:

Phone:  Cell Phone:

E-mail:

**ARCHITECT / CONTRACTOR:**

Name:

Address:

City:  State:  Zip Code:

Bus. Phone:  Fax / Cell:

E-mail:

Pursuant to the Zoning Ordinance; Chapter 196 of the Code of the City of Hoboken, I hereby grant permission to perform the following work:

Construction of a vertical addition to the existing 1.5 story accessory garage at the above referenced location as per Giblin architectural drawings dated 12/15/2013. Prior permit approval included removal of the east facing wall of the garage reducing it in size to 20' x 24'8"; north, west and south walls remain unchanged. Setback between principal and accessory structures is 20' (22'10" not counting egress stairs), as required. Existing roof will be removed from the accessory garage and a new double-height 2nd floor will be added to the existing 1-story structure; for an overall height of 29'8". Interior will be fit out with a new foyer at the entrance from Court Street, and parking for two vehicles on the 1st floor. New stairs will be installed to the 2nd floor dwelling unit which will have a kitchen, dining/living room and full bath on the lower level and a sleeping mezzanine. One (1) AC condenser unit will be installed on the garage roof. Garage and pedestrian doors will be replaced on the Court Street facade; new construction portion will have double-height window and a brick veneer. The interior courtyard facade will have eight (8) new windows and a new door with stone lintels and brick veneer finish.

**IMPORTANT:** All necessary permits must be obtained from the Building Department. Upon completion, a zoning inspection and Final Certificate must be obtained from this office prior to the issuance of a Certificate of Occupancy.

  
Ann Holtzman, Zoning Officer

FEE:

Check or Rcpt #:

Collected by:

**CITY OF HOBOKEN**  
 94 Washington Street  
 Hoboken, NJ 07030  
**Zoning Officer**  
 Ann Holtzman  
 (201) 420-2063  
 aholtzman@hobokennj.org



# FIRST CERTIFICATE OF ZONING COMPLIANCE

Date Received: 08/09/2013  
 Date Issued: 08/12/2013  
 Prior Approvals: n/a

Block: 217.01 Work Site Location: 624 Hudson Street, Hoboken Zoning District: R-1  
 Lot: 19 Lot Size: 20 x 100 Proposed Use: Residential No. Units: 3U Special District: n/a

**OWNER / OCCUPANT:**

Name: Daryl & Susan Pregibon  
 Address: 706 Hudson Street  
 City: Hoboken State: NJ Zip Code: 07030  
 Phone: (908) 656-4165 Cell Phone:  
 E-mail: daroogle@gmail.com

**ARCHITECT / CONTRACTOR:**

Name: Francis Giblin, RA / Giblin Architecture  
 Address: PO Box 1182  
 City: Mountainside State: NJ Zip Code: 07092  
 Bus. Phone: (908) 451-2098 Fax / Cell:  
 E-mail: fgiblin@giblinarch.com

Pursuant to the Zoning Ordinance; Chapter 196 of the Code of the City of Hoboken, I hereby grant permission to perform the following work:

Alteration of the principal structure and accessory garage at the above referenced location as per Giblin architectural drawings dated 08/04/2013. The east wall of the existing 2-story garage will be removed and the garage reduced in size to 20'(w) x 24'8"(d). New facade wall facing the courtyard will be brick with four (4) window openings and a door; 3-steps will be replaced inside the garage; stairs to 2nd floor unit will remain. No other alterations will be made to the accessory unit/garage at this time. Interior of the principal structure will be cleared of walls fixtures and finishes on all floors; new construction will extend the cellar, basement and 1st floor 12' x 20' to a full depth of 52'6"; the 3rd floor extension will measure 12' x 12'5". Cellar will be reconstructed with new partition walls creating a workshop, laundry room, mechanical room, an elevator/mechanical shaft (elevator to service the triplex), a half-bath, and storage area. The basement will be renovated as a simplex dwelling unit with new kitchen, living/dining room, one (1) bedroom and one (1) full bath. Floors 1 thru 3 will be finished as a triplex dwelling. The 1st floor will be fit out with a new kitchen, living room and half-bath. The 2nd floor will contain one (1) bedrooms, a sitting room and two (2) full baths. The 3rd floor will contain two (2) bedrooms and one (1) full bath. Three (3) AC condenser units will be installed on the upper roof. Stairs will extend from the rear of the building 2'10" x 16'2" connecting 1st floor to rear yard. Setback between stair and garage will be 20'.

**IMPORTANT:** All necessary permits must be obtained from the Building Department. Upon completion a zoning inspection and Final Certificate must be obtained from this office prior to the issuance of a Certificate of Occupancy.

*Ann Holtzman*  
 Ann Holtzman, Zoning Officer

Fee: \$100.00 Check or Rcpt #: 7355 Collected by: Anastasio

A TRUE COPY OF A RESOLUTION ADOPTED BY  
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.  
AT A MEETING HELD ON **MAY 07 2014**

Sponsored by: *[Signature]*  
Seconded by: *Pete H. Cunningham*

CITY OF HOBOKEN

RESOLUTION NO. \_\_\_\_\_

*James J. Sorensen*

**RESOLUTION TO APPROVE A "LICENSE AGREEMENT" BETWEEN THE  
CITY OF HOBOKEN AND SHAFI and ZUBEDA MANSURI, AS THE OWNERS OF  
BLOCK 68 LOT 27 (a/k/a 510 Jefferson 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 Shafi and Zubeda Mansuri, owners of Block 68 Lot 27, more commonly known as 510 Jefferson 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 Shafi and Zubeda Mansuri, owners of Block 68 Lot 27, more commonly known as 510 Jefferson Street, shall be subject and limited to the specifications included in the attached Application and Exhibits including DMC Associates survey and Minervini-Vandermark Architecture drawings dated 04/28/2014;
- 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: May 7, 2014

Approved:

*Quentin Wiest*  
Quentin Wiest, Business Administrator

Approved as to Form:

*Melissa Longo*  
Melissa 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	/			

**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 **SHAFI and ZUBEDA MANSURI**, owners of 510 Jefferson 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 Jefferson Street R.O.W.; and

**WHEREAS**, the **LICENSEE** desires to use a portion of the **LICENSOR**'s property for the purpose of making improvements to the ingress and egress of the building fronting onto Jefferson Street; and

**WHEREAS**, the area of encroachment will be comparable to other such encroachments along Jefferson Street, 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 Exhibit "A" (License Area), commonly referred to as the public right of way adjacent to Block 68 Lot 27, to make improvements to the ingress and egress of the building 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 in 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:** SHAFI and ZUBEDA MANSURI, owners in fee of Block 68 Lot 27, more commonly known as 510 Jefferson Street, Hoboken, NJ.

Signed: \_\_\_\_\_

Printed: \_\_\_\_\_,

owner of, 510 Jefferson 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:

510 Jefferson Street  
Hoboken, NJ 07030

Block: 68

Lot(s): 27

Applicant:

Shafi & Zubeda Mansuri

Owner (if other than Applicant):

same

Address:

510 Jefferson Street  
Hoboken, NJ 07030

Address:

Date Received:

Apr 28, 2014

Phone: (201) 386-0637

Phone:

e-mail: sujan@mvarchitecture.com

e-mail:

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.

Existing stoop projecting straight into the right of way will be removed entirely. The new stoop will be relocated slightly to the north to compliment alterations to the interior where the center hallway is being eliminated and a new entry foyer is proposed. The new stoop will be L-shaped matching the stoop at 512 Jefferson next door and will be finished similarly with brick face and concrete treads. The basement steps will remain in the same location as they are currently but will be widened from just under 3' to 4'6". Basement steps will be poured in place concrete. We plan to keep the existing iron fence and railings and alter them to work with the new stoop but leave the location as it is. Area of work is 25' x 8' (200 sf), finished stairs as proposed will encroach a total of 79.7 sf.

