

**SPECIAL MEETING OF JULY 20, 2015**

**MINUTES OF A SPECIAL MEETING OF THE COUNCIL OF THE CITY OF HOBOKEN, NEW JERSEY, HELD IN THE COUNCIL CHAMBERS, CITY HALL, HOBOKEN, NEW JERSEY, WEDNESDAY, JULY 20, 2015 AT 7:00 PM**

---

Council President opened the meeting at 7:00 PM. and stated, "I would like to advise all those present that notice of this meeting has been provided to the public in accordance with the provisions of the Open Public Meeting Act, and that notice was published in the Jersey Journal and on the City website, copies were provided in the Hoboken Reporter, The Record, The Newark Star-Ledger and also placed on the bulletin board in the lobby of City Hall. If any Councilperson or member of the public believes that this meeting or any portion thereof, is in violation of the Open Public Meetings Act, they are requested to so advise the City Council and City Clerk at this time, or at the time of the believed violation, in accordance with N.J.S.A. 10:4-17. Written objections, if any shall be made in writing to the City Clerk."

Then the Clerk called the Roll: Council persons Castellano, Cunningham, Doyle, Russo and President Bhalla

Absent: Giattino, Mason, Mello, Occhipinti

The City Clerk reads the public notice calling for the Special Meeting:

Wednesday, July 8, 2015 (*Revised as of 7/15/15*)\* (*Revised as of 7/20/15*)\*\*

**15-397**

**Via Hand Delivery**

City Clerk James Farina  
94 Washington Street  
Hoboken, New Jersey 07030

Dear City Clerk Farina:

Please be advised that as the Acting Mayor of the City of Hoboken, I hereby call a Special Meeting of the Governing Body for Monday, July 20, 2015 to begin promptly at 7:00P.M. in the City Council Chambers, 94 Washington Street, First Floor, Hoboken, New Jersey, for the following purpose:

**~~A HEARING BEFORE THE GOVERNING BODY ON THE APPEAL OF THE 604 HUDSON STREET ZONING BOARD GRANT OF A D-VARIANCE, PURSUANT TO N.J.S.A. 40:55D-17 \*\*~~**

---

**ORDINANCES**

**Introduction and First Reading**

**1. AN ORDINANCE APPROVING THE TERMS OF THE ATTACHED LEASE AGREEMENT BETWEEN THE CITY OF HOBOKEN AND HOLA CHARTER SCHOOL FOR THE USE OF A UNIT IN THE CITY'S MULTI-SERVICE CENTER**

Action may be taken and other matters maybe discussed and acted upon at this meeting, in accordance with the applicable notice requirements and the Council Rules of Procedure. Please ensure the both the City Council Members and all necessary parties to the hearing are noticed of this Special Meeting in accordance with applicable laws and rules. Also, please publicly notice this Special Meeting, as required by the Open Public Meetings Act N.J.S.A. 10:4-6.

---

Special Meeting of July 20, 2015

Very truly yours,

//s//

Quentin Wiest  
Acting Mayor

~~**A HEARING BEFORE THE GOVERNING BODY ON THE APPEAL OF THE 604 HUDSON STREET ZONING BOARD GRANT OF A D-VARIANCE, PURSUANT TO N.J.S.A. 40:55D-17**~~  
**(604 Hudson will not be heard due to it being withdrawn by the Appellate Attorney from a memo from Mayor Dawn Zimmer)**

---

**PUBLIC COMMENTS**

**ORDINANCES**

**Introduction and First Reading**

**15-398**  
**Z-365**

**AN ORDINANCE APPROVING THE TERMS OF THE ATTACHED LEASE AGREEMENT BETWEEN THE CITY OF HOBOKEN AND HOLA CHARTER SCHOOL FOR THE USE OF A UNIT IN THE CITY'S MULTI-SERVICE CENTER**

**WHEREAS**, the City owns space within its property known as the Multi Service Center located at 124 Grand Street, Hoboken, New Jersey (hereinafter referred to as the "Property"); and

**WHEREAS**, the City wishes to allow HOLA Charter School to utilize the vacant space exclusively for non-profit educational services, and the City (as landlord) and HOLA Charter School (as tenant) have negotiated a lease agreement for the aforementioned use (agreement attached hereto); and

**WHEREAS**, the City Council, hereby acknowledges the necessity of the said lease agreement, and therefore approves of the lease agreement by way of the within City ordinance, which approval is not subject to public bidding, as the tenant and it's proposed use are non-profit, educational, and in the public interest; and

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

**SECTION ONE:**

- 1) Approval of the attached Lease Agreement between the City of Hoboken and HOLA Charter School is hereby granted by the City Council; and
- 2) The Mayor or her agent is hereby authorized to enter into the attached lease agreement, or one similar in substance and form; and

**SECTION TWO: REPEAL OF INCONSISTENT PROVISIONS**

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

**SECTION THREE: SEVERABILITY**

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

**SECTION FOUR: EFFECTIVE DATE**

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

**SECTION FIVE: CODIFICATION**

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

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

- Motion duly seconded by Councilman Cunningham
- Adopted as **AMENDED** by the following vote: YEAS: 5 – NAYS: 0 - ABSENT: 4
- Yeas: Council persons Castellano, Cunningham, Doyle, Russo and President Bhalla
- Nays: None.
- Absent: Giattino, Mason, Mello, Occhipinti

Council President comments would like get more information from the Assistant Corporation Counsel  
Assistant Corporation Counsel comments

At 7:03 P.M. the Governing Body on a motion by Council duly seconded by the Council

The City Clerk then adjourned the special meeting at 7:03 P.M.

\_\_\_\_\_  
PRESIDENT OF THE COUNCIL

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