

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

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

**AUTHORIZATION FOR THE CITY OF HOBOKEN TO PROCESS AN  
INVOLUNTARY DISABILITY RETIREMENT APPLICATION FOR EMPLOYEE NO. 000433**

WHEREAS the City of Hoboken has employed Employee No. 000433, a Truck Driver; and

WHEREAS Employee No. 000433 is an active member of the PERS; and

WHEREAS Employee No. 000433 has approximately seventeen (17) years and five (5) months of PERS Service Credit; and

WHEREAS, based on the opinions of Employee No. 000433's treating physicians, the City of Hoboken is of the opinion that Employee No. 000433 can no longer perform his assigned duties; and

WHEREAS the City of Hoboken is unable to provide an alternative to the PERS covered position with duties capable of being performed by Employee No. 000433; and

WHEREAS the City of Hoboken has consented to the processing of the Involuntary Disability Retirement Application;

NOW, THEREFORE, BE IT RESOLVED BY the City Council of the City of Hoboken that the City of Hoboken process an Involuntary Disability Retirement application for Employee No. 000433; and

BE IT FURTHER RESOLVED that certified copies of this Resolution shall be forwarded to all parties in the administration of this action.

**CERTIFICATION**

**I, James Farina, RMC do hereby certify that the foregoing is a true copy of a resolution adopted by the City Council of the City of Hoboken at a meeting held on the 6<sup>th</sup> day of November, 2013.**

**IN WITNESS WHEREOF, I have hereunder set my hand and the official seal of this body this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.**

\_\_\_\_\_  
*James Farina, RMC  
City Clerk to the City of Hoboken*

**Reviewed:**

**Approved as to Form:**

---

Quentin Wiest  
Business Administrator

---

Mellissa Longo, Esq.  
Corporation Counsel

**Meeting Date: November 6, 2013**

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

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

**DAWN ZIMMER**  
Mayor



**BRANDY FORBES**  
Director

***MEMORANDUM***

Date: October 31, 2013

To: Hoboken City Council

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

From: Brandy Forbes, Community Development Director *BF*

Subject: Ordinance Amending Chapter §104 Flood Damage Prevention—Addressing Costs

At the October 17<sup>th</sup> City Council meeting during the public hearing regarding the proposed amended Flood Damage Prevention Ordinance there were concerns raised about how financially this ordinance would impact Hoboken residents. Specifically, how the amended ordinance would impact existing property owners who experienced flooding and need to rebuild. The request was made to evaluate what triggers the requirements and costs associated with the requirements. As I noted at the public hearing, there is a limitless number of possible scenarios that may impact costs. Recognizing that, the City Council asked that I provide a few typical scenarios to understand how current residents may be impacted.

Let me first start by explaining the ordinances that already exist. Without this ordinance amendment, the existing ordinance and NJDEP regulations still apply. NJDEP regulations are triggered with new construction, substantial alteration of an existing structure or land, or change of use. The existing ordinance is triggered when application is made for subdivision or alteration to land, new construction, or substantial alteration of an existing structure equal to or exceeding 50% of the value of the existing structure. In an instance where renovations to an existing structure trigger application of the Flood Damage Prevention ordinance, the difference in what is required currently vs. what would be required if the amended ordinance is adopted is the height to which living spaces and utilities should be raised, and inclusion of X-zones in the application of minimum standards of flood protection.

The ordinance amendment, if adopted will have the following impacts in the various scenarios.

1. Scenario: The lower level residential floor was flooded and requires improvement and the improvement is less than 50% of the value of the building. This scenario is the most probable for

those in Hoboken who experienced flood damage from Sandy in the lower level, as that floor is most probably part of a multi-family structure and/or a structure with 3 or more stories.

**Result: THE AMENDED ORDINANCE WOULD NOT APPLY AND THERE WOULD BE NO ADDED COSTS FOR REPAIR REQUIRED AS A RESULT OF THE AMENDED ORDINANCE.**

- a. If cost of the renovation is a factor, the property owner may choose a couple of different options.
  - i. If the lower level is part of a multi-floor dwelling unit, the owner may choose to convert the lower level to strictly basement use, not necessitating the larger scope of improvement that restoration of the space would entail. The property owner would still need to clean out the space and likely elevate any replacement utilities and mechanicals. Note that the costs would not be a requirement of or driven by the ordinance, but rather a result of the flood damage itself.
  - ii. The property owner could alternatively choose to restore the lower level exactly how it was with the same materials. Again, the costs of restoration would not be a requirement of or driven by the ordinance.

Property owners should be aware that if they rebuild out of compliance with National Flood Insurance Program standards and just rebuild with the same standard materials, the result is that flood insurance rates issued for the remodeled property will be at the highest rate. Certainly if an individual is in a situation where they do not have a mortgage and thus are not required to pay for flood insurance, this option may make sense to minimize costs. However, for those who are required to have insurance, the property owner may want to weigh the incremental cost increase for construction (see below) with flood proofing materials that brings the property in compliance vs. the major increase in annual flood insurance premiums for using standard materials that are not flood proofed and are not in compliance.

- b. The property owner may choose instead to flood proof or wet proof the lowest floor and continue to use it for residential occupancy, but protect it from future flood damage and reduce insurance rates. This entails installation of such devices as backflow preventers, elevating mechanicals, and using flood resistant materials. Some of the flood resilient materials will actually cost less (i.e., tile is less expensive than wood flooring and aluminum studs are cheaper than treated wood), some will be approximately the same, and some will be a bit more (i.e., closed cell insulation is more costly than regular insulation). The net upcharge for using the flood resilient materials instead of standard materials is approximately 5%-10%, with a **total increase for the construction including labor and materials, of less than 5%**.

In this case the **additional costs** would be at the **option** of the property owner. Most flood insurance policies do account for an "increased cost of compliance". So, if a property was flooded and rather than put the property back as it was with vulnerable materials the owner can install the wet weather protection materials to comply with higher flood insurance standards and that incremental cost difference may be covered by insurance. Insurance companies likely won't willingly tell a policy holder of this up front, so the property owner should ask the insurance provider if the policy covers the "increased cost of compliance".

2. Scenario: A building is a single family home at grade and is only two stories and the lower level was flooded and requires improvement. This scenario was considered, although there are very few of these properties in existence in Hoboken.

**Result: THE AMENDED ORDINANCE MIGHT APPLY DEPENDING ON THE RENOVATION CHOICE.**

- a. In this scenario, there is a possible restoration choice that would not trigger the amended ordinance. If most of the use of the property is on the upper floor, the property owner may choose to eliminate the residential use on the lower level and convert it to basement-only use. In this case, the renovations would not exceed 50% of the value of the building. The property owner would still need to clean out the space and likely elevate any replacement utilities and mechanicals. Note that the costs would not be a requirement of or driven by the ordinance, but rather a result of the flood damage itself.

The negative of this choice is that the livable space of the property would be reduced in size. The positive is that this would be a NFIP compliant renovation and would significantly reduce any annual flood insurance premiums on the property.

- b. If the lower level is a necessary livable space, renovating it might trigger the amended ordinance if the cost of those renovations is more than 50% of the value of the building. In such case, the property owner could convert the current lower level to basement use and add a story of livable space. This would not require Planning Board or Zoning Board approval, as the structure would comply with the zoning heights and lot coverage.

The negative of this choice is the added cost of building an additional story onto the structure. The positive is that this would be a NFIP compliant renovation and would significantly reduce any annual flood insurance premiums on the property.

- c. If the lower level is a necessary livable space, and the option of adding a floor is too costly, the property owner may choose to coordinate with their architect to design the improvements such that the cost of improvements stay under 50% of the value of the building. The architect and contractor should be aware of the costs of the various materials being selected and may be able to offer solutions to the property owner to keep the costs below the threshold.

The negative of this choice is that the renovations would not be NFIP compliant and would leave the property owner with the highest of flood insurance rates. The positive is that there would be no added costs driven by the ordinance—the costs would be a result of the flood damage itself.

3. Scenario: A building is a single family home at grade and is three stories and the lower level was flooded and requires improvement.

**Result: THE AMENDED ORDINANCE MIGHT APPLY DEPENDING ON THE RENOVATION CHOICE.**

- a. This is similar to scenario #1, but with an added twist. Certainly if cost is a concern, the possible options under scenario #1 would still stand.
- b. If the property owner decides to eliminate the residential use on the lower level and convert it to basement-only use, they may also add a livable residential story per the permitted zoning.

**94 Washington Street · Hoboken, NJ 07030-0485**

(201) 420-2233 fax (201) 420-2096

In this case, the renovations might not exceed 50% of the value of the building, although the work the property owner is doing would put this in compliance with the ordinance. The property owner would still need to clean out the space and likely elevate any replacement utilities and mechanicals. Note that the costs would not be a requirement of or driven by the ordinance, but are a result of the flood damage and choice of the property owner to elevate the livable space.

The negative of this choice is the added cost of building an additional story onto the building. The positive is that this would be a NFIP compliant renovation and would significantly reduce any annual flood insurance premiums on the property.

4. Scenario: A property owner chooses to do improvements of more than 50% the value of the building.

**Result: THE AMENDED ORDINANCE WOULD APPLY DUE TO THE RENOVATION CHOICE.**

- a. If the property owner decides to do a substantial renovation to the property that will cost more than 50% of the value of the building, the construction would have to be in compliance with the amended ordinance. In this case, the property owner would be making the choice to renovate and know that the result would be required compliance with the amended ordinance. Depending on what renovations are planned, the added cost of compliance may be negligible.

Note that those costs would be driven by the choice of the property owner to do such a significant renovation.

The negative of this choice is the nominal cost of designing the building to be in compliance and would be determined on a case by case basis. The positive is that this would be a NFIP compliant renovation and would significantly reduce any annual flood insurance premiums on the property.

5. Scenario: The lower level residential floor was flooded and requires improvement and the improvement is less than 50% of the value of the entire building. However, as the construction code official reviews the permit, there are additional code compliance issues that must be addressed, thus driving up the cost of construction.

This scenario was a specific concern raised at the City Council meeting; that the cost of the improvements were going to be minimal based on the choice of the property owner, but the construction code office may drive up the scope of work.

**Result: THE AMENDED ORDINANCE WOULD NOT APPLY AND THERE WOULD BE NO ADDED COSTS FOR REPAIR REQUIRED AS A RESULT OF THE AMENDED ORDINANCE.**

First, those areas affected by flooding would be the only areas of the building reviewed for code compliance. As well, the only system that may require upgrade to be code compliant would be electrical; plumbing would not be affected and mechanical systems such as boilers or HVAC would only have to be replaced in kind.

When electrical systems are reviewed and require upgrade for code compliance, only those elements within that closed system would have to be changed. For instance, if the basement unit is flooded and the basement unit is on its own breaker, only the wiring and equipment associated with that unit

would have to be changed to meet compliance requirements; the rest of the building would not be affected or be required to upgrade as a result of the flooding. Replacement of wiring submerged by water would be necessary anyway, so the increased cost of compliance is minimal and not a result of the amended ordinance.

Only in the case where a building has sub-standard wiring throughout and the entire building AND is on a single breaker AND was damaged by floodwaters, would upgrade to the wiring in the entire building be required. Keep in mind however, that **any** alteration to such a building, flood related or not, would trigger the same required code compliance upgrade. This is driven by the Electrical Subcode, not the amended ordinance. This is an extremely unlikely scenario. Even so, the cost of the lower level improvements (that can be minimized as described in scenario #1) and the cost of rewiring can feasibly be done for less than 50% of the value of the property.

As I already noted, if a property owner chooses to rebuild without being in compliance with NFIP standards, the result is that the flood insurance will be elevated to the highest rate. In most cases, by choosing to use alternative flood proofing materials, the rate can be reduced by the actions of the property owner.

Even if the property owner is at the highest rate because they were unable to pay for incremental cost difference to use flood proof materials, the City getting a higher ranking in the NFIP Community Rating System will result in relief to such a property owner as a result of a city-wide rate reduction. That is why it is critical to obtain the significant points that this ordinance amendment and map adoption will afford. Even if the property owner cannot pay for the construction methods that will reduce their individual rates, the City's efforts will reduce them. They can then afford to pay the minimal amount for construction and actually be positively impacted by this ordinance amendment. Without the ordinance amendment and other CRS measures, they still have to pay the same amount to rebuild, but now will not have a rate reduction.



Sponsored by: \_\_\_\_\_

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

**City of Hoboken**  
**Ordinance No.:** \_\_\_\_\_

**AN ORDINANCE AMENDING CHAPTER §104 (FLOOD DAMAGE PREVENTION) TO REFLECT  
UPDATES RECOMMENDED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL  
PROTECTION'S LATEST REVISED MODEL ORDINANCE**

**WHEREAS**, the State of New Jersey Department of Environmental Protection ("NJDEP") recently released an updated "Flood Damage Prevention" model ordinance; and

**WHEREAS**, the City of Hoboken, Mayor and Council, wish the local ordinance to remain current and consistent with the State's recommendations; and

**WHEREAS**, adoption of the new Advisory Base Flood Elevations ("ABFEs") and employment of stricter mitigation actions will ensure new and substantially altered structures are stronger, safer and less vulnerable to future flooding; and

**WHEREAS**, according to the NJDEP, it is well documented that flooding causes major social disruptions due to the need to relocate flood victims and provide emergency services to affected residents, which necessarily diverts emergency personnel from other essential tasks; and

**WHEREAS**, according to the National Flood Insurance Program ("NFIP"), from 1978 to June 30, 2013, New Jersey's total flood insurance claims paid equaled \$5,276,080,845 – the third highest in the nation; and

**WHEREAS**, according to the NFIP, Hoboken has more flood insurance policies in force than any other municipality in Hudson County, with liability to the NFIP of \$1,922,187,500; and

**WHEREAS**, according to the NFIP, Hoboken's property owners pay flood insurance premiums totaling \$5,984,720, which is the highest in Hudson County;

**WHEREAS**, the National Flood Insurance Program's most recent Flood Insurance Rate Map ("FIRM") for Hudson County, effective August 16, 2006, showed the existing piers and platforms on the Hoboken waterfront to be located within Zone AE, which zone FEMA defines as an area subject to inundation by the 1-percent-annual-chance flood event; and

**WHEREAS**, before Hurricane Sandy, the Federal Emergency Management Agency ("FEMA") had begun a coastal study to update FIRMs for portions of New Jersey in order to better reflect coastal flood risk; and

**WHEREAS**, after Hurricane Sandy, FEMA released ABFE maps based on FEMA's partially completed flood study in order to help in rebuilding and recovery efforts; and

**WHEREAS**, the most recent ABFE maps for Hudson County, effective February 22, 2013, show the existing piers and platforms on the Hoboken waterfront to be located within Advisory Flood Hazard Zone V, which zone is defined by FEMA as an area subject to high velocity wave action (a 3-foot breaking wave) from the 1% annual chance coastal flood; and

**WHEREAS**, the most recent Preliminary Work Maps released by FEMA show the existing piers and platforms on the Hoboken waterfront to be located within Zone V; and

**WHEREAS**, the NJDEP issued an Emergency Rule on January 24, 2013 to adopt emergency amendments to the Flood Hazard Area Control Act Rules (N.J.A.C. 7:13); and

**WHEREAS**, pursuant to 44 C.F.R. § 60.3 (e):

“When the Federal Insurance Administrator has provided a notice of final base flood elevations within Zones A1–30 and/or AE on the community's FIRM and, if appropriate, has designated AH zones, AO zones, A99 zones, and A zones on the community's FIRM, and has identified on the community's FIRM coastal high hazard areas by designating Zones V1–30, VE, and/or V, the community shall...<sup>(3)</sup> [p]rovide that all new construction within Zones V1–30, VE, and V on the community's FIRM is located landward of the reach of mean high tide.”

**WHEREAS**, Princeton Hydro, LLC and RCQuinn Consulting, Inc. have prepared and submitted to the City of Hoboken a report titled “Flood Hazard Risk and Compliance Concerning Development on Piers and Platforms, City of Hoboken, Hudson County, NJ,” dated October 2013; and

**WHEREAS**, adoption of the following methods of reducing flood losses will result in lower flood insurance rates for the residents and property owners of the City of Hoboken; and

**WHEREAS**, implementation of such mitigation actions are important to insure the health, safety and the general welfare of the community as a whole.

**NOW THEREFORE**, be it ordained by the City Council of the City of Hoboken, County of Hudson, State of New Jersey, as follows:

## **SECTION ONE: AMENDMENT**

**Chapter 104, FLOOD DAMAGE PREVENTION**, of the Code of the City of Hoboken is hereby amended as follows; deletions to the current ordinance are noted in ~~striketrough~~, additions to the current ordinance are noted in underline.

### **Chapter 104. FLOOD DAMAGE PREVENTION**

#### **Article I. Statutory Authorization, Findings of Fact, Purpose and Objectives**

##### **§ 104-1. Statutory authorization.**

The Legislature of the State of New Jersey has in N.J.S.A. 40:48-1, et seq., delegated the responsibility to local governmental units to adopt regulations designed to promote public health, safety, and general welfare of its citizenry. Therefore, the City Council~~set~~ of the City of Hoboken, of Hudson County, New Jersey does ordain as follows.

##### **§ 104-2. Findings of fact.**

A. The flood hazard areas of the City of Hoboken are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.

B. These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazard which increase flood heights and velocities, and when inadequately anchored, causes damage in other areas. Uses that are inadequately floodproofed, elevated or otherwise protected from flood damage also contribute to the flood loss.

##### **§ 104-3. Statement of purpose.**

It is the purpose of this chapter to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

A. To protect human life and health;

B. To minimize expenditure of public money for costly flood control projects;

- C. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- D. To minimize prolonged business interruptions;
- E. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, and bridges located in areas of special flood hazard;
- F. To help maintain a stable tax base by providing for the second use and development of areas of special flood hazard so as to minimize future flood blight areas;
- G. To insure that potential buyers are notified that property is in an area of special flood hazard; and
- H. To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

#### **§ 104-4. Methods of reducing flood losses.**

In order to accomplish its purposes, this chapter includes methods and provisions for:

- A. Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- B. Requiring that uses vulnerable to floods including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- C. Controlling the alteration of natural flood plains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters;
- D. Controlling filling, grading, dredging, and other development which may increase flood damage; and
- E. Preventing or regulating the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas.

## **Article II. Definitions**

### **§ 104-5. Word usage; definitions.**

Unless specifically defined below, words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application.

#### **ADVISORY BASE FLOOD ELEVATION (ABFE)**

The elevation shown on a community's Advisory Flood Hazard Map that indicates the advisory Stillwater elevation plus wave effect (ABFE = SWEL + wave effect) resulting from a flood that has a 1% or greater chance of being equaled or exceeded in any given year.

#### **ADVISORY FLOOD HAZARD AREA (AFHA)**

The land in the floodplain within a community subject to flooding from the 1% annual chance event depicted on the Advisory Flood Hazard Map.

#### **ADVISORY FLOOD HAZARD MAP**

The official map on which the Federal Emergency Management Administration has delineated the areas of advisory flood hazards applicable to the community.

#### **APPEAL**

A request for a review of the ~~Construction Official~~Floodplain Administrator's interpretation of any provision of this chapter or a request for a variance.

#### **AREA OF SHALLOW FLOODING**

A designated AO or AH, or VO zone on a community's Flood Insurance Rate Map with a 1% or greater chance of flooding to an average depth of one to three feet where a clearly defined channel does not

exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

#### **AREA OF SPECIAL FLOOD HAZARD**

The land in the flood plain within a community subject to a 1% or greater chance of flooding in any given year.

#### **BASE FLOOD**

The flood having a 1% chance of being equaled or exceeded in any given year.

#### **BASEMENT**

Any area of the building having its floor subgrade (below ground level) on all sides.

#### **BREAKAWAY WALL**

A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or supporting foundation system.

#### **COASTAL A**

The portion of the special flood hazard area (SFHA) starting from a Velocity (V) Zone and extending up to the landward limit of the moderate wave action delineation. Where no V Zone is mapped the Coastal A Zone is the portion between the shore and the landward limit of the moderate wave action delineation. Coastal A Zones may be subject to wave effects, velocity flows, erosion, scour, or a combinations of these forces.

#### **COASTAL HIGH HAZARD AREAS**

An area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources also know as V-Zones.

#### **DEVELOPMENT**

Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials located within an area of special flood hazard.

#### **DIGITAL FLOOD INSURANCE RATE MAP (DFIRM)**

The official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

#### **ELEVATED BUILDING**

A non-basement building (i) built in the case of a building in an ~~A~~area of ~~S~~special ~~F~~flood ~~H~~hazard, to have the top of the elevated floor or, in the case of a building in a Coastal High-Hazard Area, to have the bottom of the lowest horizontal structural member of the elevated floor, elevated above the ground level by means of piling, columns (posts and piers), or shear walls parallel to the flow of the water, and (ii) adequately anchored so as not to impair the structural integrity of the building during a flood up to the magnitude of the base flood. In an ~~A~~area of ~~S~~special ~~F~~flood ~~H~~hazard "elevated building" also includes a building elevated by means of ~~fill or~~ solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters. In Areas of Coast High-Hazard "elevated buildings" also includes a building otherwise meeting the definition of "elevated building" even though the lower area is enclosed by means of breakaway walls.

#### **EROSION**

The process of the gradual wearing away of land masses.

#### **FLOOD INSURANCE RATE MAP (FIRM)**

The official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

## **FLOOD INSURANCE STUDY (FIS)**

The official report provided in which the Federal Insurance Administration has provided flood profiles, as well as the Flood Insurance Rate Map and the water surface elevation of the base flood.

## **FLOOD or FLOODING**

A general and temporary condition of partial or complete inundation of normally dry land areas from:

- A. The overflow of inland or tidal waters; and/or
- B. The unusual and rapid accumulation or runoff of surface waters from any source.

## **FLOODPLAIN MANAGEMENT REGULATIONS**

Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a flood plain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

## **FLOODWAY**

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than 0.2 foot.

## **FREEBOARD**

An open area, measured in feet as set forth in § 104-16.F, between the bottom of the lowest horizontal member and the base flood elevation (or ABFE). Freeboard is a margin of safety added to account for sea level rise, waves, debris, miscalculations, lack of data, or other environmental changes.

## **FUNCTIONALLY DEPENDENT USE**

A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

## **HIGHEST ADJACENT GRADE**

The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

## **HISTORIC STRUCTURE**

Any structure that is:

- A. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district preliminarily determined by the Secretary to qualify as a registered historic district;
- C. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- D. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
  - (1) By an approved state program as determined by the Secretary of the Interior; or
  - (2) Directly by the Secretary of the Interior in states without approved programs.

## **LIMIT OF MODERATE WAVE ACTION (LiMWA)**

Inland limit of the area affected by waves greater than 1.5 feet during the base flood. Base flood conditions between the V Zone and the LiMWA will be similar to, but less severe than those in the V Zone.

## **LOWEST FLOOR**

The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for the parking of vehicles, building access or storage in an area other than a basement is not considered a building's lowest floor provided that such enclosure is not built so to render the structure in violation of other applicable non-elevation design requirements.

## **MANUFACTURED HOME**

A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreation vehicle."

## ~~**MANUFACTURED HOME PARK or MANUFACTURED HOME SUBDIVISION**~~

~~A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.~~

## **NEW CONSTRUCTION**

Structures for which the start of construction commenced on or after the effective date of a floodplain regulation adopted by a community and includes any subsequent improvements to such structures.

## ~~**NEW MANUFACTURED HOME PARK OR SUBDIVISION**~~

~~A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the flood plain management regulations adopted by the municipality.~~

## ~~**RECREATIONAL VEHICLE**~~

~~A vehicle which is [i] built on a single chassis; [ii] 400 square feet or less when measured at the longest horizontal projections; [iii] designed to be self-propelled or permanently towable by a light duty truck; and [iv] designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.~~

## **START OF CONSTRUCTION**

For other than new construction or substantial improvements under the Coastal Barrier Resources Act (P.L. No. 97-348) includes substantial improvements and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site such as the pouring of a slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation, or the placement of a manufactured home on a foundation.

Permanent construction does not include land preparation, such as clearing, grading and filling nor does it include the installation of streets and/or walkways, nor does it include excavation for a basement, footings or piers, or foundations or the erection of temporary forms, nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

## **STRUCTURE**

A walled and roofed building, a manufactured home, or a gas or liquid storage tank, that is principally above ground.

## **SUBSTANTIAL DAMAGE**

Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50% of the market value of the structure before the damage occurred.

## **SUBSTANTIAL IMPROVEMENT**

Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:

- A. Any project for improvement of a structure to correct existing violations of state or local health, sanitary or safety code specifications which have been identified by the local code enforcement officer and which are the minimum necessary to assure safe living conditions; or
- B. Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

## **VARIANCE**

A grant of relief from the requirements of this chapter which permits construction in a manner that would otherwise be prohibited by this chapter.

## **ZONES**

Flood zones are geographic areas that FEMA has defined according to varying levels of flood risk. These zones are depicted on a community's Flood Insurance Rate Map (FIRM) and Advisory Maps. These zones are defined as follows:

- A – Areas subject to inundation by the 1-percent-annual-chance flood event. Because detailed analyses are not performed for such areas; no depths of base flood elevations are shown within these zones.
- AE – The base floodplain where base flood elevations are provided.
- D – Areas with possible but undetermined flood hazards usually outside of the boundary of the .02-percent-annual-chance flood area.
- V – Coastal high hazard areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with high-velocity wave action.
- VE – Coastal high hazard areas where base flood elevations are provided.
- X – Area of moderate flood hazard, usually the area between the limits of the 100-year (1%) and 500-year (.02%) flood.

Where used in this ordinance, "A" shall include AE, "V" shall include VE, and vice versa.

## **Article III. General Provisions**

### **§ 104-6. Lands to which this chapter applies.**

This chapter shall apply to all areas of special flood hazards within the jurisdiction of the City of Hoboken, Hudson County, New Jersey.

### **§ 104-7. Basis for establishing the areas of special flood hazard.**

The areas of special flood hazard for the City of Hoboken, Community No. 340222, are identified and defined on the following documents prepared by the Federal Emergency Management Agency:

- A. A scientific and engineering report "Flood Insurance Study, Hudson County, New Jersey (All Jurisdictions)" dated August 16, 2006.
- B. Flood Insurance Rate Map for Hudson County, New Jersey (All Jurisdictions) as shown on Index and panel numbers 0043, 0044, 0106, 0107; whose effective date is August 16, 2006.
- C. Advisory Base Flood Elevations and Advisory Flood Hazard Maps whose effective date is February 22, 2013. These documents shall take precedence over previous panels and FIS in construction and development regulations only. Where the Special Flood Hazard Area (SFHA) and the Advisory Flood Hazard Area (AFHA) maps conflict or overlap, whichever imposes the more stringent requirement shall prevail.

The above documents are hereby adopted and declared to be a part of this chapter. The Flood Insurance Study and maps are on file at the office of the ~~Construction Official~~Floodplain Administrator at City Hall, 94 Washington Street, Hoboken, NJ 07030.

**§ 104-8. Penalties for noncompliance.**

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this chapter and other applicable regulations. Violation of the provisions of this chapter by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor. Any person who violates this chapter or fails to comply with any of its requirements shall upon conviction thereof be fined ~~not more than \$500~~\$2,000 or imprisoned for not more than 30 days, or both, for each violation, and in addition shall pay all costs and expenses involved in the case. Nothing herein contained shall prevent the City of Hoboken from taking such other lawful action as is necessary to prevent or remedy any violation.

**§ 104-9. Abrogation and greater restrictions.**

This chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this chapter and other ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

**§ 104-10. Interpretation.**

In the interpretation and application of this chapter, all provisions shall be:

- A. Considered as minimum requirements;
- B. Liberally construed in favor of the governing body; and
- C. Deemed neither to limit nor repeal any other powers granted under state statutes.

**§ 104-11. Warning and disclaimer of liability.**

The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This chapter does not imply that land outside the area of special flood hazards or uses permitted within such areas will be free from flooding or flood damages.

This chapter shall not create liability on the part of the City of Hoboken, any officer or employee thereof or the Federal Insurance Administration, for any flood damages that result from reliance on this chapter or any administrative decision lawfully made thereunder.

**Article IV. Administration**

**§ 104-12. Establishment of development permit.**

A development permit shall be obtained before construction or development begins within any area of special flood hazard established in § 104-7. Application for a development permit shall be made on forms furnished by the ~~Construction Official~~Floodplain Administrator and may include, but not be limited to; plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities; and the location of the foregoing. Specifically, the following information is required:

- A. Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures;
- B. Elevation in relation to mean sea level to which any structure has been floodproofed.
- C. Certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in § 104-17B; and
- D. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

### § 104-13. Designation of the local administrator.

The ~~Construction Official~~Floodplain Administrator is hereby appointed to administer and implement this chapter by granting or denying development permit applications in accordance with its provisions.

### § 104-14. Duties and responsibilities of the administrator.

Duties of the ~~Construction Official~~Floodplain Administrator shall include, but not be limited to:

#### A. Permit review.

- (1) Review all development permits to determine that the permit requirements of this chapter have been satisfied.
- (2) Review all development permits to determine that all necessary permits have been obtained from those federal, state or local governmental agencies from which prior approval is required.
- (3) Review all development permits to determine if the proposed development is located in the floodway. If located in the floodway, assure that the encroachment provisions of section § 104-18 are met.
- (4) Review all development permits in the coastal high hazard area of the area of special flood hazard to determine if the proposed development alters the natural coastline so as to increase potential flood damage.
- (5) Review plans for walls to be used to enclose space below the base flood level in accordance with sections § 104-17 and 104-19.

B. Use of other base flood and floodway data. When base flood elevation and floodway data has not been provided in accordance with § 104-7, Basis for establishing the areas of special flood hazard, the ~~Construction Official~~Floodplain Administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state or other source, in order to administer § 104-17A, Specific standards, residential, construction, and § 104-17B, Specific standards, nonresidential construction.

#### C. Information to be obtained and maintained.

- (1) Obtain and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement.
- (2) For all new or substantially improved floodproofed structures:
  - (a) Verify and record the actual elevation (in relation to mean sea level); and
  - (b) Maintain the floodproofing certifications required in § 104-12C.
- (3) Maintain for public inspection all records pertaining to the provisions of this chapter.

#### D. Alteration of watercourses.

- (1) Notify adjacent communities and the New Jersey Department of Environmental Protection, Dam Safety and Flood Control section and the Land Use Regulation Program prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration.
- (2) Require that maintenance is provided within the altered or relocated portion of said watercourse so the flood carrying capacity is not diminished.

E. Interpretation of ~~firm~~FIRM boundaries. Make interpretations where needed, as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in § 104-15.

**§ 104-15. Variance procedure.**

A. Appeal board.

(1) The ~~Construction Board of Appeals~~Planning Board as established by the City of Hoboken shall hear and decide appeals and requests for variances from the requirements of this chapter.

(2) The ~~Construction Board of Appeals~~Planning Board shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the ~~Construction Official~~Floodplain Administrator in the enforcement or administration of this chapter.

(3) Those aggrieved by the decision of the ~~Construction Board of Appeals~~Planning Board, or any taxpayer, may appeal such decision to Superior Court of New Jersey, N.J.S.A. 52:22D-127, et seq.

(4) In passing upon such applications, the ~~Construction Board of Appeals~~Planning Board, shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, and:

- (a) The danger that materials may be swept onto other lands to the injury of others;
- (b) The danger to life and property due to flooding or erosion damage;
- (c) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
- (d) The importance of the services provided by the proposed facility to the community;
- (e) The necessity to the facility of a waterfront location, where applicable;
- (f) The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
- (g) The compatibility of the proposed use with existing and anticipated development;
- (h) The relationship of the proposed use to the comprehensive plan and flood plain management program of that area;
- (i) The safety of access to the property in times of flood for ordinary and emergency vehicles;
- (j) The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
- (k) The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.

(5) Upon consideration of the factors of § **104-15A(4)** and the purposes of this chapter, the ~~Construction Board of Appeals~~Planning Board may attach such conditions to the granting of variances as it deems necessary to further the purposes of this chapter.

(6) The ~~Construction Official~~Floodplain Administrator shall maintain the records of all appeal actions, including technical information, and report any variances to the Federal Insurance Administration upon request.

B. Conditions for variances.

(1) Generally, variances may be issued for new construction and substantial improvements to be erected on a lot ~~or lots of 1/2-acre~~10,000 square feet or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items in § **104-15A(4)(a)** through **(k)** have been fully considered. As the lot size increases beyond ~~the 1/2-acre~~10,000 square feet, the technical justification required for issuing the variance increases.

(2) Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's

continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

(3) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

(4) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

(5) Variances shall only be issued upon:

(a) A showing of good and sufficient cause;

(b) A determination that failure to grant the variance would result in exceptional hardship to the applicant; and

(c) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public as identified in § 104-4A(4), or conflict with existing local laws or ordinances.

(6) Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

## **Article V. Provisions for Flood Hazard Reduction**

### **§ 104-16. General standards.**

In all areas of special flood hazards, including X-Zones, the following standards are required:

#### **A. Anchoring.**

(1) All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure.

(2) All manufactured homes, temporary and accessory structures, decks and patios shall be anchored to resist flotation, collapse or lateral movement. Methods of anchoring may include, but are not to be limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.

#### **B. Construction materials and methods.**

(1) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

(2) All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

#### **C. Utilities.**

(1) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system;

(2) New and replacement sanitary sewage systems and waste lines shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into floodwaters either by elevation or by installation of check valves and backflow preventers;

(3) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding; and

(4) For all new construction and substantial improvements, ~~E~~lectrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities shall be designed and/or

located so as to prevent water from entering or accumulating within the components during conditions of flooding.

D. Subdivision and new development proposals.

- (1) All subdivision proposals and other proposed new development shall be consistent with the need to minimize flood damage;
- (2) All subdivision proposals and other proposed new development shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;
- (3) All subdivision proposals and other proposed new development shall have adequate drainage provided to reduce exposure to flood damage; and
- (4) Base flood elevation data shall be provided for subdivision proposals and any other proposed new development ~~which contain at least 50 lots or five acres (whichever is less).~~

E. Enclosure openings.

~~All new construction and substantial improvements having fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria: A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, or other covering or devices provided that they permit the automatic entry and exit of floodwaters.~~

E. Freeboard.

All new construction and substantially improved residential and non-residential structures located in an area of special flood hazard shall have the lowest floor elevated to the base flood elevation or advisory base flood elevation, whichever is applicable, plus freeboard as specified in Table I below. Enclosed areas that are used solely for parking, building access, or storage are not the lowest floor and shall be allowed below the BFE / ABFE provided the enclosed areas meet the requirement set forth in § 104-16.E above. For all zones within the City of Hoboken, freeboard shall be measured from the bottom of the lowest horizontal structural member.

<b><u>FREEBOARD REQUIREMENTS FOR AREAS OF SPECIAL FLOOD HAZARD</u></b>				
<b><u>Building Type</u></b>	<b><u>Zones</u></b>			
	<b><u>X</u></b>	<b><u>A</u></b>	<b><u>Coastal A</u></b>	<b><u>V</u></b>
<u>Residential structures</u>	<u>+1'</u>	<u>+1'</u>	<u>+1'</u>	<u>+2'</u>
<u>Building and other structures with school or day-care facilities; and other non-residential structures not itemized below</u>	<u>+1'</u>	<u>+1'</u>	<u>+2'</u>	<u>+2'</u>
<u>Essential facilities including, but not limited to: fire, rescue, ambulance, and police stations and emergency vehicle garages; buildings designated as emergency shelters; other facilities required for emergency response; hospitals and other health care facilities having surgery or emergency treatment facilities; power generating stations and other public utility facilities</u>	<u>+1'</u>	<u>+2'</u>	<u>+2'</u>	<u>+3'</u>
<u>Buildings and other facilities that manufacture, process, handle, store, use, or dispose of hazardous materials</u>	<u>+1'</u>	<u>+2'</u>	<u>+2'</u>	<u>+3'</u>
<u>Temporary structures</u>	<u>n/a</u>	<u>+1'</u>	<u>+2'</u>	<u>n/a</u>

F. Fill.

Fill shall not be used to elevate structures or for structural support.

## § 104-17. Specific standards.

In all areas of special flood hazards, including all A-Zones and areas subject to moderate wave action, where base flood elevation data have been provided as set forth in § 104-7, Basis for establishing the areas of special flood hazard or in § 104-14B, Use of other base flood data, the following standards are required:

### A. Residential construction.

(1) New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, together with the attendant utilities and sanitary facilities, elevated to or above the base flood elevation or advisory base flood elevation, whichever is more restrictive, plus Freeboard; or

(2) Require within any A $\ominus$  zone on the municipality's FIRM that all new construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet (at least two feet if no depth number is specified) or at or above the advisory base flood elevation, whichever is more restrictive, plus Freeboard. And, require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures.

(3) Fully enclosed areas, above grade but below the lowest floor are usable only for parking of vehicles (where permitted), building access and/or storage and not for human habitation. Fully enclosed areas subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood waters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect and must meet or exceed the following minimum criteria: (i) a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided; (ii) the bottom of all openings shall be no higher than one foot above grade; and (iii) openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

### B. Non-residential and Mixed Use construction.

~~(1) In an Area of Special Flood Hazard, all new construction and substantial improvement of any commercial, industrial or other nonresidential structure, or any mixed-use structure where residential uses exist above commercial uses on lower floors,~~ shall either have the lowest floor, including basement, together with the attendant utilities and sanitary facilities: either;

~~(1) e~~Elevated to or above the level of the base flood elevation or advisory base flood elevation, whichever is more restrictive, plus Freeboard; or together with the attendant utilities and sanitary facilities, shall;

~~(2) Be required within any AO zone on the municipality's FIRM that all new construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, e~~Elevated above the highest adjacent grade at least as high as the depth number specified in feet (at least two feet if no depth number is specified) or at or above the advisory base flood elevation, whichever is more restrictive, plus Freeboard. And, require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures; or

(3) Be floodproofed so that below the base flood ~~level~~elevation or advisory base flood elevation (whichever is more restrictive), plus Freeboard the structure is watertight with walls substantially impermeable to the passage of water;

(4) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and

(5) Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of this subsection. Such certification shall be provided to the official Administrator as set forth in §104-14C(2).

(6) In areas of moderate wave action where floodproofing is not feasible or desirable fully enclosed areas below the lowest floor used for non-residential uses, parking, building access or storage shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect and must meet or exceed the following minimum criteria: (i) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. (ii) The bottom of all openings shall be no higher than one foot above grade. (iii) Openings may be equipped with screens, louvers, or other covering or devices provided that they permit the automatic entry and exit of floodwaters; and

(7) Only Flood Damage-Resistant Materials, so classified by the National Flood Insurance Program (NFIP) shall be used. Areas shall be constructed to withstand direct and prolonged contact with floodwaters without sustaining significant damage.

#### C. Manufactured homes.

(1) Manufactured homes shall be anchored in accordance with § 104-16A(2).

(2) All manufactured homes to be placed or substantially improved within an area of special flood hazard shall be elevated on a permanent foundation such that the top of the lowest floor is at or above the base flood elevation.

### § 104-18. Floodways.

Located within areas of special flood hazard established in section § 104-7 may be areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

A. Prohibited encroachments, including fill, new construction, substantial improvements, and other development unless a technical evaluation demonstrates that encroachment shall not result in any increase in flood levels during the occurrence of the base flood discharge.

B. If section § 104-18.A is satisfied, all new construction and substantial improvements must comply with Article V Provisions for Flood Hazard Reduction.

C. In all areas of special flood hazard in which base flood elevation data has been provided and no floodway has been designated, the cumulative effect of any proposed development, when combined with all other existing and anticipated development, shall not increase the water surface elevation of the base flood more than two-tenths of a foot at any point.

### § 104-19. Costal high hazard area.

Costal high hazard areas (V Zones) are located within the areas of special flood hazard established in § 104-7. These areas have special flood hazards associated with high velocity waters from tidal surges and hurricane wave wash: therefore, the following provisions shall apply:

#### A. Location of Structures

(1) All construction shall be landward of the mean high tide established and updated from time to time by the appropriate governmental agency with jurisdiction over same. Functionally Dependent Uses, open space and outdoor passive and active recreational uses may be permitted seaward of the mean high tide, provided that such use creates no additional threat to public safety and complies with the applicable requirements of this chapter.

