



State of New Jersey
 DEPARTMENT OF COMMUNITY AFFAIRS
 101 SOUTH BROAD STREET
 PO Box 800
 TRENTON, NJ 08625-0800

CHRIS CHRISTIE
 Governor

KIM GUADAGNO
 Lt. Governor

LORI GRIFA
 Commissioner

April 15, 2011

Judith Burrell
 830 Monroe Street
 Hoboken, New Jersey 07030

Dear Ms. Burrell:

Under the Redevelopment and Housing Law, N.J.S.A. 40A:12A-17, as Commissioner of the Department of Community Affairs, I am authorized to appoint one State Commissioner to each housing authority. I am pleased to inform you that I have appointed you as a Commissioner of the Hoboken Housing Authority, effective immediately to serve until April 15, 2016.

Your Certificate of Appointment will be sent under separate cover. Enclosed are three copies of the Oath of Allegiance for your signature. One copy must be filed with the Municipal Clerk, one copy with the Housing Authority and the third copy mailed to the Department of Community Affairs, Division of Housing, P.O. Box 051, 5th Floor, Trenton, New Jersey 08625-0051, Attn: Pamela Margraf.

As part of your responsibilities as Commissioner of your local public housing authority, you will be required to attend a comprehensive training program sponsored by the Department and mandated by N.J.S.A. 40A:12A-45-49. As my appointee, I know you will set an example for other Commissioners of the Board by taking all the required courses in the prescribed time. The schedule of training courses is available on the web site for the Center for Government Services, Rutgers, The State University of New Jersey at <http://cgs.rutgers.edu/housing-authorities/documents/ha-brochure-sp11.pdf>. If you have any questions, please contact Deborah Heinz, Deputy Director, at 609-633-6177.

I look forward to your contribution to the Hoboken Housing Authority and the State's efforts to provide safe and affordable housing for our residents.

Sincerely,



LORI GRIFA
 Commissioner

LG:pm

Attachments(3)

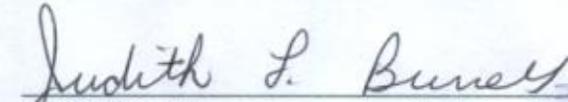
c: Dawn Zimmer, Mayor
 Carmelo Garcia, HA Executive Director
 Office of the Municipal Clerk
 Jackie Zelinka, Rutgers
 Governor's Appointment Office

RECEIVED
 2011 APR 25 AM 10:01
 CITY CLERK
 HOBOKEN, NJ 07030



OATH OF ALLEGIANCE AND OFFICE
OF
COMMISSIONER JUDITH BURRELL
OF THE
HOBOKEN HOUSING AUTHORITY

I, Judith Burrell, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of New Jersey, and that I will faithfully, impartially, and justly perform all the duties, including completion of the State mandated professional training, incumbent upon the Office of the Commissioner of the Hoboken Housing Authority according to the best of my ability and understanding.


Judith Burrell
Commissioner

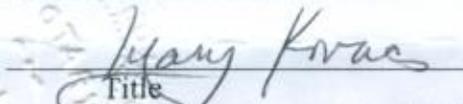
2011 APR 26 PM 2:59
CITY CLERK
HOBOKEN, NJ 07030

RECEIVED

Subscribed and sworn to before me

this 21ST day of

APRIL, 2011


Title

MARY KOVACS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 12/15/2012

(Note)

The above oath must be sworn to by each Commissioner before one of the persons authorized by N.J.S.A. 41:2-1, (includes notaries public, municipal clerks, attorneys at law, judges, etc.). Commissioners must comply with the Local Housing Authority and Municipal Redevelopment Agency Training requirements, N.J.A.C. 5:44.

McMANIMON & SCOTLAND, L.L.C.

ATTORNEYS AT LAW

TELEPHONE
(973) 622-1800

1037 RAYMOND BOULEVARD, SUITE 400
NEWARK, NEW JERSEY 07102-5408

FAX (973) 622-7333
FAX (973) 622-3744

MEMORANDUM

TO: City of Hoboken
Municipal Council

FROM: Jong Sook Nee, Esq.

RE: **Hoboken/YMCA Affordable Housing Project
Amendments to the Financial Agreement**

DATE: April 11, 2011

The purpose of this memorandum is to provide background information relating to the renovation of a project consisting of 96 single-room occupancy units available to persons of low and moderate income located at the property commonly known as Block 245, Lot 1 on the tax map of the City of Hoboken, also known as 1301-1311 Washington Street (the “**Project**”). The Project was formerly owned and operated by the Hoboken-North Hudson YMCA (the “**YMCA**”). In order to finance the residential portion of the YMCA’s facilities with tax credits, in 2008 the YMCA transferred ownership of the Project to MBS Housing Urban Renewal, LLC (“**MBS**”), a for-profit entity formed under the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the “**LTTE**”).

While the YMCA is a tax-exempt entity not subject to local taxation, upon the transfer of the Project to MBS the Project became taxable. In order to address the taxable nature of the Project, on April 4, 2007, the City adopted a resolution granting the Project a tax exemption under the LTTE “from the date of execution of the applicable mortgage,” which exemption applied to both the land and the improvements, as permitted by the LTTE (the “**Resolution**”). Notwithstanding the language of the Resolution, in 2007 the City and MBS entered into a Financial Agreement providing for a tax exemption “[f]rom and after the issuance of a Permanent Certificate of Occupancy” relating only to the improvements (the “**Financial Agreement**”).

Based on recent discussions with the YMCA and MBS representatives, the Project is poised to close on its tax credit financing within the following months, resulting in the imposition of a mortgage on the Project in furtherance of the terms of the Resolution. It has been brought to the attention of the City, however, that the Resolution and the Financial Agreement conflict as far as the commencement of the tax exemption and the application of the exemption to the land, as well as, the improvements.

In order to assist the Project and clarify the terms of the tax exemption, we have prepared a draft Ordinance for the City Council's consideration which amends the Financial Agreement to permit the tax exemption to commence upon the execution of the amendment to the Financial Agreement. The exemption shall apply to both the land and the improvements, as required under Section 12 of the LTTE. We have also prepared a draft amendment to the Financial Agreement to implement these terms. With this amendment, the YMCA and MBS will be able to proceed with the closing of their financing for the Project with the certainty that the tax exemption will commence immediately upon execution of the amendment to the Financial Agreement and apply to both the land and the improvements as required by law.

Please do not hesitate to contact me if you have any questions regarding the above.

Thank you.

**AMENDMENT TO FINANCIAL AGREEMENT
(PAYMENT IN LIEU OF TAXES)**

between

CITY OF HOBOKEN, NEW JERSEY

and

MBS HOUSING URBAN RENEWAL, LLC,

**PURSUANT TO
LONG TERM TAX EXEMPTION LAW
*N.J.S.A. 40A:20-1 et seq.***

THIS AMENDMENT TO FINANCIAL AGREEMENT (PAYMENT IN LIEU OF TAXES) BETWEEN CITY OF HOBOKEN, NEW JERSEY AND MBS HOUSING URBAN RENEWAL, LLC, PURSUANT TO LONG TERM TAX EXEMPTION LAW, *N.J.S.A. 40A:20-1 et seq.* (this “Amendment”), is dated as of _____, 2011 and is by and between:

CITY OF HOBOKEN, a municipal corporation of the State of New Jersey, having its principal office at City Hall, 94 Washington Street, Hoboken, New Jersey 07030 (the “**City**”)

AND

MBS HOUSING URBAN RENEWAL, LLC, an urban renewal entity formed and qualified to do business under the provisions of the Long Term Tax Exemption Law, *N.J.S.A. 40A:20-1 et seq.*, as amended and supplemented (the “**Law**”), having its principal office at 1301 Washington Street, Hoboken, New Jersey 07030 (the “**MBS Housing**”).

W I T N E S S E T H

WHEREAS, the New Jersey Housing Mortgage Finance Agency Law of 1983, as amended, *N.J.S.A. 55:14K-1 et seq.*, the rules promulgated thereunder at *N.J.A.C. 5:80-1 et seq.*, and all other applicable guidelines (collectively, the “**HMFA Requirements**”) govern the financing, development, construction and management of certain publicly-financed multi-family housing projects; and

WHEREAS, the Hoboken-North Hudson YMCA (the “**Sponsor**”) proposed to renovate and expand a 96-unit single room occupancy special needs housing project for low-income single males (collectively, the “**Project**”) into two (2) condominiums which separate the residential space from the community space; said Project shall include a fifth floor addition and renovation of the third and fourth floors to include 96 single room occupancy units in addition to renovation of the building entrance to comply with accessibility laws, installation of an elevator, two stairwells, a community room for the residents, installation of a fire suppression system, upgrade of utilities and heating, installation of air conditioning, renovation of existing bathrooms and the addition of handicap accessible bathrooms, all in accordance with the HMFA Requirements and all applicable state and municipal building codes; and

WHEREAS, in furtherance of the Project and in accordance with the HMFA Requirements, on April 4, 2007 the City of Hoboken (the “**City**”) adopted a resolution granting the Project a tax exemption from the date of execution of a mortgage between the New Jersey Housing Mortgage Finance Agency (the “**Agency**”) and the Sponsor; and

WHEREAS, on _____ in accordance with the Long Term Tax Exemption Law, *N.J.S.A. 40A:20-1, et seq.* (the “**Law**”), the City and MBS Housing entered into a financial agreement (the “**Financial Agreement**”), granting MBS Housing an exemption from taxes on all improvements relating to the Project commencing “[f]rom and after the date of issuance of the Permanent Certificate of Occupancy [by] the City of Hoboken Building Department or the City of Hoboken Construction Code Official;” and

WHEREAS, the Parties agree that the Project will remain subject to the HMFA Requirements, the Law, the New Jersey Department of Community Affairs (the “**DCA**”) Neighborhood Preservation Balanced Housing Program in accordance with *N.J.A.C. 5:43-1.1 et seq.*, the mortgage and such other documents executed between the Sponsor, the Agency and the commissioner of the DCA; and

WHEREAS, despite the best efforts of the Sponsor and MBS Housing, the financing for the Project could not be consummated in 2007 or thereafter, as a result of the economic downturn affecting the credit market; and

WHEREAS, the Sponsor and MBS Housing currently seek to secure financing for the construction of the Project and in conjunction therewith, seek to clarify the commencement date for the tax exemption under the Financial Agreement; and

WHEREAS, pursuant to an Ordinance adopted on _____, 2011, the City determined that an exemption of the project is warranted under the HMFA Requirements and made the following findings:

- (a) The relative benefits of the Project to the area greatly outweigh the cost of the tax exemption, as the Project will permit the Sponsor to update and renovate an existing affordable housing project for the male population at need in the community. Further, the Project will expand the existing units, bringing them into code compliance, creating a community room and generally enhancing the protection of and services to the residents; and
- (b) In assessing the importance of the tax exemption in influencing the locational decisions of the occupants, it is evident that the tax exemption is a critical component of the financing package for the rehabilitation of the Project. Without the financing, the existing units would continue to deteriorate and remain inaccessible to certain residents. The Sponsor, as a tax-exempt entity, would normally be exempt from land and property taxation; however, the tax credit financing requires the Project to be owned by a for-profit entity and, therefore, MBS Housing is the current owner of the

Project. Thus, while the Project would normally be tax-exempt, the financing structure requires the Project to be taxable which could adversely affect the ability to maintain the rents at affordable levels. In order to maintain the affordability of the rental units for the residents, the Sponsor and MBS Housing seek an exemption from taxation to maintain low cost overhead and preserve the financial accessibility of the Project to the targeted residents; and

WHEREAS, the City and MBS Housing have determined to amend the Financial Agreement to clarify the commencement date for the exemption period.