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

Relocate stoop to match proposed alterations to the interior and improve access to the living space by providing a main stoop with more uniform stair risers and landings. Basement stairs will provide for easier access to storage area and trash room.

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.

Yes, first certificate of zoning compliance received on 10/24/2013 for interior alterations. No construction work has been started at the site.

Documents provided with application; check all that apply:

- Survey
- Architectural drawings
- Metes and bounds detail for the area of encroachment
- Prior approvals
- Other:

*Shafi B Mansuri 4/29/14*

Applicant's signature

Date

DMC ASSOCIATES, INC. LAND SURVEYORS  
211 Main Street, Butler, New Jersey 07405  
Phone: 973-838-9187 Fax: 973-838-4389

April 22, 2014

**RE: Jefferson Street, City Of Hoboken, Hudson County, New Jersey  
Proposed Staircase Easement "A" & Stairwell Easement "B"  
DMC No. 0806038**

The purpose of this description is to describe a proposed Staircase Easement "A" and Stairwell Easement "B" to be located within the R.O. W. of Jefferson Street, lands owned by the City of Hoboken for the benefit of Lot 27, Block 68 a.k.a. 510 Jefferson Street, lands presently owned by Shafi B. Mansuri and Zubeda S. Mansuri

PROPOSED STAIRCASE EASEMENT "A"

All that certain tract or land and premises situated and lying in the City of Hoboken, County of Hudson, State of New Jersey being more particularly described as follows;

Beginning at a point located on the westerly R.O.W. line of Jefferson Street, a 50.00 feet wide R.O.W. Said beginning point also being the common corner between Lot 28 and Lot 29 in Block 68 as shown on a map entitled "Map of Property Situate at Hoboken," filed in the Hudson County Clerk's office on August 6, 1862 as Map No. 846 and running thence;

- (1) On a line into the R.O.W. of Jefferson Street. Said line also being the continuation of Lot 28 in Block 68 as shown on said filed map if extended South 76 degrees 56 minutes 00 seconds East for a distance of 8.00 feet to a point, thence;
- (2) On a line parallel to the westerly line of Jefferson Street South 13 degrees 04 minutes 00 seconds West for a distance of 11.50 feet to a point, thence;
- (3) On a line parallel to the first course herein described North 76 degrees 56 minutes 00 seconds West for a distance of 3.00 feet to a point, thence;
- (4) On a line parallel to the second course herein described North 13 degrees 04 minutes 00 seconds East for a distance of 7.50 feet to a point, thence;
- (5) On a line parallel to the first course herein described North 76 degrees 56 minutes 00 seconds West for a distance of 5.00 feet to a point on the westerly R.O.W. line of Jefferson Street, thence
- (6) Along the westerly R.O.W. line of Jefferson Street North 13 degrees 04 minutes 00 seconds East for a distance of 4.00 feet to the point and place of beginning herein described.

- Containing 51.38 +/- Sq. Ft.

Said easement being the same as shown on a survey entitled "Proposed Staircase Easement "A" and Stairwell Easement "B" for Tax Lot 27, Block 68 a.k.a. 510 Jefferson Street, City of Hoboken, Hudson County, New Jersey" dated April 22, 2014 prepared by DMC Associates, Inc. Land Surveyors. Said survey is to be made part of this description.

**RE: Jefferson Street, City Of Hoboken, Hudson County, New Jersey  
Proposed Staircase Easement "A" & Stairwell Easement "B"  
DMC No. 0806038**

PROPOSED STAIRWELL EASEMENT "B"

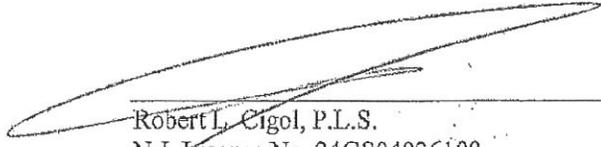
All that certain tract or land and premises situated and lying in the City of Hoboken, County of Hudson, State of New Jersey being more particularly described as follows;

Beginning at a point on the westerly R.O.W. line of Jefferson Street, a 50.00 feet wide R.O.W. Said beginning point also being located 131.30 feet from the point of intersection formed by the northerly R.O.W. line of Fifth Street and the westerly R.O.W. line of Jefferson Street and running thence;

- (1) Along the westerly R.O.W. line of Jefferson Street North 13 degrees 04 minutes 00 seconds West for a distance of 4.50 feet to a point, thence;
- (2) On a line into the R.O.W. of Jefferson Street South 76 degrees 56 minutes 00 seconds East for a distance of 7.00 feet to a point, thence;
- (3) On a line parallel to the westerly R.O.W. line of Jefferson Street South 13 degrees 40 minutes 00 seconds West for a distance of 4.50 feet to a point, thence;
- (4) On a line parallel to the second course herein described North 76 degrees 56 minutes 00 seconds West for a distance of 7.00 feet to the point and place of beginning herein described.

- Containing 28.35 +/- Sq. Ft.

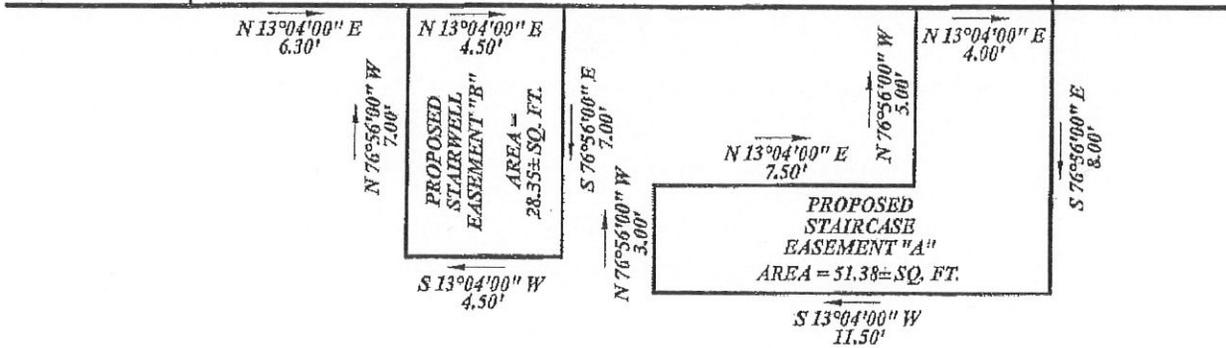
Said easement being the same as shown on a survey entitled "Proposed Staircase Easement "A" and Stairwell Easement "B" for Tax Lot 27, Block 68 a.k.a. 510 Jefferson Street, City of Hoboken, Hudson County, New Jersey" dated April 22, 2014 prepared by DMC Associates, Inc. Land Surveyors. Said survey is to be made part of this description.

  
Robert L. Cigol, P.L.S.  
N.J. License No. 24GS04026100  
Certificate of Authorization No. 24GA27919000

LOT 28  
BLOCK 68  
No. 508

LOT 27  
BLOCK 68  
No. 510

LOT 26  
BLOCK 68  
No. 512



## JEFFERSON STREET

(65' R.O.W.)