#### B. Construction methods

(1) Elevation. All new construction and substantial improvements shall be elevated on piling or columns so that the bottom of the lowest horizontal structural member of the lowest floor (excluding the piling or columns) is elevated to or above the base flood elevation or advisory base flood elevation, whichever is more restrictive, plus Freeboard.

#### (2) Structural support

(a) All new construction and substantial improvements shall be securely anchored on piling or columns.

(b) The pile or column foundation and structure attached thereto shall be anchored to resist flotation, collapse or lateral movement due to the effects of wind and water loading values each of which shall have a 1% chance of being equaled or exceeded in any given year (100-year mean recurrence interval).

(3) Certification. A registered professional engineer or architect shall develop or review the structural design specifications and plans for the construction and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for compliance with the provisions of sections § 104-19.B (1) and (2) (a) and (b).

#### C. Space below the lowest floor

(1) Floodproofing methods shall not be used in the V-Zone for space below the lowest floor.

(2) Only Flood Damage-Resistant Materials, so classified by the National Flood Insurance Program (NFIP) shall be used in construction of areas below the lowest floor. Areas shall be constructed to withstand direct and prolonged contact with floodwaters without sustaining significant damage.

(3) Any alteration, repair, reconstruction or improvement to a structure started after the enactment of this ordinance shall not enclose the space below the lowest floor unless breakaway walls, or other screening intended to collapse under wind and water loads without causing collapse, displacement or other structural damage to the elevated portion of the building or supporting foundation system. Breakaway walls shall be designed for a safe loading resistance of not less than 10 and no more than 20 pounds per square foot. Use of breakaway walls which exceed a design safe loading of 20 pounds per square foot (either by design or when so required by local or State codes) may be permitted only if a registered professional engineer or architect certifies that the designs proposed meet the following conditions:

(a) Breakaway wall collapse shall result from a water load less than that which would occur during the base flood; and

(b) The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement or other structural damage due to the effects of wind and water load acting simultaneously on all building components (structural and non-structural). Water loading values shall be those associated with the base flood. Wind loading values shall be those required by applicable State and local building standards.

(c) Where breakaway walls are utilized, such enclosed space shall be used solely for parking of vehicles, building access, or storage and not for human habitation.

(d) Prior to construction, plans for any breakaway wall must be submitted to the Floodplain Administrator for approval.

## **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 effect the validity of the remaining sections, subsections, sentences, clauses and phrases of this Ordinance, but shall remain 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.

**Date of Introduction: November 6, 2013**

Approved:

Approved as to Legal Form:

\_\_\_\_\_  
Quentin Wiest, Business Administrator

\_\_\_\_\_  
Mellissa Longo, Corporation Counsel

<b>RECORD OF COUNCIL VOTE ON 1<sup>ST</sup> READING</b>				
<b>Councilperson</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>No Vote</b>
Councilman Bhalla				
Councilwoman Castellano				
Councilwoman Giattino				
Councilwoman Mason				
Councilman Mello				
Councilman Occhipinti				
Councilman Russo				
President Cunningham				

<b>RECORD OF COUNCIL VOTE ON 2<sup>ND</sup> READING</b>				
<b>Councilperson</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>No Vote</b>
Councilman Bhalla				
Councilwoman Castellano				
Councilwoman Giattino				
Councilwoman Mason				
Councilman Mello				
Councilman Occhipinti				
Councilman Russo				
President Cunningham				

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

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

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

**RESOLUTION OF THE CITY OF HOBOKEN, COUNTY OF HUDSON  
REFERRING AN ORDINANCE TO AMEND CHAPTER 104 OF THE  
MUNICIPAL CODE TO THE PLANNING BOARD OF THE CITY OF  
HOBOKEN**

**WHEREAS**, the City Council of the City of Hoboken (“Hoboken”) proposes to adopt an ordinance to amend Chapter 104 of the Hoboken Municipal Code; and

**WHEREAS**, section N.J.S.A. 40:55D-26 of the Municipal Land Use Law provides, in part:

“Prior to the adoption of a development regulation, revision, or amendment thereto, the planning board shall make an transmit to the governing body, within 35 days after referral, a report including identification of any provisions in the proposed development regulation, revision or amendment which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate.”

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

**Section 1.** The aforementioned recitals are incorporated herein as though fully set forth at length.

**Section 2.** The City Council hereby refers the proposed amendment to Chapter 104 of the Municipal Code to the Planning Board, pursuant to N.J.S.A. 40:55D-26.

**Section 3.** This Resolution shall take effect immediately.

**Meeting Date:** November 6, 2013

**Department of Administration**

**Approved as to form:**

\_\_\_\_\_  
**Quentin Wiest  
Business Administrator**

\_\_\_\_\_  
**Mellissa Longo, Esq.,  
Corporation Counsel**

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

Sponsored by: \_\_\_\_\_

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

City of Hoboken  
Ordinance No.: \_\_\_\_\_

**AN ORDINANCE AMENDING CHAPTER §196 (ZONING) ADDRESSING COMMUNITY HEALTH, SAFETY AND GENERAL WELFARE THROUGH FLOOD HAZARD MITIGATION MEASURES AND DEVELOPMENT LIMITATIONS**

**WHEREAS**, according to the State of New Jersey Department of Environmental Protection, it is well documented that flooding causes major social disruptions due to the need to relocate flood victims and provide emergency services to affected residents, which necessarily diverts emergency personnel from other essential tasks; and

**WHEREAS**, according to the National Flood Insurance Program (“NFIP”), from 1978 to June 30, 2013, New Jersey’s total flood insurance claims paid equaled \$5,276,080,845 – the third highest in the nation; and

**WHEREAS**, according to the NFIP, Hoboken has more flood insurance policies in force than any other municipality in Hudson County, with liability to the NFIP of \$1,922,187,500; and

**WHEREAS**, according to the NFIP, Hoboken’s property owners pay flood insurance premiums totaling \$5,984,720, which is the highest in Hudson County;

**WHEREAS**, the National Flood Insurance Program’s most recent Flood Insurance Rate Map (“FIRM”) for Hudson County, effective August 16, 2006, showed the existing piers and platforms on the Hoboken waterfront to be located within Zone AE, which zone FEMA defines as an area subject to inundation by the 1-percent-annual-chance flood event; and

**WHEREAS**, before Hurricane Sandy, the Federal Emergency Management Agency (“FEMA”) had begun a coastal study to update FIRMs for portions of New Jersey in order to better reflect coastal flood risk; and

**WHEREAS**, after Hurricane Sandy, FEMA released Advisory Base Flood Elevation (“ABFE”) maps based on FEMA’s partially completed flood study in order to help in rebuilding and recovery efforts; and

**WHEREAS**, the most recent ABFE maps for Hudson County, effective February 22, 2013, show the existing piers and platforms on the Hoboken waterfront to be located within Advisory Flood Hazard Zone V, which zone is defined by FEMA as an area subject to high velocity wave action (a 3-foot breaking wave) from the 1% annual chance coastal flood; and

**WHEREAS**, the most recent Preliminary Work Maps released by FEMA show the existing piers and platforms on the Hoboken waterfront to be located within Zone V; and

**WHEREAS**, the NJDEP issued an Emergency Rule on January 24, 2013 to adopt emergency amendments to the Flood Hazard Area Control Act Rules (N.J.A.C 7:13; and

**WHEREAS**, pursuant to 44 C.F.R. § 60.3 (e) (3):

“When the Federal Insurance Administrator has provided a notice of final base flood elevations within Zones A1–30 and/or AE on the community’s FIRM and, if appropriate, has designated AH zones, AO zones, A99 zones, and A zones on the community’s FIRM, and has identified on the community’s FIRM coastal high hazard areas by designating Zones V1–30, VE, and/or V, the community shall...[p]rovide that all new construction within Zones V1–30, VE, and V on the community’s FIRM is located landward of the reach of mean high tide.”

**WHEREAS**, New Jersey Senate Bill No. 2680, introduced April 15, 2013, would have required the New Jersey Department of Environmental Protection to approve development projects on piers in “coastal high

hazard areas” – which areas include V Zones – in certain municipalities along the Hudson River, which adopted an ordinance that allows for such development; and

**WHEREAS**, on August 19, 2013, Governor Christie vetoed New Jersey Senate Bill No. 2680 “[b]ecause this bill has the potential to jeopardize National Flood Insurance Program eligibility for impacted municipalities”; and

**WHEREAS**, Princeton Hydro, LLC and RCQuinn Consulting, Inc. have prepared and submitted to the City of Hoboken a report titled “Flood Hazard Risk and Compliance Concerning Development on Piers and Platforms, City of Hoboken, Hudson County, NJ,” dated October 2013; and

**WHEREAS**, the City of Hoboken, Mayor and Council, wish to assure the health, safety and general welfare of its residents.

**NOW THEREFORE**, be it ordained by the City Council of the City of Hoboken, County of Hudson, State of New Jersey, as follows:

## **SECTION ONE: AMENDMENT**

Chapter 196, Zoning, of the Code of the City of Hoboken is hereby amended as follows; deletions to the current ordinance are noted in ~~strike through~~, additions to the current ordinance are noted in underline.

### **CHAPTER 196. ZONING**

#### **ARTICLE I**

##### **Title; Purpose; Interpretation**

#### **§ 196-101. Title.**

*[No change]*

#### **§ 196-102 Purpose and Intent.**

The purpose of this chapter is to promote the health, safety, comfort and general welfare of the City of Hoboken and its people; advance the fundamental elements of the City’s Master Plan; advance the purposes of the Municipal Land Use Law set forth in N.J.S.A. 40:55D-2; and ensure that all land development in the city meets the applicable requirements of federal, state and local laws. In order to fulfill this purpose, it is the intent of this chapter to provide regulations that are consistent with the Master Plan, that implement the Land Use Plan set fourth therein, and that advance the general concepts and recommendations of the Plan, as follows:

- A. Encourage sustainability through focused economic development; flood risk management; environmentally sensitive and energy efficient design; conservation of natural resources; and diversification of uses, building types and affordability.
- B. Provide adequate light, air and convenience of access; through the regulation of bulk, height, massing, scale, and density.
- C. Promote physical and visual connections between the waterfront and the rest of the City; and between the Palisades and City
- D. Enhance Hoboken historic character through the protection of buildings and districts of historic significance, while also encouraging design innovation in adaptive reuse and new construction.
- E. Maintain an appropriate mix of land uses in each zone district.
- F. Promote the provision of public spaces, parks, open space and greenery.
- G. Balance circulation and parking needs with those of pedestrians, cyclists, and transit users.
- H. Promote Hoboken’s unique transportation resources to drive economic growth.
- I. Coordinate development policies and objectives with Hudson County, neighboring municipalities, agencies and institutions.

## § 196-103. Interpretation of Provisions.

### § 196-103.1. Interpretation.

[No change]

### § 196-103.2. Effect on Outstanding Permits, Approvals and Variances.

[No change]

### § 196-103.3. General Restrictions.

Except as otherwise provided in this chapter:

- A. No building or structure or part thereof, and no lot or land, or part thereof, shall hereafter be used except in conformity with the regulations of this chapter.
- B. No building or structure or part thereof shall hereafter be erected, structurally altered, enlarged or rebuilt except in conformity with the regulations of this chapter.
- C. No building shall be erected and no existing building shall be moved, altered, added to or enlarged, nor shall any land or building be designed, used or intended to be used, for any purpose or in any manner other than as specified among the uses hereinafter listed as permitted in the zone in which such building or land is located.
- D. No building shall be erected, reconstructed or structurally altered to exceed in height the limit hereinafter designated for the zone in which such building is located.
- E. No building shall be erected, no existing buildings shall be altered, enlarged or rebuilt, nor shall any open space surrounding any building be encroached upon or reduced in any manner, except in conformity with the yard, lot area and building location requirements.
- F. No yard or other open space provided about any building for the purpose of complying with the provisions of this chapter shall be considered as providing a yard or open space for any other buildings, and no yard or other open space on one lot shall be considered as providing a yard or open space for a building on any other lot.
- G. No off-street parking facility or loading berth provided to meet the minimum off-street parking or loading requirements for one use or structure shall be considered as provided off-street parking or loading for a use or structure on any other lot.
- H. No land in a residential zone shall be used to fulfill open space, parking or similar requirements for uses in nonresidential zones. No driveway access shall be allowed through a residential zone to service a use in a nonresidential zone.
- I. All construction shall be landward of the mean high tide established and updated from time to time by the appropriate governmental agency with jurisdiction over same, and no new construction or substantial improvement of existing structures shall be permitted on piers or platforms projecting into or over the Hudson River or Weehawken Cove. However, new construction or substantial improvement of Functionally Dependent Uses, open space and outdoor passive and active recreational uses is permitted seaward of the mean high tide and on piers or platforms, provided that such new construction or substantial improvement creates no additional threats to public safety and complies with the applicable requirements of Chapter 104 of the Municipal Code of the City of Hoboken.

A "Functionally Dependent Uses" is that which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

For purposes of this provision, "substantial improvement" shall mean any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure before the "start of construction" of the improvement.

This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:

- (1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary or safety code specifications which have been identified by the local code enforcement officer and which are the minimum necessary to assure safe living conditions;  
or
- (2) Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

#### **§196-103.4. Nonconforming Uses, Structures and Lots.**

- A. Continuation. A use, building or structure, lawfully in existence at the effective date of this chapter, which shall be made nonconforming at the passage of this chapter or any applicable amendment thereto, may be continued, except as otherwise provided in this Article. Any nonconforming use, building, structure or lot may change ownership and continue to function as the same nonconforming use, building, structure or lot, provided that all other conditions of this Article are met.
- B. Maintenance and repairs. Maintenance and repair work may be made to a nonconforming use, structure or lot, provided that the maintenance work does not change the use, expand the building or the functional use of the building, increase the area of a lot used for a nonconforming purpose or increase the nonconformity in any manner. No alterations may be made which would increase the number of dwelling units.
- C. Residential improvements. A building containing a nonconforming residential use or a nonconforming building containing a residential use may be altered in any way to improve interior livability, provided that no alterations may be made which would increase the number of dwelling units.
- D. Reconstruction. No existing nonconforming building or premises devoted to a nonconforming use shall be enlarged, extended, reconstructed, substituted or structurally altered, except when changed to a conforming building or use, or when required to do so by law, except as follows:
  - (1) Any nonconforming use or structure sustaining damage by fire, flood, casualty or act of God constituting less than 75-50 percent of the building's total-market value before the damage occurred may be repaired and used as before, provided that the floor area of such use, building or structure shall not exceed the floor area or building volume which existed prior to such damage. All repairs shall be completed within one year after damages occur or such use or structure shall not be restored, except as a conforming use or structure.
  - (2) In the event that the cost to repair damage is determined to be have destroyed more than 75-50 percent or more of a building's true-market value, that building shall only be reconstructed as a conforming use or structure. ~~†The Board of Adjustment may authorize variances for rebuilding only after the provisions for flood hazard prevention have been met, if the rebuilding would not constitute an enlargement of the use and if the rebuilding would provide better aesthetics, higher setbacks or assist in alleviating characteristics, such as noise, glare, odor or traffic generation which interferes with the health, safety and welfare of the area.~~
  - (3) In the event that the owner and Building Inspector are unable to agree on the extent of damage, a determination will be made by a group of three people consisting of the Building Inspector, the owner or a professional architect or engineer acting as a representative of the owner, and an independent professional engineer or architect.
  - (4) The fee of the independent engineer or architect shall be agreed to and paid in equal portions by the City and the owner of the building in question.
- E. Termination. A nonconforming use shall be considered terminated subject to the following:
  - (1) Abandonment. A nonconforming use shall be considered abandoned and may not be revived if:
    - (a) The use is terminated by the owner;

- (b) The owner fails to maintain the structure, or structure and land in combination, to a standard of habitability consistent with the nonconforming use; or
  - (c) The property otherwise meets the criteria to be deemed abandoned subject to N.J.S.A. 55:19-78 et seq.
- (2) Conversion to permitted use. Any nonconforming use or structure which has been changed to a permitted use shall not be revived as a nonconforming use, except by variance.

**§ 196-103.5. Relief.**

*[No change]*

**§ 196-103.6. Amendments.**

*[No change]*

**§ 196-103.7. Areas of Redevelopment or Rehabilitation.**

*[No change]*

**§ 196-103.8. Consistency.**

*[No change]*

**§ 196-103.9. Repeal.**

*[No change]*

**§ 196-103.10. Validity.**

*[No change]*

**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 effect 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.

**Date of Introduction: November 6, 2013**

Approved:

Approved as to Legal Form:

\_\_\_\_\_  
Quentin Wiest, Business Administrator

\_\_\_\_\_  
Mellissa Longo, Corporation Counsel

<b>RECORD OF COUNCIL VOTE ON 1<sup>ST</sup> READING</b>				
<b>Councilperson</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>No Vote</b>
Councilman Bhalla				
Councilwoman Castellano				
Councilwoman Giattino				
Councilwoman Mason				
Councilman Mello				
Councilman Occhipinti				
Councilman Russo				
President Cunningham				

<b>RECORD OF COUNCIL VOTE ON 2<sup>ND</sup> READING</b>				
<b>Councilperson</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>No Vote</b>
Councilman Bhalla				
Councilwoman Castellano				
Councilwoman Giattino				
Councilwoman Mason				
Councilman Mello				
Councilman Occhipinti				
Councilman Russo				
President Cunningham				

I do hereby certify that the foregoing is a true and correct copy of an ordinance duly adopted by the City Council of the City of Hoboken, in the County of Hudson on this \_\_\_\_ day of \_\_\_\_\_, 2013

\_\_\_\_\_  
James Farina, City Clerk

Approved by the Mayor of the City of Hoboken on the \_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Dawn Zimmer, Mayor

**-or-**

Vetoed by the Mayor for the following reasons:

---

---

---

---

# Flood Hazard Risk and Compliance Concerning Development on Piers and Platform City of Hoboken, Hudson County, NJ

## Prepared for:

City of Hoboken  
94 Washington Street  
Hoboken, NJ 07030

## Prepared by:

### Princeton Hydro, LLC

1108 Old York Road, Suite 1  
P.O. Box 720  
Ringoes, New Jersey 08551  
(P) 908.237.5660  
(F) 908.237.5666  
[www.princetonhydro.com](http://www.princetonhydro.com)

**RCQUINN**  
CONSULTING, INC.

104 4th St NE #2  
Charlottesville VA 22902  
(P) 434.296.1349  
(F) 320.514.3513

October 2013



# Contents

**EXECUTIVE SUMMARY..... 3**

**CITY OF HOBOKEN HISTORICAL FLOOD RISK ..... 3**

    NATIONAL FLOOD INSURANCE PROGRAM STATISTICS ..... 3

    REPETITIVE LOSS AND SEVERE REPETITIVE LOSS PROPERTIES ..... 4

**CHARACTERIZATION OF FLOODPLAIN ..... 4**

    CURRENTLY EFFECTIVE FIRM (2006) ..... 4

    ADVISORY BASE FLOOD ELEVATION MAP (2012) ..... 5

    PRELIMINARY WORKING MAPS (2013) ..... 5

**CHARACTERIZATION OF PIERS ALONG HOBOKEN WATERFRONT ..... 6**

    WATERFRONT SITE VISIT ..... 6

    INUNDATION OF PIERS AND PLATFORMS ..... 7

**THREAT TO PUBLIC HEALTH AND SAFETY ..... 7**

    OCCUPANTS OF BUILDINGS ON PIERS AND PLATFORMS ..... 7

    FIRST RESPONDERS ..... 8

    FIRE FIGHTING ..... 8

    UTILITIES ..... 9

    BUILDING AND SITE CONTAMINATION EXPOSURE ..... 9

**REGULATIONS ..... 9**

    NFIP LAND MANAGEMENT CRITERIA AND BUILDINGS OVER WATER ..... 10

    NEW JERSEY UNIFORM CONSTRUCTION CODE AND ASCE 24 ..... 11

    HOBOKEN’S FLOOD DAMAGE PREVENTION RULES (CHAPTER 104)..... 13

**CITY OF HOBOKEN REFERENCES..... 13**

    MASTER PLAN AND REEXAMINATION REPORT ..... 13

    COMMUNITY RESILIENCE PLAN ..... 14

**FUTURE CONDITIONS ..... 14**

    SEA LEVEL RISE MAPS ..... 14

    2050 FLOODPLAIN WITH SEA LEVEL RISE..... 15

    2100 FLOODPLAIN WITH SEA LEVEL RISE..... 15

**CITY OF HOBOKEN ORDINANCE PROHIBITING PIER DEVELOPMENT ..... 16**

**APPENDICES ..... 17**

    APPENDIX A – MAPS..... 18

    APPENDIX B – PHOTOGRAPH LOCATIONS AND PHOTOGRAPHS ..... 19

    APPENDIX C – REFERENCES ..... 20

    APPENDIX D - CURRICULA VITAE ..... 21

***Authors***

John A. Miller, P.E., CFM, CSM  
 Rebecca C. Quinn, CFM

Cover photograph: The Hudson River swells and rises over the banks of the Hoboken Sinatra Pier on the waterfront as Hurricane Sandy approaches (source Associated Press)

## Executive Summary

Non-functionally dependent uses of existing piers and platforms present unique challenges with regard to risk to life and compliance with federal and state regulations. The City of Hoboken is chronically floodprone and the Federal Emergency Management Agency's National Flood Insurance Program statistics strongly tell of a community exposed to repetitive flood risk. New mapping for the Hudson River coast introduces the existence of V-zones<sup>1</sup> also called the coastal high hazard area along the City's waterfront. All of the privately owned piers and platform have greater than six-feet of inundation on the Advisory Base Flood Elevation Map signifying that these areas are especially dangerous to public safety. Federal and state regulations that include the National Flood Insurance Program and the New Jersey Uniform Construction Code have major restrictions for building over water in V-zone designations. Both the Master Plans for the City of Hoboken and Hudson County clearly envision recreational use for the Hudson River waterfront and caution about the risk of sea level rise. Sea level rise projections for 2050 and 2100 demonstrate that risk of building on piers in V-zone areas will only intensify. The threat to public health and safety cannot be underestimated with buildings surrounded by floodwater making evacuation, safety of first responders, firefighting, utility service and contact safety with polluted floodwater more problematic and dangerous. The authors, for all the reasons cited in this report, recommend restricting development on piers and platforms in the City of Hoboken along the Hudson River.

## City of Hoboken Historical Flood Risk

The City of Hoboken is located in Hudson County, New Jersey and bordered to the east by the Hudson River. As represented in the figure titled *Location Map* in Appendix A, Weehawken Township is adjacent to the City of Hoboken to the north, with Union City to the west and Jersey City to the west and south. A major Intermodal transportation center exists on the southeast corner of the City of Hoboken and a ferry terminal is located on the northeast corner, both adjacent to the Hudson River; these two facilities are water dependent.

Data available from the Federal Emergency Management Agency, National Flood Insurance Program show that both the State of New Jersey and the City of Hoboken are extremely floodprone.

### *National Flood Insurance Program Statistics*

Policy and Claim Statistics for the State of New Jersey and the City of Hoboken, as of June 30, 2013:

- The State of New Jersey total claims paid dollars from 1978 is \$5,276,080,845 making the state third in the nation; LA \$16,654,055,941 (1) and TX \$5,538,411,889 (2); NY is \$4,785,877,046 (4); source: FEMA Loss Statistics<sup>2</sup>;
- The City of Hoboken's total claims paid dollars is \$43,711,387.60, the highest in Hudson County, NJ; Jersey City \$40,365,398 (2) and Kearny \$25,505,727 (3); source: FEMA Loss Statistics;
- The City of Hoboken's average loss is \$43,711,388/1,330 claims paid or \$32,866; average nationwide claim is \$3,123; NJ's average claim is \$34,337 (this includes the shore and barrier islands with complete destruction from Sandy; max. residential coverage of \$250K structure/ \$100K contents; max. non-residential coverage of \$500K structure / \$500K contents);
- The State of New Jersey has 245,428 policies in force with liability to the NFIP of \$56,858,932,600; premiums are \$235,962,725; source: FEMA Policy Statistics<sup>3</sup>;

<sup>1</sup> V-zone stands for Velocity Zone to signify moving water

<sup>2</sup> <http://bsa.nfipstat.fema.gov/reports/1040.htm>

- Hoboken has 9,279 policies in force (highest in Hudson County) with liability to the NFIP of \$1,922,187,500 (fourth highest in NJ after Ocean City, Toms River and Long Beach); premiums are \$5,984,720 and highest in Hudson County with Jersey City \$4,464,892 (2) and Kearny at \$379,840 (3); source: FEMA Policy Statistics;
- Hoboken is number five in the state for annual flood premiums at \$5,984,720; Ocean City (barrier island) \$11,780,271 (1), Toms River \$9,753,795 (2), Long Beach \$8,238,668 (3), Atlantic City \$7,346,707 (4).

### ***Repetitive Loss and Severe Repetitive Loss Properties***

One of the measures of a community's flood vulnerability is the existence of Repetitive Loss and Severe Repetitive Loss properties. The criteria for these designations apply only to properties that are insured by the NFIP and are as follows:

- Repetitive Loss: structure with two or more claim payments of more than \$1,000 from the National Flood Insurance Program within any rolling 10-year period;
- Severe Repetitive Loss (one- to four-family residential only):
  - property with at least four NFIP claim payments (including building and contents) over \$5,000 each, and the cumulative amount of such claim payments exceeds \$20,000; or
  - at least two separate claim payments (building payments only) have been made with the cumulative amount of the building portion of such claims exceeds the market value of the building;
  - For both circumstances above, at least two separate claims have been paid within any ten-year period and must be greater than 10 days apart.

As of an August 26, 2013 email correspondence from the New Jersey NFIP State Coordinator, the City of Hoboken has **175 Repetitive Loss and 10 Severe Repetitive Loss** properties.

## **Characterization of Floodplain**

The City of Hoboken is very floodprone as observed on the FEMA Advisory Base Flood Elevation Map, which according to eye-witness accounts, best depicts flood zones during Hurricane Sandy. In the figure titled *FEMA Advisory Base Flood Location Map* in Appendix A extensive areas of the incorporated area are in the AE-zone. Also represented on the mapping is the VE-zone or the Coastal High Hazard Area, along the waterfront.

### ***Currently Effective FIRM (2006)***

The Hudson County Flood Insurance Study (FIS), published in 2006 that provides the technical details on a FEMA Flood Insurance Rate Map (FIRM), contains information that will "...be used by local and regional planners to further promote sound land use and floodplain management."

According to the 2006 FIS, data incorporated into the effective Flood Insurance Rate Map (FIRM) was from "the hydrologic and hydraulic analysis from the May 17, 1982 FIS report, were prepared by the NJDEP...work completed in January 1981." The Effective FIRM, currently used for flood insurance requirements and rating, is depicted in Appendix A and named *FEMA Effective FIRM*.

---

<sup>3</sup> <http://bsa.nfipstat.fema.gov/reports/1011.htm>

The FIS speaks to the main threat to the City of Hoboken in stating “In the Cities of Bayonne, Jersey City, and Hoboken, the most severe flooding events were due to hurricanes.” Prior to Hurricane Sandy, “The flood of record for these cities occurred during Hurricane Donna on September 12, 1960” with a water surface elevation of 8.4 feet<sup>4</sup>. As a comparison, Hurricane Sandy realized measured water surface elevations of 10.5 to 10.7 feet as depicted on the Appendix A *FEMA Effective FIRM*.

Importantly, the FIS speaks to Northeasters as being a distinct threat to the City of Hoboken waterfront. According to the publication “Approximately one-half of the surges with a recurrence interval (return period) of 100 years are from northeasters.”

The FIS gives the rationale on why V-zones are not designated on the City’s Flood Insurance Rate Map: “Consideration was given to the vulnerability of the shorelines of the Cities of Jersey City, Hoboken, and Bayonne to wave action during severe hurricanes and northeasters. However, the effects of wave action were found to be minimal.” That conclusion was challenged by the release of the December 2012 Advisory Base Flood Elevation Maps and the subsequent FEMA Preliminary Work Map. A new FIS to support the Preliminary mapping is not yet published and will be released concurrent with the Preliminary FIRMs.

### ***Advisory Base Flood Elevation map (2012)***

FEMA and its contractors had begun a restudy of the New Jersey coast well before Hurricane Sandy made landfall in October 2012. The result of this effort will be a new Flood Insurance Study and Flood Insurance Rate Maps using modeling methods. Based on work that was already underway, FEMA released Advisory Base Flood Elevation (ABFE) maps in December 2012 to aid in Hurricane Sandy recovery since damage was so widespread and of a magnitude where rebuilding was substantial. The ABFEs, represented in Appendix A and labeled *FEMA Advisory Base Flood Elevation Map* were based on stillwater elevations with Coastal High Hazard Areas or V-zones defined by a simplified stillwater depth relationship. The ABFE mapping of the V-zone best indicates the location of wave action witnessed during the peak of Hurricane Sandy in October 2012.

A map is included in Appendix A titled *FEMA Advisory Base Flood Elevation Map Depths* that illustrates water depth (Base Flood Elevation minus ground elevation). Under Base Flood Elevation conditions, all piers from the 1501 Shipyard Lane platform to the Pier 12 to the south would be covered by over six feet of water. Maxwell Peninsula has a higher topographic elevation; Union Drydock, Pier 7 and Pier C are under six feet or more of storm tide. Sinatra Park and Pier A are at a higher elevation; Ferry Building and Slips are covered by more than six-feet of Hudson River inundation.

### ***Preliminary Working Maps (2013)***

Preliminary Work maps portrayed in *FEMA Preliminary Work Map* in Appendix A, display the full results of the coastal flood study that will be formally presented to the state and municipalities in Preliminary Flood Insurance Rate Maps. Within the corporate limits of the City of Hoboken 72.8% of the area is shown to be within the Special Flood Hazard Area or 1% annual chance floodzone, comprising the AE and VE zones.

---

<sup>4</sup> Note that effective FIS is in NGVD 29; to convert to NAVD 88, subtract 1.12 feet

## Characterization of Piers along Hoboken Waterfront

This report uses the words “Pier” and “Platform” in its title and throughout. There is a distinction between a Pier that has its long dimension generally perpendicular to shore and a Platform where the long dimension generally parallel to shore. These distinct terms will be employed in this Characterization section.

### *Waterfront Site Visit*

Princeton Hydro’s John Miller took photographs on August 22, 2013 with emphasis on private piers. These photographs are displayed on the *Photograph Locations* map and *Photographic Log* contained in Appendix B; the *Photographic Log* references location and Photograph Locations map shows aerial location and photograph orientation. Field and photograph observations are described as follows:

- The 1501 Shipyard Lane platform is captured in photographs 1 through 4. The platform’s projection is northward and parallel to the Hudson River and Manhattan to the east. A retaining structure is observed on the north side of the platform, with evidence of collapse at the platform’s north end. Maintenance of the retaining wall seems grossly lacking as many cracks and signs of instability were noted; the structural stability of the wall and possible fill behind are in doubt;

A NJDEP Waterfront Development Individual Permit 0905-07-0001.2 WFD 110001 dated December 2, 2011 was issued to Shipyard Associate to authorize the “rehabilitation” of the North Pier [sic] and “construct two eleven story residential towers with a waterfront walkway component.” The permit describes the type of work to be done to the platform, and refers to a set of approved plans of ten (10) sheets prepared by Birdsall Services Group dated May 4, 2011 and listed under Standard Conditions No. 13. The plans show an existing platform varying travel surface of 8.0 (NGVD 29) or 6.88 (NAVD 88). The proposed concrete deck slab is elevation 12.0 (NGVD 29) or 10.88 (NAVD 88); this is the elevation of the proposed garage. An access drive is at elevation 12.7 (NGVD 29) or 11.58 (NAVD 88). The lowest residential level is 23.0 (NGVD 29) or 21.8 (NAVD 88). The plans represent a replacement platform entirely over water to the north of the proposed steel sheetpile bulkhead; all of the proposed pier would be seaward of the mean high tide line.

- Pier 16 has failed and collapsed sections are partially submerged in the Hudson River. Photographs 5 and 7 demonstrate this deteriorated condition;
- Pier 15 is in a partially deteriorated condition and appears to have experienced differential settlement. Photographs 6 and 8A through 8E show the north sloping surface, holes and deteriorate concrete;
- An “Unnamed Projection” exists between Piers 15 and 14. This area is vegetated with grasses as captured in Photograph 9;
- Pier 14 is in active use and appears to be of newer construction (or reconstruction) as in Photograph 10. The deck is suspended over water on piles;
- Pier 3, also known as Pier 13 is in active use and is well maintained newer construction (or reconstruction). The length of the pier surface is over water and supported by pile. Photographs 11 and 12 show these conditions;
- Pier 2 is a pile supported pier over water in good condition. Photographs 13A and 13B demonstrate that the pier is separated from the mainland at driven piles; severed conduits are visible;

- Pier 1 is shown in Photograph 15 and is restricted by a chain link fence. The concrete of this pier over water is in fair condition;
- Pier 12 is depicted in Photographs 14 and 16 that shows a well maintained public access pier;
- The Union Drydock complex is displayed in Photographs 17 and 18, which show the northernmost and southernmost piers. The piers observed are suspended over water on pile foundation.

### ***Inundation of Piers and Platforms***

All of the piers and platform described above are located in the V-zone area on the *FEMA Advisory Base Flood Elevation Map* in Appendix A. The Base Flood Elevations (BFE) for the zone surrounding the specifically mentioned piers and platform is elevation 16 and 14. In addition to a wave hazard in the V-zone, all piers referenced above have greater than 6-feet of inundation shown on the *FEMA Advisory Base Flood Elevation Map Depths in Appendix A*. FEMA delineates the inland boundary of the V-zone where, under base flood conditions, wave heights are predicted to drop below 3 feet. A significant factor that influences wave height is water depth.

### **Threat to Public Health and Safety**

The City of Hoboken waterfront is extremely susceptible to the forces of nature. When a hurricane or nor'easter nears the region, winds may reach over 110-miles per hour or more, with major to record coastal flooding along the Hudson River. Any hurricane or nor'easter to impact the New Jersey coast will have wind driven rains that generate waves and storm tides that are influenced by storm surge and lunar tides. As one can imagine, or recall after experiencing a storm, the wind driven rain, possible darkness due to time of day and loss of power, inundation of the floodplain, and uncertainty of the depth of flooding masking familiar landmarks, all create disorientation and render unsafe conditions for citizens and first responders. This is uniquely acute when building on Piers and Platforms that present a host of unique threats to Public Health and Safety with regard to evacuation, access, utility operations and exposure to water and contaminants. These issues are explored in detail below.

### ***Occupants of Buildings on Piers and Platforms***

When occupied structures are added to a pier or platform over water or as an extension of the waterfront (filled pier or platform), occupants of the buildings are greatly restricted in access to upland area for evacuation. Before and during extreme storm events, piers and platforms and the surrounding lands are covered by moving floodwater. As shown on the map *FEMA Advisory Base Flood Elevation Depths in Appendix A*, over six-feet of water is expected to separate the above referenced piers and platform from adjacent areas. During a tidal flood condition, the building, even if elevated to one-foot above the Base Flood Elevation, is separated by two to four-feet of water and in some locations, in excess of four-feet, essentially making the building site an island standing in the Hudson River. At least three sides of the building constructed on a pier or platform will be surrounded by the V-zone, the coastal equivalent to the riverine Floodway, the high hazard area with waves at or in excess of three-feet. These waves are a serious threat to evacuees and first responders, in Hurricane Sandy's case, through three high tide cycles.<sup>5</sup>

---

<sup>5</sup> The 1962 Nor'easter's strength was experienced through five high tide cycles.

Even with Mandatory Evacuations, it is common that some people refuse to leave<sup>6</sup> or have difficulty leaving and remain behind. If these people live or work in buildings on piers or platforms, they will be trapped by surrounding floodwater, unable to independently evacuate for any reason including medical, occurrence of fire, or otherwise. People with special needs, such as infants, children, disabled and the elderly present more challenging rescue operations as they are limited in mobility.

The City of Hoboken is limited in its ability to shelter people and the same is true for Hudson County. Evacuation to community sheltering is problematic for all involved. People displaced from homes are away from supportive surroundings and may require special needs that are not easily attended to including provisions for pets and filling prescriptions.<sup>7</sup> These evacuations are stressful and expensive to the City of Hoboken. Applying the current City policy of “sheltering in place” would encourage occupants of buildings over water to remain in what are essentially islands surrounded by high waves. Rescues from those buildings would require special operations, including swiftwater, fast moving water rescue procedures, during a time of intense commitment of first responders and City staff and resources. These special services distract from the other important preparation and lifesaving tasks of first responder who are needed elsewhere in the City.

### ***First Responders***

There is no greater population at risk during flooding than first responders that include police, fire, OEM personnel, CERT Team members, ambulance and rescue squad personnel. First responders must patrol during a natural disaster, make initial damage assessments, block access to hazardous areas, search for survivors and perform rescues and ultimately locate casualties. Unseen hazards are prevalent in the floodwater; utilities are compromised and leave uncertain hazards in conducting operations, including electrical and exposure hazards. Accessing areas with waves is inherently more dangerous due to waves and waterborne debris and require additional training and precaution by swiftwater (meaning fast moving water) rescue trained responders. Building on piers and platforms exacerbate the risk to first responders, during a flood event, as it is difficult to ascertain where the edge of pier/ platform, landform and water boundary exists. First responders would have impaired senses when experiencing wind driven rain, and would have trouble seeing what is below him/her. First responders or others could step off the pier and fall into Hudson River waves and be swept away.

While buildings and piers can be designed and constructed to withstand the forces of a major storm, but people responding to occupants of the building and ensuring public safety are at great risk. Exterior lighting and other electrical service, like in the above Figure 2 showing the Sinatra Pier, would be exposed to floating debris like a log or section of pier causing damage and shock potential.

### ***Fire Fighting***

Fire Fighting is already extremely challenging when buildings in an inundated area ignite. In the case of a pier or platform, operations from the pier proper are not possible as the building is an island surrounded by water with waves. When flooding, staging from the pier or platform’s surrounding area is problematic due to depth of water. According to the City of Hoboken Fire Chief Blum, a fire truck’s tailpipe (exhaust) is only 13-inches<sup>8</sup> off the ground, which makes continued use in addressing flooded areas problematic. Fighting fires in floodwater create hazardous conditions for the firefighters with risks due to tripping hazards from debris and submerged fire lines, impairment of vision and hearing and

---

<sup>6</sup> From correspondence of Florida State University Associate Professor Earl J. Baker, PhD

<sup>7</sup> From correspondence with City of Hoboken Caleb Stratton, Principal Planner, relating experience by City of Hoboken Public Safety Director Tooke

<sup>8</sup> From correspondence with City of Hoboken Caleb Stratton, Principal Planner relating finding of Fire Chief Blum

exposure to exposed utilities and contaminants. Fire hydrants can be difficult to locate when submerged under water. Access to all sides of buildings on a pier or platform is difficult and requires specialized equipment like a fireboat: a firefighting platform that will be subject to wind and turbulent, surging waves of the V-zone during the disaster. Operating a boat in waves that exceed three feet in height around the existing piers and platforms in the Hoboken waterfront is expected per the FEMA Advisory Base Flood Elevation Map. All the above concerns increase response time and compromise control of the fire.

### *Utilities*

The maintenance of continued utility service in floodprone areas is difficult. Even when backup power has been supplied and is generated above the Base Flood Elevation, services such as water and sewer cannot be guaranteed in the days following a disaster. Compromised pressure in water supply systems may lead to contamination with residents needing to boil the water. Wet wires and outlets are a potential shock hazard after flood inundation. As experienced from Hurricane Sandy, public utilities may be out of service for many days to weeks following a disaster. Redundancies in utility service may not be rated for the length of service needs or fuel supply. In addition to the above, utilities exposed to salt water are corrosion prone and subject to performance and safety issues following their inundation.

### *Building and Site Contamination Exposure*

Floodwater is not clean and may contain a host of pollutants requiring attention following flood inundation. Common pollutants in urban floodwater are untreated wastewater that needs disinfection and petroleum products that require absorption materials and removal before reoccupation. According to the United States Department of Labor, Occupational Safety & Health Administration (OSHA), Fact Sheets on Natural Disaster Recovery: Flood Cleanup, floodwater can cause sickness with exposure. OSHA warns that Tetanus is also a risk from seen and unseen debris during the disaster and to people engaged in the response and cleanup phases.