NOW, THEREFORE, in consideration of the premises, the City and MBS Housing hereby agree as follows:

1. Paragraph 4 of the Financial Agreement is hereby deleted and replaced with the following:

Tax Abatement: Commencing upon the execution of this Amendment and until the thirty-fifth (35th) anniversary of the execution of this Amendment, the MBS Housing Apartments shall be exempt from taxation on all land and improvements that existed prior to the construction of any new improvements thereon, in accordance with Section 12 of the Law, unless sooner terminated as provided in Paragraph 10, and MBS Housing shall make payment to the City of the Minimum Annual Service Charge calculated in accordance with Paragraph 6.

Tax Exemption: From and after the date of issuance of a Permanent Certificate of Occupancy by the City of Hoboken Building Department or the City of Hoboken Construction Code Official, with respect to MBS Housing Apartments (hereinafter, the “Substantial Completion Date”) and until the thirty-fifth (35th) anniversary of the execution of this Amendment, the MBS Housing Apartments shall be exempt from taxation on all land and improvements constructed thereon in accordance with the Law, unless sooner terminated as provided in Paragraph 10, and MBS Housing shall make a payment in lieu of taxes as specified in Paragraph 5. MBS Housing warrants and represents that it shall use, manage and operate MBS Housing Apartments as residential real estate for low income households through the term of this agreement in accordance with the Law and the HMFA Requirements.

2. All other terms and conditions of the Financial Agreement remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be duly executed and delivered by their respective officers thereunto duly authorized, all as of the date first written above.

WITNESS:

MBS HOUSING URBAN RENEWAL, LLC

By: MBS Housing, Inc.,
General Partner

By: _____
Name: _____
Title: _____

CITY OF HOBOKEN

James J. Farina, RMC
City Clerk

By: _____
Dawn Zimmer
Mayor

CITY OF HOBOKEN
Office of Corporation Counsel

DAWN ZIMMER
Mayor



MARK. A. TABAKIN
Corporation Counsel

MEMORANDUM

To: Arch Liston
cc: Mark Tabakin, Esq. Monique Grossman Legal File
Dan Bryan City Clerk City Counsel
From: Alysia M. Proko-Smickley
Re: Proposal Submissions for: RFP – Request for Proposals: Special Legal Counsel – Bond
Counsel
Date: April 27, 2011

Please be advised, on April 26, 2011, at 11:15 a.m., the City of Hoboken opened all properly enclosed and time stamped submission for “RFP – Request for Proposals: Special Legal Counsel – Bond Counsel.” The submissions were opened by me, with Anna Seguinot present. The submissions are as follows:

1. Parker McKay
Three Greentree Center
7001 Lincoln Drive West
PO Box 974
Marlton, New Jersey 08053-0974
2. Gluck Walrath, LLP
428 River View Plaza
Trenton, New Jersey 08611
3. Hawkins, Delafield & Wood, LLP
One Gateway Center
24th Floor
Newark, New Jersey 07102-5311

CITY OF HOBOKEN
Office of Corporation Counsel

DAWN ZIMMER
Mayor



MARK. A. TABAKIN
Corporation Counsel

To: The City Council of the City of Hoboken
From: Alysia M. Proko-Smickley
Re: City Council Election of May 2011 – Report on Candidate Compliance with Hoboken Code Section 20A-22D
Date: April 29, 2011
cc: James Farina, City Clerk and Mark A. Tabakin, Corporation Counsel

Please be advised, pursuant to Hoboken Code Section 20A-22D, all candidates for municipal election are required to submit copies of all ELEC forms to the Pay-to-Play Compliance Officer concurrently with filing the documents to ELEC. This requirement became effective as part of adoption of Ordinance No. Z-89; therefore, **any filings with ELEC prior to March 14, 2011 were not required to be concurrently filed with the City of Hoboken.** Pursuant to N.J.S.A. 19:44A-1 et seq., candidate committees should file (1) a D-1 form with ELEC when they form their candidate committee on or before the date of the first contribution to the candidate, (2) an R-1 form on the 29th day before the election, and (3) an R-1 form on the 11th day before the election. This document relates to those filings, as described in the New Jersey Statutes.¹

Please accept this document as the record of compliance with Hoboken Code Section 20A-22D by each registered candidate for the Hoboken City Council Election of May 2011.²

	D-1	29 th Day R-1	11 th Day R-1	Other Filings Post-3/14/11
Theresa Castellano	Filed with ELEC and City	Filed with ELEC and City	Filed with ELEC and City	None
Eric Kurta	<ul style="list-style-type: none"> • Filed with ELEC on 1/11/11 • Not required to file with City 	Filed with ELEC and City	Filed with ELEC and City	R-1 amendments filed with ELEC and City
Patricia Waiters	Not on file with ELEC	Not on file with ELEC	Not required until close of day 4/29/11	None
Tom Greaney	<ul style="list-style-type: none"> • Filed with ELEC on 11/22/10 • Not required to file with City 	Filed with ELEC and City	Not required until close of day 4/29/11	None
Elizabeth Mason	<ul style="list-style-type: none"> • Filed with ELEC on 4/14/11 • Not filed with City 	Not on file with ELEC	Not required until close of day 4/29/11	None
Franz Paetzold	Filed with ELEC and City	Not on file with ELEC	Not required until close of day 4/29/11	D-1 amendments, C1, and A1 filed with ELEC and City
Greg Lincoln	<ul style="list-style-type: none"> • Filed with ELEC on 2/16/11 and amendments filed 3/9/11 	Filed with ELEC and City	Not required until close of day 4/29/11	None

¹ This document is not intended to assume or allege violations of N.J.S.A. 19:44A-1 et seq., but rather specifies whether such documents have been filed with ELEC for purposes of determining whether documents were concurrently filed with the City's Pay-to-Play Compliance Officer.

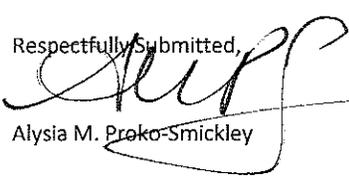
² **HIGHLIGHTED** results constitute noncompliance with Hoboken City Code Section 20A-22D.

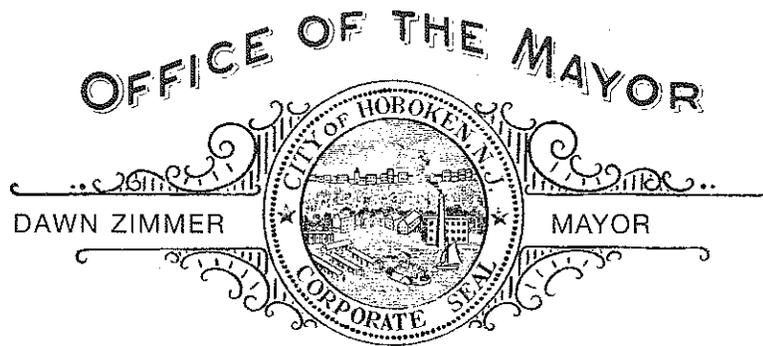
	<ul style="list-style-type: none"> • Not required to file with City 			
Michael Russo	<ul style="list-style-type: none"> • Filed with ELEC on 3/22/11 • Not filed with City 	Filed with ELEC and City	Filed with ELEC and City	None
Timothy Occhipinti	<ul style="list-style-type: none"> • Filed with ELEC on 12/14/10 • Not required to file with City 	Filed with ELEC and City	Not required until close of day 4/29/11	None
Rami Pinchevsky	<ul style="list-style-type: none"> • Filed with ELEC on 1/19/11 • Not required to file with City 	<ul style="list-style-type: none"> • Filed with ELEC on 4/11/11 • Not filed with City 	Not required until close of day 4/29/11	None
Peter Belfiore	Not on file with ELEC	Not on file with ELEC	Not required until close of day 4/29/11	None
Peter Cunningham	Not on file with ELEC	Filed with ELEC and City	Filed with ELEC and City	None
Scott DeLea	<ul style="list-style-type: none"> • Filed with ELEC on 3/31/11 • Not filed with City 	<ul style="list-style-type: none"> • Filed with ELEC on 4/11/11 • Not filed with City 	Not required until close of day 4/29/11	None
Leonard Luizzi	Not on file with ELEC	Not on file with ELEC	Not required until close of day 4/29/11	None
Nino Giacchi	<ul style="list-style-type: none"> • Filed with ELEC on 3/3/11 • Not required to file with City 	Filed with ELEC and City	Filed with ELEC and City	None
Jennifer Giattino	Filed with ELEC and City	Filed with ELEC and City	Filed with ELEC and City	R-1 amendment filed with ELEC and City

I would ask any candidate not currently in compliance with Hoboken Code Section 20A-22D to provide me with the documentation necessary to come into compliance. I will be producing an updated list after the 11th day R-1 filings are due.

Respectfully Submitted,

Alysia M. Proko-Smickley

 2:52 PM
4/27/2011



CITY HALL
HOBOKEN, NEW JERSEY

5/3/2011

MEMORANDUM

TO: City Clerk James Farina
FR: Mayor Dawn Zimmer
RE: Mayoral appointment to the Hoboken Housing Authority

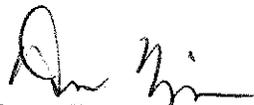
Mr. Farina,

I am reappointing the following commissioner to the Hoboken Housing Authority:

Jeanne Rodriguez

This is a mayoral appointment.

Thank you,


Mayor Zimmer



May 4, 2011

Dear City Council Members:

I am writing to provide an update on several important issues.

Towing

During review, the construct of the current towing contract was found to be in conflict with state contracting laws. Prior towing bid specifications were structured such that only an in-town towing vendor would qualify. Since there is only one in-town towing vendor, such a requirement illegally excludes all other potential bidders from the competitive process. In fact, a previous bidder had informed us that they would sue, exposing the City to risk of litigation. To correct this conflict with state law, new bid specifications were released to include vendors with a "storage location within 5 miles of the boundary of the City of Hoboken" and a response time "within 20 minutes" of the initial request.

When members of the Council were made aware of this change, concerns were expressed that a tow yard located out of Hoboken would be overly inconvenient to individuals retrieving their cars. In response to this concern, the bid specifications included a potential alternative that allowed for short-term storage of vehicles at a "municipally-controlled storage facility". Any city-owned facilities, including the city's municipal garage, were referenced as potential short-term storage locations.

In other words, the bid specifications provided options to specifically address concerns raised by City Council members and Councilman Russo in particular. These options would allow residents to retrieve their vehicles locally instead of out of town.

After all responses are received for the revised bid, my Administration intends to hold a community meeting to receive public input with regard to whether temporary storage of towed vehicles at a convenient location is a desirable option and if so which locations would be best. Based on that input, we would then, together with the City Council, make a decision on how to proceed.

If the Council wishes to eliminate options prior to receipt of public input at this community meeting, my Administration will respect that recommendation. Please note that requiring that towing be located in the City of Hoboken is not a legally permissible option. The choice of vendors must be made based on legal requirements, and the City is required to provide truthful and legally permissible reasons for its choice of vendors.

Surplus

After decades of fiscal mismanagement, I'm proud that Hoboken has had a series of honest, gimmick-free, and fully-funded budgets. Even as we've tackled infrastructure challenges, a slew of legacy lawsuits, and unsettled contract negotiations, we have managed to cut costs and introduce a budget that reduces the municipal tax levy by 10% since Fiscal Year 2010 and contains a 5% cash surplus. This is crucial since credit rating agencies and other financial experts recommend that a municipality's cash surplus represent 5% to 10% of the total budget.

In addition, our City still faces many expensive infrastructure challenges. This includes repairing our waterfront, building new parks, upgrading our water infrastructure, and burying unsightly utility wires. Taking on these challenges will require significant bonding which is why it is so important to maintain a surplus and thereby improve our near-junk status bond rating and lower borrowing costs.