### PROPOSED STAIRCASE EASEMENT "A" AND STAIRWELL EASEMENT "B"

FOR TAX LOT 27, BLOCK 68 A.K.A. 510 JEFFERSON STREET  
CITY OF HOBOKEN,  
HUDSON COUNTY, NEW JERSEY

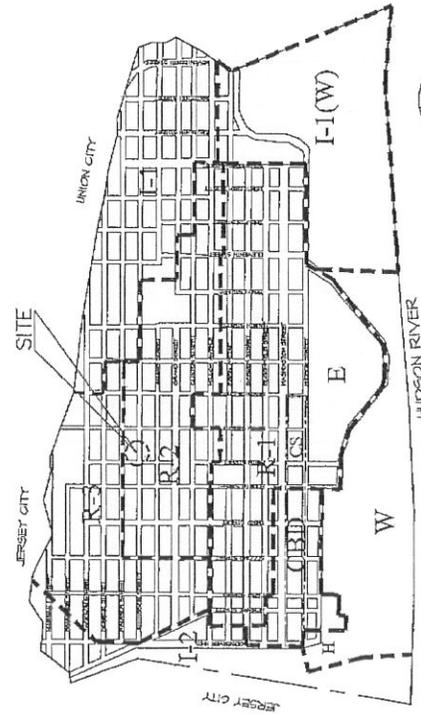
DMC ASSOCIATES INC.  
PROFESSIONAL LAND SURVEYORS

211 MAIN STREET, BUTLER N.J. 07405  
973-838-9187 FAX 973-838-4389 INFO@DMCSURVEYING.COM

DRAWN	CHECKED	SCALE	DATE	SHEET No.	PROJECT No.
J.B.	R.L.C.	1"=5'	04-22-2014	1 OF 1	0806038

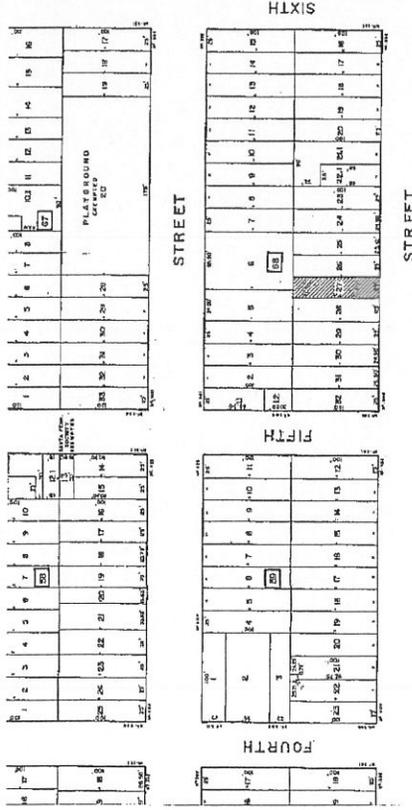
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

**PROPOSED EXTERIOR STAIR AT:  
510 JEFFERSON ST.  
BLOCK 68; LOT 27  
CITY OF HOBOKEN  
HUDSON COUNTY, NEW JERSEY 07030**



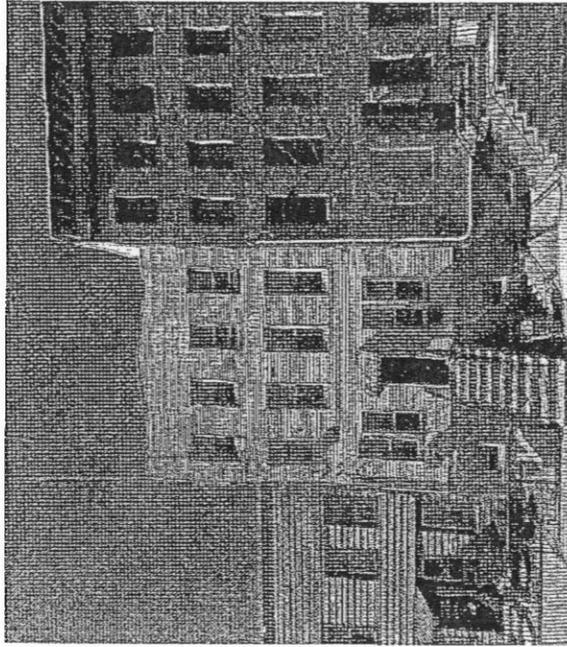
**ZONING LOCATION MAP**

SCALE: NTS



**TAX MAP**

SCALE: NTS



**SITE PHOTOGRAPH**

SCALE: NTS

**Mimivini Vandemark  
Architecture**  
Mimivini Vandemark, LLC  
140 Jefferson Street  
Hoboken, NJ 07030  
Tel: 201-346-0337  
Fax: 201-346-0628  
www.mvarchitecture.com

Frank J. Mienivni, AIA  
140 Jefferson Street  
Hoboken, NJ 07030  
Tel: 201-346-0337

Anthony C. Vandemark, Jr. AIA  
140 Jefferson Street  
Hoboken, NJ 07030  
Tel: 201-346-0337

Client  
**WAJID MANSURI**

Address  
**510 JEFFERSON STREET,  
HOBOKEN, NJ 07030**

Project Description  
**PROPOSED EXTERIOR  
STAIR**

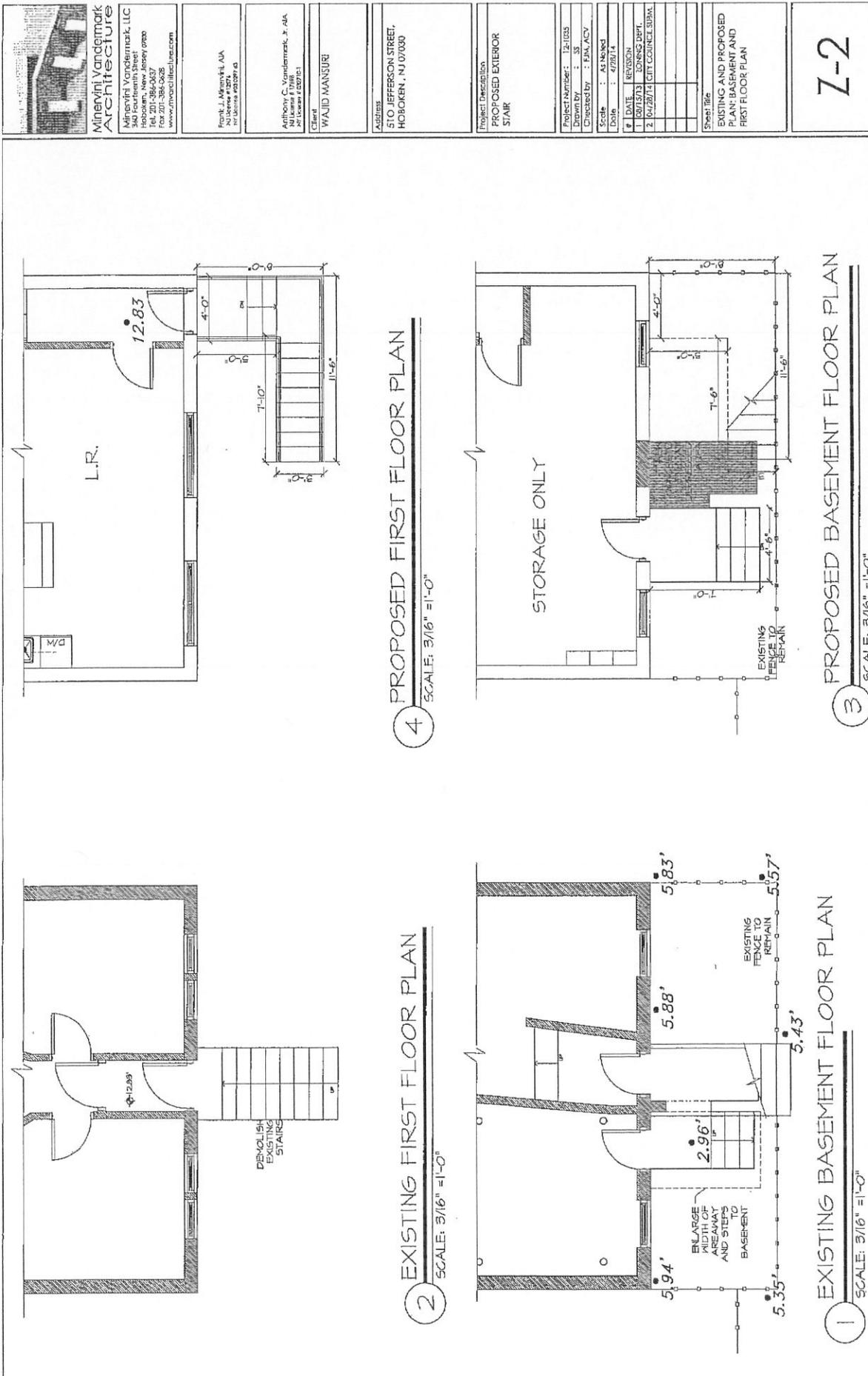
Project Number: 12-1035  
Drawn By: SS  
Checked By: F.M. ACV  
Scale: AS NOTED  
Date: 4/28/14