## **Regulations**

This section summarizes how buildings over water are addressed in the regulations of the National Flood Insurance Program, the New Jersey Uniform Construction Code, and the City's flood damage prevention rules. Figure 1 below illustrates how the NFIP and the UCC are applied to building over water in flood zones that are designated "Zone A" and "Zone V."

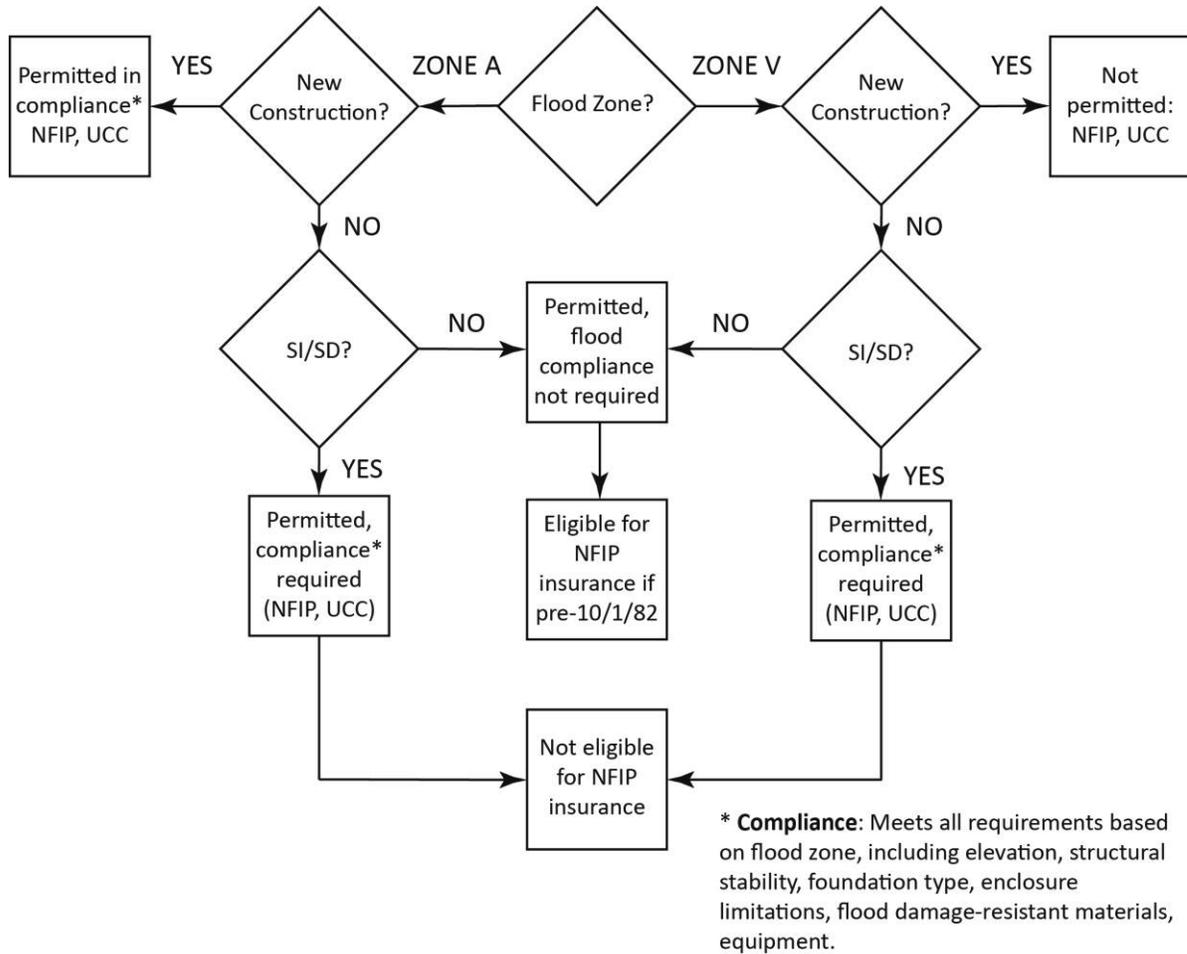


Figure 1: NFIP construction and insurance/UCC Decision Flow Chart

### NFIP Land Management Criteria and Buildings Over Water

The NFIP regulations at 44 CFR Part 60<sup>9</sup> (criteria for land management and use) and 44 CFR Section 59.1<sup>10</sup> (definitions) has no requirement related to buildings over water on flood hazard areas designated as Zone A (includes zones labeled AE, A, A1–30, AO, and AH). The regulations have a requirement for buildings over water that applies only in coastal high hazard areas (special flood hazard areas subject to high velocity wave action, also called “Zone V”). Communities with Zone V are to:

*60.3(e)(3) Provide that all new construction within Zones V1-30, VE, and V on the community’s FIRM is located landward of the reach of mean high tide.*

New construction is defined:

*New construction means, for the purposes of determining insurance rates, structures for which the ‘start of construction’ commenced on or after the effective date of an initial FIRM or after*

<sup>9</sup> <http://www.gpo.gov/fdsys/pkg/CFR-2002-title44-vol1/xml/CFR-2002-title44-vol1-part60-subpartA.xml>

<sup>10</sup> <http://www.gpo.gov/fdsys/pkg/CFR-2002-title44-vol1/xml/CFR-2002-title44-vol1-sec59-1.xml>



*December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, new construction means structures for which the start of construction commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.*

FEMA recently confirmed the following regarding piers (and platforms) over water:

- New piers with no structures/buildings on them would be considered “development” as defined in the NFIP. As such, they would not be prohibited seaward of mean high tide.
- New piers with new structures/buildings would be prohibited seaward of mean high tide.
- In the case of existing piers with no structures/buildings currently on them, placing new structures/buildings on them would be considered new construction and would be prohibited by regulation.
- In the case of an existing pier with an existing structure/building located on it, the structure/building could be substantially improved provided that the structure/building, along with the pier foundation elements met all other Zone V requirements in 60.3(e)(1), (2), (4), (5), and (6).

**NFIP Flood Insurance Not Available for Buildings Over Water**

The NFIP Flood Insurance Manual in General Rules, VI. Ineligible Property (page GR 7), states that “C. Buildings Entirely Over Water. Buildings newly constructed or substantially improved on or after October 1, 1982, and located entire in, on, or over water or seaward of mean high tide are ineligible for coverage.” The corollary is that buildings that were constructed or substantially improved before October 1, 1982 are eligible for coverage (see III. Building Property Ineligibility, A(4), page GR 4)).

New Jersey Governor Chris Christie vetoed Senate Bill No. 2680<sup>11</sup> “require[ing] the Department of Environmental Protection to approve development projects on existing piers located in ‘coastal high hazard areas’....” The Governor’s veto was based on “...the potential to jeopardize National Flood Insurance Program (“NFIP”) eligibility for impacted municipalities.” The Governor said in his veto statement that he “... cannot condone such a risk.”

***New Jersey Uniform Construction Code and ASCE 24***

The City, like all local jurisdictions in New Jersey, is required to enforce the New Jersey Uniform Construction Code. The New Jersey Uniform Construction Code (UCC) currently comprises several technical subcodes: building, electrical, fire protection, plumbing, fuel gas installations, mechanical installations, one- and two-family dwellings, accessible (barrier-free) construction, the rehabilitation of existing buildings, the construction of manufactured homes,

Coastal A Zone – Area within an SFHA, landward of a Zone V or landward of an open coast without mapped Zone V. In a Coastal A Zone, the principal source of flooding must be astronomical tides, storm surges, seiches, or tsunamis, not riverine flooding. During the base flood conditions, the potential for breaking wave heights shall be greater than or equal to 1.5 feet. The inland limit of the Coastal A Zone is (a) the Limit of Moderate Wave Action if delineated on a FIRM or (b) as designated by the authority having jurisdiction.

Limit of Moderate Wave Action – Line shown on FIRMs to indicate the inland limit of the 1.5-foot breaking wave height during the base flood.

<sup>11</sup> [http://www.njleg.state.nj.us/2012/Bills/S3000/2680\\_V1.PDF](http://www.njleg.state.nj.us/2012/Bills/S3000/2680_V1.PDF)

asbestos hazard abatement, radon hazard abatement, and playground safety. With the exception of the rehabilitation subcode, the technical subcodes are based on the 2009 International Code Series (I-Codes), with State amendments. FEMA deems the flood provisions of the 2009 I-Codes to be consistent with the NFIP requirements for buildings and structures.

**Building Subcode (N.J.A.C. 5:23-3.14).** The flood provisions of the NJ building subcode are unchanged from the model IBC, except for removal of provisions applicable to existing buildings (see rehabilitation subcode). Section 1612 Flood Loads references ASCE 24, Flood Resistant Design and Construction. With respect to buildings over water:

- ASCE 24 is silent about buildings over water in Zone A, which are flood hazard areas other than Coastal High Hazard Areas (Zone V) and Coastal A Zones (see text box);
- ASCE 24, in Section 4.3 Siting, specifies that “New construction and substantial improvements within Coastal High Hazard Areas and Coastal A Zones shall ... (1) Be located landward of the reach of mean high tide.”
- ASCE 24 exceeds the NFIP by requiring buildings that are substantially improved (improvements equal or greater than 50% market value, including those that have incurred substantial damage, damage equal or greater than 50% market value) to be landward of the reach of mean high tide.

#### Applicability of NJ UCC & ASCE 24

ASCE 24, like the flood provisions of the NJ UCC, applies within flood hazard areas. The rules should not be interpreted to apply only to buildings on land. Such an interpretation would illogically be extended to all other building code requirements. If areas of water are identified on FIRMs as Zone A or Zone V, then the requirements for those zones apply.

Thus, proposed new buildings (or substantially improved existing buildings) over water in Zone A are required to comply with the flood hazard area requirements for Zone A. Similarly, existing buildings over water in Zone V, if substantially improved, are required to comply with the requirements for Zone V.

**Rehabilitation Subcode (N.J.A.C. 5:23, Subchapter 6).** The State of New Jersey develops and maintains its rehabilitation subcode. Work categories subject to the requirements of the subcode are repair, renovation, alteration, reconstruction, change of use, and additions. The subcode has no specific requirements for existing buildings in flood hazard areas.

The “prior approval” process used by communities to coordinate reviews of applications for work on existing buildings in flood hazard areas is expected to have the local floodplain administrator review applications and determine whether proposed work is Substantial Improvement or repair of Substantial Damage. If such a determination is made, then the local floodplain administrator – not the code official – requires that such buildings be brought into compliance with the requirements for new construction.

**The “Prior Approval” Process.** The New Jersey Administrative Code contains the administrative and enforcement provisions that communities use to enforce the UCC. “Prior approval” is defined as the necessary certifications or approvals issued or authorized by a Federal or State agency, or by any political subdivisions of the State, that are “conditions precedent to the issuance of a construction permit or certificate of occupancy or approval” (N.J.A.C. 5:23-1.4). Examples of prior approvals are listed, including zoning. For applications for building permits in flood hazard areas, the prior approval process is used to coordinate the requirements of the UCC and the requirements of local flood damage prevention regulations. This is the mechanism that allows local jurisdictions to impose elevation requirements that are higher than those found in the UCC. It is also the process by which local

jurisdictions use to satisfy the NFIP requirements related to existing buildings in flood hazard areas (Substantial Improvement and Substantial Damage).

### ***Hoboken's Flood Damage Prevention Rules (Chapter 104)***

The City's current flood damage prevention rules are Chapter 104, last amended "in its entirety" on September 6, 2006 by Ord. No. DR-272, with subsequent amendments. The current effective *Flood Insurance Study for Hudson County, New Jersey (All Jurisdictions)* and the current effective FIRMs are dated August 16, 2006. The current effective FIRM shows only Zone A within the corporate boundaries of the City. Consequently, Chapter 104 is silent on buildings over water, paralleling the NFIP regulations at 44 CFR 60.3(c).

The Advisory Base Flood Elevation Map produced by FEMA for the City show some portion of the special flood hazard area is identified as Zone V (also called "coastal high hazard area"). In order to continue to meet the requirements of the NFIP, the City will be required to amend its flood damage prevention rules to, at a minimum, conform to the NFIP regulations at 44 CFR 60.3(e). The NJDEP model ordinances that include those requirements are identified as "Model Type E" (without floodways) or "Model Type D & E" (with floodways).

## **City of Hoboken References**

### ***Master Plan and Reexamination Report***

The City of Hoboken Master Plan reviews the Existing Land Use as "essentially fully developed." In the section titled Waterfront, the plan reads:

*Like other areas in Hoboken, the waterfront has undergone a dramatic transformation. The once bustling docks have largely been replaced; the only active industrial use left on the waterfront is Union Drydock, located just north of Castle Point Park [shown well in Appendix B of this report]. Housing and offices have replaced warehouses and railroad tracks. Parks have taken over piers.*

The plan further states that the waterfront walkway will attract business to the waterfront and that debate has ensued on how to realize this development. The plan projects that "As the final pieces fall into place in this area, decisions need to be made as to what role the waterfront will serve in the community."

The City of Hoboken 2010 Reexamination Report helps answer the question of competing uses of the Waterfront in sections about Parks and Land Use. In addressing the 2004 Master Plan's objectives under Parks, the plan's goal in expanding park use includes "Comple[ing] the waterfront walkway and line with parks and piers designed for both active and passive recreation." Further, in line with realizing waterfront parks, the Reexamination Plan calls on "Encourag[ing] water-dependent and water-oriented recreational uses on the waterfront; limit commercial uses in waterfront areas to support activities" and to specifically "Limit development on piers." The plan states that "None of the waterfront developers within the I-1(w) district have been permitted to develop residential uses on their piers; they have built public recreation, marina and ferry operations."

Under the Land Use objectives, the Reexamination Plan points to a balance of uses, which include a "waterfront with one continuous park and many upland connections...." [emphasis by underline].

The City's Master Plan and Reexamination report recommendations for the waterfront and construction on piers is consistent with the high risk presented by the floodplain and coastal high hazard area (V-zone) now defined in the Advisory Base Flood Elevation Map.

### ***Community Resilience Plan***

The City of Hoboken is challenged in terms of resilient development and redevelopment because 72.8% of the City's land area is within the Special Flood Hazard Area. The City has posted a Community Resilience Plan to its website that addresses the challenges and mitigation actions being taken to lessen future losses to property. The prime targets are Energy Resilience, Shoreline Protection, Flood Mitigation, Stormwater Management, Critical Facilities/Infrastructure, Emergency Notification, Public Information, Resilient Building Codes and Resiliency Task Force. All of these efforts are reducing existing risk; building in V-zone areas on piers and platforms run contrary to the goals of the City.

### **Future Conditions**

The City of Hoboken Reexamination Plan has a section entitled Changes in Policies and Objectives, which states:

*Climate Change, with the accompanying sea level rise, storm water management and flooding issues, will be something that vulnerable cities such as Hoboken will need to take into account as they plan for the future. There is a high likelihood that these shifts in extremes will have serious ramifications on coastal municipalities that were at the forefront of being settled and therefore have already been pretty much built out. Now these municipalities have to deal with antiquated infrastructure as well as with patterns of development that are in direct conflict with non-structural climate change mitigation strategies.*

This statement is consistent with the Hudson County 2008 Reexamination of the 2002 Master Plan that witnesses "reports documenting climate change and other environmental research and its impact on Hudson County communities." The Plan states that the "impact of climate change on Hudson County...could result in increased flooding for parts of the county, causing significant damage to real estate and disrupting transportation systems throughout the area. One of the Objectives of the Reexamination Plan is to "Discourage development in floodplains [and] flood hazard areas...." and discourage development or disturbance in floodplains and flood hazard areas due to expected sea level rise." The Reexamination cautions that "A majority of the development activity [is] along Hudson County's Waterfront or in areas of the county located within the 100-year floodplain" and ponders future conditions when "A rise in sea-levels as a result of climate change will place much of this new development at increased risk for flooding."

### ***Sea Level Rise Maps***

Since the City's 2010 Reexamination of the 2004 Master Plan and Hudson County's 2008 Reexamination of its 2002 Master Plan speak to the future impacts of climate change and sea-level rise of the Hudson River, and reflecting on development on existing piers, this report examines future conditions that will greatly influence the City of Hoboken's waterfront. The website [www.globalchange.gov](http://www.globalchange.gov) has a Sea Level Rise Tool For Sandy Recovery – this tool uses the "best available science and data" that thirteen federal agencies have jointly developed for local government to employ to mitigate future flood risk. For the covered area that included the City of Hoboken, the NOAA-led interagency report Global Sea Level Rise Scenarios for the United States National Climate Assessment incorporated global mean sea level rise that included ocean warming and melting of mountain glaciers and ice sheets.

According to the Frequently Asked Questions on the tool’s website, the tool should be used by “State and local planners and floodplain managers (e.g. officials who enforce zoning ordinances or building codes, or make policy decisions regarding development, infrastructure, citing, sustainability, etc.).” There are two scenarios presented in the tool with a lower-rise for high tolerance, short lived projects, and a higher rise projection where long term decisions are key. Both conditions are shown

**2050 Floodplain with Sea Level Rise**

In the figure *2050 Sea Level Rise Storm Projections* in Appendix A, lowest and highest projections of sea level rise are projected on the Base Flood Elevation in the Advisory Base Flood Elevation Map. Since the majority of Hoboken is inundated by the Base Flood Elevation, the flooding of the waterfront is only exacerbated rather than any new areas being flooded. The figure shows an example location where the Base Flood Elevation depth is 2.0-feet with a lowest projection depth of 2.3-feet and highest projection of 4.0-feet. This would indicate that for the Base Flood Elevation and Lowest 2050 Projection would be accessible for fire equipment, but the Highest Projection, encouraged to be used for long term projects would prevent fire apparatus accessibility.

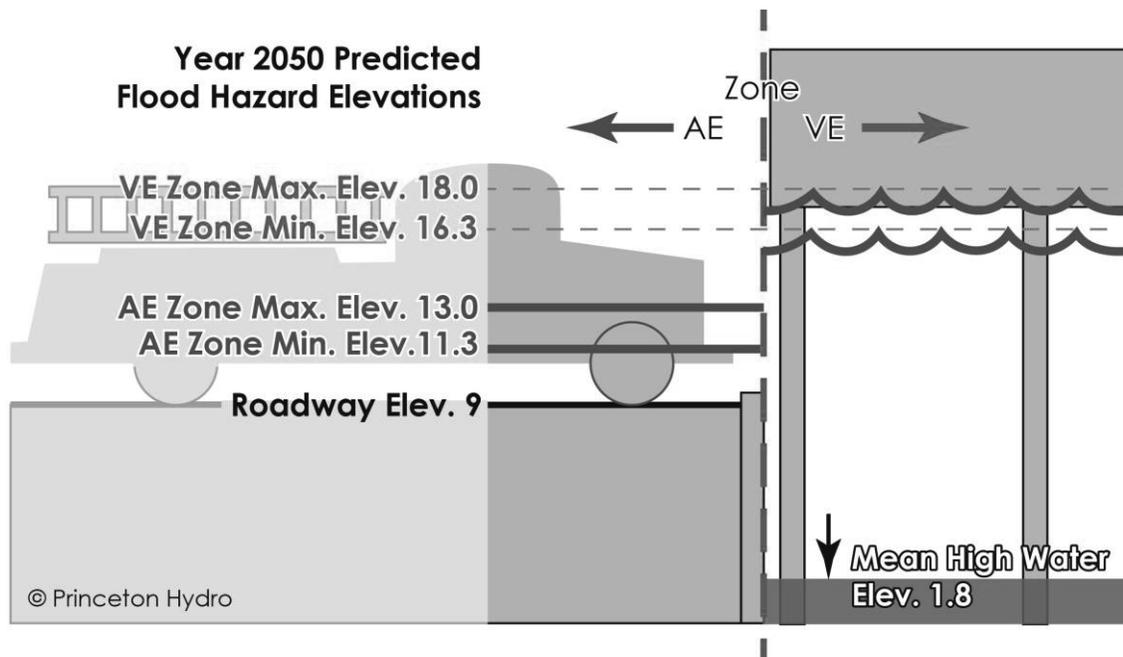


Figure 2: Depiction of Sea Level Rise 2050

**2100 Floodplain with Sea Level Rise**

As with the above description of the 2050 projection, the *2100 Sea Level Rise Storm Projections* figure shows worsened depth of flooding along the City of Hoboken waterfront. The example location has an increase in depth of flooding to 2.7-feet for the Lowest Projection. Most startlingly, the Highest Projection shows a future depth of 8.6-feet and dramatically inhibits accessibility for first responders.

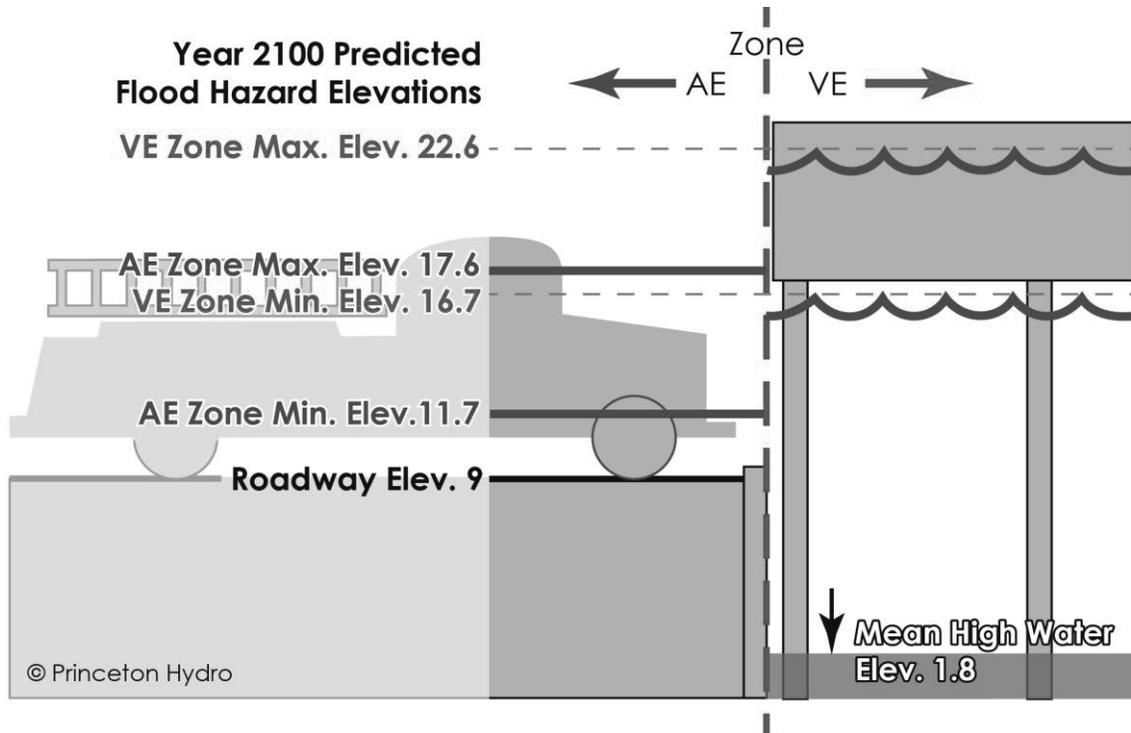


Figure 3: Depiction of Sea Level Rise 2100

### City of Hoboken Ordinance Prohibiting Pier Development

The authors of this report, from a risk to public health and safety and consistency with regulations standpoint, and with all the findings presented in this document recommend that the City of Hoboken pass an ordinance prohibiting pier development for other than for functionally dependent uses, such as for open space and outdoor active and passive recreation, on piers or platforms over water in V-zones and seaward of mean high tide.

## Appendices

*Appendix A – Maps*

**Flood Hazard Information**

Preliminary Work Map  
1% Flood Hazard Limit  
(SFHA)

2100 Sea Level Rise Projection

- Lowest  
(SFHA + 0.7 ft)
- Highest  
(SFHA + 6.6 ft)

Sea Level Rise Projections include best available Special Flood Hazard Area (SFHA) plus sea level rise scenarios. Data obtained from NOAA GeoPlatform. [www.globalchange.gov](http://www.globalchange.gov)

File: P:\1409\Projects\1409001\GIS\WXD\Pier\_SLR2100.mxd, 9/16/2013, Drawn by cpollack, Copyright Princeton Hydro, LLC.

September 2013



**Flood Depth Information**

✖ **Example #1**

1% Flood Hazard: 2.0'  
2100 Lowest Projection: 2.7'  
2100 Highest Projection: 8.6'  
[See report for details]

● **Example #2**

1% Flood Hazard: 2.6'  
2050 Lowest Projection: 3.3'  
2050 Highest Projection: 9.2'

■ **Example #3**

1% Flood Hazard: 6.5'  
2050 Lowest Projection: 7.2'  
2050 Highest Projection: 13.1'

**Legend**

- Ferry Terminal
- Train Station
- Municipal Boundary
- Ferry Route

**NOTES:**  
1. Municipal boundary and 2012 orthoimagery obtained from NJGIN Information Warehouse.  
2. Ferry routes obtained from the City of Hoboken.  
3. FEMA preliminary work map obtained from FEMA Region II Coastal Analysis and Mapping, September 4, 2013.  
4. Sea level rise storm projections obtained from NOAA GeoPlatform, September 11, 2013.

0 500 1,000 Feet

Map Projection:  
NAD 1983 StatePlane New Jersey FIPS 2900

**Flood Hazard Information**

Preliminary Work Map  
1% Flood Hazard Limit (SFHA)

2050 Sea Level Rise Storm Projections

- Lowest (SFHA + 0.3 ft)
- Highest (SFHA + 2.0 ft)

Sea Level Rise Storm Projections include best available Special Flood Hazard Area (SFHA) plus sea level rise scenarios. Data obtained from NOAA GeoPlatform. [www.globalchange.gov](http://www.globalchange.gov)

File: P:\1409\Projects\1409001\GIS\WXD\Pier\_SLR2050.mxd, 9/16/2013, Drawn by cpollack, Copyright Princeton Hydro, LLC.

September 2013



**Flood Depth Information**

**Example #1**  
 1% Flood Hazard: 2.0'  
 2050 Lowest Projection: 2.3'  
 2050 Highest Projection: 4.0'  
 [See report for details]

**Example #2**  
 1% Flood Hazard: 2.6'  
 2050 Lowest Projection: 2.9'  
 2050 Highest Projection: 4.6'

**Example #3**  
 1% Flood Hazard: 6.5'  
 2050 Lowest Projection: 6.8'  
 2050 Highest Projection: 8.5'

**Legend**

- Ferry Terminal
- Train Station
- Municipal Boundary
- Ferry Route

**NOTES:**

- Municipal boundary and 2012 orthoimagery obtained from NJGIS Information Warehouse.
- Ferry routes obtained from the City of Hoboken.
- FEMA preliminary work map obtained from FEMA Region II Coastal Analysis and Mapping, September 4, 2013.
- Sea level rise storm projections obtained from NOAA GeoPlatform, September 11, 2013.

0 500 1,000 Feet

Map Projection:  
NAD 1983 StatePlane New Jersey FIPS 2900

**Flood Hazard Information**

Advisory Base Flood Map  
1% Flood Hazard Limit

Flood Depths

- 0 - 2'
- >2 - 4'
- >4 - 6'
- >6'

1. Flood Depths derived from Advisory Base Flood Elevations (January 2013) and Topographic data obtained from USGS NED 1/9 arc second product. Elevations referenced to NAVD88 feet



File: P:\1409\Project\GIS\MXD\Piers\_ABE\_Depths.mxd, 10/31/2013. Drawn by cpollock. Copyright Princeton Hydro, LLC.

October 2013



# FEMA Advisory Base Flood Depths City of Hoboken

EXPERT REPORT ON RISK AND COMPLIANCE FOR  
DEVELOPING ON PIERS OVER WATER

**Legend**

- Ferry Terminal
- Train Station
- Municipal Boundary
- Ferry Route

NOTES  
 1. Municipal boundary and 2012 orthoimagery obtained from NJGR Information Warehouse.  
 2. Ferry routes obtained from the City of Hoboken.  
 3. FEMA Advisory base flood map obtained from FEMA Region II Coastal Analysis and Mapping, September 4, 2013.  
 4. NED 1/9 arc second product (2006-2007) obtained from USGS The National Map, September 9, 2013.



**Flood Hazard Information**

- Hurricane Sandy High Water Mark & Elevation
  - Limit of Moderate Wave Action
  - 1% Flood Hazard Limit
  - 0.2% Flood Hazard Limit
  - VE (1% Flood Hazard)
  - AE (1% Flood Hazard)
  - Shaded X (0.2% Flood Hazard)
- Preliminary Base Flood Elevations (BFE)  
Publication Date June 10, 2013  
Elevations referenced to NAVD88 feet



**Legend**

- Ferry Terminal
- Train Station
- Municipal Boundary
- Ferry Route

**NOTES:**  
 1. Municipal boundary and 2012 orthoimagery obtained from NJGIN Information Warehouse.  
 2. Ferry routes obtained from the City of Hoboken.  
 3. FEMA preliminary work map obtained from FEMA Region II Coastal Analysis and Mapping, September 4, 2013.  
 4. Hurricane Sandy High Water Marks obtained from USGS.

File: P:\1409\Projects\1409001\GIS\WXD\Pier\_FEMA\_PrelimWorkMap.mxd, 9/16/2013. Drawn by: cpollack, Copyright Princeton Hydro, LLC.

September 2013



# FEMA Preliminary Work Map City of Hoboken

EXPERT REPORT ON RISK AND COMPLIANCE FOR  
DEVELOPING ON PIERS OVER WATER



**Advisory Flood Hazard Information**

- Hurricane Sandy High Water Mark & Elevation
- Limit of Moderate Wave Action
- 1% Flood Hazard Limit
- 0.2% Flood Hazard Limit
- Elevation Zone Limit
- V (1% Flood Hazard)
- A (1% Flood Hazard)
- Shaded X (0.2% Flood Hazard)

Advisory Base Flood Elevations (ABFE)  
 Publication Date January 28, 2013  
 Elevations referenced to NAVD88 feet



File: P:\1409\Project\GIS\MXD\Pier\_FEMA\_ABFE.mxd, 9/16/2013, Drawn by cpatack, Copyright Princeton Hydro, LLC.

September 2013



# FEMA Advisory Base Flood Elevation Map City of Hoboken

EXPERT REPORT ON RISK AND COMPLIANCE FOR  
 DEVELOPING ON PIERS OVER WATER

**Legend**

- Ferry Terminal
- Train Station
- Municipal Boundary
- Ferry Route

**NOTES:**  
 1. Municipal boundary and 2012 orthoimagery obtained from NJGIN Information Warehouse.  
 2. Ferry routes obtained from the City of Hoboken.  
 3. FEMA Advisory base flood map obtained from FEMA Region II Coastal Analysis and Mapping, September 4, 2013.  
 4. Hurricane Sandy High Water Marks obtained from USGS.



**Flood Hazard Information**

- \* Hurricane Sandy High Water Mark & Elevation
- AE (1% Flood Hazard) Base Flood Elevation 9
- Shaded X (0.2% Flood Hazard)
- ~ 1% Flood Hazard Limit
- ~ 0.2% Flood Hazard Limit

Elevations referenced to NAVD88 feet



File: P:\1409\Project\1409001\GIS\WXD\Piers\_FEMA\_EffectiveMap.mxd, 9/16/2013, Drawn by cpollack, Copyright Princeton Hydro, LLC.

September 2013



# FEMA Effective FIRM City of Hoboken

EXPERT REPORT ON RISK AND COMPLIANCE FOR  
DEVELOPING ON PIERS OVER WATER

**Legend**

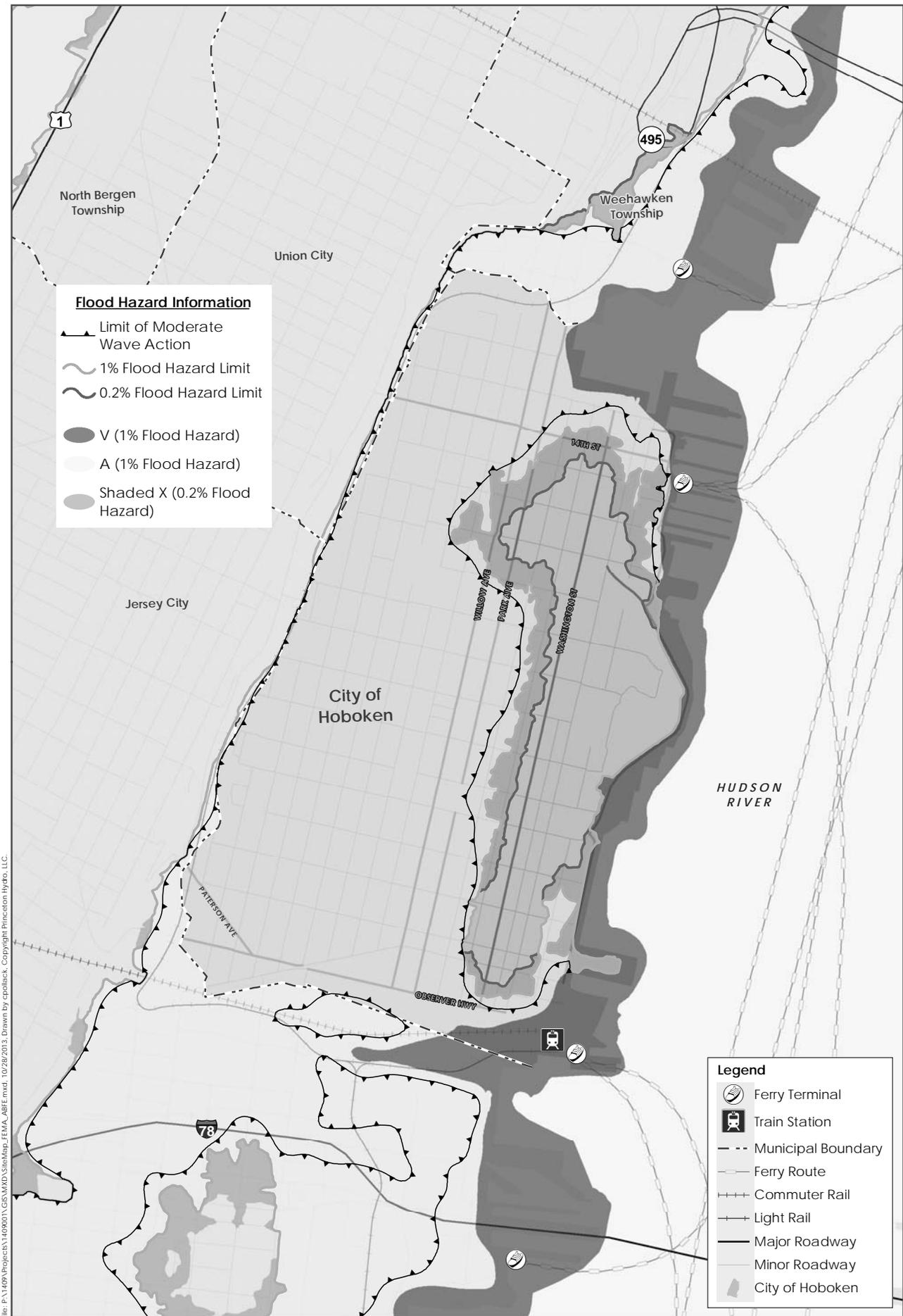
- Ferry Terminal
- Train Station
- Municipal Boundary
- Ferry Route

**NOTES:**

1. Municipal boundary and 2012 orthoimagery obtained from NJGIN Information Warehouse.
2. Ferry routes and Effective FIRM (August 2006) obtained from the City of Hoboken.
3. Hurricane Sandy High Water Marks obtained from USGS.

0 500 1,000 Feet

Map Projection:  
NAD 1983 StatePlane New Jersey FIPS 2900



**Flood Hazard Information**

- ▲— Limit of Moderate Wave Action
- ~ 1% Flood Hazard Limit
- ~ 0.2% Flood Hazard Limit
- V (1% Flood Hazard)
- A (1% Flood Hazard)
- Shaded X (0.2% Flood Hazard)

**Legend**

- Ferry Terminal
- Train Station
- Municipal Boundary
- Ferry Route
- +— Commuter Rail
- +— Light Rail
- Major Roadway
- Minor Roadway
- City of Hoboken

File: P:\1409\Projects\1409001\GIS\Map\Map\_FEMA\_ABE.mxd, 10/28/2013, Drawn by cpalack, Copyright Princeton Hydro, LLC.

October 2013

**NOTES:**  
 1. Municipal boundary obtained from NJGIN Information Warehouse.  
 2. Ferry route, rail lines, and roads obtained from the City of Hoboken.  
 3. FEMA Advisory base flood map obtained from FEMA Region II Coastal Analysis and Mapping, September 4, 2013.

0 500 1,000 Feet

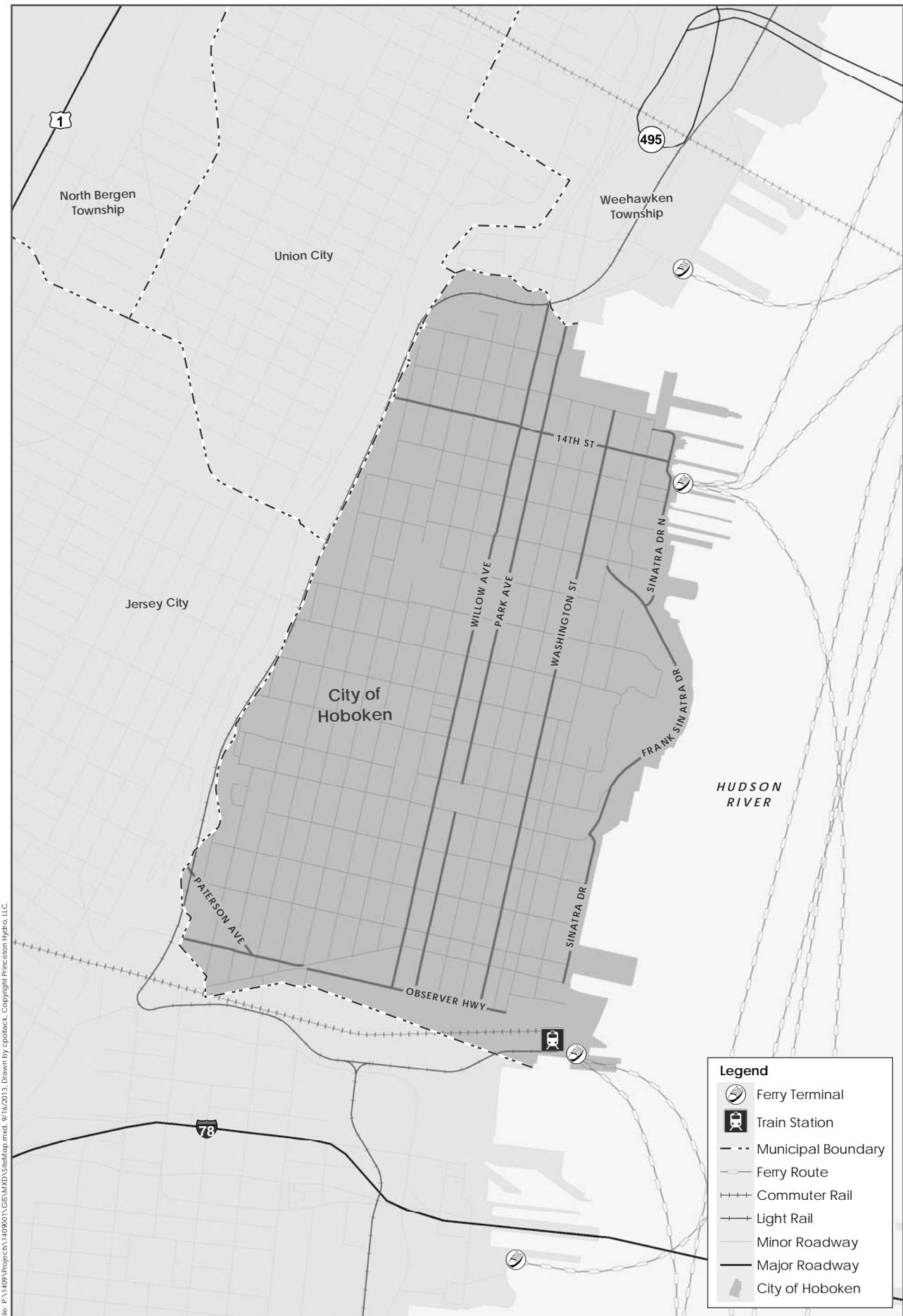
Map Projection:  
 NAD 1983 StatePlane New Jersey FIPS 2900



# FEMA Advisory Base Flood Location Map

## City of Hoboken

EXPERT REPORT ON RISK AND COMPLIANCE FOR  
 DEVELOPING ON PIERS OVER WATER



File: P:\1409\Project\1409001\GIS\Map\Map.mxd, 9/16/2013, Drawn by cpollack, Copyright Princeton Hydro, LLC.

September 2013



# Location Map City of Hoboken

EXPERT REPORT ON RISK AND COMPLIANCE FOR  
DEVELOPING ON PIERS OVER WATER

**Legend**

- Ferry Terminal
- Train Station
- Municipal Boundary
- Ferry Route
- Commuter Rail
- Light Rail
- Minor Roadway
- Major Roadway
- City of Hoboken

**NOTES:**

1. Municipal boundary obtained from NJGIN Information Warehouse.
2. Ferry route, rail lines, and roads obtained from the City of Hoboken.



Map Projection:  
NAD 1983 StatePlane New Jersey FIPS 2900



*Appendix B – Photograph Locations and Photographs*

**Client:** City of Hoboken  
**Pier Name:** 1501 Shipyard Lane (platform)

**Project Number:** 1409.001

**Photograph 1:** View to east of west side of platform.



**Photograph 2:** View to northeast of west side of platform.



**Client:** City of Hoboken  
**Pier Name:** 1501 Shipyard Lane (platform)

**Project Number:** 1409.001

**Photograph 3:** View to southeast of west side of platform.



**Photograph 4:** View to north of west side of platform.



Client: City of Hoboken  
Pier Name: Piers 16 and 15

Project Number: 1409.001

**Photograph 5:** View to northeast of south side of Pier 16.



**Photograph 6:** View to east of north side of Pier 15



Client: City of Hoboken  
Pier Name: Piers 16 and 15

Project Number: 1409.001

**Photograph 7:** View to north of south side of Pier 16.



**Photograph 8A:** View to east along Pier 15.



Client: City of Hoboken  
Pier Name: Pier 15

Project Number: 1409.001

**Photograph 8B:** View to east demonstrating condition.



**Photograph 8C:** View to east showing condition.



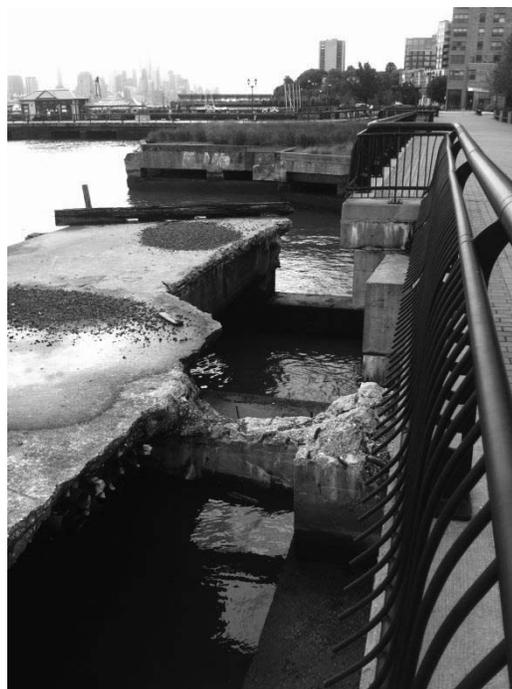
**Client:** City of Hoboken  
**Pier Name:** Pier 15

**Project Number:** 1409.001

**Photograph 8D:** View to east representing condition.



**Photograph 8E:** View to south at pier and waterfront interface.



**Client: City of Hoboken**

**Project Number: 1409.001**

**Pier Name: Unnamed Projection and Pier 14**

**Photograph 9:** View to east showing projection between Piers 15 and 14



**Photograph 10** View to east showing Pier 14 at unnamed projection



**Client: City of Hoboken**  
**Pier Name: Pier 3 (AKA Pier 13)**

**Project Number: 1409.001**

**Photograph 11:** View to east on north side.



**Photograph 12:** View to east along pier.



Client: City of Hoboken  
Pier Name: Pier 2

Project Number: 1409.001

**Photograph 13A:** View to east of north side of pier.



**Photograph 13B:** View to east at pier and walkway interface.



**Client:** City of Hoboken  
**Pier Name:** Pier 12 and 1

**Project Number:** 1409.001

**Photograph 14:** View to east of north side of Pier 12



**Photograph 15:** View to east along Pier 1



**Client:** City of Hoboken  
**Pier Name:** Pier 12 and Union Drydock

**Project Number:** 1409.001

**Photograph 16:** View to east along Pier 12.



**Photograph 17:** View to southeast at north side of north-most pier at Union Drydock



**Client:** City of Hoboken  
**Pier Name:** Union Drydock

**Project Number:** 1409.001

**Photograph 18:** View to north of side of south-most pier at Union Drydock.





File: P:\1409\Projects\1409001\GIS\MXD\Photo\_Locations.mxd, 9/11/2013, Drawn by cplotack, Copyright Princeton Hydro, LLC.

September 2013



# Photograph Locations City of Hoboken

EXPERT REPORT ON RISK AND COMPLIANCE FOR  
DEVELOPING ON PIERS OVER WATER

**Legend**

- Photograph Location
- Ferry Terminal
- Municipal Boundary
- Ferry Route

NOTES

1. Municipal boundary and 2012 orthoimagery obtained from NJGIN Information Warehouse.
2. Ferry routes and Effective DFIRM (August 2006) obtained from the City of Hoboken.
3. FEMA preliminary work map and Advisory base flood maps obtained from FEMA Region II Coastal Analysis and Mapping, September 4, 2013.
4. Hurricane Sandy High Water Marks obtained from USGS.

0      250      500  
Feet

Map Projection:  
NAD 1983 StatePlane New Jersey FIPS 2900

## *Appendix C – References*

Flood Insurance Study, Hudson County, New Jersey (All Jurisdictions), August 16, 2006, Federal Emergency Management Agency, Flood Insurance Study Number 34017CV000A

City of Hoboken Master Plan, Prepared by the Hoboken Planning Board, with consultants Phillips Preiss Shapiro Associates, Inc., Adopted April 2004

City of Hoboken Reexamination Report, 2010 by EFB Associates, LLC, New Paltz, NY

FEMA Region II Coastal Analysis and Mapping, <http://www.region2coastal.com>

Hudson County Reexamination of the Master Plan, August 2008, prepared by Heyer, Gruel & Associates

Sea Level Rise Tool For Sandy Recovery, at [www.globalchange.gov](http://www.globalchange.gov)

Email correspondence with Lambertville Fire Department Chief Matthew M. Hartigan, September 11, 2013 1:41 PM

Policy and Claim Statistics for Flood Insurance, FEMA, found at: <http://www.fema.gov/policy-claim-statistics-flood-insurance/policy-claim-statistics-flood-insurance/policy-claim-13>

Definitions of Repetitive Loss and Severe Repetitive Loss are from the FEMA website: <http://www.fema.gov/media-library/assets/documents>

City of Hoboken Community Resilience Plan, online at <http://www.hobokennj.org/resiliency/>

United States Department of Labor, Occupational Safety & Health Administration, Fact Sheets on Natural Disaster Recovery: Flood Cleanup, at <https://www.osha.gov/OshDoc/floodCleanup.html>

United States Geological Survey presentation by Thomas P. Suro, P.H., CFM, [http://www.state.nj.us/dep/wms/suro\\_hurricanesandy\\_njwatermonitoring\\_meeting.pdf](http://www.state.nj.us/dep/wms/suro_hurricanesandy_njwatermonitoring_meeting.pdf)

Stevens Institute of Technology Hoboken Sandy Flood Mapping, Paul Dubuke student of Professor Alan F. Blumberg, Ph.D., online at <http://raritan.dl.stevens-tech.edu/personal/ablumberg/>

Video posted of Hoboken flooding on October 2, 2012 evening, online at: <http://www.youtube.com/watch?v=YvdEo7c7FmE>

*Appendix D - Curricula Vitae*

## Rebecca C. Quinn, CFM

---

### Floodplain Management and Hazard Mitigation Specialist

Rebecca Quinn, a nationally Certified Floodplain Manager, has 33 years of experience in floodplain management and hazard mitigation. In 2000, Ms. Quinn established RCQuinn Consulting, Inc., a certified woman-owned business enterprise located in Charlottesville, VA.

Ms. Quinn's background includes 10 years as the Maryland NFIP State Coordinator (1985-1995) and the Maryland State Hazard Mitigation Officer (1988-1995). As the NFIP State Coordinator, she was responsible for serving as the link between FEMA and communities, managing staff who conducted Community Assistance Visits, and providing technical assistance to community officials, designers and developers, and property owners.

#### **SELECTED PERTINENT EXPERIENCE**

##### **FEMA Building Science Support: International Code Series & NFIP Compatibility.**

Responsible for review of the codes in the family of the International Code Series, drafting and defending code changes to achieve consistency with the NFIP, develop handbook on participating in the NFIP through the I-Codes, draft code commentary. Develop model companion ordinance designed to coordinate the NFIP requirements and the I-Codes. General research, technical assistance and support, develop and deliver workshops. (1998 – present)

**FEMA Building Science Helpline.** Support preparation of responses to questions about meeting the NFIP and building code requirements for construction in flood hazard areas.

**NFIP *Substantial Improvement / Substantial Damage Desk Reference*, FEMA.** Technical writer and subject matter expert on team charged with developing a desk reference, incorporating decades of policy memoranda and letters issued by the NFIP. Develop and deliver workshops on the Desk Reference. As of mid-2012, attendees at 7 sessions have consistently assigned ratings of very good and excellent.

**NFIP Technical Bulletins, FEMA.** Technical writer responsible for revising Technical Bulletin #1, *Openings in Foundation Walls for Buildings Located in Special Flood Hazard Areas* to update and incorporate solicited comments. Peer reviewer for revisions of TB-2, TB-5 and TB-9.

**State of Florida Division of Emergency Management: NFIP & Codes.** As-needed programmatic support for NFIP State Coordinator's office (staff training, general technical assistance, special topic research, model floodplain management ordinance; flood provisions of the Florida Building Code). Ongoing support for 458 communities to adopt the model ordinance.

**NFIP Support for Maryland and Delaware.** Technical support for the State Coordinator (Maryland). Conduct Community Assistance Visits and prepare reports (Maryland); conduct CAV field work (Delaware). Develop model floodplain management ordinances to incorporate NFIP requirements and State regulatory requirements (Maryland) or higher standards (Delaware).

**FEMA Mitigation Assessment Team Reports.** After disasters that prompted deployment of FEMA’s field investigation teams, researched state building codes for Louisiana (Hurricane Isaac) and New Jersey, New York State and New York City (Hurricane Sandy). Prepared MAT report chapters on those codes, with conclusions and recommendations. Supported FEMA’s development of code-change proposals for New York State and New York City.

**Winchester, VA: Addressing Non-Conformance for NFIP Participation “In Good Standing”.** Work with the City and prime contractor to evaluate post-FIRM construction that was determined to be non-conforming through elevation surveys, and development of alternatives to achieve compliance to the extent practicable in order to be accepted into the NFIP “in good standing.” Effort involved preparing press releases, public notices, and coordinating workshops for citizens.

**NFIP Desk Reference Handbooks (MO, AL) and *Quick Guides* for Local Officials (MO, AL, IL, MS, CO, TX, UT, MI, AK, NM, SC, KY, AR, SD, CA, RI, GA, NC, FL).** Prepared manual addressing local permit responsibilities and technical guidance, and incorporating State and federal guidance and policy interpretations. Developed a *Quick Guide* to pictorially explain the most frequently encountered floodplain development situations. Download the Georgia *Quick Guide* at <http://www.gafloods.org/gaquickguide.htm>.

**Maryland NFIP State Coordinator, Maryland Department of Natural Resources, Water Resources Administration; *NFIP State Coordinator (1985-1995); State Hazard Mitigation Officer (1988-1995); Water Resources Engineer (1980-1995):*** Responsible for coordinating the NFIP with Maryland’s counties, cities and towns. Manage staff conducting Community Assistance Visits; prepare model floodplain management ordinance; provide technical assistance; resolve noncompliance.

## **AWARDS**

**Association of State Floodplain Managers, Inc.** Awarded the Association’s highest honor in June 2000, the Goddard-White Award, established to recognize the contributions to floodplain management made by Gilbert White and Jim Goddard. The award is given to individuals who are highly instrumental in carrying forward the goals and objectives of floodplain management throughout the nation.

## **EDUCATION**

Doctoral Studies  
Johns Hopkins University

M.S.E., 1982  
Environmental Engineering  
Johns Hopkins University

B.A., 1974  
Environmental Science  
University of Virginia

**Education:**

- B.C.E., Civil Engineering, Villanova University, with honors, Villanova, PA, 1993
- Graduate courses in Water Resources Engineering at Villanova University

**Professional Licenses and Certification:**

Professional Engineer:

New Jersey, Pennsylvania and  
Maine



- Certified Floodplain Manager, Association of State Floodplain Managers (ASFPM)
- Certified Stormwater Manager, American Public Works Association (APWA)

**Professional and Volunteer Affiliations:**

- Member, Passaic River Basin Flood Commission; created by the Governor of New Jersey by Executive Order, appointments by the Commissioner of the New Jersey Department of Environmental Protection, 2010-2011;
- Legislative Committee Chair 2007-2013, New Jersey Association for Floodplain Management (chapter of ASFPM) Past Chair and founder 2005-2006; recipient of the 2010 Floodplain Management Leadership Award “for outstanding leadership in issues related to floodplain management in New Jersey” and the 2006 NJAFM Founders Award acknowledging “creative leadership”;
- Member, City of Lambertville, NJ Planning Board, Chairman of Stormwater Committee, 2004-2013; member of Emergency Management Council (local OEM). FEMA Community Rating System Coordinator, 2011-2013. The City of Lambertville Mayor and Council formally recognized Mr. Miller’s contributions by Resolution in January 2010;
- Member of the Board of ASFPM as a Regional Director (Region II - New York, New Jersey, Puerto Rico and Virgin Islands), 2006-2009. Continued involvement with Association staff and leadership on national policy and representation on Capitol Hill, Washington, DC;
- Member of Cadre of Experts for Scientific Resolution Panels, managed by the National Institute for Building Sciences on behalf of the Federal Emergency Management Agency (FEMA) 2010-2013;
- Past-President, American Water Resources Association - New Jersey Section,; President 2007; Vice President 2006; Secretary 2004-2005; recipient of the 2008 NJ-AWRA President’s Award for time and dedication to the organization;
- Member of the New Jersey Governor’s Delaware River Flood Mitigation Task Force and Technical Subcommittee, 2005-2007.

**Areas of Expertise:**

- Floodplain management and mitigation, policy and analysis
- Stormwater management and stormwater management planning
- Forensic water resources analysis and expert testimony
- Best Management Practice (BMP) water quantity and quality design and retrofits
- National and state water resources policy
- Wastewater planning, analysis, design and permitting
- Hydrologic and hydraulic modeling

**Qualifications:**

Mr. Miller manages projects and studies involving stormwater, floodplain and wastewater management. His interests include stormwater management planning and policy; floodplain management, analysis, mitigation and policy; land use, especially with regard to water resources and open space; forensic analysis; and expert testimony. With experience in urban stormwater management methods for more developed localities, he has designed and analyzed many proposed and existing structures including storm sewers, culverts, swales, water quality and detention facilities. He has frequently identified problems caused by inadequate stormwater drainage and applied various methods to correct them.

Mr. Miller utilizes his expertise in hydrologic and hydraulic modeling to offer clients sustainable floodplain management solutions that look beyond traditional engineering “hard” approaches. His work within Princeton Hydro has resulted in award-winning projects that include the creation and restoration of functioning wetlands and floodplains proven to attenuate flow and reduce flood damage and provide flood backflow prevention. Mr. Miller has overseen projects that include non-structural and structural techniques including infrastructure retrofit and upgrades and property acquisition to reduce community risk. As a Certified Floodplain Manager, he has the knowledge and background to assess if a FEMA grant program is a potential funding source for retrofitting a locale. He has a thorough understanding of FEMA policies, programs and with the suite of FEMA grant programs. Mr. Miller has focused much of his energies on flood planning, analysis and mitigation. With regard to flood

planning, he has extensive experience with Federal Emergency Management Agency (FEMA) all Hazard Mitigation Planning, specifically on examining mitigation of flood risk. He has worked on the production of two (2) New Jersey local all Hazard Mitigation Plans and the update (near full replacement) of the New Jersey State all Hazard Mitigation Plan. Mr. Miller has completed and assisted in grant applications with Benefit Cost Analyses for property acquisitions, structure elevation and infrastructure retrofits for a culvert to prevent backflooding. He has worked with municipalities on identifying and prioritizing flood mitigation projects. He has assisted clients in determining if a project is eligible for the Federal Emergency Management Agency (FEMA) grant programs, prepared federal eGrant applications, developed concept and final designs, and managed projects from start to finish. Mr. Miller has completed two trainings on FEMA's Benefit-Cost modules – a vital component of any FEMA grant application.

Mr. Miller has been qualified as an engineering expert in stormwater and floodplain management by courts in Pennsylvania and New Jersey. He has been accepted as an expert witness by the Court of Common Pleas of Bucks County, Pennsylvania and the Superior Court in Monmouth County, New Jersey in the areas of stormwater and floodplain management. Mr. Miller has provided expert testimony on behalf of applicants and interested parties in front of Planning Boards/Commissions, Zoning Boards of Adjustment and Governing Bodies.

### **Select Project Experience:**

**Review New Jersey Stormwater Management Implementation** (2009-present) – Lead investigator for Delaware Riverkeeper Network's document titled *New Jersey Stormwater Management Implementation: A Case Study of Hamilton Township, Mercer County, NJ* which assesses compliance and reports on a dozen projects after their municipal stormwater permit was issued. Mr. Miller continues to provide review of stormwater management implementation for the client.

**Ely Creek Backflow Prevention Project**, Lambertville, NJ (2009-present) - Project engineer for this flood retrofit. Mr. Miller designed the concept, authored the feasibility report, successfully applied for FEMA Flood Mitigation Assistance grant, performed analysis, wrote specifications, conducted bid review and oversaw construction.

**Passaic River Basin Flood Advisory Commission**, Trenton, NJ (2010-2011) New Jersey Department of Environmental Protection Commissioner Robert Martin selected Mr. Miller to serve on the Passaic River Basin Flood Commission, created by the Governor of New Jersey by Executive Order. As one of two technical members, the seven-member Commission comprised of the Commissioner, a New Jersey assemblyman, two mayors from impacted municipalities, the Dean of Montclair University Science and Mathematics, and the Superintendent of New Jersey State Police.

**New Jersey (Delaware River) Flood Mitigation Task Force**, Trenton, NJ (2005-2006) Recognizing Mr. Miller's strengths in stormwater and floodplain management, New Jersey Governor Codey appointed him to a 16 member Task Force in 2005 to address the substantial flood events impacting the Delaware River region in 2004 to 2006.

### **Recent Presentations:**

John A. Miller, P.E., CFM, CSM. Keynote Address: Lessons Learned from Hurricane Sandy. 2013 Virginia Water Conference. Richmond, VA March 5, 2013.

John A. Miller, P.E., CFM, CSM. Understanding NJDEP's Emergency Flood Rule. Princeton Hydro Webinar. Ringoes, NJ February 7, 2013.

John A. Miller, P.E., CFM, CSM. City of Lambertville – A Riverfront Town. Climate Change and Flooding: What to Expect and How to Prepare. Sustainable Jersey Forum. New Brunswick, NJ. January 16, 2013.

John A. Miller, P.E., CFM, CSM. Hurricane Sandy Aftermath Part One – A Look at Risk Management, Tax Assessment and Municipal Budgeting. New Jersey State League of Municipalities. Panel Discussion on Claim and Recovery Issues. West Windsor, NJ. November 28, 2012.

John A. Miller, P.E., CFM, CSM. Lessons from the Passaic River Basin. 4th Annual Raritan River Conference. Hillsborough, NJ. June 14, 2012.

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

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

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

**RESOLUTION OF THE CITY OF HOBOKEN, COUNTY OF HUDSON  
REFERRING AN ORDINANCE TO AMEND CHAPTER 196 OF THE  
MUNICIPAL CODE TO THE PLANNING BOARD OF THE CITY OF  
HOBOKEN**

**WHEREAS**, the City Council of the City of Hoboken proposes to adopt an ordinance to amend Chapter 196 of the Hoboken Municipal Code; and

**WHEREAS**, section N.J.S.A. 40:55D-26 of the Municipal Land Use Law provides, in part:

“Prior to the adoption of a development regulation, revision, or amendment thereto, the planning board shall make and transmit to the governing body, within 35 days after referral, a report including identification of any provisions in the proposed development regulation, revision or amendment which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate.”

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

**Section 1.** The aforementioned recitals are incorporated herein as though fully set forth at length.

**Section 2.** The City Council hereby refers the proposed amendment to Chapter 196 of the Municipal Code to the Planning Board, pursuant to N.J.S.A. 40:55D-26.

**Section 3.** This Resolution shall take effect immediately.

**Meeting Date:** November 6, 2013

**Department of Administration**

**Approved as to form:**

\_\_\_\_\_  
**Quentin Wiest  
Business Administrator**

\_\_\_\_\_  
**Melissa Longo, Esq.,  
Corporation Counsel**

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

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

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

**GOVERNING BODY CERTIFICATION OF THE CALENDAR YEAR 2012 AUDIT**

**WHEREAS, N.J.S.A. 40A: 5-4** requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

**WHEREAS,** the Annual Report of Audit for the calendar year 2012 has been filed by a Registered Municipal Accountant with the Hoboken City Clerk pursuant to **N.J.S.A. 40A: 5-6**, and a copy has been received by each member of the governing body; and

**WHEREAS, R.S. 52:27BB-34** authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

**WHEREAS,** the Local Finance Board has promulgated **N.J.A.C. 5:30-6.5**, a regulation requiring that the governing body of each municipality shall, by resolution, certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled “Comments and Recommendations; and

**WHEREAS,** the members of the governing body have personally reviewed, as a minimum, the Annual Report of Audit, and specifically the sections of the Annual Audit entitled “Comments and Recommendations, as evidenced by the group affidavit form of the governing body attached hereto; and

**WHEREAS,** such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to **N.J.A.C. 5:30-6.5**; and

**WHEREAS,** all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

**WHEREAS,** failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of **R.S. 52:27BB-52**, to wit:

**R.S. 52:27BB-52:** A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

**NOW, THEREFORE BE IT RESOLVED,** That the Hoboken City Council of the City of Hoboken hereby states that it has complied with **N.J.A.C. 5:30-6.5** and does hereby

submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

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

**I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING HELD ON November 6, 2013.**

\_\_\_\_\_  
**Clerk**

**Meeting Date: November 6, 2013**

**Approved:**

**Approved as to Form:**

\_\_\_\_\_  
**Quentin Wiest  
Business Administrator**

\_\_\_\_\_  
**Melissa Longo  
Corporation Counsel**

NO PHOTO COPIES OF SIGNATURES

STATE OF NEW JERSEY  
COUNTY OF HUDSON

We, members of the governing body of the City of Hoboken, in the County of Hudson, being duly sworn according to law, upon our oath depose and say:

1. We are duly elected (or appointed) members of the City Council of the City of Hoboken in the county of Hudson;
2. In the performance of our duties, and pursuant to N.J.A.C. 5:30-6.5, we have familiarized ourselves with the contents of the Annual Municipal Audit filed with the Clerk pursuant to N.J.S.A. 40A:5-6 for the year 2012;
3. We certify that we have personally reviewed and are familiar with, as a minimum, the sections of the Annual Report of Audit entitled "Comments and Recommendations."

(L.S.) _____	(L.S.) _____

\_\_\_\_\_  
Clerk

Sworn to and subscribed before me this  
\_\_\_\_\_ Day of \_\_\_\_\_

\_\_\_\_\_  
Notary Public of New Jersey

\_\_\_\_\_  
The Municipal Clerk (or Clerk of the Board of Chosen Freeholders as the case may be) shall set forth the reason for the absence of signature of any members of the governing body.

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

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

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

**Resolution Receiving Corrective Action Plan for the CY 2012 Audit**

**WHEREAS**, the City of Hoboken has received its Audit for CY 2012 from the independent auditor Ferraioli, Wielkotz, Cerullo, & Cuva, and

**WHEREAS**, the State of New Jersey, Division of Local Government Services requires the Chief Financial Official and other City Officials to prepare a Corrective Action Plan for all recommendations reflected in the Annual Audit, and

**WHEREAS**, the State of New Jersey, Division of Local Government Services requires such Corrective Action Plan to be accepted by the Council of the City of Hoboken and filed with the Director of Local Government Services, and

**WHEREAS**, the Corrective Action Plan is attached hereto, and incorporated by reference.

**NOW, THEREFORE BE IT RESOLVED** that the above recitals are incorporated by reference as it's fully stated herein.

**BE IT FURTHER RESOLVED** by the Council of the City of Hoboken, in the County of Hudson, State of New Jersey, hereby requests the Director of the Division of Local Government Services to accept the Corrective Action Plan for the City of Hoboken CY 2012.

**BE IT FURTHER RESOLVED**, that the City Clerk forward two certified copies of this resolution with the Corrective Action Plan to the Director of Local Government Services for approval.

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

Reviewed By:

---

Quentin Wiest  
Business Administrator

Approved as to Form:

---

Melissa Longo  
Corporation Counsel

Date of Meeting: November 6, 2013

# **City of Hoboken Hudson County, New Jersey**

**Corrective Action Plan  
Audit Report Year: December 31, 2012**

**Including Comments on Findings and Recommendations**



City of Hoboken  
94 Washington Street  
Hoboken, NJ 07030

City of Hoboken  
Hudson County, New Jersey

Comments on Findings and Recommendations

December 31, 2012

**FINANCE/TREASURER**

**Finding/Condition #1**

Technical Accounting Directive #2, codified as N.J.A.C. 5:30-5.6. requires the City to place value of all fixed assets put into service. An appraisal of the City's assets has not been updated since 2004.

**Recommendation**

That a fixed asset report be prepared to place a value on all assets put into service and that the report be updated annually.

**Explanation and Corrective Action:**

The City has concentrated its efforts on dealing with more immediate problems before concerning itself with the establishment of fixed asset accounting system. After the City has managed its more immediate problems, the city will obtain an appraisal of fixed assets, and keep the fixed assets balances up to date.

**Finding/Condition #2**

Petty cash disbursed to various departments does not agree to State approved application in accordance with N.J.S.A. 40A:5-21.

**Recommendation:**

That an updated application be submitted to the State to approve various appointments of petty cash

**Explanation and Corrective Action:**

A revised petty cash resolution was adopted by the governing body on September 17, 2013. The application has been submitted to the State.

City of Hoboken  
Hudson County, New Jersey

Comments on Findings and Recommendations

December 31, 2012

**Finding/Condition #3**

There were budget overexpenditures of \$1,009 in the Current Fund and \$18,260 in the State and Federal Grant Fund which are required to be reported by the Division of Local Government Services, requirements of Audit Overexpenditures.

**Recommendation**

That proper care is exercised over the budget and that the budget expenditures and appropriations be received timely to prevent future occurrences of overexpenditures.

**Explanation and Corrective Action**

Budget accounts are reviewed frequently and transfers will be proposed as necessary to avoid overexpenditures.

**Finding/Condition #4**

The City has deferred charges to future taxation, unfunded balances over five years old, where the projects have been completed and payments made from unfinanced cash.

**Recommendation**

That all ordinances with cash deficits over five years old should be funded through a valid financing source.

**Explanation and Corrective Action**

The City will address these cash deficits in future budgets.

**Finding/Condition #5**

Bank reconciliations for the following accounts contain several unidentified adjustments

Other Trust Fund  
Payroll Agency Account

**Recommendation:**

That all adjustments be identified and recorded for reconciliations for all funds.

**Explanation and Corrective Action:**

Bank reconciliations will be reviewed and adjustments recorded as needed.

City of Hoboken  
Hudson County, New Jersey

Comments on Findings and Recommendations

December 31, 2012

**Finding/Condition #6**

Not all financial transactions are being recorded in the General Ledger in a timely manner as required by Technical Accounting Directive #3 for the following funds:

Other Trust  
Payroll Agency Account

**Recommendation:**

That all financial transactions be recorded in the General Ledger as required by Technical Accounting Directive #3.

**Explanation and Corrective Action:**

Steps have been taken such as closer review of bank so that transactions can be recorded in a timely manner.

**Finding/Condition #7**

The following accounts are carrying outstanding checks over one year old as reconciling items (N.J.S.A. 40A:5-5.)

Escrow  
Net Payroll Account  
Payroll Agency Account

**Recommendation:**

That stale dated checks be reviewed and cancelled if appropriate

**Explanation and Corrective Action:**

A resolution will be presented to the governing body in December 2013 to cancel all outstanding checks over one year old.

**Finding/Condition #8**

Instances where invoices were not being processed and paid within ninety days.

**Recommendation:**

That all invoices be processed and paid in a timely manner.

City of Hoboken  
Hudson County, New Jersey

Comments on Findings and Recommendations

December 31, 2012

**Explanation and Corrective Action:**

Care will be taken to limit instances of invoices not being paid in a timely manner.

**Finding/Condition #9**

Instance where temporary appropriations adopted under N.J.S.A. 40A:4-19 and 40A:4-20, were in excess of the statutory limit

**Recommendation:**

That temporary appropriations adopted under 40A:4-19 and 40A:4-20 be within statutory limits.

**Explanation and Corrective Action:**

This condition arose due to a misunderstanding as to whether pension cost were an allowed exclusion from the statutory limit for temporary appropriations. Future temporary appropriations will be calculated correctly within statutory limits.

**PURCHASING**

**Finding/Condition #1**

Not all bid documents were available for review as required by N.J.S.A. 40A:11.

**Recommendation:**

That all bids sought by public advertisement be maintained by the City and made available for audit.

**Explanation and Corrective Action:**

A system is in place to ensure that bid files containing all required documentation are maintained in the purchasing department.

**Finding/Condition #2**

Vendor documents were not always available to support expenditures as required by the Division of Local Government Services, Requirements of Audit for Expenditures and Disbursements.

City of Hoboken  
Hudson County, New Jersey

Comments on Findings and Recommendations

December 31, 2012

**Recommendation:**

That all supporting documentation for all purchases be made available for audit review.

**Explanation and Corrective Action:**

Procedures have been implemented to ensure that all supporting vendor documentation is available for audit review.

**DEPARTMENTS**

**Finding/Condition #1**

Instance where the Fire Prevention Department did not bill business owners for Non Hazard Life Use fees for the 2012 calendar year in accordance with City of Hoboken Ordinance Number DR-27.

**Recommendation:**

That Non Hazard Life Use fees be retroactively charged to business owners for the 2012 fiscal year in accordance with the City of Hoboken Ordinance Number DR-27.

**Explanation and Corrective Action:**

The Fire Prevention Department will conduct a review to determine which fees were not billed, and where possible will bill the business owners.

**Finding/Condition #2**

The following departments do not maintain a monthly cash book that summarizes collections by category:

- a. Recreation Department
- b. Taxi & Limo Licenses Department
- c. Building Department
- d. Environmental Department
- e. Department of the City Clerk
- f. Fire Prevention Department
- g. Police Department

City of Hoboken  
Hudson County, New Jersey

Comments on Findings and Recommendations

December 31, 2012

**Recommendation:**

That all departments maintain a monthly cash ledger that summarizes collections by category.

**Explanation and Corrective Action:**

A procedure will be implemented whereby departments maintain receipt logs (by category) and send the monthly logs to finance for reconciliation to the cash ledger.

**Payroll/Personnel**

**Finding/Condition #1**

Authorized deferred compensation applications and W-4 forms for selected individuals were unable to be located for review.

**Recommendation:**

That all approved deferred compensation applications and W-4's be maintained and available for review.

**Explanation and Corrective Action:**

Care will be taken to maintain proper payroll/personnel files. The City has begun an internal review of all files to ensure that authorized withholding forms are in place.

**Finding/Condition #2**

Instances where enrolled employees health benefit deductions were not calculated in accordance with Chapter 78, P.L. 2011

**Recommendation:**

That all enrolled employees health benefit deductions be calculated in accordance with Chapter 78, P.L. 2011.

City of Hoboken  
Hudson County, New Jersey

Comments on Findings and Recommendations

December 31, 2012

**Explanation and Corrective Action:**

A process has been implemented for written communication between personnel and payroll for employee insurance enrollments so that the appropriate deductions can be taken.

**Finding/Condition #3**

There were instances of employees not enrolled in the pension systems.

**Recommendation:**

That all newly hired employees be entered into the State of New Jersey Public Employees' Retirement System and the Defined Contribution Retirement Plan by an authorized party in a timely manner

**Explanation and Corrective Action:**

The City is in the process of ensuring that all eligible employees are enrolled in the appropriate pension plan.

**MEETING OF THE CITY COUNCIL  
OF HOBOKEN, NEW JERSEY  
MISCELLANEOUS LICENSING  
NOVEMBER 6, 2013**

**VENDORS - CHRISTMAS TREES**

**ITEM**

CAL'S CHRISTMAS TREES    \$100  
515 THIRD AVE  
LYNDHURST, NJ 07071

LESS THAN 100 TREES  
ST JOSEPH'S CHURCH  
PARKING LOT.

**RAFFLES**

**1 ITEM**

MENS CLUB HOLY NAME SOCIETY  
OF OUR LADY OF GRACE CHURCH  
400 WILLOW AVE.  
HOBOKEN, NJ 07030

RA1436  
MONTHLY RAFFLE  
COVERING 2014

Office of Taxi & Limo Licensing

## Miscellaneous Licenses for City Council Approval

November 6, 2013 City Council Meeting

*Operator Licenses: 11 Total*

*Owner Licenses: 0 Total*

### Taxi Operator Licenses -2 total

#	Last Name	First Name	Driver Type	License #	Fee
1	Samaan	Malak	TAXI	T0134-13	\$75
2	Ywakem	Moheb	TAXI	T0135-13	\$75
3			TAXI		
4			TAXI		
5			TAXI		
6			TAXI		
7			TAXI		
8			TAXI		
9			TAXI		

**Total Fees: \$150**  
**Total Licenses: 2**

### Limo Operator Licenses -4 total

#	Last Name	First Name	Driver Type	License #	Fee
1	Dennis	John	LIMO	L0109-13	\$75
2	Saidi	Jamel	LIMO	L0110-13	\$75
3	Rentas	Antonio	LIMO	L0111-13	\$75
4	Robolino	Jesus	LIMO	L0112-13	\$75
5	Marte	Alejandro	LIMO	L0113-13	\$75
6	Torres	Jhonny	LIMO	L0114-13	\$75
7	Mojica	Leo	LIMO	L0115-13	\$75
8	Michelena	Robert	LIMO	L0116-13	\$75
9	Tapia-Lugo	Daniel	LIMO	L0117-13	\$75

**Total Fees: \$675**  
**Total Licenses: 9**

### Taxi Owner Licenses -0 total

#	Company Name	Vehicle Type	Vehicle #	Fee
1				

**Total Fees: \$ -**  
**Total Licenses: 0**

### Limo Owner Licenses - 3 total

#	Company Name	Vehicle Type	Vehicle #	Fee*
---	--------------	--------------	-----------	------

1				
---	--	--	--	--

**Total Fees:** \$ -  
**Total Licenses:** 0

\* Limo Fees include: \$10 License Fee per vehicle, and \$700 Admin fee per vehicle. The \$50 fee per Corporation is not included in this list of licenses.

CITY OF HOBOKEN  
CLAIMS LISTING  
NOVEMBER 6, 2013

DEPARTMENT	ACCT/FUND	P.O.	VENDOR	DESCRIPTION	\$	
ADM BUSINESS ADMINISTRATION	ICAPITAL	12-03460	SEDTA, CAMPISANO &	SP. LEGAL COUNSEL - LAND USE	\$ 7,380.68	
	IFEDERAL	12-03991	REGGIO CONSTRUCTION	2012 ROAD PROGRAM - BID 12-07	\$ 36,230.91	
	IOPERATING	13-00780	RSC ARCHITECTS	PROFESSIONAL SVC - ARCHITECTS	\$ 5,100.00	
		13-03264	WILLIAM GARELICK	TOW/IMPOUND REIMBURSEMENT	\$ 305.50	
		13-03328	EI ASSOCIATES	GENERATOR ELECTRICAL ENGRNG	\$ 18,900.00	
		13-03715	PREMIER TECHNOLOGY SOLUTIONS	EXCHANGE SERVER UPGRADE	\$ 17,074.00	
		13-03905	JOSEPH ADDESSO, III	TOW REIMBURSEMENT	\$ 190.25	
		13-04068	WATERS, MC PHERSON, MC NEILL	PONTE EQUITIES-THRU 1/7/13	\$ 16,118.65	
		13-04185	JON TOOKE	POSTAGE REIMBURSEMENT	\$ 30.70	
		13-04234	TREASURER-STATE OF NJ (NJPDES)	7-SITE REMEDIA LSRP ANNUAL FEE	\$ 11,095.00	
		IPARK UTILITY	13-04270	FIRST NIAGARA LEASING, INC.	PAYMENT 1 DUE ON NOV 1, 2013	\$ 30,000.00
		ADM CITY CLERK	IOPERATING	13-03892	HOBOKEN LOCK & SUPPLY	KEY FOR CITY CLERK'S OFFICE
	ADM CITY COUNCIL	IOPERATING	13-04004	OFFICE BUSINESS SYSTEMS, INC.	PREAMPLIFIER & MIC STAND	\$ 996.00
ADM ELECTIONS	IOPERATING	13-04231	RICHARD REPETTI	SPECIAL ELECTION 10-16-13	\$ 100.00	
		13-04233	JONATHAN BUONFIGLIO	SEPCIAL ELECTION 10-16-13	\$ 100.00	
ADM FINANCE SUPERVISORS OFF	IOPERATING	13-03350	IPD INSTITUTE FOR	Payroll Workshop	\$ 198.00	
		13-03557	M.G.L. FORMS-SYSTEMS LLC	CHECKS AND DEPOSIT SLIPS	\$ 1,600.00	
		13-03666	W.B. MASON CO., INC.	Ink for Fax Machine Finance	\$ 146.52	
		13-03775	W.B. MASON CO., INC.	VICTOR CALCULATOR	\$ 128.99	
		13-03948	AUTOMATIC DATA PROCESSING	REPORTS ENDING 9/20/13	\$ 123.40	
		13-04062	STATE OF NEW JERSEY	INT. ON DELIQUENT TRANS 5/2013	\$ 143.04	
		13-04176	AUTOMATIC DATA PROCESSING	ADP PROCESSING CHARGES	\$ 3,788.80	
		13-04216	AUTOMATIC DATA PROCESSING	PROCESSING CHARGES	\$ 7,494.00	
		13-04273	AUTOMATIC DATA PROCESSING	PROCESSING CHARGES	\$ 3,529.55	
		IPARK UTILITY	13-03557	M.G.L. FORMS-SYSTEMS LLC	CHECKS AND DEPOSIT SLIPS	\$ 279.00
		ITRUST	13-03894	HOBOKEN POLICE SUPERIOR	QUARTER END 9/30/13 OEP DUES	\$ 4,528.00
			13-03976	HOBOKEN PBA LOCAL 2 #12	QUARTER END 9/30/13 OEP DUES	\$ 16,072.00
		ADM LEGAL ADVERTISING	ITRUST	13-03889	79 MADISON STREET CONDO ASSOC.	OEP REFUND
13-03451	STAR LEDGER			ADS FOR AUGUST & SEPT 2013	\$ 444.28	
13-04029	JERSEY JOURNAL			LEGAL ADS FOR SEPT & OCT 2013	\$ 2,681.11	
ADM MAYOR'S OFFICE	IOPERATING	13-03509	HUDSON REPORTER ASSOC LP	AD FOR SENIOR FREEZE TAX PGRM	\$ 1,755.85	
ADM MUNICIPAL COURT	IOPERATING	13-03878	LINDENFELSER, KENNETH J.	SVCS RENDERED AS ACTING JUDGE	\$ 300.00	
		13-03893	LINDENFELSER, KENNETH J.	SVCS RENDERED AS ACTING JUDGE	\$ 300.00	
		13-03988	ALCAZAR COMMUNICATION,INC.	SVCS RENDERED INTERPRETATION	\$ 4,330.00	
		13-03989	SUPREME SECURITY SYSTEMS INC	PERIODIC SERVICES	\$ 388.53	
		13-03998	W.B. MASON CO., INC.	OFFICE SUPPLIES	\$ 35.04	
ADM OEM	IOPERATING	13-02789	HOBOKEN BEER & SODA OUTLET	SUPPLIES FOR 4TH OF JULY	\$ 339.60	
ADM PARKING UTILITY	IPARK CAPITAL	13-03895	METRIC GROUP, INC.	MULTI-TECH METERS	\$ 10,960.00	

CITY OF HOBOKEN  
CLAIMS LISTING  
NOVEMBER 6, 2013

DEPARTMENT	ACCT/FUND	P.O.	VENDOR	DESCRIPTION	\$
ADM PARKING UTILITY	IPARK UTILITY	13-02449	UNITRONICS SYSTEMS, INC.	916 GARDEN ST. GARAGE EQUIP.	\$ 2,442.00
		13-03202	OFFICE DEPOT	COPYING/LAMINATING SERVICES	\$ 398.45
		13-03229	MARIA SOPRANO	REFUND TOWING	\$ 180.25
		13-03250	BUY WISE AUTO PARTS	HPU VEHICLE PARTS	\$ 370.18
		13-03568	RIVERFRONT CAR WASH	HPU CAR WASHES - JULY 2013	\$ 62.00
		13-03590	MH CONSTRUCTION CORP	PAINT HPU OFFICE SPACES	\$ 4,150.00
		13-03686	NAGELS NORTH AMERICA LLC	AMANO AGP TICKETS - GARAGE B	\$ 1,860.00
		13-03837	GRAINGER, INC	PARTS-916 GARDEN ST. GARAGE	\$ 202.38
		13-03840	MILE SQUARE TOWING	TOWING SERVICES/MAY-SEPT. 2013	\$ 1,186.30
		13-03841	ARCOLA SALES & SERVICE CORP	HOP BUS PARTS/REPAIRS	\$ 1,477.86
		13-03864	ALEXIS L. CHISARI	REFUND GARAGE	\$ 15.00
		13-03880	GRAINGER, INC	916 GARDEN ST. MISC. SUPPLIES	\$ 183.23
		13-03881	ARCOLA SALES & SERVICE CORP	PARTS - HOP H-4 VEHICLE	\$ 268.80
		13-03882	NOOK INDUSTRIES	916 GARDEN ST. GARAGE PARTS	\$ 1,721.60
		13-03886	START ELEVATOR REPAIR, INC.	GARAGE D REPAIRS	\$ 4,174.00
		13-03919	WEINER & LESNIAK, LLP	PROF. SERVICES - AUGUST 2013	\$ 2,156.00
		13-03920	HOBOKEN LOCK & SUPPLY	GARAGE B SHOP KEYS	\$ 72.00
		13-03969	ROSE CORREA	REFUND TOWING	\$ 243.25
		13-03973	VINCENT VITALE	REFUND TOWING	\$ 316.85
		13-04001	JENNA SHEERIN	REFUND GARAGE B	\$ 235.00
		13-04005	NOBEL COMPUTER SYSTEMS, INC.	IMPOUNDS - SEPTEMBER 2013	\$ 2,916.00
		13-04006	METRIC GROUP, INC.	METER REPAIRS	\$ 320.15
		13-04008	Z'S IRON WORKS	916 GARDEN ST. GARAGE REPAIRS	\$ 560.00
		13-04009	SHERWIN WILLIAMS	SIGNAL & TRAFFIC SUPPLIES	\$ 1,566.75
		13-04011	AT&T (LD)	LD CHARGES - SEPT. 2013	\$ 31.43
		13-04012	ROBERT SUAREZ	REFUND TOWING	\$ 272.20
		13-04033	ENTERPRISE CONSULTANTS	BUS. COMMUNICATIONS - 9/13	\$ 112.50
		13-04042	PREMIER TECHNOLOGY SOLUTIONS	IT SERVICES - SEPTEMBER 2013	\$ 3,400.00
		13-04043	UNITRONICS SYSTEMS, INC.	MONTHLY SUPPORT-916 GARDEN ST.	\$ 11,500.00
		13-04044	HOBOKEN LOCK & SUPPLY	KEY/LOCK SERVICES	\$ 340.00
		13-04045	HIGH TECH PROTECTIVE SVS.INC.	GARAGE MONITORING CHARGES	\$ 639.02
		13-04046	PROPARK AMERICA NEW YORK	OPERATIONAL FEES-OCTOBER 2013	\$ 39,508.33
		13-04048	METROPOLITAN COFFEE SERVICE	COFFEE AND SUPPLIES	\$ 122.40
		13-04050	S & B PLUMBING & HEATING	REPAIRS - GARAGE G	\$ 2,900.00
		13-04100	ENTERPRISE RENT-A CAR	VEHICLE RENTALS - SEPT. 2013	\$ 603.25
		13-04102	EXXONMOBIL FLEET/GECC	FUEL PURCHASES - SEPT. 2013	\$ 3,031.50
		13-04103	PAETEC COMMUNICATIONS INC.	LD SERVICES - SEPT. 2013	\$ 217.06
		13-04104	U.S. POSTMASTER	POSTAGE FOR MASS MAILING	\$ 2,698.94

CITY OF HOBOKEN  
CLAIMS LISTING  
NOVEMBER 6, 2013

DEPARTMENT	ACCT/FUND	P.O.	VENDOR	DESCRIPTION	\$
ADM PARKING UTILITY	IPARK UTILITY	13-04262	AT&T MOBILITY	MULTI-METERS - OCTOBER 2013	\$ 3,054.40
ADM PAYROLL/BENEFITS	IOPERATING	13-03904	W.B. MASON CO., INC.	PAYROLL OFFICE SUPPLIES	\$ 210.74
ADM PERSONNEL	IOPERATING	13-03860	GOVCONNECTION, INC.	JESSICA MERCADO NEW COMPUTER	\$ 654.00
ADM PURCHASING	IOPERATING	13-00587	SHARP ELECTRONICS CORPORATION	LEASE OF COPIERS - ALL DEPT.	\$ 4,699.04
		13-02065	BEYER FORD d/b/a BEYER FLEET	VEHICLES FOR POLICE AND FIRE	\$ 62,206.00
ADM SPECIAL COUNSEL	IOPERATING	13-00128	BENJAMIN CHOI, ESQ.	MUNICIPAL PROSECUTOR - 2013	\$ 975.00
		13-00129	WEINER & LESNIAK, LLP	SP. LEGAL COUNSEL - LAND USE	\$ 36,863.60
		13-00130	LITE DEPALMA GREENBERG, LLC	SP. LEGAL COUNSEL - RENT CONT.	\$ 12,196.84
		13-00131	MARAZITI, FALCON & HEALEY	SP LEGAL COUNSEL - LITIGATION	\$ 36,893.96
		13-00133	WEINER & LESNIAK, LLP	SP LEGAL COUNSEL -LABOR/EMPL	\$ 30,667.93
		13-00137	THE BUZAK LAW GROUP LLC	SP LEGAL COUNSEL - LAND USE	\$ 435.26
		13-00139	FLORIO & KENNY LLP	SP LEGAL COUNSEL - LITIGATION	\$ 1,162.95
		13-00140	MCMANIMON,SCOTLAND, & BAUMANN	SP LEGAL COUNSEL - LITIGATION	\$ 1,715.52
		13-00141	PARKER McCAY, P.A.	SP LEGAL COUNSEL -BOND COUNSEL	\$ 1,515.00
		13-00146	VOGEL, CHAIT, COLLINS	SP LEGAL COUNSEL - LITIGATION	\$ 1,738.00
		13-00212	SUSAN FERRARO, ESQ.	ALT. MUNICIPAL PROSECUTOR	\$ 1,950.00
		13-01112	FLORIO & KENNY LLP	SP COUNSEL - RENT LEVELING	\$ 915.00
		13-02675	NJICLE	REGISTRATION-SEMINAR	\$ 170.00
		13-03556	ALM SMART LITIGATOR	SMART LITIGATOR SERVICES	\$ 534.00
		13-03746	WEST GROUP - THOMSON REUTERS	AUGUST 2013 SERVICES	\$ 827.50
		13-04026	CHIEF ANTHONY FALCO	REIMBURSEMENT	\$ 1,650.00
		13-04084	STUART REICHMAN, ESQ.	COH AND PBA LOCAL 2	\$ 700.00
		13-04086	THE PMA INSURANCE GROUP	INSURANCE DEDUCTIBLE SEPT	\$ 1,530.97
		C2-05014	GREICO OATES & DEFILIPPO, LLC	SP. LEGAL COUNSEL - GEN. LIT.	\$ 390.00
ADM TAX ASSESSOR	IOPERATING	13-00142	VINCENT J. LAPAGLIA	SP LEGAL COUNSEL - TAX APPEALS	\$ 6,517.70
		13-00211	APPRAISAL SYSTEMS, INC.	REAL ESTATE APPRAISAL SERVICE	\$ 101,103.93
ADM TAX COLLECTOR	IOPERATING	13-04194	SUPPA, MICHAEL A	REFUND TAX OVERPAYMENTS	\$ 121.15
		13-04195	ABLE TITLE AGENCY	REFUND TAX OVERPAYMENTS	\$ 2,278.83
		13-04196	BANK OF AMERICA	REFUND TAX OVERPAYMENTS	\$ 2,907.60
		13-04197	JJB FAMILY, LLC C/O BOYLAN	REFUND TAX OVERPAYMENTS	\$ 2,134.67
		13-04198	JACOB & TINA MAZOTAS	REFUND TAX OVERPAYMENTS	\$ 125.25
		13-04199	MOHIT THAWANI & POOJA KHANNA	REFUND TAX OVERPAYMENTS	\$ 1,696.10
		13-04200	JAMES HUNT	REFUND TAX OVERPAYMENTS	\$ 946.18
		13-04201	NIKHIL SL. KARNIK	REFUND TAX OVERPAYMENTS	\$ 1,332.65
		13-04202	DOVENMUEHLE MORTGAGE	REFUND TAX OVERPAYMENTS	\$ 629.82
		13-04203	827 BLOOMFIELD ST TERR LLC	REFUND TAX OVERPAYMENTS	\$ 7,933.46
		13-04204	TITLE SOURCE	REFUND TAX OVERPAYMENTS	\$ 2,436.33
		13-04205	MATTHEW BUKSBAUM &	REFUND TAX OVERPAYMENTS	\$ 146.59

CITY OF HOBOKEN  
CLAIMS LISTING  
NOVEMBER 6, 2013

DEPARTMENT	ACCT/FUND	P.O.	VENDOR	DESCRIPTION	\$
	IOPERATING	13-04206	KENNETH & DIANE STEPHENS	REFUND TAX OVERPAYMENTS	\$ 3,290.46
		13-04207	COLONIAL SAVINGS	REFUND TAX OVERPAYMENTS	\$ 2,156.47
		13-04208	TOLL BROTHERS CITY LIVING	REFUND TAX OVERPAYMENTS	\$ 9,954.57
	ITRUST	13-04186	AMPM 2012 INVESTMENTS	REDEMPTION	\$ 577.46
		13-04210	ROBERT U. DEL VECCHIO	REDEMPTION	\$ 12,657.21
		13-04218	AMPM 2012 INVESTMENTS	REDEMPTION	\$ 1,591.05
		13-04228	BULWARK SYSTEMS LLC	REDEMPTION	\$ 1,172.49
		13-04278	BULWARK SYSTEMS LLC	REDEMPTION	\$ 3,096.64
		13-04326	ROBERT U. DEL VECCHIO	REDEMPTION	\$ 20,342.83
ADM ZONING OFFICER	IOPERATING	13-03772	ASSOCIATION OF STATE FLOOD	CFM PROGRAM	\$ 210.00
ADM/CITY CLERK	IOPERATING	13-03890	METROPOLITAN COFFEE SERVICE	OFFICE SUPPLIES	\$ 130.10
		13-03896	W.B. MASON CO., INC.	CALCULATOR VICTOR 1260-3	\$ 128.99
ADM/CONSTRUCTION CODE	IOPERATING	13-02370	DREW & ROGERS, INC.	CONSTRUCTION CODE FORMS	\$ 1,995.00
	ITRUST	13-03947	TREASURER, STATE OF NEW JERSEY	State Training Fees Collected	\$ 30,976.00
ADM/CORPORATION COUNSEL	IOPERATING	13-03847	NJLM	ADS - RFQ FOR SP LEGAL COUNSEL	\$ 110.00
ADM/ELECTIONS	IOPERATING	13-04067	ROYAL PRINTING	MUNICIPAL ELECTION NOV 5, 2013	\$ 23,000.00
		13-04244	FARINA, JAMES	SPECIAL ELECTION 10-16-13	\$ 46.42
ADM/LEGAL ADS	IOPERATING	13-04189	NORTH JERSEY MEDIA GROUP	LEGAL ADS FOR SEPTEMBER 2013	\$ 1,571.88
CAPITAL ACCOUNT	ICAPITAL	12-02807	REMINGTON & VERNICK ENGINEERS	HOBOKEN COVE & 1600 PARK	\$ 2,174.22
		13-03873	PARKER McCAY, P.A.	2013 HCIA NOTES SERIES B	\$ 898.64
CD DIRECTOR'S OFFICE	ESCROW	13-03967	MARAZITI, FALCON & HEALEY	PROFESSIONAL SERVICES REDEV	\$ 270.00
		13-03968	MARAZITI, FALCON & HEALEY	PROFESSIONAL SERVICES REDEV	\$ 135.60
	ICAPITAL	12-04468	WEINER & LESNIAK, LLP	SP. LEGAL COUNSEL- A. HOUSING	\$ 90.00
		12-03376	SCAFAR CONTRACTING, INC.	CASTLE PT&SINATRA PAYMENT#13	\$ 768,282.82
	IOPERATING	13-00132	MARAZITI, FALCON & HEALEY	SP LEGAL COUNSEL-REDEVELOPMENT	\$ 4,373.80
		13-03193	PRINCETON HYDRO LLC	RISK COMPLIANCE ON PIERS/WATER	\$ 3,091.00
CD MLUL PLANNING BOARD	IOPERATING	13-03814	THE GALVIN LAW FIRM	PROFESSIONAL SERVICES	\$ 3,672.09
CD MLUL ZBA ESCROW ACCTS	ESCROW	13-03326	STEVENS INSTITUTE OF TECH.	REFUND DEVELOPERS ESCROW	\$ 1,688.82
		13-03749	THE GALVIN LAW FIRM	DEVELOPERS ESCROW	\$ 1,828.50
		13-03862	H2M ASSOCIATES INC.	DEVELOPERS ESCROW	\$ 3,352.62
CD MLUL ZONING BD OF ADJ	IOPERATING	13-02615	EFB ASSOCIATES, LLC	PROFESSIONAL SERVICES	\$ 1,703.75
		13-03813	THE GALVIN LAW FIRM	PROFESSIONAL SERVICES	\$ 2,195.68
		13-03874	PHYLLIS T. LEWIS	PROFESSIONAL SERVICES	\$ 311.00
CITY CLERK OFFICE	IOPERATING	13-04000	POWDERHOUSE PRODUCTIONS	REFUND FILM PERMIT	\$ 700.00
COMMUNITY DEVELOPMENT	ICDBG2818	13-04117	HOPES INC.	CDBG PORTION HOPES INC.- SEPT	\$ 3,960.92
	ICDBG2818	13-04317	MILE SQUARE DAY CARE CENTER	CDBG REIM JULY-SEPTEMBER 2013	\$ 21,010.10
ES CENTRAL GARAGE	IOPERATING	13-03307	BUY WISE AUTO PARTS	CENTRAL GARAGE VEHICLES	\$ 206.67
		13-03688	AUTOPART INTERNATIONAL	CENTRAL GARAGE STOCK	\$ 90.95

CITY OF HOBOKEN  
CLAIMS LISTING  
NOVEMBER 6, 2013

DEPARTMENT	ACCT/FUND	P.O.	VENDOR	DESCRIPTION	\$		
ES CENTRAL GARAGE	IOPERATING	13-03698	GRAINGER, INC	CENTRAL GARAGE SUPPLIES	\$ 1,610.34		
		13-03701	DAVE'S AUTO REPAIR	REPAIRS - CENTRAL GARAGE	\$ 99.68		
		13-03821	HCE/DOCUMENT DESTRUCTION	OFF-SITE SHREDDING DOCUMENTS	\$ 2,030.00		
		13-03844	ROBBINS & FRANKE, INC.	TIRES - INSPECTOR'S VEHICLE	\$ 141.38		
		13-03918	GRAINGER, INC	CENTRAL GARAGE SUPPLIES	\$ 94.14		
		13-03993	CONCENTRA	DOT PHYSICAL RECERT	\$ 68.50		
		13-04036	AAMCO TOTAL CAR CARE	TRANS.SERVICE-CENTRAL GARAGE	\$ 2,497.36		
		13-04052	BEYER BROTHERS CORP.	CENTRAL GARAGE PARTS	\$ 207.69		
		13-04053	AAMCO TOTAL CAR CARE	VEHICLE SERVICE-CENTRAL GARAGE	\$ 695.43		
		13-04054	AUTOPART INTERNATIONAL	CENTRAL GARAGE PARTS	\$ 233.81		
		13-04056	CITY PAINT AND HARDWARE	MISC. SUPPLIES-CENTRAL GARAGE	\$ 30.39		
		ES CENTRAL MUNICIPAL GARAGE	IOPERATING	13-03876	GRAINGER, INC	OSHA Requirement for Garage	\$ 454.20
		ES DIRECTOR'S OFFICE	IOPERATING	13-01463	THE TRAINING CENTER	Boiler Training for Brockmann	\$ 550.00
13-03867	W.B. MASON CO., INC.			Supplies for ES Office	\$ 174.90		
13-03579	TURNOUT FIRE & SAFETY, INC.			SANITATION INSPECTOR BADGE	\$ 125.00		
ES PUBLIC PROPERTY	IOPERATING	13-03359	MOLA IRON WORKS	Gate for Skate Rink@ Multi	\$ 500.00		
		13-03748	STATE CHEMICAL MFG.	20" POLISHER FOR FLOORS	\$ 1,420.47		
		13-03823	NESTLE WATERS INC	WATER FILTERS & INSTALLATION	\$ 669.16		
		13-03869	TERMINIX	PEST CONTROL MSC 9/10/13	\$ 65.00		
		13-03877	ENVIRONMENTAL CLIMATE CONTROL	AC REPAIR PARKING UTILITY C.H.	\$ 1,335.46		
		13-04061	FCA LIGHTING	OUTLET BLDG. DEPT. CITY HALL	\$ 250.00		
		13-04073	QUALITY PLUMBING & HEATING	TANK & BOWL ASSEMBLY F. D.	\$ 750.00		
		13-04076	ENVIRONMENTAL CLIMATE CONTROL	AC REPAIR OBSERVER HWGY. F.D.	\$ 1,495.19		
		13-04093	CITY PAINT AND HARDWARE	SUPPLIES BUILDINGS 9/13	\$ 2,158.86		
		13-04159	COOPER PEST SOLUTIONS, INC.	GENERAL MAINTENANCE	\$ 87.50		
		13-04169	ENVIRONMENTAL CLIMATE CONTROL	SERVICE CALL FIRE HOUSES	\$ 346.75		
		13-04391	SERVPRO OF HOBOKEN/UC	DETAILED CLEANING AT CITY HALL	\$ 10,500.00		
		ES ROADS	IOPERATING	13-03483	TRUIS, INC.	PARTS SNOW PLOWS # 194 &195	\$ 363.74
13-03616	ONE CALL CONCEPTS, INC.			MARK OUT CITY STREETS 8/31/13	\$ 86.64		
13-03710	PINNACLE WIRELESS INC			RADIOS INSTALLATION #'S 194/95	\$ 935.96		
13-03863	TILCON NEW YORK			ASPHALT FOR CITY STREETS	\$ 117.91		
13-03865	Z'S IRON WORKS			STEEL PLATES FOR TRUCK REPAIR	\$ 180.00		
13-03875	FCA LIGHTING			NEW OUTLET CENTRAL GARAGE	\$ 375.00		
13-03925	TILCON NEW YORK			ASPHALT CITY STREETS	\$ 97.76		
13-04109	CITY PAINT AND HARDWARE			SUPPLIES	\$ 1,337.88		
ES SHADE TREE COMMISSION	IOPERATING			13-03994	NJ SHADE TREE FEDERATION	SHADE TREE CONFERENCE	\$ 200.00
ES SOLID WASTE	IOPERATING			13-04014	HUDSON COUNTY IMPROVEMENT AUTH	TONNAGE/DART CHGS. 9/30/13	\$ 202,829.64
		13-04019	CALI CARTING, INC.	SOLID WASTE/RECYCLING 10/1/13	\$ 128,333.33		

CITY OF HOBOKEN  
CLAIMS LISTING  
NOVEMBER 6, 2013

DEPARTMENT	ACCT/FUND	P.O.	VENDOR	DESCRIPTION	\$		
ES SOLID WASTE	IOPERATING	13-04066	HUDSON COUNTY IMPROVEMENT AUTH	DART CHGS.SURCHARGE 9/13/13	\$ 418.52		
		13-04271	EZ PASS NY SERVICE CENTER	REPLENISH EZ PASS ACCOUNT	\$ 500.00		
Finance Supervisor	IOPERATING	13-02795	HOBOKEN PUBLIC LIBRARY	Allocation of Funds Library	\$ 302,846.31		
HS BD OF HEALTH	IOPERATING	13-01724	MUNIDEX, INC.	MAINTENANCE CONTRACT	\$ 2,562.00		
		13-02952	M.G.L. FORMS-SYSTEMS LLC	MARRIAGE, BIRTH DEATH BINDERS	\$ 309.00		
		13-03486	SANOPI PASTEUR	FLUZONE	\$ 2,119.60		
		13-03673	RR DONNELLEY	VITAL RECORDS	\$ 375.00		
		13-03906	W.B. MASON CO., INC.	OFFICE SUPPLIES	\$ 173.00		
		ITRUST	13-04134	TREASURER, STATE OF NEW JERSEY	2ND QUARTER MARRIAGE REPORT	\$ 3,850.00	
		13-04135	TREASURER, STATE OF NEW JERSEY	3RD QUARTER MARRIAGE REPORT	\$ 4,650.00		
		HS CULTURAL AFFAIRS	ITRUST	13-02032	ELIZABETH MORIN	FESTIVAL ASSISTANCE	\$ 247.00
				13-03491	MICHAEL FORBES	SOUND ASSISTANCE	\$ 150.00
				13-03497	STEPHANIE VUKASOVIC	OFFICE ASSISTANCE	\$ 110.50
13-03540	GUITAR BAR			RENTAL OF AMP	\$ 40.00		
13-03631	STAR LEDGER			ADVERTISEMENT - FALL FEST	\$ 2,401.78		
13-03632	NORTH JERSEY MEDIA GROUP			ADVERTISING IN BERGEN RECORD	\$ 1,954.52		
13-03656	GMPC PRINTING			PROMOTIONAL POSTERS 11 X 17	\$ 249.55		
13-03785	JENNIFER EVANS			GENERAL OFFICE ASSISTANCE	\$ 73.50		
13-03787	FALLO, GERALDINE			REIMBURSEMENT	\$ 33.65		
13-03815	SUPERSONIC TRANSPORT INC			EQUIPMENT RENTAL FALL FEST	\$ 600.00		
13-03817	ALL STAR RENTALS, INC.			CHAIR/TABLE RENTAL FALL FEST	\$ 979.00		
13-03888	DEBORAH M STEIN			MUSICAL PERFORMANCE FALL FEST	\$ 200.00		
13-03907	DANIEL MATOS			60 MIN. PERFORMANCE-FALL FEST	\$ 1,000.00		
13-03956	COREY HALLEY			SERVICES RENDERED	\$ 150.00		
13-03962	JENNIFER EVANS			GENERAL OFFICE ASSISTANCE	\$ 217.00		
13-03963	TOM VINCENT			PERFORMANCE AT SINATRA PARK	\$ 600.00		
13-04021	DIANE RUBINO			OFFICE ASSISTANCE FALL FEST.	\$ 287.00		
13-04031	RALPH DEMATTHEWS			OFFICE ASSISTANCE - FALL FEST	\$ 47.25		
13-04085	JUAN MANUEL RIOS VILLANUEVA			SOUND ASSISTANCE FALL FEST.	\$ 188.50		
13-04088	ELIZABETH MORIN	OFFICE ASSISTANCE - FALL FEST	\$ 162.50				
13-04129	ELIZABETH WEISS	GENERAL OFFICE ASSISTANCE	\$ 1,151.25				
13-04153	ZAKEE ADAMS	SERVICES RENDERED	\$ 150.00				
13-04154	KASON BAILEY	SERVICES RENDERED	\$ 150.00				
13-04293	ANGELINA LEDESMA	HARVEST FESTIVAL ASSISTANCE	\$ 77.00				
13-04128	RICK SERRA	FALL FESTIVAL ASSISTANCE	\$ 188.50				
13-04131	MCKEVIN SHAUGHNESSY	POSTCARD DESIGNS	\$ 400.00				
13-04147	PEACEFUL VALLEY ORCHARD	HARVEST FESTIVAL ITEMS	\$ 3,157.50				
13-04149	FUNNY FACTORY PRODUCTIONS	RAGAMUFFIN PARADE	\$ 3,350.00				

CITY OF HOBOKEN  
CLAIMS LISTING  
NOVEMBER 6, 2013

DEPARTMENT	ACCT/FUND	P.O.	VENDOR	DESCRIPTION	\$	
HS CULTURAL AFFAIRS	ITRUST	13-04164	THE LONESOME PRAIRIE DOGS	MUSICAL PERFORMANCE FALL FEST	\$ 200.00	
		13-04165	SPEED THE PLOUGH	FALL FESTIVAL PERFORMANCE	\$ 300.00	
		13-04396	FALLO, GERALDINE	REIMBURSEMENT	\$ 110.95	
		13-04397	BANANA SOUND INC.	SOUND EQUIPMENT RENTAL	\$ 2,100.00	
HS DIRECTOR'S OFFICE	ICAPITAL	12-03942	FINE WALL CORP	RENOVATION TO POLICE HQS	\$ 70,324.80	
		13-00491	WILLIAMS SCOTSMAN, INC	HPD TRAILER RENTAL	\$ 1,418.26	
	IO M FUND	13-02182	MAX ADAMO CONSTRUCTION, INC	PIER C REHABILITATION	\$ 113,960.28	
		IOPERATING	13-02291	ENVIRONMENTAL CONNECTION INC	MICROBIAL REMED & POST TESTING	\$ 11,220.00
	13-03861		GOVCONNECTION, INC.	HUMAN SERVICES-NEW COMPUTER	\$ 654.00	
	13-03912	Z'S IRON WORKS	WELDING WORK IN RESTROOMS	\$ 375.00		
HS PARKS	ICAPITAL	13-04170	SUBURBAN CONSULTING ENGINEERS	PROFESSIONAL SERVICES	\$ 2,890.00	
		13-04171	KOMPAN INC	CHURCH SQUARE PARK RENOVATIONS	\$ 19,419.40	
		13-04174	BOSWELL ENGINEERING	ON CALL ENGINEERING SERVICES	\$ 16,435.50	
		13-04347	CIRILLO ELECTRIC, INC.	ELECTRICAL SERVICES	\$ 11,780.00	
	IFEDERAL	13-04172	BOSWELL ENGINEERING	PROFESSIONAL SERVICES	\$ 654.00	
		IO M FUND	13-04083	TERMINIX	PEST CONTROL SERVICES	\$ 1,500.00
	13-04090		CHASAN, LEYNER & LAMPARELLO, PC	SERVICES RENDERED	\$ 561.41	
	13-04161	TERMINIX	PEST CONTROL SER. - PIER A	\$ 1,200.00		
	IOPERATING	13-00101	MATERA'S NURSERY	MISC. PARKS SUPPLIES	\$ 1,044.10	
		13-02687	MILE SQUARE LOCKSMITH	REMOVE/REPLACE LOCK ELYSIAN PK	\$ 815.50	
		13-02992	MATERA'S NURSERY	REPAIRS TO TORO PUSH MOWER	\$ 186.10	
		13-03604	Z'S IRON WORKS	WELDING REPAIRS- SKATE PARK	\$ 480.00	
		13-03909	QUALITY PLUMBING & HEATING	CLEARED LINE - SINATRA PARK	\$ 350.00	
		13-04079	Z'S IRON WORKS	REPAIR FENCE AT SKATE PARK.	\$ 490.00	
		13-04081	QUALITY PLUMBING & HEATING	NEW SUPPLY LINE FOR TOILET	\$ 250.00	
		13-04328	P.S.E.&G. COMPANY	ELECTRICITY - 1600 WILLOW AVE	\$ 421.11	
		13-04140	RICHARD DUNKIN	SNAKED BRANCH LINE LITTLE LEAGUE	\$ 130.00	
		13-04141	CITY PAINT AND HARDWARE	SUPPLIES	\$ 626.47	
		13-04347	CIRILLO ELECTRIC, INC.	ELECTRICAL SERVICES	\$ 19,000.00	
		13-04398	RICHARD DUNKIN	SNAKED BRANCH LINE LITTLE LEAGUE	\$ 130.00	
		ITRUST	13-03952	LOU'S LANDSCAPING & DESIGN INC	PICK UP PAVERS SINATRA DRIVE	\$ 23,013.75
	13-04157		STAN'S SPORT CENTER	BASKETBALL EQUIPMENT	\$ 1,075.00	
	13-04162		LOU'S LANDSCAPING & DESIGN INC	AERATION&SEEDING PIER A PARK	\$ 2,800.00	
	13-04168		MAIK INC	SERVICES AT PIER A & C	\$ 698.75	
	13-04390		LOU'S LANDSCAPING & DESIGN INC	TREE TRIMMING PIER A & PIER C	\$ 34,500.00	
	HS RECREATION	IOPERATING	13-03782	HUDSON POOL MANAGMENT INC	CLOSE AND WINTERIZE POOL	\$ 671.79
			13-03966	CUSTOM PATCHES	SOCCER PATCHES	\$ 474.50
13-04094			NORTH BERGEN PARKS AND RECREATION	FOOTBALL GAMES AT NORTH BERGEN	\$ 190.00	

CITY OF HOBOKEN  
CLAIMS LISTING  
NOVEMBER 6, 2013

DEPARTMENT	ACCT/FUND	P.O.	VENDOR	DESCRIPTION	\$
HS RECREATION	IOPERATING	13-04377	HOVIE FORMAN	FOOTBALL TRANSPORTATIONS	\$ 474.00
		13-04378	GEORGE RIVERA	BASEBALL TRANSPORTATION	\$ 392.00
		13-04380	QUETCY MORALES	FOOTBALL TRANSPORTATION	\$ 180.00
		13-04381	ORLANDO TOLEDO	FOOTBALL TRANSPORTATION	\$ 360.00
		13-04382	FELIX ROSA	FOOTBALL TRANSPORTATION	\$ 570.00
	ITRUST	13-04383	LISA CRUZ	FOOTBALL TRANSPORTATION	\$ 300.00
		13-04379	LISA CRUZ	BASKETBALL TRANSPORTATION	\$ 224.00
	ITRUST REC FEES	13-03347	STAN'S SPORT CENTER	PING PONG EQUIPMENT	\$ 135.00
		13-04080	STAN'S SPORT CENTER	SOFTBALL EQUIPMENT	\$ 204.50
	HS SENIOR CITIZEN PROGRAM	IOPERATING	13-04285	EZ PASS CUSTOMER SERVICE	REPLENISH ACCOUNT-MED.TRANS.
PS FIRE	IFEDERAL	13-03194	FIREFIGHTER ONE	REPAIR TO FIRE EQUIPMENT	\$ 3,537.67
	IOPERATING	13-02931	SAVE-A-LIFE	TRAINING	\$ 6,000.00
		13-03099	ABSOLUTE FIRE PROTECTION	R2 BATTERY REPLACEMENT	\$ 704.73
		13-03194	FIREFIGHTER ONE	REPAIR TO FIRE EQUIPMENT	\$ 393.07
		13-03795	OCCUPATIONAL HEALTH CENTER	REGULATED UDS	\$ 57.50
PS FIRE SAFETY	IFIRE ED	13-03342	POSITIVE PROMOTIONS	Fire Prevention Supplies	\$ 2,511.94
		13-03527	QUALITY AUTOMALL	Car Parts	\$ 256.72
		13-03872	FEDERAL LICENSING, INC	Renewal of Frequency	\$ 95.00
		13-03924	BEYER FLEET	Keys For New Cars	\$ 510.00
		13-03950	ROBBINS & FRANKE, INC.	Wheel Alignment	\$ 60.00
		13-03951	BEYER FLEET	Key for Car	\$ 170.00
		PS POLICE	IOPERATING	12-04582	GRANT MANAGEMENT USA
13-01387	INTAPOL INDUSTRIES			UNIFORMS DAMAGED FROM SANDY	\$ 1,463.00
13-02561	OMNIGLOW LLC FIRST DATA			SAFETY GLOWSTICK FLARES	\$ 639.00
13-02793	WEST GROUP - THOMSON REUTERS			MONTHLY SERVICE 6/1/13	\$ 124.86
13-03379	RIVERFRONT CAR WASH			MARCH -APRIL 13	\$ 784.00
13-03381	RIVERFRONT CAR WASH			JULY 2013	\$ 385.00
13-03391	WEST GROUP - THOMSON REUTERS			MONTHLY CHARGES	\$ 131.10
13-03398	DRAEGER SAFETY DIAGNOSTICS			ALCOTEST PROBE	\$ 155.00
13-03645	NJDREA			HIGH IN PLAIN SITE CLASS	\$ 45.00
13-03713	W.B. MASON CO., INC.			OFFICE SUPPLIES	\$ 2,882.37
13-03714	STATIONERS INC			ROUNDS BOOKS	\$ 290.69
13-03866	REGAL STAMP			POCKET SEAL HANDLE	\$ 47.00
13-03932	P.O. VITO GIGANTE			TRAINING REIMBURSEMENT	\$ 45.00
13-03937	DET. STEVEN KRANZ			EYES FOR LIES CLASS	\$ 45.00
13-03938	P.O. WILLIAM COLLINS			EYES FOR LIES CLASS	\$ 45.00
13-03939	VERA, WILLIAM P.O.			EYES FOR LIES CLASS	\$ 45.00
13-03940	P.O. ANTHONY CARUSO	EYES FOR LIES CLASS	\$ 45.00		

CITY OF HOBOKEN  
CLAIMS LISTING  
NOVEMBER 6, 2013

DEPARTMENT	ACCT/FUND	P.O.	VENDOR	DESCRIPTION	\$		
PS POLICE	IOPERATING	13-03941	P.O. MARK MULLINS	EYES FOR LIES CLASS	\$ 45.00		
		13-03942	P.O. BRETT GLOBKE	EYES FOR LIES CLASS	\$ 45.00		
		13-03944	KELTIC ASSOCIATES LLC	SUP. CROSSING GUARDS CLASS	\$ 250.00		
		13-03945	PBA LOCAL #7	RANGE DATE MAY2013 & SEPT2013	\$ 5,450.00		
		13-03982	PORT AUTHORITY OF N.Y.AND N.J.	TOLL CHARGE	\$ 63.00		
		13-04017	P.O. ANTHONY FESKEN	SPRING SEMESTER REIMBURSEMENT	\$ 1,500.00		
		13-04018	P.O. ANTHONY FESKEN	SUMMER REIMBURSEMENT	\$ 1,500.00		
		13-04069	ENTERPRISE CONSULTANTS	SEPTEMBER BILL	\$ 415.00		
		13-04071	CAREER DEVELOPMENT INSTITUTE	CHALLENG IN INVEST DOM VIO	\$ 357.00		
		13-04219	P.S.E.&G. COMPANY	UTIL ELEC - OCT 2013 HPD TEMP	\$ 185.84		
		UNCLASSIFIED ELECTRICITY	IO M FUND	13-04213	P.S.E.&G. COMPANY	OCTOBER 2013 - PIER C	\$ 580.84
			IOPERATING	13-04220	P.S.E.&G. COMPANY	RIVER ST & 2ND TRAFFIC LIGHT	\$ 17.86
				13-04221	P.S.E.&G. COMPANY	ELECTRIC UTILITY - SEPT 2013	\$ 19,258.75
		UNCLASSIFIED GASOLINE	IOPERATING	13-04283	EXXONMOBIL FLEET/GECC	GASOLINE FOR 10/13	\$ 22,823.70
UNCLASSIFIED POSTAGE	IOPERATING	13-04291	PURCHASE POWER	POSTAGE/SUPPLIES FOR MAILROOM	\$ 5,568.26		
UNCLASSIFIED STREET LIGHTING	IOPERATING	13-04284	P.S.E.&G. COMPANY	STREET LIGHTING - SEPT 2013	\$ 48,481.19		
UNCLASSIFIED TELEPHONE	IOPERATING	13-04280	VERIZON	TELEPHONE SERVICES 9/13	\$ 11,916.55		
		13-04281	NEXTEL COMMUNICATIONS	SERVICES 9/13	\$ 967.29		
		13-04282	CANON FINANCIAL SERVICES, INC.	FAX MACHINE EQUIP/MAINT.	\$ 627.00		
		13-03761	MILE SQUARE TOWING	TOWING SERVICES 5-7/13	\$ 340.00		
UNCLASSIFIED TOWING & STORAGE	IOPERATING	13-03914	JOHN'S MAIN AUTO BODY	TOWING SERVICES 8/15/13	\$ 1,250.00		
		13-04211	HOBOKEN WATER SERVICE	UTILITY - 3RD QTR 2013	\$ 4,167.08		
UNCLASSIFIED WATER & SEWERAGE	IOPERATING	13-00277	W.B. MASON CO., INC.	OFFICE SUPPLIES	\$ 1,332.76		
UNCLASSIFIED/STATIONERY	IOPERATING	13-02655	W.B. MASON CO., INC.	OFFICE SUPPLIES	\$ 793.75		
		13-04394	BLUE CROSS BLUE SHIELD NJ (D)	DENTAL INSURANCE OCT&NOV 2013	\$ 43,084.55		
UNCLASSIFIED INSURANCE	IOPERATING	13-04395	VISION SERVICE PLAN, INC.	SERVICES FOR NOVEMBER 2013	\$ 10,005.80		
		13-04399	BLUE CROSS BLUE SHIELD OF NJ	HEALTH INSURANCE FOR NOV 2013	\$ 1,588,726.76		
		<b>Grand Total</b>				<b>\$ 4,400,224.10</b>	

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:

26-Sep-13	TO	09-Oct-13	Paydate	10/16/2013	
<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	3-01-20-105	7,432.83	0.00	0.00	7,432.83
MAYOR'S OFFICE	3-01-20-110	9,959.63	0.00	0.00	9,959.63
CITY COUNCIL	3-01-20-111	7,517.37	0.00	0.00	7,517.37
BUS ADMINISTRATOR	3-01-20-112	16,003.20	0.00	0.00	16,003.20
ABC BOARD	3-01-20-113	0.00	0.00	156.92	156.92
PURCHASING	3-01-20-114	6,164.22	0.00	0.00	6,164.22
GRANTS MANAGEMENT	3-01-20-116	0.00	0.00	0.00	0.00
CITY CLERK'S OFFICE	3-01-20-120	15,379.92	316.08	0.00	15,696.00
ELECTIONS	3-01-20-122	0.00	0.00	0.00	0.00
FINANCE OFFICE	3-01-20-130	23,174.78	0.00	0.00	23,174.78
ACCOUNTS/CONTROL	3-01-20-131	0.00	0.00	0.00	0.00
PAYROLL DIVISION	3-01-20-132	0.00	0.00	0.00	0.00
TAX COLLECTION	3-01-20-145	8,640.68	0.00	0.00	8,640.68
ASSESSOR'S OFFICE	3-01-20-150	11,854.31	0.00	0.00	11,854.31
CORPORATE COUNSEL	3-01-20-155	11,912.69	0.00	0.00	11,912.69
COMMUNITY DEVELOPMENT	3-01-20-160	6,519.24	0.00	0.00	6,519.24
PLANNING BOARD	3-01-21-180	2,019.23	0.00	0.00	2,019.23
ZONING OFFICER	3-01-21-186	4,259.64	0.00	0.00	4,259.64
HOUSING INSPECTION	3-01-21-187	6,142.24	409.86	0.00	6,552.10
CONSTRUCTION CODE	3-01-22-195	21,991.88	381.78	0.00	22,373.66
POLICE DIVISION	3-01-25-241-011	514,449.61	12,714.24	0.00	527,163.85
POLICE CIVILIAN	3-01-25-241-016	29365.32	2,103.60	0.00	31,468.92
POLICE DIVISION CLASS II	3-01-25-241-015	4,480.00	0.00	0.00	4,480.00
WORKERS COMP		0.00	0.00	3,660.59	3,660.59
CROSSING GUARDS	3-01-25-241-012	13,365.95	0.00	0.00	13,365.95
EMERGENCY MANAGEMENT	3-01-25-252	13,643.99	0.00	0.00	13,643.99

<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	3-01-25-266	431,270.45	30,174.31	0.00	461,444.76
Fire - Straight Time (Differential)		0.00	0.00	1,340.60	1,340.60
FIRE CIVILIAN	3-01-25-266-016	17,605.94	0.00	0.00	17,605.94
STREETS AND ROADS	3-01-26-291-011	18,945.57	435.15	0.00	19,380.72
ENV SRVCS DIR OFFICE	3-01-26-290	6,381.58	0.00	0.00	6,381.58
RECREATION SEASONAL EMP	3-0128370016	864.00	0.00	0.00	864.00
STRAIGHT TIME PD TO REC EMPLOYEES		0.00	0.00	0.00	0.00
CENTRAL GARAGE	3-01-26-301	5,264.88	1,716.54	0.00	6,981.42
SANITATION	3-01-26-305	22,985.14	2,332.54	0.00	25,317.68
LICENSING DIVISION	3-31-55-501-101	1,201.57	0.00	0.00	1,201.57
HUMAN SRVCS DIR OFFICE	3-01-27-330	7,006.52	0.00	0.00	7,006.52
BOARD OF HEALTH	3-01-27-332	20,960.55	0.00	0.00	20,960.55
CONSTITUENT SRCS	3-01-27-333	0.00	0.00	0.00	0.00
SENIOR CITIZENS	3-01-27-336	13,158.28	489.54	0.00	13,647.82
RENT STABILIZATION	3-01-27-347	9,522.12	0.00	0.00	9,522.12
TRANSPORTATION	3-01-27-348	0.00	0.00	0.00	0.00
RECREATION	3-01-28-370	8,960.10	524.21	0.00	9,484.31
PARKS	3-01-28-375	14,316.80	700.04	0.00	15,016.84
Works Comp		0.00	0.00	(812.41)	(812.41)
PUBLIC PROPERTY	3-01-28-377	25,842.43	1,274.61	0.00	27,117.04
STIPEND		0.00	0.00	192.31	192.31
Works Comp		0.00	0.00	1,232.84	1,232.84
O & M TRUST	T-24-20-700-020	5,268.69	114.63	0.00	5,383.32
MUNICIPAL COURT	3-01-43-490	36,051.93	0.00	0.00	36,051.93
PARKING UTILITY	3-31-55-501-101	111,146.52	14,571.40	0.00	125,717.92
MUN COURT OVERTIME	T-0340000-037	0.00	3,274.06	0.00	3,274.06
	T-0340000-037	0.00	(490.05)	0.00	(490.05)
TRUST - RECREATION ADULT PROG	T-03-40-000-108	1,822.50	0.00	0.00	1,822.50
STRAIGHT TIME PD TO REC EMPLOYEES		0.00	0.00	0.00	0.00
FIRE EDUCATION	T-13-10-000-000	0.00	1,526.44	0.00	1,526.44
HOBOKEN ATHL LEAGUE	G-02-41-200-PAL	0.00	0.00	0.00	0.00
STRAIGHT TIME PD TO SR CIT EMPLOYEE		0.00	0.00	0.00	0.00

<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:**

TRUST TRUST	3-01-28-375-014	0.00	1,430.39	0.00	1,430.39
TRUST PAL	T-03-40-000-004	396.73	9,823.75	0.00	10,220.48
Tennis Clinic	T-03-04-000-110	525.00	0.00	0.00	525.00
CULTURAL AFFAIRS	3-01-271-760-11	2,819.71	0.00	0.00	2,819.71
SICK PAY INCENTIVE		0.00	0.00	0.00	0.00
SALARY ADJUSTMENT	3-01-36-478-000	0.00	0.00	0.00	0.00
SALARY SETTLEMENT	3-01-36-479-000	0.00	0.00	0.00	0.00
POLICE OUTSIDE EMPL.	T-03-40-000-006	0.00	0.00	61,876.50	61,876.50
HLTH INS EMP WAIV COMP	3-01-30-400-WVR	0.00	0.00	0.00	0.00
SALARY AND WAGES	3-01-46-870-014	0.00	0.00	0.00	0.00
HURRICANE SANDY TRUST FUND	3-01-55-901-014	0.00	0.00	0.00	0.00
		=====	=====	=====	=====
<b>GRAND TOTAL</b>		1,496,593.74	83,823.12	67,647.35	1,648,064.21
					1,648,064.21

**SPONSORED:** \_\_\_\_\_  
**SECONDED:** \_\_\_\_\_

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

**RESOLUTION AUTHORIZING EXECUTION OF THE ATTACHED SETTLEMENT AGREEMENT IN  
THE MATTER OF MOLSKI V. CITY OF HOBOKEN AND PAYLOCK (HUD-L-1899-13)**

**WHEREAS**, the City of Hoboken is currently involved in civil litigation known as Molski v. City of Hoboken and Paylock; and,

**WHEREAS**, a settlement of the matter has been negotiated by the City’s legal counsel, which is attached hereto; and,

**WHEREAS**, the City finds the terms of the attached settlement agreement to be in the City’s best interest, under the circumstances.

**NOW THEREFORE BE IT RESOLVED**, by the City Council of the City of Hoboken, that the Mayor or her designee is hereby authorized to enter into the attached settlement agreement to resolve the matter known as Molski v. City of Hoboken and Paylock, and to take any action necessary to effectuate and realize the purpose and intent of this resolution. .

**Reviewed:**

**Approved as to Form:**

\_\_\_\_\_  
Quentin Wiest  
Business Administrator

\_\_\_\_\_  
Mellissa Longo, Esq.  
Corporation Counsel

**Meeting Date: November 6, 2013**

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

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

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

**RESOLUTION AWARDING A CONTRACT TO HUDSON CHRYSLER JEEP DODGE TO PURCHASE A VEHICLE FOR THE HOBOKEN POLICE DEPARTMENT IN ACCORDANCE WITH N.J.S.A. 40A:11-5 IN A TOTAL AMOUNT OF \$22,414.00**

**WHEREAS, N.J.S.A. 40A:11-5** permits municipalities to award public contracts without public bidding for the purchase of special equipment for confidential investigations; and,

**WHEREAS,** the Hoboken Police Department seeks to purchase a vehicle for such purposes; and,

**WHEREAS,** pursuant to the recommendation of the Purchasing Department, which is attached hereto, the City wishes to contract for the goods specified pursuant to N.J.S.A. 40A:11-5; and,

**WHEREAS,** Hudson Chrysler Jeep Dodge has provided the City with a quotation August 29, 2013 for \$22,414.00 for the vehicle; and,

**WHEREAS,** the Hudson County Prosecutor's Office has granted an Attorney General bid waiver to purchase said vehicle; and,

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

**I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that \$22,414.00 is available in the following trust account T-23-56-850-801; and I further certify that this commitment together with all previously-made commitments and payments does not exceed the funds available in said trust account for the CY2013; and I further certify that the funds available in said trust account are intended for the purpose herein committed.**

**Signed: \_\_\_\_\_, George DeStefano, CFO**

**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of Hoboken that the below-listed vendor is authorized to provide the goods described in its August 29, 2013 quotation to the Hoboken Police Department, at cost not to exceed those listed in the quotation, and for a total not to exceed amount of Twenty-Two Thousand Four Hundred Fourteen Dollars (\$22,414.00), as follows:

1. The above recitals are incorporated herein as thought fully set forth at length.

2. The Council hereby authorizes the Mayor or her designee to execute any and all documents and take any and all actions necessary to complete and realize the intent and purpose of this Resolution.
  
3. The Mayor or her designee is hereby authorized to execute an agreement, voucher and/or purchase order for the abovementioned goods and/or services based upon the following information:

Hudson Chrysler Jeep Dodge  
 625 Route 440  
 Jersey City, New Jersey 07304

**Meeting date: November 6, 2013**

**APPROVED:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
 Quentin Wiest  
 Business Administrator

\_\_\_\_\_  
 Mellissa Longo  
 Corporation Counsel

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



CHRIS CHRISTIE  
*Governor*

KIM GUADAGNO  
*Lieutenant Governor*

*State of New Jersey*  
OFFICE OF THE ATTORNEY GENERAL  
DEPARTMENT OF LAW AND PUBLIC SAFETY  
DIVISION OF CRIMINAL JUSTICE  
PO BOX 085  
TRENTON, NJ 08625-0085  
TELEPHONE: (609) 984-6500

JOHN J. HOFFMAN  
*Acting Attorney General*

ELIE HONIG  
*Director*

October 17, 2013

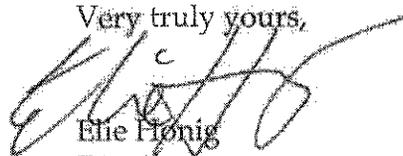
Honorable Gaetano T. Gregory, Acting Prosecutor  
Hudson County Prosecutors Office  
595 Newark Avenue  
Jersey City, New Jersey 07306

**RE: BID WAIVER - HUDSON COUNTY PROSECUTOR'S OFFICE  
APPLICATION PURSUANT TO N.J.S.A. 40A:11-5(1)(g)**

Dear Prosecutor Gregory:

Your September 13, 2013 request for a waiver of bid under the provisions of N.J.S.A. 40A:11-5(1)(g), for the purchase of special equipment for use in confidential and undercover investigations has been approved. The purchase of this special equipment is not to exceed \$22,414.00 as outlined in your request. Please note, however, that since the amount approved herein exceeds the statutory bid threshold contained in N.J.S.A. 40A:11-3, this approval letter should be submitted to the governing body of the City of Hoboken for a resolution or ordinance awarding the bid amount, pursuant to N.J.S.A. 40A:11-5.

Very truly yours,



Elie Honig  
Director

cc: John J. Hoffman, Acting Attorney General



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

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

**RESOLUTION TO REFUND HANDICAPPED PARKING APPLICATION FEE TO APPLICANTS TAINSKY,  
LAUREANO, LUGO AND MONTALVO IN THE AMOUNT OF \$125.00 EACH**

**WHEREAS**, The Subcommittee for Handicapped Parking denied approval;

**NOW, THEREFOR, BEIT RESOLVED**, by the Council of the City of Hoboken, that warrant be draw on the City Treasure to the order of the following sum opposite the name as reimbursement for handicapped parking fees:

<b>NAME</b>	<b>ADDRESS</b>	<b>AMOUNT</b>
Harriet Tainsky	89 Willow Avenue	\$125.00
Aracelis Laureano	455-9 <sup>th</sup> Street	\$125.00
Elizabeth Lugo	62 Washington Street	\$125.00
Jeremias Montalvo	62 Washington Street	\$125.00

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

**BE IT FURTHER RESOLVED** that a certified copy of this resolution shall be provided to Mayor Dawn Zimmer, Corporation Counsel, and the CFO for action, including a warrant for payment to the above mentioned individual, 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: November 6, 2013**

**APPROVED:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Quentin Wiest  
Business Administrator

\_\_\_\_\_  
Mellissa L. Longo, Esq.  
Corporation Counsel

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

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

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

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

**RESOLUTION TO REVOKE A CONTRACT TO PROCOMM SYSTEM INC. UNDER THEIR STATE CONTRACT NO. 83931 FOR WIRELESS 4.9 GHZ LICENSED MICROWAVE NETWORKING FOR THE FIRE DEPARTMENT ALERTING SYSTEM WHICH WAS ORIGINALLY AWARDED FOR A NOT TO EXCEED AMOUNT OF SIXTY SIX THOUSAND SIX HUNDRED SEVEN DOLLARS (\$66,607.00)**

**WHEREAS**, service and goods for the Wireless 4.9 GHZ Micro Networking, when purchased through a state contract, are exempt from public bidding; and,

**WHEREAS**, the City originally awarded the contract to Procomm Systems Inc. in an amount of Sixty Six Thousand Six Hundred Eight Dollars (\$66,607.00), and thereafter was advised that additional work would be required above the state contractor’s original quote in an amount exceeding 20% of the contract; and,

**WHEREAS**, the City now seeks to revoke the original contract awarded to Procomm Systems Inc., which has not yet been acted upon, in place of a contract with an appropriate state contractor based on a proposal which accurately reflects the services and goods necessary to complete the project, in light of the new circumstances known to the City.

**NOW THEREFORE, BE IT RESOLVED**, that a contract with Procomm Systems Inc. to provide the City with products, goods and services for wireless 4.9 GHz licensed microwave networking for the fire department alerting system with a not to exceed amount of **Sixty Six Thousand Six Hundred Eight Dollars (\$66,607.00)** is hereby revoked effective immediately; and

**BE IT FURTHER RESOLVED**, no payments shall be made to the vendor Procomm Systems Inc. under the revoked contract award, and the monies appropriated for this contract shall be reallocated within the appropriate budget lines; and,

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

**BE IT FURTHER RESOLVED** that a certified copy of this resolution shall be provided to Mayor Dawn Zimmer, Corporation Counsel, the Purchasing Agent, and the CFO 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: November 6, 2013**

**APPROVED:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Quentin Wiest  
Business Administrator

\_\_\_\_\_  
Mellissa L. Longo, Esq.  
Corporation Counsel

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

INTRODUCED BY: Rev SB  
SECONDED BY: JJ

14

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

**RESOLUTION AWARDING PROCOMM SYSTEM INC. A  
CONTRACT UNDER THEIR STATE CONTRACT NO. 83931  
FOR WIRELESS 4.9 GHZ LICENSED MICROWAVE  
NETWORK FOR THE FIRE DEPARTMENT ALERTING  
SYSTEM IN AN AMOUNT NOT TO EXCEED \$66,607.00**

WHEREAS, the City of Hoboken requires a wireless 4.9 GHz Licensed Microwave Network for the Firehouse Alerting System; and,

WHEREAS, the Administration intends to use Procomm System Inc. under their state contract #83931, for said services and provisions; and,

WHEREAS, in accordance with the direction of the Administration, the City Council is asked to award a contract for a wireless 4.9 GHz Licensed Microwave Network for the Firehouse Alerting System to Procomm System Inc. for a total contract amount of Sixty Six Thousand Six Hundred Seven Dollars (\$66,607.00), for goods and services as described in the attached proposal of Procomm System Inc. dated July 17, 2013; and,

WHEREAS, certification of funds is available as follows:

I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that \$66,607.00 is available in the following appropriation 3-01-55-901-014 in the CY2013 budget; and I further certify that this commitment together with all previously made commitments and payments does not exceed the funds available in said appropriation for the CY2013 budget or the capital funds; and I further certify that the funds available in the said appropriation are intended for the purpose herein committed.

Signed: George DeStefano, George DeStefano, CFO

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Hoboken that a contract with the below listed vendor is awarded for an amount not to exceed Sixty Six Thousand Six Hundred Seven Dollars (\$66,607.00) for a wireless 4.9 GHz Licensed Microwave Network for the Firehouse Alerting System, as follows:

1. The above recitals are incorporated herein as though fully set forth at length.
2. The terms of the attached proposal shall govern the contract, and no changes may be made without the prior written consent of both parties.
3. Any change orders which shall become necessary shall be subject to the City's ability to appropriate sufficient funds, which appropriation shall be at the sole discretion of the City Council.
4. The Council hereby authorizes the Mayor, or her designee to execute any and all documents and take any and all actions necessary to complete and realize the intent and purpose of this resolution.
5. The Mayor, or her designee is hereby authorized to execute an agreement, for the

above referenced goods and/or services based upon the following information:

Procomm Systems Inc.  
823 Uniontown Road  
Phillipsburg, NJ 08865

Reviewed:

*Quentin Wiest*  
Quentin Wiest  
Business Administrator

Approved as to form:

*Melissa Longo*  
Melissa Longo, Esq.  
Corporation Counsel

Date of Meeting: August 7, 2013

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

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

AUG 07 2013

*James J. Sarena*

CITY CLERK

**Budget Account Maintenance**

Account: 3-01-55-901-014      Description: 2012 SPECIAL EMERGENCY HURRICANE SALES

Account Type: Non-Budget      Client: TOPKALING      Cap Flag

Fund Type: Budget      Class 10:      Class 10 2:

Activity: Misc      G/L Accounts

Activity To Date		Current Period	
Encumber	694,293.12	Budgeted	3,756,334.95
Expended	1,371,558.36	Balance	1,691,486.28
Trans-In	.00	YTD Requested	31,719.85
Trans-Out	.00	Requested	
Reimburse	.00	Balance	1,660,366.43
Cancel	.00		
		Expanded	13,351.72
		Trans-In	.00
		Trans-Out	.00
		Reimburse	.00

microwave Network 64,607.00  
 E3 Associates 75,400.00  
 BEYER Fleet 22,945.50

---

1495,414.43

**PROCOMM SYSTEMS INC. Professional Communications Systems**

823 Uniontown Road Phillipsburg NJ 08865 (908) 387-6930 Fax (908) 387-6933

July 17, 2013

Hoboken Fire Department  
Attention: Chief Blohm  
201 Jefferson Street  
Hoboken, NJ 07030

HobokenFDMWZ.doc

RE: Wireless Link for F.A.S. System

Dear Chief Blohm;

Please find the following proposal for a Wireless 4.9 GHz Licensed Microwave Network which will include the Radio Backhaul for the Firehouse Alerting System and provide Remote Repeater Receiver Backhaul for the Network. The system requires "Line of Sight" from antenna to antenna for operation. A physical survey will be required to confirm Line of Sight. If Line of Sight is confirmed from the rooftop of Fire Headquarters to the outlying fire houses, then the system design will consist of three individual microwave "hops" with one antenna on each of the three outlying houses and three antennas on Fire Headquarters. If Line of Sight is not possible from Fire Headquarters, then the solution will be to use a taller building within the city that has Line of Sight to all houses including Fire Headquarters. This site will serve as a relay point in the network. The system design with the relay point will consist of four individual microwave "hops". One antenna will be located on Fire Headquarters and four antennas at the relay site; with one antenna on each of the outlying houses.

The reliability of the system will be at 99.99% reliability. The proposed equipment will be manufactured by Carlson Wireless Technologies. Cost will include all licensing and a five year extended warranty with Procomm Systems providing onsite service.

TURN KEY COST WITH RELAY POINT	\$ 65,107.00*
LINE OF SIGHT SURVEY COST	\$ 1,500.00**

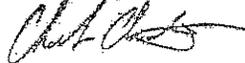
\*Turn Key Cost includes Licensing, Engineering, All Equipment, Complete Installation, UPS Protection, moving F.A.S. System to new network and Five Year Warranty with On Site Service

\*\*Note: Line of Sight cost will be deducted from system total if order is placed.

The above price is under New Jersey State Contract number 83931 for Procomm Systems, Inc. Please address purchase orders to Procomm Systems, Inc. 823 Uniontown Rd. Phillipsburg, NJ 08865.

Thank you for allowing Procomm Systems, Inc. the opportunity to provide you with this proposal. Please feel free to contact me should you have any questions or require additional information.

Sincerely,



Charles Anastasio

rec. 7/17/13 [Handwritten initials]

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

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

**CORRECTIVE RESOLUTION TO THE OCTOBER 17<sup>TH</sup> RESOLUTION AWARDING A CONTRACT TO REGGIO CONSTRUCTION INC. FOR THE PROVISIONS OF CY2013 ROAD PROGRAM IN ACCORDANCE WITH THE CITY'S BID NO. 13-12 IN THE TOTAL AMOUNT OF \$395,406.25 FOR BASE BID PLUS ALTERNATE A**

**WHEREAS**, on October 17, 2013 a resolution was adopted by the Governing body entitled "Resolution awarding a contract to Reggio Construction Inc. for the provisions of CY2013 road program in accordance with the City's bid no. 13-12 in the total amount of \$395,406.25"; and,

**WHEREAS**, the resolution was found to have a clerical error in the vendor totals, in Reggio's base bid, which read "\$300,522.18" when it should have read "\$300,552.18"; and,

**WHEREAS**, the DOT has requested a formally adopted corrective resolution for their records, which the City wishes to comply with to ensure continued compliance with the City's grant obligations to the DOT; and,

**WHEREAS**, certification of funds is not required for this clerical correction, as the totals were all correct in the original resolution.

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

- A. This resolution clerically amends the \_\_\_ Whereas clause of the original October 17, 2013 resolution so that the Reggio Base Bid in the table is in the total amount of "\$300,552.18" instead of the original resolution's incorrect amount of "\$300,522.18"
- B. This resolution shall take effect immediately upon passage.

**Meeting date: November 6, 2013**

**APPROVED:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Quentin Wiest  
Business Administrator

\_\_\_\_\_  
Mellissa Longo  
Corporation Counsel

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

Introduced by:

Seconded by:

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

**RESOLUTION AWARDING A CONTRACT TO REGGIO CONSTRUCTION INC. FOR THE PROVISIONS OF CY2013 ROAD PROGRAM IN ACCORDANCE WITH THE CITY'S BID NO. 13-12 IN THE TOTAL AMOUNT OF \$395,406.25 FOR BASE BID PLUS ALTERNATE A**

**WHEREAS**, proposals were received for Bid Number 13-12 for the provisions of CY2013 Road Resurfacing Program; and,

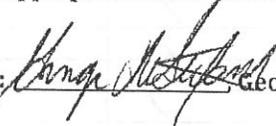
**WHEREAS**, two (2) bid proposals were received in good stead, of which the lowest three responsible and responsive were:

<u>VENDOR</u>	<u>BASE</u>	<u>ALT A</u>	<u>ALT B</u>	<u>TOTAL</u>
Reggio Construction Inc. 1575 West Street Fort Lee, NJ 07024	\$300,522.18	\$94,884.07	\$85,134.28	\$480,540.53
AJM Contractors 300 Kuller Road Clifton, NJ 07011	\$425,360.00	\$131,535.00	\$128,038.00	\$684,933.00

**WHEREAS**, pursuant to the recommendation of the City Contractor and the Purchasing Department (attached hereto) the City wishes to contract for the services specified in Bid No. 13-12, and Reggio Construction Inc. submitted a responsible, and responsive bid for the base bid plus alternate A in the amount of \$395,406.25; and,

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

I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that \$395,406.25 is available in the following appropriations: \$356,280.00 in G-02-41-200-DT3, and \$39,126.25 in C-04-55-800-824 in the CY2013 budget; and I further certify that this commitment together with all previously made commitments and payments does not exceed the funds available in said appropriation for the CY2013; and I further certify that the funds available in the said appropriation are intended for the purpose herein committed.

Signed:  George DeStefano, CFO

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

- A. This resolution awards a contract to Reggio Construction Inc. for the Base Bid plus Alternate A fro Bid No. 13-12, in the total amount of Three Hundred Ninety Five Thousand Four Hundred Six Dollars and Twenty Five Cents (\$395,406.25).
- B. This contract award is subject to the condition precedent that the contractor submit a complete Iranian Investment Form the Purchasing Agent prior to the City's requirement to execute the contract, and within seven (7) business days of the

YB DETRODA MOITULU2022A YPOB  
THE COPY OF A RESOLUTION ADOPTED BY  
THE CITY OF HOBOKEN, N.J.

award of this contract.

- C. If the contract, as provided by the City of Hoboken, is not executed by the vendor within 21 days of execution of this award, the City may cancel this award and rebid the contract.
- D. The contract shall be in accordance with the terms of the specifications and the vendor's corresponding bid proposal documents. No exceptions were noted in the Purchasing Agent's recommendation; therefore, none will be accepted in performing obligations under the bid.
- E. This contract is subject to the submission of accurate and enforceable performance and maintenance bonds in accordance with the terms of the specifications.
- F. This contract is subject to liquidated damages as more definitely described in the specifications.
- G. Pursuant to the provisions of N.J.S.A. 40A:11-11(5), the Mayor or her agent is hereby authorized to enter into an Agreement with Reggio for said purchase and sale.
- H. This resolution shall take effect immediately upon passage.

Meeting date: October 2, 2013

APPROVED:

Quentin Wiest  
 Quentin Wiest  
 Business Administrator

APPROVED AS TO FORM:

Melissa Longo  
 Melissa Longo  
 Corporation Counsel

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

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

OCT 02 2013

James J. Sarena

CITY CLERK

**Budget Account Maintenance**

Account:  Desc:

Act Type:  Chk Acct:  Cap Flag:

Fund Type:  Class Id:  Class Id 2:

Activity To Date		Current Period	
Encumber	.00	Budgeted	356,280.00
Expended	.00	Balance	356,280.00
Trans-In	.00	YTD Requested	.00
Trans-Out	.00	Requested Balance	356,280.00
Reimburse	.00	Expended	.00
Cancel	.00	Trans-In	.00
		Trans-Out	.00
		Reimburse	.00

Notes Exist



**Budget Account Maintenance**

Account:  Desc:   
 Acc Type:  Chk Acct:  Cap Flag:   
 Fund Type:  Class Id:  Class Id 2:

Activity To Date		Current Period	
Encumber	26,476.14	Budgeted	.00
Expended	123,494.57	Balance	103,018.43
Trans-In	.00	Expended	.00
Trans-Out	.00	Trans-In	.00
Reimburse	.00	Trans-Out	.00
Cancel	.00	Reimburse	.00
		YTD Requested	.00
		Requested Balance	103,018.43

Notes Exist



**SPONSORED:** \_\_\_\_\_  
**SECONDED:** \_\_\_\_\_

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

**RESOLUTION CANCELLING THE 2013/2014 REAL ESTATE TAXES ON BLOCK 12 LOTS 1, 7, 12-16,  
ALSO KNOWN AS THE BLOCK 12 PONTE EQUITY PROPERTY**

**WHEREAS**, the City of Hoboken acquired the subject property by way of condemnation, which acquisition was recorded on October 8, 2013, and, therefore, the property should have been tax exempt prospectively from that date forward; and,

**WHEREAS**, the property still shows open taxes, based on the original assessment which should hereafter be cancelled; and,

**WHEREAS**, the Tax Collector's files still indicate that taxes are due for the tax periods 2013Q3, 2013Q4, 2014Q1 and 2014Q2, and the Tax Collector would like to cancel the erroneous charges in the total amount of \$23,929.72 (as further described in the attached spreadsheet).

**NOW THEREFORE BE IT RESOLVED**, by the City Council of the City of Hoboken, that the real estate tax balance on Block 12 Lots 1, 7, 12-16, also known as the Block 12 Ponte Equity Property (as further described in the attached spreadsheet) be cancelled in the total amount of \$23,929.72.

**Reviewed:**

**Approved as to Form:**

\_\_\_\_\_  
Quentin Wiest  
Business Administrator

\_\_\_\_\_  
Mellissa Longo, Esq.  
Corporation Counsel

**Meeting Date: November 6, 2013**

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

Property purchased through the eminent domain process: PONTE EQUITIES INC

Below is a break down of each parcel with the tax amount that should be canceled by resolution

Block	Lot	Prop. Location	Property Owner	2013Q3 Open	2013Q4 Open	2014Q1 Open	2014Q2 Open	Grand Total
12	1	57-67 Harrison St.	Debrosses Garage Corp C/O Ponte	3.21	2,971.80	2,942.38	2,942.37	8,859.76
12	7	69 Harrison St.	Ponte Equities Inc.	0.54	817.76	809.67	809.66	2,437.63
12	12	57 Paterson Ave	Ponte Equities Inc.	0.66	983.74	974.00	973.99	2,932.39
12	13	55 Paterson Ave	Ponte Equities Inc.	0.43	639.67	633.34	633.33	1,906.77
12	14	51-53 Paterson Ave	Ponte Equities Inc.	0.33	506.40	501.39	501.39	1,509.51
12	15	64 Jackson St.	Unity Envmtl & Educational Systems	0.42	636.03	629.74	629.74	1,895.93
12	16	58-62 Jackson St.	Ponte Equities Inc.	<u>0.97</u>	<u>1,471.97</u>	<u>1,457.40</u>	<u>1,457.39</u>	<u>4,387.73</u>
<b>Total</b>				<b>6.56</b>	<b>8,027.37</b>	<b>7,947.92</b>	<b>7,947.87</b>	<b>\$ 23,929.72</b>

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

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

**RESOLUTION AUTHORIZING EXECUTION OF THE ATTACHED RAIN GARDEN AGREEMENT  
BETWEEN THE CITY OF HOBOKEN AND THE COUNTY OF HUDSON**

**WHEREAS**, the City of Hoboken is currently involved in installation and maintenance of a rain garden curb extension at Garden and 4<sup>th</sup>, which is county owned property; and,

**WHEREAS**, the Administration has worked with the county to ensure consent from the county for the placement of the rain garden on their property, subject to certain obligations on the part of the City, as more thoroughly defined in the attached agreement; and,

**WHEREAS**, the City finds the terms of the attached agreement to be in the City's best interest, under the circumstances.

**NOW THEREFORE BE IT RESOLVED**, by the City Council of the City of Hoboken, that the Mayor or her designee is hereby authorized to enter into the attached agreement to effectuate the placement, installation and continuation of the rain garden curb extension at Garden and 4th, and to take any action necessary to effectuate and realize the purpose and intent of this resolution. .

**Reviewed:**

**Approved as to Form:**

\_\_\_\_\_  
Quentin Wiest  
Business Administrator

\_\_\_\_\_  
Mellissa Longo, Esq.  
Corporation Counsel

**Meeting Date: November 6, 2013**

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

**AGREEMENT FOR THE INSTALLATION AND MAINTENANCE OF A RAIN  
GARDEN CURB EXTENSION ON THE COUNTY RIGHT OF WAY AT  
GARDEN STREET AND 4<sup>TH</sup> STREET IN THE CITY OF HOBOKEN**

**THIS AGREEMENT** made as of this     day of                             2013, by and between the County of Hudson, a body corporate and politic of the State of New Jersey, having offices at 567 Pavonia Avenue, New Jersey 07306 (“County”) and the City of Hoboken, a municipal corporation of the State of New Jersey, having offices at 94 Washington Street, 07030 (“Hoboken”).

**WHEREAS**, Hoboken has received a grant from Sustainable Jersey to design and construct a rain garden curb extension at Garden Street and 4<sup>th</sup> Street in Hoboken; and

**WHEREAS**, the County is the owner of various rights of way, which include the public roadway of Garden Street; and

**WHEREAS**, the installation of the rain garden curb extension shall be at no cost to the County, Hoboken being responsible for all installation, repair and maintenance costs; and

**WHEREAS**, it is in the public interest and benefit that this rain garden curb extension be installed on Garden Street near 4<sup>th</sup> Street; and

**NOW, THEREFORE**, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. The County grants Hoboken permission to install a rain garden curb extension at Garden Street and 4th Street in the City of Hoboken. Said installation shall be at no cost to the County. A diagram of the rain garden curb extension is attached to this Agreement as Exhibit 1.
2. Hoboken shall be responsible for determining the need for and conducting all repair and maintenance of the rain garden curb extension, and shall bear all the costs related thereto.
3. Hoboken agrees to indemnify and hold the County harmless from and against all liability, claims, suits, damages, costs, losses and expenses caused by, resulting from, or based upon the grossly negligent and/or willful acts or omissions of Hoboken, its agents, servants employees, contractors or invitees arising out of or relating to this Agreement. Hoboken shall further indemnify and hold the County harmless from and against all liability, claims, suits, damages, costs, losses and expenses arising from the breach or default in the performance of this Agreement on the part of Hoboken, its

agents, servants, employees, contractors or invitees, or otherwise out of Hoboken's obligations in connection with the performance of this agreement. Hoboken's obligations to indemnify and hold the County harmless shall include (without limitation) all costs, counsel fees, expenses and liabilities incurred in connection with any such action, or proceeding brought against the County. Hoboken, upon notice from the County shall defend, at its sole cost and expense, any such action or proceeding. The County in its discretion, may engage separate independent counsel, at its sole cost and expense, to appear on its behalf in response to such claim, action or proceedings, and the retention of separate counsel shall not constitute a waiver of the County's rights or Hoboken's obligations under this paragraph, except that any decisions regarding settlement of County liability by the County's independent counsel must be approved by Hoboken, or said liabilities resulting therefrom against the County shall be borne solely by the County. Hoboken does not agree to indemnify the County, or hold it harmless for liability and/or claims arising out of acts and omissions of the County, its agents, servants or employees.

4. Permission to install the rain garden curb extension shall not relieve Hoboken of the responsibility or obligation to obtain all necessary State, County and/or Municipal permits; and

5. This Agreement shall not be deemed or construed to create or vest any legal title to or leasehold interest in the County's right of way.

6. Hoboken shall provide, in writing to the County, the names of two (2) authorized representatives of Hoboken who shall be responsible for adherence to the terms and conditions of the Agreement.

7. All notices between the parties shall be addressed and delivered to the following:

FOR THE COUNTY OF HUDSON:

Office of the County Engineer  
Demetrio Arencibia, County Engineer  
Division of Roads and Buildings  
595 County Avenue  
Building 3, 2<sup>nd</sup> Floor  
Secaucus, New Jersey 07094

WITH COPY TO:

Office of the County Counsel  
Donato Battista, Esq.

County of Hudson  
567 Pavonia Avenue  
Jersey City, New Jersey 07306

FOR THE CITY OF HOBOKEN

Office of the Mayor  
Dawn Zimmer  
94 Washington Street  
Hoboken, New Jersey 07030

WITH A COPY TO:

Office of Corporation Counsel  
Mellissa L. Longo, Esq.  
94 Washington Street  
Hoboken, New Jersey 07030

8. When any notice is required pursuant this Agreement, that notice shall be in writing forwarded to the addressees set forth herein. The manner of delivery shall be by overnight mail by an overnight delivery service such as UPS or Fedex, hand delivery with proof of receipt or by certified mail return receipt requested. Email or fax shall not constitute notice under this Agreement, the parties agree to promptly inform each other of any changes in the addresses set forth above.

9. This Agreement embodies the entire understanding of the parties. If one or more of the provisions or terms contained in this Agreement shall be held invalid, illegal or unenforceable in any respect, the validity of the remaining covenants, terms or provisions shall remain in full force and effect.

10. This agreement shall be governed by and construed in accordance with the laws of the State of New Jersey. Any legal action or enforcement or any other legal issue relating to this agreement shall be instituted in the Superior Court of New Jersey located in Hudson County.

11. The above referenced recitals shall be incorporated in this Agreement.

(THIS SPACE INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the first date first written above:

WITNESS

COUNTY OF HUDSON

By: \_\_\_\_\_  
Alberto G. Santos  
Clerk of the Hudson County Freeholders

By: \_\_\_\_\_  
Abraham Antun  
County Administrator

WITNESS

CITY OF HOBOKEN

By: \_\_\_\_\_

By: \_\_\_\_\_  
Hon. Dawn Zimmer  
Mayor of the City of Hoboken

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

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

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

**Inserting a Special Item of Revenue into the CY 2013 Municipal Budget**

**2013 SUSTAINABLE JERSEY GRANT CY 2013**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the Budget of any county or municipality when such item shall have been made available By law and the amount thereof was not determined at the time of the adoption of the Budget, and

**WHEREAS**, said Director may also approve the insertion of an item of Appropriation for an equal amount, and

**WHEREAS**, the City of Hoboken has received notice of an award of \$2,000.00 from NJLM Educational Foundation wishes to amend its CY 2013 Budget to include this amount as revenue.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Hoboken, in the County of Hudson, State of New Jersey, hereby requests the Director Of the Division of Local Government Services to approve the insertion of an item of Revenue in the budget of the year CY 2013 in the sum of.....\$2,000.00  
This is now available as revenue from:

Miscellaneous Revenues:

Special Items of General Revenue Anticipated  
With Prior Written Consent of the Director of the  
Division of Local Government Services:

State and Federal Revenues Off-set with  
Appropriations:

2013 Sustainable Jersey Grant

**NOW, THEREFORE, BE IT RESOLVED** that the like sum of: \$2,000.00  
Be and the same is hereby appropriated under the caption of:

General Appropriations:

(a) Operations Excluded from CAPS  
State and Federal Programs Off-Set by  
Revenues:

2013 Sustainable Jersey Grant  
Other Expenses \$2,000.00

**NOW, THEREFORE, BE IT RESOLVED**, that the City Clerk forward two certified copies of this resolution to the Director of Local Government Services for approval.

MEETING DATE: November 6, 2013

Approved:

Approved as to Form:

---

Quentin Wiest  
Business Administrator

---

Melissa Longo  
Corporation Counsel

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

**NJLM EDUCATIONAL FOUNDATION, INC.**

222 W STATE STREET  
TRENTON, NJ 08608

**HVC Bank** Hopewell Valley  
Community Bank  
3800 Quakerbridge Rd., Hamilton, NJ 08619

55-782-312

Check Number: **1634**  
1634

EZShield<sup>SM</sup> Check Fraud  
Protection for Business

**PAY:** Two Thousand and 00/100 Dollars

DATE: Oct 10, 2013  
AMOUNT: \$2,000.00

Memo: Smalls Grants Program 2013

TO THE ORDER OF: Hoboken City  
94 Washington Street  
Hoboken, NJ 07030

*Walter S. ...*  
TREASURER  
*Michael ...*  
SECRETARY

Details on back

⑈001634⑈ ⑆031207827⑆ 3000512255⑈

**NJLM EDUCATIONAL FOUNDATION, INC.**

1634

Hoboken City

Check Number: 1634  
Check Date: Oct 10, 2013  
Check Amount: \$2,000.00

MCBEE To Reorder: 1-800-862-2331 or www.mcbeflc.com  
PRODUCT FL600

Date	Amount Paid	Description
10/10/13	2,000.00	Smalls Grants Program 2013

**NJLM**  
**EDUCATIONAL FOUNDATION, INC.**

**OFFICERS**

Arthur R. Ondish  
President  
Mayor, Mt. Arlington

Jun Choi  
Vice President  
Former Mayor, Edison

William G. Dressel, Jr.  
Treasurer  
NJLM Executive Director

Michael J. Darcy, CAE  
Secretary  
NJLM Assistant Executive Director

**TRUSTEES**

Paul Matocera  
NJLM Past President

Sam Delgado  
Vice President  
External Affairs  
Verizon

Art Guida  
Director  
External Affairs  
PSE & G

Jim Hughes  
Dean, El Bloustein  
School of Planning & Public Policy, Rutgers,  
The State University

Linda Kellner, Chief of Staff  
Steve Rybka, Manager, Public Affairs  
New Jersey Natural Gas/Resources

William J. Walsh  
Vice President  
Government Affairs  
New Jersey American Water

Danielle Capozzoli  
Corporate Attorney  
United Water

Jesse Tweedle, Sr.  
Mayor, Pleasantville City

Robert W. Bowser  
Mayor, East Orange

Susan M. Coan  
Director, NJ State Relations  
Atlantic City Electric

Louise Wilson  
Past President  
NJLM Educational Foundation, Inc.

Ken Gardner  
Vice President  
PNC Government Banking

Shawn D. Robertson  
Vice President/Government Banking  
Capital One Bank, Fairfield

Gary M. Schlosser  
Senior Vice President  
TD Bank

Brian Turano  
Vice President of Government Banking  
Investors Bank

James Benton  
Executive Director  
New Jersey Petroleum Council/API

Charlene Brown  
Regional Vice President  
AT & T External Affairs

Mark Jones  
Vice President, External Affairs  
Jersey Central Power & Light Company

**STAFF**

Michael Cerra  
NJLM, Policy Advisor

William Kearns  
Legal Advisor

September Friday, October 11, 2013

Honorable Dawn Zimmer  
Mayor  
Hoboken City  
94 Washington St.  
Hoboken, NJ 07030

Dear Mayor Dawn Zimmer:

**Once again, congratulations on your selection for a 2013 Sustainable Jersey  
Small Grant!**

Enclosed please find a check for \$2,000 representing the full disbursement of your capacity building grant. These funds must be fully expended and final reports submitted by October 31<sup>st</sup>, 2014. Details of the program reporting requirements are attached.

We hope that you can join us at the 2013 Sustainable Jersey Awards Luncheon which will be held on Tuesday November 19, 2013 from 11:30 to 1:30 in the Crown Ballroom, Sheraton Convention Center Hotel in Atlantic City, NJ.

During this event we will recognize all Sustainable Jersey Small Grants award winners. Award winners will be invited up to the stage for a group photo during the luncheon ceremony. Unfortunately time constraints will not allow grant recipients the opportunity to address the audience. You are also invited to attend an individual check presentation photo-op with a Walmart representative that will take place immediately following the luncheon.

Enclosed please find one complimentary ticket to the Sustainable Jersey Awards Luncheon. If your town would like to purchase additional tickets please go to the Sustainable Jersey website for more information:  
<http://www.sustainablejersey.com/events-trainings/sustainable-jersey-annual-luncheon/>

We wish your Green Team great success over the next year! If you have any questions on your grant please contact Jane Rosenblatt from Sustainable Jersey at 609-771-2271.

Sincerely,



William Dressel  
Treasurer

Enclosures:

Check #: 1634

Reporting Requirements - Grantees Certification and Declaration

~~Cc: Finance Contact: Quentin West, Business Administrator  
Primary Contact: Chris Brown, Principal Planner~~

On Reverse Side "Reporting Requirement/Grantees Certification and Declaration"

c/o 222 West State Street, Trenton, NJ 08608

*Sustainable Jersey Small Grants Funded by Walmart Reporting Requirements*  
Reporting Requirements for Recipients of 2013 Capacity Building Grants (\$2,000)

Submit project reports by email to [grants@sustainablejersey.com](mailto:grants@sustainablejersey.com). These reporting requirements are a condition of your grant award. If this documentation is not received on time, your municipality may not be eligible to apply for future Sustainable Jersey grants. A month prior to the reporting deadline we will send out a reminder email with a template for completing this report.

**Final Report due October 31<sup>st</sup>, 2014 (required)**

The mandatory Final Report must document the implementation of the Green Team work plan/strategic plan and/or action described in your application.

Please address the following questions:

- How was the money spent?
- How did the project differ from the original proposal and the Interim Report?
- What has been achieved? Answer with relevant quantitative measures (dollars saved, greenhouse gas emissions reduced, number of participants, etc) and qualitative assessments (describe community impact).
- What challenges were faced and how were they overcome?
- What improvements could be made if this project were undertaken again?

In addition to the narrative portion, please attach a detailed accounting of expenditures and photographs of the project. The final report must also include the Grantees Certification and Declaration signed by municipal administrator or other authorized representative [attached below]. Dispersal of the second half of the grant funds will only be made after this documentation has been received.

Hoboken City

**GRANTEES CERTIFICATION AND DECLARATION**

I do solemnly declare and certify under the penalties of the law that the within description of the grant project is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that all expenditures are allowable charges against said grant and that all compliance issues of this grant have been met per the grant agreement.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

POSITION \_\_\_\_\_

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

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

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

**Inserting a Special Item of Revenue into the CY 2013 Municipal Budget**

**ENERGY ALLOCATION INITIATIVE – CY 2013**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the Budget of any county or municipality when such item shall have been made available By law and the amount thereof was not determined at the time of the adoption of the Budget, and

**WHEREAS**, said Director may also approve the insertion of an item of Appropriation for an equal amount, and

**WHEREAS**, the City of Hoboken has received notice of an award of \$142,080.00 from the Office of the Attorney General to amend its CY 2013 Budget to include this amount as revenue.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Hoboken, in the County of Hudson, State of New Jersey, hereby requests the Director Of the Division of Local Government Services to approve the insertion of an item of Revenue in the budget of the year CY 2013 in the sum of.....\$142,080.00 This is now available as revenue from:

Miscellaneous Revenues:

Special Items of General Revenue Anticipated  
With Prior Written Consent of the Director of the  
Division of Local Government Services:

State and Federal Revenues Off-set with  
Appropriations:

Energy Allocation Initiative O/E

**NOW, THEREFORE, BE IT RESOLVED** that the like sum of: \$142,080.00 Be and the same is hereby appropriated under the caption of:

General Appropriations:

(a) Operations Excluded from CAPS  
State and Federal Programs Off-Set by  
Revenues:

Energy Allocation Initiative O/E  
Other Expenses

**NOW, THEREFORE, BE IT RESOLVED**, that the City Clerk forward two certified copies of this resolution to the Director of Local Government Services for approval.

MEETING DATE: November 6, 2013

Reviewed by:

Approved as to Form:

\_\_\_\_\_  
Quentin Wiest  
Business Administrator

\_\_\_\_\_  
Mellissa Longo  
Corporation Counsel

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



**State of New Jersey**  
 OFFICE OF THE ATTORNEY GENERAL  
 DEPARTMENT OF LAW AND PUBLIC SAFETY  
 DIVISION OF STATE POLICE  
 POST OFFICE BOX 7068  
 WEST TRENTON, NJ 08628-0068  
 (609) 882-2000

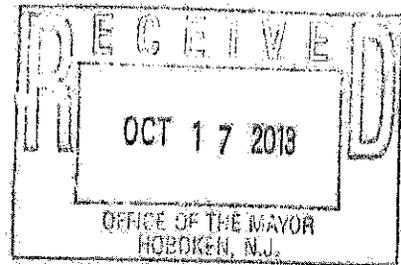
CHRIS CHRISTIE  
 Governor

KIM GUADAGNO  
 Lt. Governor

JOHN J. HOFFMAN  
 Acting Attorney General

COLONEL JOSEPH R. FUENTES  
 Superintendent

October 9, 2013



The Honorable Dawn Zimmer  
 Mayor  
 City of Hoboken  
 94 Washington Street  
 Hoboken, New Jersey 07030

Dear Mayor Zimmer:

I am pleased to inform you that the State of New Jersey has allocated \$142,080 to the City of Hoboken through the Hazard Mitigation Grant Program – Energy Allocation Initiative.<sup>1</sup> The Energy Allocation Initiative is intended to support efforts to encourage enhanced energy resilience for critical assets and facilities in New Jersey. The program will allow communities to pursue technical innovation by harnessing the resources of the State’s energy, environmental, and emergency management agencies and the perspective of the U.S. Department of Energy’s subject matter experts.

Communities across the State have recognized the importance of energy resilience in the Superstorm Sandy long-term recovery process: the Hazard Mitigation Grant Program (HMGP) received over 750 Letters of Intent in requests for generators and energy solutions totaling over \$325 million in estimated cost. With the collaboration of representatives from the NJ Office of Emergency Management, NJ Office of Homeland Security & Preparedness, NJ Department of Environmental Protection, and the NJ Board of Public Utilities, each Letter of Intent submitted to the HMGP that included an energy project was analyzed. Objective criteria – including population size and density, facility type, NFIP

<sup>1</sup> The State intends to satisfy the Hazard Mitigation Grant Program – Energy Allocation Initiative’s local share obligation. Therefore the Energy Allocation funding level specified represents the full value of the allocated funds available to support energy resilience projects. Any costs in excess of the Energy Allocation will be the responsibility of the municipality.



*"An Internationally Accredited Agency"*

*New Jersey Is An Equal Opportunity Employer  
 Printed on Recycled Paper and Recyclable*



participation, FEMA Public Assistance data, and other relevant factors – were used as a guide to identify those energy resilience projects that have the potential to serve the greatest need in the event of a future disaster or other event impacting the larger electrical grid. In total, \$25 million is being allocated to 147 jurisdictions and public entities to support energy resilience projects. Your municipality is receiving an allocation because your request to pursue energy resilience for critical facilities identified in your community scored among the highest in the State. Your Energy Allocation may be used to support energy resilience projects to benefit these buildings and/or other locations of critical importance to the City of Hoboken that meet FEMA's minimum eligibility requirements.

As part of the process, the State partnered with the U.S. Department of Energy (DOE), the DOE's National Renewable Energy Laboratory (NREL), and FEMA to analyze HMGP requests for energy solutions. NREL developed an energy questionnaire to evaluate potential resilient energy solutions and then analyzed the results on a local/facility level. Based on those results, NREL identified potential opportunities on a local/facility level to build energy resilience by pursuing innovative – but cost-effective – energy solutions. Those opportunities include retrofitting existing solar panel systems to provide continuous power during a disaster; exploring fuel cells, combined-heat-and-power, or other resilient technology which could result in monthly energy savings and be “islanded” from the electrical grid; installing natural gas, solar, or tri-fuel generators; and other innovative technologies. The attached enclosure summarizes the analysis to address specific needs of your municipality, based on the information provided to NREL. (See Appendix A, “National Renewable Energy Laboratory's Analysis.”) A broader set of technologies is also available. (See Appendix B, “Energy Allocation Permissible Uses.”)

In some circumstances, diesel emergency generators – which are an eligible expense under the HMGP Energy Allocation Initiative – may offer a degree of energy resilience. As the NREL analyses highlight, other energy technologies may actually offer greater resilience in the event of prolonged electrical grid failures: solutions other than diesel generators may be less reliant on liquid fuel supply and availability, may have longer continuous run times, and less environmental impacts. Depending on the type of energy technology your municipality pursues, additional incentive grants of up to \$3 million are currently available to support certain types of technology through New Jersey's Clean Energy Program – Combined Heat and Power/Fuel Cell programs.<sup>2</sup> In addition, the State is exploring revolving loan funds and other models that would offer additional support through a combination of additional grants and low-interest financing.

**As a condition of receiving funding under the State's HMGP Energy Allocation Initiative, a representative from your municipality is required to attend one of three seminars offered later this month.** (See Appendix C, “Energy Allocation Initiative Information Seminars.”) At the seminars, subject matter experts in energy resilience will discuss the technologies available through the Energy Allocation Initiative and information will be provided on the process for accessing HMGP Energy Allocation Initiative funding. The seminars will also discuss opportunities to leverage other available funding sources to support resilient energy projects. **Please register no later than 5:00pm on Thursday, October 24, 2013** for one of the three seminars. Registration is available online at the Sustainable Jersey<sup>®</sup> website (<http://www.sustainablejersey.com/index.php?id=305>).

<sup>2</sup> Additional information is available at <http://www.njcleanenergy.com/>.

Your municipality's Energy Allocation is subject to additional terms and conditions, which will be discussed at the seminar. All projects must meet FEMA regulations and are subject to a benefit-cost analysis, permitting, and other restrictions. In addition, your municipality will be required to submit a State-approved project(s) plan by a date certain or risk loss of funding.

Although we will discuss the process for moving forward at the upcoming seminars later this month, please feel free to contact me by phone, (609) 306-8927, or by email, [lpp5698@gw.njsp.org](mailto:lpp5698@gw.njsp.org), with any questions. In addition, the NJ Board of Public Utilities is available to answer questions regarding energy solutions by phone, at (866) NJ-SMART, or by email, [HMGPTechnologies@njcleanenergy.com](mailto:HMGPTechnologies@njcleanenergy.com). On behalf of the cross-agency working group leading New Jersey's energy resilience efforts following Superstorm Sandy, we look forward to the opportunity to work with you.

Sincerely,



A/SFC Michael Gallagher  
State Hazard Mitigation Officer

c: Stephen Marks, [smarks@hobokennj.org](mailto:smarks@hobokennj.org)

**APPENDIX A**  
National Renewable Energy Laboratory's Analysis  
for the City of Hoboken

This past summer, the City of Hoboken was asked to participate in a statewide questionnaire which requested information regarding critical facilities and assets in that municipality, including facilities' electrical and thermal load, facility size, and other technical information. Information provided was analyzed by subject matter experts at the National Renewable Energy Laboratory (NREL) to evaluate opportunities for energy resilience. Based on that analysis, NREL identified energy technology solutions specific to facilities evaluated. NREL's analysis can be used as a resource to support jurisdictions and entities in making decisions on the most cost-effective, resilient technologies commercially available.

**The results of NREL's analysis for the City of Hoboken are listed in the accompanying table, to the extent your municipality participated in the statewide questionnaire. (See "Appendix A (Continued).")** Hazard Mitigation Grant Program -- Energy Allocation Initiative funds may potentially be used to support the implementation of NREL's analysis.<sup>3</sup>

Additional resources are available to assist in selecting the most effective resilient energy technology on a facility-level basis. The NJ Board of Public Utilities is available to answer technical questions by phone, at (866) NJ-SMART, or by email, [HMGPTechnologies@njcleanenergy.com](mailto:HMGPTechnologies@njcleanenergy.com). In addition, the NJ Board of Public Utilities offers no-cost energy audits to municipalities and other government units that can provide an initial estimate of the feasibility and cost effectiveness of the energy resilient technologies.

---

<sup>3</sup> NREL's analysis is not binding on jurisdictions and entities. Energy Allocations are intended to support the permissible uses listed in Appendix B and are subject to FEMA benefit-cost analysis and applicable regulations.

The analysis was compiled by NREL for FEMA and the State of New Jersey. Neither the United States government nor any agency thereof, nor any of their employees, makes any warranty, express or implied, or assumes any legal liability or responsibility for the accuracy, completeness, or usefulness of any information, apparatus, product, or process disclosed, or represents that its use would not infringe privately owned rights. Reference herein to any specific commercial product, process, or service by trade name, trademark, manufacturer, or otherwise does not necessarily constitute or imply its endorsement, recommendation, or favoring by the United States government or any agency thereof. The views and opinions of authors expressed herein do not necessarily state or reflect those of the United States government or any agency thereof.

**APPENDIX B**  
 Permissible Uses of Energy Allocation Initiative Funding

The State intends for the Energy Allocation Initiative to offer municipalities, counties, and other qualified government units the opportunity to pursue energy resilience through a broad range of available technologies. Below is a list of permissible uses for Energy Allocation Initiative funding.

The permissible use(s) ultimately pursued using Energy Allocation Initiative funding must comply with FEMA regulations and would need to meet FEMA minimum standards for HMGP awards, including a benefit-cost analysis. Additional information regarding each permissible use will be available at the upcoming seminars and on the Sustainable Jersey website as well as the NJ Clean Energy website. (See Appendix C.)

Permissible Use	Description of Permissible Use
<p>Permanent back-up or stand-by generator to be operated as an emergency generator (powered by natural gas).</p>	<p>A small capacity natural gas generator, typically in the 100 kW or smaller range but could be larger. The generator is installed permanently on-site and operates automatically when the distribution grid power is down. This includes a transfer switch and wiring of critical loads with a lock box. The generator must be operated as an emergency generator only as defined by the New Jersey Department of Environmental Protection (NJDEP). Engines powering generators that comply with all applicable regulations (including installation of air pollution control equipment) can be permitted as regular generators allowing them to operate during periods other than defined emergencies.</p> <p>The approximate cost for the installation of a permanent emergency generator is in the \$450 per kW to \$650 per kW range.</p>
<p>Permanent back-up or stand-by generator to be operated as an emergency generator (powered by propane)</p>	<p>A small propane capacity generator, typically in the 100 kW or smaller range but could be larger. The generator is installed permanently on-site and operates automatically when the distribution grid power is down. This includes a transfer switch and wiring of critical loads with a lock box. The generator must be operated as an emergency generator only as defined by NJDEP. Engines powering generators that comply with all applicable regulations (including installation of air pollution control equipment) can be permitted as regular generators allowing them to operate during periods other than defined emergencies.</p> <p>The approximate cost for the installation of a permanent emergency generator is in the \$450 per kW to \$650 per kW range.</p>
<p>Permanent back-up or stand-by generator to be operated as an emergency generator (powered by diesel)</p>	<p>A small diesel capacity generator, typically in the 100 kW or smaller range but could be larger. The generator is installed permanently on-site and operates automatically when the distribution grid power is down. This includes a transfer switch and wiring of critical loads with a lock box. The generator must be operated as an emergency generator only as defined by NJDEP. Engines powering generators that comply with all applicable regulations (including installation of air pollution control equipment) can be permitted as regular generators allowing them to operate during periods other than defined emergencies.</p> <p>The approximate cost for the installation of a permanent emergency generator is in the \$450 per kW to \$650 per kW range.</p>
<p>Permanent back-up or stand-by generator to be operated as an emergency generator (powered by combination of sources or dual/fuels)</p>	<p>A small capacity generator, typically in the 100 kW or smaller range but could be larger. These generators can use a combination of fuels including diesel and natural gas. The generator is installed permanently on-site and operates automatically when the distribution grid power is down. This includes a transfer switch and wiring of critical loads with a lock box. The generator must be operated as an emergency generator only as defined by NJDEP. Engines powering generators that comply with all applicable regulations (including installation of air pollution control equipment) can be permitted as regular generators allowing them to operate during periods other than defined emergencies.</p> <p>The approximate cost for the installation of a permanent emergency generator is in the \$450 per kW to \$650 per kW range.</p>

Permissible Use	Description of Permissible Use
<b>Portable standby or back-up emergency generator (powered by diesel)</b>	<p>A small capacity diesel generator that is typically in the 5 kW to 10 kW range. The portable generator is brought to a site for use when the grid power is down. This could include a quick connect set up (aka a tap box and lockout unit). The generator must be operated as an emergency generator only as defined by NJDEP. Engines powering generators that comply with all applicable regulations (including installation of air pollution control equipment) can be permitted as regular generators allowing them to operate during periods other than defined emergencies.</p> <p>The approximate cost is in the \$200 per kW to \$450 per kW range.</p>
<b>Portable standby or back-up emergency generator (powered by propane)</b>	<p>A small capacity propane generator that is typically in the 5 kW to 10 kW range. The portable generator is brought to a site for use when the grid power is down. This could include a quick connect set up (aka a tap box and lockout unit). The generator must be operated as an emergency generator only as defined by NJDEP. Engines powering generators that comply with all applicable regulations (including installation of air pollution control equipment) can be permitted as regular generators allowing them to operate during periods other than defined emergencies.</p> <p>The approximate cost is in the \$200 per kW to \$450 per kW range.</p>
<b>Portable standby or back-up emergency generator (powered by natural gas)</b>	<p>A small capacity natural gas generator that is typically in the 5 kW to 10 kW range. The portable generator is brought to a site for use when the grid power is down. This could include a quick connect set up (aka a tap box and lockout unit). The generator must be operated as an emergency generator only as defined by NJDEP. Engines powering generators that comply with all applicable regulations (including installation of air pollution control equipment) can be permitted as regular generators allowing them to operate during periods other than defined emergencies.</p> <p>The approximate cost is in the \$200 per kW to \$450 per kW range.</p>
<b>Portable standby or back-up emergency generator (powered by combination of sources or dual/trifuels)</b>	<p>A small capacity dual/tri fuel generator that is typically in the 5 kW to 10 kW range. The portable generator is brought to a site for use when the grid power is down. This could include a quick connect set up (aka a tap box and lockout unit). The generator must be operated as an emergency generator only as defined by NJDEP. Engines powering generators that comply with all applicable regulations (including installation of air pollution control equipment) can be permitted as regular generators allowing them to operate during periods other than defined emergencies.</p> <p>The approximate cost is in the \$200 per kW to \$450 per kW range.</p>
<b>Solar generator</b>	<p>A small capacity solar generator that is typically in the 2 kW to 10 kW range. The portable generator is brought to a site for use when the grid power is down. This could include a quick connect set up (aka a tap box and lockout unit). No NJDEP air permit is required for this generator.</p> <p>This is a new technology and prices are provided on request.</p>
<b>Solar and diesel/gas hybrid generator</b>	<p>A small to mid-size capacity solar and diesel/gas hybrid generator that is typically in the 2 kW to 20 kW range. The portable generator is brought to a site for use when grid power is down. This could include a quick connect set up (i.e., a tap box and lockout unit). The generator must be operated as an emergency generator only as defined by NJDEP.</p>
<b>Quick Connect or Tap Box</b>	<p>Quick connects or tap boxes are devices that are installed in a building that allow for the installation of an emergency portable generator. These are permanent units that are installed outside the building and pass through the building. They connect to the building electric panel and ultimately the building electrical system. These devices readily allow a building to be powered by an emergency generator.</p> <p>The approximate cost is in the \$100 per kW range.</p>

Permissible Use	Description of Permissible Use
<p><b>Off-grid inverter and backup battery storage for a facility with existing solar</b></p>	<p>There are currently 776 solar photovoltaic (PV) systems on public facilities including state, county, and municipal buildings in New Jersey. This is over 170 MW of installed solar PV capacity that produces over 204,000,000 kWh of electricity per year.</p> <p>Solar PV converts sunlight into electricity through solar panels. The direct current (DC) electricity generated must be converted to alternating current (AC) by an inverter to be used in plugs and lighting in buildings.</p> <p>Inverters typically shut down when a grid power outage is detected. This is a safety feature that is required by code to prevent electricity from feeding onto the grid during an outage, to allow work to be conducted on the grid. However, with the right equipment, including the appropriate transfer switches for critical loads, solar PV with backup battery storage can be disconnected from the grid, and supply power locally when there is a grid power outage. This system, which is a quieter and cleaner form of energy generation, could be an alternative to supplement or replace an emergency generator.</p> <p>A hybrid option is possible to link the existing PV solar system with the permanent or portable generator. This can extend the fuel liquid availability of the permanent or portable generator. This will require a transfer switch and wiring for all critical loads and a lock box.</p> <p>The approximate cost for the off grid inverter and backup batteries is in the range of \$1,500 to \$2,500 per kW depending on the cycle time to recharge and discharge the batteries and the overall time to provide stored electricity. The longer the timeframe to provide storage the higher the cost. This technology would require a detailed engineering study and design.</p>
<p><b>Feasibility Study –Distributed Energy Resources</b></p>	<p>This option is an energy study of a facility to determine the feasibility of designing, installing, and operating a distributed energy resource (DER) system at the facility as opposed to (or in addition to) just installing an emergency backup generator.</p> <p>DERs are any energy systems, equipment, or processes that are small, modular, and decentralized to provide onsite power as opposed to the customer obtaining power from the grid from larger, centralized power plants. DER systems are on-site energy systems connected on the customer's side of the meter as opposed to the utility's side of the meter. DER can include a complete energy package that includes demand response (DR), energy efficiency (EE), and distributive generation (DG). DER can be either grid-connected or off-grid energy systems located in or near the place where customers require energy.</p> <p>A component of DER is distributive generation (DG) or on-site generation. DG is only the generation portion of DER without the DR and EE. DG generates power onsite at the point-of-use of the power as opposed to at large centralized facilities. The DG facility can generate both electricity and useful thermal energy for heating and cooling.</p> <p>Some typical DG systems are combined heat and power (CHP), fuel cells, microturbines, wind, solar photovoltaics (PV), and wind/solar with backup storage. The typical CHP system is powered by an engine or a turbine but can include any DG energy system.</p> <p>The NJBPU provides a no-cost energy audit through the New Jersey Clean Energy Program (NJCEP) in the Local Government Energy Audit program. This energy audit could provide a high level assessment of the applicability of a DER option for the local government facility. The typical cost for an energy audit at a municipal facility is in the \$5,000 range.</p> <p>However, an engineering design evaluation would be required to determine the feasibility of the facility for any DER option. The approximate cost for a DER feasibility study is in the \$10,000 to \$60,000 range, and varies widely depending on the size of the facility and other factors.</p>

<p><b>Combined Heat and Power (CHP)</b></p>	<p>The NJBPU has provided rebates to 23 combined heat and power (CHP) natural-gas-fired facilities for over 85 MW and to 11 renewable biogas-fired energy CHP facilities for over 5.3 MW. CHP generates both electricity and useful thermal energy. Useful thermal energy can heat or contribute to process loads within a facility. The fuel used to power a CHP system is typically natural gas, but can also be a renewable fuel such as biogas from landfills or wastewater treatment facilities. In order for CHP to be cost effective the facility must have a use for heating processes throughout the year. Installing a CHP system instead of a back-up generator may reduce operating costs year-round and improve resiliency during disaster events. Typical sizes for CHP units range from 10 kW to 20 MW.</p> <p>The approximate cost for a natural gas fired CHP system is in the range of \$2,000 to \$3,000 per kW. A NJDEP permit is required, but systems under 3 MW using conventional fuels can obtain a general air permit. This technology would require a detailed engineering study and design. Adding islanding capabilities in order to operate as a microgrid could add 10% to 30% to the overall cost. Additional incentives may be available to pursue this type of technology.</p>
<p><b>Fuel Cells</b></p>	<p>The NJBPU has provided rebates to 8 fuel cell facilities powered by natural-gas-fired facilities for 1.5 MW. A fuel cell is a device that converts the chemical energy from a fuel into electricity through a chemical reaction with oxygen or another oxidizing agent. Hydrogen powers the fuel cell and a common source of hydrogen is natural gas or renewable biogases. Fuel cells are different from batteries in that they require a constant source of fuel and oxygen from the air to sustain the chemical reaction. However, fuel cells can produce electricity continually for as long as the fuel and oxygen are supplied. They are extremely quiet sources of energy and have almost zero air emissions.</p> <p>The approximate cost for a natural-gas-fired fuel cell is in the range of \$4,000 to \$7,000 per kW. Systems under 500 kW and powered by natural gas can receive an air permit by rule. This technology would require a detailed engineering study and design. Adding islanding capabilities in order to operate as a microgrid could add \$200 to \$1,000 per kW to the overall cost. Additional incentives may be available to pursue this type of technology.</p>
<p><b>Retrofitting existing construction to connect building to "microgrid"</b></p>	<p>A microgrid is a group of interconnected electrical loads and distributed energy resources (DER) with clearly defined electrical boundaries that acts as a single controllable entity with respect to the electric distribution or transmission grid. A microgrid can connect and disconnect from the grid to enable it to operate in either "grid connected" or "island mode." Island mode means that a site can operate independent of the larger grid system.</p> <p>DER systems can be designed and constructed to operate independent of and isolated from the distribution grid (island mode). Examples are an emergency backup generator with a transfer switch; a solar PV system equipped with a dynamic inverter and transfer switch; a CHP system; and/or a fuel cell. If designed to be islanded, these energy systems can power the facility during and after a storm or other event if there is a grid outage for any period of time. The cost to have a distributed generator such as CHP, or a fuel cell, operating isolated from and independent from the grid in island mode as a microgrid, is relatively small if included in the new design of a new facility.</p> <p>Retrofitting an existing building and existing generator system could approximately cost in the \$1,000 per kW range.</p>
<p><b>Connecting to an existing on-site solar, fuel cell, or CHP generator for emergency or continuous power</b></p>	<p>A local government customer may connect to an existing on-site solar, fuel cell or CHP generator as an end-use customer of the existing solar, fuel cell or CHP generator provided they are located on the same property or contiguous to the existing generator. The additional end use customer would be contiguous if they were geographically located next to each other or are separated by a street, road, or right of way. The additional end use customer, in this case, would be considered part of the site and not a public utility. The onsite generator and additional end-use customer must maintain the one-call notification and reporting system requirements.</p> <p>This technology would require a detailed engineering study and design. The cost would depend on the overall power needs of the end use customer and the availability of additional power from the on-site generator.</p>
<p><b>Other Innovative Uses to Support Energy Resilience</b></p>	<p>Other available technologies may be appropriate for consideration and should be identified to the NJ Office of Emergency Management for consideration by the State.</p>

Special note regarding energy technologies and solutions: Before purchasing any equipment powered by natural gas, the applicant is advised to contact the local gas utility to determine if there is access to natural gas at the appropriate pressure. Before purchasing any electric generating equipment, the applicant should contact the local electric utility to determine if any interconnection review is required. Before purchasing any equipment, the applicant should contact their local code officials to determine the appropriate building code requirements. Other permitting and FEMA/State restrictions may also apply.

**APPENDIX C**  
**Energy Allocation Initiative**  
**Information Seminars**

Attendance at one of the three below-listed seminars is a required condition to receive an energy allocation through the Energy Allocation Initiative. Technical information regarding resilient energy technologies will also be available through the registration website.

Please register online at <http://www.sustainablejersey.com/index.php?id=305>. Pre-registration is required for each person attending. The **deadline for registration is 5:00pm on Thursday, October 24, 2013**, but earlier registration is strongly encouraged in order to guarantee a place at the desired seminar. Questions regarding the seminars may be addressed to Sustainable Jersey by phone (609-771-2938), or email ([info@sustainablejersey.com](mailto:info@sustainablejersey.com)).

HMGP Energy Allocation Initiative Information Seminars		
<i>Southern New Jersey</i>	Mon., October 28, 2013 8:30am to 12:00pm (registration begins at 8:30am; program begins at 9:00am)	Richard Stockton College Campus Center, Event Room 101 Vera King Farris Drive Galloway, New Jersey 08205
<i>Central New Jersey</i>	Wed., October 30, 2013 8:30am to 12:00pm (registration begins at 8:30am; program begins at 9:00am)	Duke Farms Orientation Center (Education Building) 1112 Duke Parkway West Hillsborough, New Jersey 08844
<i>Northern New Jersey</i>	Thurs., October 31, 2013 8:30am to 12:00pm (registration begins at 8:30am; program begins at 9:00am)	New Jersey Institute of Technology School of Architecture, Weston Hall AIA Room and Elly's Loft 141 Summit Street Newark, New Jersey 07103

Topics to be addressed will include:

- Resilient Energy Technology Solutions that Can Be Considered as Part of the Energy Allocation Initiative
- Other Available Sources of Funding for Resilient Energy Projects
- Overview of Permitting and Other Environmental Requirements
- Application Process (Including Timeline and Discussion of Requirements and Restrictions) for Accessing HMGP Energy Allocation Funds

Co-Sponsored by:



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

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

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

**STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
GREEN ACRES PROGRAM**

**ENABLING RESOLUTION**

WHEREAS, the New Jersey Department of Environmental Protection, Green Acres Program ("State"), provides loans and/or grants to municipal and county governments and grants to nonprofit organizations for assistance in the acquisition and development of lands for outdoor recreation and conservation purposes; and

WHEREAS, the City of Hoboken desires to further the public interest by obtaining a loan of \$0.00 and a grant of \$900,000.00 from the State to fund the following project(s):

Hudson River Waterfront Reconstruction, Project No. 0905-10-045

NOW, THEREFORE, the governing body/board resolves that the Mayor or the successor to the office of the Mayor is hereby authorized to:

- (a) make application for such a loan and/or such a grant,
- (b) provide additional application information and furnish such documents as may be required,
- (c) act as the authorized correspondent of the above named applicant; and

WHEREAS, the State shall determine if the application is complete and in conformance with the scope and intent of the Green Acres Program, and notify the applicant of the amount of the funding award; and

WHEREAS, the applicant is willing to use the State's funds in accordance with such rules, regulations and applicable statutes, and is willing to enter into an agreement with the State for the above named project;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOBOKEN, COUNTY OF HUDSON, THAT:

1. The Mayor of the above named body or board is hereby authorized to execute an agreement and any amendment thereto with the State known as Hudson River Waterfront Reconstruction; and;
2. The applicant has its matching share of the project, if a match is required, in the amount of \$7,818,150.00 and,
3. In the event the State's funds are less than the total project cost specified above, the applicant has the balance of funding necessary to complete the project; and,
4. The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and,
5. This resolution shall take effect immediately.

**CERTIFICATION**

I, James Farina, RMC do hereby certify that the foregoing is a true copy of a resolution adopted by the City Council of the City of Hoboken at a meeting held on the 6<sup>th</sup> day of November, 2013.

IN WITNESS WHEREOF, I have hereunder set my hand and the official seal of this body this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
*James Farina, RMC*  
*City Clerk to the City of Hoboken*

Reviewed:

Approved as to Form:

---

Quentin Wiest  
Business Administrator

---

Melissa Longo, Esq.  
Corporation Counsel

Meeting Date: November 6, 2013

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

### Green Acres Mission

To achieve, in partnership with others, a system of interconnected open space whose protection will preserve and enhance New Jersey's natural environment and its historic, scenic, and recreational resources for public use and enjoyment.

INTRODUCED BY: \_\_\_\_\_  
SECONDED BY: \_\_\_\_\_

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

**Governor's Council on Alcoholism and Drug Abuse**  
**Fiscal Grant Extension January 1, 2014 to June 30, 2014**

**WHEREAS**, the Governor's Council on Alcoholism and Drug Abuse established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey.

**WHEREAS**, The City Council of the City of Hoboken, County of Hudson, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore has an established Municipal Alliance Committee; and,

**WHEREAS**, The City of Hoboken was approved for a Municipal Alliance grant for the January 1, 2013 through December 31, 2013 grant term; and

**WHEREAS**, the Governor's Council on Alcoholism and Drug Abuse has extended the 2013 grant term until June 30, 2014, in order to transition the grant to a fiscal year rather than calendar year cycle; and

**WHEREAS**, funding has been made available to the Hoboken Municipal Alliance in the amount of 50% of its approved 2013 grant total for the six-month extension period of January 1, 2014 to June 30, 2014, contingent upon meeting the 25% Cash Match and 75% In-Kind Match grant requirement for the extension funding.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council does hereby authorize the submission of the grant extension for the Hoboken Municipal Alliance grant in the amount of:

DEDR	\$19,420.00
Cash Match	\$4,855.00
In-Kind	\$14,565.00

The City Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

APPROVED: \_\_\_\_\_  
*(Name), Mayor*

**CERTIFICATION**

I, James Farina, Municipal Clerk of the City of Hoboken, County of Hudson, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a resolution duly authorized by the City Council on this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
*(Name), Municipal Clerk*

**Reviewed:**

**Approved as to form:**

---

Quentin Wiest  
Business Administrator

---

Mellissa Longo, Esq.  
Corporation Counsel

**Date of Meeting:** November 6, 2013

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

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 **\$ 35,093.90**

<u>NAME</u>	<u>BL/LT/UNIT</u>	<u>PROPERTY</u>	<u>QTR/YEAR</u>	<u>AMOUNT</u>
Cortes & Hay, Inc 100 Main St Flemington, NJ 08822	18/30/C004G	78-88 Adams St	3/13	\$ 1,671.87
Cortes & Hay, Inc 100 Main St Flemington, NJ 08822	18/30/C0P11	78-88 Adams St	3/13	\$ 121.15
Herve Grosse & Olivia Jan 405 Jefferson St #4 Hoboken, NJ 07030	60/3/C0004	405 Jefferson St	3/13	\$ 3,262.85
Cappello, Kajsa 734 Adams St #2A Hoboken, NJ 07030	84/14/C00G2	730-732 Adams St	3/13	\$ 161.30
Hacker, Owen & Harriet & Jordan 501 Ninth St #207 Hoboken, NJ 07030	89/12/C0P47	501 Ninth St	3/13	\$ 496.66
Coniglio, Joseph 812 Grand St #204 Hoboken, NJ 07030	91/1.02/CP024	812 Grand St	3/13	\$ 121.15
Dovenmuehle Mortgage, Inc 1216 St. Charles St 2 <sup>nd</sup> Fl Elgin, IL 60120	115/9.01/C0P13	1317-27 Grand/ 1326 Clinton	3/13	\$ 121.15

<u>NAME</u>	<u>BL/LT/UNIT</u>	<u>PROPERTY</u>	<u>QTR/YEAR</u>	<u>AMOUNT</u>
Wells Fargo Home Mort. MAC X2302-04D 1 Home Campus Des Moines, IA 50328	216/18.03/C000C	61 Sixth St	2/13	\$ 3,028.12
All Jersey Title, LLC 325 Bloomfield Avenue Caldwell, NJ 07006	247/15.02	1231 Bloomfield St	4/13	\$ 4,130.00
All Jersey Title, LLC 325 Bloomfield Avenue Caldwell, NJ 07006	247/15.03	1233 Bloomfield St	4/13	\$ 3,689.01
Chase P O Box 24695 Att: Tax Recovery Dept CC #13602 OH4-7326 Columbus, OH 43224-9935	268.01/3/C008R	1500 Hudson St	2/12, 3/12, 4/12, 1/13, 2/13 & 3/13	\$18,290.64

Meeting: November 6, 2013

Approved as to Form:

---

CORPORATION COUNSEL

---

Sharon Curran

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

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

**RESOLUTION TO AUTHORIZE A CONSTRUCTION CONTRACT WITH SIGNATURE SITES  
LLC FOR THE CITY OF HOBOKEN FOR THE CHURCH SQUARE PARK CENTER AREA  
REPAIR, FOR A TOTAL NOT TO EXCEED AMOUNT OF \$31,625.00**

**WHEREAS**, service to the City as a contractor is a service as defined by N.J.S.A. 40A:11-1 et seq. and as such, is not exempt from public bidding requirement, but may be exempt from bidding in favor of the quote system in the amount of the contract award is between \$5,400.00 and \$36,000.00; and,

**WHEREAS**, the City accepted three different bids from individual construction firms wishing to take on this project, and the quote of Signature Sites LLC was the lowest quote and was otherwise the quote in the best interest of the City's needs; and,

**WHEREAS**, the City of Hoboken seeks to award a contract to Signature Sites LLC for the construction of the Church Square Park Center Area Repair, with a not to exceed amount of Thirty One Thousand Six Hundred Twenty Five Dollars (\$31,625.00); and,

**WHEREAS, Signature Sites** is hereby required to abide by the "pay-to-play" requirements of the Hoboken Public Contracting Reform Ordinance, codified as §20A-11 et seq. of the Administrative Code of the City of Hoboken as well as the Affirmative Action laws and policies under which the City operates, and the award and continuation of this contract are subject to continued compliance and may be terminated if the vendor is found to be noncompliant during the term of the contract; and,

**WHEREAS**, certification of funds for this contract is available as follows:

**I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that \$31,625.00 is available in the following appropriation account \_\_\_\_\_ in the CY2013 budget; and I further certify that this commitment together with all previously made commitments does not exceed the appropriation balance available for this purpose for the CY2013 budget; and I further certify that the funds being appropriate are intended for the purposes herein appropriated.**

**Signed: \_\_\_\_\_, George DeStefano, CFO**

**NOW THEREFORE, BE IT RESOLVED**, that a contract with Signature Sites LLC to act as construction firm for the City's Church Square Park Center Area Repair project, in accordance with the scope of work detailed in their October 8, 2013 quote, attached hereto; the maximum term shall be two years from the date of award; and, the total not to exceed amount shall be Thirty One Thousand Six Hundred Twenty Five Dollars (\$31,625.00) which shall be paid incrementally per phase upon rendering of service within 45 days of receiving a valid invoice for services; and

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

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

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

**BE IT FURTHER RESOLVED**, that any change orders that become required as part of this contract shall be in compliance with all applicable state statutes, and shall be subject to the availability and proper appropriation of funds by the City, which shall be in the City's sole discretion with or without cause, and without the result of damages being assessed by the contractor; and,

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

**Reviewed:**

---

Quentin Wiest  
Business Administrator

**Approved as to form:**

---

Melissa Longo, Esq.  
Corporation Counsel

**Date of Meeting:** November 6, 2013

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

Quote 1



36 Tenth Street  
Carle Place, NY 11514

Columbia Cascade Company  
TimberForm® & PipeLine®

# Quotation

Phone #	Fax #
646-300-3074	866-760-6870



Date	
10/8/2013	
Quote #	Valid Till
2013-195	11/29/2013

scott@signaturesitesllc.com www.signaturesitesllc.com

City of Hoboken  
94 Washington St.  
Hoboken, NJ 07030  
Leo Pellegrini

E-mail	Lpellegrini@hobokennj.org	
Specifier		Sales Rep

PH:	201-420-2012	FX:	
-----	--------------	-----	--

**Project / Job Name:** Church Square Park-Center Area Repair

We are Pleased to Offer a Quotation for your Consideration

Description	QTY.	Unit Cost	Total
Rip and Repalce Safety Surfacing in center area			
50% Black 50% Color 2 1/2" " Pour in Place safety surfacing (2650 square feet-Price per Square foot)	2,650	10.50	27,825.00
Site preparation:This is to remove existing pour in place and put into Hoboken supplied dumpsters on site	1	3,800.00	3,800.00
Work can begin within 2 weeks from receipt of a purchase order-Estimated time would be 4 days weather permitting			
For questions concerning this Quotation: Please call Scott Broer @ 646-300-3074			
Please consign all orders to: Signature Sites, LLC 36 10th St. Carle Place, NY 11514			
FAX# 866-760-6870 Attention: Scott Broer			
Signature Sites Hoboken Vendor Number 10256			

Thanks for the opportunity to quote on this project!	<b>DEL. TOTAL</b>	\$31,625.00
--	-------------------	-------------

Quote 2



# SALES PROPOSAL



KOMPAN, INC. \* 930 Broadway, Tacoma, WA 98402 \* Tel 1-888-579-8223 \* Fax 1-888-579-8224 \* www.kompan.com

KOMPAN is a proud supplier partner of



**Date** 11/01/13  
**Expiration Date** 12/30/13  
**Proposal No.** SP28296  
**Project** Church Square Park  
**Ship to State/Zip** NJ 07030  
**Customer Service Representative** Kim Brown  
**Sales Representative** Ken Dobyns  
**Payment Terms** NET 30

**Site Location:** 25681  
 Church Square Park  
 Corner of 4th St & Park Ave  
 Hoboken, 07030  
 United States

**Invoice-to:** 48297  
 City of Hoboken  
 City Hall Parks Dept  
 94 Washington Street  
 Hoboken, NJ 07030  
 United States  
 Marie Yorio

**Ship-to:**  
 Church Square Park  
 Corner of 4th St & Park Ave  
 Hoboken, NJ 07030  
 United States  
 City of Hoboken

Qty.	Item No.	Description	Unit Price	Retail Price	Disc. %	Net Price
		U.S. Communities Contract #110171				
2,750	DEMOLITION	Demolition of existing rubber surfacing.	5.94	16,335.00	5.00	15,518.25
2,750	HS-6CFH-1351+50-5	Vitriturf 50/50 color, 2.5" thickness, 6' CFH. Simple bullseye pattern in three colors.	12.17	33,467.50	10.00	30,120.75
<b>Total</b>						<b>45,639.00</b>

**Comments:**

- Price for poured-in-place surfacing includes material, delivery and installation.
- Price for poured-in-place surfacing does not include sub base preparation, rubbish removal or security for work performed.
- Charges for permits are not included. An appropriate amount will be added if applicable.
- Customer is responsible for removal of any existing equipment / obstacles prior to installation.
- Customer is responsible to provide a dumpster on site for disposal of refuse / garbage.
- A new pricelist will go into effect as of January 1, 2014.
- Prices include Prevailing Wage rates.