For all these reasons I am concerned about the long-term fiscal health of the City and that our ability to fix these problems may suffer as a result of the over-politicization of our City's finances. Some Council Members have even stated that the City should completely deplete its surplus – a fiscally irresponsible one-shot gimmick like those that led to a state takeover and a massive tax increase. I strongly urge the Council to put politics aside, maintain a 5% cash surplus so we can improve our bond rating and address our infrastructure challenges, and act in a fiscally responsible manner that ensures the long-term success of our great City.

Pantoja Lawsuit/SWAT Litigation

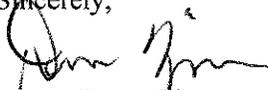
It is unfortunate that as we have worked to clean up lawsuits inherited from past Administrations, a confidential memo protected by attorney-client privilege regarding a settlement agreement emailed to you on April 20th from Business Administrator Liston has been inappropriately leaked to a political blog for political purposes, potentially damaging the City's legal interests and costing taxpayers millions of dollars. Worse, the public is being misled about the facts. As you know, if a settlement is reached, the vast majority of the settlement would be covered by the City's insurance carrier.

The issues involved in this litigation include allegations of discrimination by former Lt. Andriani against members of the Hoboken Police Department. Lt. Andriani was terminated from City employment on May 10, 2010. Under my Administration, City employees, including the Police Department, have completed civil rights training and will be required to complete this training every year. My Administration has zero tolerance for discrimination of any kind.

This matter, which concerns ongoing litigation, was to be discussed in closed session at this week's Council meeting in order to protect the City's legal and financial interests. As a result of the release of confidential information, the item is being removed from the agenda so Corporation Counsel can assess the damage that may have been done to the City and make a determination as to how to proceed to best protect the City's financial interests.

Council Members are reminded of their obligation to keep confidential information confidential and understand that this obligation is not an option, but a legal and ethical requirement to which they each swore to upkeep.

Sincerely,



Mayor Dawn Zimmer



May 4, 2011

Dear City Council Members,

Thank you for your ongoing interest with regard to the proposed sale of Hoboken University Medical Center. I agree that what happens to the Hospital's future is of great importance to the City.

As you know, the Hoboken Municipal Hospital Authority was created in 2006 by the Hoboken City Council for the purpose of exercising due diligence over the Hospital. The State and Council vested oversight of the Hospital with the Authority to ensure Hospital affairs would be governed by public health imperatives, rather than local political interests. This prudent act was unanimously adopted by the City Council at the time. In short, these actions granted oversight over the transfer of ownership of the Hospital solely to the Authority. I have attached for your review the opinion of legal counsel for the Authority stating these points. This was previously provided to you by the Municipal Hospital Board counsel on February 3, 2011.

This effective governance structure has been a contributing factor to Hoboken University Medical Center's significant progress over the past years as the Authority worked diligently to improve the Hospital and identify a potential buyer for the Hospital. This culminated in the April 20th vote to authorize the signing of an agreement to transfer ownership to HUMC Holdco LLC.

The Authority's decision was reached through careful deliberation, and I am proud of the inclusive process that was undertaken, which included the establishment of a Stakeholders Committee to help the Authority make informed decisions in the interest of community stakeholders. This entire process helped refine the objectives in regard to the Hospital's future, which include maintaining the facility as an acute-care hospital and relieving the City of Hoboken of its bond guarantee obligations. The agreement with HUMC Holdco LLC meets these crucial objectives and ensures that the Hospital will remain open for City residents.

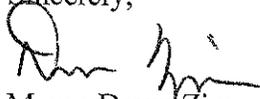
Following the signing of the Asset Purchase Agreement with HUMC Holdco LLC, a review by the New Jersey State Department of Health and Senior Services, through the Certificate of Need process, will be conducted, a process that includes several public hearings.

Council's Role in Parking Agreement

Having executed the Asset Purchase Agreement, my Administration will negotiate an agreement to ensure the Hospital's parking needs are addressed. Because doing so will involve the parking structure adjacent to the Hospital, the parking agreement will be subject to approval by the City Council. Once an agreement is reached, my Administration will bring forward the parking agreement for consideration of the Council. I look forward to working with you on this issue to secure the best agreement for the City of Hoboken and Hoboken University Medical Center.

In all of these matters, I am optimistic that we will be able to work expeditiously to secure the future of our Hospital.

Sincerely,



Mayor Dawn Zimmer

SPONSORED BY: _____

SECONDED BY: _____

**MEETING OF THE CITY COUNCIL
OF
HOBOKEN, NEW JERSEY**

May 4, 2011

TAXI, LIVERY, AND LIMOUSINE DRIVERS 21 ITEMS @ \$75.00
EACH
(SEE ATTACHED LIST)

MISCELLANEOUS LICENSES

DRIVERS

(21 ITEMS @ \$75.00)

CHARLY MARTINEZ	1188 SUMMIT AVE, JERSEY CITY, NJ	LIMO
MIGUEL ORTIZ	28 BEACON AVE, JERSEY CITY, NJ	LIMO
LUIS SANCHEZ	506 NEW YORK AVE, UNION CITY, NJ	LIMO
NABIL GENDY	33 EDWARDS CT, BAYONNE, NJ	TAXI
LUIS ROSARIO	201 OGDEN AVE, JERSEY CITY, NJ	LIMO
JOHNNY QUEZADA	551 TILLMAN ST, HILLSIDE, NJ	TAXI
EMILIO CRUZ	70 RANDOLPH AVE, JERSEY CITY, NJ	TAXI
ABDELGHAN KHELIFI	112 ROMAINE AVE, JERSEY CITY, NJ	LIMO
SHAHID JAHANGIR	76 CORBIN AVE, JERSEY CITY, NJ	LIMO
FELIX ALICEA	7300 COTTAGE AVE, NORTH BERGEN, NJ	LIMO
PABLO SANCHEZ	311 HARRISON ST, HOBOKEN, NJ	TAXI
ANGEL DAVILA	5001 PARK AVE, WEST NEW YORK, NJ	TAXI
WILLIE REYES	332 PARK AVE, HOBOKEN, NJ	LIMO
LUIS GONZALEZ	5702 BROADWAY, WEST NEW YORK, NJ	LIMO
VICTOR ANGELES	728 WESTSIDE AVE, JERSEY CITY, NJ	LIMO
FERNANDO CRUZ	60 12 TH ST, HOBOKEN, NJ	LIMO
GERONIMO PENA	407 4 TH ST, UNION CITY, NJ	LIMO
JOSE VEGA	70 W. 18 TH ST, BAYONNE, NJ	LIMO
NATIVIDAD CHAVARRO	140 HIGHLAND AVE, KEARNY, NJ	LIMO
MOHAMMED CHAUDRY	243 JEWETT AVE, JERSEY CITY, NJ	LIMO
FAUSTO MARTE	132 39 TH ST, UNION CITY, NJ	LIMO

21 DRIVERS

Rcvd Batch Id Range: First to Last		Rcvd Date Start: 04/25/11 End: 04/29/11		Report Format: Condensed		
Rcvd Date	Batch Id	PO #	Description	Vendor	Amount	Contract
04/28/11	JMW	CY-00348	RE-CONDITIONING OF EQUIPMENT	00058 RIDDELL, INC.	1,579.05	
04/28/11	JMW	CY-01574	PROFESSIONAL SERVICES	00262 JERSEY JOURNAL	228.85	
04/28/11	JMW	CY-01588	AD 12/27/10	00262 JERSEY JOURNAL	68.05	
04/28/11	JMW	CY-01309	R1 OVERHEAD DOORS	00279 LOMBARDY DOOR SALES	535.00	
04/28/11	JMW	CY-01325	COFFEE MACHINE RENTAL-CC	00287 METROPOLITAN COFFEE SERVICE	30.00	
04/28/11	JMW	CY-01214	PERIODIC SERVICES	00522 SUPREME SECURITY SYSTEMS INC	246.06	
04/28/11	JMW	CY-01318	PERIODIC SERVICES	00522 SUPREME SECURITY SYSTEMS INC	359.22	
04/28/11	JMW	CY-01364	EQUIPMENT FOR BABE RUTH	00690 STAN'S SPORT CENTER	3,932.00	
04/28/11	JMW	CY-01366	BABE RUTH UMPIRE EQUIPMENT	00690 STAN'S SPORT CENTER	504.00	
04/28/11	JMW	CY-01394	T-SHIRTS/HATS FOR I. B. B.	00690 STAN'S SPORT CENTER	72.00	
04/28/11	JMW	CY-01395	TRAVEL SOCCER ACCESSORIES	00690 STAN'S SPORT CENTER	328.00	
04/28/11	JMW	CY-01397	GILDEN T-SHIRTS WITH LOGO	00690 STAN'S SPORT CENTER	25.00	
04/28/11	JMW	CY-01398	F-12 GOLD SOFTBALLS	00690 STAN'S SPORT CENTER	408.00	
04/28/11	JMW	CY-01402	GILDEN T-SHIRTS WITH LOGO	00690 STAN'S SPORT CENTER	162.00	
04/28/11	JMW	CY-01404	BABE RUTH SPORTING EQUIPMENT	00690 STAN'S SPORT CENTER	4,016.00	
04/28/11	JMW	CY-01308	PERSONAL PROTECTIVE CLOTHING	00801 TURNOUT FIRE AND SAFETY	302.97	
04/28/11	JMW	CY-01286	ADS	00879 STAR LEDGER	385.12	
04/28/11	JMW	CY-01367	JUNIOR DIVISION LEAGUE FEES	00901 VCSBL INC.	1,000.00	
04/28/11	JMW	CY-01265	PROFESSIONAL SERVICES	01049 VANDOR & VANDOR LTD.	1,400.00	
04/28/11	JMW	CY-00798	RECORDING/FILING FEES	01094 HUDSON COUNTY REGISTER	11.00	
04/28/11	JMW	CY-01578	RECORDING/FILING FEES	01094 HUDSON COUNTY REGISTER	66.00	
04/28/11	JMW	CY-01331	SUBSCRIPTION	01147 N. J. LAW JOURNAL	147.95	
04/28/11	JMW	CY-01243	LEGAL SERVICES	01201 GUARANTEED SUBPOENA SERVICES	90.00	
04/28/11	JMW	CY-01255	LEGAL SERVICES	01201 GUARANTEED SUBPOENA SERVICES	85.00	
04/28/11	JMW	CY-01347	TUITION REIMBURSEMENT	01210 P. O. VITO GIGANTE	2,188.00	
04/28/11	JMW	CY-01346	TUITION REIMBURSEMENT	01212 SGT. MELISSA GIGANTE	994.00	
04/28/11	JMW	10-02569	PLNG BD SPCL RES 3/3/10	01234 CLARKE CATON HINTZ	29,240.60	
04/28/11	JMW	CY-01601	REDEMPTION	01305 JMAM PARTNERS	13,534.68	
04/28/11	JMW	CY-01290	Special Counsel -Rent Leveling	01318 VICTOR A. AFANADOR, ESQ.	14,385.37	CY110005
04/28/11	JMW	CY-01153	RETURN DEVELOPER'S ESCROW	01843 MICHAEL EVERS	1,869.20	
04/28/11	JMW	CY-01280	GRANT CLOSE OUT	01857 NJDHSS	11,518.00	
04/28/11	JMW	CY-01287	RETURN DEVELOPER'S ESCROW	01860 719 MONROE STREET LLC	173.25	
04/28/11	JMW	CY-01639	REDEMPTION	01863 STONEFIELD INVESTMENT FUND	132.34	
04/28/11	JMW	CY-01663	REDEMPTION	01863 STONEFIELD INVESTMENT FUND	2,108.07	
04/28/11	JMW	CY-01582	REDEMPTION	01864 ALVERO ACQUISITION CORP	13,201.21	
04/28/11	JMW	CY-01577	REDEMPTION	01866 CLEMENTE ENTERPRISES, LLC	3,255.14	
04/28/11	JMW	CY-01409	REIMBURSEMENT	01871 WHITNEY BRACCO	68.00	
04/28/11	JMW	CY-01566	RETURN ESCROW 314 MONROE ST	01886 314 MONROE STREET HOBOKEN LLC	581.03	
04/28/11	JMW	CY-01568	RETURN DEVELOPER'S ESCROW	01888 1107 WILLOW AVE LLC	9.55	
04/28/11	JMW	CY-01210	PROFESSIONAL SERVICES	02147 ROSENBERG & ASSOCIATES	649.00	
04/28/11	JMW	11-01574	PURCHASE OF 1 UNMARKED VEHICLE	02154 CHAPMAN CHEVROLET	22,921.00	
04/28/11	JMW	CY-01304	2011 MOD4 SERVICES	02500 MICRO SYS. OF NORTHERN NJ. INC.	3,604.00	
04/28/11	JMW	CY-01301	4TH QUARTER BURIAL REPORTS	02804 TREASURER, STATE OF NEW JERSEY	20.00	
04/28/11	JMW	CY-01369	1ST QTR. BURIAL PERMIT REPORT	02804 TREASURER, STATE OF NEW JERSEY	5.00	
04/28/11	JMW	CY-01575	1ST QTR. MARRIAGE LIC. REPORT	02858 TREASURER, STATE OF NEW JERSEY	1,250.00	
04/28/11	JMW	CY-00314	SPECIAL COMPLAINT TICKETS	03611 MIAMI SYSTEMS/STAPLES PRINT	1,900.00	
04/28/11	JMW	CY-00824	Shredding Old Court Documents	04140 SHRED-IT	1,121.00	
04/28/11	JMW	CY-00283	GIGABIT FOR SPEEDING UP SYSTEM	04485 CDWG/MICRO WAREHOUSE	349.52	
04/28/11	JMW	CY-01317	SERVICES RENDERED 03/11	04492 ALCAZAR COMMUNICATION, INC.	4,915.00	
04/28/11	JMW	CY-01581	PROFESSIONAL SERVICES	04660 KAUFMAN, BERN & DEUTSCH, LLP	3,216.00	
04/28/11	JMW	CY-01097	LEGAL SERVICES	04804 SCARINCI & HOLLENBECK LLC	13,119.81	
04/28/11	JMW	CY-01101	LEGAL SERVICES	04804 SCARINCI & HOLLENBECK LLC	1,039.60	