1. DATE: 08/08/14  
2. DATE: 08/08/14  
3. DATE: 08/08/14  
4. DATE: 08/08/14  
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25. DATE: 08/08/14  
26. DATE: 08/08/14  
27. DATE: 08/08/14

Street File  
**ZONING MAP, TAX MAP &  
SITE PHOTO**

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



**CITY OF HOBOKEN**  
 94 Washington Street  
 Hoboken, NJ 07030

**Zoning Officer**  
 Ann Holtzman  
 (201) 420-2063

aholtzman@hobokennj.org



# FIRST CERTIFICATE OF ZONING COMPLIANCE

Date Received: 10/24/2013  
 Date Issued: 10/24/2013  
 Prior Approvals: n/a

Block: 68 Work Site Location: 510 Jefferson Street, Hoboken Zoning District: R-2  
 Lot: 27 Lot Size: 25 x 100 Proposed Use: Residential No. Units: 3U Special District: n/a

**OWNER / OCCUPANT:**

Name: Wajid Mansuri  
 Address: 510 Jefferson Street  
 City: Hoboken State: NJ Zip Code: 07030  
 Phone: Cell Phone:  
 E-mail:

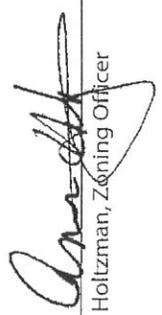
**ARCHITECT / CONTRACTOR:**

Name: Minervini Vandermark Architecture  
 Address: 360 - 14th Street  
 City: Hoboken State: NJ Zip Code: 07030  
 Bus. Phone: (201) 386-0637 Fax / Cell:  
 E-mail: sujan@mvarchitecture.com

Pursuant to the Zoning Ordinance; Chapter 196 of the Code of the City of Hoboken, I hereby grant permission to perform the following work:

Interior alteration of the basement, 1st and 2nd floors at the above referenced location as per MV architectural drawings dated 08/15/2013. Basement (damaged by flooding) and 1st floors will be cleared. All residential use will be removed from the basement. A demising wall will be constructed to create an entry foyer and stairway at basement level; the remaining basement area will be used for storage only. Storage space must be fitted with flood vents in accordance with FEMA guidelines; all areas of the basement shall be finished with flood resistant materials to 1' above flood elevation. The 1st floor will be reconstructed with new partition walls to create a new kitchen/living room, two (2) bedrooms, two (2) full baths and a mechanical closet. The 2nd floor will be altered to accommodate the new stair well. No work will be done on the 3rd floor at this time.

**IMPORTANT:** All necessary permits must be obtained from the Building Department. Upon completion, a zoning inspection and Final Certificate must be obtained from this office prior to the issuance of a Certificate of Occupancy.

  
 Ann Holtzman, Zoning Officer

FEE: \$100.00      Check or Rcpt #: 4607      Collected by: Anastasio

A TRUE COPY OF A RESOLUTION ADOPTED BY  
 THE COUNCIL OF THE CITY OF HOBOKEN, N.J.  
 AT A MEETING HELD ON: **MAY 07 2014**

Sponsored by: *Ray B...* 21  
 Seconded by: *Peter H. Cunningham*

*James J. Sarena* CITY OF HOBOKEN  
 RESOLUTION NO. \_\_\_\_\_

**RESOLUTION TO APPROVE A "LICENSE AGREEMENT" BETWEEN THE  
 CITY OF HOBOKEN AND MARY BETH and MICHAEL BETANCOURT, AS THE OWNERS  
 OF BLOCK 170 LOT 29 (a/k/a 822 Park Avenue), 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 Mary Beth and Michael Betancourt, owners of Block 170 Lot 29, more commonly known as 822 Park Avenue, 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 Mary Beth and Michael Betancourt, owners of Block 170 Lot 29, more commonly known as 822 Park Avenue, shall be subject and limited to the specifications included in the attached Application and Exhibits including Edward Clark Landscape Architect drawings received 04/21/2014;
- 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: May 7, 2014

Approved:  
*Quentin Wiest*  
 Quentin Wiest, Business Administrator

Approved as to Form:  
*Melissa Longo*  
 Melissa Longo, Esq., Corporation Counsel  
 PRESENT

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

## 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 **MARY BETH and MICHAEL BETANCOURT**, owners of 822 Park Avenue, 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 Park Avenue R.O.W.; and

**WHEREAS**, the **LICENSEE** desires to use a portion of the **LICENSOR**'s property for the purpose of making improvements to the ingress and egress of the building, adding landscaping and making general esthetic improvements to the right of way in front of their building fronting onto Park Avenue; and

**WHEREAS**, the area of encroachment will be comparable to other such encroachments along Park Avenue, 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 Exhibit "A" (License Area), commonly referred to as the public right of way adjacent to Block 170 Lot 29, to make improvements to the ingress and egress of the building, add landscaping including a street tree and make general esthetic improvements to the right of way 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 in 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:** MARY BETH and MICHAEL BETANCOURT, owners in fee of Block 170 Lot 29, more commonly known as 822 Park Avenue, Hoboken, NJ.

Signed: \_\_\_\_\_

Printed: \_\_\_\_\_,

owner of, 822 Park Avenue, 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:

822 Park Avenue  
Hoboken, NJ 07030

Block: 170

Lot(s): 29

Applicant:

Mary Beth & Michael Betancourt

Owner (if other than Applicant):

same

Address:

822 Park Avenue  
Hoboken, NJ 07030

Address:

Date Received:

Apr 21, 2014

Phone: (908) 319-1298

Phone:

e-mail: mary@ench.com

e-mail:

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.

Scope of work includes:

- Alteration and reconstruction of the areaway and stairs to the basement;
- Replace uneven concrete sidewalk with clay paver sidewalk;
- Remove concrete to create a tree pit for planting of a new street tree;
- Remove concrete to create a planting area between the pedestrian traffic area and the stairwell to the basement; and
- Installation of a new decorative Iron fence and railings in line with the projection of railings of adjacent houses to the north and south.

Area of work is 12' x 16.5' (198 sf) including sidewalk replacement area and tree pit; courtyard only is approximately 96 sf.

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

Basement areaway alterations will provide uniform riser heights for the steps; and improve light and air circulation to the basement. Existing concrete sidewalk is uneven; sidewalk replacement will correct the unsafe condition. Planting and tree beds will add greenery to the block and capture stormwater runoff. The new fence will add consistency to the block frontage. These alterations will improve safety as well as provide for a more attractive streetscape.

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.

Zoning and Building Department permits have been obtained for interior renovation of the single family home and for landscape renovation of the rear yard.

Documents provided with application; check all that apply:

- Survey     Architectural drawings     Metes and bounds detail for the area of encroachment     Prior approvals  
 Other: \_\_\_\_\_

*M. Betancourt*

Applicant's signature

4.29.14

Date

BETANCOURT  
RESIDENCE  
#822

WINDOW  
BASEMENT DOOR  
EXISTING STEPS TO  
BASEMENT DOOR

EXISTING MASONRY STEPS  
EXISTING MASONRY PIERS  
EXISTING FENCE

EDGE OF NEIGHBORING  
STEPS

EXISTING  
CONCRETE  
WALK

EXISTING CURB

PARK AVE.

**RECEIVED**  
APR 21 2014

Betancourt Residence  
Existing Conditions Plan  
Scale: 1/4" = 1'-0"

BETANCOURT  
RESIDENCE  
#822

WINDOW PLANTER  
LANDING AT DOOR LEVEL  
PLANTING BED  
REPLACE 12sf OF CONCRETE  
WITH PLANTINGS  
PROPOSED STEPS  
HYDRANGEA

BRICK VENEER WALL w/  
BLUESTONE CAP

DECORATIVE IRON GATE

PROPOSED STREET TREE  
WITH GROUND COVER

EXISTING  
CONCRETE  
WALK

12" DECORATIVE IRON  
FENCING WITH  
GROUND COVER

STEPS TO FIRST  
FLOOR. BASEMENT  
ENTRANCE BELOW  
LANDING  
BLUESTONE w/BRICK  
VENEER FRONT  
ENTRANCE

EXISTING  
CONCRETE  
WALK

EXISTING CURB

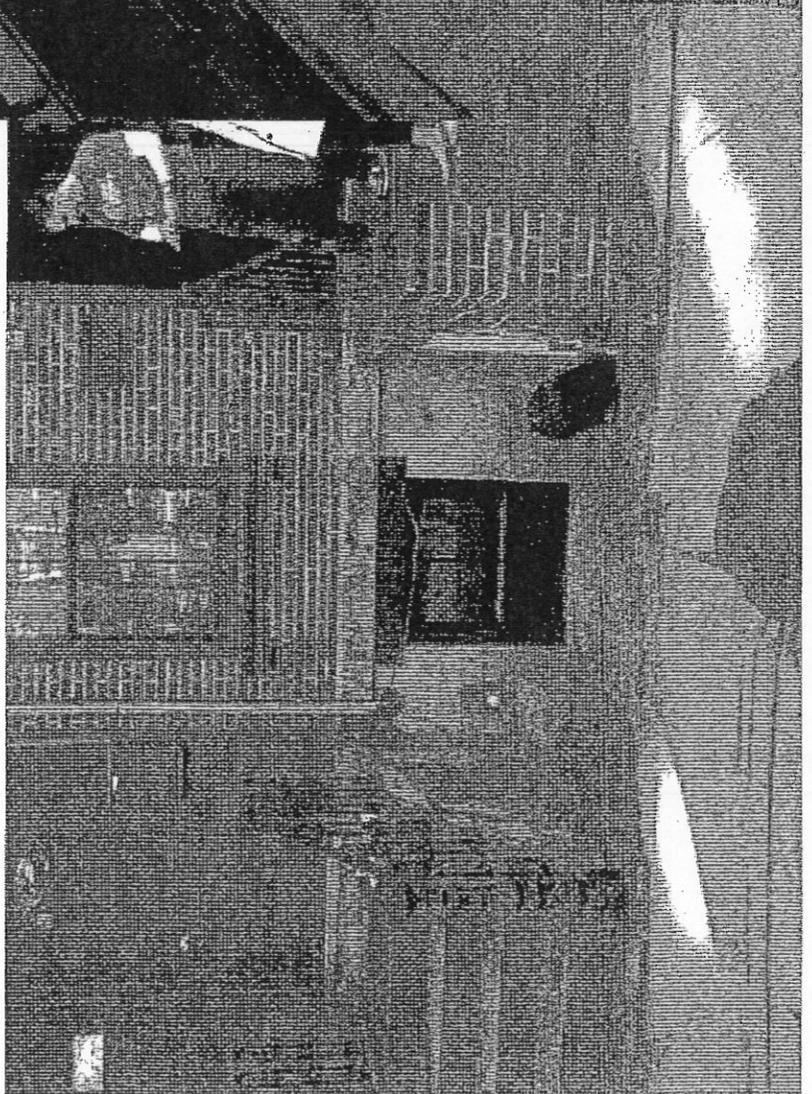
CARPINUS BETULUS  
'FASTIGIATA' (HORNBEAM)

PROPOSED  
PAVER WALK  
(110sf)

PARK AVE.

Betancourt Residence  
Front Landscape Layout  
Scale: 1/4" = 1'-0"

**RECEIVED**  
APR 21 2014



**RECEIVED**  
APR 21 2014  
BY:

Betancourt Residence  
Existing Conditions

Ann Holtzman

Block 170 Lot 29

---

**From:** Edward Clark Landscape Architect, LLC [edwardclark.la@verizon.net]  
**Sent:** Monday, April 21, 2014 4:14 PM  
**To:** Ann Holtzman  
**Subject:** 822 Park Ave  
**Attachments:** 2014-04-21\_Betancourt\_FrontLandscapePlans.pdf

Good Afternoon

as a follow up to our meeting in your office last Tuesday Apr 15 we have attached a sketch of proposed landscape improvements at 822 Park

notably

- reconstructing stairs to existing basement door to provide uniform riser heights
- replacing uneven concrete sidewalk with a clay paver sidewalk
- removing concrete and creating a planting pit for a proposed street tree
- removing concrete and creating a planting area between the pedestrian traffic and the stairwell to the basement
- providing a decorative fence/rail between the pedestrian traffic and stairwell to basement

Edward Clark Landscape Architect, LLC  
362 Route 206  
Flanders, NJ 07836  
Tel (201) 651-0028  
Fax (201) 651-0029

**CITY OF HOBOKEN**  
 94 Washington Street  
 Hoboken, NJ 07030  
**Zoning Officer**  
 Ann Holtzman  
 (201) 420-2063  
 aholtzman@hobokennj.org



# FINAL CERTIFICATE OF ZONING COMPLIANCE

Date Received: 02/04/2013

Date Issued: 02/04/2013

Block: 170 Work Site Location: 822 Park Avenue, Hoboken Zoning District: R-1  
 Lot: 29 Lot Size: 12.67 x 100 Planned Use: Residential No. Units: 1U Special District: n/a

**OWNER / OCCUPANT:**

Name: Mary Beth & Michael Betancourt  
 Address: 822 Park Avenue  
 City: Hoboken State: NJ Zip Code: 07030  
 Phone: (908) 319-1298 Cell Phone:  
 E-mail: mary@ench.com

**ARCHITECT / CONTRACTOR:**

Name: Stephen Kowalski / Limn Architects  
 Address: 116 West Cliff Street  
 City: Sovereigny State: NJ Zip Code: 08876  
 Bus. Phone: (908) 672-7093 Cell Phone:  
 E-mail: skowalski@limnarchitects.com

Pursuant to the Zoning Ordinance; Chapter 196 of the Code of the City of Hoboken, the following work has been completed in complies with city zoning and a Certificate of Occupancy may be issued:

Interior renovation of the existing 3-story single-family structure at the above referenced location is complete and consistent with Limn architectural drawings dated 04/11/2012. First floor rear extension was reconstructed. Interior walls and finishes were removed; floors reconfigured and new dividing walls constructed; interior finishes were refurbished or replaced throughout. The 1st floor consists of living/dining room, kitchen, study, and half bath; 2nd floor has two (2) bedrooms and a full bath; and the 3rd floor contains a bedroom; sitting room, walk-in closet and full bath. Use will remain a single-family dwelling. Two (2) HVAC condenser units were added to the roof measuring approximately 3.5' x 7'. Basement/cellar houses mechanical and laundry equipment but is not a habitable floor.

IMPORTANT: A copy of the Certificate of Occupancy must be filed with this office upon receipt.

*Ann Holtzman*  
 Ann Holtzman, Zoning Officer

FEE: \$100.00 Check or Rcpt #: 156 Collected by: Holtzman



City of Hoboken  
 94 Washington Street-1st Floor  
 Hoboken, NJ 07030-4585  
 201-4202066

# CERTIFICATE IDENTIFICATION

Date Issued: 5/17/13  
 Control #: 30108  
 Permit #: 20120734

Block: 170 Lot: 29  
 Work Site Location: 822 PARK AVE.  
HOBOKEN  
 Owner in Fee: MARYBETH BETENCOURT  
 Address: 822 PARK AVE.  
HOBOKEN N. 07030  
 Telephone: \_\_\_\_\_  
 Agent/Contractor: BOCCHINO CONSTRUCTION  
 Address: 148 EAST CLIFF STREET  
SOMERVILLE NJ 08876  
 Telephone: \_\_\_\_\_  
 Lic. No./ Bldrs. Reg. No.: \_\_\_\_\_ Federal Emp. No.: \_\_\_\_\_  
 Social Security No.: \_\_\_\_\_

Home Warranty No: EXIST  
 Type of Warranty Plan:  State  Private  
 Use Group: R-3  
 Maximum Live Load: \_\_\_\_\_  
 Construction Classification: 3B  
 Maximum Occupancy Load: 1FAM  
 Certificate Exp Date: \_\_\_\_\_  
 Description of Work/Use: \_\_\_\_\_

INTERIOR RENOVATION TO EXISTING 3 STORY WITH A RECONSTRUCTED FIRST FL REAR EXTENSION AS PER PLAN AND FINAL ZONING 2/4/13

Update Desc. of Wk/Use:  
UPDATE - RECONSTRUCT EXISTING FIRST FLOOR REAR EXTENSION ON EXISTING FOUNDATIONS AS PER PLAN AND AMENDED ZONING APPROVAL OF 7/19/12, UPDATE - CUT OPEN SECTION OF CONCRETE SLAB AT BASEMENT OF EXISTING ONE FAMILY TO EXPOSE HOUSE DRAIN AS PER PLAN.

**CERTIFICATE OF OCCUPANCY**  
 This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

**CERTIFICATE OF APPROVAL**  
 This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

**CERTIFICATE OF CLEARANCE-LEAD ABATEMENT 5:17**  
 This serves notice that based on written certification, lead abatement was performed as per NJAC 5:17, to the following extent:  
 Total removal of lead-based paint hazards in scope of work  
 Partial or limited time period(\_\_\_\_ years); see file

**CERTIFICATE OF CONTINUED OCCUPANCY**  
 This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

**TEMPORARY CERTIFICATE OF OCCUPANCY/COMPLIANCE**  
 If this is a temporary Certificate of Occupancy or Compliance, the following conditions must be met no later than \_\_\_\_\_ or will be subject to fine or order to vacate:  
 \_\_\_\_\_  
 Mario Patrufo Construction Official

**CERTIFICATE OF COMPLIANCE**  
 This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until \_\_\_\_\_

INTRODUCED BY: [Signature]  
SECONDED BY: [Signature]

**CITY OF HOBOKEN**  
**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION AWARDING A PROFESSIONAL SERVICE CONTRACT TO BOSWELL ENGINEERING TO PREPARE ENGINEERING ESTIMATES FOR TWO GRANT APPLICATIONS AND PREPARE SIGNAGE AND STRIPING PLANS IN AN AMOUNT NOT TO EXCEED TEN THOUSAND FIVE HUNDRED DOLLARS (\$10,500.00)**

**WHEREAS**, the City of Hoboken (the "City") is preparing grant proposals for the N.J. Department of Transportation's Transportation Alternatives program, which is due on or around June 30, 2014; and

**WHEREAS**, as part of the process, the City will need to obtain signed and sealed drawings, as well as cost estimates, for the grant proposals; and

**WHEREAS**, the City solicited price proposals from the City's four prequalified engineering firms, and the City determined that Boswell Engineering had the most competitive and responsive proposal; and

**WHEREAS**, in accordance with the direction of the Administration, the City Council is asked to award a contract to Boswell Engineering for Boswell Engineering to prepare engineering estimates for the two N.J. Department of Transportation grants and prepare signage and striping plans for the City's 2014 Planned Bike Network, as detailed on the proposal from Boswell Engineering dated April 16, 2014, which is attached hereto, for a total contract amount of Ten Thousand Five Hundred Dollars (\$10,500.00);

**WHEREAS**, certification of funds is available as follows:

**I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that \$10,500.00 is available in the following appropriation 4-01-31-461-000 in the CY2014 temporary appropriations; and I further certify that this commitment together with all previously made commitments and payments does not exceed the funds available in said temporary appropriation for the CY2014; and I further certify that the funds available in the said appropriation are intended for the purpose herein committed.**

Signed: [Signature] George DeStefano, CFO

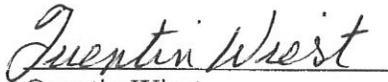
**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Hoboken that a contract with the below-listed vendor is awarded for an amount not to exceed Ten Thousand Five Hundred Dollars (\$10,500.00) to prepare engineering estimates for the two N.J. Department of Transportation grants and prepare signage and

striping plans for the City's 2014 Planned Bike Network, in accordance with the attached proposal and with the additional contract terms as follows:

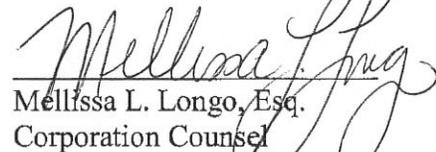
1. The above recitals are incorporated herein as though fully set forth at length.
2. The terms of the attached proposal from Boswell Engineering shall govern the contract, and no changes may be made without the prior written consent of both parties.
3. Any change orders which shall become necessary shall be subject to the City's ability to appropriate sufficient funds, which appropriation shall be at the sole discretion of the City Council.
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 following information:

Boswell Engineering  
 330 Phillips Avenue  
 South Hackensack, New Jersey 07602

Reviewed:

  
 Quentin Wiest  
 Business Administrator

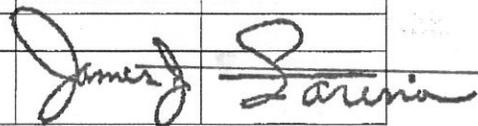
Approved as to Form:

  
 Melissa L. Longo, Esq.  
 Corporation Counsel

**Meeting Date: May 7, 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: MAY 07 2014



CITY CLERK

**Budget Account Maintenance**

Account: **4-01-31-461-000** Desc: **Engineering**

Acct Type: Line Item Control      Ck Acc: **OPERATING**      Cap Flag:

Fund Type: Budget      Class Id:      Class Id 2:

Activity: **Misc**      Ctl Accounts:

Activity To Date		Budgeted		Expended		Current Period	
Encumber	77,039.16	104,834.00	Expended		.00		
Expended	.00	Balance	27,794.84	Trans-In	.00		
Trans-In	.00			Trans-Out	.00		
Trans-Out	.00	YTD Requested	.00	Reimburse	.00		
Reimburse	.00	Requested	27,794.84				
Cancel	.00	Balance					





April 16, 2014

Mr. Stephen D. Marks, P.P., AICP  
Assistant Business Administrator  
City of Hoboken  
94 Washington Street  
Hoboken, New Jersey 07030

Re: Proposal for Preparation of Engineering Estimates  
Associated with New Jersey Department of Transportation  
Grant Applications  
City of Hoboken  
Hudson County, New Jersey  
Our File No. PR-14-5851

Dear Mr. Marks:

In accordance with your request, Boswell McClave Engineering (Boswell) is pleased to submit the following proposal for the professional engineering services associated with the above referenced project.

### PURPOSE

It is our understanding that the City of Hoboken (City) is soliciting quotes for the following two tasks:

- Task 1: Preparation of engineering estimates for the available New Jersey Department of Transportation (NJDOT) grants – Safe Routes to Schools and Transportation Enhancement – specifically construction cost estimates for the City's 2014 Planned Bike Network. This task will also include providing a design and construction schedule as required for grant submission. Our office was recently notified that the submission deadline for both of these grants has been extended to June 30, 2014.
- Task 2: Preparation of signage and striping plans for the City's 2014 Planned Bike Network.

For Task 1, we will prepare the requisite cost estimates required by NJDOT, noting the agency's non-participating items, and listing construction, engineering design, and construction inspection costs. Construction cost estimates will be prepared assuming a typical striping section per City block and providing a contingency to account for each roadway's unique characteristics. Our office prepared a similar cost estimate for an available NJDOT bikeway grant in 2010 and, having worked on multiple City-wide projects, we are very familiar with the City's standards and design preferences.

For Task 2, we will prepare the necessary signage and striping plans needed to install all bike lane facilities in accordance with the City's 2014 Planned Bike Network. This task will include not only developing signage and striping plans in accordance with all applicable standards (including but not limited to the National Association of City Transportation Officials, American Association of State Highway and Transportation Officials Guide for the Development of Bicycle Facilities, and NJDOT's Bikeway Planning and Design Guidelines), but also coordinating the design development with City staff. To this end, we will meet with City staff to review the plans and make revisions as needed.

The following is a breakdown of our proposed services regarding these projects.

### SCOPE OF SERVICES

Boswell will perform the following scope of services:

#### Task 1:

1. Meet with City staff to review typical striping section for City block for both the bike lanes and shared facilities
2. Prepare construction cost estimates for the City's 2014 Planned Bike Network facilities, noting non-participating items
3. Prepare design and construction administration cost estimates to be included in the grant submittal
4. Prepare design and construction schedule as needed
5. Review schedule and cost estimates with City staff and make revisions as needed

#### Task 2:

1. Utilize high resolution aerials to prepare base mapping for all roadways with proposed bicycle facilities. The aerials will be used to identify approximate locations of existing surface utilities
2. Prepare signage and striping plans in accordance with aforementioned design standards
3. Review plans with City staff and make revisions as needed
4. Provide plans in paper and digital format (both CAD and PDF)

### FEE PROPOSAL

Boswell will perform the engineering services described above for a cost not to exceed \$1,500.00 for Task 1 and a cost not to exceed \$9,000.00 for Task 2. Additional work above and beyond what is outlined in this proposal will be performed as authorized by the City of Hoboken. All extra work will be billed on the basis of our standard hourly rates in effect at the time the work is performed.

### ITEMS NOT INCLUDED IN SCOPE OF WORK

The following items are excluded from this proposal:

1. Field and topographic surveys
2. Bid specifications
3. Community outreach and/or workshops

If this proposal meets with your approval, kindly provide us with the necessary authorization to proceed and we will commence the work.

We wish to thank you for this opportunity to offer our services. If you have any questions, please do not hesitate to contact Joseph A. Pomante, P.E., Rebecca E. Mejia, P.E. or me.

Very truly yours,

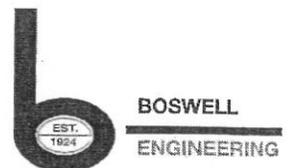
BOSWELL McCLAVE ENGINEERING



Stephen T. Boswell, Ph.D., P.E., SECB, LSRP

STB/REM/ajf

140416REMP1.doc



Introduced by:  
Seconded by:

*[Handwritten signature]*  
*[Handwritten signature]* 23

**CITY OF HOBOKEN  
RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION SUPPORTING THE ANNUAL "MEMORIAL DAY PARADE"**

**WHEREAS**, the Hoboken Memorial Day Parade is the oldest in the State of New Jersey; and

**WHEREAS**, this year marks the 116<sup>th</sup> continuance year of marching to honor those men and woman who made the ultimate sacrifice for their Country; and

**WHEREAS**, the Hoboken Joint Memorial Committee who organize the Memorial Day Parade have indicated on the attached correspondence its requirements to successfully conduct the parade as follows:

1. The Parade Committee proposes the date May 21<sup>st</sup>, 2014 at 6:30 p.m.
2. The Parade Committee proposes no parking on both sides of Washington Street from Observer Highway to First Street from 2:00 p.m. to 8:00 p.m..
3. The Parade Committee also proposes no parking on both sides of Washington Street from Tenth Street to Eleventh Street from 12:00 p.m. to 9:00 p.m..
4. The Parade Committee proposes no parking on the South side of Eleventh Street between Hudson and Washington from 4:00 p.m. to 9:00 p.m..
5. The parade route will proceed north on Washington Street from Observer to Eleventh Street.
6. A reviewing stand will be located at 1005 Washington Street ("Elks Club")

**RESOLVED**, that the Council for the City of Hoboken agrees to allow the Hoboken Joint Memorial Committee permission to conduct its annual "Memorial Day Parade along Washington Street, and requests the Administration, Department of Transportation, and Department of Public Safety take any and all steps necessary to effectuate this parade.

**BE ADVISED**, the entire parade route needs to be shut down to vehicular traffic from Hudson on Washington and Bloomfield on to Washington during the parade for the safety of the parade watchers

MEETING: May 7, 2014

REVIEWED:

*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	/			
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: MAY 07 2014**

*James J. Lauria*  
CITY CLERK

## HOBOKEN JOINT MEMORIAL COMMITTEE

308 Second Street  
Hoboken, NJ 07030

April 7<sup>th</sup>, 2014

Mr. James Farina  
Hoboken City Clerk  
94 Washington Street  
Hoboken, NJ 07030

RE: Hoboken Memorial Day Parade – May 21<sup>st</sup>, 2014

Dear Mr. Farina:

Once again, the Joint Memorial Committee of Hoboken is reaching out for your help in honoring our fallen heroes.

As in years pass, we are requesting a resolution from the City of Hoboken for our Annual **"Memorial Day Parade" on Wednesday May 21<sup>st</sup>, 2014.**

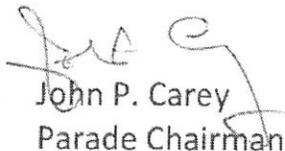
In addition, we are **requesting No Parking signs be posted** for the parade day at the following locations:

1. No Parking on **both sides of Washington Street from Observe Hgwy. North to First Street. Time 2PM until 8PM.**
2. No Parking on **both sides of Washington Street from 10<sup>th</sup> Street North to 11<sup>th</sup> Street. Time Noon until 9PM.**
3. No Parking on the **South Side of 11<sup>th</sup> Street between Hudson & Washington St. Time 4PM until 9PM.**

The parade is scheduled to start in front of City Hall promptly at 6:30PM and moves North on Washington Street to the reviewing stand at the Elks Lodge at 1005 Washington Street.

I look forward to hearing from you at the earliest should there be any concerns about these requests.

Sincerely,



John P. Carey  
Parade Chairman

[Americanlegion107nj@aol.com](mailto:Americanlegion107nj@aol.com)

Cell#201-988-4561

Introduced By: [Signature] 25

Second By: [Signature]

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 \$ 5,381.61

<u>NAME</u>	<u>BL/LT/UNIT</u>	<u>PROPERTY</u>	<u>QTR/YEAR</u>	<u>AMOUNT</u>
Joseph E. Deming 250 Passaic Avenue, Suite 140 Fairfield, NJ 07004	179/41	306 Garden St	4/13	\$4,185.73
Edward Burdett 177 Meadbrook Rd. Garden City, NY 11530	19/15/C0004	91 Adams St	4/13	\$1,195.88

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

Meeting: May 7, 2014

MAY 07 2014

[Signature]

CITY CLERK

Approved as to Form:

[Signature]  
CORPORATION COUNSEL

[Signature]  
Sharon Curran

Introduced By: [Signature]  
Second By: [Signature]

**CITY OF HOBOKEN  
RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION AUTHORIZING THE REFUND OF TAX APPEALS  
STATE TAX COURT**

WHEREAS, an overpayment of taxes has been made on property listed below; and

WHEREAS, Sharon Curran, Collector of Revenue recommends that the refund be made;

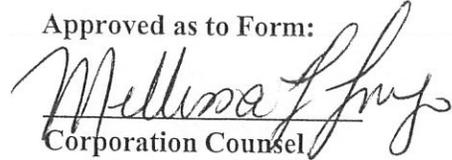
NOW THEREFORE BE IT RESOLVED, that a warrant be drawn on the City Treasurer made payable to the following totaling \$115,967.50

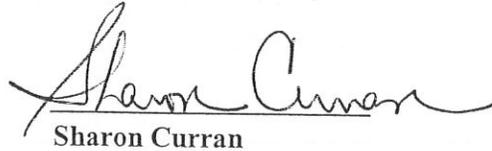
<u>NAME</u>	<u>BL/LOT/UNIT</u>	<u>PROPERTY</u>	<u>YEAR</u>	<u>AMOUNT</u>
Coughlin Duff LLP 350 Mount Kemble Ave P.O. Box 1917 Morristown, NJ 07962-1917	213.01/14.02	232-234 Hudson St	2010	\$16,607.50
Coughlin Duff LLP 350 Mount Kemble Ave P.O. Box 1917 Morristown, NJ 07962-1917	213.01/14.02	232-234 Hudson St	2011	\$27,726.00
Coughlin Duff LLP 350 Mount Kemble Ave P.O. Box 1917 Morristown, NJ 07962-1917	213.01/14.02	232-234 Hudson St	2012	\$33,250.00

<u>NAME</u>	<u>BL/LOT/UNIT</u>	<u>PROPERTY</u>	<u>YEAR</u>	<u>AMOUN</u>
Coughlin Duff LLP 350 Mount Kemble Ave P.O. Box 1917 Morristown, NJ 07962-1917	213.01/14.02	232-234 Hudson St	2013	\$38,384.00

Meeting: May 7, 2014

Approved as to Form:

  
Corporation Counsel

  
Sharon Curran

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

MAY 07 2014



CITY CLERK

A TRUE COPY OF A RESOLUTION ADOPTED BY  
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.  
AT A MEETING HELD ON: **MAY 07 2014**

Sponsored by: \_\_\_\_\_  
Seconded by: \_\_\_\_\_

James J. Sarena  
CITY CLERK City of Hoboken

Resolution No. \_\_\_\_\_

**RESOLVED**, that filed minutes for the Hoboken City Council **Regular Meeting of March 19, 2014, Special meeting of March 19, Special meeting of April 2, 2014 and Regular meeting of April 2, 2014** have been reviewed and approved as to legal form and content.

Melissa J. Long  
Approved as to form:  
Corporation Counsel

Meeting Date: May 7, 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	/			

Introduced by: *[Signature]* 29  
Seconded by: *[Signature]*

CITY OF HOBOKEN  
RESOLUTION NO. \_\_\_\_\_

CITY OF HOBOKEN  
COUNTY OF HUDSON

WHEREAS, the City of Hoboken desires to establish the 2014 Temporary Capital Budget of said municipality by inserting therein the following project.

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

Section 1. The 2014 Temporary Capital Budget of the City of Hoboken is hereby established by the adoption of the schedule to read as follows:

Temporary Capital Budget of the  
City of Hoboken  
County of Hudson, New Jersey  
Projects Scheduled for 2014  
Method of Financing

<u>Project</u>	<u>Est. Costs</u>	<u>Grants</u>	<u>Budget Appr. Fund</u>	<u>Capital Imp. Fund</u>	<u>Bonds</u>	<u>Self-Liquidating Bonds</u>
Resurfacing of Various Streets and Improvements to Certain Intersections	2,000,000			100,000	1,900,000	

Section 2. The Clerk be and is authorized and directed to file a certified copy of this resolution with the Division of Local Government Services Department of Community Affairs, State of New Jersey, within three days after the adoption of this project for 2014 Temporary Capital Budget, to be included in the 2014 Permanent Capital Budget as adopted.

ROLL CALL:

MEETING: May 7, 2014

REVIEWED:

Quentin Wiest

Quentin Wiest  
Business Administrator

APPROVED AS TO FORM:

Melissa L. Longo  
Melissa L. Longo, Esq.  
Corporation Counsel

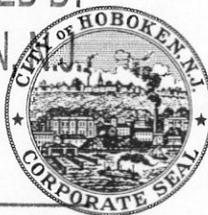
Councilperson	Yea	Nay	Abstain	No Vote
Ravi Bhalla	✓			
Theresa Castellano	✓			
Peter Cunningham	✓			
James Doyle	✓			
Elizabeth Mason	✓			
David Mello	✓			
Tim Occhipinti	✓			
Michael Russo	✓			
Council President Jen Giattino	✓			

A TRUE COPY OF A RESOLUTION ADOPTED BY  
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.  
AT A MEETING HELD ON: MAY 07 2014

James J. Sarcina  
CITY CLERK

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

MAY 07 2014



SPONSORED BY \_\_\_\_\_

SECONDED BY \_\_\_\_\_

NR

**AN AMENDMENT TO THE CITY CALENDAR FOR JANUARY 2014  
 THROUGH DECEMBER 2014 CHANGING THE MEETING TIME FOR  
 WEDNESDAY MAY 21, 2014 AND MEETING DATE FOR THURSDAY, JUNE 5,  
 2014 INSTEAD OF TUESDAY, JUNE 3, 2014**

**RESOLVED**, that the following dates and times listed below are adopted as the official meeting dates of the Hoboken City Council for January 2014 through December 2014, and be it further

**RESOLVED**, that in accordance with N.J.S.A. 10:4-8(d) and 10:4-18 (Open Public Meetings Act), within seven (7) days of passage of this Resolution, the City Clerk shall (a) prominently post this Resolution in at least one location at City Hall reserved for similar announcements; (b) mail, telephone, telegram or hand deliver this Resolution to all of the official newspapers of the City of Hoboken; and (c) maintain a copy of this Resolution in the Office of the City Clerk; and, be it further

**RESOLVED**, that this Resolution be advertised in two of the City's official newspapers within (7) days of passage.

**CITY COUNCIL MEETINGS, COUNCIL CHAMBERS, CITY HALL,  
 94 WASHINGTON STREET, HOBOKEN, NJ**

*Tuesday	January 7, 2014	7 PM	Wednesday	July 9, 2014	7 PM
Wednesday	January 22, 2014	7 PM			
Wednesday	February 5, 2014	7 PM	Wednesday	August 6, 2014	7 PM
Wednesday	February 19, 2014	7 PM			
Wednesday	March 5, 2014	7 PM	Wednesday	September 3, 2014	7 PM
Wednesday	March 19, 2014	7 PM	Wednesday	September 17, 2014	7 PM
Wednesday	April 2, 2014	7 PM	Wednesday	October 1, 2014	7 PM
Wednesday	April 16, 2014	7 PM	Wednesday	October 15, 2014	7 PM
Wednesday	May 7, 2014	7 PM	Wednesday	November 5, 2014	7 PM
<b>Wednesday</b>	<b>May 21, 2014</b>	<b>8 PM</b>	**** Monday	November 17, 2014	7 PM
***Thursday	<b>June 5, 2014</b>	7 PM	Wednesday	December 3, 2014	7 PM
Wednesday	June 18, 2014	7 PM	*****Tuesday	December 16, 2014	7 PM

- \* Reorganization meeting
- \*\*\* Moved due to Shavuot and Primary Election
- \*\*\*\* Moved due to the New Jersey League of Municipality **November 18-20, 2014**
- \*\*\*\*\* Moved due to Chanukah

All information pertaining to the Council agenda may be obtained from the City Clerk, during regular business hours, prior to each Council meeting and also, on the City's website – <http://www.hobokennj.org>.

By order of City Council resolution adopted May 7, 2014

James J. Farina  
 City Clerk