**Summary:**

	Retail Price	Discount	Net Price
Subtotal - KOMPAN Products	0.00	0.00	0.00
Subtotal - Other Products	0.00	0.00	0.00
Subtotal - Surfacing	33,467.50	3,346.75	30,120.75
Subtotal - Installation & Other Services	16,335.00	816.75	15,518.25
Subtotal - Freight	0.00	0.00	0.00
<b>Subtotal</b>	<b>49,802.50</b>	<b>4,163.50</b>	<b>45,639.00</b>

(Applicable sales tax will be added unless a valid tax exemption certificate is provided. This amount is only an estimate of your tax liability.)

Estimated Tax Rate	0.00
<b>Total</b>	<b>45,639.00</b>

Your acceptance of this proposal constitutes a valid order request and includes acceptance of terms and conditions contained within the Master Agreement, which is hereby acknowledged. Acceptance of this proposal by KOMPAN is acknowledged by issuance of an order confirmation by an authorized KOMPAN representative. Prices in this quotation are good for 60 days.

This proposal may be withdrawn if not accepted by 12/31/13.

KOMPAN Products are "Buy American" qualified, and compliant with the Buy American Act of 1933 and the "Buy American" provision of the ARRA of 2009.

**KOMPAN Authorized Signature:**

Accepted By (signature): \_\_\_\_\_

Accepted By (please print): \_\_\_\_\_

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

Quote 3



# Giordano Contracting, LLC

500 Hoiles Drive  
Kenilworth, NJ 07033  
908-241-8544 Phone  
908-241-7854 Fax  
[www.giordanocontractingllc.com](http://www.giordanocontractingllc.com)  
NJ Vendor #: A81418

Client: City of Hoboken  
Attn: Leo Pellegrini  
Address: 94 Washington Street  
Hoboken NJ 07030  
Phone: 201.420.2012  
Email: [lpellegrini@hobokennj.org](mailto:lpellegrini@hobokennj.org)

Date: October 21, 2013  
Project #: 3046  
Jobsite: Church Street Park  
4th Street & Willow Ave  
Hoboken NJ 07030

Material- State Contract pricing	Qty.	Unit Price	Extension
Furnish material to cover an area of 3,000 Sq. Ft at 3" depth, 100% color.	3000	\$ 8.54	\$ 25,620.00
<b>Total:</b>		<b>\$</b>	<b>25,620.00</b>

Labor pricing	Qty.	Unit Price	Extension
Removal of 3,000 Sq. Ft of existing rubber surfacing.	3000	\$ 3.00	\$ 9,000.00
Installation of 3,000 Sq. Ft at 3" Depth.	3000	\$ 5.25	\$ 15,750.00
Rubbish containers to discard the existing rubber surfacing.	2	\$ 800.00	\$ 1,600.00
<b>Total:</b>		<b>\$</b>	<b>26,350.00</b>

**Project Total: \$ 51,970.00**

Thank You,  
  
Giordano Contracting, LLC  
NJ Vendor #: A81418

**Terms & Conditions:**

Quotes are based on standard colors, which include Black, Terracotta, Blue, Green, and Beige.  
All poured in place applications use manufacturer's standard binder unless otherwise specified. However, Giordano Contracting recommends the use of aliphatic binder with all premium colors.  
Square foot measurement is a minimum. If additional material is required, it will be invoiced at the per square foot charge noted above.

Quote is based on prevailing wages

Quote does not include, taxes, permits, state or local approvals, utility mark-outs, performance bond, engineering seals, testing, orders, unloading, storage, security, fencing, plumbing, and landscaping.

Site security is the responsibility of the client.

**\*\*Quote is valid for sixty (60) days\*\***

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

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

**CITY OF HOBOKEN**

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

**RESOLUTION AWARDING A CONTRACT TO EASTERN SURPLUS & EQUIPMENT CO. FOR THE PROVISION OF A CONVERTED M923A1 U.S. MILITARY VEHICLE IN ACCORDANCE WITH THE CITY'S BID NO. 13-15 IN THE TOTAL AMOUNT OF \$52,500.00**

**WHEREAS**, the City received one proposal for Bid No. 13-15 M923A1 U.S. Military Truck for the provision of a converted military vehicle for the City's Office of Emergency Management; and

**WHEREAS**, the proposal received for Bid No. 13-15 M923A1 U.S. Military Truck was from Eastern Surplus & Equipment Co. in Philadelphia, Pennsylvania for \$52,500.00; and

**WHEREAS**, pursuant to the recommendation of the City's Purchasing Agent, which is attached, the City finds that Eastern Surplus & Equipment Co. submitted a responsive bid, and therefore, the City shall award the contract to Eastern Surplus Equipment Co., which provided the only and lowest RESPONSIVE bid; and

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

**I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that \$52,500.00 is available in the following appropriations: \$40,000.00 from C-04-60-713-305 and \$12,500.00 from 03-01-26-291-040 in the 2013 budget; and I further certify that this commitment together with all previously made commitments and payments does not exceed the funds available in said appropriation for the CY2013; and I further certify that the funds available in the said appropriation are intended for the purpose herein committed.**

**Signed: \_\_\_\_\_, George DeStefano, CFO**

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

- A. This resolution awards a contract to Eastern Surplus & Equipment Co. Builders LLC for the Bid No. 13-15 M923A1 U.S. Military Truck, in the total amount of Fifty Two Thousand Five Hundred Dollars (\$52,500.00).
- B. If the contract, as provided by the City of Hoboken, is not executed by the vendor within 21 days of award, whether due to the vendor's failure to provide the

licensure and/or the sample, then this award shall lapse and the City of Hoboken shall have the right to rebid the project.

- C. The contract shall be in accordance with the terms of the specifications and the vendor's corresponding bid proposal documents. No exceptions were noted in the City Purchasing Agent's recommendation; therefore, none will be accepted in performing obligations under the bid.
- D. Any and all change orders which may become necessary under this contract shall be at the sole discretion of the City Council and shall be subject to the appropriation of necessary funds.
- E. Pursuant to the provisions of N.J.S.A. 40A:11-14, the Mayor or her agent is hereby authorized to enter into an Agreement with the contractor, subject to the conditions of this award.
- F. This resolution shall take effect immediately upon passage.

**Meeting date: November 6, 2013**

**APPROVED:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Quentin Wiest  
Business Administrator

\_\_\_\_\_  
Mellissa L. Longo  
Corporation Counsel

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



CHRIS CHRISTIE  
*Governor*

KIM GUADAGNO  
*Lieutenant Governor*

*State of New Jersey*  
OFFICE OF THE ATTORNEY GENERAL  
DEPARTMENT OF LAW AND PUBLIC SAFETY  
DIVISION OF CRIMINAL JUSTICE  
PO BOX 085  
TRENTON, NJ 08625-0085  
TELEPHONE: (609) 984-6500

JOHN J. HOFFMAN  
*Acting Attorney General*

ELIE HONIG  
*Director*

October 17, 2013

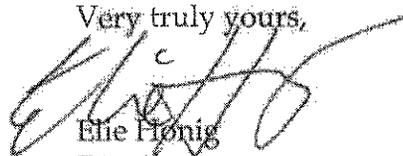
Honorable Gaetano T. Gregory, Acting Prosecutor  
Hudson County Prosecutors Office  
595 Newark Avenue  
Jersey City, New Jersey 07306

**RE: BID WAIVER - HUDSON COUNTY PROSECUTOR'S OFFICE  
APPLICATION PURSUANT TO N.J.S.A. 40A:11-5(1)(g)**

Dear Prosecutor Gregory:

Your September 13, 2013 request for a waiver of bid under the provisions of N.J.S.A. 40A:11-5(1)(g), for the purchase of special equipment for use in confidential and undercover investigations has been approved. The purchase of this special equipment is not to exceed \$22,414.00 as outlined in your request. Please note, however, that since the amount approved herein exceeds the statutory bid threshold contained in N.J.S.A. 40A:11-3, this approval letter should be submitted to the governing body of the City of Hoboken for a resolution or ordinance awarding the bid amount, pursuant to N.J.S.A. 40A:11-5.

Very truly yours,



Elie Honig  
Director

cc: John J. Hoffman, Acting Attorney General



Introduced By: \_\_\_\_\_  
Seconded By: \_\_\_\_\_

**CITY OF HOBOKEN  
RESOLUTION NO.:**

**RESOLUTION AUTHORIZING THE USE OF THE FEE WAIVER PROVISIONS  
UNDER HOBOKEN CODE SECTION 86-3(H)(1) FOR AND ON BEHALF OF CHABAD  
OF HOBOKEN FOR ITS CONSTRUCTION FEES**

**WHEREAS**, the City of Hoboken has allowed for construction fee waivers to certain organizations, pursuant to Hoboken Code § 86-3; and,

**WHEREAS**, construction fee waivers for space available under Code § 86-3(H)(1) have been requested by the Chabad of Hoboken, a nonprofit charitable organization servicing the religious needs of the Jewish community in Hoboken, for 80 Park Place in Hoboken, and a copy of said request is attached; and

**WHEREAS**, it is clear that the Chabad of Hoboken does not fall into the category of entities that are automatically granted a waiver under Code § 86-3(H)(1); however, the City wishes to provide it with the benefits of the waivers allowable under that section in an attempt to assist it in servicing the community, which ultimately benefits the general welfare of the City and its residents; and

**NOW THEREFORE, BE IT RESOLVED** the City Council of the City of Hoboken acknowledges that the Chabad of Hoboken does not fall into the category of development which is automatically granted a construction fee waiver under Hoboken Code § 86-3(H)(1); however, the City Council hereby extends the construction fee waivers allowable under Hoboken Code § 86-3(H)(1) to the Chabad of Hoboken for 80 Park Place, given the nonprofit charitable status of the organization and the benefits the organization confers on the Hoboken community.

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

Reviewed:

Approved as to Form:

\_\_\_\_\_  
Quentin Wiest  
Business Administrator

\_\_\_\_\_  
Mellissa L. Longo, Esq.  
Corporation Counsel

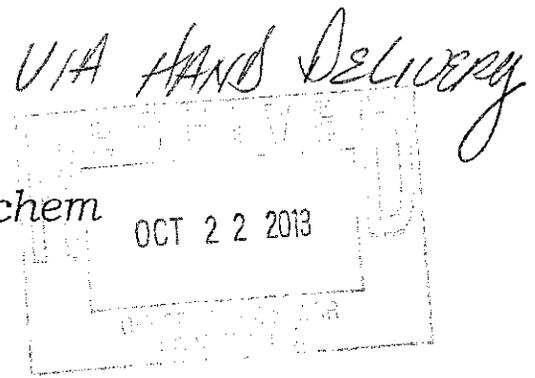
Meeting Date: November 6, 2013

<b>Councilperson</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>No Vote</b>
<b>Ravi Bhalla</b>				
<b>Theresa Castellano</b>				
<b>Jen Giattino</b>				

<b>Elizabeth Mason</b>				
<b>David Mello</b>				
<b>Tim Occhipinti</b>				
<b>Michael Russo</b>				
<b>President Peter Cunningham</b>				

*Jewish Center- Bais Menachem  
Chabad Of Hoboken*

556- First Street  
Hoboken, New Jersey 07030  
(201) 386-5222



October 22, 2013

Honorable Mayor Dawn Zimmer  
Hoboken City Hall  
Hoboken, NJ 07030

RE: Rental Space- 80 Park Place, Hoboken, NJ

Dear Mayor Zimmer:

I write this letter on behalf of the Chabad of Hoboken, As you know the Chabad of Hoboken is a nonprofit charitable organization servicing the religious needs of the Jewish community in Hoboken. As the community has grown, we have an immediate need for additional space to properly service and provide for the increased demand. We have negotiated the rental of additional commercial condo space at 80 Park Place. We will be applying for Planning Board approval.

The purpose of this letter is to request that the City consider waiving the application fee, filing fee and permit fees that are payable to both the Planning Board and Building Department. We understand that the Planning Board will be retaining experts to review our submissions and in that process will be incurring costs for the professionals. It is our understanding that the Planning Board process requires escrows to cover costs uncured on the review process. We have forwarded those escrow fees to the Planning Board office.

The purpose of this request is to seek a waiver solely of the filing fees, application fees and permit fees due to the Planning Board and Building Department should the approvals be granted.

We thank you in advance for your consideration of this request.

Respectfully submitted,

Rabbi Moshe Z. Schapiro

A handwritten signature in black ink, appearing to read "Moshe Schapiro". The signature is written in a cursive style and is positioned to the right of the typed name "Rabbi Moshe Z. Schapiro".

Sponsored by: \_\_\_\_\_

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

**City of Hoboken**

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

**RESOLVED**, that filed minutes for the Hoboken City Council **Regular meetings of October 2, 2013 and October 17, 2013** have been reviewed and approved as to legal form and content.

\_\_\_\_\_  
**Approved as to form:**

**Meeting Date: November 6, 2013**

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

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

CITY OF HOBOKEN  
ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO AMEND AND SUPPLEMENT AN ORDINANCE ESTABLISHING A  
SCHEDULE OF CLASSIFICATIONS AND ALLOCATIONS OF TITLE FOR THE MENTIONED  
POSITIONS IN THE CITY OF HOBOKEN

THE MAYOR AND COUNCIL OF THE CITY OF HOBOKEN DO ORDAIN AS FOLLOWS;

1. The Alphabetical List of Titles, City of Hoboken, set forth in City Code to which this Ordinance is an amendment and supplement shall be, and the same is hereby, amended and supplemented so that the titles, salaries and ranges contained herein shall be amended as follows on the attached list, which is incorporated by reference. The remainder of the Alphabetical List of Titles, City of Hoboken, set forth in the City Code shall remain unchanged as a result of this Ordinance.
2. If the Alphabetical List of Titles, City of Hoboken, herein set forth contains any position or positions which are not enumerated in the Plan for the Standardization of Municipal Class Titles, which is a part of the Code to which this Ordinance is an amendment, then in that event, the duties of the said position or positions shall be those which pertain to the particular position and positions set forth in any other ordinance adopted and now in force and effect in any statute of the State of New Jersey.
3. The provisions of this Ordinance shall in no way affect the tenure or Civil Service status of any employees presently employed by the City of Hoboken in any of the various positions set forth in the Alphabetical List of Titles, City of Hoboken.
4. The Alphabetical List of Titles referred to herein as well as the salary ranges for all positions in the City shall be on file in the Office of the City Clerk.
5. All ordinances or parts of ordinances inconsistent herewith are herewith repealed.
6. This ordinance shall take effect as provided by law.

**Date of Introduction: November 9, 2013**

Introduction:

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

Final Reading:

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

Approved as to Legal Form:

\_\_\_\_\_  
Mellissa Longo, Interim Corporation Counsel

Adopted by the Hoboken City Council  
By a Vote of \_\_\_\_ Yeas to \_\_\_\_ Nays  
On the \_\_\_\_ day of \_\_\_\_\_, 2013

\_\_\_\_\_  
James Farina, City Clerk

Vetoed by the Mayor for the following reasons: \_\_\_\_\_

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

**-or-**

Approved by the Mayor  
On the \_\_\_ day of \_\_\_\_\_, 2013

\_\_\_\_\_  
Dawn Zimmer, Mayor

Title		Eff. 1/1/13	Eff. 1/1/14
	Minimum	Maximum	Maximum
<b>Additional Municipal Court Judge</b>	\$24,000.00	\$62,922.78	\$62,922.78
<b>Administrative Clerk</b>	\$31,500.00	\$59,565.04	\$60,756.34
<b>Administrative Clerk (40 hour week)</b>	\$35,500.00	\$67,631.82	\$68,984.45
<b>Administrative Secretary</b>	\$38,000.00	\$75,211.36	\$76,715.59
<b>Administrator, Cultural &amp; Heritage Affairs</b>	\$40,000.00	\$77,285.66	\$78,831.37
<b>Assessor</b>	\$62,000.00	\$118,078.64	\$120,440.21
<b>Assessor Trainee</b>	\$25,000.00	\$55,204.04	\$56,308.12
<b>Assistant Assessor</b>	\$41,000.00	\$78,412.43	\$79,980.67
<b>Assistant Comptroller</b>	\$54,000.00	\$99,367.27	\$101,354.62
<b>Assistant Corporate Counsel</b>	\$50,000.00	\$99,367.27	\$101,354.62
<b>Assistant Health Officer</b>	\$35,000.00	\$84,462.18	\$86,151.43
<b>Assistant Municipal Tax Collector</b>	\$41,000.00	\$78,411.82	\$79,980.06
<b>Assistant Payroll Supervisor</b>	\$50,000.00	\$70,000.00	\$70,000.00
<b>Assistant Superintendent Recreation</b>	\$27,000.00	\$78,788.00	\$80,363.76
<b>Assistant Supervisor of Motor Pool</b>	\$25,000.00	\$50,000.00	\$51,000.00
<b>Assistant Violations Clerk</b>	\$29,000.00	\$55,526.30	\$56,636.83
<b>Assistant Zoning Officer</b>	\$21,000.00	\$62,517.47	\$63,767.82
<b>Boiler Operator</b>	\$25,000.00	\$44,740.67	\$45,635.48
<b>Building Inspector</b>	\$45,000.00	\$71,765.25	\$73,200.56
<b>Building Subcode Official</b>	\$45,000.00	\$85,197.04	\$86,900.98
<b>Chief Financial Officer</b>	\$50,000.00	\$122,355.70	\$124,802.82
<b>Chief Fire Alarm Operator</b>	\$25,000.00	\$56,819.40	\$57,955.79
<b>Chief Housing Inspector</b>	\$50,000.00	\$82,806.06	\$84,462.18
<b>City Clerk</b>	\$56,000.00	\$122,355.70	\$124,802.82
<b>Comptroller</b>	\$60,000.00	\$104,887.68	\$106,985.43
<b>Construction Code Official</b>	\$60,000.00	\$99,367.27	\$101,354.62
<b>Coordinator of Contractual Operations</b>	\$45,000.00	\$80,000.00	\$80,000.00
<b>Coordinator of Maintenance Services</b>	\$33,500.00	\$63,646.37	\$64,919.30
<b>Deputy Municipal Clerk</b>	\$35,500.00	\$87,477.43	\$89,226.97
<b>Deputy Court Administrator</b>	\$30,000.00	\$64,690.70	\$65,984.51
<b>Deputy Mun. Emergency Mgmt. Coord.</b>	\$30,000.00	\$107,774.39	\$109,929.88

Electrical Sub-Code Official	\$45,000.00	\$85,197.04	\$86,900.98
Elevator Inspector	\$45,000.00	\$85,197.04	\$86,900.98
Elevator Sub-Code Official	\$45,000.00	\$85,197.04	\$86,900.98
Emergency Management Coordinator	\$10,000.00	\$17,750.00	\$18,100.00
Fire Protection Sub Code Official	\$49,000.00	\$85,197.04	\$86,900.98
General Supv. Public Works	\$42,000.00	\$80,000.00	\$80,000.00
Health Officer	\$56,000.00	\$106,562.75	\$108,694.01
Laborer 3 (Supv. Laborer)	\$33,500.00	\$71,765.25	\$73,200.56
Management Specialist	\$35,000.00	\$81,783.68	\$83,419.36
Management Info. Systems Specialist	\$40,000.00	\$80,000.00	\$80,000.00
Mechanic Supervisor	\$34,000.00	\$64,612.55	\$65,904.80
Municipal Court Administrator	\$34,000.00	\$103,970.56	\$106,049.97
Municipal Court Judge	\$41,284.00	\$94,169.34	\$94,169.34
Operats. and Training Off. Emer. Mgm't.	\$7,000.00	\$12,000.00	\$12,000.00
Parks Superintendent	\$43,000.00	\$74,287.66	\$74,287.66
Payroll Supervisor	\$55,000.00	\$75,000.00	\$75,000.00
Personnel Officer	\$35,000.00	\$106,562.75	\$108,694.01
Plumbing Sub-Code Official	\$45,000.00	\$85,197.04	\$86,900.98
Principal Planner	\$45,000.00	\$88,326.46	\$90,092.99
Program Monitor	\$28,840.00	\$90,000.00	\$90,000.00
Purchasing Agent	\$55,000.00	\$94,909.00	\$94,909.00
Recreation Superintendent	\$41,000.00	\$83,000.00	\$84,660.00
Reg. Environmental Health Specialist	\$21,000.00	\$70,186.90	\$71,590.64
Rent Regulation Officer	\$37,500.00	\$74,806.99	\$76,303.13
Signal System Superintendent	\$45,000.00	\$99,367.27	\$101,354.62
Signal Systems Technician 3	\$42,000.00	\$87,650.77	\$89,403.78
Superintendent of Public Property	\$60,000.00	\$90,000.00	\$90,000.00
Supervising Accountant	\$38,505.00	\$83,000.00	\$84,660.00
Supervising Maint. Repairer Carpenter	\$43,500.00	\$82,611.01	\$84,263.23
Supervising Parking Enforcement Officer	\$22,000.00	\$53,148.11	\$54,211.07
Supervisor of Accounts	\$45,526.00	\$81,783.68	\$83,419.36
Supervisor Senior Citizens Activities	\$38,000.00	\$72,688.23	\$74,142.00
Tax Collector	\$56,000.00	\$123,657.05	\$126,130.19
Transportation Inspector	\$20,600.00	\$41,955.07	\$42,794.17

Violations Clerk	\$32,000.00	\$61,029.79	\$62,250.38
Zoning Officer	\$44,500.00	\$84,726.27	\$86,420.79
Account Clerk	\$20,000.00	\$46,862.99	\$47,800.25
Account Clerk, Typist	\$20,000.00	\$46,862.99	\$47,800.25
Accountant (degree)	\$28,000.00	\$63,049.15	\$64,310.14
Building Maintenance Worker	\$20,000.00	\$46,681.64	\$47,615.27
Building Service Worker	\$20,000.00	\$45,653.80	\$46,566.87
Buyer	\$35,000.00	\$69,784.66	\$71,180.36
Cashier	\$20,000.00	\$35,000.00	\$35,000.00
Clerk 1 (Clerk)	\$20,000.00	\$41,848.48	\$42,685.45
Clerk 2 (Senior Clerk)	\$20,000.00	\$47,109.06	\$48,051.24
Clerk 3 (Principal Clerk)	\$22,000.00	\$51,743.85	\$52,778.73
Clerk Stenographer 1	\$20,000.00	\$48,915.36	\$49,893.67
Clerk Stenographer 2	\$20,000.00	\$51,891.80	\$52,929.63
Code Enforcement Officer	\$20,600.00	\$40,000.00	\$40,000.00
Communications Officer	\$20,800.00	\$50,934.74	\$51,953.43
Complaint Investigator	\$20,600.00	\$46,087.90	\$47,009.66
Computer Service Technician	\$20,000.00	\$45,000.00	\$45,000.00
Coordinator of Safety Programs	\$20,000.00	\$46,087.90	\$47,009.66
Court Attendant	\$17,500.00	\$38,500.00	\$38,500.00
Customer Service Representative	\$20,000.00	\$51,006.27	\$52,026.40
Cust. Serv. Rep. Bilingual	\$20,000.00	\$52,983.13	\$54,042.79
Deputy Registrar - Vital Statistics	\$20,000.00	\$49,924.17	\$50,922.65
Employee Benefits Clerk	\$20,000.00	\$50,000.00	\$50,000.00
Equipment Operator	\$20,800.00	\$54,900.66	\$55,998.67
Field Rep. Housing Inspection	\$20,000.00	\$39,415.68	\$40,204.00
Fire Prevention Specialist	\$20,800.00	\$50,934.74	\$51,953.43
Fire Protection Inspector	\$20,000.00	\$66,244.85	\$67,569.75
Garage Attendant	\$20,000.00	\$41,955.07	\$42,794.17
Housing Inspector	\$20,000.00	\$50,901.44	\$51,919.47
Identification Officer	\$25,000.00	\$60,000.00	\$60,000.00
Keyboarding Clerk 1 (Clk. Typist)	\$20,000.00	\$47,907.35	\$48,865.49
Keyboarding Clerk 2 (Sn. Clk. Typist)	\$20,000.00	\$50,666.27	\$51,679.59

Keyboarding Clerk 3 (Prin. Clk. Typist)	\$22,500.00	\$53,426.47	\$54,495.00
Keyboarding Clerk 4	\$25,000.00	\$60,724.44	\$61,938.93
Laborer 1	\$20,000.00	\$44,741.31	\$45,636.13
Laborer 2	\$25,000.00	\$52,443.84	\$53,492.71
Legal Secretary	\$25,000.00	\$60,724.44	\$61,938.93
Maintenance Repairer	\$20,000.00	\$44,876.64	\$45,774.18
Mechanic	\$20,800.00	\$49,683.64	\$50,677.31
Mechanic, Diesel	\$28,000.00	\$57,527.21	\$58,677.76
Mechanic, Helper	\$20,800.00	\$38,642.83	\$39,415.68
Meter Worker 1	\$20,000.00	\$44,741.31	\$45,636.13
Motor Broom Driver	\$20,800.00	\$49,683.64	\$50,677.31
Omnibus Operator	\$20,000.00	\$49,683.64	\$50,677.31
Park Attendant	\$20,000.00	\$40,000.00	\$40,000.00
Parking Attendant	\$20,000.00	\$39,802.11	\$40,598.16
Parking Enforcement Officer	\$20,000.00	\$42,857.27	\$43,714.42
Payroll Clerk	\$25,000.00	\$50,000.00	\$51,000.00
Police Aide	\$20,000.00	\$38,000.00	\$38,000.00
Principal Account Clerk	\$20,000.00	\$61,029.38	\$62,249.97
Principal Employee Benefits Clerk	\$22,500.00	\$60,000.00	\$60,000.00
Public Safety Telecommunicator	\$20,800.00	\$50,934.73	\$51,953.42
Public Safety Telecomm. - Trainee	\$20,000.00	\$39,415.68	\$40,204.00
Public Works Repairer	\$20,000.00	\$44,740.67	\$45,635.48
Radio Dispatcher	\$20,800.00	\$50,934.74	\$51,953.43
Recreation Aide	\$20,000.00	\$41,763.25	\$42,598.51
Recreation Supervisor	\$20,000.00	\$51,430.71	\$52,459.33
Records Support Technician 1	\$20,000.00	\$47,907.35	\$48,865.49
Records Support Technician 2	\$20,000.00	\$49,792.74	\$50,788.60
Records Support Technician 3	\$22,500.00	\$53,426.47	\$54,495.00
Registrar of Vital Stats., Clerk, Bd of Hlth.	\$26,000.00	\$65,068.51	\$66,369.88
Rep. Rent Regulation	\$21,000.00	\$47,907.17	\$48,865.31
Sanitation Inspector	\$21,000.00	\$60,724.44	\$61,938.93
Sanitation Worker	\$20,000.00	\$45,217.86	\$46,122.22
Secretarial Assistant	\$20,000.00	\$53,962.91	\$55,042.17
Secretarial Assistant, Bilingual	\$20,000.00	\$55,066.99	\$56,168.33

Secretary, Board Commission	\$2,000.00	\$62,379.26	\$63,626.85
Senior Assistant Assessor	\$32,000.00	\$80,777.65	\$82,393.21
Senior Building Maintenance Worker	\$20,000.00	\$50,934.74	\$51,953.43
Senior Customer Service Representative	\$21,000.00	\$55,337.93	\$56,444.69
Senior Employee Benefits Clerk	\$22,500.00	\$55,000.00	\$55,000.00
Senior Field Rep. Prop. Improvement	\$25,000.00	\$52,533.86	\$52,533.86
Senior Housing Inspector	\$20,000.00	\$60,146.00	\$60,146.00
Senior Maintenance Repairer	\$24,000.00	\$65,541.55	\$66,852.38
Senior Mechanic	\$24,000.00	\$59,010.41	\$60,190.62
Senior Payroll Clerk	\$45,000.00	\$65,000.00	\$66,300.00
Signal System Technician I	\$20,000.00	\$44,876.64	\$45,774.18
Signal System Technician II	\$24,000.00	\$60,020.60	\$61,221.02
Signal System Maintenance Worker	\$20,000.00	\$44,876.64	\$45,774.18
Supervisor of Customer Service	\$25,000.00	\$59,514.96	\$59,514.96
Supervisor of Motor Pool	\$40,000.00	\$60,000.00	\$60,000.00
Supervising School Traffic Guard	\$20,000.00	\$28,154.06	\$28,717.14
Technical Asst. to Construction Official	\$25,000.00	\$66,278.36	\$67,603.92
Traffic Maintenance Worker	\$20,000.00	\$44,741.31	\$45,636.13
Truck Driver	\$20,000.00	\$50,934.74	\$51,953.43

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

CITY OF HOBOKEN  
ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE TO AMEND CHAPTER 140 TO ACCOUNT FOR  
SURFACE PARKING LOTS WITH MONTHLY PARKING**

**WHEREAS**, the City has established Chapter 140 which deals with publicly owned surface parking lots for metered parking; however, due to the acquisition of Block 12, the City wishes to incorporate regulations for publicly owned surface parking lots with monthly parking permits.

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

SECTION ONE: Amendments

**CHAPTER 140 SURFACE PARKING LOTS**

**ARTICLE I General Provisions (§ 140-1 — § 140-8.1)**

**§ 140-1 Definitions.**

A.

Word usage. Whenever any words and phrases are used in this article, the meaning respectively ascribed to them in Subtitle 1 of Title 39 of the Revised Statutes of New Jersey shall be deemed to apply to such words and phrases used herein.

B.

Terms defined. As used in this article, the following terms shall have the meanings indicated:

**PARKING METER**

Includes any mechanical device or meter not inconsistent with this article placed or erected for the regulation of parking by authority of this article. Each "parking meter" installed shall indicate by proper legend the legal parking time established by the City and, when operated, shall at all times indicate the balance of legal parking time and, at the expiration of such period, shall indicate illegal or overtime parking.

**PARKING METER BAG**

A cover affixed by the parking utility to indicate the rental of a parking space by a resident or local business, referred to as the licensee.

**PARKING METER SPACE**

A space within a parking meter zone, adjacent to a parking meter and which is duly designated for the parking of a single vehicle by lines painted or otherwise durably

marked on the curb or on the surface of the street, road or parking lot adjacent to a street or road and adjacent to or adjoining the parking meters.

**PARKING METER ZONE**

Includes any restricted street or parking lot contiguous to a street or road upon which parking meters are installed and in operation.

**PUBLIC PARKING LOT**

Includes all ~~areas, lots or facilities~~ surface parking lot facilities owned, operated or conducted by the Parking ~~Authority~~ Utility of the City of Hoboken and used or devoted to public parking.

**PERMIT PARKING AREA**

Any public parking lot which does not constitute a parking meter zone shall be labeled as a "permit parking area" and shall be subject to monthly fees and rates as described herein.

**§ 140-2 Parking Meter zones and periods established; signs.**

The Director of the Department of Law, Division of Public Safety, of the City of Hoboken is hereby authorized to establish, immediately, zones to be known as "parking meter zones" in and upon the parking area hereinafter described, where parking will be permitted for periods not exceeding 360 minutes on the following described area in the City of Hoboken:

A.

All that certain lot, tract or parcel of land and premises, situate, lying and being in the City of Hoboken, County of Hudson, and State of New Jersey, and known and designated as "351-353 Fourth Street, Block 52, Lot 21"; "355 Fourth Street, Block 52, Lot 20"; and "357 Fourth Street, Block 52, Lot 19."

B.

The ingress and egress as the same exists for said parking lot is shown on a plan of the parking area above described, which is annexed hereto and made a part hereof.

C.

Signs shall be posted at the aforesaid entrances and exits clearly marked, and the pavement portion thereof shall also indicate clearly thereon whether it is an exit or an entrance with an arrow designating the direction in which traffic may move onto or off of said parking area.

**§ 140-4 Operation of parking meters, zones and permit parking areas.**

A.

It shall be unlawful for any person to park, permit a vehicle to be parked or remain in said parking lot with a sticker, sign or permit cover for any meter not issued by the Authority for the specifically parked vehicle.

B.

It shall be unlawful for any person to deposit or cause to be deposited in any parking meter in said area any slug, device or metallic substitute for a proper coin of the United States.

C.

No truck having a gross weight of two tons shall park in or use any public parking lot, owned, operated or maintained by said Authority.

D.

No truck, tractor or trailer or vehicle moved by human or animal power shall park in or use any such parking area owned, operated or maintained by said Authority.

E.

No car shall be parked in said area when it does not fit between the lines designated as a single parking meter unit, or shall any vehicle be parked thereon which requires more than one parking meter space.

F.

No vehicle, not equipped with pneumatic tires properly inflated, shall park in or use any parking area, owned, operated or maintained by said Authority.

G.

It shall be unlawful for any person to deface, injure, tamper with, open or willfully break, destroy or impair the usefulness of any parking meter installed under the provisions of this chapter.

H.

When any vehicle shall be parked in any space adjacent to where a parking meter is located in accordance with the provisions of this chapter, the operator of said vehicle shall, upon entering said parking space, immediately deposit or cause to be deposited a ten-cent coin of the United States of America in such parking meter for a time not to exceed 60 minutes, or deposit or cause to be deposited a twenty-five-cent coin of the United States of America in such parking meter not to exceed 360 minutes, in accordance with directions properly appearing thereon, and shall not permit such vehicle to be parked in such zone beyond two such consecutive sixty-minute period, or the three-hundred-sixty-minute period. Failure to move said vehicle from said parking area after the expiration of a one-hundred-twenty-minute period, or after the expiration of the three-hundred-sixty-minute period, shall subject such persons to the penalty prescribed in § 140-7B of this chapter. The use of said parking zone is restricted to the use by any parked vehicle therein to 120 minutes, or the 360 minutes, without any right to redeposit another coin in such meter for any additional period of time; after which period, such car must be moved by the operator thereof. Notice of said restriction shall be affixed prominently to each parking area when such restriction is in effect. In the event that any operator shall fail to move his vehicle after the expiration of the said one-hundred-twenty-minute period, or the three-hundred-sixty-minute period, said vehicle shall be deemed to be illegally parked within said parking zone and may be taken into possession by the City of Hoboken and towed to some proper storage place designated by the Division of Public Safety. The owner shall pay the reasonable costs of the removal and storage charges before regaining possession of said vehicle. The City of Hoboken, its agents, servants or employees shall not be responsible or liable in any manner for damages incurred in the towing, storage, possession or disposition of such vehicle.

#### § 140-6 Collections.

The Parking Authority Utility of the City of Hoboken shall receive all of the ~~coins~~ monies which may have been deposited in said meters, or collected in exchange for said permits, and such collections shall be under the supervision of said Authority Utility.

The Director of the Division of Parking and Transportation shall set universal fees and/or rates for each public parking lot governed by this Chapter. The Director shall have the authority and discretion to change said rates on a monthly basis, but not more often.

**\*\*THE REMAINDER OF CHAPTER 140 SHALL REMAIN UNCHANGED\*\***

**SECTION TWO: REPEAL OF INCONSISTENT PROVISIONS**

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

**SECTION THREE: SEVERABILITY**

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

**SECTION FOUR: EFFECTIVE DATE**

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

**SECTION FIVE: CODIFICATION**

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

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

**Date of Introduction: November 6, 2013**

Introduction:

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

Final Reading:

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

Approved as to Legal Form:

\_\_\_\_\_  
Mellissa Longo, Corporation Counsel

Adopted by the Hoboken City Council  
By a Vote of \_\_\_\_ Yeas to \_\_\_\_ Nays  
On the \_\_\_\_ day of \_\_\_\_\_, 2013

\_\_\_\_\_  
James Farina, City Clerk

Vetoed by the Mayor for the following reasons: \_\_\_\_\_

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

**-or-**

Approved by the Mayor  
On the \_\_\_\_ day of \_\_\_\_\_, 2013

\_\_\_\_\_  
Dawn Zimmer, Mayor

Sponsored by: \_\_\_\_\_

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

CITY OF HOBOKEN  
ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE TO AMEND AMENDING CHAPTER 190 ENTITLED  
“VEHICLES AND TRAFFIC” TO AMEND PARKING REGULATIONS  
RELATING TO MADISON STREET**

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

**WHEREAS**, the municipality has found that specific sections of Chapter 190 currently requires amendments in order to best effectuate parking in the City; and,

**WHEREAS**, the City Council wishes to more closely align the City’s actual parking practices with the best practices for parking and transportation as they relate to the East Side of Madison Street between 11<sup>th</sup> and 12<sup>th</sup> Streets.

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

**SECTION ONE: AMENDMENTS TO HOBOKEN CODE CHAPTER 190**

**§ 190-3. Parking prohibited at all times.**

In accordance with the provisions of this § 190-3, no person shall park a vehicle at any time upon the following streets or portion thereof except for the pickup and drop off of passengers, in accordance with N.J.S.A. 39:4-139:

<b>Name of Street</b>	<b>Sides</b>	<b>Location</b>
<u>Madison Street</u>	<u>East</u>	<u>Beginning at the southerly curblin of <del>Eleventh</del> Twelfth Street and extending to the northerly curblin of Fifteenth Street</u>

**SECTION TWO: REPEAL OF INCONSISTENT PROVISIONS**

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

**SECTION THREE: SEVERABILITY**

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

**SECTION FOUR: EFFECTIVE DATE**

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

**SECTION FIVE: CODIFICATION**

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

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

**Date of Introduction: November 6, 2013**

Introduction:

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

Final Reading:

<b>Councilperson</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>No Vote</b>
Ravi Bhalla				
Theresa Castellano				
Jen Giattino				
Elizabeth Mason				
David Mello				
Tim Occhipinti				

Michael Russo				
---------------	--	--	--	--

Approved as to Legal Form:

\_\_\_\_\_

Mellissa Longo, Corporation Counsel

Adopted by the Hoboken City Council

By a Vote of \_\_\_\_ Yeas to \_\_\_\_ Nays

On the \_\_\_\_ day of \_\_\_\_\_, 2013

\_\_\_\_\_

James Farina, City Clerk

Vetoed by the Mayor for the following reasons: \_\_\_\_\_

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

***-or-***

Approved by the Mayor

On the \_\_\_\_ day of \_\_\_\_\_, 2013

\_\_\_\_\_

Dawn Zimmer, Mayor