Rcvd Date	Batch Id	PO #	Description	Vendor	Amount	Contract
04/28/11	JMW	CY-00714	EQUIPMENT REPAIRS	06111	GEN-EL INDUSTRIES INC.	75.00
04/28/11	JMW	CY-01411	NORTHWEST REDEVELOPMENT PLAN	06166	MARAZITI, FALCON & HEALEY	2,897.29
04/28/11	JMW	CY-01305	DELIVERY OF PETITIONS	06693	LOU LOMBARDI	537.00
04/28/11	JMW	CY-01247	T. C. T. A SPRING CONFERENCE	07269	T. C. T. A. OF NJ	255.00
04/28/11	JMW	11-01897	TABLES, CHAIRS, COFFEEMAKER	07492	SERV-U	2,915.00
04/28/11	JMW	CY-01177	ONLINE BACKUP	07771	SHORE SOFTWARE	69.95
04/28/11	JMW	10-02570	PLNG BD SPCL RES 3/3/10	07912	EFB ASSOCIATES, LLC	11,200.00
04/28/11	JMW	CY-00249	MASTER PLAN REPLANNING	07912	EFB ASSOCIATES, LLC	6,400.00
04/28/11	JMW	CY-01251	PROFESSIONAL SERVICES	07912	EFB ASSOCIATES, LLC	2,516.25
04/28/11	JMW	CY-01570	PROFESSIONAL SERVICE	07968	MASER CONSULTING	525.00
04/28/11	JMW	CY-01586	PROFESSIONAL SERVICES	07968	MASER CONSULTING	1,650.00
04/28/11	JMW	CY-01239	LEGAL SERVICES	08235	ROBERT GLASSON	2,105.00
04/28/11	JMW	CY-01245	TITLE SERVICES	08527	PASSAIC VALLEY TITLE SERVICES	366.00
04/28/11	JMW	CY-01328	LEGAL SERVICES	08777	CAMMARATA, NULTY & GARRIGAN, LLC	577.50
04/28/11	JMW	CY-01029	FLUZONE	08799	SANOFI PASTEUR	2,914.52
04/28/11	JMW	10-03266	COUNCIL RESOLUTION 5/19/10	09268	MATEO J. PEREZ	2,077.50
04/28/11	JMW	CY-01636	REDEMPTION	09807	MED NET, INC.	742.55
04/28/11	JMW	CY-01324	REIMBURSEMENT	09817	JERRY LORE	25.00
04/28/11	JMW	CY-01602	REDEMPTION	09949	SPACE ENTERPRISES LLC	3,334.08
04/28/11	JMW	CY-01256	RETURN ESCROW / APPLIED HOUSING	10114	ASSET MANAGEMENT CONSULTANTS	5,464.90
04/28/11	JMW	CY-01258	TAPES - TRANSCRIPTION	1851	VERITEXT NEW YORK REPORTING CO	943.50
					Total for Batch: JMW	210,940.68
04/28/11	MEM	CY-00377	PROFESSIONAL SERVICES	00031	BOSWELL ENGINEERING	6,338.00
04/28/11	MEM	CY-01597	PROFESSIONAL SERVICES	00031	BOSWELL ENGINEERING	2,072.50
04/28/11	MEM	CY-00970	SIGNAL & TRAFFIC SUPPLIES	00053	GARDEN STATE HIGHWAY PROD.	600.00
04/28/11	MEM	CY-01295	HPU/SIGNAL & TRAFFIC SUPPLIES	00077	CITY PAINT AND HARDWARE	1,531.70
04/28/11	MEM	CY-01272	WATER COOLER BOTTLES	00287	METROPOLITAN COFFEE SERVICE	30.00
04/28/11	MEM	10-00651	MAIL EQUIP SUPPLIES HPU	00399	PITNEY BOWES, INC.	81.58
04/28/11	MEM	CY-00286	TERM RENTAL INVOICE	00399	PITNEY BOWES, INC.	103.00
04/28/11	MEM	CY-01136	UTILITIES-FEBRUARY, 2011	00424	P. S. E. & G. COMPANY	23,814.46
04/28/11	MEM	CY-01166	UTILITIES - MARCH 2011	00424	P. S. E. & G. COMPANY	17,521.30
04/28/11	MEM	CY-01594	UTILITIES - MIDTOWN GARAGE	00424	P. S. E. & G. COMPANY	9,552.66
04/28/11	MEM	CY-00751	POSTAGE/2ND RENEWAL NOTICES	00894	UNIVERSAL MAILING SERVICE	2,806.00
04/28/11	MEM	CY-01598	RESIDENT RENEWAL MAILER	00894	UNIVERSAL MAILING SERVICE	3,352.99
04/28/11	MEM	CY-01204	CASH BOXES/SHUTTLES	01303	DIAMOND MANUFACTURING INC	397.75
04/28/11	MEM	CY-01294	TOWING SERVICES	01337	LOGAN TOWING	400.00
04/28/11	MEM	CY-01228	DESIGN MANUAL	02525	ASSOCIATION OF PEDESTRIAN AND	45.00
04/28/11	MEM	CY-01593	PAST-DUE INVOICES	02863	UNION ALARMTRONIC INC.	1,152.00
04/28/11	MEM	CY-01595	MONTHLY MAINTENANCE - 4/11	03342	ENTERPRISE CONSULTANTS	112.50
04/28/11	MEM	CY-01275	REPAIRS-OEM VEHICLE	04420	DAVE'S AUTO REPAIR	310.00
04/28/11	MEM	CY-01128	PROFESSIONAL SERVICES	04804	SCARINCI & HOLLENBECK LLC	10,840.77
04/28/11	MEM	CY-01129	PROFESSIONAL SERVICES	04804	SCARINCI & HOLLENBECK LLC	5,413.50
04/28/11	MEM	CY-01592	FUEL - MARCH 2011	05470	EXXONMOBIL FLEET/GECC	286.73
04/28/11	MEM	CY-01591	LD/TOLL SERVICES - 3/11	07187	PAETEC COMMUNICATIONS INC.	196.75
04/28/11	MEM	CY-01292	PROFESSIONAL SERVICES	08797	REMI NGTON & VERNI CK ENGINEERS	72.50
					Total for Batch: MEM	87,031.69
Total for Date: 04/28/11					Total for All Batches:	297,972.37
04/29/11	MPG	CY-01035	SOFTWARE UPGRADE-PAYROLL	00018	AUTOMATIC DATA PROCESSING	250.00

Rcvd Date	Batch Id	PO #	Description	Vendor	Amount	Contract
04/29/11	MPG	CY-00175	PRO. SERVICES F.D. GENERATORS	00031	BOSWELL ENGI NEERI NG	4,255.75
04/29/11	MPG	CY-00319	ON CALL ENG. THROUGH 1/14/11	00031	BOSWELL ENGI NEERI NG	5,485.50
04/29/11	MPG	CY-00323	CSO MONITORING SYST-SERV REND	00031	BOSWELL ENGI NEERI NG	2,472.25
04/29/11	MPG	CY-00324	SINATRA PARK WATERFRONT REHAB	00031	BOSWELL ENGI NEERI NG	19,769.25
04/29/11	MPG	CY-00325	CASTLE POINT WATERFRONT REHAB	00031	BOSWELL ENGI NEERI NG	17,215.00
04/29/11	MPG	CY-00327	FIRE DEPARTMENT GENERATORS	00031	BOSWELL ENGI NEERI NG	12,219.25
04/29/11	MPG	CY-00329	CITY-OWNED WATERFRONT REHAB	00031	BOSWELL ENGI NEERI NG	1,245.00
04/29/11	MPG	CY-01236	PRO SERVICES THROUGH 3/11/11	00031	BOSWELL ENGI NEERI NG	73.50
04/29/11	MPG	CY-00011	CY2011 RECREATION PREMIUMS	00242	BROWN & BROWN METRO INC	25,476.99
04/29/11	MPG	CY-01112	LIGHT-FANS GYM/FAN DWI RM PD	00269	FCA LIGHTING	675.00
04/29/11	MPG	CY-00037	CY2011 VISION INSURANCE	00700	VISION SERVICE PLAN, INC.	10,559.58
04/29/11	MPG	CY-01117	RECYCLING DECALS	00836	ROYAL PRINTING	1,695.00
04/29/11	MPG	CY-00023	CY2011 PHONE SERVICE	01089	VERIZON	11,953.48
04/29/11	MPG	CY-01141	NJDEP Suppl. Remediation Svcs.	01239	WESTON SOLUTION, INC.	44,497.32
04/29/11	MPG	CY-00419	BULK SALT DEL. 1/20/11	01494	CARGILL, INC.	7,728.77
04/29/11	MPG	CY-01281	REIMBURSEMENT	01697	FALLO, GERALDINE	32.25
04/29/11	MPG	CY-01373	REIMBURSEMENT FEST. SUPPLIES	01697	FALLO, GERALDINE	12.83
04/29/11	MPG	CY-00924	REPAIR TRANS P.D. VEH.#136	01748	OSCAR'S AUTOMATIC TRANSMISSION	2,100.00
04/29/11	MPG	CY-00967	REPAIR ANTENNAE REPAIR CG	02590	ELECTRONIC SERVICE SOLUTIONS	250.00
04/29/11	MPG	CY-00021	CY2011 MAINT CH	03342	ENTERPRISE CONSULTANTS	1,000.00
04/29/11	MPG	CY-01107	SPRING FESTIVAL ADVERTISEMENT	03373	ARTS WEEKLY, INC	253.00
04/29/11	MPG	CY-01173	SOUND EQUIPMENT SPRING FEST.	03618	BANANA SOUND INC.	2,800.00
04/29/11	MPG	CY-00024	CY2011 CELL SERV-MAYOR	03973	VERIZON WI RELESS	313.12
04/29/11	MPG	CY-01171	SOUND STAGE SKIRTING/WINGS	04745	BML-BLACKBIRD THEATRICAL SRVS	2,200.00
04/29/11	MPG	CY-00018	CY2011 INTERNET SERV #45278	04947	CABLEVISION LIGHTPATH, INC.	1,154.05
04/29/11	MPG	CY-00019	CY2011 REVERSE 911 SYST SERV	04947	CABLEVISION LIGHTPATH, INC.	2,791.75
04/29/11	MPG	CY-00008	CY2011 GASOLINE	05470	EXXONMOBIL FLEET/GECC	28,657.61
04/29/11	MPG	CY-00025	CY2011 FAX EQUIP LEASE/MAINT	06417	OCE IMAGISTICS	1,086.00
04/29/11	MPG	CY-00006	CY2011 TOWING SERVICES	06543	MILE SQUARE TOWING	790.00
04/29/11	MPG	CY-01282	OFFICE ASSISTANCE	06677	STEPHANIE SASSOLA	322.50
04/29/11	MPG	CY-01372	SPRING FESTIVAL PERFORMER	068	THE FUZZY LEMONS	550.00
04/29/11	MPG	CY-00020	CY2011 LD/TOLL SERV	07601	COOPERATIVE COMMUNICATIONS, INC	946.41
04/29/11	MPG	CY-00917	REPAIRS VARIOUS CITY PARKS	07901	CIRILLO ELECTRIC, INC.	10,620.00
04/29/11	MPG	CY-01114	REPAIR SCAPE POLE LIGHT MX PK	07901	CIRILLO ELECTRIC, INC.	120.00
					Total for Batch: MPG	221,571.16
					Total for Date: 04/29/11	Total for All Batches: 221,571.16

	Batch Id	Batch Total
Total for Batch:	JMW	210,940.68
Total for Batch:	MEM	87,031.69
Total for Batch:	MPG	221,571.16
Total Of All Batches:		=====
		519,543.53

Fund Description	Fund	Budget Total	Revenue Total
CURRENT FUND	0-01	78,850.74	0.00
PARKING UTILITY FUND	0-31	10,840.77	0.00
Year Total:		89,691.51	0.00
CURRENT FUND	1-01	200,553.48	0.00
PARKING UTILITY FUND	1-31	76,190.92	0.00
Year Total:		276,744.40	0.00
	C-04	55,931.50	0.00
	D-12	68.00	0.00
GRANT FUND	G-02	34,071.00	0.00
TRUST FUND & OTHER	T-03	47,680.65	0.00
	T-24	1,245.00	0.00
	T-32	75.00	0.00
Year Total:		49,000.65	0.00
Total Of All Funds:		505,507.06	0.00

Project Description	Project No.	Project Total
1201 - 1231 HUDSON STREET	010001	3,065.15
1401 WASHINGTON STREET	010307	2,399.75
1125 HUDSON STREET MAXWELL PL	1483002	145.00
1107 WILLOW AVENUE	292770	9.55
719 MONROE STREET	292775	173.25
314 MONROE STREET	292809	581.03
1401 WASHINGTON STREET	292826	290.00
401 - 403 1st Street	292835	688.75
300 WASHINGTON STREET	292841	290.00
615 MONROE STREET	292843	820.00
928 - 930 JEFFERSON STREET	292857	2,897.29
1400 HUDSON ST SECT 5 & 5A	45209	525.00
252 - 254 SECOND STREET	45227	1,869.20
100 - 108 PATERSON AVENUE	45238	282.50
		=====
Total Of All Projects:		14,036.47

CITY OF HOBOKEN
Purchase Order Listing by P.O. Number

Amendment

P.O. Id	Vendor Name	Item Description	Amount
CY-01675	FRANK SAVINO	HOBOKEN UNLEASHED	\$ 5,322.15
CY-01451	ELAINE DE PINTO	REIMBURSEMENT, PART B MEDICARE	\$ 1,158.00
11-00740	EM NET, LLC	MONTHLY MONITORING PAYMENTS	\$27,586.68
CY-01359	AUTOMATIC DATA PROCESSING	PAYROLL PROCESSING CHARGES	\$ 15,315.13
			<u>\$49,381.96</u>

RESOLVED, THAT WARRANTS DRAWN ON THE CITY TREASURER, TO THE ORDER OF THE CITY TREASURER, IN PAYMENT OF SERVICES OF OFFICERS AND EMPLOYEES OF THE CITY OF HOBOKEN, FOR THE PERIOD:

31-Mar-11	TO	13-Apr-11	Paydate	4/20/2011	
<u>DEPARTMENT</u>	<u>ACCOUNT NUMBER</u>	<u>REGULAR PAY (11)</u>	<u>O/T PAY (14)</u>	<u>OTHER PAY (11)</u>	<u>TOTAL PAY</u>
PERSONNEL	1-01-20-105	9,141.96	0.00	0.00	9,141.96
MAYOR'S OFFICE	1-01-20-110	9,155.78	0.00	0.00	9,155.78
CITY COUNCIL	1-01-20-111	8,445.45	0.00	0.00	8,445.45
BUS ADMINISTRATOR	1-01-20-112	8,637.81	0.00	0.00	8,637.81
ABC BOARD	1-01-20-113	0.00	0.00	153.85	153.85
PURCHASING	1-01-20-114	7,021.58	0.00	0.00	7,021.58
GRANTS MANAGEMENT	1-01-20-116	0.00	0.00	0.00	0.00
CITY CLERK'S OFFICE	1-01-20-120	14,959.08	660.18	0.00	15,619.26
ELECTIONS	1-01-20-122	0.00	0.00	0.00	0.00
FINANCE OFFICE	1-01-20-130	23,924.49	0.00	0.00	23,924.49
ACCOUNTS/CONTROL	1-01-20-131	0.00	0.00	0.00	0.00
PAYROLL DIVISION	1-01-20-132	0.00	0.00	0.00	0.00
TAX COLLECTION	1-01-20-145	8,848.81	0.00	0.00	8,848.81
ASSESSOR'S OFFICE	1-01-20-150	13,494.27	0.00	118.21	13,612.48
CORPORATE COUNSEL	1-01-20-155	11,987.88	0.00	0.00	11,987.88
COMMUNITY DEVELOPMENT	1-01-20-160	3,980.77	0.00	0.00	3,980.77
TREASURER	1-01-20-146	0.00	0.00	0.00	0.00
PLANNING BOARD	1-01-21-180	5,865.00	0.00	0.00	5,865.00
INFORMATION TECHNOLOGY	1-01-20-147	4,305.46	830.39	0.00	5,135.85
ZONING OFFICER	1-01-21-186	7,094.65	0.00	0.00	7,094.65
HOUSING INSPECTION	1-01-21-187	5,489.84	486.12	0.00	5,975.96
CONSTRUCTION CODE	1-01-22-195	22,257.34	0.00	400.00	22,657.34
POLICE DIVISION	1-01-25-241	508,204.07	23,741.28	209,753.50	741,698.85
CROSSING GUARDS	1-01-25-241	12,538.23	0.00	318.00	12,856.23
EMERGENCY MANAGEMENT	1-01-25-252	4,437.50	0.00	250.00	4,687.50

<u>DEPARTMENT</u>	<u>ACCOUNT NUMBER</u>	<u>REGULAR PAY (01)</u>	<u>O/T PAY (02)</u>	<u>OTHER PAY (01)</u>	<u>TOTAL PAY</u>
FIRE DIVISION	1-01-25-266	375,069.51	38,620.35	(96,257.67)	317,432.19
STREETS AND ROADS	1-01-26-291-011	21,409.89	5,077.11	0.00	26,487.00
ENV SRVCS DIR OFFICE	1-01-26-290	9,973.76	0.00	0.00	9,973.76
RECREATION SEASONAL EMP	1-0128370016	1,692.50	0.00	0.00	1,692.50
CENTRAL GARAGE	1-01-26-301	7,163.04	3,800.91	0.00	10,963.95
SANITATION	1-01-26-305	19,262.77	3,715.17	0.00	22,977.94
LICENSING DIVISION	1-31-55-501-101	3,791.75	0.00	0.00	3,791.75
HUMAN SRVCS DIR OFFICE	1-01-27-330	6,678.48	0.00	0.00	6,678.48
BOARD OF HEALTH	1-01-27-332	19,424.50	0.00	0.00	19,424.50
CONSTITUENT SRCS	1-01-27-333	0.00	0.00	0.00	0.00
SENIOR CITIZENS	1-01-27-336	16,067.43		0.00	16,067.43
RENT STABILIZATION	1-01-27-347	7,352.96	0.00	0.00	7,352.96
TRANSPORTATION	1-01-27-348	0.00	0.00	0.00	0.00
RECREATION	1-01-28-370	13,146.88	352.20	0.00	13,499.08
PARKS	1-01-28-375	19,359.77	1,103.04	(22,225.76)	(1,762.95)
PUBLIC PROPERTY	1-01-28-377	30,843.90	522.36	805.60	32,171.86
PUBLIC LIBRARY	1-0129-390-021	0.00	0.00	0.00	0.00
PUBLIC DEFENDER	1-01-43-495	2,623.81	0.00	0.00	2,623.81
MUNICIPAL COURT	1-01-43-490	41,503.65	0.00	0.00	41,503.65
PARKING UTILITY	1-31-55-501-101	80,039.71	11,915.62	0.00	91,955.33
MUN COURT OVERTIME	T-0340000-037	0.00	2,439.06	0.00	2,439.06
GRANT#	T0340000004	0.00	0.00	0.00	0.00
GRANT#	G-02-44-701-380	0.00	0.00	0.00	0.00
GRANT#	G-02-44-701-390	0.00	0.00	0.00	0.00
GRANT#	G-02-41-100-PSO	0.00	4,000.00	0.00	4,000.00
GRANT#	T-03-40-000-003	0.00	0.00	0.00	0.00
FIRE EDUCATION	T-13-10-000-000	0.00	184.95	0.00	184.95
CULTURAL AF AFFAIRS	1-01-271-760-11	3,243.38	0.00	0.00	3,243.38

<u>DEPARTMENT</u>	<u>ACCOUNT NUMBER</u>	<u>REGULAR PAY (01)</u>	<u>O/T PAY (02)</u>	<u>OTHER PAY (01)</u>	<u>PAY</u>
OTHER:					
SALARY SETTLEMENT	1-01-36-479-000	0.00	0.00	250,024.19	250,024.19
POLICE OUTSIDE EMPL.	T-03-40-000-006	0.00	0.00	32,984.50	32,984.50
RESERVE FOR POAA	T-03-40-000-032	0.00	0.00	0.00	0.00
GRANT	G-02-44-701-310	0.00	0.00	0.00	0.00
POLICE HOUSING AUTHORITY OEP	1-01-25-241-017	0.00	0.00	0.00	0.00
GRAND TOTAL		1,368,437.66	97,448.74	376,324.42	1,842,210.82
					1,842,210.82

Introduced by: _____

Seconded by: _____

**CITY OF HOBOKEN
RESOLUTION NO. : _____**

**RESOLUTION AUTHORIZING THE CITY OF HOBOKEN TO PARTICIPATE IN THE FIRST
RESPONDER IDENTIFICATION CARD**

WHEREAS, the County of Hudson was a designated recipient of Urban Areas Security Initiative (UASI) Funding in Federal Fiscal years 2010 and 2011; and,

WHEREAS, the Federal funding is administered through the New Jersey Office of Homeland Security and Preparedness (OHSP) to the Hudson County Office of Emergency Management; and,

WHEREAS, the Hudson county Office of Emergency Management (OEM) as a member of the UASI Executive Board under the direction of the County Executive Formulates and approves a spending plan directed to the County of Hudson that is consistent with the rules and parameters of the specific grand and submits the spending plan to the New Jersey Office of Homeland Security and Preparedness (OHSP); and

WHEREAS, the Hudson County OEM recognized that there is no current standardized identification card for first responders within the County of Hudson; and

WHEREAS, the City of Hoboken wishes to participate in this program for a secure, easily recognizable identification card for first responders; and

WHEREAS, the New Jersey First Responder Identification Card will display the City of Hoboken emergency services seal and the emergency services name, and the bearer's distinct qualifications; and

WHEREAS, participation in this program is at no cost to the City; and

WHEREAS, the Hoboken City Council supports a secure, easy-to-read identification card for our emergency services to employ.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Hoboken, County of Hudson, New Jersey that the City of Hoboken be and is hereby authorized to participate in this program.

BE IT FURTHER RESOLVED, that the Chief of Police is hereby authorized and directed to undertake the necessary municipal requirements and provide the necessary data and information to the County of Hudson where it will be stored on a secured server to insure participation in this program.

Meeting Date: May 4, 2011

Approved:

Approved as to Form:

**Arch Liston
Business Administrator**

**Mark A. Tabakin, Esq.
Corporation Counsel**

Sponsor: Marsh

Second: Mello

HOBOKEN CITY COUNCIL
RESOLUTION NO.: _____

**RESOLUTION AUTHORIZING SPECIFIC ACTIONS RELATING TO A FOR
CAUSE REMOVAL OF COUNCILMAN MICHAEL RUSSO FROM HIS
COUNCIL APPOINTED POSITION OF COMMISSIONER OF THE HOBOKEN
HOUSING AUTHORITY**

WHEREAS, the Council of the City of Hoboken is entitled to remove a City Council appointed commissioner of the Hoboken Housing Authority for inefficiency, neglect of duty, or misconduct in office, pursuant to N.J.S.A. 40A:12A-17(e); and,

WHEREAS, prerequisites to removal include allowing the Commissioner an opportunity to be heard in person or through counsel prior to removal, and providing the Commissioner with a copy of the charges ten (10) days prior to the hearing; and,

WHEREAS, the City Council has appointing authority for the Hoboken Housing Authority, and Councilman Michael Russo was appointed as a Commissioner by the City Council; and,

WHEREAS, Commissioner Michael Russo stated in his conversations with Dwek that he had facilitated the appointment of an HHA commissioner and provided assistance with said commissioner's personal rent, and as a result, he felt entitled to and explicitly demanded that commissioner's political support, describing this relationship as "I do for you, you do for me": and,

WHEREAS, Councilman Michael Russo also discussed expediting zoning applications in return for illegal political donations; and,

WHEREAS, Commissioner Michael Russo further admitted that his actions during his meeting with Dwek "constitute conduct unbecoming of a member of the City Council" by voting in favor of the City Council's Resolution 1A at the April 6, 2011 Hoboken City Council meeting; and,

WHEREAS, the City Council hereby seeks to remove Michael Russo from the position of Commissioner of the Hoboken Housing Authority; and,

WHEREAS, the City Council hereby orders Michael Russo be served with charges for (1) conduct unbecoming a commissioner of the Hoboken Housing Authority, (2) misconduct in office relating to the position of commissioner of the Hoboken Housing Authority, and (3) inefficiency and neglect of duty relating to the position of commissioner of the Hoboken Housing Authority; and,

WHEREAS, the City Council directs a hearing be scheduled for ten (10) days from the date of service of the charges, in Council Chambers; and,

WHEREAS, the City Council directs Corporation Counsel to (1) obtain the services of a former New Jersey Judge or Justice (in good standing), to preside as hearing officer over the removal hearing and provide the City Council with a recommendation on removal, including findings of fact and conclusions of law, within forty-eight (48) hours of the hearing, and (2) obtain the services of a New Jersey licensed attorney to prosecute the herein referenced charges on behalf of the City Council, and (3) obtain the services of a certified court reporter to transcribe the hearing contemporaneous to the hearing.

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

1. The City Council hereby authorizes the filing of the above described charges against Councilman Michael Russo relating to his Council appointed position as Commissioner of the Hoboken Housing Authority; and,
2. The City Council hereby directs a hearing be set for ten (10) days from the date of service of the charges, or the next business day should day ten (10) fall on a weekend or holiday, in Council chambers; and,
3. The City Council hereby directs a hearing officer be appointed to act on behalf of the City Council and provide the City Council with a factually and legally detailed recommendation concerning removal of Councilman Michael Russo as commissioner of the Hoboken Housing Authority; and,
4. The City Council hereby directs a prosecutor be appointed to prosecute the charges, herein authorized, at the hearing referenced hereto; and,
5. The City Council hereby directs the hearing be transcribed by a certified transcriptionist contemporaneous to the hearing.

BE IT FURTHER RESOLVED, that the City Clerk transmits a certified copy of this Resolution to the Office of Corporation Counsel for action in conformity herewith; and,

BE IT FURTHER RESOLVED, that this resolution shall become effective immediately.

Meeting Date: May 4, 2011

APPROVED AS TO FORM:

Corporation Counsel

Sponsor: Councilwoman CASTELLANO
Second: Councilman OCCHIPINTI

**CITY OF HOBOKEN
RESOLUTION NO. ____**

**RESOLUTION REJECTING THE PROPOSED USE OF THE
MUNICIPAL GARAGE SITE AS A 24/7 IMPOUND YARD**

WHEREAS, Block 1 of the official City of Hoboken tax map is home to approximately 150 residents in 73 condominium units, in addition to the Municipal Garage property; and

WHEREAS, several hundred additional residential units have been built within two blocks of the existing Municipal Garage, adding to the area's residential nature, including the Jefferson Trust condos, 77 Park apartments and most recently the condominiums at 89 Willow; and

WHEREAS, the area has undergone a successful renaissance as a residential neighborhood, which is made especially attractive by its close proximity to the myriad public transportation options at Hoboken Terminal in sync with the New Jersey Department of Transportation's Transit Village Initiative; and

WHEREAS, the Towing Bid Specifications prepared by the administration state the Parking and Transportation Department and Police Department requested a combined average of up to three thousand five hundred (3,500) vehicle tows per year, and that these tows have historically been taken to a non-residential area in the city's far northwest corner; and

WHEREAS, vehicles towed without the owners consent often sound loud anti-theft alarms while being towed, tow trucks are often equipped with noisy diesel engines and loud reverse gear transmission warning devices, and operate towing devices with the use of chains that are very loud when crashing against the metal of a tow truck during normal operation of the release of a towed vehicle; and

WHEREAS, towing and impounding of vehicles is an activity that often takes place at all hours of the night, when residents reasonably expect peaceable sleep, and the administration has put out bid specifications for towing services that specifically note the 24/7 aspect of said towing and impound services; and

WHEREAS, relocating impound lot activities from the industrial far northwest of the City to the residential southern section would be contrary to the health, safety and welfare of its residents and adversely impacts the quality of life of several hundred taxpaying citizens.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Hoboken reaffirms its belief that the Municipal Garage location along Observer Highway between Park and Willow Avenues is not an appropriate site for impound towing purposes; and

BE IT FURTHER RESOLVED that the administration is advised of the City Council's intent to reject proposals to establish additional industrial uses at the Municipal Garage including -- but not limited to -- towing and impound yard activities.

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

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

Meeting Date: May 4, 2011

Reviewed:

Approved As to Form:

Arch Liston
Business Administrator

Mark Tabakin, Esq.
Corporation Counsel

Introduced By: _____

Second By: _____

**CITY OF HOBOKEN
RESOLUTION NO. _____**

RESOLUTION AUTHORIZING THE REFUND OF TAX OVERPAYMENTS

WHEREAS, an overpayment of taxes has been made on property listed below: and

WHEREAS, Sharon Curran, Collector of Revenue recommends that refunds be made;

NOW THEREFORE BE IT RESOLVED, that a warrant be drawn on the City Treasurer made payable to the following totaling **\$41,710.54**

<u>NAME</u>	<u>BL/LT/UNIT</u>	<u>PROPERTY</u>	<u>QTR/YEAR</u>	<u>AMOUNT</u>
Lew, Soo Yung 85-89 Harrison St #409 Hoboken, NJ 07030	13/4/C0409	85-89 Harrison St	1/11	\$ 1,898.00
Corelogic ATT: Recoveries Dept P O Box 961230 Ft. Worth, Tx 76161-0230	28/16/C004N	131 Monroe St	4/09, 1/10, 3/10, 4/10, & 1/11	\$ 9,669.79
Atlantic Title & Settlement Service, LLC 91 Clinton Road Ste 2B Fairfield, NJ 07004	48/14/C0005	327 Monroe St	4/10	\$ 652.87
Sadeghi, Frank P. O. Box 5232 Toms River, NJ 08754	58/1/C003R	401 Monroe St	4/10	\$ 1,000.68
P I C Madison, LLC C/O Iannacone 422 Madison Street Hoboken, NJ 07030	58/14/	422 Madison St	1/11	\$ 4,516.06
Aversano, Jerry J 725 Jefferson St Apt 38 Hoboken, NJ 07030	84/3/C0P35	713-725 Jefferson St	1/11	\$ 118.62
Nagy, David 812 Grand St #519 Hoboken, NJ 07030	91/1.2/CP035	812 Grand St	1/11	\$ 118.63
Pimsner, Christian 1112 Park Ave #1R Hoboken, NJ 07030	173/24/C001R	1112 Park Ave	1/10 & 2/10	\$ 1,044.23

<u>NAME</u>	<u>BL/LT/UNIT</u>	<u>PROPERTY</u>	<u>QTR/YEAR</u>	<u>AMOUNT</u>
Arneborn, Fredrick & E Mazzucci 1106 Park Ave Apt 2R Hoboken, NJ 07030	173/27/C002R	1106 Park Ave	4/10	\$ 296.56
Investors Savings Bank Att: Rob Z-Loan Servicing 101 JFK Parkway Short Hills, NJ 07078	177/18/	207 Second St	1/11	\$ 3,480.46
Arias, Jean & Daniel 207 Second St #4B Hoboken, NJ 07030	177/18/C004B	207 Second St	4/10	\$ 3,700.00
Franco, Inigo 811 Park Ave #10 Hoboken, NJ 07030	183/15/C005R	811 Park Ave	4/10	\$ 937.77
Provident Bank 400 Rella Boulevard Montebello, NY 10901-4243	192/7/C0001	509 Garden St	4/10	\$ 2,483.30
Branco, Joseph E & Jennifer Rock 635 Bloomfield St Hoboken, NJ 07030	205/19/	635 Bloomfield St	4/10	\$ 1,051.83
Sperling, Mark E 1125 Maxwell Lane #1222 Hoboken, NJ 07030	261.03/1/C1222	1125 Maxwell Lane	3/10	\$ 3,477.03
Provident Bank 400 Rella Boulevard Montebello, NY 10901-4243	268.1/2/C004Q	1500 Washington St	4/10	\$ 2,842.97
Provident Bank 400 Rella Boulevard Montebello, NY 10901-4243	268.1/3/C005H	1500 Hudson St	4/10	\$ 4,421.74

Meeting: May 4, 2011

Approved as to Form:

CORPORATION COUNSEL

Sharon Curran

Introduced By: _____

Second By: _____

**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 refunds be made;

NOW THEREFORE BE IT RESOLVED, that a warrant be drawn on the City Treasurer made payable to the following totaling **\$ 3,896.75**

<u>NAME</u>	<u>BL/LOT/UNIT</u>	<u>PROPERTY</u>	<u>YEAR</u>	<u>AMOUNT</u>
Frank P. Marciano, Esq 86 Hudson Street Hoboken, NJ 07030	169/7/	709 Willow Ave	2009	\$ 1,894.36
Frank P. Marciano, Esq 86 Hudson Street Hoboken, NJ 07030	169/7/	709 Willow Ave	2010	\$ 2,002.39

Meeting: May 4, 2011

Approved as to Form:

CORPORATION COUNSEL

SHARON CURRAN

Introduced By: _____

Second By: _____

**CITY OF HOBOKEN
RESOLUTION NO. _____**

**REFUND ERRONEOUS PAYMENT
CITY OWNED PROPERTY**

RESOLVED, by the Council of the City of Hoboken;

WHEREAS, on December 17, 2010 the City of Hoboken acquired Lot 1 in Block 261.05, known as 10th-12th Hudson River and,

WHEREAS, this property is now city owned property and tax exempt, therefore be it,

**RESOLVED, that the erroneous payment made against the 1st quarter 2011 be refunded in the amount of \$19,346.55 to Toll Brothers, Inc.
250 Gibraltar Road
Horsham, PA 19044**

Meeting: May 4, 2011

Approved as to Form:

Corporation Counsel

Sharon Curran

Introduced by: _____

Seconded by: _____

**CITY OF HOBOKEN
RESOLUTION NO.: _____**

**RESOLUTION TO ADOPT THE MINUTES FROM CLOSED
EXECUTIVE SESSIONS OF THE CITY COUNCIL OF THE CITY
OF HOBOKEN DATED: NOVEMBER 3, 2010; NOVEMBER 15,
2010; DECEMBER 15, 2010; AND, FEBRUARY 2, 2011**

WHEREAS, the Council of the City of Hoboken went into closed executive sessions for the reasons set forth in the Open Public Meetings Act, pursuant to N.J.S.A. 10:4-12 on the following dates: November 3, 2010; November 15, 2010; December 15, 2011; and, February 2, 2011; and

WHEREAS, minutes from each of these closed executive sessions were created, and those minutes are now complete and ready for adoption; and

WHEREAS, the Council must vote to adopt said minutes as true and accurate minutes of the discussions held during each closed session.

NOW THEREFORE, BE IT RESOLVED that the Council of the City of Hoboken hereby adopts the minutes of the following closed executive sessions as true and accurate minutes of the discussion held: November 3, 2010; November 15, 2010; December 15, 2011; and, February 2, 2011; and

BE IT FURTHER RESOLVED that when the need for confidentiality no longer exists, the minutes for each of the above mentioned meetings shall be made available to the public according to OPRA and the freedom of information act.

MEETING: May 4, 2011

APPROVED AS TO FORM:

Mark A. Tabakin, Esq.
Corporation Counsel

Sponsored by:_____

Seconded by:_____

City of Hoboken

Resolution No. _____

RESOLVED, that filed minutes for the Hoboken City Council regular meetings of March 2, 2011 and Special meeting of March 23, 2011 have been reviewed and approved as to legal form and content.

Approved as to form:

Meeting Date: May 4, 2011

Sponsored by: Cunningham
Seconded by: Bhalla

City of Hoboken
Ordinance No.: _____

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 20B OF
THE ADMINISTRATIVE CODE OF THE CITY OF HOBOKEN ENTITLED
“CONTRIBUTION DISCLOSURE STATEMENTS”**

WHEREAS, Pay-to-Play reform was initiated by the State Legislature in 2005; and,

WHEREAS, the City of Hoboken followed suit and created local legislation dealing with Pay-to-Play issues; and,

WHEREAS, to make the electoral process more transparent, more about the will of the people, and less about special interests and government contractors, election contribution rules were put into effect at the state level many years ago, and the restrictions incorporated new election contribution limits in 2005, in an attempt to control exorbitant spending by special interests and business entities seeking special advantage in government contracts during; and,

WHEREAS, in recent municipal elections in the City of Hoboken there has been suggestions that campaign contributors and candidates have utilized loopholes in the state election campaign limits to wheel large sums of money to particular candidates through self-funded PACs and other committees; and

WHEREAS, in a municipality which seeks to increase transparency of government and of elected officials, codifying legislation to level the playing field and create an open process of campaign financing is an important indicia that the elected officials of the municipality truly seek to improve the City’s government and govern for the will of the people rather than big business and special interests; and,

WHEREAS, the City of Hoboken seeks to emphasize the importance of eliminating wheeling at the local election level by creating restrictions that compliment the state laws by reducing the ability of local campaign contributors for municipal elective office to give excessive campaign contributions that exceed the campaign contribution limits through the use of loopholes in the current laws.

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

SECTION ONE: AMENDMENT TO CHAPTER 20B

Chapter 20B of the Hoboken City Code is hereby amended as follows (additions noted in underline and deletions noted in ~~strike through~~):

CHAPTER 20B ~~CONTRIBUTION DISCLOSURE STATEMENTS~~ POLITICAL CONTRIBUTIONS

ARTICLE I LAND USE APPLICANT CONTRIBUTION DISCLOSURE STATEMENTS

§ 20B-1. Short title.

Contribution Disclosures Ordinance.

§ 20B-2. Purpose.

Municipal Master Plans include well thought out, long-term decisions about the development capacity of the community.

Municipal Master Plans are implemented through the enactment of local land use ordinances.

Deviations from these local ordinances by way of variances pursuant to N.J.S.A. 40:55D-70d and N.J.S.A. 40:55D-70c, as well as exceptions and waivers pursuant to N.J.S.A. 40:55D-51, provide opportunities for significant private gain.

The redevelopment process currently underway within the City of Hoboken also provides opportunities for significant private gain.

Openness in government and a fair and impartial variance, waiver and exception application process is crucial to assuring the continuing integrity of the municipal Master Plan, its implementing ordinances and the integrity of the application process.

Disclosure of political contributions by property owners, developers, redevelopers and professionals will enhance the City's existing commitment to openness in government and provide further guarantees for a fair and impartial application and approval process.

Disclosure of political contributions by property owners, developers, redevelopers and professionals will effectuate the purposes of the Municipal Land Use Law to promote morals and the general welfare.

The Mayor and City Council of the City of Hoboken, having considered the foregoing, believe that it is in the best interests of the residents of the City of Hoboken to enact the within chapter.

It is accordingly found and determined that the paramount public interest in enhancing the City's commitment to openness in government, and in providing further guarantees for a fair and impartial variance, waiver and exception application process, and in promoting morals and the general welfare, requires the disclosure of political contributions by property owners, developers, redevelopers and professionals within the City as a component of making application to the City for certain approvals, and requires the supplementation of the municipal application checklists to mandate the listing of specified political contributions made by property owners, developers, redevelopers and the professionals whose services they use.

§ 20B-3. Definitions.

APPLICATION CHECKLIST — The list of submission requirements adopted by ordinance and provided by municipal agencies to a developer pursuant to N.J.S.A. 40:55D-10.3.

CONTRIBUTION — Every loan, gift, subscription, advance or transfer of money or other thing of value, including any item of real property or personal property, tangible or intangible (but not including services provided without compensation by individuals volunteering a part or all of their time on behalf of a candidate, committee or organization), made to or on behalf of any candidate, candidate committee, joint candidates committee, political committee, continuing political committee or political party committee and any pledge, promise or other commitment or assumption of liability to make such transfer. For purposes of reports required under the provisions of the chapter,

any such commitment or assumption shall be deemed to have been a contribution upon the date when such commitment is made or liability assumed.

CONTRIBUTION DISCLOSURE STATEMENT — A list specifying the amount, date, and the recipient of any and all contributions made to or on behalf of any candidate, candidate committee, joint candidates committee, political committee, continuing political committee or political party committee of, or pertaining to, the City of Hoboken, made prior to filing the application with or seeking approval from the City, and required to be reported pursuant to N.J.S.A. 19:44A-1, et seq. The disclosure shall include all such contributions made during the time period measuring from one (1) year prior to the last municipal election through the time of filing the application with or seeking approval from the City. There shall be a continuing disclosure responsibility to require continuing disclosure of any such contributions made following the filing of the "Contribution Disclosure Statement" and during the pendency of the application and/or approval process.

DEVELOPER — A developer as defined by N.J.S.A. 40:55D-4, i.e. the legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including the holder of an option or contract to purchase, or other person having an enforceable proprietary interest in such land. The term "developer" includes any applicant or entity that wishes to undertake redevelopment activity within the City of Hoboken pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

MUNICIPAL AGENCIES — The Municipal Planning Board, the Municipal Zoning Board of Adjustment, and the Municipal governing body acting as the Redevelopment Agency pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

PROFESSIONAL — Any person or entity whose principals are required to be licensed by New Jersey Law and who supplies legal representation, expert testimony or written reports in support of an application. Professionals shall include both any individuals supplying the representation, testimonies or reports and the firms or entities in which said individuals practice.

§ 20B-4. General provisions.

A. Disclosure requirements.

- (1) Any applicant for a variance pursuant to N.J.S.A. 40:55D-70d or a variance pursuant to N.J.S.A. 40:55D-70c in conjunction with any application for any subdivision pursuant to local ordinance or a site plan not considered a minor site plan pursuant to local ordinance, as well as any application for a subdivision pursuant to local ordinance or site plan not considered a minor site plan pursuant to local ordinance requiring waivers or exceptions pursuant to N.J.S.A. 40:55D-51, as well as any applicant who wishes to undertake redevelopment activity within the City of Hoboken pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., shall include in its application with and/or submit to the relevant municipal agency a Contribution Disclosure Statement for all developers involved in the said application; all associates of said developers who would be subject to disclosure pursuant to N.J.S.A. 40:55D-48.1 or 40:55D-48.2 shall also be subject to this requirement; and all professionals who apply for or provide testimony, plans, or reports in support of said application or who have an enforceable proprietary interest in the property or development which is the subject of the

application or whose fee in whole or part is contingent upon the outcome of the application shall also be subject to this requirement. Regardless of whether the owner of the property, which is the subject of the application falls in any of the categories established in the preceding sentence, the applicant shall include in its application to the relevant municipal agency a Contribution Disclosure Statement for said owner.

- (2) During the pendency of the application process until the final approval associated with the application is granted, any applicant required to comply with this chapter shall amend its Contribution Disclosure Statement to include continuing disclosure of all contributions within the scope of disclosure requirement of the above paragraph.
- B. Inclusion of Contribution Disclosure Statements as an element of the Application Checklist.
- (1) An Application Checklist ordinance is hereby adopted pursuant to N.J.S.A. 40:55D-10.3 to require that the Contribution Disclosure Statements specified in subsection A. of this section be submitted by the applicant for all applications for variance relief pursuant to N.J.S.A. 40:55D-70d, as well as for relief pursuant to N.J.S.A. 40:55D-70c, or for relief pursuant to N.J.S.A. 40:55D-51 in applications for site plan and not considered to be minor site plans pursuant to local ordinance, or for approval to undertake redevelopment activity within the City of Hoboken pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.
 - (2) The City's municipal agencies shall amend their Application Checklists to include the Contribution Disclosure Statements specified in subsection A. of this section.
 - (3) An application shall not be deemed complete by the administrative official or accepted for public hearing by the municipal agency until the required Contribution Disclosure Statements are submitted.
- C. Availability of Contribution Disclosure Statements. All Contribution Disclosure Statements shall be available in the office of the administrative officer for review by any member of the public.
- D. Intent of Contribution Disclosure Statements. It is the intent of this chapter that Contribution Disclosure Statements shall serve solely as a means to inform the public and shall not serve in any manner as evidence relevant to the decision-making criteria for granting or denying requested variances or other approvals. Such decisions shall continue to be governed strictly under the relevant criteria set forth in the Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq., or other relevant law.

ARTICLE II POLITICAL CONTRIBUTION LIMITS

§ 20B-5 Short Title

Election Contribution Restrictions

§ 20B-6 Purpose

The City of Hoboken seeks to compliment the goals of the New Jersey Campaign Contributions and Expenditures Reporting Act, P.L. 1973, c. 83, as amended, N.J.S.A. 19:44A-1 et seq. through local legislation to control the use of wheeling to usurp the goals of the New Jersey Campaign Contribution and Expenditures Reporting Act for elected officials of the City of Hoboken.

As a result, the City hereby enacts this legislation to enforce contribution limits on a local level in an attempt to stifle wheeling which can occur during the City's local municipal elections.

§ 20B-7 Definitions

Committee: shall include any Political Action Committee, Continuing Political Committee, Political Committee, or Candidate Committee, as the terms are defined in N.J.S.A. 19:44A-1 et seq. or any PAC organized under § 527 of the Internal Revenue Code.

§ 20B-8 Political Contribution Regulations

- A. Contributions made to candidates for Hoboken municipal elective office shall be governed by the limits set forth in N.J.A.C. 19:25-11.2, with the following additional regulations:
- i. Whenever any individual shall provide seventy-five percent (75%) or more of the annual funding of any Committee, said Committee shall have a reduced campaign contribution limit of five hundred dollars (\$500.00) per candidate, per election, to any candidate for Hoboken municipal elected office. For purposes of determining whether an individual provides seventy-five percent (75%) or more of the annual funding for a Committee, contributions made to the Committee by the individual and the individual's spouse and dependent child or children shall be considered.
 - ii. Section 20B-6A(i) shall not alter the contribution limits set for individuals.
 - iii. Whenever any Committee shall be funded fifty percent (50%) or more by sources outside of Hoboken, in the aggregate, said Committee shall have a reduced campaign contribution limit of five hundred dollars (\$500.00) per candidate, per election, to any candidate for Hoboken municipal elected office. For purposes of determining whether a source, as described herein, is outside of Hoboken, individual sources shall be considered outside of Hoboken if they are domiciled in any municipality other than Hoboken and entities shall be considered outside of Hoboken if their principal place of business is outside of Hoboken.
- B. No candidate or candidate committee for any Hoboken elective municipal office shall accept any monetary or in-kind contribution, in excess of \$500 per election, directly or indirectly, from a political party committee. This Section 20B-8B shall not limit contributions from other committees, as defined herein.
- C. No candidate or candidate committee for any candidate for Hoboken elective municipal office shall accept a contribution from a committee located outside the City of Hoboken in excess of \$500 per election.

§ 20B-9 Citizens private right of action.

Notwithstanding any other common right of law, any Hoboken citizen or citizen's group shall have the right to sue any or all entities in violation of this Article, including the candidate or committee as specified in Section 20B-6 above, and/or the City of Hoboken, in order to compel those entities to comply with this Article.

§ 20B-10 Enforcement

This Article II shall be enforced by the City Clerk of the City of Hoboken.

§20B-11 Violations and Penalties

- A. Any violation of this Article II shall be non-curable.

- B. Any candidate for Hoboken municipal elective office who receives a contribution which violates the provisions of this Article II shall refund the contribution within thirty (30) days of receiving notice of the violation.
- C. Any Committee who willfully and intentionally makes or receives any contribution in violation of this Article II shall be liable to a penalty equal to not more than four times the amount of the contribution made.

SECTION TWO: REPEAL OF INCONSISTENT PROVISIONS

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

This Ordinance shall also supersede any inconsistent provisions contained in any resolution previously adopted by the Hoboken City Council.

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 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.

ADOPTED:

APPROVED:

James J Farina, City Clerk

Dawn Zimmer, Mayor

APPROVED AS TO FORM:

Mark A. Tabakin, Corporation Counsel

Date of Introduction: May 4, 2011

Sponsored by: _____

Seconded by: _____

CITY OF HOBOKEN
ORDINANCE NO. _____

**AN ORDINANCE TO AMEND AND SUPPLEMENT SECTION 190-7
ENTITLED "ONE WAY STREETS" OF CHAPTER 190 OF THE
GENERAL CODE OF THE CITY OF HOBOKEN ENTITLED
"VEHICLES AND TRAFFIC"**

WHEREAS, pursuant to Title 39 of the New Jersey Statutes, the City of Hoboken is entitled to create, repeal and amend ordinances relating to municipal rights of way;

WHEREAS, the General Code of the City of Hoboken, at Section 190-7 currently designates one way streets within the City of Hoboken;

WHEREAS, Section 190-7 currently lists Madison Street twice and designates different sections as one way, which has resulted in confusion and failure to properly notice the public of the actual areas of Madison Street which are designated as one way; and,

WHEREAS, the City Council seeks to amend that portion of Section 190-7 which relates to Madison Street.

NOW, THEREFORE, BE IT ORDAINED by the Hoboken City Council, County of Hudson, in the State of New Jersey as follows (deletions noted by ~~strike through~~, additions noted by underline):

Section One: Section 190-7 Deletions

§ 190-7. One-way streets designated.

In accordance with the provisions of this Section 190-7, the herein described streets or parts thereof are hereby designated as one-way streets in the direction indicated. All other streets not listed herein shall be considered two-way streets.

Name of Street	Direction of Travel	Limits
Madison Street	North	Observer Highway to Eleventh Street

The remainder of Section 190-7 remains unchanged.

Section Two: Repeal of Inconsistent Provisions

All ordinances or parts thereof in conflict or inconsistent with this Ordinance are hereby repealed, but only however, to the extent of such conflict or inconsistency, it being the legislative

intent that all ordinances or part of ordinances now existing or in effect unless the same being 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 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.

Proper signs shall be erected in accordance with the current "Manual on Traffic Control Devices." The City Clerk shall immediately forward a certified copy of this Ordinance to the New Jersey Department of Transportation.

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.

ADOPTED:

APPROVED:

James J Farina, City Clerk

Dawn Zimmer, Mayor

APPROVED AS TO FORM:

Mark A. Tabakin, Esq.
Corporation Counsel

Date of Introduction: May 4, 2011

Sponsored by: Castellano

Seconded by: Russo

City of Hoboken
Resolution No.: _____

**Resolution Requiring City Council Review and Approval of
Any Proposed Sale of the Hoboken University Medical Center**

WHEREAS, in 2006, pursuant to the “Municipal Hospital Authority Law,” N.J.S.A. 30:9-23.15 et seq., the Governing Body of the City of Hoboken adopted Ordinance DR-263, establishing the Hoboken Municipal Hospital Authority (“Authority”); and,

WHEREAS, this Ordinance declared that its essential purpose was to permit the City, through the Authority, to “acquire and operate” the former St. Mary’s Hospital, which is now the Hoboken University Medical Center (“HUMC”); and,

WHEREAS, although the daily operations of the HUMC are overseen by the Authority, the City Council retains a substantial and legitimate interest in HUMC matters since the City’s municipal government remains responsible for tens of millions of dollars in bonds previously guaranteed by the City to as to ensure adequate financing for operations and improvements at the HUMC; and,

WHEREAS, the City Council finds and declares that in order to ensure the continuity of accessible quality health care within the City of Hoboken, while protecting taxpayers, that a sale of the HUMC may in the best interest of the City at this time, and it is therefore appropriate for the Authority to fully explore this option; and,

WHEREAS, the Authority is subject to the procedures of the “Local Authorities Fiscal Control Law,” N.J.S.A. 40A:5A-1 et seq., which provides that the City’s Governing Body has the authority to dissolve the Authority only if adequate provisions are made to ensure payment of creditors or obligees, and adequate provisions are made to ensure that the services provided by the Authority are maintained at a level ensuring the public’s health, safety and welfare; and,

WHEREAS, there is nothing in Ordinance DR-263, the Municipal Hospital Authority Law or the Local Authorities Fiscal Control Law to suggest that the Authority has the sole and complete power to sell the primary and essential asset of the Authority to an outside entity without any input whatsoever from the elected representatives of the City serving on its Governing Body; and,

WHEREAS, the Council finds and declares that the sale of the HUMC and all of its assets to an outside entity would represent the *de facto* dissolution of the Authority, which is a power reserved to the Governing Body pursuant to the Local Authorities Fiscal Control Law, and therefore any sale of the HUMC requires the assent of the City’s Governing Body following an appropriate review process; and,

WHEREAS, the Council finds and declares that such a review should ensure transparency, government accountability, fairness in process, and protection of a community health asset.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hoboken that the Hoboken Municipal Hospital Authority remains authorized to proceed with negotiations with interested parties to sell the HUMC, but that the City's Governing Body shall have the right to review and approve of any such sale before it is effectuated, so as to ensure the financial adequacy of the terms of the sale and to ensure that provision for the delivery of the critical health care services performed by the HUMC are maintained; and,

BE IT FURTHER RESOLVED that the Council believes that any such sale should be reviewed utilizing the factors set forth in the Community Healthcare Assets Protection Act, ("CHAPA"), N.J.S.A. 26:2H-7.11 et seq.; and,

BE IT FURTHER RESOLVED that the City Council reserves the right to request that the Attorney General of the State of New Jersey and/or the Commissioner of the Department of Health and Senior Services provide all necessary assistance in such review or conduct such review in the Governing Body's stead; and,

BE IT FURTHER RESOLVED that a certified copy of this Resolution be provided to Mayor Dawn Zimmer, the Board and Executive Director of the Hoboken Municipal Hospital Authority, Attorney General Paula Dow, and Department of Health and Senior Services Commissioner Mary O'Dowd.

Date of Meeting: May 4, 2011

APPROVED AS TO FORM:

Corporation Counsel

Introduced by: Beth Mason

Seconded by: Tim Occhipinti

**CITY OF HOBOKEN
RESOLUTION NO.:** _____

**RESOLUTION CALLING ON ADMINISTRATION TO COMPLETE 1600 PARK
AVENUE PROJECT TO BE OPEN FOR PUBLIC USE BY FALL 2011**

WHEREAS, the City of Hoboken is in desperate need of additional park space for residents, families and children, especially for active recreational uses; and,

WHEREAS, the Council of the City of Hoboken has strongly supported the construction of new parks in our City, including by passing a \$20 million bond ordinance earlier this year for just that purpose; and,

WHEREAS, for many years, the City has been promising that a new park would be built at 1600 Park, which is a parcel of open space located north of 16th Street between Willow Avenue and Park Avenue; and,

WHEREAS, environmental remediation at 1600 Park has been completed and there have been a number of community meetings to develop a plan for the use of this space; and,

WHEREAS, the Council believes that it is time for concrete action on 1600 Park so that it can be open for public use by the Fall of 2011; and,

WHEREAS, Mayor Dawn Zimmer has previously suggested that such an opening date would be feasible and the Council intends to ensure that this commitment is kept.

NOW, THEREFORE BE IT RESOLVED that the Council calls upon Mayor Dawn Zimmer to take all necessary action to have 1600 Park open for public use by Fall 2011 and advises that it will work in partnership with her to ensure that is the case; and,

BE IT FURTHER RESOLVED that Mayor or her designee keep the Council regularly informed as to the status of the 1600 Park project over the next several months; and,

BE IT FURTHER RESOLVED that the City Clerk provide a certified copy of this resolution to Mayor Dawn Zimmer and Director of Community Development Brandy Forbes.

Meeting Date: May 4, 2011

Approved as to form:
