

Introduced by: _____
Seconded by: _____

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

**RESOLUTION AUTHORIZING CLOSED SESSION TO DISCUSS
MATTERS PURSUANT TO N.J.S.A. 10:4-12(B)(5), (B)(7) AND
ATTORNEY CLIENT PRIVILEGE RELATING TO PENDING
LITIGATION AND ACQUISITION OF PROPERTY COMMONLY
REFERRED TO AS THE BASF SITE AND TO RECEIVE ADVICE
FROM THE CITY'S LEGAL COUNSEL FOR THE MATTER, ED
BUZAK, ESQ.**

WHEREAS, the Council of the City of Hoboken is authorized to go into closed session for the reasons set forth in the Open Public Meetings Act, including without limitation N.J.S.A. 10:4-12(b)(5) and (b)(7), and for matters falling within attorney client privilege (for legal guidance on matters relating to pending litigation and acquisition of property); and

WHEREAS, the City seeks to obtain a status update and legal guidance on pending litigation and ongoing legal issues relating to the acquisition of the BASF site; and

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

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

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

MEETING: May 6, 2015

APPROVED AS TO FORM:

Mellissa Longo, Esq.
Corporation Counsel

Sponsored By: _____

Cosponsored By: _____

RESOLUTION NO:

RESOLUTION ADOPTING A FIVE (5) YEAR CONSOLIDATED PLAN AND THE ONE (1) YEAR ACTION PLAN FOR THE 2015 PROGRAM YEAR FOR LOCAL IMPLEMENTATION OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) CONSOLIDATED PLAN PROCESS FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

WHEREAS, the City of Hoboken accepted status as an Entitlement Grantee through the US Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) program beginning Federal Fiscal Year 2015; and

WHEREAS, Entitlement Grantees are required to adopt a 5-Year Consolidated Plan for Housing and Community Development and a One-Year Action Plan which serves as the annual application for CDBG Entitlement funds allocation; and

WHEREAS, the City has prepared a Five-Year Consolidated Plan for Housing and Community Development 2015-2019 and the One-Year Action Plan component for the 2015 Program Year, which was done in accordance with rules and regulations governing the Consolidated Plan; and

WHEREAS, the 5-Year Consolidated Plan coordinates all elements of community development including housing, public facility development and public services into a single plan and application for Federal US HUD CDBG funds; and

WHEREAS, the 5-Year Consolidated Plan is carried out through Annual Action Plans, which provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan; and

WHEREAS, these plans have been developed in consultation with City of Hoboken residents and have been available for review and comment by the public in accordance with the City of Hoboken's Citizen Participation Plan; and

WHEREAS, the City of Hoboken entered into a contract with Rehabco Inc. to prepare both the 5-Year Consolidated Plan and the One-Year Action Plan for Program Year 2015.

NOW, THEREFORE, it is hereby resolved by the City Council of the City of Hoboken:

1. The 5-Year Consolidated Plan for Housing and Community Development and the One-Year Action Plan for the 2015 Program Year, attached as "Exhibit A" are adopted for the City of Hoboken as an Entitlement Grantee for the CDBG Program
2. Staff and consultants to the City are hereby authorized to take any and all administrative actions necessary to submit the 5-Year Consolidated Plan for Housing and Community Development and the One-Year Action Plan for the 2015 Program Year to HUD for Entitlement Grantee finalization for the CDBG Program.

3. This Resolution shall be effective immediately.

Meeting Date: May 6, 2015

Department of Community Development

Approved as to form:

Brandy A. Forbes, Director

Mellissa Longo, Corporation Counsel

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



**The City of Hoboken
Community Development Block Grant**

**Consolidated Plan for Program Years 2015-2019
and
One Year Action Plan for Program Year 2015**

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EXECUTIVE SUMMARY

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction.

The City of Hoboken HUD Community Development Block Grant (CDBG) program assists low and moderate-income persons and families through its public facility improvement program and public service groups. The program supports a number of non-profit organizations throughout the city as well as rehabilitating recreation fields, community centers and associated infrastructure. This is the second time that the City of Hoboken qualified as an Entitlement Community through the US Department of Housing and Urban Development, although starting in 2015 is the first time Hoboken has opted to accept the entitlement grantee status. This Consolidated Planning process establishes the framework for Program Year 2015 and for the next 5-Year term. Within this framework, projects and activities will be established to extend assistance to low and moderate-income residents in their housing, non-housing and community development needs.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview.

Hoboken's 5-Year Consolidated Plan and One-Year Action Plan coordinates all elements of community development including housing, public facility development and public services into a single plan and application for Federal US Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funds. The Hudson County Housing Consortium is the point of contact regarding the HOME Investment Partnerships Program for the City of Hoboken. Hoboken in the past has been a beneficiary of the Hudson County CDBG program.

The Consolidated Plan sets forth the City's plan to pursue the overall goals of the community development and planning programs of the Department of Housing and Urban Development (HUD). Those goals are:

- To provide decent housing;
- To establish and maintain a suitable living environment; and
- To expand economic development opportunities primarily for persons of low-to-moderate income.

The Consolidated Plan serves the following functions;

- A planning document based on a participatory process;
- An application for federal funds;
- A strategy for carrying out programs; and
- An action plan that provides a basis for assessing performance.

The Consolidated Plan is organized into the following sections:

- Process, which describes the process, lead agency, and citizen participation;

- Needs Assessment, which describes the housing and community development needs of the community;
- Housing Market Analysis, which describes the market conditions, housing needs, homeless needs and strategies and other community development needs and strategies;
- Strategic Plan, which is a Five Year outlook on future program initiatives;
- Action Plan, which describes the actions the City of Hoboken plans to undertake in FY 2015 after receipt of federal funds.

The objectives and the outcomes of the local HUD CDBG program can be measured in facility improvements which assist local residents and are completed yearly. Another form of outcome is the successful funding of various public service groups which assist low and moderate-income persons. The expected outcomes are measured in sub-contract milestones and are reported on an annual basis.

3. Evaluation of past performance.

As a past participant as a non-entitlement community under the Hudson County CDBG program, the City's accomplishments can be measured in the completion of public facility projects and persons and families assisted through the public service line-item of the program.

If the City decides to extend funding to other eligible projects, performance of completed or ongoing community development, housing projects and public service activities are monitored in various ways depending on type of program and reporting requirements. Monitoring is viewed as a way to identify deficiencies and promote corrections in order to improve performance. The actual activity of monitoring helps promote quality performance, as well as identify any need for further technical assistance. The following is a description of the types of monitoring performed by staff:

- Performance monitoring
- Public service program income-benefit monitoring
- Financial monitoring
- Davis-Bacon Compliance
- Environmental Review Compliance

THE PROCESS

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	HOBOKEN	
Director of Community Development	Brandy Forbes, PP AICP	Department of Community Development
Principal Planner	Christopher Brown, PP AICP	Department of Community Development

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information.

The City of Hoboken's Department of Community Development is the point of contact and the Chief Administrative Agency for the City of Hoboken's HUD Community Development Block Grant (CDBG) program. The Department performs planning, project identification, eligibility determination, fiscal maintenance and administrative tasks for the CDBG program.

The CDBG program is headed by the Director of Community Development for the City, located in Hoboken City Hall. Daily operational control of the CDBG program is managed under this Department. The Consolidated Plan public contact designee is:

Christopher Brown, P.P., AICP, LEED-GA
Principal Planner
City of Hoboken
94 Washington Street
Hoboken, NJ 07030
Phone: 201-239-6642 (*no voicemail*)
Email: cbrown@hobokennj.gov

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

As a member of the Hudson County CDBG Program, the City of Hoboken in the past has supported some of the identical public service organizations which benefit those in need, particularly those who are considered very low, low and moderate-income residents. Such groups include assistance to the frail elderly, youth services, domestic violence support organizations, persons with disabilities and food pantries.

Planning Process

The City of Hoboken, in that this is the first year as a formal entitlement community, in conjunction with the City Council and input from members of the public service community and the general public, worked to compile its long-term Consolidated Plan strategy and One Year Action Plan.

Consultation

The City of Hoboken Department of Community Development has initially consulted with members of the general public and the public will be invited to comment on the draft Plan.

Citizen Participation

The City operates under the guidelines of the “City of Hoboken Citizen Participation Plan” and follows those stipulated efforts of public comment and participation. A public notice followed by a local public hearing was held by the City on March 2, 2015 and received public input on funding availability. The announcement was posted on the bulletin board outside the City Clerk’s office and advertised on the City of Hoboken website. In addition to the public hearings, a Needs Assessment survey was posted on the City’s website on March 4, 2015. A total of 39 individuals/groups responded to the survey. The responses helped the City in evaluating the programs needed.

Agencies, groups, organizations who participated include the Hoboken Family Planning Center, Jubilee Center, HOPES, Head Start, Mile Square Day Care, True Mentors and residents from the Hoboken Housing Authority.

Other local/regional/state/federal planning efforts considered when preparing the Plan:

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of Hoboken Citizen Participation Plan	City of Hoboken, Department of Community Development	Public comment
5 Year and One Year Consolidated Planning	City of Hoboken, Department of Community Development	HUD CDBG Planning

PR-15 Citizen Participation

Summarize citizen participation process and how it impacted goal-setting.

The newly completed “City of Hoboken Citizen Participation Plan” states:

City of Hoboken Citizen Participation Activities

The City of Hoboken Citizen Participation activities will include:

- Community Outreach;
- Public Hearings;
- Access to Information;
- Technical Assistance; and
- Timely Response to Complaints and Grievances.

Community Outreach – In order to assure that all citizens have the opportunity to participate in the planning process, the City of Hoboken will conduct community outreach on the development of the strategic plan. The objectives of outreach will be to:

- Obtain views of citizen, public agencies and other interested parties;
- Announce the availability of technical assistance and funds;
- Respond to proposals and comments at all stages of the Consolidated Plan submission process, including:
 - ❖ Identifying housing and community development needs,
 - ❖ Reviewing proposed uses of funds, and
 - ❖ Reviewing program performance.

Public Hearings – The City of Hoboken will host two (2) public hearings every year. Typically, these hearings may consist of either: 1) a meeting to gather public input and funding for current program year; 2) a meeting to open a DRAFT 5-Year Plan and One-Year Plan to the general public; and/one of the city council meetings, where legislation regarding either the strategic plan or the annual action plan is read and/or considered for approval. Also, each year, a public hearing will be held once the draft plan is complete, to solicit comments on the strategies and proposed use of funds. Public hearings will be conveniently timed and located for people who will benefit from the program funds, and will be accessible to persons with special needs.

Access to Information – Citizens, public agencies and other interest parties, including those most affected, will have the opportunity to receive information, review and submit comments on any proposed submission concerning any of the following documents:

- The proposed and final Annual Action Plans.
- The proposed and final 5-Year Strategic Plan (the “Consolidated Plan”).
- Proposed and final Substantial Amendments to either and Annual Action Plan or the Multi-Year Strategic Plan.
- Annual Performance Reports.
- The Citizen Participation Plan.

Interested parties may access these documents at no cost by the Internet, at the City of Hoboken website; at the Hoboken Public Library; or by contacting city staff. These materials will be available in a form accessible to persons with disabilities and in a style for individuals that do not speak English, when requested.

Citizens will be provided 15 days to comment on the City's annual performance report, prior to HUD submittal on May 15th of each year.

NEEDS ASSESSMENT

NA-05 Overview

Needs Assessment Overview.

This 2015-2019 City of Hoboken Consolidated Plan is a comprehensive document promoting a coordinated approach to its housing, non-housing and community development needs. Through funding established by the US Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) program this process coordinates the investment of CDBG dollars for planned programs and activities eligible under the Federal Program. The City of Hoboken is a HUD Entitlement Community, which means that it is a municipal jurisdiction with a population of over 50,000 persons.

This Consolidated Plan requires a detailed "needs assessment" which encompasses housing needs for the community, homeless needs, non-homeless needs, special needs and non-housing and community development needs. With limited Federal and State funding to provide those services locally, many of those needs and services are supplied outside of the local jurisdiction and the County or the State of New Jersey are the point-of-contact for such assistance. In further narrative those areas of support will be detailed.

The following plan will report on the needs and possible solutions for the City of Hoboken with the aid and assistance of its own Entitlement stream of Community Development Block Grant (CDBG) funds.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs.

The City of Hoboken, through the HUD Consolidated Planning Process, is required to complete a detailed needs assessment which reviews housing needs, homeless needs, non-homeless, special needs and non-housing community development needs. Much of the data and information derived for this review is based on tabulations of the 2005-2009 American Community Survey (ACS) data or data from the Comprehensive Housing and Affordability Strategy (CHAS). This information in-turn is distilled and is pre-populated in the data sets which are depicted below. The information takes into account the overall population of the jurisdiction during the 2011 ACS review and then further distills the information along income groups. The following format based on CHAS demographic information is used within the new eCon Planning suite and creates a national format so planners and policy makers have access to the same data sets and information. NOTE: the term HAMFI is defined as HUD Area Median Family Income, which represents a percentage family income compared to the overall income groups according to the City's Census numbers.

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	2,380	1,270	1,640	730	17,540
Small Family Households *	600	460	630	165	6,400
Large Family Households *	30	10	55	0	155
Household contains at least one person 62-74 years of age	465	310	310	140	665
Household contains at least one person age 75 or older	530	230	245	30	245
Households with one or more children 6 years old or younger *	249	240	260	75	2,160
* the highest income category for these family types is >80% HAMFI					

Table 2 - Total Households Table

Data 2007-2011 CHAS
Source:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	0	10	0	10	0	10	0	0	10
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	15	0	10	0	25	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	60	20	70	0	150	0	0	25	0	25
Housing cost burden greater than 50% of income (and none of the above problems)	980	340	320	90	1,730	95	170	160	65	490
Housing cost burden greater than 30% of income (and none of the above problems)	415	210	390	225	1,240	0	0	55	45	100
Zero/negative Income (and none of the above problems)	125	0	0	0	125	10	0	0	0	10

Table 2 – Housing Problems Table

Data 2007-2011 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,055	360	410	90	1,915	95	180	180	65	520
Having none of four housing problems	1,100	720	980	505	3,305	0	10	65	70	145
Household has negative income, but none of the other housing problems	125	0	0	0	125	10	0	0	0	10

Table 3 – Housing Problems 2

Data 2007-2011 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	375	165	285	825	20	55	55	130
Large Related	0	0	45	45	0	0	0	0
Elderly	520	165	125	810	55	95	115	265
Other	515	225	340	1,080	20	30	70	120
Total need by income	1,410	555	795	2,760	95	180	240	515

Table 4 – Cost Burden > 30%

Data 2007-2011 CHAS

Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	300	65	55	420	20	55	25	100
Large Related	0	0	0	0	0	0	0	0
Elderly	290	100	25	415	55	95	90	240
Other	405	185	250	840	20	30	70	120
Total need by income	995	350	330	1,675	95	180	185	460

Table 5 – Cost Burden > 50%

Data 2007-2011 CHAS

Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	75	10	70	0	155	0	10	25	0	35
Multiple, unrelated family households	0	10	0	0	10	0	0	0	0	0
Other, non-family households	0	0	10	0	10	0	0	0	0	0
Total need by income	75	20	80	0	175	0	10	25	0	35

Table 6 – Crowding Information – 1/2

Data 2007-2011 CHAS

Source:

Describe the number and type of single person households in need of housing assistance.

The 2010 Census reports that there are 26,855 housing units in the City, and 82.2% are White households. Households that are either in the very-low or low-income category require rental assistance of some type and form, while low- to moderate-income owner-occupied residents require funds to assist in the maintenance and functionality of their units. The US Department of Housing and Urban Development (HUD), through its Section 8 voucher program, offers rental subsidies to eligible persons and families, however the program has suffered through large funding cuts and the availability of additional Housing Choice Vouchers (HCV). This program

offers a form of assistance in the cost-burden or the ability to make rental payments for acceptable affordable housing for those on limited income. The City of Hoboken does not have funds delineated for housing oriented activities; however, the concentration of public facility improvements in certain areas of the city will assist the viability of the existing housing stock. Many of the initial areas of HUD CDBG investment will be concentrated in Designated Target Neighborhoods (DTN) which requires public infrastructure upgrades, such upgrades are designed to alleviate problems with the high density living conditions in Hoboken. According to the latest Census, the percentage of multi-unit structures in Hoboken is at 94.7%. City officials see the improvement of public facilities, structures, open spaces and curbs and sidewalks as priorities of CDBG investment for the immediate term. Furthermore, with the explosive growth in population in the City, from 38,577 persons in 2000 to 50,005 in 2010, this Consolidated Plan strives to ensure that Federal resources assist those low and moderate-income persons in-need of housing opportunity and support.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Without specific statistics, there is a high frequency of calls into the Police Department regarding issues related to domestic violence and abuse. Mayor Dawn Zimmer recently established a special toll-free number for residents to call where specialty trained dispatchers and Police Officers are prepared to respond to such calls. The regional domestic violence organization “Women Rising” located in neighboring Jersey City, maintain the expertise, shelter, counseling and referral capabilities for women and children who turn to them for support. The City of Hoboken is dedicated to offer further assistance to all organizations and public service groups who strive to ease victims of this difficult and insidious problem.

What are the most common housing problems?

According to the above table, 1055 very low-income households in the City had either one or more housing problems, either attributable to one or more “Severe Housing Problems” such as 1) lacks kitchen or complete plumbing, 2) severe overcrowding, or 3) severe cost burden.

Are any populations/household types more affected than others by these problems?

The above tables indicate that as a family’s income is less in certain sectors of the population, the cost burden is acute in the ability to afford their residences. This is particularly true among renters in Hoboken. Unfortunately, and as often the case, housing which have either one or more problems in basic systems such as heat and hot water, tend to be more affordable to those who are most desperate to find shelter. The correlation between the numbers in tables above concerning ‘problems with housing’ and the ‘cost burden of housing’ run along similar proportions.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

The City of Hoboken does maintain a homeless shelter according to the “Hudson County Alliance to End Homelessness”. The Hoboken Shelter on Bloomfield Avenue in the City provides single beds for persons in-need of immediate shelter and foodstuffs and a fully functional soup kitchen for meals during the week. The local facilities are often at-capacity during the year. The preponderance of homeless facilities and shelters are concentrated in neighboring Jersey City. Jersey City homeless shelters and organizations also report frequent ‘at-capacity’ periods during the year.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

Hoboken does have a large contingent of high-priced residential housing, reporting a median value of owner-occupied housing being \$550,700, however on the other side of the spectrum, the 2010 Census reports that over 11% of the population is under the poverty level.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

The US Department of Housing and Urban Development (HUD) defines a disproportionately greater housing need as when a racial or ethnic group experiences problems at a rate greater than 10% than the income level as a whole. The four housing problems are: lack of complete kitchen facilities, lack of plumbing facilities, overcrowding (more than one per room), and cost burden where more than 30% of gross income is spent on housing costs.

The income levels are defined as:

- Extremely low-income: 0-30% AMI
- Low-income: 30-50% AMI
- Moderate-income: 50-80% AMI
- Middle-income: 8—100% AMI
-

Each of the following tables capture the number of housing problems by income, race and ethnicity as well as income level.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,565	685	130
White	645	185	75
Black / African American	35	15	10
Asian	20	0	45
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	835	450	0

Table 8 - Disproportionally Greater Need 0 - 30% AMI

Data 2007-2011 CHAS

Source:

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	745	520	0
White	475	195	0
Black / African American	20	80	0
Asian	45	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	210	245	0

Table 9 - Disproportionally Greater Need 30 - 50% AMI

Data 2007-2011 CHAS

Source:

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,035	605	0
White	740	295	0
Black / African American	60	60	0
Asian	75	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	160	245	0

Table 10 - Disproportionally Greater Need 50 - 80% AMI

Data 2007-2011 CHAS

Source:

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	420	305	0
White	345	215	0
Black / African American	35	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	45	75	0

Table 11 - Disproportionally Greater Need 80 - 100% AMI

Data 2007-2011 CHAS

Source:

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion.

An analysis of housing problems in the City of Hoboken show that the White and Hispanic populations are the most impacted by multiple housing problems in all quarters. This is not surprising, as the largest reported two population groups, according to the 2010 Census, is the White population at 82.2% and the second largest population is the Hispanic group quarter at 15.2%.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Severe Housing Problems is defined as housing within the City which, according to the below description, lacks complete kitchen facilities, lacks complete plumbing facilities, has more than 1.5 persons per room and the cost of shelter is over 50% of family income.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,150	1,100	130
White	530	300	75
Black / African American	35	15	10
Asian	20	0	45
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	535	745	0

Table 12 – Severe Housing Problems 0 - 30% AMI

Data 2007-2011 CHAS

Source:

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	540	730	0
White	380	290	0
Black / African American	20	80	0
Asian	45	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	95	360	0

Table 13 – Severe Housing Problems 30 - 50% AMI

Data 2007-2011 CHAS

Source:

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	595	1,045	0
White	450	585	0
Black / African American	60	60	0
Asian	45	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	40	365	0

Table 14 – Severe Housing Problems 50 - 80% AMI

Data 2007-2011 CHAS

Source:

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	150	575	0
White	150	410	0
Black / African American	0	35	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	120	0

Table 15 – Severe Housing Problems 80 - 100% AMI

Data 2007-2011 CHAS

Source:

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion.

In an analysis of housing cost burden in Hoboken, once again the White group and the Hispanic group sections are most affected by severe housing problems. However, the issue does not seem to be that overwhelming in any of the group quarters as listed above. The issues with severe housing problems are usually with the city’s rental housing stock in lower-rent districts of the city.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

The following information breaks down the needs of severe housing problems by different ethnic populations in Hoboken. The below tables also break those ethnic populations down into various percentages of income along income groups which dedicate the stated percentages to housing costs versus other living costs.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	2,200	1,405	2,280	130
White	12,945	2,710	1,890	80
Black / African American	305	135	70	10
Asian	1,020	175	135	45
American Indian, Alaska Native	10	0	0	0
Pacific Islander	0	0	0	0
Hispanic	2,185	820	615	0

Table 16 – Greater Need: Housing Cost Burdens AMI

Data 2007-2011 CHAS
Source:

Discussion.

Of all residential units analyzed, residents who are considered very-low to low- income seem to have the greatest challenge in maintaining their dwellings, in Hoboken that trends toward the rental housing stock. This is especially true for residents who must dedicate a large portion of their income to afford shelter and housing in Hoboken. This is true for residents within the 0-30% and the 30% - 50% AMI categories. It would be reasonable to suggest that the more problems which are identified within the unit make it more affordable to persons who have less income as a family to pay the rent or purchase residential housing. These severe housing problems are noted as 1) lacks complete kitchen facilities, 2) lacks complete plumbing facilities, 3) more than 1.5 persons who occupy any one room, and 4) the unit is a cost burden, or is ½ of their overall income. The 2010 Census indicates that the majority of housing in Hoboken is not owner-occupied, but rather rental multi-family types throughout the city.

NA-35 Public Housing – 91.205(b)

Introduction.

The Hoboken Housing Authority services the immediate city as well as the metropolitan region. Based on a survey response provided by HHA, there are a total of 1,356 units of public housing in five (5) facilities. The HHA headquarters is located at 400 Harrison Street in Hoboken. There are also 185 tenant-based vouchers or Housing Choice Vouchers associated with the HHA. The following tables provide more detail on public housing units and the tenant based vouchers in Hoboken.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	1,356	185	0	185	0	0	0

Table 17 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	17,829	14,224	0	14,224	0	0
Average length of stay	0	0	14	9	0	9	0	0
Average Household size	0	0	2	2	0	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	510	57	0	57	0	0
# of Disabled Families	0	0	231	24	0	24	0	0
# of Families requesting accessibility features	0	0	1,264	185	0	185	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 18 – Characteristics of Public Housing Residents by Program Type

Data PIC (PIH Information Center)
Source:

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	974	171	0	171	0	0	0
Black/African American	0	0	284	14	0	14	0	0	0
Asian	0	0	3	0	0	0	0	0	0
American Indian/Alaska Native	0	0	2	0	0	0	0	0	0
Pacific Islander	0	0	1	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 19 – Race of Public Housing Residents by Program Type

Data PIC (PIH Information Center)

Source:

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	766	101	0	101	0	0	0
Not Hispanic	0	0	498	84	0	84	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 20 – Ethnicity of Public Housing Residents by Program Type

Data PIC (PIH Information Center)

Source:

The following is a summary of the Hoboken Housing Authority facilities, they are:

Andrew Jackson Gardens is located in the western part of the Hoboken Housing Authority's main campus along Harrison, Marshall and Jackson streets. Consisting of affordable family housing constructed in 1952, Andrew Jackson Gardens is comprised of two primary building types: three-story garden apartments and seven-story T, or cross-plan, high-rises. There are a total of 11 three-story garden-style apartments with 210 dwelling units and eight seven-story high-rises with 338 units. Andrew Jackson Gardens has a total of 601 units in 512,750 square feet.

Christopher Columbus Gardens consists of two high-rise buildings located in the third ward. The buildings are located at 460 8th Street and 455 9th Street. A total of 97 units, composed of 1, 2 and 3 bedroom units are located there. Each seven story building has a total square footage of 43,050 square feet. Columbus Gardens are used for family housing. They feature new community and laundry rooms which are now handicapped accessible. There is also a central picnic area and playground.

Fox Hill Gardens, located at 311 13th St., is a 10-story building which features newly-repaired balconies. The high-rise boasts 243,000 square feet. The 200 units include studios, one- and two-bedroom apartments. The building is only used for senior housing. It features a community room with a large screen television for tenants' enjoyment.

Housing Authority

Adams and Monroe Gardens are located at 220 Adams St. and 221 Jackson St. They are both nine stories high and designated as senior housing. There are of 125 units in each building, comprised of studios, one- and two-bedroom units. A total of 98,000 square feet makes up the two buildings. The parking lot has recently been repaved with new curbs and new handicapped spots.

Harrison Gardens is located in the southeastern part of the Hoboken Housing Authority's main campus, abutted by Harrison, Marshall and Jackson streets. It consists of family housing constructed in 1959. Harrison Gardens is comprised of two 10-story H-plan high-rise apartment buildings each subdivided into two separate buildings. There are a total of 208 dwelling units and support spaces housed within 192,700 square feet.

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units.

The needs of public housing residents and housing choice vouchers are fairly consistent with the needs of population at large. All tenants are concerned about the quality and affordability of their existing housing. Cost burden is actually more of an issue for low-income households who do not live in public housing but are in possession of a voucher or housing subsidy. This is because Federal Public Housing provides many amenities and services not normally found in the outside rental housing market at rents affordable to very-low and low-income people. There are consistently waiting-lists at all local and regional housing authorities. Input from city officials and housing advocates and an analysis of the local and regional homeless population confirms the need for smaller units for individual and small-family homeless or persons in-danger of becoming homeless.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction.

According to a 2009 report from “The Hudson County Alliance to End Homelessness”, the stated focus of the planning and solutions document was to implement a program of prevention, identify resources, point to existing or proposed permanent and supportive housing and specific areas where such support activities and programs can be sustained. One of the problems identified in the report was the huge disparity between the relatively small chronic homeless population which typically were noted as ‘heavy users’ of costly public resources such as medical services, psychiatric treatment, detox facilities, homeless shelters and the constant attention of law enforcement and correction personnel. The objective of a lasting and sustained homelessness policy and program strives to lessen the overall burden upon public resources and also provide pathways for the intermittent homeless person and family as well as those cited as being chronically homeless.

The HCAEH report advocates a “Housing First” model, the model has been widely endorsed by local and regional homeless practitioners. The philosophy centers on the process of providing shelter first and foremost and will then be more likely and capable of utilizing and benefiting from supportive services. As the report indicates, “(research has shown that Housing First has a very high success rate for individuals maintaining the housing that they are given”. The challenge is to find adequate funding resources and areas for development of such facilities for the homeless. The plan also points to hurdles in finding adequate affordable housing in the existing housing stock and how those factors contribute to homelessness.

However, in the interim short term homeless services are provided on a local basis by such providers as the Hoboken Shelter on Bloomfield Avenue. The following information is an excerpt from their weekly schedule:

The Hoboken Shelter offers its guests a number of educational and life-enriching programs.

Please find below the description and statistics for the four programs:

1. *Food & Shelter Program;*
2. *Change & Independence Program;*
3. *Homelessness Prevention Program; and*
4. *Permanent Supportive Housing Program.*

1. FOOD & SHELTER PROGRAM:

Dinner is served at 7:15pm/7:30pm every evening to approximately 100 people. Breakfast & lunch is served daily to 50 Shelter Guests (Residents). An additional Breakfast is provided during the morning drop-in hours on weekdays for 50-75 people. An additional Lunch is provided daily at 1:30pm for 50-75 people. We serve 450 meals daily. Overnight shelter is provided to 50 men & women. The guests receive the following case management services:

- Drug & Alcohol Counseling,
- Budget Counseling,
- Medication Counseling, and
- Emergency Clothes.

Dinner is prepared & served to 100 guests nightly, by 6,000 volunteers throughout the year. We always welcome new faces. The demand services dramatically increased daily since serving 54,593 meals in 2005, which increased to 165,908 meals in 2013. 145 Shelter Guests moved from the streets to the shelter.

2. CHANGE & INDEPENDENCE PROGRAM:

The Integrated Living Program (ILP) has been in operation since 1998 & was re-developed in October 2008 to become the Change & Independence Program (CIP). The program provides job readiness & life skills training in conjunction with creative workshops to help participants heal from the isolating, demoralizing experience of homelessness while learning how to articulate personal goals & build self-esteem. The program is centered on the following vocational, educational, & recreational elements: *Financial Literacy; Social Services; Health & Hygiene; Job & Employment Issues; Current Events; Computers Literacy; Tutoring & Mentoring; Alumni Support; Visual Arts; Creative Writing; Movies & Discussion; Bingo, Chess, & Games; Music & Movement; Spiritual Discussion; Women's Group; Men's Health & Grooming Group; Outreach Team; Housing Group; Recovery at the Crossroads Group; & Culinary Arts.*

3. HOMELESSNESS PREVENTION PROGRAM:

The Homelessness Prevention Program provides security deposits to Shelter Guests; rental or utility assistance to people facing imminent eviction; counseling for tenant rights; and referrals to appropriate agencies. 83 individuals/families received assistance in order to stay in their homes & prevent their homelessness in 2013.

4. PERMANENT SUPPORTIVE HOUSING PROGRAM:

The goal is to help our homeless neighbors move from the street to our shelter to their own homes. This program consists of 2 components:

First, through intensive case management services, guests are assisted with finding and applying for apartments. Additional support services are provided to former Shelter Guests to help them become housed & stay housed, which include:

- counseling for tenant rights,
- referrals to appropriate agencies,
- budget counseling,
- food provisions, and
- furniture and house ware supplies.

Second, through partnerships with affordable housing programs & government project-based vouchers (PBV) for rental subsidies, Shelter Guests are provided with their own apartment along with clinical supervision provided by the Shelter:

- Independent Living Skills Training – Assist in the development of a self-directed plan for work, education, medical, recreation, or social needs.
- Information and Referral – Provide contact information for transportation, health care, mental health, and day care resources available to disabled individuals as they seek to implement their independent living plan.
- Peer Support – Offer support network to individuals with a disability where they can share their concerns & learn about solutions. This gives members an opportunity to share their knowledge and benefit from the experience of others.
- Family & Community Education – Will help to educate the other family members who provide support for the individual with a disability so that the support network is informed & involved.
- Advocacy – Will advocate on behalf of the individual with a disability if that person has been mistreated or discriminated against by other entities or individuals.

22 Former Shelter Guests are Tenants in PSHP Apartments.

145 Shelter Guests moved from the streets to the Hoboken Shelter to their own homes in 2013.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction.

Analyzing the needs of special needs populations can be difficult since specific data is not readily available. In the instances that data is available, the ability to measure the number of individuals seeking services or are underserved in any one category is hard to gauge in that numbers are not available as to specific hurdles that persons or families encounter to obtain such services. In any event, HUD requires that this plan speak to the needs of special needs populations which are; elderly, frail elderly, persons with disabilities, persons with alcohol or substance abuse and victims of domestic violence.

The Hoboken Family Alliance, the Hoboken Board of Education and the Hoboken Special Needs Parents Group all provide important educational and recreational resources for the children and adults with special needs.

Hudson County's largest age group, the 25-44 year-olds, accounts for roughly 36% of the population. With an increase of 16,776 or 7.6%, this group is slated to grow to the highest levels by the year 2020. However, the 65+ age group is expected to be the fastest growing age group, or 19.9%.

There is a lack of special needs population demographic information for Hoboken; however it can be stated that they are similar to totals available from Hudson County. Hudson County reports that approximately 10% of the population is elderly, 65 or older, and nearly one-half of that demographic (44.7%) is considered 'frail elderly' and in-need of special services.

The dilemma with the aging population is that oftentimes their age and inability to obtain or maintain basic services such as medical treatment and food can be difficult under the best of circumstances. The financial hardship of affording their residences on a fixed income with the onset of physical impairment exacerbates the problem.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities and Public Services.

Public Facilities

The City of Hoboken, as part of the Hudson County Consortium, has been able to fund public facility improvements. For the purposes of this plan, “public facilities” include neighborhood facilities, senior centers, municipal buildings, libraries and homeless shelters. Such projects in the past have included the construction of an annex and retrofit of stairs and sidewalks at the Community Center, facility improvements at local senior centers, facility improvements at three (3) City parks and the installation of new curbs and sidewalks in certain “Designated Target Neighborhoods” (DTN). Many new projects are slated for CDBG Program Year 2015 and 2016.

Typically, the City Administration, Mayor and City Council, Planning Board, City Engineer and the Department of Public Works determine what areas and issues require improvement. Such objectives are then conveyed to the general public via the HUD Planning process.

Public Services- Priority Need

A Priority Need of the City of Hoboken CDBG Program is the continued support of programs and activities under the public services funding subcategory. Such groups and organizations support child care, the needs of homelessness, youth mentoring, local soup kitchens, food pantries, substance abuse counseling, educational/after school programs and seniors. CDBG rules and regulations mandate that only 15% of funds in one program year can support such programs and services. Hoboken will in the future use its cap funding to the fullest for a wide-array of public service needs of the community. The City will allocate resources to eligible recipients who serve precisely the groups which CDBG regulations state are eligible.

Public service providers have taken on an even larger responsibility during the downturn in the economy particularly among the immigrant population in Hoboken. Many public services also cater to the specific needs of women in-crisis, domestic violence and programs for the Hispanic community so they are able to integrate into the social mainstream. All stated services are available to the general public at all times.

Need Determination

The determination of needs as associated with local public services is determined by the Mayor and members of the City Council, the Community Development Department and the general public through the public hearing process. The HOME Consortium is also a great resource in terms of determining what groups, regionally as well as locally, have stated a prevalent need.

HOUSING MARKET ANALYSIS

MA-05 Overview

Housing Market Analysis Overview.

According to the 2010 US Census, the average household size in Hoboken is 2.06 while the State of New Jersey's demographic is 2.71. There are 25,041 occupied households with 1,814 total units vacant according to the 2010 Census. The 2010 Census reports that of the City's 25,041 total occupied, 8,049 are owner-occupied units and 16,992 are renter-occupied units. The 2010 Census reported that the homeowner vacancy rate is 4.5% and the rental vacancy rate is 5.1%.

The "American Community Survey" data set estimates for the years 2009 – 2013, the median house value in Hoboken is \$550,700. The median selected annual income is \$70,609 and the median household income within the same period is \$107,366. The median gross rent as of the year 2012 was \$1,757 which is much higher than the State average and other local jurisdictions. Such housing costs are not within reach of the very-low and low-income residents of the City.

Therefore according to the HUD CHAS data, housing problems can be described as being a "cost burden" (greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities). The following are breakdowns of renter and owner household totals and housing problems, cost burdens and severe cost burdens for various household income levels and types in Hoboken.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction.

The predominant housing types in the City of Hoboken are one-unit attached or multi-unit apartments or structures. In that the population is considered young and to a certain degree affluent, the preferred type of living arrangement is the rental of multi-family dwellings. This is further supported by 2010 Census tables which indicate that the population in owner-occupied units are 16,606 persons, while in renter-occupied housing the number is 31,825. The following tables further break down that demographic.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	355	1%
1-unit, attached structure	1,210	5%
2-4 units	4,751	18%
5-19 units	8,144	32%
20 or more units	11,203	44%
Mobile Home, boat, RV, van, etc	42	0%
Total	25,705	100%

Table 21 – Residential Properties by Unit Number

Data 2007-2011 ACS

Source:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	261	4%	772	5%
1 bedroom	2,034	26%	6,993	44%
2 bedrooms	3,629	47%	5,957	38%
3 or more bedrooms	1,804	23%	2,105	13%
Total	7,728	100%	15,827	100%

Table 22 – Unit Size by Tenure

Data 2007-2011 ACS

Source:

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction.

The following tables show the costs of owner and rental type housing in Hoboken. These tables use 2005-2009 ACS data from HUD's eCon software. There have been significant increases in the below information from year to year in the City.

Cost of Housing

Rent Paid	Number	%
Less than \$500	2,263	14.3%
\$500-999	2,452	15.5%
\$1,000-1,499	2,419	15.3%
\$1,500-1,999	3,666	23.2%
\$2,000 or more	5,027	31.8%
Total	15,827	100.0%

Table 23 - Rent Paid

Data 2007-2011 ACS
Source:

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,340	No Data
50% HAMFI	2,470	0
80% HAMFI	3,935	0
100% HAMFI	No Data	24
Total	7,745	24

Table 24 – Housing Affordability

Data 2007-2011 CHAS
Source:

Discussion.

As the above tables indicate, there surely is not an adequate supply of affordable housing among all income group quarters in Hoboken. As the above table indicates, the majority monthly costs of rental housing in the City is over \$1,500, which is an overwhelming amount for people of low to moderate income.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction.

The following section outlines “selected” housing conditions as defined by HUD CHAS data. These conditions are generally considered identifiers of substandard housing. The CHAS data defines selected conditions as:

- Lacking complete plumbing facilities
- Lacking complete kitchen facilities
- More than one person per room
- Housing costs greater than 30% of household income

The predominant condition is the affordability of housing particularly in the rental housing sectors of the community.

Definitions.

Standard Condition: a housing unit that meets or exceeds HUD’s Housing Quality Standards (HQS) and all State and local codes and zoning ordinances.

Substandard: a unit which lacks complete kitchen or plumbing facilities.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,190	28%	4,529	29%
With two selected Conditions	98	1%	170	1%
With three selected Conditions	0	0%	10	0%
With four selected Conditions	10	1%	0	0%
No selected Conditions	5,430	70%	11,118	70%
Total	7,728	100%	15,827	100%

Table 25 - Condition of Units

Data 2007-2011 ACS
Source:

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,307	30%	2,753	17%
1980-1999	951	12%	2,074	13%
1950-1979	454	6%	3,792	24%
Before 1950	4,016	52%	7,208	46%
Total	7,728	100%	15,827	100%

Table 26 – Year Unit Built

Data 2007-2011 CHAS

Source:

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	4,470	58%	11,000	70%
Housing Units built before 1980 with children present	680	9%	679	4%

Table 27 – Risk of Lead-Based Paint

Data 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Source:

***Vacant Units [intentionally blank]**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 28 - Vacant Units

Note: See subsection below

***Possibility of city-wide housing rehabilitation program.**

The City of Hoboken does not anticipate commencing a rental or owner-occupied housing rehabilitation program through CDBG, at this time. However, it does reserve the right to embark upon an analysis of the condition of existing housing within the City and

determine what sort of rehabilitation would be appropriate considering the age of housing stock and average resident's needs in this service category. A collaboration of governmental officials, landlords, owners, renters would come together to design a program which is best suited for participants and in line with HUD CDBG rules and regulations.

Define reasons for lead based abatement in existing units.

Lead based paint was banned for use in residential dwellings in 1978, however many older homes have a very high-probability of containing lead in painted surfaces. Table 27 indicates that there is less than 10% risk of all housing with children occupying said units in Hoboken which may be tainted with lead based paint. It is encouraged that the City, in conjunction with the Hudson County Health Department, establishes a program to eradicate such conditions in Hoboken.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction.

As indicated previously, there are five (5) public housing facilities as part of the Hoboken Housing Authority consisting of 1,356 units overall. There are also 326 Housing Choice Vouchers associated with the HHA.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available			1,356	326			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 29 – Total Number of Units by Program Type

Data PIC (PIH Information Center)

Source:

Within the HUD tenancy framework of a Public Housing Authority and subsidized housing, the tenant typically pays only 30% of their rent and the remainder of the rent is paid for by the Federal government. The HHA receives an operating subsidy by the Federal government as well to cover the balance of the facility’s operating costs. The fixed rent is also adjusted based on a percentage of their income.

Public Housing Condition

Public Housing Development	Average Inspection Score
Hoboken Housing Authority	67

Table 30 - Public Housing Condition

The Hoboken Housing Authority reporting indicates that although many of the facilities require upgrade and modernization, the overall state of the facilities are in good condition. Typical desired upgrades include upgrades to kitchen facilities for individual units, the upgrade of stairways and hallways with handicap capabilities and the improvement of security systems for all facilities throughout the HHA.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction.

The following information is derived from HUD’s 2014 Continuum of Care Homeless Assistance Program report for the Jersey City/Bayonne/Hudson County, New Jersey (NJ-506) region. Although the City of Hoboken is not a designated jurisdiction in the report, the report does reflect the region’s homeless population during the “point in time” of January 28, 2014.

Facilities and Housing Targeted to Homeless Households

NJ 506 Report Jersey City/Bayonne/Hudson County Region	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	184		100		
Households with Only Adults	295		67		
Chronically Homeless Households	5				
Veterans	20				
Unaccompanied Youth	0				

Table 31 - Facilities and Housing Targeted to Homeless Households

Discussion.

The Hudson County Continuum of Care report as reflected above, as well as the Hudson County Consolidated Plan for this 5-year grant and reporting period, lists the following regional facilities for emergency shelter, transitional and permanent supportive housing:

Emergency Shelter for Adult Individuals

- Catholic Community Services Archdiocese, St. Lucy’s Shelter
- Communities of Faith for Housing Inc., Hoboken Shelter
- Hudson County Division of Welfare Hotels/Motel Placement
- Palisades Emergency Residence Corp., PERC Shelter & Drop in Center

Emergency Shelter for Homeless Families

Hope House

PERC Shelter

Hudson County Division of Motel Placements

North Hudson Community Action Corporation/Motel Placements

Housing for Homeless Families

St. Joseph's Home

Women Rising Project Home

Transitional Housing for Adult Individuals

Catholic Community Services Archdiocese Franciska Residence

EMET Realty Transitional Housing- Hudson County

The House of Faith Inc.

Transitional Housing for Youth (Under 18 yrs.)

Catholic Community Services Archdiocese Edna McLaughlin Home

Permanent Supportive Housing for Mixed Populations

Catholic Community Services Archdiocese. Cannan House & Edna McLaughlin House

Garden State Episcopal Community Development Corporation. Corpus Christi Ministries, PERC Shelter, RIST Program, Home at Last

United Way of Hudson County. Life Starts 1 & II Program

MA-35 Special Needs Facilities and Services – 91.210(d)

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs. Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Persons with physical disabilities experience difficulties locating accessible and affordable rental housing. Transportation is also a challenge for persons with special needs and connections to high-quality public transportation that provides access to basic needs and services. Opportunities for employment can also be a challenge for people with physical disabilities.

People with developmental disabilities experience a wide range of difficulties. A combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration should be individually planned and coordinated.

Substance abuse disorders and mental health issues can often be intricately intertwined. Resources and treatment facilities are available; however they need to be improved and expanded to meet demand. Preventative efforts such as successful tobacco cessation campaigns in the area indicate that more work needs to be done to reach youth.

Persons living with HIV/AIDS may have limited access to medical care, and may be prone to homelessness due to income instability. By increasing opportunities for access to supportive services and temporary/emergency housing assistance, this vulnerable population can obtain a more stable living situation and reduce the risk of homelessness.

The City of Hoboken, in partnership with the Hudson County Division of Health and Human Services with the Continuum of Care framework, strives to provide the necessary services for this community. A wide-array of private not-for-profit organizations like Catholic Charities and the United Way also provide a strong framework.

The City also has an active Division of Senior Services which offer a litany of recreational, cultural and transportation services.

MA-40 Barriers to Affordable Housing – 91.210(e)

The Negative Effects of Public Policies on Affordable Housing and Residential Investment can be typically.

1. Segregation and Exclusion in the Housing Market

The review of 2010 Census information and fair housing complaint data suggests that there is some incidences of racial segregation within specific neighborhoods in Hoboken. Some additional population sectors within the City which may encounter bias are:

- Female headed households often face obstacles and/or difficulties in the private housing market due to low-income and the need to care for children. This may be apparent in certain rental complexes within the City, yet specific instances have not been brought to the attention of local officials.
- Non-family households are numerous in Hoboken and may also face hardships in finding adequate housing opportunity.
- Hoboken has seen a significant increase in the number of foreign born people over the last decade, many of these persons are from Latin America. Many do not speak English as their first language and may be intimidated at contacting governmental entities.
- The growing population of homeless individuals and families including single men and women, people with long-term mental health challenges, people with addictions, aging out youth, and women and children fleeing violence face significant challenges in finding and securing housing.

2. Bias in Lending

Many in the minority community find that the biggest obstacle to home ownership is qualifying for a mortgage because of poor credit history, inadequate income, or the lack of a down payment.

- Housing opportunities (purchase/rental) are often denied based on credit scores and or credit/criminal histories which disproportionately affect people of color.
- Improved job circumstances and strong evidence of rehabilitation should be taken into account.
- The presence of low-wage jobs within the municipality, coupled with the limited supply of affordable housing, leaves many workers unable to secure a place to live near their employment (within the City).

3. Limited Supply of Affordable Housing

Development and redevelopment, as it has previously been carried out, has resulted in the loss of rental and for-sale dwellings affordable by a significant segment of the community. In light of the dramatic population growth projected over the next ten years, the supply of affordable housing must also be increased.

- As the number of overall units increases with development and redevelopment, exclusion of additional affordable units makes the demand for existing affordable units higher and reduces the percentage of affordable provided.

4. Government Policies

Whatever the outcome, it is clear that New Jersey's tangled policy on affordable housing will not be resolved in the near future. The City must be vigilant in preventing City policies from becoming a barrier to affordable housing. Such issues could be:

- Zoning practices that support exclusion, isolation and displacement of lower-income minorities.
- Inadequate enforcement of local housing code and rent control ordinances resulting in violations that are not remedied, progressive deterioration, unlawful rents and the unnecessary displacement of vulnerable tenants.

5. Local Opposition

The proposed development or location of affordable housing often draws storms of criticism and opposition from neighborhood residents. This “not in my backyard” attitude affects the availability of housing for people in the protected classes and is a significant challenge to achieving fair housing objectives.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction.

The following table shows an employment profile for the City. The information is derived from HUD 2007-2011 ACS Data specially provided for the Consolidated Plan.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	8	0	0	0	0
Arts, Entertainment, Accommodations	2,455	2,526	9	14	6
Construction	596	236	2	1	-1
Education and Health Care Services	3,471	4,385	12	25	13
Finance, Insurance, and Real Estate	6,053	1,992	21	11	-10
Information	2,187	1,777	8	10	3
Manufacturing	972	388	3	2	-1
Other Services	913	598	3	3	0
Professional, Scientific, Management Services	5,916	1,517	21	9	-12
Public Administration	0	0	0	0	0
Retail Trade	2,099	1,779	7	10	3
Transportation and Warehousing	692	1,484	2	8	6
Wholesale Trade	1,632	341	6	2	-4
Total	26,994	17,023	--	--	--

Table 32 - Business Activity

Data 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Source:

Labor Force

Total Population in the Civilian Labor Force	33,201
Civilian Employed Population 16 years and over	31,794
Unemployment Rate	4.24
Unemployment Rate for Ages 16-24	15.70
Unemployment Rate for Ages 25-65	3.45

Table 33 - Labor Force

Data 2007-2011 ACS

Source:

Occupations by Sector	Number of People
Management, business and financial	15,716
Farming, fisheries and forestry occupations	526
Service	957
Sales and office	7,690
Construction, extraction, maintenance and repair	448
Production, transportation and material moving	368

Table 34 – Occupations by Sector

Data 2007-2011 ACS

Source:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	7,481	25%
30-59 Minutes	19,079	63%
60 or More Minutes	3,644	12%
Total	30,204	100%

Table 35 - Travel Time

Data 2007-2011 ACS

Source:

Education

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	454	100	929
High school graduate (includes equivalency)	1,632	245	1,112
Some college or Associate's degree	2,229	235	648
Bachelor's degree or higher	23,842	590	1,848

Table 36 - Educational Attainment by Employment Status

Data 2007-2011 ACS

Source:

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	42	54	53	571	999
9th to 12th grade, no diploma	183	138	143	524	492
High school graduate, GED, or alternative	607	905	621	1,463	912
Some college, no degree	1,692	809	605	1,015	182
Associate's degree	34	339	119	225	41
Bachelor's degree	2,594	11,390	3,494	1,599	196
Graduate or professional degree	93	5,425	2,968	1,404	351

Table 37 - Educational Attainment by Age

Data 2007-2011 ACS

Source:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,207
High school graduate (includes equivalency)	40,579
Some college or Associate's degree	50,711
Bachelor's degree	78,973
Graduate or professional degree	95,436

Table 38 – Median Earnings in the Past 12 Months

Data 2007-2011 ACS

Source:

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The top three (3) business activities according to employed persons and part of Hoboken's labor force are: 1) Finance, Insurance and Real Estate, 2) Professional, Scientific and Management, 3) Education and Health Care.

Describe the workforce and infrastructure needs of the business community.

Employers are concerned with the adequacy of infrastructure and the constant pressure to innovate in order to compete in an urban core marketplace. This is especially true along the retail, restaurant and entertainment sectors of employment in Hoboken. Educators are most concerned with dynamic and insightful teachers replacing ones who retire and with the wear and tear on educational facilities which have to keep up with the needs of the student body. The primary employment sector of finance, real estate and insurance mostly commute to New York City. The attractiveness and the affordability of housing in Hoboken, relative to New York City, ensures that this will be true for some time.

As stated in Hudson County's Consolidated Plan, the most pressing need of the local business community is the adequacy of the transportation network and infrastructure. As the population of Hoboken continues to grow, traffic congestion is a constant for residents and consumers alike. Alternative modes of transportation should be encouraged with pedestrian improvements, bike lanes, increased bus service and mass transit, to aid in the efforts of persons getting to work, school or the downtown areas.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

According to the Hudson County Consortium Consolidated Plan, there has been a significant amount of new market rate rental units constructed in many municipalities including Hoboken. The local need for new office space has also increased over the past ten-year period. The non-family workforce, typically those who are younger and new to the workforce, has a median income of \$96,234 which is considered 'upper-income' and subsequently drives the local housing market as well as the local retail and consumer marketplace.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

There is no specific data on the correlation between the skills of the current workforce and local or regional employment opportunities. However, the local demographics show a healthy mix of businesses and owners of a business in Hoboken. According to the 2010 Census, there were 4,894 firms in Hoboken. Per the 2007 American Community Survey, 4.9% of those firms were owned by African-Americans and 7.3% owned by Asian proprietors, and 29% of that number were female-owned firms.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City of Hoboken does not maintain a workforce training initiative; however, Hudson County does have a fully functioning "Workforce Investment Board" and "One-Stop Career Center" which provide significant job training and job placement programs. These are supported by Hudson County Community College which collaborates with the initiative and offers other educational and training programs for those seeking new employment or looking for a career change.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

The City of Hoboken does participate in the Hudson County CEDS program. As well, Hoboken is part of the NJ Urban Mayors Association urban focused CEDS for the North Central Region of New Jersey.

MA-50 Needs and Market Analysis Discussion

The HHA properties that provide a significant amount of affordable housing in Hoboken are generally located in southwest and western Hoboken. Those neighborhoods are predominantly residential. Although there are some services provided in that neighborhood, additional job training, retail, and support services would benefit this area.

STRATEGIC PLAN

SP-05 Overview

Strategic Plan Overview.

The City of Hoboken will continue to support local and Hudson County efforts to provide housing, non-housing and community development initiatives within the HUD framework that assists low and moderate-income persons and families. The goals and objectives of regional and local HUD programs are to provide resources to the most underserved populations. Such activities along this continuum are additional subsidized rental “Housing Choice Vouchers”, public facility improvements and additional funding for regional and local Economic Development initiatives which ensure neighborhood stabilization and market viability for local residents and workforce. Funding will be directed toward local and regional initiatives, public service organizational support, and the maintenance and replacement of vital infrastructure as curbs, sidewalks and roads.

SP-10 Geographic Priorities – 91.215 (a)(1)

General Allocation Priorities.

The City of Hoboken, in accordance with US Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) rules and regulations will allocate resources either on a low-moderate income area benefit basis (LMA) which will correspond to Designated Target Neighborhoods (DTN) service areas, low-moderate income clientele (LMC) basis or on an Urgent Needs basis.

Geographic Area.

Hoboken, Hudson County, NJ
2010 Census Blockgroups - CDBG Eligible Areas
ACS 2006-2010 Low/Mod Data

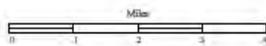


Legend

- Blockgroup
- Tract
- Railroads
- City Street/Road

Blockgroups by Low/Moderate Income Percentage

- Less than 51%
- 51% or More



Mapping by BonData
 246 West High Street
 Hummelstown, PA 17038
 (717) 688-6660
 (c) Copyright 2014
 Source: 2014 HUD CDBG Allocation

SP-25 Priority Needs - 91.215(a)(2)

5- year Priority Needs.

Priority Need Name	Priority Level	Population	Goals Addressed
Public Services	High	Low and moderate Income, Limited Clientele Benefit	Homeless and Non-Homeless not-for-profit support. Organizational social service support, such as child care services, family planning, before and after school programs, health programs, etc.
Public Facility Improvements	High	Low and Moderate Income, Area Benefit	Public facility improvement. ADA Compliance. Housing mitigation in DTN Service Areas. Critical facility improvements, streetscape improvements, curbs & sidewalks, drainage improvements.
Affordable Housing Infrastructure. Veterans Housing Inclusive of Infrastructure Support of the Hoboken Homeless Shelter	High	Low and Moderate Income, Limited Clientele Benefit	General exterior infrastructure development. Piping, sidewalks, grading.
Administration	Low	Community Development Program Administration	Support consultant, legal, in-house operational, clerical.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Large waiting list for local HHA. Assist in the creation of additional vouchers and fund facility improvements at the authority.
TBRA for Non-Homeless Special Needs	Large waiting list at local and regional special needs facilities and group providers. Funds used to better support such organizations and lessen the wait time.
New Unit Production	Fund local affordable housing projects fully to satisfy the local and regional needs for affordable housing choice. Including Veterans housing. Require affordable housing contribution in new residential developments where feasible.
Acquisition, including preservation	Fund the acquisition of additional areas for public improvements, open space and affordable housing in the City of Hoboken.

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction.

This is a profile of US Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funds anticipated for Program Year 2015.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Community Development Block Grant (CDBG)	US Department of Housing and Urban Development	Non-housing, Community Development and Housing Activities	\$1,153,970	0	0	\$1,153,970		To support Community Development, Non-Housing and Housing Programs and Activities

Table 39 - Anticipated Resources

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Hoboken, Department of Community Development	Department of Community Development	Planning, Budgetary and Administration	City-wide

Table 40 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System.

The City of Hoboken through its HUD CDBG entitlement program will actively support a full contingent of public service entities and social service organizations.

The applications for assistance will be available late Spring/early Summer, the selection process will take place during the Summer months and awards will be announced in the Fall.

SP-45 Goals Summary – 91.215(a)(4)

5 Year- Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Services	2015	2016	LMC	Income based	Social services	\$170,000 approx.	1
2	Program Planning and Administration	2015	2016	Admin	-	-	\$230,000 approx.	3
3	Public Facilities	2015	2016	LMA	DTN Based	Public Improvement, Community Development	\$750,000 approx.	2

Table 41 – Goals Summary

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2).

N/A. The City of Hoboken participates in the Hudson County HOME Consortium rather than providing these services directly.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement) .

N/A

Activities to Increase Resident Involvements.

The City of Hoboken plans to collaborate with the local housing authority.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

SP-55 Barriers to Affordable Housing – 91.215(h)

Barriers to Affordable Housing

Strategy to Remove or Ameliorate the Barriers to Affordable Housing.

POSSIBLE AREAS OF LOCAL CITY-WIDE IMPEDIMENTS AND CURES TO FAIR HOUSING CHOICE- GOVERNMENTAL AND NON-GOVERNMENTAL

IMPEDIMENT- Educate the public regarding fair housing, the complaint process and local developments available for low- and moderate-income citizens.

- The City of Hoboken could advertise and publicize the availability of Fair and Affordable housing in the City by way of the City website, public notices, a prominently displayed poster-board describing what rights every citizen has in obtaining fair housing and what affordable housing opportunities are available in town. Postings at all public areas are encouraged.

IMPEDIMENT- Discrimination in Mortgage Lending

- The City of Hoboken in conjunction with a coalition of local lenders could collaborate with each other through working sessions to ensure that there are not issues of bias in lending and credit opportunity for those who qualify. NJHMFA “Live Where You Work Program”

IMPEDIMENT- Limited availability of New Section 8 Certificates

- Congress by way of the US Department of Housing and Urban Development (HUD) has NOT increased significantly the availability of Section 8 vouchers to assist very-low and low-income residents in obtaining vital subsidies in the payment of their rents. Recent modifications of the Section 8 program has the added nuance of making them “Welfare to work vouchers” or “Family Self Sufficiency” vouchers adding yet more obstacles to those who would not qualify within the new special criteria for eligibility.

IMPEDIMENT- In availability of mass transit

- The City of Hoboken will continue to support mass transit development and expansion. The City will work with NJ Transit to implement routes which serve the populations along major arteries in the City.

SP-60 Homelessness Strategy – 91.215(d)

- **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**
- **Addressing the emergency and transitional housing needs of homeless persons**
- **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**
- **Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.**

The 5-Year local policy to coordinate City policies with those of Hudson County are underway through the Hudson County Homeless Trust Fund initiatives.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards.

The Hudson County Division of Health does have an active lead testing and lead treatment program. The City of Hoboken intends to support those efforts in ensuring that children and adults are aware of the dangers of lead poisoning.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families.

The City intends to work together with Hudson County to implement certain policies in the eradication of poverty and make services available for those in danger of becoming considered in-poverty.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

The City of Hoboken Department of Community Development in conjunction with the City Administration will administer and monitor the CDBG entitlement program.

Performance of contemplated or ongoing community development or housing projects and activities are monitored in various ways depending on type of program and reporting requirements. Monitoring is viewed as a way to identify deficiencies and promote corrections in order to improve performance. The actual activity of monitoring helps promote quality performance, as well as identify any need for further technical assistance. The following is a description of the types of monitoring performed by staff:

- Performance monitoring
- Public service program income-benefit monitoring
- Financial monitoring
- Davis-Bacon Compliance
- Environmental Review Compliance
- Federal and state program reporting
- Federal Stimulus job creation reporting
- Other Areas of Compliance

The City of Hoboken Department of Community Development will operate monitoring tasks in accordance with the monitoring protocols as designed by HUD. This will include an annual single audit in conformance with OMB Circular 133-A.

Performance Monitoring

HUD CDBG Program Monitoring activities include spot check monitoring of sub-recipients, which occurs at the time of annual invoice receipt and includes a review of reporting information to ensure compliance with the HUD requirement that beneficiaries be low-income. Comprehensive monitoring includes on-site visits, interviews, telephone contacts and reports. Sub-recipient Agreements are used to measure compliance by grant recipients.

Financial Monitoring

All project costs are paid on a reimbursement basis. A request for reimbursement must have appropriate documentation attached to verify all expenditures. A current report of program activities must also be attached to the reimbursement requisition. The combination of data from the request and the program activities report provide the information necessary to input data into the official HUD IDIS system. Collecting this data during the program year is helpful in compiling reports.

ACTION PLAN

AP-15 Expected Resources – 91.220(c)(1,2)

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$ <u>PY 2015</u>	Program Income: \$	Prior Year Resources: \$	Total: \$		
Community Development Block Grant (CDBG)	US Department of Housing and Urban Development (HUD)	Community Development, Non-Housing and Housing Support Programs and Activities	\$1,153,970	0	0	\$1,153,970	0	Entitlement City Expenditure of Non-Housing and Community Development Programs and Activities

Table 42 - Expected Resources – Priority Table

These HUD funds will help sub-recipients providing community programs to leverage additional funding to offer the most comprehensive services to those in need. As well, CDBG funds for public facilities may allow the sub-recipient to access additional grants in order to expand or enhance the improvements. The City already has several programs they provide for infrastructure improvements (park acquisition, curb/sidewalk improvements, investment in community facilities) that complement the improvements completed with CDBG funds.

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Services	2015	2016	LMC	Income based	Social services	\$170,000 approx.	1
2	Program Planning and Administration	2015	2016	Admin	-	-	\$230,000 approx.	3
3	Public Facilities	2015	2016	LMA	DTN Based	Public Improvement, Community Development	\$750,000 approx.	2

Table 43 – Goals Summary

Goal Descriptions.

Support specific Public Facilities improvements (see Section AP-25 Projects below) and Public Services, which may include the following to serve the low- to moderate- income population for PY 2015.

- Child Care
- Youth Services
- Health Care
- Job Training / Job Creation
- Literacy program
- Recreation programs
- Education Programs
- Public Safety Services (Crime Prevention)
- Services for Senior Citizens
- Services for Homeless Persons
- Drug Abuse Counseling and Treatment
- Qualified Veteran Services
- Welfare (as defined by HUD)
- Code Enforcement Services

AP-35 Projects – 91.220(d)

Introduction.

The following projects are anticipated to be supported through HUD CDBG PY 2015 funds:

The Public Facility projects for PY 2015 will include:

- Improvements to Multi Service Center for better facilities for senior activities and events that benefit low-income populations in Hoboken.
- Possible improvements to the Hoboken Shelter to facilitate better services to the homeless and low-income populations in Hoboken.
- Possible improvements to curbs and sidewalks including the following:

Southwest Hoboken (Census Blocks 93.7 and 76.37)

6th Street and Jackson Street
5th Street and Jackson Street
4th Street and Harrison Street
3rd Street and Harrison Street
2nd Street and Harrison Street
3rd Street and Monroe Street
4th Street and Monroe Street
5th Street and Monroe Street

Southeast Hoboken (Census Block 80.25)

Newark Street and Garden Street
Newark Street and Washington Street
Observer Highway and Bloomfield Street
Observer Highway and Garden Street

North Hoboken (Census Block 68.85)

13th Street and Hudson
13th Street and Washington Street
12th Street and Hudson Street
12th Street and Washington Street
11th Street and Hudson Street
11th Street and Washington Street

Curb extensions provide an excellent opportunity to improve pedestrian safety, especially in low-mod census tracts where car ownership rates tend to be lower and pedestrian safety/accessibility is critical for accessing transit and job centers. Below are a few benefits of curb extensions:

- Reduce pedestrian crossing distances, shaving valuable seconds off the length of time that pedestrians are exposed within the roadway
- Improve visibility between oncoming drivers and pedestrians waiting to cross the street at a crosswalk, which in turn gives the driver more reaction time to stop for the crossing pedestrian
- Studies have shown that curb extensions can significantly improve the compliance rate of drivers stopping for pedestrians attempting to cross the street at an uncontrolled (i.e. no traffic signal or stop sign) crossing
- Reduce speeds of vehicles approaching the intersection by narrowing down the effective width of the roadway
- When combined with a rain garden, a curb extension can beautify an intersection and reduce stormwater flooding (this would be especially helpful in southwest Hoboken where most of the low to moderate-income census tracts also happen to be the most flood-prone area of the city)
- Depending on the size of the curb extension, bicycle racks or benches may be able to fit within the space, creating additional utility and public benefit

Another benefit of curb extensions is that there can be flexibility in the materials used to build them, which can reduce costs or accomplish additional goals, such as green infrastructure/stormwater improvements. A typical concrete curb extension can cost between \$5,000 and \$15,000 each depending on whether a drainage inlet needs to be relocated. To keep costs down, an alternative can be to use an epoxied gravel surface with striping and reflective bollards. These types of curb extensions accomplish much of the same benefits as concrete, but without the additional grading and drainage improvements. As a result, the epoxied gravel curb extensions cost around \$3,000 apiece. Lastly, if there is a strong desire to also reduce chronic stormwater flooding at a particular corner, one could opt for a “stormwater curb extension”. Stormwater curb extensions capture and delay the release of stormwater during rain events, which can help reduce sewer backups and associated flooding. Curb extension rain gardens require more complex engineering and construction, so they can cost in the range of \$20,000 to \$40,000 each.

AP-38 Project Summary

Project Summary Information.

Specific public facility improvement and open space acquisition projects will include:

- Improvements to Multi Service Center for better facilities for senior activities and events that benefit low-income populations in Hoboken.
- Possible improvements to the Hoboken Shelter to facilitate better services to the homeless and low-income populations in Hoboken.
- Possible improvements to curbs and sidewalks including the following locations:

Southwest Hoboken (Census Blocks 93.7 and 76.37)

6th Street and Jackson Street
5th Street and Jackson Street
4th Street and Harrison Street
3rd Street and Harrison Street
2nd Street and Harrison Street
3rd Street and Monroe Street
4th Street and Monroe Street
5th Street and Monroe Street

Southeast Hoboken (Census Block 80.25%)

Newark Street and Garden Street
Newark Street and Washington Street
Observer Highway and Bloomfield Street
Observer Highway and Garden Street

North Hoboken (Census Block 68.85)

13th Street and Hudson
13th Street and Washington Street
12th Street and Hudson Street
12th Street and Washington Street
11th Street and Hudson Street
11th Street and Washington Street

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.

The City of Hoboken, in accordance with US Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) rules and regulations will allocate resources either on a low-moderate income area benefit basis (LMA) which will correspond to Designated Target Neighborhoods (DTN) service areas, low-moderate income clientele (LMC) basis or on an Urgent Needs basis.

Geographic Area.

Hoboken, Hudson County, NJ
2010 Census Blockgroups - CDBG Eligible Areas
ACS 2006-2010 Low/Mod Data



AP-55 Affordable Housing – 91.220(g)

Discussion.

The City of Hoboken will continue to collaborate and support all Hudson County affordable housing initiatives through the Hudson County HOME Consortium.

The City of Hoboken is considered an Urban Aid community and is exempt from certain affordable housing quotas as required in other jurisdictions.

AP-60 Public Housing – 91.220(h)

Discussion.

The City of Hoboken will support the annual projects and activities at the local housing authority.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Discussion.

The City will coordinate on combatting homelessness with the efforts of Hudson County that are underway through the Hudson County Homeless Trust Fund initiatives. As well, the City will consider funding eligible project improvements to the Hoboken Shelter through the CDBG program.

AP-75 Barriers to affordable housing – 91.220(j)

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

POSSIBLE AREAS OF LOCAL CITY-WIDE IMPEDIMENTS AND CURES TO FAIR HOUSING CHOICE- GOVERNMENTAL AND NON-GOVERNMENTAL:

IMPEDIMENT- Educate the public the regarding fair housing, the complaint process and local developments available for low- and moderate-income citizens.

- The City of Hoboken could advertise and publicize the availability of Fair and Affordable housing in the City by way of the City website, public notices, a prominently displayed poster-board describing what rights every citizen has in obtaining fair housing and what affordable housing opportunity in town. Postings at all public areas are encouraged.

IMPEDIMENT- Discrimination in Mortgage Lending

- The City of Hoboken in conjunction with a coalition of local lenders could collaborate through working sessions to ensure that there are not issues of bias in lending and credit opportunity for those who qualify. NJHMFA “Live Where You Work Program”

IMPEDIMENT- Limited availability of New Section 8 Certificates

- Congress by way of the US Department of Housing and Urban Development (HUD) has NOT increased significantly the availability of Section 8 vouchers to assist very-low and low-income residents in obtaining vital subsidies in the payment of their rents. Recent modifications of the Section 8 program has the added nuance of making them ‘Welfare to work vouchers’ or “Family Self Sufficiency” vouchers adding yet more obstacles to those who would not qualify within the new special criteria for eligibility.

IMPEDIMENT- In-availability of mass transit

The City of Hoboken will continue to support mass transit development and expansion. and the City will utilize NJ Transit to implement routes which serve the commuting public along major arteries in the City.

AP-85 Other Actions – 91.220(k)

Discussion.

The Hudson County Division of Health does have an active lead testing and lead treatment program. The City of Hoboken intends to support those efforts in ensuring that children and adults are aware of the dangers of lead poisoning.

The City intends to work together with Hudson County to implement certain policies in the eradication of poverty and make services available for those in danger of becoming considered in-poverty.

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects section. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed.
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.
3. The amount of surplus funds from urban renewal settlements.
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.
5. The amount of income from float-funded activities

Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities

Appendices

**City of Hoboken 2015-2019 Consolidated Plan Survey and Results
Consolidated Plan Public Hearing Notes – March 2, 2015**



City of Hoboken 2015-2019 CDBG Consolidated Plan Survey

The City of Hoboken is in the process of developing its FY 2015-2019 Consolidated Plan. The Consolidated Plan serves as the State's application for federal funds for the Community Development Block Grant (CDBG) program. As part of the Plan, the US Department of Housing and Urban Development (HUD) must identify the City of Hoboken's community and economic development needs and then develop goals and objectives to address those needs.

The City of Hoboken is requesting your assistance to help identify the community and economic development needs that can be funded through CDBG. Your responses will help us identify how CDBG funding will be prioritized over the next 5 years.

Please take a few minutes to complete the survey below. These results will be used to develop the FY 2015-2019 Consolidated Plan.

* Required

1. Please provide the intersection you live closest to: *

For example: First Street and Washington Street

2a. How important are the following types of public facilities and services? *

	None	A little	Some	A lot
Senior centers:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Youth centers:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Child care centers:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Health services:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mental health services:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Employment training:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Park and recreational facilities:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Homeless outreach and shelters:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other (specify below):	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

2b. Other Public Facilities and Services Needs:

3a. How much need is there for the following types of economic development programs: *

	None	A little	Some	A lot
Financial assistance for business creation:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Financial assistance for job creation:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Financial assistance to create small businesses:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other (specify below)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

3b. Other Economic Development Issues:

Never submit passwords through Google Forms.



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[Report Abuse](#) - [Terms of Service](#) - [Additional Terms](#)

39 responses

[View all responses](#)

Summary

1. Please provide the intersection you live closest to:

Second Street and Madison Street

Jackson and Marshall Drive

Willow Ave and 7th St

First

9th and Hudson

10th Street and Willow Ave

Third and Garden Street

Jefferson St and First Street

Fifth and Adams

13th and Garden

6th and Jackson

11th and Washington.St

8th and Jackson

12th Jefferson Street

4th and River

Twelfth street and Jefferson street

14TH & Bloomfield Street

Fifth and Jackson

Fifth street and Jackson street

9th st. and Park Ave.

8th and Willow

First Street and Newark Street

3rd and Jackson

1203 Willow Ave

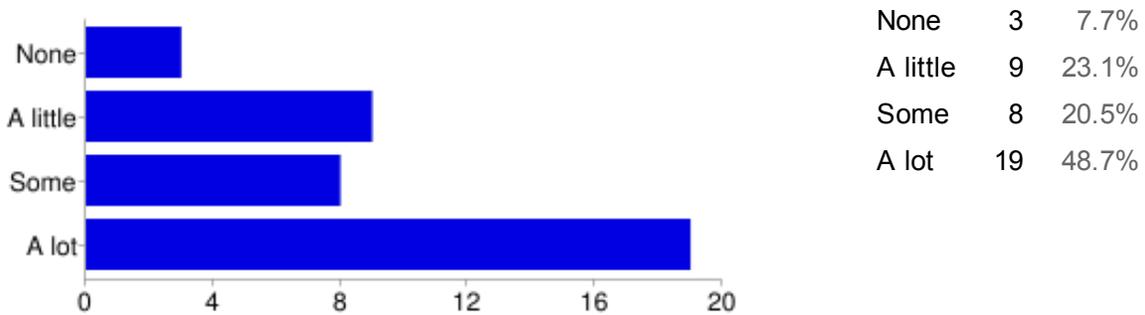
Sixth and Willow

Jefferson and First

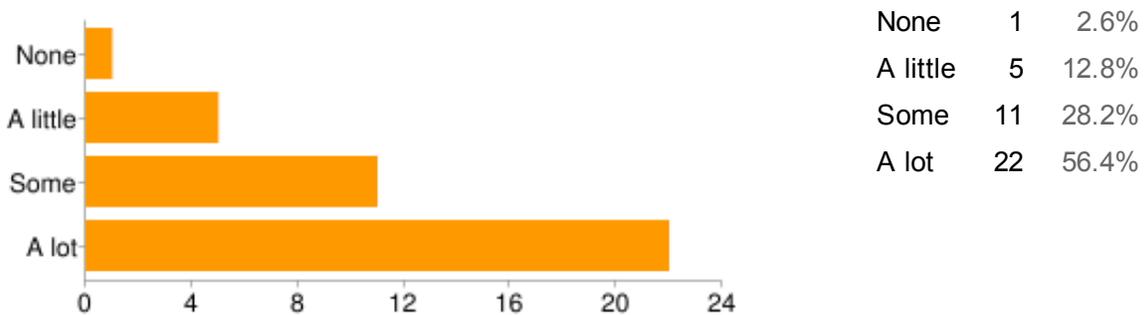
12th and Hudson

Tenth Street and Washington Street
Sinatra Drive and Shipyard Lane
First and Harrison
THIRD AND GARDEN
12th Street & Washington St
3rd and Monroe Street
400 First St
11th and Clinton
Third St and Garden St
Newark and Adams
Adams and 8th
3rd and Jackson Street

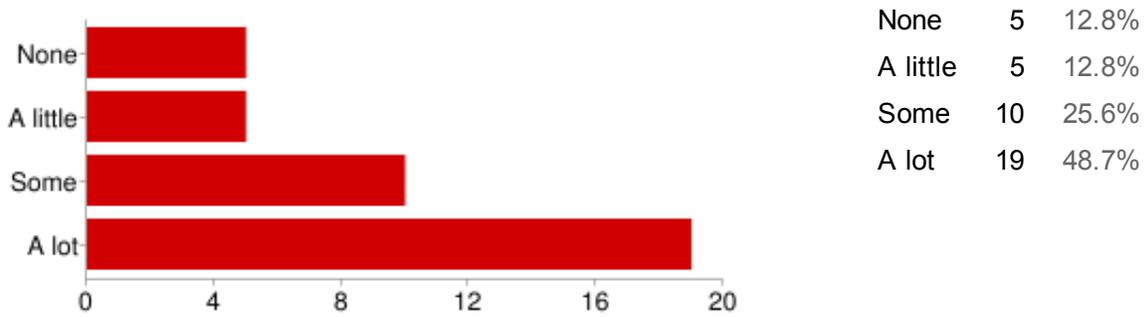
Senior centers: [2a. How important are the following types of public facilities and services?]



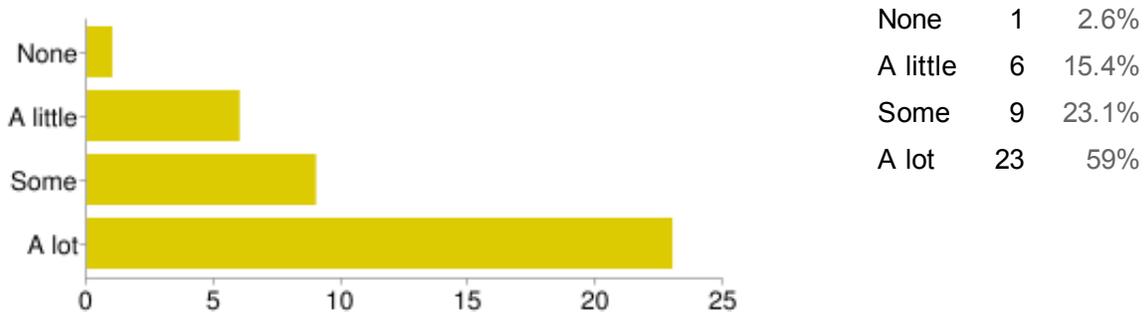
Youth centers: [2a. How important are the following types of public facilities and services?]



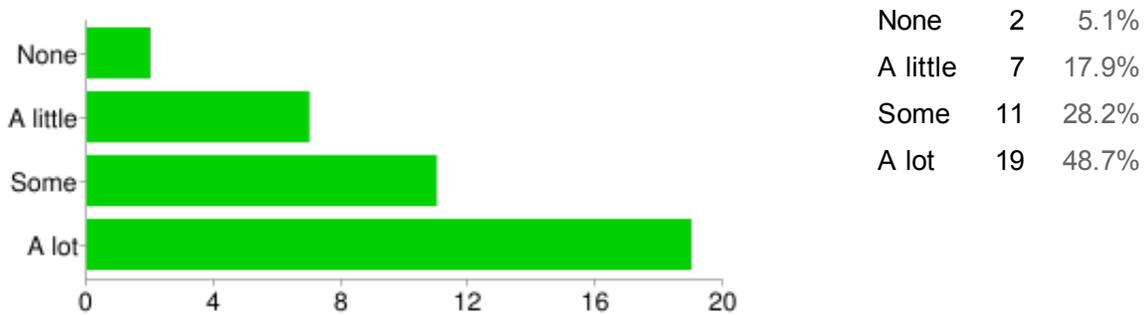
Child care centers: [2a. How important are the following types of public facilities and services?]



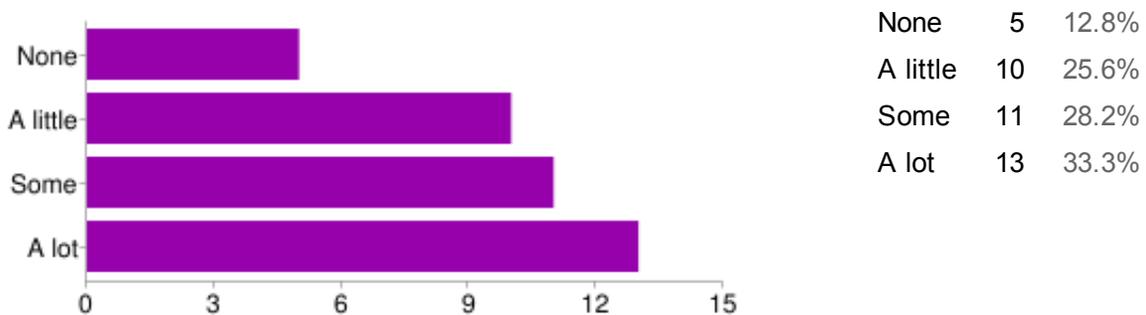
Heath services: [2a. How important are the following types of public facilities and services?]



Mental health services: [2a. How important are the following types of public facilities and services?]

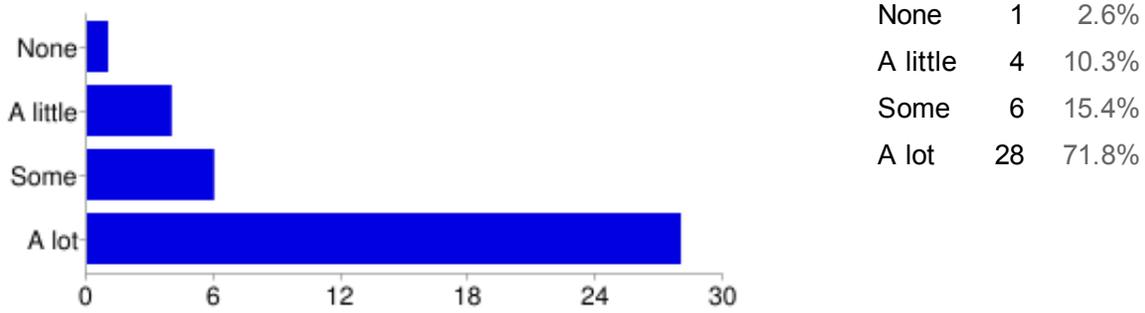


Employment training: [2a. How important are the following types of public facilities and services?]

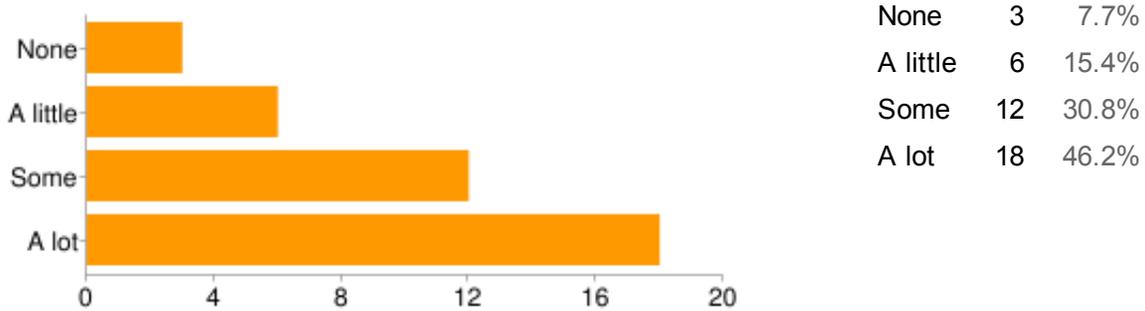


Park and recreational facilities: [2a. How important are the following types of

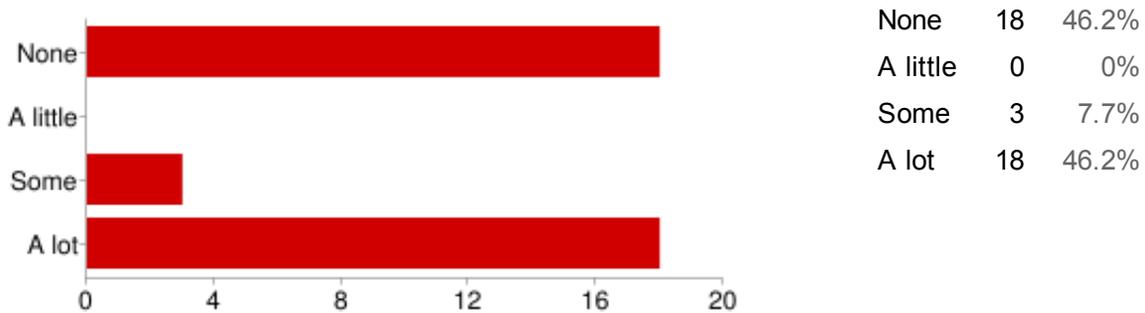
public facilities and services?]



Homeless outreach and shelters: [2a. How important are the following types of public facilities and services?]



Other (specify below): [2a. How important are the following types of public facilities and services?]



2b. Other Public Facilities and Services Needs:

There is an intense need for one on one mentoring, primarily for children, but also for adults. Secondly, there is a need for programs after the traditional after school programs that end at 6 pm.

Children Activites, Food Pantry, Teenager summer jobs, Teen programs.

youth sports

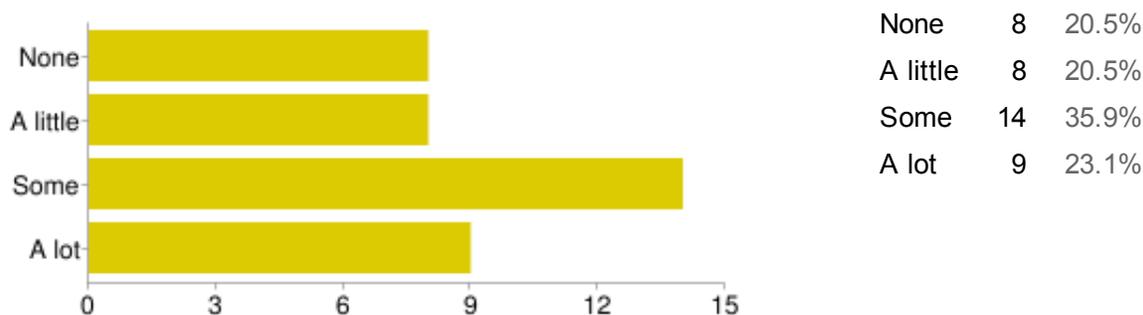
IDK

Parking

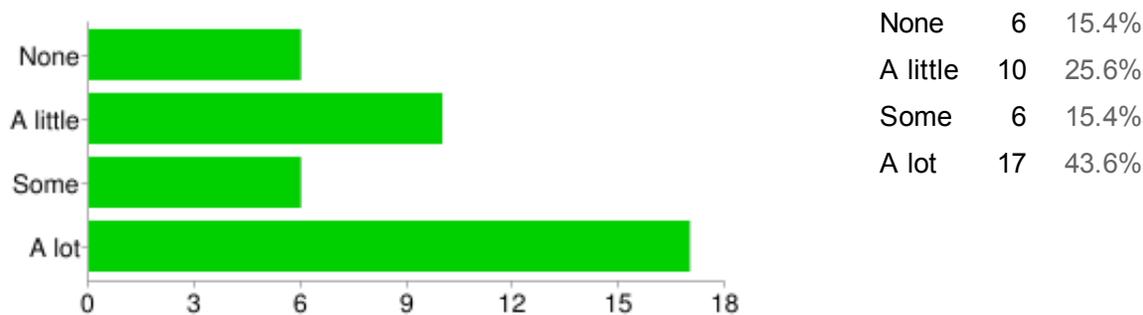
The Arts

- More parking for Hoboken Residents. Less tickets. Less street cleaning.
- Recreation center
- Outdoor space
- Counseling
- Good and clothing pantry
- More for the Arts, Sports, Public Pool for residents only
- Summer Youth Employment
- Free athletic, arts, and cultural services for youth
- Senior Home Care Assistance
- infrastructure needs upgrading and maintenance
- affordable housing
- Alzheimer's Awareness Centers
- Family Shelters
- Re-entry programs

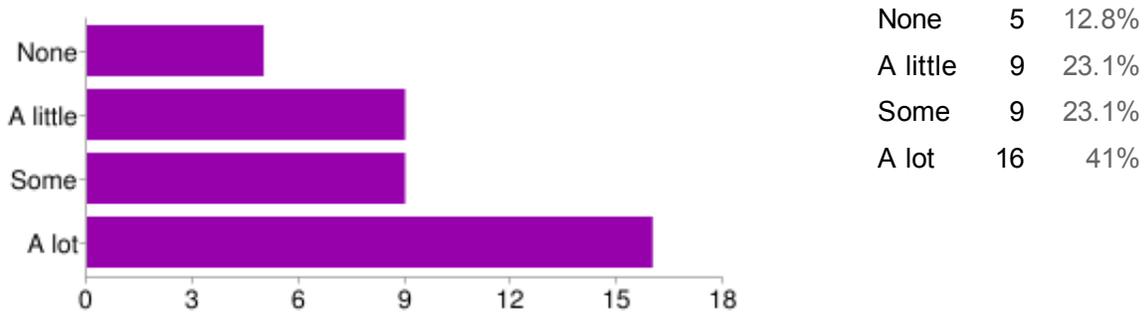
Financial assistance for business creation: [3a. How much need is there for the following types of economic development programs:]



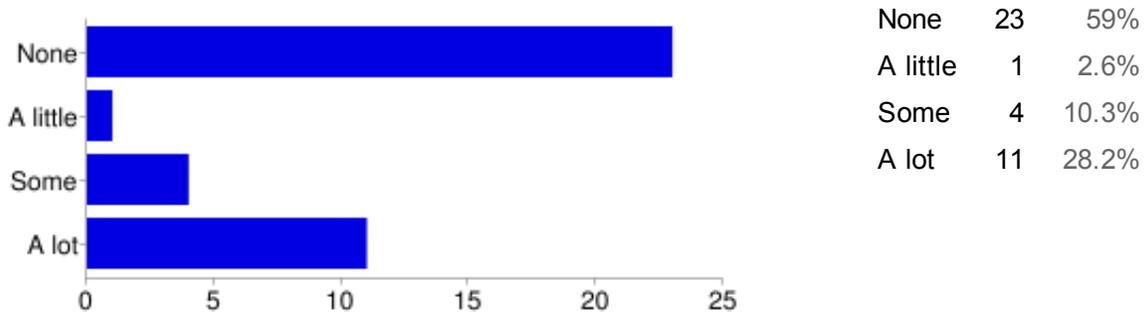
Financial assistance for job creation: [3a. How much need is there for the following types of economic development programs:]



Financial assistance to create small businesses: [3a. How much need is there for the following types of economic development programs:]



Other (specify below) [3a. How much need is there for the following types of economic development programs:]



3b. Other Economic Development Issues:

- Financial Assistance For First Time Homebuyer Program
- IDK
- The Arts
- Startup Business Incubators
- property tax relief
- Jobs for teens
- There are many types of businesses in Hoboken. I see a big gap between the number of jobs available for high school teens and the demand for those jobs. These teens need an opportunity to gain some experience.
- Financial Assistance for Nonprofit Organizations
- Youth employment
- Affordable housing
- Job creation for teens at local businesses

Number of daily responses



CDBG CONSOLIDATED ACTION PLAN PUBLIC HEARING
March 2, 2015, 6:30 PM

Community Development Director Brandy Forbes provided the introduction (this information was repeated as new participants showed up):

- Introduced staff and consultant
- Explained history of prior participation in Hudson County Consortium and only recently eligible for an entitlement grantee status
- Described programs typically funded in prior years, as well as example public improvement projects
- Described purpose of consolidated action plan and public hearing
- Explained that our efforts on the CPP and Consolidated Plan set the direction and priorities of future grant spending

Consultant Ervin Oross from Rehabco provided an overview of CDBG:

- Explanation of what are CDBG eligible activities addressed in handout
- Opened the discussion for public questions, comments and feedback

[Copy of handouts]

[Sign in sheet]

Speaker #1 La-Trenda Ross asked questions:

- What specific levels of funding went to agencies?
 - Response provided explained the amount previously funded for programs and public improvements through County and noted that there will be an increase in overall funds, with the limitation of set percentage used for programs.
- Can funds be used for Housing Authority?
 - Response provided explained that funding can be used for affordable housing, but has limitations. Specifically, funds cannot be used for new construction or rental assistance. They can be used for rehabilitation, likely for projects that already have deed restrictions, for such improvements as major systems (heating, windows, roof, etc.).

Speaker #2 James Sproule from True Mentors asked question:

- What kind of services does CDBG fund with Jubilee and Boys and Girls Club?
 - Clarification that only 15% of funds can be used for public service programs.
 - Re-iterated what programs were funded in prior years.

Speaker #3 David Shehigan from Jubilee Center asked question:

- What is the timeframe for the funding?
 - Response that the funding cycle begins on July 1, 2015.

Speaker #4 Richard Ward from Family Planning asked questions:

- What is the application timeframe?
 - Response explaining that the first step is to complete the Consolidated Action Plan. Then the City will coordinate the application forms so that when HUD authorizes 2015 funding, the forms and process will be ready for distribution. In addition to properly

advertising applications and making them available, the City will notify prior recipients when the applications are available.

- What about the additional funds the City provides to recipients?
 - An explanation was provided regarding a finite trust fund that the City has where prior reimbursed funds were maintained. These funds have been allocated to sub-recipients that also meet the eligibility for CDBG program funding. Over time this trust fund has been depleted and previous sub-recipients will no longer have those funds to rely on. Although there may be a small incremental amount available through CDBG for programs, there will likely not be enough to offset the depletion of these funds. The sub-recipients have been informed years in advance of this situation. That is why the CDBG funds are so important to keep these services available to those in need.
- Mr. Ward explained operationally about Family Planning and that cuts due to the depletion of the trust fund will likely force them to cut some of their programs.

Speaker #5 Sandra Smith had comments and questions:

- There was a community room in the Hoboken Housing Authority (HHA) where programs were held to educate tenants about services. Job training was part of that programming provided by HHA. Is this eligible?
 - Response clarified that HHA programs can't be funded through CDBG money. However, if these programs are offered by a different eligible non-profit, they may be funded by CDBG as a public service or, in the case of job training, under economic development.

Speaker #6 Simona Ovanezian from HOPES had comments:

- Noted that HOPES is funded for early childhood services. They would be interested in expanding those services to include job training program if funding available.

Speaker #7 Judy Barmak from Mile Square Day Care had comments:

- Need to protect services for lower income residents (explained operationally about Mile Square Day Care).

Speaker #8 Sandra Smith had question:

- What is status of Hoboken Housing Authority application to upgrade walls/electricity → was funded through a grant.
 - Response noting that HHA had submitted an application for post-Sandy funds, but that is through HHA and not something where the City has jurisdiction.

Speaker #9 David Shehigan from Jubilee Center had comments and questions:

- City should support a college readiness program focused to late middle school, early high school teenagers.
- Application process: Can applicants submit for joint programs (1 program, 2 organizations) and dual programs (both public service and economic development, 1 organization).
 - Response was "Yes" to both parts of the question.

Speaker #10 La-Trenda Ross had suggestions for potential programs to consider for CDBG funding or otherwise address:

- City should consider employment and training program for teens.

- The Hoboken homeless shelter does not accommodate families. More services are available in JC than in Hoboken. Hoboken should look to expand services.
- Mental Health/Mental Illness/Domestic Violence services should be available.
- Department of Welfare satellite office used to operate in the in Multi-Service Center from 6pm-10pm which was very convenient. Now in Union City and Jersey City. Consider restoring that service.
- The senior population home care services are needed for the overnight hours, too.

CITY OF HOBOKEN

Department of Community Development

DAWN ZIMMER
Mayor



BRANDY FORBES
Director

MEMORANDUM

DATE: April 27, 2015

TO: Hoboken City Council

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

FROM: Brandy Forbes, Community Development Director

RE: Resolution Adopting CDBG Consolidated Action Plan 

In the agenda packet for the May 6, 2015 City Council meeting is a “Resolution Adopting a Five (5) Year Consolidated Plan and the One (1) Year Action Plan for the 2015 Program Year for Local Implementation of the US Department of Housing and Urban Development (HUD) Consolidated Plan Process for the Community Development Block Grant (CDBG) Program.”

The City of Hoboken received a letter from HUD, dated June 27, 2014, notifying the City of its status as a potential Entitlement Grantee in the CDBG Program starting Program Year 2015, based on the 2010 census data for population. Cities with populations over 50,000 are eligible for “Entitlement Community” designation by HUD. Upon receiving the June 27, 2014 letter, the City conducted an analysis and determined that the CDBG allocation for Hoboken would increase by accepting this designation.

HUD requires new grantees to submit a Citizen Participation Plan, a 1-Year Action Plan for the first year, and a 5-Year Consolidated Plan. HUD guidelines state that the agency has 45 days to review and approve these documents. The City selected July 1, 2015 as its start date as a CDBG Entitlement Community. Based on that timeline, the City needs to have all of these documents adopted and submitted to HUD by May 15, 2015. The City already adopted the Citizen Participation Plan at the February 3, 2015 meeting.

The resolution on the May 6th agenda adopts the 5-Year Consolidated Plan and the 1-Year Action Plan for the 2015 Program Year. These two are combined into one plan and follow the required format by HUD to spell out the general goals and types of eligible projects the City is interested in funding/continue to fund. The tables in the plan are actually generated by HUD through their online program. This process of adopting these plans is mandated by HUD rules and regulations to ensure that the City is in compliance with the intended programs and activities funded under CDBG. The Citizen Participation Plan ensures that the public is fully informed of these plans and the HUD funding, so in compliance with the Hoboken Citizen Participation Plan that was adopted earlier this year, the City has scheduled a public hearing to accompany the consideration of the resolution for adopting the joint 5-Year Consolidated Plan and the 1-Year Action Plan.

A copy of the final 5-Year Consolidated Plan and 1-Year Action Plan is included in your City Council agenda packets, as well as the resolution to award. If you have any questions regarding this plan or the process itself please feel free to forward them in advance of the meeting to Business Administrator Quentin Wiest so that we will be sure to address those inquiries at or before the meeting. Thank you.

INTRODUCED BY: _____

SECONDED BY: _____

**CITY OF HOBOKEN
RESOLUTION NO. _____**

**RESOLUTION AWARDING A PROFESSIONAL SERVICE
CONTRACT TO KIMLEY HORN FOR A COST BENEFIT
ANALYSIS RELATED TO HOBOKEN'S APPLICATION TO
THE USDOT FOR A TIGER GRANT (TRANSPORTATION
INVESTMENT GENERATING ECONOMIC RECOVERY) IN
AN AMOUNT NOT TO EXCEED FOURTEEN THOUSAND
DOLLARS (\$14,000.00) FOR A TERM TO COMMENCE MAY 7,
2015 AND EXPIRE DECEMBER 31, 2015**

WHEREAS, the City of Hoboken published RFP's for general municipal engineering services; and,

WHEREAS, the Administration evaluated the proposal provided in response to said RFP, and the Administration thereafter determined that Kimley Horn qualified as a pool engineer to provide the City with the most effective and efficient City Engineering services for the 2015 calendar year; and,

WHEREAS, in accordance with the direction of the Administration, the City Council is now asked to award a contract to Kimley Horn for the cost benefit analysis related to Hoboken's application to the USDOT for a TIGER grant (transportation investment generating economic recovery), for a total contract amount of Fourteen Thousand Dollars (\$14,000.00), with a term to commence on May 7, 2015 and expire December 31, 2015; and,

WHEREAS, certification of funds is available as follows:

I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that \$14,000.00 is available in the following appropriation C-04-60-714-120 of the capital 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 CY2015 budget; 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 that a contract with the below listed vendor is awarded for an amount not to exceed Fourteen Thousand Dollars (\$14,000.00), with a term to commence on May 6, 2015, for services for the cost benefit analysis related to Hoboken's application to the USDOT for a tiger grant (transportation investment generating economic recovery), as follows:

1. The above recitals are incorporated herein as though fully set forth at length.
2. The attached project specific proposal of Kimley Horn, and, where same is silent, the terms of the RFP and Kimley Horn's responsive proposal, shall govern the contract, and no changes may be made without the prior written consent of both parties.

3. The Administration shall be entitled, under this award, to utilize the firm only for the within project.
4. 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.
5. 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.
6. The Mayor, or her designee is hereby authorized to execute an agreement, for the above referenced goods and/or services based upon the following information:

Kimely Horn
 30 Broad Street
 40th Floor
 New York, NY 10004

Reviewed:

Approved as to Form:

Quentin Wiest
 Business Administrator

Mellissa Longo, Esq.
 Corporation Counsel

Meeting Date: May 6, 2015

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



April 28, 2015

Mr. Stephen D. Marks, PP, AICP, CFM, LEED GA
Municipal Manager
City of Hoboken
94 Washington Street
Hoboken, NJ 07030

RE: *Washington Street – Letter Agreement for Planning Services*

Dear Mr. Marks:

If selected for RFP 15-02: Washington Street Resurfacing and Improvement Project, Kimley-Horn and Associates, Inc. (“Kimley-Horn”) will complete this Benefit-Cost Analysis (BCA) for no fee. Kimley-Horn is pleased to submit this letter agreement (“Agreement”) to City of Hoboken (“City”, or “Client”) to provide planning services related to the Benefit-Cost Analysis for the Washington Street TIGER grant application. The following scope of services and fees are based on our project understanding at the time this letter was prepared.

PROJECT UNDERSTANDING

The City is working with Millennium Strategies to prepare a TIGER grant application for the Washington Street improvement project. The Washington Street improvement project will provide multi-modal and safety improvements the length of Washington Street based on the preferred alternative approved by the City Council as part of the “Complete Streets” redesign. The City is requesting assistance from Kimley-Horn with the preparation of the BCA section of the grant application. The Benefit-Cost Analysis will be prepared in accordance with the US Department of Transportation (USDOT) *2015 Benefit-Cost Analysis Guidance for TIGER Grant Applications* and the supplemental *TIGER Benefit-Cost Analysis (BCA) Resource Guide*. The submission date for the BCA is May 29, 2015.

The scope of services, schedule and fee to complete this effort is presented on the following pages.

SCOPE OF SERVICES

Task 1 – Benefit-Cost Analysis

Kimley-Horn will prepare information to quantify the potential project benefits and costs in compliance with TIGER grant requirements. Kimley-Horn anticipates developing qualitative information which may support the quantitative information. Kimley-Horn will coordinate with the City regarding data to support the BCA. It is assumed that the City will provide Kimley-Horn with any necessary data by Friday, May 8, 2015. Kimley-Horn will prepare the BCA for the TIGER grant application considering the following five long-term outcomes that USDOT specified under *Selection Criteria*:

- Quality of Life
- Economic Competitiveness
- Safety
- State of Good Repair
- Environmental Sustainability

Evaluation of these long-term outcomes will be based on several elements, some of which will be derived from the traffic analysis completed for the Washington Street “Complete Streets” design, including:

- Travel time savings along the corridor based on improved signal timings
- Safety improvements
- Assessment of property value changes due to proposed improvements
- Maintenance costs

The BCA will be conducted for the base case (“no-build”) and two (2) build alternatives. The results of the BCA will be presented in a technical memorandum, which can be incorporated by Millennium Strategies into the overall TIGER grant application.

Task 2 – Meetings and Coordination

Kimley-Horn will prepare for and attend the following meetings:

- A kick-off meeting with the City and Millennium Strategies to discuss the methodology and schedule for the TIGER grant application submission
- Coordination conference calls with Millennium Strategies regarding the BCA (assume up to three (3) between authorization and May 29, 2015)
- Summary meeting with the City to discuss the results of the BCA

Task 3 – Application Peer Review (Optional)

If requested by the City, Kimley-Horn will conduct a peer review of the TIGER grant application submission package. This review will include a one-time grammatical review and a content review of the Title Page and Project Narrative. This review excludes the Standard Form 424 (this is an on-line form) and Appendices.

SERVICES NOT INCLUDED

Any other services which are not specifically defined herein are not included in this Agreement and would be considered as Additional Services.

INFORMATION PROVIDED BY CLIENT

Kimley-Horn shall be entitled to rely on the completeness and accuracy of all information provided by the City or the City’s consultants or representatives. The following information is requested by Kimley-Horn from City:

- Maintenance costs
- Property value information
- Crash data
- Land use information
- Traffic count data and signal timings (likely from RBA Traffic Study)

SCHEDULE

Kimley-Horn will provide our services as expeditiously as practicable to meet the May 29, 2015 deadline for submission, as requested in the RFP.

FEE AND EXPENSES

Kimley-Horn will perform the services described in Tasks 1 and 2 for the following lump sum fees. Individual task amounts are informational only. Services in Task 3 will be provided on a lump sum basis, if requested and authorized by the City.

Task	Description	Fee
1	Benefit-Cost Analysis	\$9,000
2	Meetings and Coordination	\$2,000
3	Application Peer Review (Optional)	\$3,000

Lump sum fees will be invoiced monthly based upon the overall percentage of services performed. Payment will be due within 25 days of your receipt of the invoice.

CLOSURE

In addition to the matters set forth herein, our Agreement shall include and be subject to, and only to, the attached Standard Provisions, which are incorporated by reference.

Kimley-Horn, in an effort to expedite invoices and reduce paper waste, submits invoices via email in an Adobe PDF format. We can also provide a paper copy via regular mail if requested. Please provide the following information:

_____ Please email all invoices to _____

_____ Please copy _____

If you concur in all the foregoing and wish to direct us to proceed with the services, please have authorized persons execute this Agreement in the spaces provided below, retain one copy, and return the other to us. We will commence services only after we have received a fully-executed agreement. Fees and times stated in this Agreement are valid for sixty (60) days after the date of this letter.

We appreciate the opportunity to provide these services to you. Please contact me if you have any questions. Additionally, if Kimley-Horn is selected for RFP 15-02: Washington Street Resurfacing and Improvements Project, we will complete this BCA at no cost.

Sincerely:

KIMLEY-HORN AND ASSOCIATES, INC.



Adam T. Gibson, P.E.
Project Manager



Bill Dvorak
Senior Vice President

City of Hoboken

By: _____

(Date)

(Print or Type Name)

Title: _____
(Member or Manager, as authorized)

(Email Address)

_____, Witness

(Print or Type Name)

Attachments – Standard Provisions

KIMLEY-HORN AND ASSOCIATES, INC.**STANDARD PROVISIONS**

(1) **Consultant's Scope of Services and Additional Services.** The Consultant's undertaking to perform professional services extends only to the services specifically described in this Agreement. However, if requested by the Client and agreed to by the Consultant, the Consultant will perform Additional Services, which shall be governed by these provisions. Unless otherwise agreed to in writing, the Client shall pay the Consultant for any Additional Services an amount based upon the Consultant's then-current hourly rates plus an amount to cover certain direct expenses including telecommunications, in-house reproduction, postage, supplies, project related computer time, and local mileage. Other direct expenses will be billed at cost.

(2) **Client's Responsibilities.** In addition to other responsibilities described herein or imposed by law, the Client shall:

- (a) Designate in writing a person to act as its representative with respect to this Agreement, such person having complete authority to transmit instructions, receive information, and make or interpret the Client's decisions.
- (b) Provide all information and criteria as to the Client's requirements, objectives, and expectations for the project including all numerical criteria that are to be met and all standards of development, design, or construction.
- (c) Provide to the Consultant all previous studies, plans, or other documents pertaining to the project and all new data reasonably necessary in the Consultant's opinion, such as site survey and engineering data, environmental impact assessments or statements, upon all of which the Consultant may rely.
- (d) Arrange for access to the site and other private or public property as required for the Consultant to provide its services.
- (e) Review all documents or oral reports presented by the Consultant and render in writing decisions pertaining thereto within a reasonable time so as not to delay the services of the Consultant.
- (f) Furnish approvals and permits from governmental authorities having jurisdiction over the project and approvals and consents from other parties as may be necessary for completion of the Consultant's services.
- (g) Cause to be provided such independent accounting, legal, insurance, cost estimating and overall feasibility services as the Client may require.
- (h) Give prompt written notice to the Consultant whenever the Client becomes aware of any development that affects the scope, timing, or payment of the Consultant's services or any defect or noncompliance in any aspect of the project.
- (i) Bear all costs incidental to the responsibilities of the Client.

(3) **Period of Services.** Unless otherwise stated herein, the Consultant will begin work timely after receipt of a properly executed copy of this Agreement and any required retainer amount. This Agreement is made in anticipation of conditions permitting continuous and orderly progress through completion of the services. Times for performance shall be extended as necessary for delays or suspensions due to circumstances that the Consultant does not control. If such delay or suspension extends for more than six months (cumulatively), Consultant's compensation shall be renegotiated.

(4) **Method of Payment.** Compensation shall be paid to the Consultant in accordance with the following provisions:

- (a) Invoices will be submitted periodically for services performed and expenses incurred. Invoices are due and payable upon presentation. Client shall pay Consultant a time-price differential of two percent (2%) of the outstanding amount of each invoice that is overdue for more than 60 days. The Client shall also pay any applicable sales tax. All retainers will be held by the Consultant for the duration of the project and applied against the final invoice. If the Client fails to make any payment due to the Consultant under this or any other agreement within 60 days after presentation, the Consultant may, after giving notice to the Client, suspend services and withhold deliverables until all amounts due are paid in full and may commence proceedings, including recording liens, to secure its right to payment under this Agreement.
- (b) If the Client relies on payment or proceeds from a third party to pay Consultant and Client does not pay Consultant's invoice within 75 days of receipt, Consultant may communicate directly with such third party to secure payment.
- (c) If the Client objects to an invoice, it must advise the Consultant in writing giving its reasons within 14 days of

receipt of the invoice or the Client's objections will be waived, and the invoice shall conclusively be deemed due and owing. If the Client objects to only a portion of the invoice, payment for all other portions remains due within 25 days of receipt.

(d) The Client agrees that the payment to the Consultant is not subject to any contingency or condition. The Consultant may negotiate payment of any check tendered by the Client, even if the words "in full satisfaction" or words intended to have similar effect appear on the check without such negotiation being an accord and satisfaction of any disputed debt and without prejudicing any right of the Consultant to collect additional amounts from the Client.

(5) **Use of Documents.** All documents, including but not limited to drawings, specifications, reports, and data or programs stored electronically, prepared by the Consultant are related exclusively to the services described in this Agreement, and may be used only if the Client has satisfied all of its obligations under this Agreement. They are not intended or represented to be suitable for use, partial use or reuse by the Client or others on extensions of this project or on any other project. Any modifications made by the Client to any of the Consultant's documents, or any use, partial use or reuse of the documents without written authorization or adaptation by the Consultant will be at the Client's sole risk and without liability to the Consultant, and the Client shall indemnify, defend and hold the Consultant harmless from all claims, damages, losses and expenses, including but not limited to attorneys' fees, resulting therefrom. The Consultant's electronic files and source code developed in the development of application code remain the property of the Consultant and shall be provided to the Client only if expressly provided for in this Agreement. Any electronic files not containing an electronic seal are provided only for the convenience of the Client, and use of them is at the Client's sole risk. In the case of any defects in the electronic files or any discrepancies between them and the hardcopy of the documents prepared by the Consultant, the hardcopy shall govern. Because data stored in electronic media format can deteriorate or be modified without the Consultant's authorization, the Client has 60 days to perform acceptance tests, after which it shall be deemed to have accepted the data.

(6) **Opinions of Cost.** Because the Consultant does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to opinions as to the costs of construction and materials, shall be made on the basis of its experience and represent its judgment as an experienced and qualified professional, familiar with the industry. The Consultant cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Consultant's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.

(7) **Termination.** The obligation to provide further services under this Agreement may be terminated by either party upon seven days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party, or upon thirty days' written notice for the convenience of the terminating party. If any change occurs in the ownership of the Client, the Consultant shall have the right to immediately terminate this Agreement. In the event of any termination, the Consultant shall be paid for all services rendered and expenses incurred to the effective date of termination, and other reasonable expenses incurred by the Consultant as a result of such termination. If the Consultant's compensation is a fixed fee, the amount payable for services will be a proportional amount of the total fee based on the ratio of the amount of the services performed, as reasonably determined by the Consultant, to the total amount of services which were to have been performed.

(8) **Insurance.** The Consultant carries Workers' Compensation insurance, professional liability insurance, and general liability insurance. If the Client directs the Consultant to obtain increased insurance coverage, the Consultant will take out such additional insurance, if obtainable, at the Client's expense.

(9) **Standard of Care.** The standard of care applicable to Consultant's services will be the degree of care and skill ordinarily exercised by consultants performing the same or similar services in the same locality at the time the services are provided. No warranty, express or implied, is made or intended by the Consultant's undertaking herein or its performance of services, and it is agreed that the Consultant is not a fiduciary with respect to the Client.

(10) **LIMITATION OF LIABILITY.** In recognition of the relative risks and benefits of the Project to the Client and

the Consultant, the risks have been allocated such that the Client agrees, to the fullest extent of the law, and notwithstanding any other provisions of this Agreement or the existence of applicable insurance coverage, that the total liability, in the aggregate, of the Consultant and the Consultant's officers, directors, employees, agents, and subconsultants to the Client or to anyone claiming by, through or under the Client, for any and all claims, losses, costs or damages whatsoever arising out of, resulting from or in any way related to the services under this Agreement from any cause or causes, including but not limited to, the negligence, professional errors or omissions, strict liability or breach of contract or any warranty, express or implied, of the Consultant or the Consultant's officers, directors, employees, agents, and subconsultants, shall not exceed twice the total compensation received by the Consultant under this Agreement or \$50,000, whichever is greater. Higher limits of liability may be negotiated for additional fee. Under no circumstances shall the Consultant be liable for extra costs or other consequences due to changed conditions, or for costs related to the failure of contractors to perform work in accordance with the plans and specifications. This Section 10 is intended solely to limit the remedies available to the Client or those claiming by or through the Client, and nothing in this Section 10 shall require the Client to indemnify the Consultant.

(11) **Mutual Waiver of Consequential Damages.** In no event shall either party be liable to the other for any consequential, incidental, punitive, or indirect damages including but not limited to loss of income or loss of profits.

(12) **Certifications.** The Consultant shall not be required to execute certifications or third-party reliance letters that are inaccurate, that relate to facts of which the Consultant does not have actual knowledge, or that would cause the Consultant to violate applicable rules of professional responsibility.

(13) **Dispute Resolution.** All claims by the Client arising out of this Agreement or its breach shall be submitted first to mediation in accordance with the Construction Industry Mediation Procedures of the American Arbitration Association as a condition precedent to litigation. Any mediation or civil action by Client must be commenced within one year of the accrual of the cause of action asserted but in no event later than allowed by applicable statutes.

(14) **Hazardous Substances and Conditions.** In no event shall Consultant be a custodian, transporter, handler, arranger, contractor, or remediator with respect to hazardous substances and conditions. Consultant's services will be limited to professional analysis, recommendations, and reporting, including, when agreed to, plans and specifications for isolation, removal, or remediation. The Consultant shall notify the Client of hazardous substances or conditions not contemplated in the scope of services of which the Consultant actually becomes aware. Upon such notice by the Consultant, the Consultant may stop affected portions of its services until the hazardous substance or condition is eliminated.

(15) **Construction Phase Services.**

(a) If the Consultant's services include the preparation of documents to be used for construction and the Consultant is not retained to make periodic site visits, the Client assumes all responsibility for interpretation of the documents and for construction observation, and the Client waives any claims against the Consultant in any way connected thereto.

(b) If the Consultant provides construction phase services, the Consultant shall have no responsibility for any contractor's means, methods, techniques, equipment choice and usage, sequence, schedule, safety programs, or safety practices, nor shall Consultant have any authority or responsibility to stop or direct the work of any contractor. The Consultant's visits will be for the purpose of endeavoring to provide the Client a greater degree of confidence that the completed work of its contractors will generally conform to the construction documents prepared by the Consultant. Consultant neither guarantees the performance of contractors, nor assumes responsibility for any contractor's failure to perform its work in accordance with the contract documents.

(c) The Consultant is not responsible for any duties assigned to the design professional in the construction contract that are not expressly provided for in this Agreement. The Client agrees that each contract with any contractor shall state that the contractor shall be solely responsible for job site safety and for its means and methods; that the contractor shall indemnify the Client and the Consultant for all claims and liability arising out of job site accidents; and that the Client and the Consultant shall be made additional insureds under the contractor's general liability insurance policy.

(16) **No Third-Party Beneficiaries; Assignment and Subcontracting.** This Agreement gives no rights or

benefits to anyone other than the Client and the Consultant, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole benefit of the Client and the Consultant. The Client shall not assign or transfer any rights under or interest in this Agreement, or any claim arising out of the performance of services by Consultant, without the written consent of the Consultant. The Consultant reserves the right to augment its staff with subconsultants as it deems appropriate due to project logistics, schedules, or market conditions. If the Consultant exercises this right, the Consultant will maintain the agreed-upon billing rates for services identified in the contract, regardless of whether the services are provided by in-house employees, contract employees, or independent subconsultants.

(17) **Confidentiality.** The Client consents to the use and dissemination by the Consultant of photographs of the project and to the use by the Consultant of facts, data and information obtained by the Consultant in the performance of its services. If, however, any facts, data or information are specifically identified in writing by the Client as confidential, the Consultant shall use reasonable care to maintain the confidentiality of that material.

(18) **Miscellaneous Provisions.** This Agreement is to be governed by the law of the State of New Jersey. This Agreement contains the entire and fully integrated agreement between the parties and supersedes all prior and contemporaneous negotiations, representations, agreements or understandings, whether written or oral. Except as provided in Section 1, this Agreement can be supplemented or amended only by a written document executed by both parties. Provided, however, that any conflicting or additional terms on any purchase order issued by the Client shall be void and are hereby expressly rejected by the Consultant. Any provision in this Agreement that is unenforceable shall be ineffective to the extent of such unenforceability without invalidating the remaining provisions. The non-enforcement of any provision by either party shall not constitute a waiver of that provision nor shall it affect the enforceability of that provision or of the remainder of this Agreement.



MEMORANDUM

April 23, 2015

To Whom It May Concern:

Please be advised that I am hereby designating Leo Pellegrini, Director of Health and Human Services and Environmental Services, Acting Mayor from April 24, 2015 through April 26, 2015 pursuant to applicable law.

Sincerely,

Dawn Zimmer
Mayor of Hoboken

RECEIVED
2015 APR 23 AM 10:06
CITY CLERK
HOBOKEN, NJ 07030

Introduced By: _____

Second By: _____

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

May 6, 2015

VENDORS 3 ITEMS

Madge Productions \$100.00
210-8th Street, # 2
Hoboken, NJ 07030

Fernando Bresler \$100.00
320 West 30th Street, 7G
New York, NY 10001

David Martinez \$100.00
14 34th Street
Union City, NJ 07087

PARKING FACILITIES 0 ITEMS

RAFFLES 1 ITEM

ANGELWISH, INC. RA 1487
48 ARTHUR DRIVE \$80.00
RUTHERFORD, NJ 07070 5/29/15, 6/11/15, 6/18/15, 6/25/18

Office of Taxi & Limo Licensing

Miscellaneous Licenses for City Council Approval

May 6, 2015 City Council Meeting

Operator Licenses: 23 Total

Owner Licenses: 31 Total

Taxi Operator Licenses - 16 total

#	Last Name	First Name	Driver Type	License #	Fee
1	Gayed	Emad	TAXI	T0019	\$75
2	Marte	Camilo	TAXI	T0027	\$75
3	Malave	Felix	TAXI	T0051	\$75
4	Ghoneim	Shokry	TAXI	T0052	\$75
5	Abdelmalak	Emad	TAXI	T0068	\$75
6	Kassab	Samir	TAXI	T0069	\$75
7	Diaz	Andres	TAXI	T0071	\$75
8	Davila	Angel	TAXI	T0074	\$75
9	Amer	Saad	TAXI	T0075	\$75
10	Abdalla	Nabil	TAXI	T0079	\$75
11	Mansour	Mohamed	TAXI	T0082	\$75
12	Sanchez	Pablo	TAXI	T0088	\$75
13	Tobon	Angel	TAXI	T0091	\$75
14	Mohamed	Elbayoumi	TAXI	T0172	\$75
15	Hanna	Sameh	TAXI	T0173	\$75
16	Shenoda	Guirguis	TAXI	T0174	\$75

Total Fees: \$1,200
Total Licenses: 16

Limo Operator Licenses - 7 total

#	Last Name	First Name	Driver Type	License #	Fee
1	Alicea	Felix	LIMO	L0049	\$75
2	Mendoza	Dionicio	LIMO	L0050	\$75
3	Elgayer	Adel	LIMO	L0061	\$75
4	Angel	Moises	LIMO	L0085	\$75
5	Taveras	Jose	LIMO	L0091	\$75
6	Majano Corea	Alberto	LIMO	L0143	75
7	Radwan	Kamal	LIMO	L0171	75

Total Fees: \$525
Total Licenses: 7

Taxi Owner Licenses - 0 total

#	Company Name	Vehicle Type	Vehicle #	Fee
1		TAXI		
2		TAXI		

Total Fees: \$ -
Total Licenses: 0

Limo Owner Licenses - 31 total

#	Company Name	Vehicle Type	Vehicle #	Fee*
1	Hoboken Express Car Service	LIMO	92	\$ 710
2	Pirates Enterprises	LIMO	79	\$ 710
3	Pirates Enterprises	LIMO	82	\$ 710
4	Buscanero Inc.	LIMO	76	\$ 710
5	Buscanero Inc.	LIMO	80	\$ 710
6	Buscanero Inc.	LIMO	84	\$ 710
7	Buscanero Inc.	LIMO	91	\$ 710
8	Travel Car Service	LIMO	7	\$ 710
9	Travel Car Service	LIMO	20	\$ 710
10	Travel Car Service	LIMO	21	\$ 710
11	Travel Car Service	LIMO	22	\$ 710
12	Travel Car Service	LIMO	23	\$ 710
13	Travel Car Service	LIMO	24	\$ 710
14	Travel Car Service	LIMO	25	\$ 710
15	Travel Car Service	LIMO	26	\$ 710
16	Travel Car Service	LIMO	28	\$ 710
17	Travel Car Service	LIMO	29	\$ 710
18	Travel Car Service	LIMO	43	\$ 710
19	Travel Car Service	LIMO	44	\$ 710
20	Travel Car Service	LIMO	46	\$ 710
21	Travel Car Service	LIMO	48	\$ 710
22	Travel Car Service	LIMO	49	\$ 710
23	Travel Car Service	LIMO	51	\$ 710
24	Travel Car Service	LIMO	59	\$ 710
25	Travel Car Service	LIMO	74	\$ 710
26	Travel Car Service	LIMO	77	\$ 710
27	Travel Car Service	LIMO	90	\$ 710
28	Travel Car Service	LIMO	93	\$ 710
29	Travel Car Service	LIMO	94	\$ 710
30	Travel Car Service	LIMO	95	\$ 710
31	Travel Car Service	LIMO	100	\$ 710

Total Fees: \$ 22,010
Total Licenses: 31

* 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
MAY 6, 2015

DEPARTMENT	ACCOUNT/FUND	P.O.	VENDOR	DESCRIPTION	\$		
ADM ABC BOARD	IOPERATING	15-00065	STAR LEDGER	2015 ABC BOARD LEGAL ADS	\$ 65.10		
		15-00068	JERSEY JOURNAL	2015 ABC BOARD LEGAL ADS	\$ 140.18		
ADM BUSINESS ADMINISTRATION	ICAPITAL	15-00251	SCHENCK PRICE SMITH & KING LLP	SP COUNSEL - MEDIATION	\$ 4,994.30		
		15-01121	JUDITH Q. BIELAN, ESQ	COH VS PONTE EQUITIES	\$ 4,425.00		
		15-01220	MARTIN A. ACKLEY ASSOCIATES	CORE TESTING-ROAD PROGR	\$ 1,078.80		
		15-01490	HUDSON ESSEX PASSAIC SOIL	PERMIT FEE BLOCK 12	\$ 200.00		
		15-01170	BOSWELL ENGINEERING	2014 ROAD PROGRAM - PACKAGE A	\$ 26,099.50		
		14-00146	PRINCETON HYDRO LLC	POST SANDY DISASTER PLAN	\$ 3,713.86		
	IOPERATING	14-03566	STARR WHITEHOUSE LANDSCAPE	LSRP/ARCHITECT- BLK 12 DESIGN	\$ 75,800.00		
		14-02358	AM CONSULTANTS	FIXED ASSET INVENTORY MAINT.	\$ 2,500.00		
		14-04531	W.B. MASON CO., INC.	TABLE FOR COUNCIL CHAMBERS	\$ 787.50		
		15-00161	ENVIRONMENTAL & GEOTECHNIAL	GEOPROBE ROADWAY SOIL BORINGS	\$ 5,025.00		
		15-00648	SHI INTERNATIONAL CORPORATION	REVERSE 911-ANNUAL FEE 2015	\$ 15,000.00		
		15-00701	NASTASI ARCHITECTS	FEMA DIGITAL DIAGRAM	\$ 5,000.00		
		15-00778	NW FINANCIAL GROUP, LLC.	WATER UTILITY CONSULTANT	\$ 390.00		
		15-01139	ORD OFFICE RESOURCES & DESIGNS	COUNCIL TABLE DESIGN	\$ 500.00		
		15-01207	GOVCONNECTION, INC.	REPLACMT HARD DRIVE FOR SERVER	\$ 300.94		
		15-01252	STEPHEN D. MARKS	REIMBURSEMENT TRAVEL/EXPENSES	\$ 924.44		
		15-01262	LAMENDOLA ASSOCIATES, INC.	HEALTH INS.CONSULTANT-JAN INV	\$ 3,000.00		
		15-01351	PREMIER TECHNOLOGY SOLUTIONS	APRIL'15 IT SERVICES-CITY HALL	\$ 7,000.00		
		15-01492	RAVINDER S. BHALLA, ESQ.	REIMBURSEMENT-R. BHALLA	\$ 327.00		
		15-01495	BROWN & BROWN METRO LLC	APRIL 2015 RMC FEES/GSMJIF	\$ 5,400.00		
		15-01529	BROWN & BROWN METRO LLC	FEB & MARCH 2015 RMC FEES	\$ 10,800.00		
		15-01549	EMPLOYERS ASSOCIATION OF NJ	WEBINAR	\$ 55.00		
		ADM FINANCE SUPERVISORS OFF	ICAPITAL	15-01267	STANDARD & POOR'S CORP.	RATING FEE FOR NOTE SALE	\$ 11,200.00
				15-01268	STANDARD & POOR'S CORP.	RATING FEE FOR BOND SALE	\$ 11,200.00
				15-01271	ACACIA FINANCIAL GROUP, INC	FIN ADVISOR SVCS DEBT SALE	\$ 24,000.00
				15-01274	M T BANK INVESTMENT GROUP	PAYING AGENT FEE BOND SALE	\$ 1,600.00
15-01278	MCELWEE & QUINN FINANCIAL			PRINTING SVCS DEBT SALE	\$ 800.00		
15-01322	SOURCEMEDIA			LEGAL AD - DEBT SALE	\$ 1,915.20		
IOPERATING	15-00162		W.B. MASON CO., INC.	HP PRINTER INK CARTRIDGE	\$ 91.99		
	15-00596		FERRAIOLI, WIELKOTZ, CERULLO &	2015 GENERAL AUDIT SERVICES	\$ 47,770.00		
	15-01126		STATE OF NEW JERSEY	ANNUAL EMPLOYER PENSION 2015	\$ 3,700,830.00		
	15-01128		STATE OF NEW JERSEY	ANNUAL EMPLOYER PENSION 2015	\$ 2,810,322.00		
	15-01137		STATE OF NEW JERSEY	ANNUAL EMPLOYER PENSION 2015	\$ 1,520,191.00		
	15-01138		PRIME POINT LLC	PAYROLL PROCESSING CHARGES	\$ 4,765.10		
	15-01345		PUBLIC EMPLOYEES' RETIREMENT	RETIREE RETRO EMPLOYER'S SHARE	\$ 22,016.03		
	15-01354		COUNTY OF HUDSON	HUDSON COUNTY PILOT TAX 5%	\$ 29,900.28		
IPARK CAPITAL	15-01267	STANDARD & POOR'S CORP.	RATING FEE FOR NOTE SALE	\$ 2,800.00			
	15-01268	STANDARD & POOR'S CORP.	RATING FEE FOR BOND SALE	\$ 2,800.00			
	15-01271	ACACIA FINANCIAL GROUP, INC	FIN ADVISOR SVCS DEBT SALE	\$ 6,000.00			

CITY OF HOBOKEN
CLAIMS LISTING
MAY 6, 2015

DEPARTMENT	ACCOUNT/FUND	P.O.	VENDOR	DESCRIPTION	\$
	IPARK CAPITAL	15-01274	M T BANK INVESTMENT GROUP	PAYING AGENT FEE BOND SALE	\$ 400.00
		15-01278	MCELWEE & QUINN FINANCIAL	PRINTING SVCS DEBT SALE	\$ 200.00
		15-01322	SOURCEMEDIA	LEGAL AD - DEBT SALE	\$ 478.80
	ITRUST	15-01122	HOBOKEN PBA LOCAL 2 #12	QUARTER END 3/31/15 OEP DUES	\$ 11,540.00
		15-01123	HOBOKEN POLICE SUPERIOR	QUARTER ENDED 3/31/15 OEP DUES	\$ 2,252.00
ADM INFO. TECH	IOPERATING	15-01146	EDMUNDS & ASSOCIATES INC.	2015 SOFTWARE MAINTENANCE	\$ 13,289.25
		15-01531	PUBLIC STUFF, INC.	PUBLIC STUFF PRO	\$ 5,399.00
	IPARK UTILITY	15-01146	EDMUNDS & ASSOCIATES INC.	2015 SOFTWARE MAINTENANCE	\$ 1,614.75
ADM MAYOR'S OFFICE	IOPERATING	15-00598	W.B. MASON CO., INC.	OFFICE FURNITURE	\$ 645.20
		15-01001	GOVCONNECTION, INC.	TONER FOR JOANNE OF MAYOR'S OF	\$ 114.48
ADM MUNICIPAL COURT	IOPERATING	14-04320	W.B. MASON CO., INC.	OFFICE SUPPLIES	\$ 537.45
		15-00267	W.B. MASON CO., INC.	OFFICE SUPPLIES	\$ 295.50
		15-00921	ACCURATE LANGUAGE SERVICES LLC	LANGUAGE INTERPRETER CY 2015	\$ 9,114.00
		15-01045	GANN LAW BOOKS	SUBSCRIPTION RENEWAL	\$ 124.00
		15-01440	ENTERPRISE CONSULTANTS LLC	MONTHLY MAINTENANCE	\$ 212.50
ADM OEM	IOPERATING	15-00897	HOBOKEN BEER & SODA OUTLET	BOTTLED WATER FOR COOLING CENTER	\$ 172.84
ADM PARKING UTILITY	IPARK UTILITY	14-03804	STATELINE FABRICATORS, LLC	LIFT - 916 GARDEN ST. GARAGE	\$ 4,220.00
		14-04208	B & M CONTRACTING, INC	CONCRETE REPAIRS-GARAGES	\$ 10,740.00
		15-00328	AMANO McGANN, INC.	TRANSCORE TAGS; SUPPLIES	\$ 4,254.20
		15-00333	W.B. MASON CO., INC.	OFFICE SUPPLIES	\$ 948.72
		15-00652	JEANNE BOUTTON	REFUND GARAGE B	\$ 15.00
		15-00694	METROPOLITAN COFFEE SERVICE	COFFEE/WATER SUPPLIES	\$ 117.30
		15-00795	W.B. MASON CO., INC.	OFFICE SUPPLIES	\$ 1,261.32
		15-00861	HADDAD PLUMBING & HEATING, INC	GARAGE B PLUMBING SERVICE-2014	\$ 970.00
		15-00863	MAGIC TOUCH CONSTRUCTION CO.,	GARAGE PLUMBING SERVICES	\$ 1,077.45
		15-00866	AMANO McGANN, INC.	PAYSTATION PAPER - GARAGE B	\$ 544.20
		15-01006	AMANO McGANN, INC.	QRTLY. CREDIT CALL FEES	\$ 3,645.00
		15-01008	GENERAL SALES ADMINISTRATION	HPU VEHICLES PARTS	\$ 3,257.02
		15-01009	GLENCO SUPPLY INC.	SIGNAL & TRAFFIC SUPPLIES	\$ 2,520.00
		15-01012	W.B. MASON CO., INC.	OFFICE SUPPLIES	\$ 133.55
		15-01013	NAGELS NORTH AMERICA LLC	TICKET MACHINE SUPPLIES	\$ 3,400.00
		15-01031	GOVCONNECTION, INC.	IT EQUIPMENT	\$ 1,323.68
		15-01038	GENERAL LUMBER CO.	HPU RESTROOM DOORS	\$ 250.00
		15-01039	TULPEHOCKEN SPRING WATER CO.	WATER COOLER SUPPLIES	\$ 60.00
		15-01040	FASTENAL	MISC. SUPPLIES/GARAGES	\$ 775.98
		15-01143	UNITRONICS SYSTEMS, INC.	916 GARDEN ST. EQUIPMENT	\$ 1,427.00
		15-01193	ADVANCED DOOR SALES, INC.	MIDTOWN GARAGE DOOR REPAIRS	\$ 740.00
		15-01194	GOVCONNECTION, INC.	IT EQUIPMENT	\$ 113.04
		15-01196	CONSTANTIN SERVICE LLC	RUG/CHAIR CLEANING	\$ 174.00
		15-01198	RYDIN DECAL	VISITOR HANG-TAGS RE-ORDER	\$ 3,832.26
		15-01200	JAMES QUALLEN	GARAGE B REFUND	\$ 82.00

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DEPARTMENT	ACCOUNT/FUND	P.O.	VENDOR	DESCRIPTION	\$
		15-01202	AMANDA FORBES	GARAGE B REFUND	\$ 15.00
		15-01297	VERIZON	HPU/GARAGE UTILITIES - 3/15	\$ 1,648.10
		15-01299	JOHN N. MORGAN	REIMBURSEMENT	\$ 587.11
		15-01302	JERSEY ELEVATOR COMPANY	ELEVATOR MAINTENANCE-MIDTOWN	\$ 250.00
		15-01304	Z'S IRON WORKS	GARAGE METAL WORK	\$ 1,030.00
		15-01305	WONDER FIRE PROTECTION, INC.	MIDTOWN GARAGE SERVICE CALL	\$ 324.00
		15-01308	PURCHASE POWER	POSTAGE BY PHONE - 3/15	\$ 242.00
		15-01309	921 PRAXAIR DIST MID-ATLANTIC	CYLINDER RENTAL - MARCH 2015	\$ 32.55
		15-01317	CLEAN MAT SERVICES LLC	MATS FOR HPU OFFICE - 3/15	\$ 296.69
		15-01320	WITTENBACH BUSINESS SYSTEMS	COIN SORTER CONTRACT 2015	\$ 639.75
		15-01321	AT&T (LD)	LONG DISTANCE - MARCH 2015	\$ 39.90
		15-01387	NETWORKFLEET, INC.	GPS SYSTEM - APRIL 2015	\$ 542.90
		15-01391	HIGH TECH PROTECTIVE SVS.INC.	MIDTOWN GARAGE MONITORING FEE	\$ 241.00
		15-01394	WONDER FIRE PROTECTION, INC.	FIRE ALARM INSPECTION-MIDTOWN	\$ 2,430.00
		15-01398	ACADEMY EXPRESS LLC	BUS WASHES/SERVICES-2/15; 3/15	\$ 260.00
		15-01400	PSE&G COMPANY	TAXI STAND UTILITY - 3/15	\$ 55.03
		15-01401	AT&T MOBILITY	METER UTILITIES - MARCH 2015	\$ 1,106.51
		15-01402	EXXONMOBIL FLEET GECC	HPU FUEL - MARCH, 2015	\$ 887.94
ADM PERSONNEL	IOPERATING	15-00212	HIRERIGHT, INC	BACKGROUND CHECK APPLICATIONS	\$ 214.25
		15-00425	HIRERIGHT, INC	BACKGROUND CHECK APPLICATIONS	\$ 214.25
		15-01296	HIRERIGHT, INC	BACKGROUND CHECK APPLICATIONS	\$ 364.97
		15-01333	HIRERIGHT, INC	BACKGROUND CHECK APPLICATIONS	\$ 257.10
ADM PURCHASING	IOPERATING	15-00507	RUTGERS STATE UNIVERSITY OF NJ	PUBLIC PURCHASING CONFERENCE	\$ 350.00
		15-00656	SHERATON ATLANTIC CITY WEST	PUBLIC PURCHASING CONFERENCE	\$ 287.00
ADM SPECIAL COUNSEL	IOPERATING	14-00337	LITE DEPALMA GREENBERG, LLC	RENT CONTROL LITIGATION	\$ 705.00
		14-00342	VOGEL, CHAIT, COLLINS	OUTSTANDING LITIGATION	\$ 45.00
		14-00729	LITE DEPALMA GREENBERG, LLC	SP LE COUNSEL - GEN LITIGATION	\$ 3,276.59
		14-00989	DECOTIIS, FITZPATRICK & COLE	SP LEGAL COUNSEL - PUB UTILITY	\$ 3,210.40
		14-02438	FLORIO & KENNY LLP	AFFIRMATIVE ACTION OFFICER	\$ 4,635.00
		14-03010	LITE DEPALMA GREENBERG, LLC	SP LEGAL COUNSEL-LABOR \$EMPL.	\$ 4,578.91
		15-00248	THOMAS KOEHL, ESQ	2015 MUN. PUBLIC DEFENDER	\$ 825.00
		15-00253	BENJAMIN CHOI, ESQ.	CHIEF MUNICIPAL PROSECUTOR	\$ 3,250.00
		15-00746	NJICLE	2015 SEMINAR FOR ALYSIA PROKO	\$ 160.00
		15-00902	WEST GROUP - THOMSON REUTERS	WEST INFORMATION CHARGES	\$ 726.00
		15-01073	WEST GROUP - THOMSON REUTERS	WEST INFORMATION CHARGES	\$ 726.00
		15-01074	GANN LAW BOOKS	TITLES 40 & 40A 2015 EDITION	\$ 166.00
		15-01187	NJICLE	MANDATORY SEMINAR FOR MELLISSA LONGO	\$ 170.00
		15-01306	NJICLE	PAY TO PLAY SEMINAR	\$ 340.00
		15-01464	ALYSIA PROKO	NJSBA PAYMENT	\$ 190.00
		15-01494	ALYSIA PROKO	REIMBURSEMENT NJ LAWYER'S FUND	\$ 252.00
		13-00129	WEINER & LESNIAK, LLP	PROFESSIONAL SERVICES	\$ 9,274.47

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ADM SPECIAL COUNSEL	IOPERATING	15-00247	STEVEN HUMMELL	APRIL 2015 SERVICES	\$ 650.00		
		15-00250	SUSAN FERRARO, ESQ.	MARCH 2015 SERVICES	\$ 2,600.00		
		15-00309	DECOTIIS, FITZPATRICK & COLE	PUBLIC UTILITIES COUNSEL	\$ 1,356.45		
		15-01546	GARDEN STATE MUNI.JOINT INSURANCE	SIR PAYMENTS	\$ 15,261.54		
ADM TAX ASSESSOR	ICAPITAL	14-02779	McGUIRE ASSOCIATES, LLC	PROFESSIONAL SERVICES FOR BASF	\$ 7,200.00		
	IOPERATING	15-01089	JERSEY JOURNAL	2015 NOTICE TO TAXPAYERS	\$ 85.22		
		15-01004	McGUIRE ASSOCIATES, LLC	HOBOKEN RE-VALUATION	\$ 75,000.00		
		15-01174	McGUIRE ASSOCIATES, LLC	PROFESSIONAL SERVICES	\$ 23,374.98		
ADM TAX COLLECTOR	IOPERATING	15-00114	W.B. MASON CO., INC.	OFFICE SUPPLIES	\$ 704.57		
		15-00704	PROFESSIONAL GOVERNMENT	TAX COLLECTOR'S BANKRUPTCY SEM	\$ 90.00		
		15-01209	SCHNECK LAW GROUP, LLC	REFUND STCJ	\$ 2,993.09		
		15-01210	ERIK BRITT & SOLEDAD CHOCBAR	REFUND OVERPAYMENT	\$ 1,398.16		
		15-01362	PALMA & FRANK SPINA	REFUND OVERPAYMENT	\$ 343.40		
		15-01363	ANNE & MICHAEL DELANY	REFUND OVERPAYMENT	\$ 369.36		
		15-01364	VITO & ALBINA PORTA	REFUND OVERPAYMENT	\$ 274.24		
		15-01365	ABSOLUTE TITLE AGE OF NJ, LLC	REFUND OVERPAYMENT	\$ 2,171.16		
		15-01367	SHAFI MANSURI	REFUND OVERPAYMENT	\$ 3,416.77		
		15-01368	SCHNECK LAW GROUP, LLC	STATE TAX COURT JUDGMENT	\$ 8,642.26		
		15-00977	ANTHONY BATTAGLIA	REFUND OVERPAYMENT	\$ 2,966.91		
		15-01366	HERBERT TAYLOR& LIA MANDAGLIO	REFUND OVERPAYMENT	\$ 3,130.49		
		ITRUST	15-01127	US BANK c/f TOWER DBW IV2014-1	REDEMPTION	\$ 41,392.20	
			15-01212	US BANK CUST FOR	REDEMPTION	\$ 30,514.26	
			15-01213	US BANK CUST FOR	REDEMPTION	\$ 1,811.84	
			15-01275	PAM INVESTORS	REDEMPTION	\$ 25,280.91	
			15-01277	US BANK CUST. PRO CAP II, LLC	REDEMPTION	\$ 3,795.85	
			15-01378	PAM INVESTORS	REDEMPTIONS	\$ 748.92	
			15-01276	AMPM 2012 INVESTMENTS	REDEMPTION	\$ 21,217.66	
			15-01379	AMPM 2012 INVESTMENTS	REDEMPTION	\$ 1,955.77	
			15-01444	MAHROUS A. ARMANIOUS	REDEMPTION	\$ 93,674.68	
			ADM/ CITY CLERK	IOPERATING	15-01131	PROFESSIONAL GOVERNMENT	SEMINAR APRIL 8, 2015
		15-01133			IPD INSTITUTE FOR	SEMINAR APRIL 17, 2015	\$ 198.00
ADM/CONSTRUCTION CODE	IOPERATING	15-01147	HOBOKEN GLASS COMPANY	REPLACE GLASS IN ENTRY DOOR	\$ 500.00		
	ITRUST	15-01349	TREASURER, STATE OF NEW JERSEY	1ST QTR STATE TRAINING FEES	\$ 35,456.00		
ADM/LEGAL ADS	IOPERATING	15-01360	NORTH JERSEY MEDIA GROUP	LEGAL ADS FOR MARCH 2015	\$ 932.20		
ADM/PERSONNEL	IOPERATING	15-01186	CONCORDE, INC.	DRUG & ALCOHOL TESTING	\$ 99.60		
CD DIRECTOR'S OFFICE	IFEDERAL	14-03556	MASER CONSULTING P A	PRO. PLANNER - SW HOBOKEN	\$ 1,402.75		
	IOPERATING	14-02024	MASER CONSULTING P A	Professional SVC- Post Office	\$ 2,093.50		
		14-03774	WALLACE ROBERTS & TODD	PLANNER - HOBOKEN TERM. & RAIL	\$ 2,640.00		
		14-04521	GILSANZ MURRAY STEFICEK LLP	PROFESSIONAL SVS 9/11 MEMORIAL	\$ 8,600.00		
		15-00233	MCMANIMON,SCOTLAND, & BAUMANN	SP LE COUNSEL - REDEVELOPMENT	\$ 4,994.99		
		15-00235	WEINER & LESNIAK, LLP	SP LE COUNSEL - HIST. PRESERV	\$ 405.00		

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CD DIRECTOR'S OFFICE	IOPERATING	15-00236	MARAZITI, FALCON, LLP	SP LE COUNSEL - REDEVELOPMENT	\$ 2,229.20		
		15-00242	REHABCO, INC.	PLANNERS FOR CDBG 5-YR ACTION	\$ 7,000.00		
		15-01335	SHIRLEY M. BISHOP, P.P.,LLC	PRO. SERVICES-HOUSING PLANNER	\$ 1,942.00		
CD MLUL PB ESCROW ACCTS	ESCROW	15-01191	METRO AUDIOEDGE TRANSCRIPTION	DEVELOPERS ESCROW	\$ 600.00		
		15-01283	METRO AUDIOEDGE TRANSCRIPTION	DEVELOPERS ESCROW	\$ 1,552.00		
		15-01291	MASER CONSULTING P A	DEVELOPERS ESCROW	\$ 1,802.50		
		15-01292	MASER CONSULTING P A	DEVELOPERS ESCROW	\$ 9,500.00		
		15-01293	MASER CONSULTING P A	INVOICE 269866 3/5/15	\$ 1,530.00		
		15-01116	JERSEY JOURNAL	LEGAL ADVERTISEMENT PB	\$ 186.30		
CD MLUL PLANNING BOARD	IOPERATING	15-01118	STAR LEDGER	LEGAL ADVERTISEMENT PB	\$ 58.00		
		15-01228	METRO AUDIOEDGE TRANSCRIPTION	PROFESSIONAL SERVICES	\$ 2,387.00		
		15-01334	MASER CONSULTING P A	PROFESSIONAL SERVICES	\$ 320.00		
		15-01336	MASER CONSULTING P A	PROFESSIONAL SERVICES	\$ 120.00		
		15-01192	METRO AUDIOEDGE TRANSCRIPTION	DEVELOPERS ESCROW	\$ 1,374.00		
CD MLUL ZBA ESCROW ACCTS	ESCROW	15-01282	PRIME ON GARDEN INC	REFUND DEVELOPERS ESCOW	\$ 2,336.97		
		15-01294	METRO AUDIOEDGE TRANSCRIPTION	DEVELOPERS ESCROW	\$ 3,434.59		
		15-01340	H2M ASSOCIATES INC.	DEVELOPERS ESCROW	\$ 18,158.00		
		15-00953	JERSEY JOURNAL	LEGAL ADVERTISEMENT	\$ 147.83		
CD MLUL ZONING BD OF ADJ	IOPERATING	15-00954	JERSEY JOURNAL	LEGAL ADVERTISEMENT	\$ 151.40		
		15-01117	STAR LEDGER	LEGAL ADVERTISEMENT ZB	\$ 136.88		
		15-01114	JUBILEE CENTER	CDBG REIMBURSEMENT	\$ 16,632.51		
COMMUNITY DEVELOPMENT	ICDBG2818	15-01114	JUBILEE CENTER	CDBG REIMBURSEMENT	\$ 16,632.51		
ES CENTRAL GARAGE	IOPERATING	14-01116	HARLEY DAVIDSON OF LONG BRANCH	CG/POLICE VEHICLE TIRE REPAIR	\$ 390.95		
ES PUBLIC PROPERTY	IOPERATING	15-00380	RUG & FLOOR STORE, INC.	CARPET FOR ZONING OFFICE	\$ 5,800.00		
		15-00502	STANDARD ELEVATOR, CORP.	ELEVATOR MAINTENANCE 2015	\$ 7,524.00		
		15-00894	STATE CHEMICAL MFG.	CLEANING SUPPLIES CENTRAL GAR.	\$ 1,891.12		
		15-00981	JOHN A. EARL CO.	PAPER TOWELS CITY HALL	\$ 860.50		
		15-01080	UNITED DECORATING	FLAGS FOR FLAG RAISING	\$ 49.00		
		15-01081	HOBOKEN GLASS COMPANY	WINDOW CITY HALL	\$ 285.00		
		15-01086	COOPER PEST SOLUTIONS, INC.	PEST CONTROL CITY HALL	\$ 87.50		
		15-01096	HOBOKEN GLASS COMPANY	REPAIR WINDOW BASEMENT CONF.RM	\$ 245.00		
		15-01107	TATBIT CO.	ELECTRICAL REPAIR CITY HALL	\$ 180.94		
		15-01136	NESTLE WATERS INC	WATER COOLERS RENTAL	\$ 230.91		
		15-01141	FCA LIGHTING	LIGHTING CITY HALL	\$ 200.00		
		15-01219	JOHN A. EARL CO.	TOILET TISSUE CITY HALL	\$ 486.50		
		15-01223	METROPOLITAN MOP & MAP RENTAL	FLOOR MATTS VARIOUS BLDGS.	\$ 85.65		
		15-01224	COOPER PEST SOLUTIONS, INC.	PEST CONTROL 13TH ST. FIRE D.	\$ 355.00		
		15-01258	MAGIC TOUCH CONSTRUCTION CO.,	PLUMBING REPAIR POLICE DEPT.	\$ 4,320.55		
		ES ROADS	IOPERATING	15-00913	ATLANTIC SALT, INC.	SALT CITY STREETS	\$ 8,472.75
				15-01261	ATLANTIC SALT, INC.	SALT DELIVERY CITY STREETS	\$ 8,615.75
15-00243	PATCH MANAGEMENT			POT HOLE REPAIRS	\$ 10,500.00		
FLEET MANAGEMENT	IOPERATING	15-00115	TRIUUS, INC.	PARTS FOR SWEEPER	\$ 253.18		

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FLEET MANAGEMENT	IOPERATING	15-00606	TRIU, INC.	PARTS FOR SWEEPER	\$ 1,047.68		
		15-00637	DAVID WEBER OIL CO.	OIL FOR ALL VEHICLES	\$ 1,817.25		
		15-00684	HUDSON COUNTY MOTORS	REPAIRS TO GARABGE TRUCK 173	\$ 9,438.52		
		15-00787	ROBBINS & FRANKE, INC.	TIRES FOR 138 PARKS DEPT	\$ 516.90		
		15-00788	W.B. MASON CO., INC.	SUPPLIES FOR CENTRAL GARAGE	\$ 417.41		
		15-00789	TRIU, INC.	PARTS FOR SWEEPER 103& 104	\$ 137.68		
		15-00790	FOLEY INCORPORATED	PART FOR OLD PAYLOADER	\$ 150.78		
		15-00895	FOLEY INCORPORATED	PART FOR PAYLOADER 187	\$ 987.98		
		15-00896	A & K EQUIPMENT COMPANY INC.	RUBBER EDGE FOR 156 PLOW	\$ 310.00		
		15-00950	VAN DINE MOTORS, INC.	RUBBER CUTTING EDGE FOR 156	\$ 240.00		
		15-00963	BUY WISE AUTO PARTS	PART FOR CENTRAL & POLICE DEPT	\$ 827.73		
		15-01092	KLINGER TIRE & SERVICE CO.	REPAIR TIRE ON FORKLIFT	\$ 270.00		
		15-01101	BUY WISE AUTO PARTS	FILTERS FOR CG VEHICLE	\$ 2,005.10		
		15-01124	GRECCO & SON TRANSPORT LLC	PARTS FOR CUSHMAN	\$ 401.50		
		HS BD OF HEALTH	IOPERATING	15-01165	LIBERTY HUMANE SOCIETY	ANIMAL CONTROL SERVICES	\$ 5,916.67
		HS CULTURAL AFFAIRS	ITRUST	15-00136	JERSEY JOURNAL	FALL FESTIVAL ADVERTISEMENT	\$ 423.00
15-00650	ASCAP			LICENSING FEE	\$ 335.00		
15-01083	THIS IS IT			STAGE RENTAL - SPRING FEST	\$ 2,600.00		
15-01156	WEIRD NJ			QUARTER PAGE AD - SPRING FEST	\$ 400.00		
15-01235	SKYLINE GRAPHIC MANAG. INC.			VINYL PATCHES FOR BANNERS	\$ 45.00		
15-01269	FALLO, GERALDINE			REIMBURSEMENT	\$ 45.44		
15-01412	FALLO, GERALDINE			REIMBURSEMENT	\$ 173.66		
15-01415	ELIZABETH WEISS			GENERAL OFFICE ASSISTANCE	\$ 1,831.50		
15-01624	ELIZABETH WEISS			GENERAL OFFICE ASSISTANCE	\$ 2,717.00		
HS DIRECTOR'S OFFICE	IOPERATING			14-00438	THOMPSON CONSULTING SERVICES	DEBRIS MONITORING- EXTENDED	\$ 1,568.00
HS PARKS	IO M FUND			15-01189	COOPER PEST SOLUTIONS, INC.	GENERAL PEST CONTROL SERVICES	\$ 120.83
		15-01190	MAGIC TOUCH CONSTRUCTION CO.,	PLUMBING REPAIRS - PARKS	\$ 160.70		
		15-01353	PSE&G COMPANY	MARCH 2015 - PIER A	\$ 979.48		
		15-01552	TREASURER, STATE OF NEW JERSEY	NJ D.E.P. PERMIT APPLICATION FEE	\$ 30,000.00		
		15-01190	MAGIC TOUCH CONSTRUCTION CO.,	PLUMBING REPAIRS - PARKS	\$ 160.70		
HS RECREATION	ITRUST REC FEES	15-00535	CHIRICHELLA, VICTOR	REIMBURSEMENT	\$ 128.66		
		15-00915	DANIELLE ENDICO	REIMBURSEMENT	\$ 25.00		
HS RENT LEVELING	IOPERATING	15-00237	FLORIO & KENNY LLP	RENT LEVELING BOARD/LITIGATION	\$ 5,175.00		
HS RENT LEVELING/STABILIZATION	IOPERATING	14-04485	W.B. MASON CO., INC.	5 DRAWER LATERAL FILE CABINET	\$ 1,151.70		
		15-00066	STAR LEDGER	2015 RENT LEVELING LEGAL ADS	\$ 35.65		
		15-01238	COSMO SANCILLIO	REIMBURSEMENT	\$ 61.38		
HS SENIOR CITIZEN PROGRAM	IOPERATING	15-01419	ED MADIGAN	REIMBURSEMENT	\$ 250.23		
		15-00491	ACADEMY EXPRESS LLC	BUS RENTAL FOR SENIOR TRIPS	\$ 1,075.00		
	15-01084	REBEKAH ARAMINI LUPO	SERVICES RENDERED - YOGA INSTR	\$ 2,000.00			
HS VITAL STATISTICS	IOPERATING	15-01162	RR DONNELLEY	SAFETY PAPER	\$ 441.00		
		15-01164	M.G.L. FORMS-SYSTEMS LLC	CASH RECEIPTS	\$ 743.50		

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PS FIRE	IHAZMAT	14-03820	BOMARK INSTRUMENTS INC.	TOOL MAINTENANCE	\$ 190.00		
		14-04019	BOMARK INSTRUMENTS INC.	ASPIRATOR BULB W/TUBE	\$ 52.00		
	IOPERATING	15-00941	SEA SAFETY INTERNATIONAL INC.	SCBA	\$ 369.75		
		15-00952	MARIO FINI	PURCHASE OF ROUTER	\$ 106.99		
		15-01234	PROCOMM SYSTEMS	VAS REPAIRS	\$ 2,512.00		
		15-01248	STAN ENGRAVING	ACCOUNTABILITY TAGS	\$ 31.25		
		15-01254	SHORE SOFTWARE	ONLINE BACKUP	\$ 98.80		
		15-01255	CITY PAINT AND HARDWARE	CO DETECTORS	\$ 414.82		
		15-01257	LIBERTY LANDING MARINA	MARINE 1	\$ 489.31		
		PS FIRE SAFETY	IFIRE ED	15-00622	GOVCONNECTION, INC.	Printer Board	\$ 149.00
			IHAZMAT	15-00973	ALEXETER TECHNOLOGIES LLC	Anthrax Bio Test Strip- 10 pac	\$ 835.00
		PS POLICE	IOPERATING	15-00968	LIBERTY LANDING MARINA	Parts for Boat	\$ 482.49
				15-00970	LIBERTY LANDING MARINA	Service for Marine One	\$ 1,496.40
15-01066	AAA EMERGENCY SUPPLY			Streamlight	\$ 299.60		
15-01068	FIRE FIGHTERS EQUIPMENT CO.			Masks	\$ 1,890.00		
14-03997	TURNOUT FIRE & SAFETY, INC.			TRAFFIC CONTROL EQUIP.	\$ 802.72		
15-00218	THE L.E.T.A. GROUP			SUPERVISORY DEVELOPMENT	\$ 7,500.00		
15-00489	JOHN E. REID AND ASSOC,INC			INTERVIEWING & INTERROGATION	\$ 2,525.00		
15-00985	WEST GROUP - THOMSON REUTERS			FEBRUARY 2015 BILL	\$ 137.66		
15-00986	ULINE			STACK BINS FOR PROCESSING ROOM	\$ 273.18		
15-00987	HOLTZ LEARNING CENTERS			TRAINING COURSES	\$ 2,030.00		
PUBLIC SAFETY	IOPERATING	15-00993	LOSURDO BROTHERS	ST. PATRICK'S DAY CATERING	\$ 100.00		
		15-01094	INTAPOL INDUSTRIES	BIKE UNIT EQUIP.	\$ 229.99		
		15-01099	TYCO INTEGRATED SECURITY	QUARTERLY BILLING 4/15-6/15	\$ 331.43		
		15-01150	GOVCONNECTION, INC.	COMPUTER UPGRADE	\$ 4,747.27		
		15-01152	PANGARO TRAINING & MGMT	CRIME SCENE PHOTOGRAPHY COURSE	\$ 259.00		
		15-01214	TOWN OF SECAUCUS	2015 ST. PATRICK'S DAY	\$ 785.00		
		15-01430	ENTERPRISE CONSULTANTS LLC	MARCH 2015 MONTHLY MAINTENANCE	\$ 415.50		
		15-01260	ALL AMERICAN PROMOS	SHIRTS FOR HOBOKEN CERT TEAM	\$ 823.35		
		SIGNAL & TRAFFIC	IPARK UTILITY	14-03317	THE GET GO INC.	QUICK CHANGE KITS-TRAFFIC SIGN	\$ 2,368.00
		UNCLASSIFIED ELECTRICITY	IOPERATING	15-01216	SOUTH JERSEY ENERGY	ELEC UTIL MARCH 2015-130 GRAND	\$ 2,428.26
				15-01352	PSE&G COMPANY	ELECTRICITY - 1600 WILLOW AVE	\$ 298.58
				15-01467	PSE&G COMPANY	ELECTRIC UTILITY - MARCH 2015	\$ 32,898.28
15-01469	PSE&G COMPANY			RIVER ST & 2ND TRAFFIC LIGHT	\$ 18.43		
15-01470	PSE&G COMPANY			ELEC UTILITY - BATTING CAGE	\$ 217.53		
15-01471	PSE&G COMPANY			APRIL 2015 - PIER C	\$ 643.16		
UNCLASSIFIED GASOLINE	IOPERATING	15-01496	EXXONMOBIL FLEET GECC	GASOLINE FOR 4/15	\$ 22,803.04		
UNCLASSIFIED INSURANCE	IOPERATING	15-00875	ROSEMARIE HOWE	MEDICARE PART B REIMBURSEMENT	\$ 1,153.90		
		15-00876	JOAN THIEL	MEDICARE PART B REIMBURSEMENT	\$ 1,258.80		
		15-00890	MICHAEL BAVARO	MEDICARE PART B REIMBURSEMENT	\$ 991.08		
		15-00939	KAREN L. CONROY DEPALMA	MEDICARE PART B REIMBURSEMENT	\$ 629.40		

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CLAIMS LISTING
MAY 6, 2015

DEPARTMENT	ACCOUNT/FUND	P.O.	VENDOR	DESCRIPTION	\$
UNCLASSIFIED INSURANCE	IOPERATING	15-01048	LAMENDOLA ASSOCIATES, INC.	INSURANCE CONSULTING	\$ 525.00
		15-01055	SHIRLEY M. DENNIS	MEDICARE PART B REIMBURSEMENT	\$ 1,258.80
		15-01057	CATHERINE E DEPALMA	MEDICARE PART B REIMBURSEMENT	\$ 1,258.80
		15-01205	KAREN L. CONROY DEPALMA	MEDICARE PART B REIMBURSEMENT	\$ 1,258.80
		15-01230	JEANNE RUBIN	MEDICARE PART B REIMBURSEMENT	\$ 1,258.80
		15-01231	CAROL A. HETZEL	MEDICARE PART B REIMBURSEMENT	\$ 1,258.80
		15-01237	CATHERINE SHEEHAN	MEDICARE PART B REIMBURSEMENT	\$ 1,258.80
		15-01239	MARYANNE E. OGRADY	MEDICARE PART B REIMBURSEMENT	\$ 1,258.80
		15-01240	JOHN J. DELLA FAVE	MEDICARE PART B REIMBURSEMENT	\$ 1,762.80
		15-01241	THOMAS P. MEEHAN	MEDICARE PART B REIMBURSEMENT	\$ 1,258.80
		15-01242	FRANCIS A CASTELLANO	MEDICARE PART B REIMBURSEMENT	\$ 1,258.80
		15-01243	GERARD PETERSON	MEDICARE PART B REIMBURSEMENT	\$ 1,258.80
		15-01244	AUDREY RADIGAN	MEDICARE PART B REIMBURSEMENT	\$ 1,258.80
		15-01245	MARGARET A. BERGIN	MEDICARE PART B REIMBURSEMENT	\$ 1,258.80
		15-01246	WILLIAM A. BERGIN	MEDICARE PART B REIMBURSEMENT	\$ 1,258.80
		15-01247	MADELINE J. SAULINO	MEDICARE PART B REIMBURSEMENT	\$ 1,258.80
		15-01300	DONALD T. SHEEHAN	MEDICARE PART B REIMBURSEMENT	\$ 1,258.80
		15-01310	CAROL A. KOSCHIG	MEDICARE PART B REIMBURSEMENT	\$ 1,258.80
		15-01311	ROBERT J. BUONCUORE	MEDICARE PART B REIMBURSEMENT	\$ 1,258.80
		15-01313	PHILIP L. CASTELLANO	MEDICARE PART B REIMBURSEMENT	\$ 1,258.80
		15-01314	JOHN J. FERRANTE	MEDICARE PART B REIMBURSEMENT	\$ 1,258.80
		15-01316	CAROLANN M FERRANTE	MEDICARE PART B REIMBURSEMENT	\$ 1,258.80
		15-01327	ANTONIA CARLO GAGLIASTRO	MEDICARE PART B REIMBURSEMENT	\$ 1,258.80
		15-01328	JOHN J. FORBES	MEDICARE PART B REIMBURSEMENT	\$ 1,258.80
		15-01434	BLUE CROSS-BLUE SHIELD OF NJ	HEALTH/RX INS APRIL 2015	\$ 1,740,103.67
		15-01435	BLUE CROSS BLUE SHIELD NJ D	DENTAL INSURANCE APRIL 2015	\$ 36,337.19
		15-01436	VISION SERVICE PLAN, INC.	VISION INSURANCE MARCH 2015	\$ 10,491.48
UNCLASSIFIED POSTAGE	IOPERATING	15-00184	MARLIN LEASING CORPORATION	LEASE OF MAIL MACHINE	\$ 1,390.44
UNCLASSIFIED STREET LIGHTING	IOPERATING	15-01468	PSE&G COMPANY	STREET LIGHTING - MARCH 2015	\$ 64,767.43
UNCLASSIFIED TELEPHONE	IOPERATING	15-01380	CABLEVISION LIGHTPATH, INC.	INTERNET SVS 3/15	\$ 5,322.35
		15-01381	CABLEVISION SYSTEMS CORP.	MODEM/PHONE SERVICES 4/15	\$ 2,291.36
UNCLASSIFIED WATER & SEWERAGE	IOPERATING	15-01472	HOBOKEN WATER SERVICE	WATER UTILITY - 26 4TH STREET	\$ 43.66
ES SHADE TREE COMMISSION	IFEDERAL	15-00982	GREATER NEWARK CONSERVANCY	TREE AWARENESS LESSON PLAN & PREP	\$ 1,000.00
Grand Total					\$ 11,126,149.92

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:

<u>09-Apr-15</u>	TO	<u>22-Apr-15</u>	Paydate	4/29/2015	
<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	5-01-20-105	10,445.25	0.00	0.00	10,445.25
MAYOR'S OFFICE	5-01-20-110	10,690.40	0.00	0.00	10,690.40
CITY COUNCIL	5-01-20-111	8,445.45	0.00	0.00	8,445.45
BUS ADMINISTRATOR	5-01-20-112	18,080.10	0.00	0.00	18,080.10
ABC BOARD	5-01-20-113	0.00	0.00	156.92	156.92
PURCHASING	5-01-20-114	7,006.65	0.00	0.00	7,006.65
GRANTS MANAGEMENT	5-01-20-116	0.00	0.00	0.00	0.00
CITY CLERK'S OFFICE	5-01-20-120	20,024.63	1,297.13	0.00	21,321.76
ELECTIONS	5-01-20-122	0.00	0.00	0.00	0.00
FINANCE OFFICE	5-01-20-130	22,240.99	463.21	0.00	22,704.20
ACCOUNTS/CONTROL	5-01-20-131	0.00	0.00	0.00	0.00
PAYROLL DIVISION	5-01-20-132	0.00	0.00	0.00	0.00
TAX COLLECTION	5-01-20-145	10,357.02	0.00	0.00	10,357.02
ASSESSOR'S OFFICE	5-01-20-150	13,380.01	0.00	0.00	13,380.01
CORPORATE COUNSEL	5-01-20-155	10,050.19	0.00	0.00	10,050.19
COMMUNITY DEVELOPMENT	5-01-20-160	7,505.75	0.00	0.00	7,505.75
PLANNING BOARD	5-01-21-180	2,139.27	676.36	0.00	2,815.63
ZONING OFFICER	5-01-21-186	7,869.80	0.00	0.00	7,869.80
HOUSING INSPECTION	5-01-21-187	6,937.39	0.00	0.00	6,937.39
CONSTRUCTION CODE	5-01-22-195	25,976.83	0.00	0.00	25,976.83
POLICE DIVISION	5-01-25-241-011	499,232.13	18,643.51	0.00	517,875.64
Court Time		0.00	0.00	120.00	120.00
POLICE CIVILIAN	5-01-25-241-016	39391.70	693.00	0.00	40,084.70
POLICE DIVISION CLASS II	5-01-25-241-015	13,640.08	0.00	0.00	13,640.08
CROSSING GUARDS	5-01-25-241-012	16,892.15	0.00	0.00	16,892.15
EMERGENCY MANAGEMENT	5-01-25-252	20,484.71	659.49	0.00	21,144.20
Retro Pay		0.00	0.00	2,461.52	2,461.52
Stipend		0.00	0.00	11,307.42	11,307.42

<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	5-01-25-266	464,896.99	8,790.95	0.00	473,687.94
FIRE CIVILIAN	5-01-25-266-016	24,160.53	0.00	0.00	24,160.53
Fire Civilian - Worker's Comp		0.00	0.00	(1,181.00)	(1,181.00)
STREETS AND ROADS	5-01-26-291-011	17,407.90	1,090.53	0.00	18,498.43
Snow Removal	5-01-26-291-015	0.00	0.00	0.00	0.00
ENV SRVCS DIR OFFICE	5-01-26-290	3,119.52	0.00	0.00	3,119.52
RECREATION SEASONAL EMP	5-0128370016	4,056.00	0.00	482.00	4,538.00
CENTRAL GARAGE	5-01-26-301	11,603.52	1,619.28	0.00	13,222.80
SANITATION	5-01-26-305	22,885.34	791.76	0.00	23,677.10
Vacation		0.00	0.00	541.00	541.00
LICENSING DIVISION	5-31-55-501-101	1,582.84	135.66	0.00	1,718.50
HUMAN SRVCS DIR OFFICE	5-01-27-330	7,829.88	0.00	0.00	7,829.88
BOARD OF HEALTH	5-01-27-332	24,041.43	0.00	0.00	24,041.43
CONSTITUENT SRCS	5-01-27-333	0.00	0.00	0.00	0.00
SENIOR CITIZENS	5-01-27-336	14,877.23	319.28	0.00	15,196.51
RENT STABILIZATION	5-01-27-347	8,898.15	203.04	0.00	9,101.19
TRANSPORTATION	5-01-27-348	0.00	0.00	0.00	0.00
RECREATION	5-01-28-370	10,699.84	455.67	0.00	11,155.51
PARKS	5-01-28-375	14,338.00	997.43	0.00	15,335.43
Worker's Comp		0.00	0.00	937.40	937.40
PUBLIC PROPERTY	5-01-28-377	27,372.68	1,829.10	0.00	29,201.78
O & M TRUST	T-24-20-700-020	4,040.92	0.00	0.00	4,040.92
MUNICIPAL COURT	5-01-43-490	38,726.44	0.00	0.00	38,726.44
PARKING UTILITY	5-31-55-501-101	152,273.07	13,542.54	0.00	165,815.61
Reimburse Road Inspection OT	5-31-55-501-104	0.00	7,739.14	0.00	7,739.14
Worker's Comp		0.00	0.00	1,159.47	1,159.47
MUN COURT OVERTIME	T-0340000-037	0.00	5,016.99	0.00	5,016.99
TRUST - RECREATION ADULT PROG	T-03-40-000-108	358.20	0.00	0.00	358.20
STRAIGHT TIME PD TO REC EMPLOYEES		0.00	0.00	405.00	405.00
FIRE EDUCATION	T-13-10-000-000	0.00	0.00	0.00	0.00
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 FUND-Recreation	T-03-04-000-107	0.00	0.00	0.00	0.00
TRUST -Cultural Affairs	T-03-40-000-004	940.00	0.00	0.00	940.00
Energy Strong Fund	T-03-04-000-049	0.00	0.00	40,391.00	40,391.00
CULTURAL AFFAIRS	5-01-271-760-11	3,365.50	0.00	0.00	3,365.50
Summer Lunch Program	G-02-41-300-SF3	0.00	0.00	0.00	0.00
POLICE OUTSIDE EMPL.	T-03-40-000-006	0.00	0.00	44,334.50	44,334.50
Special DWI Grant	G-02-25-114-013	0.00	0.00	0.00	0.00
Clothing Allowance	5-01-25-241-018	0.00	0.00	0.00	0.00
Sick Incentive	5-01-25-241-019	0.00	0.00	0.00	0.00
Terminal Leave	5-01-36-479-000	0.00	0.00	0.00	0.00
Group Life Insurance		0.00	0.00	0.00	0.00
HLTH INS EMP WAIV COMP	5-01-30-400-WVR	0.00	0.00	0.00	0.00
D.D.E.F Grant	G-02-41-200-DD9	0.00	0.00	0.00	0.00
Taxi Inspections	5-31-55-501-103	0.00	2,101.32	0.00	2,101.32
		=====	=====	=====	=====
GRAND TOTAL		1,628,264.48	67,065.39	101,115.23	1,796,445.10
					1,796,445.10

Introduced by: _____
Seconded by: _____

CITY OF HOBOKEN
RESOLUTION NO. _____

**AUTHORIZATION FOR THE CITY OF HOBOKEN TO ENTER INTO SEPARATION
AGREEMENT WITH THE ESTATE OF MARGARET BURKE**

BE IT RESOLVED, that the City of Hoboken (the “City”) hereby approves the Separation Agreement and General Release to be entered into between the City and the Estate of Margaret Burke (“Burke”), attached hereto; and

BE IT FURTHER RESOLVED, that the City’s Administration and Corporation Counsel are directed to take such action necessary to effectuate the terms of the Agreement.

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

Meeting date: May 6, 2015

APPROVED:

APPROVED AS TO FORM:

Quentin Wiest
Business Administrator

Mellissa L. Longo, Esq.
Corporation Counsel

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

Sponsored by: _____

Seconded by: _____

CITY OF HOBOKEN
RESOLUTION NO. _____

**RESOLUTION TO APPROVE A LICENSE AGREEMENT BETWEEN THE
CITY OF HOBOKEN AND 516 MONROE LLC, OWNER OF
BLOCK 66 LOT 26 (a/k/a 516 Monroe Street), FOR USE AND MAINTENANCE OF A
PORTION OF THE PUBLIC RIGHT OF WAY ADJACENT TO SAID PROPERTY**

WHEREAS, the City of Hoboken requires property owners to maintain the public right-of-way adjacent to their property, including but not limited to sidewalks, stairs, stoops, fences, areaways, trees and other landscaping; and

WHEREAS, the City of Hoboken encourages property owners to landscape and otherwise improve said right-of-way to enhance the urban landscape; and

WHEREAS, the City of Hoboken and the City Council, by resolution, provides for the issuance of license agreements for the aforementioned purpose; and

WHEREAS, the applicant desires to receive and the City of Hoboken agrees to grant to 516 Monroe LLC, owner of Block 66 Lot 26, more commonly known as 516 Monroe Street, Hoboken, represented by Mark Galorenzo, such a license.

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

- 1) Approval of the attached License Agreement between the City of Hoboken and 516 Monroe LLC, owner of Block 66 Lot 26, more commonly known as 516 Monroe Street, represented by Mark Galorenzo, shall be subject and limited to the details and specifications included in the attached Application, survey and encroachment plan drawings by Minervini Vandermark Architecture dated April 20, 2015;
- 2) The Mayor or her agent is hereby authorized to enter into the attached agreement; and
- 3) This resolution shall become effective immediately up adoption.

Meeting Date: May 6, 2015

Approved:

Approved as to Form:

Quentin Wiest, Business Administrator

Mellissa Longo, Esq., Corporation Counsel

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

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LICENSE AGREEMENT

This **LICENSE AGREEMENT** is hereby made and entered into this _____ day of _____, 2015, by and between the **CITY OF HOBOKEN**, Hudson County, New Jersey (on behalf of the General Public), whose address is 94 Washington Street, Hoboken, NJ 07030 (hereinafter referred to as the “**LICENSOR**”) and **516 MONROE LLC**, owner of 516 Monroe Street, Hoboken, NJ 07030, represented by Mark Galorenzo (hereinafter referred to as the “**LICENSEE**”).

WITNESSETH

WHEREAS, the **LICENSOR** owns the public right of way consisting of certain real property located in the City of Hoboken, Hudson County, New Jersey, as more particularly identified as the Monroe Street R.O.W.; and

WHEREAS, the **LICENSEE** desires to use a portion of the **LICENSOR**'s property for the purpose of constructing a new stoop measuring 5'(w) x 7'(d), basement stairs measuring 3'(w) x 6'(d) and a landscaped planting bed measuring 7'(d) x 16'2"(w); replacing the sidewalk and installing a curb-side shade tree adjacent to the building fronting onto Monroe Street; and

WHEREAS, the area of encroachment along Monroe Street will be so altered from its existing condition leaving not less than 5' of unobstructed pedestrian egress along the block frontage; and

WHEREAS, in consideration of the license, the **LICENSEE** shall continue to maintain said area in good repair and order, clear of any waste receptacles or other personal property and shall landscape and otherwise improve said area to enhance the streetscape and general attractiveness of the public right of way; and

WHEREAS, the **LICENSOR** desires to grant to the **LICENSEE** a license for the aforementioned purpose.

NOW, THEREFORE, for and in consideration of the terms, conditions and mutual covenants contained herein, the **LICENSOR** and **LICENSEE**, hereby agree as follows:

- 1) The **LICENSOR** hereby grants the **LICENSEE**, its agents, servants and assigns the right, privilege and license to use the property described herein and represented in the attachments (License Area), commonly referred to as the public right of way adjacent to Block 66 Lot 26, to construct a new stoop measuring 5'(w) x 7'(d), basement stairs measuring 3'(w) x 6'(d) and a landscaped planting bed measuring 7'(d) x 16'2"(w), replacing the sidewalk and installing a curb-side shade tree adjacent to the building in and upon said license area for the purpose of exercising the rights, privileges and license granted herein.
- 2) This license is granted and shall continue in full force and effect until such time as the encroachment is removed or otherwise altered; OR until notice is given, by either party, of its intent to discontinue said license. This license may be terminated by **LICENSOR** or **LICENSEE** without cause upon 90 day written notice, and may be terminated by the **LICENSOR** upon 24 hours notice upon a showing of necessity to maintain the health, safety and welfare of the general public.
- 3) The **LICENSOR** retains the right to use the license area in any manner not inconsistent with the rights herein granted to the **LICENSEE** provided, however, that the **LICENSOR** shall not disturb the structural elements in any way without prior written notice to the **LICENSEE**.
- 4) The **LICENSEE** expressly acknowledges and accepts its responsibility under applicable law for loss, damage, or injury to persons or property, arising out of or resulting from the use and maintenance of the license area, unless, however, such claim or demand shall arise out of or result from the willful negligence or willful misconduct of the **LICENSOR**, its servants, agents, employees, or assigns.

- 5) The LICENSEE agrees to maintain liability insurance, inclusive of the license area, in an amount satisfactory to the LICENSOR naming the Mayor and Council of the City of Hoboken as additional insured. The policy shall be kept in full force and effect for the term of the license, and a copy of the Certificate of Insurance showing its effectiveness shall be provided to the LICENSOR on a bi-annual basis without request, and at any other time upon request of the LICENSOR. The LICENSOR shall have the right, on an annual basis, to review the insurance coverages to ensure the coverages then in effect are satisfactory to cover the insurance requirements of the continued license.
- 6) The LICENSEE agrees that any and all work performed on the premises and in association with the purposes of this license shall be done in a good, safe, workmanlike manner and in accordance with applicable federal, state, and local statutes, rules, regulations and ordinances.
- 7) The City of Hoboken as LICENSOR expressly reserves the right to require the removal of all fences, gates, stoops or other projections or encumbrances upon any street, sidewalk or public right-of-way, which are improperly constructed or maintained, or present a danger to the health, safety and welfare of the public. If the LICENSEE does not remove the aforementioned improvements as required by the LICENSOR, the LICENSOR may remove such improvements at the sole cost and expense of the LICENSEE. The costs shall be a municipal lien against the property.
- 8) Upon termination of this license agreement, the LICENSEE shall, within a reasonable time and at the LICENSEE'S sole cost and expense, remove all physical encumbrances, equipment, accessories, and materials owned by the LICENSEE from the license area and restore said license area as nearly as practicable to a condition consistent with the public sidewalk adjacent to the license area. If the LICENSEE does not remove the aforementioned improvements, the LICENSOR may remove such improvements at the sole cost and expense of the LICENSEE. The costs shall be a municipal lien against the property.
- 9) Nothing herein shall be construed to be an admission of liability by either party for any purposes.
- 10) Neither the authorization of this Agreement by the Council, nor the execution of this Agreement by the Mayor shall be construed to be a position of the City with regards to the approval, rejection, or legality of the underlying plans, nor shall such be considered authorization for the property owner to proceed without obtaining and maintaining all necessary and proper permits, certifications, and/or approvals by any and all necessary agencies, including without limitation the City of Hoboken Construction Code Official and the City of Hoboken Zoning Officer.
- 11) LICENSEE agrees to defend, protect, indemnify and save harmless the LICENSOR, its' officers, agents and employees from and against any and all claims, causes of action, injuries, losses, damages, expenses, fees and costs arising out of, or which may arise out of the LICENSEE'S use of the LICENSE AREA.

IN WITNESS WHEREOF, the undersigned parties have executed this license agreement on the day and year first above written.

LICENSOR: the CITY OF HOBOKEN (on behalf of the General Public)

Signed: _____
Dawn Zimmer, Mayor

STATE OF NEW JERSEY, COUNTY OF HUDSON.

The foregoing instrument was Sworn and Subscribed before me on this _____ day of _____, 2015.

Notary Public: _____
(Signature of Notary Public)

LICENSEE: 516 Monroe LLC, owner in fee of Block 66 Lot 26, more commonly known as 516 Monroe Street, Hoboken, NJ, represented by Mark Galorenzo.

Signed: _____

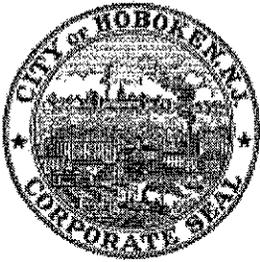
Printed: _____,
Mark Galorenzo representing 516 Monroe LLC
Owner of 516 Monroe Street, Hoboken

STATE OF NEW JERSEY, COUNTY OF HUDSON.

The foregoing instrument was Sworn and Subscribed before me on this _____ day of _____, 2015.

Notary Public: _____
(Signature of Notary Public)

APPLICATION AND
EXHIBITS



APPLICATION FOR ENCROACHMENT OF CITY RIGHT OF WAY

Work Site Address:

516 MONROE STREET, HOBOKEN, NJ

Block: 66

Lot(s): 26

CITY OF HOBOKEN

Dawn Zimmer, Mayor

94 Washington Street
Hoboken, NJ 07030

Applicant:

516 Monroe LLC c/o Mark Galorenzo

Owner (if other than Applicant):

Address:

327 Garden Street
Hoboken, NJ 07030

Address:

Date Received:

Phone: 551-427-3375

Phone:

e-mail: markgalorenzo@hotmail.com

e-mail:

Please describe, in as much detail as possible, the encroachment you are proposing to make to the public right-of-way. Description must include the materials to be used, and the exact dimensions of the proposed area of encroachment in width (linear feet of block frontage); depth (projection from the front of the building); and total square feet of encumbrance. If additional space is needed, attach a separate sheet.

During the reconstruction of this building, it is proposed that the existing masonry front entry stoop will remain and will be repaired and resurfaced (with brick) as required. This stoop is currently 10" from the southern property line, 5'-0" wide, and 7'-0" deep from the eastern property line; these dimensions will not change. The existing stairs to the building's basement will also be rebuilt. These stairs will be 3'-0" wide and 7'-0" deep from the eastern property line. Additionally, an existing enclosed area in the public R.O.W. on the northern end of the property will be rebuilt as a landscaped planter. The dimensions of this area will be 16'-2" wide and 7'-0" deep from the eastern property line.

The total encroachment into the R.O.W will be 7'-0" deep from the eastern property line and 24'-2" wide (starting 10" from the southern property line).

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

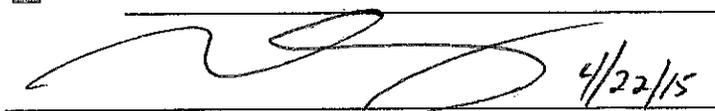
The stoop and stairs are existing and will only be repaired and resurfaced as required due to aging and damage. The planter will replace the existing concrete areaway and will add to the street-level experience of the site and neighborhood.

Have prior approvals been obtained for work at this location including, but not limited to, Planning or Zoning Board approvals, or permits issued by the Zoning Office or Construction Department? Are there previously issued license or easement agreements for this property? If yes, please attach copies to this application.

Zoning Board, Zoning Office, and Construction Department Approvals

Documents provided with application; check all that apply:

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



Applicant's signature

Date

P.L. CAULFIELD, JR.
N.J. LIC. NO. 16757
JOSEPH T. CAULFIELD
N.J. LIC. NO. 37579

CAULFIELD ASSOCIATES, LLP.

TELEPHONE (201) 792-0445
FAX (201) 792-7714

PROFESSIONAL LAND SURVEYOR
132 MADISON STREET
HOBOKEN, N.J. 07030

JOB NO.

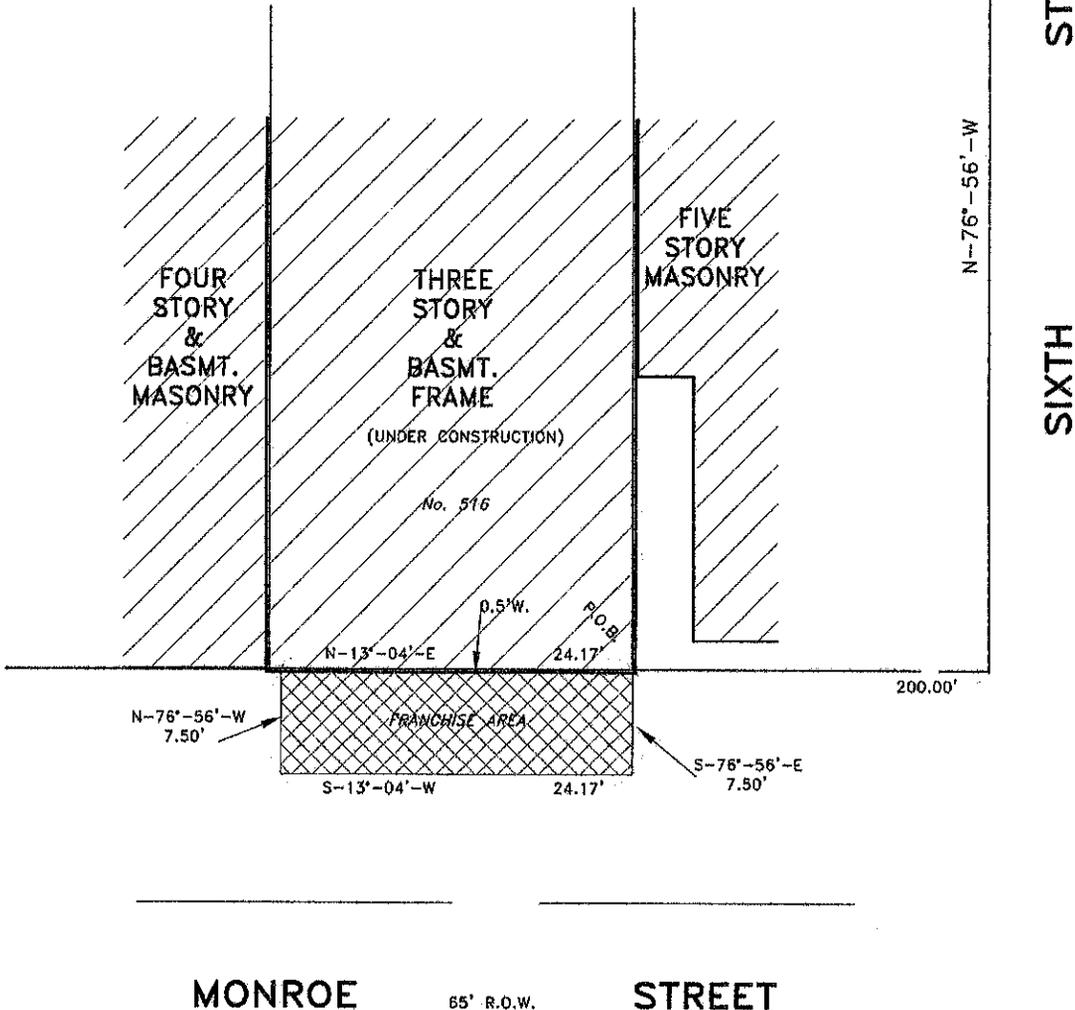


FRANCHISE EASEMENT FRONTING PROPERTY AT 516 MONROE STREET, HOBOKEN, NJ.

BEGINNING AT A POINT IN THE WESTERLY LINE OF MONROE STREET, A DISTANCE OF 200.00 FEET SOUTHERLY FROM ITS INTERSECTION WITH THE SOUTHERLY LINE OF SIXTH STREET RUNNING THENCE:

1. S-76°-56'-E AND ONTO THE R.O.W. OF MONROE STREET, A DISTANCE OF 7.50 FEET TO A POINT, THENCE
2. S-13°-04'-W AND CONTINUING THROUGH THE R.O.W. OF MONROE STREET, A DISTANCE OF 24.17 FEET TO A POINT, THENCE
3. N-76°-56'-W A DISTANCE OF 7.50 FEET TO A POINT IN THE WESTERLY LINE OF MONROE STREET, THENCE
4. N-13°-04'-E ALONG THE WESTERLY LINE OF MONROE STREET, A DISTANCE OF 24.17 FEET TO A POINT, SAID POINT OR PLACE OF BEGINNING

KNOWN AS FRONTING LOT 26 IN BLOCK 66 ALONG MONROE STREET, COMMONLY KNOWN AS 516 MONROE STREET, EASEMENT INCLUDES STAIRS, PLANTER AND BAY WINDOWS ALONG MONROE STREET, SAID FRANCHISE ORDINANCE AREA IS 181.3 SQ. FT.



MONROE STREET
65' R.O.W.

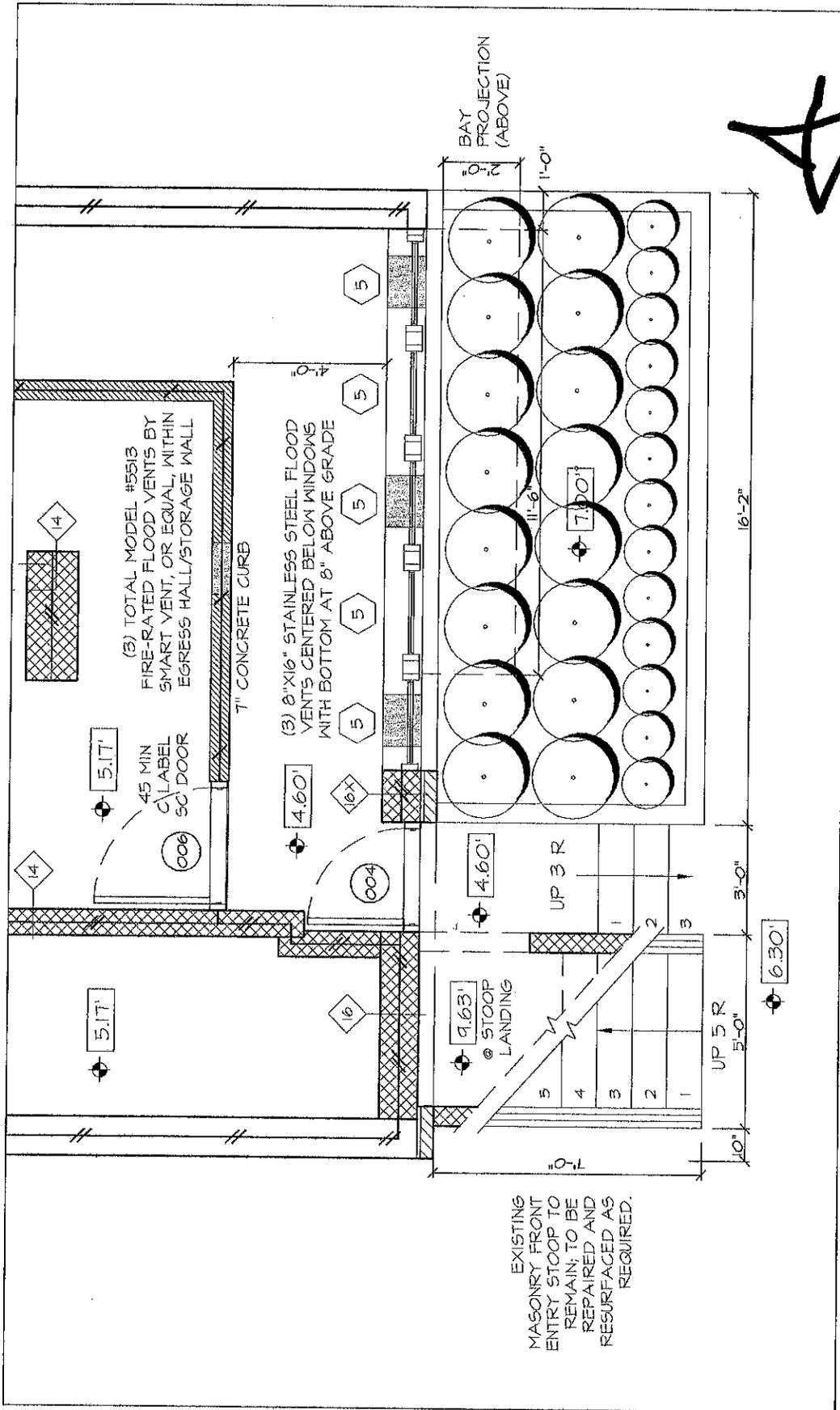
PROPOSED SKETCH FRONTING PROPERTY

LOCATED AT
516 MONROE STREET
HOBOKEN, HUDSON CO., N.J.

BLOCK 66
LOT 26
DATE APRIL 20, 2015
SCALE 1 INCH = 10 FEET

A written "Waiver and Direction Not to Set Corner Markers," has been obtained from the ultimate user pursuant to P.L. 2003, c.14 (N.J.S.A. 45:8-36.3) and N.J.A.C. 13:40-5.1(d).
THIS SURVEY IS NOT TO BE USED AS A BASIS FOR ANY CONSTRUCTION. IT IS SUBJECT TO THE FACTS REVEALED BY AN ACCURATE AND COMPLETE TITLE SEARCH. THE CERTIFICATION IS MADE ONLY TO THE PARTIES NAMED HEREON, AND IS NONTRANSFERABLE. BEARINGS ARE RELATIVE.

P.L. Caulfield, Jr.
P.L. CAULFIELD, JR.
PROF. LAND SURVEYOR
N.J. LIC. NO. 16757



EXISTING MASONRY FRONT ENTRY STOOP TO REMAIN. TO BE REPAIRED AND RESURFACED AS REQUIRED.



1 GROUND FLOOR PLAN (PARTIAL - SHOWING ENCROACHMENT)

SCALE 1/4"=1'-0"



Date:	04/20/15
Project #:	13-1112
Drawn by:	MRC
Frank J. Minervini, AIA NJ License # 12576 Anthony C. Vandermark, Jr. AIA NJ License # 17698	

516 MONROE STREET
 HOBOKEN, NEW JERSEY 07030

Minervini Vandermark Architecture - 360 Fourteenth Street, Hoboken, NJ 07030
 Phone - 201-386-0637 - Fax - 201-386-0628 - Email - info@mvarchitecture.com

Sponsored by: _____

Seconded by: _____

**CITY OF HOBOKEN
RESOLUTION NO. _____**

**RESOLUTION TO APPROVE A LICENSE AGREEMENT BETWEEN THE
CITY OF HOBOKEN AND 618 MADISON ST HOB LLC, OWNER OF
BLOCK 75 LOT 23 (a/k/a 618 Madison Street), FOR USE AND MAINTENANCE OF A
PORTION OF THE PUBLIC RIGHT OF WAY ADJACENT TO SAID PROPERTY**

WHEREAS, the City of Hoboken requires property owners to maintain the public right-of-way adjacent to their property, including but not limited to sidewalks, stairs, stoops, fences, areaways, trees and other landscaping; and

WHEREAS, the City of Hoboken encourages property owners to landscape and otherwise improve said right-of-way to enhance the urban landscape; and

WHEREAS, the City of Hoboken and the City Council, by resolution, provides for the issuance of license agreements for the aforementioned purpose; and

WHEREAS, the applicant desires to receive and the City of Hoboken agrees to grant to 618 Madison St Hob LLC, owner of Block 75 Lot 23, more commonly known as 618 Madison Street, Hoboken, represented by Onofrio Chillemi, such a license.

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

- 1) Approval of the attached License Agreement between the City of Hoboken and 618 Madison St Hob LLC, owner of Block 75 Lot 23, more commonly known as 618 Madison Street, represented by Onofrio Chillemi, shall be subject and limited to the details and specifications included in the attached Application and site and encroachment plan drawings by architect James McNeight dated April 17, 2015;
- 2) The Mayor or her agent is hereby authorized to enter into the attached agreement; and
- 3) This resolution shall become effective immediately up adoption.

Meeting Date: May 6, 2015

Approved:

Approved as to Form:

Quentin Wiest, Business Administrator

Mellissa Longo, Esq., Corporation Counsel

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

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LICENSE AGREEMENT

This **LICENSE AGREEMENT** is hereby made and entered into this _____ day of _____, 2015, by and between the **CITY OF HOBOKEN**, Hudson County, New Jersey (on behalf of the General Public), whose address is 94 Washington Street, Hoboken, NJ 07030 (hereinafter referred to as the “**LICENSOR**”) and **618 MADISON ST HOB LLC**, owner of 618 Madison Street, Hoboken, NJ 07030, represented by Onofrio Chillemi (hereinafter referred to as the “**LICENSEE**”).

WITNESSETH

WHEREAS, the **LICENSOR** owns the public right of way consisting of certain real property located in the City of Hoboken, Hudson County, New Jersey, as more particularly identified as the Madison Street R.O.W.; and

WHEREAS, the **LICENSEE** desires to use a portion of the **LICENSOR**'s property for the purpose of constructing a new 93 square foot stoop and stairs and a landscaped planting bed measuring 6'(d) x 11.5'(w); replacing the sidewalk and installing a curb-side shade tree adjacent to the building fronting onto Madison Street; and

WHEREAS, the area of encroachment along Madison Street will be so altered from its existing condition leaving approximately 5.5' of unobstructed pedestrian egress along the block frontage; and

WHEREAS, in consideration of the license, the **LICENSEE** shall continue to maintain said area in good repair and order, clear of any waste receptacles or other personal property and shall landscape and otherwise improve said area to enhance the streetscape and general attractiveness of the public right of way; and

WHEREAS, the **LICENSOR** desires to grant to the **LICENSEE** a license for the aforementioned purpose.

NOW, THEREFORE, for and in consideration of the terms, conditions and mutual covenants contained herein, the **LICENSOR** and **LICENSEE**, hereby agree as follows:

- 1) The **LICENSOR** hereby grants the **LICENSEE**, its agents, servants and assigns the right, privilege and license to use the property described herein and represented in the attachments (License Area), commonly referred to as the public right of way adjacent to Block 75 Lot 23, to construct a 93 square floor stoop and stairs and a landscaped planting bed measuring 6'(d) x 11.5'(w), replacing the sidewalk and installing a curb-side shade tree adjacent to the building in and upon said license area for the purpose of exercising the rights, privileges and license granted herein.
- 2) This license is granted and shall continue in full force and effect until such time as the encroachment is removed or otherwise altered; OR until notice is given, by either party, of its intent to discontinue said license. This license may be terminated by **LICENSOR** or **LICENSEE** without cause upon 90 day written notice, and may be terminated by the **LICENSOR** upon 24 hours notice upon a showing of necessity to maintain the health, safety and welfare of the general public.
- 3) The **LICENSOR** retains the right to use the license area in any manner not inconsistent with the rights herein granted to the **LICENSEE** provided, however, that the **LICENSOR** shall not disturb the structural elements in any way without prior written notice to the **LICENSEE**.
- 4) The **LICENSEE** expressly acknowledges and accepts its responsibility under applicable law for loss, damage, or injury to persons or property, arising out of or resulting from the use and maintenance of the license area, unless, however, such claim or demand shall arise out of or result from the willful negligence or willful misconduct of the **LICENSOR**, its servants, agents, employees, or assigns.

- 5) The LICENSEE agrees to maintain liability insurance, inclusive of the license area, in an amount satisfactory to the LICENSOR naming the Mayor and Council of the City of Hoboken as additional insured. The policy shall be kept in full force and effect for the term of the license, and a copy of the Certificate of Insurance showing its effectiveness shall be provided to the LICENSOR on a bi-annual basis without request, and at any other time upon request of the LICENSOR. The LICENSOR shall have the right, on an annual basis, to review the insurance coverages to ensure the coverages then in effect are satisfactory to cover the insurance requirements of the continued license.
- 6) The LICENSEE agrees that any and all work performed on the premises and in association with the purposes of this license shall be done in a good, safe, workmanlike manner and in accordance with applicable federal, state, and local statutes, rules, regulations and ordinances.
- 7) The City of Hoboken as LICENSOR expressly reserves the right to require the removal of all fences, gates, stoops or other projections or encumbrances upon any street, sidewalk or public right-of-way, which are improperly constructed or maintained, or present a danger to the health, safety and welfare of the public. If the LICENSEE does not remove the aforementioned improvements as required by the LICENSOR, the LICENSOR may remove such improvements at the sole cost and expense of the LICENSEE. The costs shall be a municipal lien against the property.
- 8) Upon termination of this license agreement, the LICENSEE shall, within a reasonable time and at the LICENSEE'S sole cost and expense, remove all physical encumbrances, equipment, accessories, and materials owned by the LICENSEE from the license area and restore said license area as nearly as practicable to a condition consistent with the public sidewalk adjacent to the license area. If the LICENSEE does not remove the aforementioned improvements, the LICENSOR may remove such improvements at the sole cost and expense of the LICENSEE. The costs shall be a municipal lien against the property.
- 9) Nothing herein shall be construed to be an admission of liability by either party for any purposes.
- 10) Neither the authorization of this Agreement by the Council, nor the execution of this Agreement by the Mayor shall be construed to be a position of the City with regards to the approval, rejection, or legality of the underlying plans, nor shall such be considered authorization for the property owner to proceed without obtaining and maintaining all necessary and proper permits, certifications, and/or approvals by any and all necessary agencies, including without limitation the City of Hoboken Construction Code Official and the City of Hoboken Zoning Officer.
- 11) LICENSEE agrees to defend, protect, indemnify and save harmless the LICENSOR, its' officers, agents and employees from and against any and all claims, causes of action, injuries, losses, damages, expenses, fees and costs arising out of, or which may arise out of the LICENSEE'S use of the LICENSE AREA.

IN WITNESS WHEREOF, the undersigned parties have executed this license agreement on the day and year first above written.

LICENSOR: the CITY OF HOBOKEN (on behalf of the General Public)

Signed: _____
Dawn Zimmer, Mayor

STATE OF NEW JERSEY, COUNTY OF HUDSON.

The foregoing instrument was Sworn and Subscribed before me on this _____ day of _____, 2015.

Notary Public: _____
(Signature of Notary Public)

LICENSEE: 618 Madison St Hob LLC, owner in fee of Block 75 Lot 23, more commonly known as 618 Madison Street, Hoboken, NJ, represented by Onofrio Chillemi.

Signed: _____

Printed: _____,

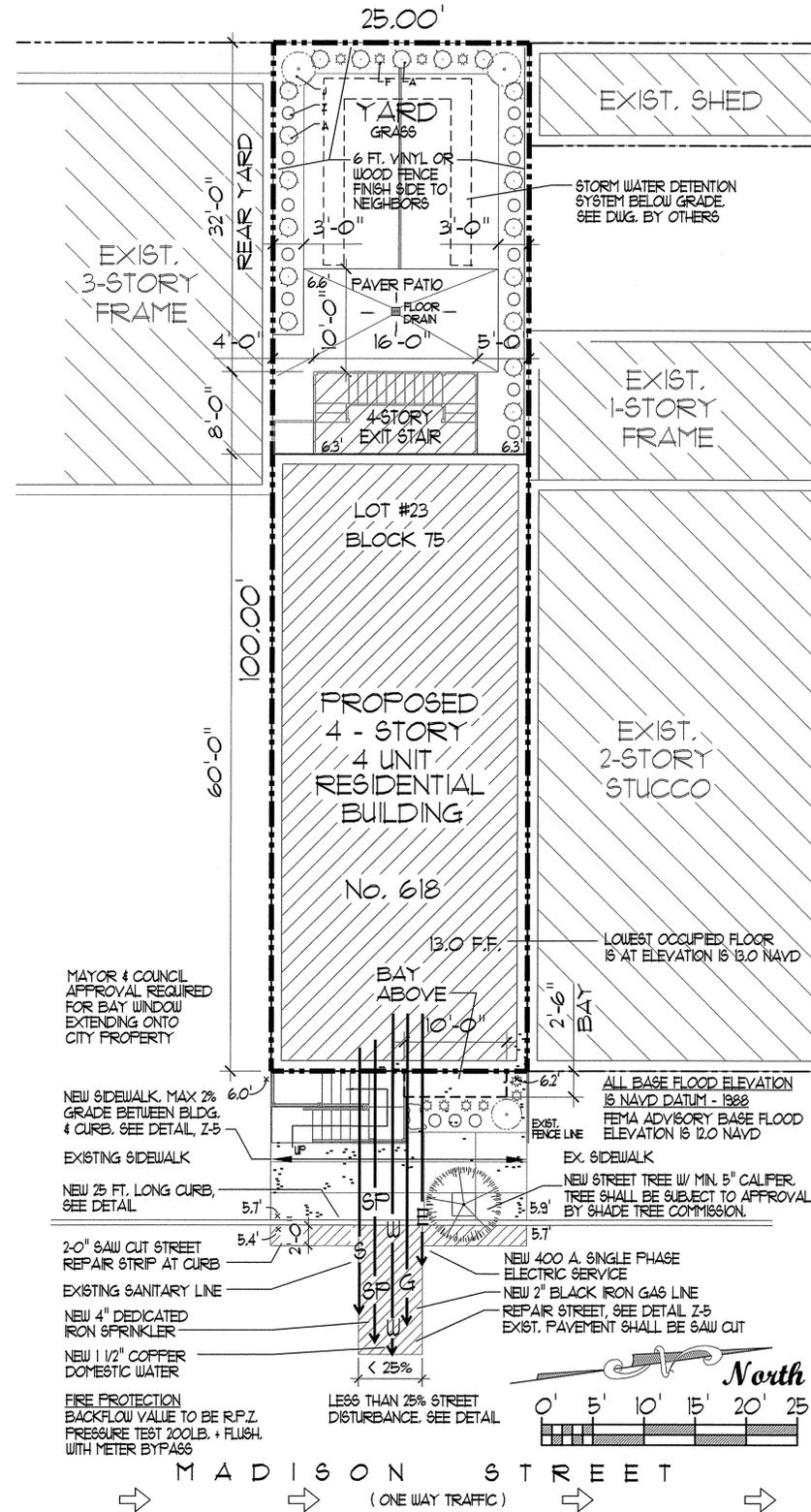
Onofrio Chillemi representing 618 Madison St Hob LLC
Owners of 618 Madison Street, Hoboken

STATE OF NEW JERSEY, COUNTY OF HUDSON.

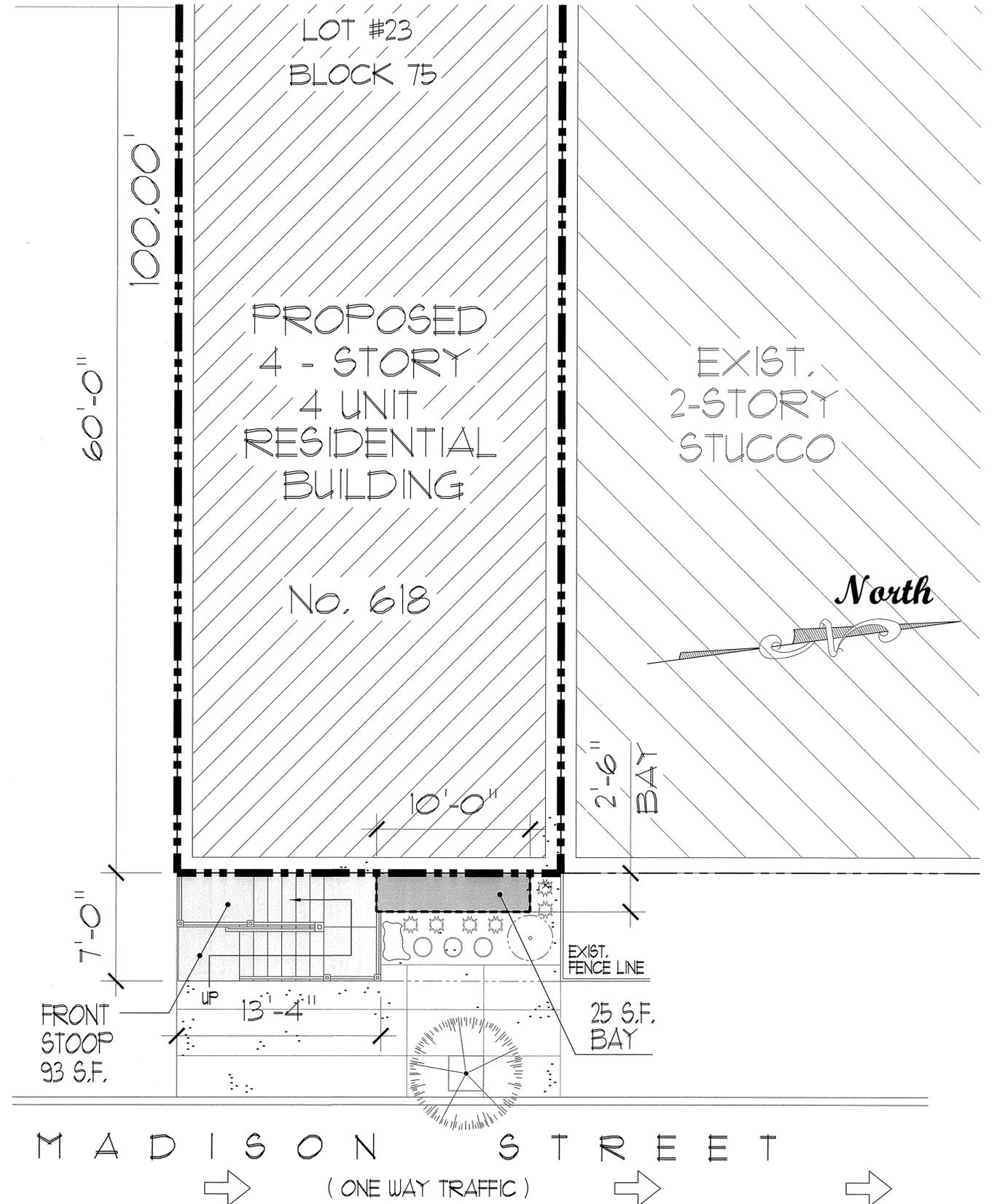
The foregoing instrument was Sworn and Subscribed before me on this _____ day of _____, 2015.

Notary Public: _____
(Signature of Notary Public)

APPLICATION AND
EXHIBITS



SITE PLAN
SCALE: 1/8" = 1'-0"



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

ENCROACHMENT PLAN

618 Madison Street		HOBOKEN, N.J.		sheet 1 of 1
JAMES S. McNEIGHT ARCHITECT PLANNER PC 169 SCHUYLER AVENUE KEARNY, NEW JERSEY 07032 (201) 246-7515 (FAX) 246-7513 N.J. LICENSE NO. 08628		PROJECT: PROPOSED 4 UNIT, 4 STORY RESIDENTIAL APARTMENT BLDG.		
REVISION	JOB NO.	DATE:	DRWN. BY:	
		4-17-15	S.J.P.	

EN-1

Sponsored by: _____

Seconded by: _____

CITY OF HOBOKEN
RESOLUTION NO. _____

**RESOLUTION TO APPROVE A LICENSE AGREEMENT BETWEEN THE
CITY OF HOBOKEN AND 600 HARRISON LLC, OWNER OF
BLOCK 72 LOT 1 (a/k/a 600 Harrison Street), FOR USE AND MAINTENANCE OF A
PORTION OF THE PUBLIC RIGHT OF WAY ADJACENT TO SAID PROPERTY**

WHEREAS, the City of Hoboken requires property owners to maintain the public right-of-way adjacent to their property, including but not limited to sidewalks, stairs, stoops, fences, areaways, trees and other landscaping; and

WHEREAS, the City of Hoboken encourages property owners to landscape and otherwise improve said right-of-way to enhance the urban landscape; and

WHEREAS, the City of Hoboken and the City Council, by resolution, provides for the issuance of license agreements for the aforementioned purpose; and

WHEREAS, the applicant desires to receive and the City of Hoboken agrees to grant to 600 Harrison LLC, owner of Block 72 Lot 1, more commonly known as 600 Harrison Street, Hoboken, represented by David Ennis, such a license.

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

- 1) Approval of the attached License Agreement between the City of Hoboken and 600 Harrison LLC, owner of Block 72 Lot 1, more commonly known as 600 Harrison Street, represented by David Ennis, shall be subject and limited to the details and specifications included in the attached Application, survey by Caulfield Assoc. dated March 19, 2014 and Site Planting Plan drawings by Nastasi Architects dated October 30, 2014;
- 2) The Mayor or her agent is hereby authorized to enter into the attached agreement; and
- 3) This resolution shall become effective immediately up adoption.

Meeting Date: May 6, 2015

Approved:

Approved as to Form:

Quentin Wiest, Business Administrator

Mellissa Longo, Esq., Corporation Counsel

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

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LICENSE AGREEMENT

This **LICENSE AGREEMENT** is hereby made and entered into this _____ day of _____, 2015, by and between the **CITY OF HOBOKEN**, Hudson County, New Jersey (on behalf of the General Public), whose address is 94 Washington Street, Hoboken, NJ 07030 (hereinafter referred to as the “**LICENSOR**”) and **600 HARRISON LLC**, owner of 600 Harrison Street, Hoboken, NJ 07030, represented by David Ennis (hereinafter referred to as the “**LICENSEE**”).

WITNESSETH

WHEREAS, the **LICENSOR** owns the public right of way consisting of certain real property located in the City of Hoboken, Hudson County, New Jersey, as more particularly identified as the Harrison Street and Sixth Street R.O.W.; and

WHEREAS, the **LICENSEE** desires to use a portion of the **LICENSOR**'s property for the purpose of constructing 3' wide curbed planting beds along the building façade fronting on Harrison Street and Sixth Street; construction of stairs from sidewalk to elevated plaza along the Harrison Street frontage; installation of benches and planters along the Harrison Street frontage; and installation of new sidewalks and a total of eight curb-side shade trees adjacent to the building on Sixth Street and Harrison Street; and

WHEREAS, the area of encroachment along Harrison and Sixth Streets will be so altered from its existing condition leaving not less than 6' of unobstructed pedestrian egress along the Harrison Street block frontage and not less than 3'4" of unobstructed egress along the Sixth Street block frontage; and

WHEREAS, in consideration of the license, the **LICENSEE** shall continue to maintain said area in good repair and order, clear of any waste receptacles or other personal property and shall landscape and otherwise improve said area to enhance the streetscape and general attractiveness of the public right of way; and

WHEREAS, the **LICENSOR** desires to grant to the **LICENSEE** a license for the aforementioned purpose.

NOW, THEREFORE, for and in consideration of the terms, conditions and mutual covenants contained herein, the **LICENSOR** and **LICENSEE**, hereby agree as follows:

- 1) The **LICENSOR** hereby grants the **LICENSEE**, its agents, servants and assigns the right, privilege and license to use the property described herein and represented in the attachments (License Area), commonly referred to as the public right of way adjacent to Block 72 Lot 1, to construct 3' wide curbed planting beds along the building façade fronting on Harrison Street and Sixth Street; construct stairs from sidewalk to elevated plaza along the Harrison Street frontage; install benches and planters along the Harrison Street frontage; and install new sidewalks and a total of eight curb-side shade trees adjacent to the building on Sixth Street and Harrison Street in and upon said license area for the purpose of exercising the rights, privileges and license granted herein.
- 2) This license is granted and shall continue in full force and effect until such time as the encroachment is removed or otherwise altered; OR until notice is given, by either party, of its intent to discontinue said license. This license may be terminated by **LICENSOR** or **LICENSEE** without cause upon 90 day written notice, and may be terminated by the **LICENSOR** upon 24 hours notice upon a showing of necessity to maintain the health, safety and welfare of the general public.
- 3) The **LICENSOR** retains the right to use the license area in any manner not inconsistent with the rights herein granted to the **LICENSEE** provided, however, that the **LICENSOR** shall not disturb the structural elements in any way without prior written notice to the **LICENSEE**.

- 4) The LICENSEE expressly acknowledges and accepts its responsibility under applicable law for loss, damage, or injury to persons or property, arising out of or resulting from the use and maintenance of the license area, unless, however, such claim or demand shall arise out of or result from the willful negligence or willful misconduct of the LICENSOR, its servants, agents, employees, or assigns.
- 5) The LICENSEE agrees to maintain liability insurance, inclusive of the license area, in an amount satisfactory to the LICENSOR naming the Mayor and Council of the City of Hoboken as additional insured. The policy shall be kept in full force and effect for the term of the license, and a copy of the Certificate of Insurance showing its effectiveness shall be provided to the LICENSOR on a bi-annual basis without request, and at any other time upon request of the LICENSOR. The LICENSOR shall have the right, on an annual basis, to review the insurance coverages to ensure the coverages then in effect are satisfactory to cover the insurance requirements of the continued license.
- 6) The LICENSEE agrees that any and all work performed on the premises and in association with the purposes of this license shall be done in a good, safe, workmanlike manner and in accordance with applicable federal, state, and local statutes, rules, regulations and ordinances.
- 7) The City of Hoboken as LICENSOR expressly reserves the right to require the removal of all fences, gates, stoops or other projections or encumbrances upon any street, sidewalk or public right-of-way, which are improperly constructed or maintained, or present a danger to the health, safety and welfare of the public. If the LICENSEE does not remove the aforementioned improvements as required by the LICENSOR, the LICENSOR may remove such improvements at the sole cost and expense of the LICENSEE. The costs shall be a municipal lien against the property.
- 8) Upon termination of this license agreement, the LICENSEE shall, within a reasonable time and at the LICENSEE'S sole cost and expense, remove all physical encumbrances, equipment, accessories, and materials owned by the LICENSEE from the license area and restore said license area as nearly as practicable to a condition consistent with the public sidewalk adjacent to the license area. If the LICENSEE does not remove the aforementioned improvements, the LICENSOR may remove such improvements at the sole cost and expense of the LICENSEE. The costs shall be a municipal lien against the property.
- 9) Nothing herein shall be construed to be an admission of liability by either party for any purposes.
- 10) Neither the authorization of this Agreement by the Council, nor the execution of this Agreement by the Mayor shall be construed to be a position of the City with regards to the approval, rejection, or legality of the underlying plans, nor shall such be considered authorization for the property owner to proceed without obtaining and maintaining all necessary and proper permits, certifications, and/or approvals by any and all necessary agencies, including without limitation the City of Hoboken Construction Code Official and the City of Hoboken Zoning Officer.
- 11) LICENSEE agrees to defend, protect, indemnify and save harmless the LICENSOR, its' officers, agents and employees from and against any and all claims, causes of action, injuries, losses, damages, expenses, fees and costs arising out of, or which may arise out of the LICENSEE'S use of the LICENSE AREA.

IN WITNESS WHEREOF, the undersigned parties have executed this license agreement on the day and year first above written.

LICENSOR: the CITY OF HOBOKEN (on behalf of the General Public)

Signed: _____
Dawn Zimmer, Mayor

STATE OF NEW JERSEY, COUNTY OF HUDSON.

The foregoing instrument was Sworn and Subscribed before me on this _____ day of _____, 2015.

Notary Public: _____
(Signature of Notary Public)

LICENSEE: 600 Harrison LLC, owner in fee of Block 72 Lot 1, more commonly known as 600 Harrison Street, Hoboken, NJ, represented by David Ennis.

Signed: _____

Printed: _____,
David Ennis representing 600 Harrison LLC
Owner of 600 Harrison Street, Hoboken

STATE OF NEW JERSEY, COUNTY OF HUDSON.

The foregoing instrument was Sworn and Subscribed before me on this _____ day of _____, 2015.

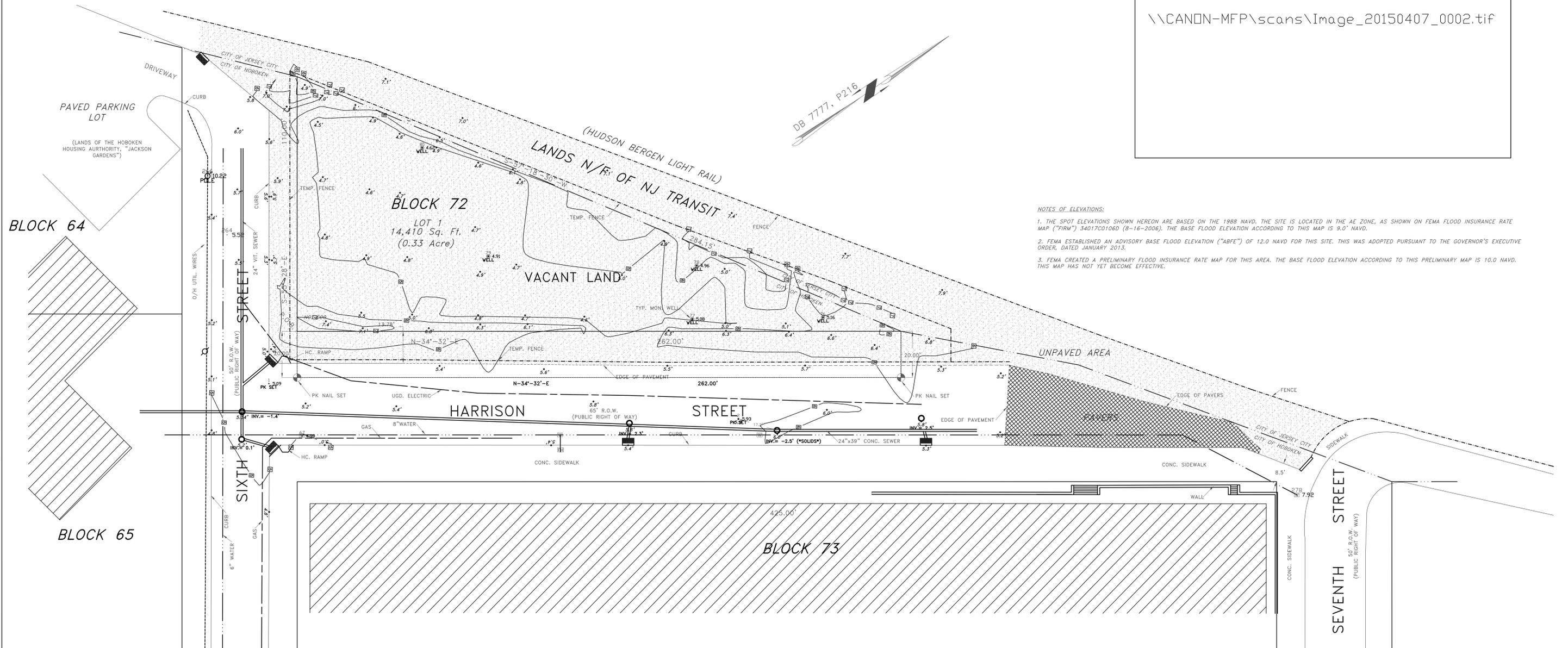
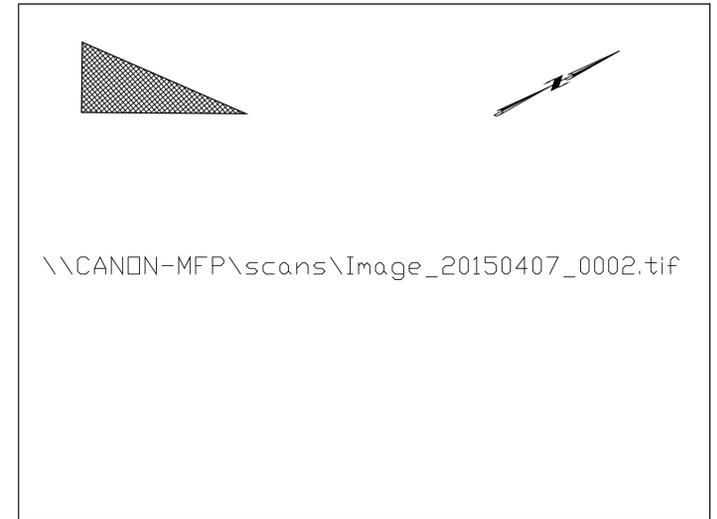
Notary Public: _____
(Signature of Notary Public)

APPLICATION AND
EXHIBITS

GENERAL NOTES:

THIS SURVEY WAS MADE AT THE REQUEST OF DATEN GROUP, AND FOLLOWS THE INSTRUCTIONS THEREIN CONTAINED. IT IS NONTRANSFERABLE AND IS SUBJECT TO THE FACTS REVEALED BY AN ACCURATE AND COMPLETE TITLE SEARCH.
 THIS SURVEY IS AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, WHICH IS BASED UPON HIS KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH IT DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
 BEARINGS ARE RELATIVE AND BASED ON TITLE INFORMATION SUPPLIED BY THE CLIENT. THE COORDINATES SHOWN HEREON ARE TO AN ASSUMED BASIS. THE AREA OF THE ENTIRE SITE IS 6563.5 SQ. FT. (0.150 ACRES).
 OFFSET MARKERS SHOWN HEREON WERE SET IN ACCORDANCE WITH CLIENT'S INSTRUCTIONS. (OFFSET INTO HARRISON STREET RIGHT OF WAY TO PREVENT DESTRUCTION).
 THE SITE IS LOCATED IN THE AE ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 34017C0106D (COMMUNITY NO. 340222, 8-16-2006). THE BASE FLOOD ELEVATION ("BFE") PER THE EFFECTIVE FIRM IS 9.0'. FEMA HAS CREATED A PRELIMINARY FLOOD INSURANCE RATE MAP FOR THE AREA. (NOTE MUNICIPALITY MAY HAVE SET A SUPERSEEDING BFE).
 THE SPOT ELEVATIONS SHOWN HEREON ARE BASED ON THE 1988 NAVD.
 THE SITE MAYBE SUBJECT TO THE RIPARIAN CLAIMS OF THE STATE OF NEW JERSEY. SEE NJDEP, BUREAU OF TIDELANDS ATLAS SHEET NO. 693-2172. (TIDELANDS SEARCH CERTIFICATE PREPARED IN CONNECTION WITH THE TITLE SEARCH SHOWS A CLAIM). ALSO SEE GRANT DATED 11-28-2011 TO HARRISON REALTY ASSOCIATES, LLC, RECORDED IN LIBER A-12, P138, (CASE NO. 0905-10-0006.1).
 THE UTILITIES SHOWN HEREON ARE BASED ON OBSERVABLE SURFACE CONDITIONS AND MUNICIPAL RECORDS. THE LOCATIONS AND SIZES OF THE LINES SHOULD BE CONFIRMED BY THE UTILITY PROVIDERS. A MARKOUT SHOULD BE PERFORMED PRIOR TO ANY DESIGN OR EXCAVATION. MANHOLE CHAMBERS CONTAINED EXTENSIVE SOLIDS BUILDUP.
 THERE IS NO OBSERVABLE EVIDENCE OF OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

TAX MAP



NOTES OF ELEVATIONS:

1. THE SPOT ELEVATIONS SHOWN HEREON ARE BASED ON THE 1988 NAVD. THE SITE IS LOCATED IN THE AE ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP ("FIRM") 34017C0106D (8-16-2006). THE BASE FLOOD ELEVATION ACCORDING TO THIS MAP IS 9.0' NAVD.
2. FEMA ESTABLISHED AN ADVISORY BASE FLOOD ELEVATION ("ABFE") OF 12.0 NAVD FOR THIS SITE. THIS WAS ADOPTED PURSUANT TO THE GOVERNOR'S EXECUTIVE ORDER, DATED JANUARY 2013.
3. FEMA CREATED A PRELIMINARY FLOOD INSURANCE RATE MAP FOR THIS AREA. THE BASE FLOOD ELEVATION ACCORDING TO THIS PRELIMINARY MAP IS 10.0 NAVD. THIS MAP HAS NOT YET BECOME EFFECTIVE.

BLOCK 64

BLOCK 65

BLOCK 73

LEGEND

- = Man Hole
- ⊞ = Water Cap
- ⊞ = Gas Cap
- 100.0' = Elevation (NAVD 1988)
- ⊙ = PK Nail
- = Catch Basin
- ⊙ = Man. Well
- ⊞ = Fire Hyd.
- ⊙ = Util. Pole

GRAPHIC SCALE



CERTIFICATION

CERTIFIED TO 600 HARRISON STREET, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY (3020-658934), AND FIRST NIAGARA, N.A., ITS SUCCESSORS AND/OR ASSIGNS.

ZONING COMPLIANCE DATA: (MUNI.CODE DATED 12-2-09)	
DISTRICT	R-3 (REVITALIZATION)
LOT AREA	2500 SQ. FT. MIN.
LOT WIDTH MIN.	25'
LOT DEPTH MIN.	100'
SETBACKS	
FRONT	5' MIN. 10' MAX. (MUST BE FENCED)
SIDE	0 OR 5'
REAR	30' OR 30% OF LOT DEPTH, WHICHEVER LESS
BLDG. HT.	4 STORIES (3 OVER PARKING), NOT TO EXCEED 40'
PARKING	NONE FOR FIRST 5 UNITS, 1 SPACE FOR EACH AFTER 5 UNITS

DATE	REVISIONS COMMENT	DATE	REVISIONS COMMENT
04-06-15	ENGINEER'S COMMENTS	6-17-14	TOPO/CONTOURS
		7-11-14	UTIL. LOCATIONS
		11-03-14	BANK CHANGE
		11-12-14	ZONING DATA
		12-02-14	ALTA/ACSM SURVEY

MAP OF SURVEY OF PROPERTY LOCATED AT LOT 1, IN BLOCK 72, HOBOKEN, HUDSON COUNTY, NJ

600 HARRISON STREET, HOBOKEN, NJ

CAULFIELD ASSOCIATES, LLP.
 PROFESSIONAL LAND SURVEYORS
 132 MADISON STREET
 HOBOKEN, NEW JERSEY 07030

TEL: (201) 792-0445 FAX: (201) 792-7714
 SCALE: 1"=20' DATE: 03-19-14 JOB NO.: SHEET NO.: 1 OF 1

P.L. CAULFIELD
 PROFESSIONAL LAND SURVEYOR
 LICENSE NO.: 16757

DRAWN BY:
 CHECKED BY:
 APPROVED BY:

PC
 PC



APPLICATION FOR ENCROACHMENT OF CITY RIGHT OF WAY

CITY OF HOBOKEN

Dawn Zimmer, Mayor
94 Washington Street
Hoboken, NJ 07030

Work Site Address:

600 Harrison Street
Hoboken, NJ 07030

Block: 72

Lot(s): 1

Applicant:

Nastasi Architects

Owner (if other than Applicant):

600 Harrison LLC

Address:

321 Newark Street
Hoboken, NJ 07030

Address:

444 Madison Avenue, Suite 510
New York, NY 10022

Date Received:

Phone: 201.653.2577

Phone: 212.421.3535

e-mail: john@nastasiarchitects.com

e-mail: david@datengroup.com

Please describe, in as much detail as possible, the encroachment you are proposing to make to the public right-of-way. Description must include the materials to be used, and the exact dimensions of the proposed area of encroachment in width (linear feet of block frontage); depth (projection from the front of the building); and total square feet of encumbrance. If additional space is needed, attach a separate sheet.

SIXTH STREET FRONTAGE:

1. 95 L.F. of raised planting bed enclosed by a 6 inch high concrete curb perimeter. This planting bed is 36 inches wide and encroaches 36 inches into the Sixth Street R.O.W.; 40 inches of clear sidewalk remains between the raised planting bed and the proposed tree pits, 108 inches between the raised planting beds and the street curb. See Sheet A001.5 for additional details.

HARRISON STREET FRONTAGE:

(see attached separate sheet)

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

This project is the construction of a new 7-story 46 unit mixed use building. The encroachment of planters into the street right of way along the perimeter of the SE portion of the building is a condition of the final site plan approval granted by the Zoning Board of Adjustment. The architectural elements, benches/planters/steps are part of the landscape design of a better integrated pedestrian connection to the the light rail station to the north.

Have prior approvals been obtained for work at this location including, but not limited to, Planning or Zoning Board approvals, or permits issued by the Zoning Office or Construction Department? Are there previously issued license or easement agreements for this property? If yes, please attach copies to this application.

Zoning Board of Adjustment Final Site Plan approval granted on April 7, 2015. Approval has been obtained for this project from the North Hudson Sewerage Authority and the NJDEP Flood Hazard permitting process is complete.

Documents provided with application; check all that apply:

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

Applicant's signature

04/28/2015

Date

APPLICATION FOR ENCROACHMENT OF CITY RIGHT OF WAY

(continuation of description)

RE: 600 HARRISON STREET
HOBOKEN, NJ 07030

HARRISON STREET FRONTAGE:

(See Sheet A001.5 for additional details)

1. 96 L.F. of raised planting bed enclosed by a 6 inch high concrete curb perimeter. This planter is 36 inches wide overall and encroaches 24 inches into the Sixth Street R.O.W. 72 inches of clear sidewalk remains between the raised planting bed and the tree pits; 140 inches between the raised planting beds and the street curb.
2. A 24 inch x 144 inch precast concrete bench is proposed in the Harrison Street R.O.W. for the northern tip of the site fronting Harrison Street. This bench is adjacent to a 185 square foot free form planting bed of which 60 square feet encroach into the street R.O.W.
3. A 44 foot long precast integral landscaping bench-planter-steps up to the main residential lobby. This architectural element encroaches 20 inches into the street R.O.W.

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

**RESOLUTION TO AWARD A CONTRACT TO WEINER LESNIAK FOR
SPECIAL LEGAL COUNSEL – CY2015 LAND USE ORDINANCE
AMENDMENT COUNSEL TO THE CITY OF HOBOKEN IN A NOT TO
EXCEED AMOUNT OF FORTY THOUSAND DOLLARS (\$40,000.00)
FOR THE TERM JANUARY 1, 2015 THROUGH DECEMBER 31, 2015**

WHEREAS, service to the City as Special Counsel – Land Use Ordinance Amendments is a professional service as defined by N.J.S.A. 40A:11-1 et seq. and as such, is exempt from public bidding requirements pursuant to N.J.S.A. 40A:11-5; and,

WHEREAS, the City of Hoboken published its annual Request for Qualifications for the Professional Services of Special Legal Counsel-Land Use Counsel in accordance with the Fair and Open Process and Hoboken Ordinance #DR-154, which Weiner Lesniak responded to; and,

WHEREAS, the Administration has determined that the firm can provided quality representation, and therefore advises a CY2015 contract be entered into with Weiner Lesniak for Land Use Ordinance Amendments; and,

WHEREAS, Weiner Lesniak is hereby required to continue 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,

WHEREAS, certification of funds is available as follows:

I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that \$40,000.00 is available in the following appropriation 5-01-21-181-036 in the CY2015 temporary appropriation; 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 CY2015 temporary appropriation and budget; 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, that a contract with Weiner Lesniak to represent the City as Special Legal Counsel- CY2015 Land Use Ordinance Amendments, for a term to commence January 1, 2015 and expire December 31, 2015, for a total not to exceed amount of Forty Thousand Dollars (\$40,000.00); and

BE IT FURTHER RESOLVED, the contract shall include the following term: Weiner Lesniak shall be paid maximum hourly rates of \$150.00/hour for attorneys, \$50.00/hour for paralegals, and \$20/hour for support staff for services rendered, these are the only charges for services allowable under this agreement, and charges for filing fees and costs shall be allowable, but must be clearly identified and described in full in the appropriate monthly invoice; and

BE IT FURTHER RESOLVED, this contract shall cover new litigation/legal matters, and new litigation and legal matters will be assigned to the firm as they become available and the City Administration determines the firm’s services are appropriate for any particular matter; this contract shall not be for a sum certain but rather, a retainer, the matters on which to be retained shall be determined as the need arises at the sole discretion of the City; and, this contract is not a guarantee of availability of services or assignment; and,

BE IT FURTHER RESOLVED, the contract shall expressly state that said firm shall be obligated to provide prompt written notice to the City when its invoicing reaches 80% of the not to exceed amount, if the firm believes additional funds will be necessary, and the City shall have no liability for payment of funds in excess of the not to exceed amount; 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 Weiner Lesniak; 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 RESOLVED, that this resolution shall take effect immediately upon passage.

Meeting date: May 6, 2015

APPROVED:

APPROVED AS TO FORM:

Quentin Wiest
Business Administrator

Mellissa L. Longo, Esq.
Corporation Counsel

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

Introduced by: _____
Seconded by: _____

CITY OF HOBOKEN
RESOLUTION NO. _____

RESOLUTION AWARDING A CONTRACT TO GOLD TYPE BUSINESS MACHINES, INC. TO PURCHASE ONE (1) DATA STORAGE FOR THE POLICE DEPARTMENT IN ACCORDANCE WITH NJ STATE CONTRACT M-0483/75583 IN THE TOTAL AMOUNT NOT TO EXCEED \$18,221.21

WHEREAS, the City of Hoboken requires additional data storage for the Police Department;
and,

WHEREAS, the Administration intends to use Gold Type Business Machines, Inc. under their state contract #M-0483/75583, for said services and provisions, which is allowable without a bid under the State contract; and,

WHEREAS, in accordance with the direction of the Administration, the City Council is asked to award a contract for one (1) data storage to Gold Type Business Machines, Inc. for a not to exceed total contract amount of Eighteen Thousand Two Hundred Twenty One Dollars and Twenty One Cents (\$18,221.21), for goods and services as described in the attached proposal from Gold Type Business Machines, Inc dated April 10, 2015; and ,

WHEREAS, certification of funds is available as follows:

I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that funds are available from the following appropriations: \$18,221.21 from account number 5-01-25-241-021 in the CY2015 temporary 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 CY2015; 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 that a contract with the below listed vendor is awarded for an amount not to exceed Eighteen Thousand Two Hundred Twenty One Dollars and Twenty One Cents (\$18,221.21), for goods and services as described in the attached proposal from Gold Type Business Machines, Inc., dated April 10, 2015, as follows:

1. The above recitals are incorporated herein as though fully set forth at length.
2. The terms of the attached proposal and Purchasing Agent recommendation 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. This agreement shall be subject to a standard non-appropriation clause in favor of the City of Hoboken
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:

Gold Type Business Machines, Inc.
 351 Paterson Avenue
 East Rutherford, NJ 07073

Meeting date: May 6, 2015

APPROVED:

APPROVED AS TO FORM:

 Quentin Wiest
 Business Administrator

 Mellissa L. Longo, Esq.
 Corporation Counsel

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

CITY OF HOBOKEN

Division of Purchasing

DAWN ZIMMER
Mayor



AL B. DINEROS, QPA
Purchasing Agent

Date: April 14, 2015

To: Corporation Counsel, City of Hoboken

From: AL B. Dineros

Subject: Request for a Resolution to Award the Contract to Purchase Data Storage for the Police Department

The Police Department requires additional data storage space for the computer system.

This contract includes equipment, enhanced services for 3 years, 4-hour 7X24 on-site service with emergency dispatch in accordance with the quotation provided on April 10, 2015 based on NJ State Contract #M-0483/75583.

In accordance with NJ Local Public Contracts Law, N.J.S.A 40A:11-12, I recommend to award the contract utilizing NJ State Contract #M-0483/75583. The vendor will be:

Gold Type Business Machines, Inc.
351 Paterson Avenue
East Rutherford, NJ 07073

Certification of funds is available from: \$18,221.21 - 5-01-25-241-021

INTRODUCED BY: _____
SECONDED BY: _____

**CITY OF HOBOKEN
RESOLUTION NO. _____**

**RESOLUTION AWARDING A PROFESSIONAL SERVICE
CONTRACT TO SHIRLEY BISHOP FOR CITY AFFORDABLE
HOUSING PLANNER IN AN AMOUNT NOT TO EXCEED
TWENTY FIVE THOUSAND DOLLARS (\$25,000.00) FOR A
ONE YEAR TERM TO COMMENCE MAY 7, 2015 AND
EXPIRE MAY 6, 2016**

WHEREAS, the City of Hoboken published RFP's for Affordable Housing Planner, and related services; and,

WHEREAS, the Administration evaluated the proposal provided in response to said RFP, and the Administration thereafter determined that Shirley Bishop could provide the City with the most effective and efficient Affordable Housing Planning services for the 2015 calendar year; and,

WHEREAS, in accordance with the direction of the Administration, the City Council is now asked to award a contract to Shirley Bishop for the City's Affordable Housing Planning services for CY2015 for a total contract amount of Twenty Five Thousand Dollars (\$25,000.00), with a one (1) year term to commence on May 7, 2015 and expire May 6, 2016; and,

WHEREAS, certification of funds is available as follows:

I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that \$25,000.00 is available in the following capital appropriation C-04-55-850-866 of the City's capital funds; 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 City's budget; 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 that a contract with the below listed vendor is awarded for an amount not to exceed Twenty Five Thousand Dollars (\$25,000.00), with a one (1) year term to commence on May 7, 2015 and terminate May 6, 2016, for services as CY2015 Affordable Housing Planner, as follows:

1. The above recitals are incorporated herein as though fully set forth at length.
2. The terms of the RFP and Shirley Bishop's responsive proposal shall govern the contract, and no changes may be made without the prior written consent of both parties.
3. The Administration shall be entitled, under this award, to utilize the firm on an as needed basis, for any projects which require Affordable Housing planning assistance. This award is not project based, and the contract amounts hereunder are a retainer only, and no actual amount of work is suggested or implied.

4. 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.
5. 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.
6. The Mayor, or her designee is hereby authorized to execute an agreement, for the above referenced goods and/or services based upon the following information:

Shirley M. Bishop, P.P., LLC
 100 Overlook Center, Floor 2
 Princeton, NJ 08540

Reviewed:

Approved as to Form:

 Quentin Wiest
 Business Administrator

 Mellissa Longo, Esq.
 Corporation Counsel

Meeting Date: May 6, 2015

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

CITY OF HOBOKEN

Division of Purchasing

DAWN ZIMMER
Mayor



AL B. DINEROS, QPA
Purchasing Agent

Date: April 27, 2015

To: Quentin Wiest, Business Administrator
Alysia Proko, Corporation Counsel

From: Al B. Dineros

Subject: **Resolution to Award the Contract for Professional Services – Professional Planner for Affordable Housing in Hoboken (RFP 15 – 09)**

The City advertised for fair and open Request for Proposal for subject services in accordance with local public contracts law.

One (1) proposal was received out of seven (7) vendors that received the complete RFP package.

I reviewed the documents submitted by the vendor and found to be all in order and acceptable in accordance with the published instruction to bidders. I fully concurred with the recommendation from Brandy Forbes, Director of Community Development to award the contract for subject services.

Total amount of the contract is not to exceed \$25,000.00 for one year. The vendor will be:

Shirley H. Bishop, P.P., LLC
100 Overlook Center, Floor 2
Princeton, NJ 08540

Use the following account for certification of funds: [C-04-55-850-866](tel:201455850866)

INTRODUCED BY: _____
SECONDED BY: _____

**CITY OF HOBOKEN
RESOLUTION NO. _____**

**RESOLUTION AWARDING A PROFESSIONAL SERVICE
CONTRACT TO USA ENVIRO FOR LSRP TO THE CITY OF
HOBOKEN FOR HOBOKEN/WEEHAWKEN COVE PARK
WALKWAY (PI NUMBERS 456589, 293820 AND 293821),
HOBOKEN FIRE HOUSE 1 (PI NUMBER 033148), AND
MULTI-SERVICE CENTER (PI NUMBER 033149) IN AN
AMOUNT NOT TO EXCEED SEVENTY THREE THOUSAND
THREE HUNDRED SEVENTY DOLLARS (\$73,370.00) FOR A
TERM TO COMMENCE MAY 7, 2015 AND EXPIRE MAY 6,
2016**

WHEREAS, the City of Hoboken published an RFP for an LSRP for Hoboken Weehawken Cove Park Walkway (PI Numbers 456589, 293820 and 293821), Hoboken Fire House 1 (PI Number 033148), and Multi-Service Center (PI Number 033149); and,

WHEREAS, the Administration evaluated the proposal provided in response to said RFP, and the Administration thereafter determined that USA Enviro can provide the City with the most effective and efficient City LSRP services for the above referenced projects; and,

WHEREAS, in accordance with the direction of the Administration, the City Council is now asked to award a contract to USA Enviro for LSRP for said projects, for a total contract amount of seventy three thousand three hundred seventy dollars (\$73,370.00), with a term to commence on May 7, 2015 and expire May 6, 2016; and,

WHEREAS, certification of funds is available as follows:

I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that \$73,370.00 is available in the following appropriations: \$19,370.00 from T-26-56-850-851 of the capital budget and \$54,000.00 from 5-01-31-461-036 of the CY2015 temporary appropriations; and I further certify that this commitment together with all previously made commitments and payments does not exceed the funds available in said appropriation for the CY2015 budget; 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 that a contract with the below listed vendor is awarded for an amount not to exceed Seventy Three Thousand Three Hundred Seventy Dollars (\$73,370.00), with a term to commence on May 7, 2015 and terminate on May 6, 2016, for services as the City's LSRP for the above listed projects, as follows:

1. The above recitals are incorporated herein as though fully set forth at length.
2. The terms of the RFP and USA Enviro's responsive proposal shall govern the

contract, and no changes may be made without the prior written consent of both parties.

3. The Administration shall be entitled, under this award, to utilize the firm for those LSRP projects listed herein, as further described in the RFP, and any further project assignments shall require a separate contract and separate appropriations.
4. 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.
5. 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.
6. The Mayor, or her designee is hereby authorized to execute an agreement, for the above referenced goods and/or services based upon the following information:

USA Environmental Management, Inc.
344 West State Street
Trenton, NJ 08618

Reviewed:

Approved as to Form:

Quentin Wiest
Business Administrator

Mellissa Longo, Esq.
Corporation Counsel

Meeting Date: May 6, 2015

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

Sponsored By: _____
Co-sponsored By: _____

RESOLUTION NO. _____

RESOLUTION AUTHORIZING ACCEPTANCE OF DEPARTMENT OF AGRICULTURE FUNDS FOR 2015 SUMMER FOOD SERVICE PROGRAM

WHEREAS, the City of Hoboken has, each summer, been the sponsor of a summer food service program for the youth of the City; and

WHEREAS, the State of New Jersey, Department of Agriculture has once again awarded to the City of Hoboken funds in the amount of \$75,078.44 for the 2015 Summer Food Service Program; and,

WHEREAS, no City match is required as part of this award or underlying program.

NOW THEREFORE, BE IT RESOLVED, that the City Council hereby authorizes the Administration to accept the funds awarded, in the amount of \$75,078.44, to the City of Hoboken from the Department of Agriculture for the 2015 Summer Food Service Program; and,

BE IT FURTHER RESOLVED, that the Mayor, or her designee, is hereby authorized on behalf of the City of Hoboken to:

1. Execute any grant or funding award from the Department of Agriculture for this program, so long as there is no monetary city match;
2. Furnish such documents as may be required;
3. Act as authorized correspondent of the City of Hoboken;
4. Publish and review bid documents in accordance with the DOA requirements; and,
5. Execute necessary contracts, so long as same are within the funding award amount.

REVIEWED BY:

APPROVED AS TO FORM:

Quentin Wiest
Business Administrator

Mellissa L. Longo, Esq.
Corporation Counsel

Meeting: May 6, 2015

Council Members	Approved	Opposed	Abstain	No Vote
Ravinder Bhalla, President				
Theresa Castellano				
Peter Cunningham				
James Doyle				
Jennifer Giattino				
Elizabeth Mason				
David Mello				
Tim Occhipinti				
Michael Russo				

CERTIFICATION

I, James Farina, City Clerk of the City of Hoboken, hereby certify the foregoing to be a true copy of a resolution adopted by the Hoboken City Council at their meeting held, May 6, 2015.

WITNESS, my hand and the seal of the City of Hoboken this ___ day of May, 2015.

James Farina, City Clerk

Introduced by: _____
Seconded by: _____

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

**RESOLUTION TO AUTHORIZE AN AMENDMENT OF THE PROFESSIONAL SERVICE CONTRACT
WITH VICTOR AFANADOR, ESQ. OF LITE DEPALMA AS SPECIAL LEGAL COUNSEL- GENERAL
LITIGATION FOR THE CONTINUATION OF OUTSTANDING CY2014 MATTERS AND ANY NEW
MATTERS ARISING IN CY2015 TO THE CITY OF HOBOKEN TO EXPIRE DECEMBER 31, 2015 WITH
AN INCREASE IN THE NOT TO EXCEED AMOUNT BY \$10,000.00**

WHEREAS, service to the City as Special Counsel –General Litigation is a professional service as defined by N.J.S.A. 40A:11-1 et seq. and as such, is exempt from public bidding requirements pursuant to N.J.S.A. 40A:11-5; and,

WHEREAS, the City of Hoboken previously awarded a contract to **Lite DePalma** for the services of Victor Afanador, Esq., for legal services related to CY2014 General Litigation, and the City now wishes to amend that contract for purposes of continuation of those matters commenced in 2014 as well as to allow for representation in any new matters arising in CY2015, with an increase in the not to exceed amount by Ten Thousand Dollars (\$10,000.00)(there is \$776.23 remaining appropriated from the current NTE amount of \$20,000.00 as of 4/29/2015); and,

WHEREAS, **Lite DePalma** is hereby required to continue 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,

WHEREAS, certification of funds is available as follows:

I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that \$10,000.00 is available in the following appropriation 50120156020 in the CY2015 temporary appropriations; and I further certify that this commitment together with all previously made commitments and payments does not exceed the funds available in said appropriation for the CY2015 budget year; 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, (*a majority of the full council concurring*) that the contract with **Lite DePalma** to represent the City as Special Legal Counsel- General Litigation be amended for both outstanding CY2014 and new CY2015 matters, for a term to expire December 31, 2015, with an increase in the not to exceed amount by Ten Thousand Dollars (\$10,000.00)(there is \$776.23 remaining appropriated from the current NTE amount of \$20,000.00 as of 4/29/2015); and,

BE IT FURTHER RESOLVED, the contract shall include all the terms of the original contract and this contract shall not be for a sum certain but rather, a retainer, the level of representation in the matters on which to be retained shall be determined as the need arises at the sole discretion of the City; and, this contract is not a guarantee of availability of services or assignment; and,

BE IT FURTHER RESOLVED, the contract shall expressly state that said firm shall be obligated to provide prompt written notice to the City when its invoicing reaches 80% of the not to exceed amount, if the firm believes additional funds will be necessary, and the City shall have no liability for payment of funds in excess of the not to exceed amount; 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 **Lite DePalma**; 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 this resolution shall take effect immediately.

Reviewed:

Approved as to Form:

Quentin Wiest
Business Administrator

Melissa Longo, Esq.
Corporation Counsel

Meeting Date: May 6, 2015

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

Introduced by: _____
Seconded by: _____

CITY OF HOBOKEN
RESOLUTION NO. _____

**RESOLUTION REJECTING A BID FOR THE PROVISIONS OF HOBOKEN CITY HALL
CABLE DEMOLITION AND INSTALLATION PROJECT, OTHERWISE KNOWN AS BID
NO. 15-03, IN ACCORDANCE WITH N.J.S.A. 40A:11-13.2(a) AND (b).**

WHEREAS, proposals were received for the provisions of Hoboken City Hall Cable Demolition and Installation Project, as specified in Bid Number 15-03; and,

WHEREAS, the Administration has decided the proposal amounts are substantially above the amounts currently estimated, budgeted, and available for this project; and,

WHEREAS, as a result, the Purchasing Agent recommends that the City Council of the City of Hoboken reject all bid submissions for the provision under Bid No. 15-03, pursuant to N.J.S.A. 40A:11-13.2(a) and (b).

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Hoboken hereby rejects all bid proposals submitted for the provision under Bid No. 15-03, pursuant to N.J.S.A. 40A:11-13.2(a) and (b); and,

BE IT FURTHER RESOLVED that the City Council authorizes the Administration to take any and all steps necessary to properly reject said bid, and, thereafter, take any and all steps necessary to, thereafter, contract for said services.

Meeting date: May 6, 2015

APPROVED:

APPROVED AS TO FORM:

Quentin Wiest
Business Administrator

Mellissa L. Longo, Esq.
Corporation Counsel

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



Johnston Communications

Voice & Data

P.O. Box 390, Kearny, New Jersey 07032

Main Office: 322 Belleville Tpke., N. Arlington, N.J. 07031 (201) 991-7400 (212) 860-6633

Mr. Al Dineros
City of Hoboken
94 Washington Street
Hoboken, NJ 07030

Re: Bid Number 15-03

Dear Mr. Dineros:

In reference to Bid 15-03, Johnston Communications requests withdrawal of our bid under statute N.J.S.A. 40A:11-23.3 "Withdrawal of public works bid". In the definitions section of 40A:11-2 a mistake is defined "as a clerical error that is an unintentional and substantial computational error or an unintentional omission of a substantial quantity of labor, material or both from the final bid computation" (N.J.S.A 40A:11-2 42).

As seen in the attached bid submitted by Johnston Communications there was a quantity of 200 cable runs on the proposal and price listed on page 69 and 70 of the bid. The bid specification drawings labeled "TD-101" called for a quantity of 400 total cable runs. This was an unintentional clerical error done by an inexperienced Account Executive which led to a substantial computational error in price of \$115,300.00 for the mistaken quantity of 200. Also there was to be an established backbone cabling infrastructure installed and complete demolition of existing cabling that was not part of bid response which constitutes a "mistake relating to a material feature of the bid" (N.J.S.A. 40A 11-23.3.b.2). As stated in the above mentioned statute this would cause the "enforcement of the contract, if actually made, would be unconscionable" (N.J.S.A. 40A 11-23.3.b.1)

We sincerely apologize for this egregious mistake in our bid response and any inconvenience this has caused the City of Hoboken in the bidding process. We hope this does not cause any future negative reflection on our company.

Thank you for your consideration,

Joe Martino
Senior Vice President
Johnston Communications Inc.

THE CITY OF HOBOKEN

2. The Bidder and all workmen, employees and subcontractors that the Bidder will use are trained, skilled and experienced in the type of construction represented by the Bidding Documents bid upon; further that,
3. Neither the Bidder nor any of the Bidder's employees, agents, intended suppliers or subcontractors have relied upon or based his bid upon any verbal instructions or representations, allegedly authorized or unauthorized from the Owner, or the Owner's employees or agents including the Owner's Representative, Design Consultant, or consultants; further that,
4. The Base Bid price figure, Alternate bid price figure(s), and the Unit price figure(s) are based solely upon the Bidding Documents and properly issued written Addenda and not upon any other written representation, and further that,
5. The Bidder and his subcontractors have personally visited and inspected the site and are familiar with the Project site and all conditions thereof and hereby proposes to provide all labor, materials, supplies, tools, machinery, apparatus, all means of construction, appliances, supervision, quality assurance, quality control, transportation, handling, services, taxes, specified insurance, equipment and facilities as required to perform, in a workmanlike manner, all work and services including applicable taxes for the construction and completion of afore referenced Project, all in accordance with the Bidding Documents as prepared by the Design Consultant.

Bidder acknowledges receipt of the following Addenda:

No.: 1 Dated: 3-22-15 No.: _____ Dated: _____
No.: 2 Dated: 3-30-15 No.: _____ Dated: _____

BASE BID 1: Demolition of Existing Communications Cabling in City Hall and Installation of new Communication Cabling System
For all work required by the Bidding Documents to provide a new Communication cabling system in City Hall includes the demolition of existing communication and other abandoned cabling, except work as specifically identified as part of an Alternate, the stipulated lump sum of:

One hundred fifteen thousand, three hundred
(Bid price in words)

(\$ 115,300.00);

THE CITY OF HOBOKEN

hereinafter called the Base Bid. Amounts shall be shown in both words and figures. In the event of discrepancy, the amount shown in words shall govern.

UNIT PRICES The following are Unit Prices for specific portions of the work as listed and shall represent the exact net amount per unit. This price shall be used to decrease or increase the Contract Sum. The following is the list of Unit Prices:

Telephone or Data Outlet City Hall:

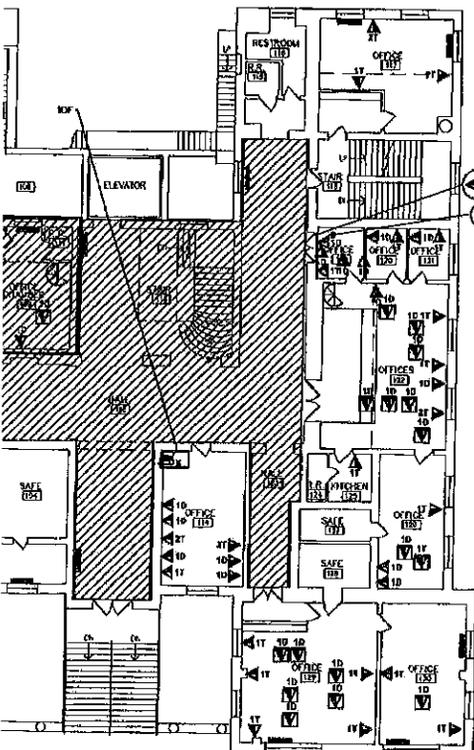
(\$ 576.50);

COMPANY RESOLUTION: The Bidder shall attach a copy of the corporate resolution indicating authority of the signing representative to bind and commit the company to honor the bid.

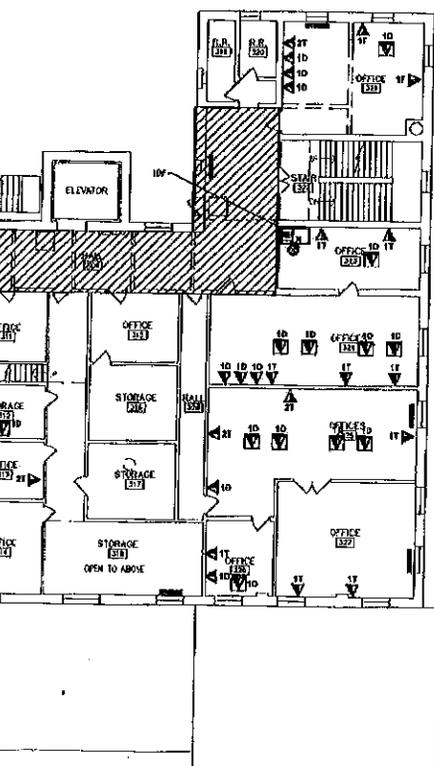
AWARD AND EXECUTION OF CONTRACT: The Owner intends to award one contract for the Work. The Owner shall incur no obligation to any Bidder until the Agreement between Owner and Contractor is duly executed. If the Bidder is notified of the acceptance of the Bid within sixty (60) calendar days of the opening of bids, he agrees to execute and deliver the Standard Form of Agreement Between Owner and Contractor, AIA A101-2007 as completed and modified by the Owner to suit this Project, in accordance with his bid within five (5) business days after receipt by the Bidder of the Notice of Award.

If the Bidder fails to complete all requirements for executing the AIA A101-2007 and other required documents within five (5) business days after receipt of the Notice of Award, the Owner may reject the Bid and award the contract to another Bidder that Owner determines to be in his best interest.

WITHDRAWAL OF BIDS: The Bidder understands and agrees that this Bid shall be maintained and held good and may not be withdrawn or modified for a period of sixty (60) calendar days after the scheduled closing time for receiving bids. This Bid may be



2 1ST FLOOR
SCALE: 3/32" = 1'-0"



5 3RD FLOOR
SCALE: 3/32" = 1'-0"

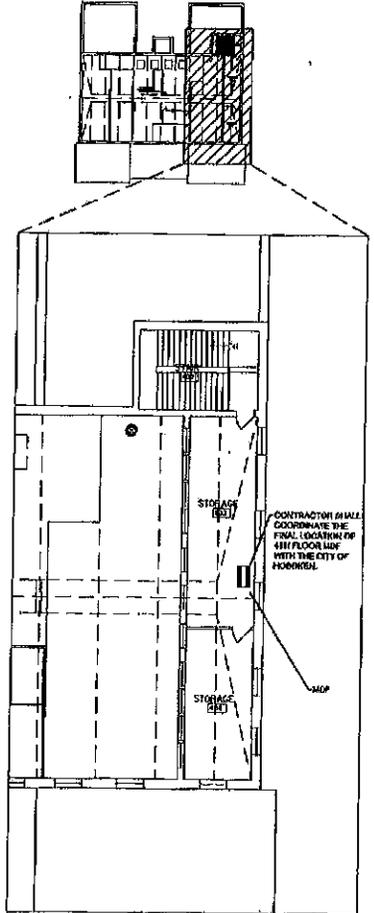
SHEET NOTES

1. THE CONTRACTOR SHALL DEMO ALL EXISTING COMMUNICATION CABLES.
2. THE CONTRACTOR SHALL COORDINATE WITH THE CITY AND DEMO ANY ABANDONED CABLES IDENTIFIED BY THE CITY.
3. THE CONTRACTOR SHALL SEAL AND PATCH ALL UNUSED PENETRATION WHERE EXISTING CABLING IS REMOVED
4. THE CONTRACTOR SHALL FIRE SEAL ALL REMAINING WALL PENETRATIONS
5. ALL OUTLET LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THE FINAL OUTLET LOCATIONS.
6. QUANTITY OF OUTLETS SHOW IS LESS THAN MINIMUM BID REQUIREMENTS SHOWN ON THIS DRAWING, THE CONTRACTOR SHALL INCLUDE ALLOWANCE IN THEIR BID FOR ADDITIONAL OUTLETS TO BE INSTALLED PER CITY'S DIRECTION, AS INDICATED BELOW.
7. THE LOCATION OF REQUIRED IDF AREAS ARE APPROXIMATE. THE CONTRACTOR SHALL COORDINATE LOCATION OF PATCH PANELS, RACKS, AND NETWORK SWITCHES WITH THE CITY
8. CONTRACTOR SHALL PAINT AND PATCH ALL SURFACES DISTURBED DURING THIS PROJECT PER THE CITY'S DIRECTION. ALL PAINTING AND PATCH SHALL MEET APPROPRIATE HISTORICAL PRESERVATION STANDARDS.

BUILDING ID	BUILDING NAME	TELEPHONE OUTLETS BID QUANTITY	DATA OUTLETS BID QUANTITY	TELEPHONES
A	CITY HALL	200	200	166.

3 BASE BID MINIMUM BID QUANTITIES
SCALE: NONE

4TH FLOOR KEY PLAN



6 4TH FLOOR
SCALE: 3/32" = 1'-0"



REVISIONS

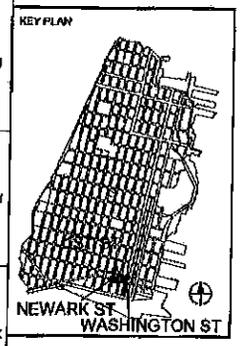
NO.	DATE	BY	CHK

PROJECT

**CITY OF HOBOKEN
NEW JERSEY, 07030**

**DEMOLITION OF EXISTING
COMMUNICATION CABLING
IN CITY HALL AND
INSTALLATION OF NEW
COMMUNICATION CABLING
SYSTEMS FOR THE CITY OF
HOBOKEN**

PSE Project No.
1268-1A



DRAWING TITLE:

**BASE BID
CITY HALL
OUTLET
LAYOUT**

DATE:	2/25/15
DRAWN BY:	JPD/SAWRCH
CHECKED BY:	MAH
SCALE:	NOT TO SCALE

DRAWING NO:

TD-101

BID DOCUMENTS

THIS SHEET MAY BE A REDUCED COPY. THE ABOVE BAR IS 2" LONG ON A FULL SIZE SHEET. DRAWING SCALES ONLY APPLY TO FULL SIZE SHEETS. ALL DIMENSIONS, MEASUREMENTS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE.



CITY OF HOBOKEN

Division of Purchasing

DAWN ZIMMER
Mayor



AL B. DINEROS, QPA
Purchasing Agent

April 9, 2015

Subject: BID OPENING: Bid 15 - 03
City Hall Cable Demolition and Installation

Please be advised that bids for the above mentioned project were received, publicly opened and announced at City Hall on April 9, 2015 at 11:00 AM. The following personnel were present during the opening:

AL B. Dineros - Purchasing Agent
Jennifer Mastropietro - Buyer
Amanda Seguinot - Purchasing Clerk
Jerry Lore - Deputy City Clerk
4 representatives from bidders

1. Fifty three (53) vendors received the complete bid package. The following bid proposals were received:

a. Johnston Communications (Robert)
North Arlington, NJ 07031

Base Bid: \$115,300.00
U/P - City Hall telephone/data outlet : \$576.50

b. Sal Electric Co., Inc. (Tom)
Jersey City, NJ 07306

Base Bid: \$305,000
U/P - City Hall telephone/data outlet : \$297.89

c. Millennium Communications Group, Inc. (Ken)
North Arlington, NJ 07031

Base Bid: \$380,981.00
U/P - City Hall telephone/data outlet : \$325.00

d. Office Solutions Inc.
Warren, NJ 07059

Base Bid: \$535,561.00

U/P - City Hall telephone/data outlet : \$532.00

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

Introduced by: _____
Seconded by: _____

CITY OF HOBOKEN
RESOLUTION NO. _____

**RESOLUTION AUTHORIZING THE USE OF THE COMPETITIVE
CONTRACTING PROCESS FOR THE CITY'S CORNER CARS
PROGRAM FOR THE CITY OF HOBOKEN FOR UP TO FIVE (5)
YEARS**

WHEREAS, the City of Hoboken seeks to contract for a Corner Cars Service Provider for the City, in accordance with the competitive contracting laws, for up to five (5) years; and,

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Hoboken, that the Competitive Contract Process, as described and allowed in N.J.S.A. 40A:11-4.1(j), shall be authorized, and may be initiated by the Purchasing Agent/Business Administrator for the purpose of contracting a Corner Cars service provider for the City for a period up to five (5) years.

Meeting date: May 6, 2015

APPROVED:

APPROVED AS TO FORM:

Quentin Wiest
Business Administrator

Mellissa L. Longo, Esq.
Corporation Counsel

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

Introduced by: _____
Seconded by: _____

CITY OF HOBOKEN
RESOLUTION NO. _____

RESOLUTION AWARDING A CONTRACT TO RUG AND FLOOR STORE, INC. TO PURCHASE FURNITURE FOR THE POLICE DEPARTMENT AND PARKING UTILITY IN ACCORDANCE WITH NJPA COOPERATIVE CONTRACT # 052910-KII IN THE TOTAL AMOUNT NOT TO EXCEED \$35,195.54

WHEREAS, N.J.S.A. 40A:11-5 permits municipalities to award public contracts without public bidding when the vendor is an approved state contractor or part of an approved national cooperative, and Krueger International. Inc. (KI) has been approved for an National Joint Powers Alliance NJPA Cooperative Contract # 052910-KII, which cooperative the City is a part of; and,

WHEREAS, the City requires furniture for Police Department and Hoboken Parking Utility (as described in the attached proposal, which shall become part of the contract); and

WHEREAS, pursuant to the recommendation of the Purchasing Department, which is attached hereto, the City wishes to contract for the services and related goods under NJPA Cooperative contract # 052910-KII; and

WHEREAS, Rug and Floor Store, Inc is an authorized dealer of KI furniture in New Jersey;

WHEREAS, certification of funds is available as follows:

I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that funds are available from the following appropriations: \$13,303.24 from account number 5-31-55-740-100 and \$21,892.30 from account number _____ in the CY2015 temporary 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 CY2015; 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 that the below-listed vendor is authorized to provide the services and related goods described in the NJPA contract, for a total not to exceed amount of Thirty Five Thousand One Ninety Five Dollars and Fifty Four Cents (\$35,195.54), as follows:

1. The above recitals are incorporated herein as though 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 above mentioned goods and/or services based upon the attached proposal, and the following information:

Rug and Floor Store Inc.
 280 N. Midland Avenue
 Building M, Postal Unit 220
 Saddle Brook, New Jersey 07663

Meeting date: May 6, 2015

APPROVED:

APPROVED AS TO FORM:

 Quentin Wiest
 Business Administrator

 Mellissa L. Longo, Esq.
 Corporation Counsel

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

CITY OF HOBOKEN

Division of Purchasing

DAWN ZIMMER
Mayor



AL B. DINEROS, QPA
Purchasing Agent

Date: April 30, 2015

To: Quentin Wiest, Business Administration
Corporation Counsel, City of Hoboken

From: AL B. Dineros

Subject: Request for a Resolution to Award a Contract to purchase and install new flooring for the Police Department

The office of the Chief of Police needs new flooring.

In accordance with NJ Local Public Contracts Law, N.J.S.A 40A:11-12, I recommend to award the contract utilizing NJ State Contract.

The following information provided:

- a. **NJ State Contract Number: G2005/A81751 – Flooring Supply/Installation
Chief of Police Supply/Install - \$6,250.00
Account Number:**

The vendor will be:

**RUG & FLOOR STORE INC.
260 BERGEN TURNPIKE
LITTLE FERRY, NJ 07643**

**FIRST AMENDMENT TO
PROPOSAL OFFERING AND ACCEPTANCE AND AWARD RFP #052910
and Contract Number #052910-KII**
For the procurement of
FURNITURE AND/OR RELATED SERVICES, SUPPLIES, AND ACCESSORIES
between
Krueger International, Inc. (KI)
1330 Bellevue Street
Green Bay, WI 54302
and
The National Joint Powers Alliance® (NJPA)
202 12th ST NE
Staples, MN 56479

Whereas, NJPA and KI wish to amend certain terms and conditions of the Contract; and

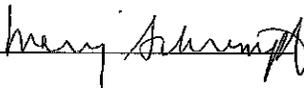
Whereas, NJPA and KI, for the purposes of indicating that Spacesaver Corporation (Spacesaver), a subsidiary of KI, was a Proposer to the initial RFP and is a Party to this contract, consent to and approve the amendment of the Contract as set forth herein.

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

That portion of said "Contract" (RFP #05290, Form D), which previous to this Amendment did not include Spacesaver, shall be amended to insert the following:

"Company Name: Spacesaver Corporation
Company Address: 1450 Janesville Avenue
City: Fort Atkinson State: WI Zip: 53538
Date: _____

Contact Person: Patty Koshak Title: Contracts Manager

Authorized Signature: 
Name: Mary Schrimpf
Title: Vice President, Finance & Administration
Date: 1/24/12

To the extent this Amendment shall be deemed to be inconsistent with any terms or conditions of the RFP, Contract or any exhibits or attachments thereto, the terms of this Amendment shall govern.

IN WITNESS THEREOF, the Parties have caused this Amendment to be signed by their authorized representatives as of the day and year first written.

SPACESAVER CORPORATION
Authorized Signature: 
Printed Name: Mary Schrimpf
Title: Vice President, Finance & Administration
Date: 1/24/12

THE NATIONAL JOINT POWERS ALLIANCE®
Authorized Signature: 
Printed Name: Todd Lyscio
Title: Executive Director
Date: 1/25/12

KRUEGER INTERNATIONAL, INC.
Authorized Signature: 
Printed Name: Guy Patzke
Title: Assistant Secretary
Date: 1-11-12

**Proposal Offering
And Acceptance and Award
RFP #011510**

FORM D

FURNITURE AND/OR RELATED SERVICES, SUPPLIES, AND ACCESSORIES.

Proposal Offering (To be completed Only by Proposer)

In compliance with the Request for proposal (RFP) for FURNITURE AND/OR RELATED SERVICES, SUPPLIES, AND ACCESSORIES, the undersigned warrants that I/we have examined this RFP and, being familiar with all of the instructions, terms and conditions, general specifications, expectations, technical specifications, service expectations and any special terms, do hereby offer and agree to furnish the defined products/services and services in compliance with all terms, conditions of this RFP, any applicable amendments of this RFP, and all Proposer's Response documentation. Proposer further understands they are the sole offeror herein and that the performance of any sub-contractors employed by the Proposer in fulfillment of this offer is the sole responsibility of the Proposer.

Company Name: Krueger International, Inc Date: May 26, 2010

Company Address: 1330 Bellevue Street

City: Green Bay State: WI Zip: 54302

Contact Person: Mark Waldecker Title: KI Market Manager

Authorized Signature (ink only):  Guy Patzke
(Name printed or typed)

Contract Acceptance and Award (To be completed only by NJPA)

Your proposal offering is hereby accepted and awarded. As the awarded Proposer, you are now bound to provide the defined goods and services contained in your proposal offering according to all terms, conditions, and pricing set forth in this RFP, any amendments to this RFP, and the Proposer's Response. The term of the Contract shall commence on the date of this award and continue for four years AND which is subject to annual renewal at the option of both parties.

National Joint Powers Alliance® (NJPA)

NJPA Authorized signature: Susan Nanik (Name printed or typed)

Title: Executive Director NJPA

Awarded this 22nd day of July Contract Number # 052910-K11

NJPA Authorized signature: Jane A. Wallall (Name printed or typed)

Title: Board Clerk

Executed this 22nd day of July Contract Number # 052910-K11

Hoboken Police Department - Bureau of Identification

Quote Number: ES08-254034/C

KI is pleased to present the enclosed quotation. The following items are included:

- Detailed PO requirements
- Quote Summary
- Itemized Quote
- Product Options

For an environmentally friendly option, please consider printing only the pages you need in black ink.



Sales Team:



Sales resulting from purchase orders issued by the customer to KI (Whether related to this quotation or otherwise) are governed and controlled by the Terms and Conditions found at www.KI.com/terms

Prepared by Pat Casale

"Reference Only"

Market Code: 9=9=State/Local Gov't

Drawing # Revision Date
D254034_00_00_L01_S
Opportunity #: 254034

Quote Filename: Hoboken Police Department - Bureau of
Identification - ES08-254034

Proj Num - ES08-254034/C
Model Opt: Y GSA: N
Proj Totals: Y
Pricing Selection: List/Discount/Net

Final Considerations:

To ensure your Purchase Order (PO) is processed quickly and efficiently, please adhere to the following requirements:

1. All purchase orders must be issued to KI or KI c/o the dealer with this address:
KI
1330 Bellevue Street
Green Bay, WI 54302
2. The following items must be included on all purchase orders:
 - Sold To/Bill To Information: complete legal name, address, telephone number and fax number
 - Ship To Information: complete legal name, address, contact name, contact phone number
 - Purchase Order Number: a customer-specific identifier, typically a sequential purchase order number or requisition number
 - Issue Date: date the purchase order was issued
 - Sales Tax: applicable sales tax will be added upon KI invoicing. If tax exempt, customer must provide or have the tax exempt certificate on file at KI
 - Purchase Order Total: total of all items and services included on the purchase order
 - Authorization: signature of authorized purchasing agent or buying entity
 - Order Details: reference a fully optioned KI quote (ex: 11KGH-85432) or include all the information listed below
 - Quantity of each item
 - Complete model number, including all finish and option information (by line item)
 - Net purchase price (by line item)
 - Extended net purchase price (all line items)
 - Any additional applicable charges (ex: installation and/or delivery charges)
 - Contract name and/or number if pricing is based on a contract reference
3. Signatures on a quote or a worksheet cannot be accepted as a purchase order.
4. In the event that you do not have a formal Purchase Order process, please contact your KI Sales Representative or call 1-800-424-2432, and we will assist you with creating a PO.

We appreciate your cooperation in providing us with all the required information listed above on your Purchase Order. Complete information helps us serve you better. Thank you for your order.

Purchase Orders that do not meet these requirements will be placed on hold until complete information is received by KI. Purchase orders on hold are not released to manufacturing or assigned a delivery date. KI order lead times begin once the order is released to manufacturing.



Hoboken Police Department - Bureau of Identification
Quote Number: ES08-254034/C

CREATED 3/24/2015
REVISED 4/19/2015
Valid Through 6/22/2015

Sales resulting from purchase orders issued by the customer to KI (Whether related to this quotation or otherwise) are governed and controlled by the Terms and Conditions found at www.KI.com/terms

Prepared by Pat Casale
"Reference Only"

Market Code: 9=9=State/Local Gov't

Drawing # Revision Date
D254034_00_00_L01_S
Opportunity #: 254034

Quote Filename: Hoboken Police Department - Bureau of Identification - ES08-254034

Proj Num - ES08-254034/C
Model Opt: Y GSA: N
Proj Totals: Y
Pricing Selection: List/Discount/Net

PRODUCT TOTALS	\$19,867.05
Other- See Quote Details	\$2,025.25
GRAND TOTAL	\$21,892.30

**KI Offers A Lease Finance Option For All of Your Furniture Needs.
Contact Us For A Quote.**

Contract Info

OT53838 NJPA #052910-KII: End-user PO;Del. & Installed

Requested Delivery Date **To be Determined**

Sold To
To be Determined

End User
Hoboken Police Department

Ship To
To be Determined

Installation
To be Determined

Client Notes:

CREATED
 VALID THROUGH
 Prepared By
 Quote Filename

3/24/2015
 6/22/2015
 Pat Casale
 Hoboken Police Department - Bureau of Identification - ES08-254034/C

Line	Model		Qty.	List Price	Extended List Price	Discount Percent	Sell Price	Extended Total	TBD Options
1.1	 KI74/JR39 No Image Available	Impress Ultra Task,Ped Base,Mesh Mid Bk,Adj. Arms,Uph St Seat Option Sliding seat /SLD Back Panel Black -BL Upholstery Grade/Color Compliance to TB 117-2013 /NFR Impress Upholstery Pallas Fabric Group P0 GRPP0 P0 Fabric URBANIZED URBANIZED URBANIZED HARBOR /29.093.114.P Base Option Hard floor casters /S Height Option Standard height (17 3/4"-22 1/4") -NS Memory Foam No memory foam /NF Price Description: Delivered/Open Market	6	\$891.00	\$5,346.00	35.000	\$579.15	\$3,474.90	
1.3	 S15623102 No Image Available	UNITE MONO FABRIC/LAM.PANEL,STANDARD BASE RACEWAY,30WX40"H Brighton Walnut Laminate Spectrum Waterfall Panel Fabric	2	\$977.00	\$1,954.00	35.000	\$635.05	\$1,270.10	
1.4	 S15623103 No Image Available	UNITE MONO FABRIC/LAM.PANEL,STANDARD BASE RACEWAY,36WX40"H Bright Walnut Laminate Spectrum Waterfall Panel Fabric	2	\$1,043.00	\$2,086.00	35.000	\$677.95	\$1,355.90	
1.4	 Set Up Cost No Image Available	Set Up Cost	1	\$200.00	\$200.00	0.000	\$200.00	\$200.00	
1.5	 U2W9040 No Image Available	Unite 2-Way 90 Deg "L" Corner,40"H Finish Color Wet Sand /WS Price Description: Delivered/Open Market	6	\$129.00	\$774.00	35.000	\$83.85	\$503.10	
1.6	 U3W9040 No Image Available	Unite 3-Way 90 Deg "T" Corner,40"H Finish Color Wet Sand /WS Price Description: Delivered/Open Market	2	\$133.00	\$266.00	35.000	\$86.45	\$172.90	
1.7	 U4W9040 No Image Available	Unite 4-Way "X" Intersection,40"H Finish Color Wet Sand /WS Price Description: Delivered/Open Market	2	\$128.00	\$256.00	35.000	\$83.20	\$166.40	
1.8	 UCANTST.L No Image Available	Unite Standard Cantilever Bracket,Left Finish Color Wet Sand /WS Price Description: Delivered/Open Market	9	\$26.00	\$234.00	35.000	\$16.90	\$152.10	
1.9	 UCANTST.R No Image Available	Unite Standard Cantilever Bracket,Right Finish Color Wet Sand /WS Price Description: Delivered/Open Market	9	\$26.00	\$234.00	35.000	\$16.90	\$152.10	

CREATED 3/24/2015
 VALID THROUGH 6/22/2015
 Prepared By Pat Casale
 Quote Filename Hoboken Police Department - Bureau of Identification - ES08-254034/C

Line	Model		Qty.	List Price	Extended List Price	Discount Percent	Sell Price	Extended Total	TBD Options
1.10	UEOR40	Unite End-Of-Run Condition,40"H Finish Color Wet Sand	8	\$52.00	\$416.00	35.000	\$33.80	\$270.40	
									
		Price Description: Delivered/Open Market							
1.11	UET6PJNL	Unite Inline Panel Jumper,6 Circuit,12"L	9	\$47.00	\$423.00	35.000	\$30.55	\$274.95	
									
		Price Description: Delivered/Open Market							
1.12	UET6PJINT	Unite Intersection Panel Jumper,6 Circuit,16"L	8	\$52.00	\$416.00	35.000	\$33.80	\$270.40	
									
		Price Description: Delivered/Open Market							
1.13	UET6RBFU	Unite Base Infeed w/Bezel,Standard Base,6 Circuit Bezel Color Sand	1	\$147.00	\$147.00	35.000	\$95.55	\$95.55	
									
		Price Description: Delivered/Open Market							
1.14	UET6RRC.1	Unite 15 Amp Duplx Receptacle w/Bezel,Raceyw,6 Circuit,Cir 1 Standard Trim Finishes Sand	6	\$27.00	\$162.00	35.000	\$17.55	\$105.30	
									
		Price Description: Delivered/Open Market							
1.15	UET6RRC.2	Unite 15 Amp Duplx Receptacle w/Bezel,Raceyw,6 Circuit,Cir 2 Standard Trim Finishes Sand	6	\$27.00	\$162.00	35.000	\$17.55	\$105.30	
									
		Price Description: Delivered/Open Market							
1.16	UET6RRC.3	Unite 15 Amp Duplx Receptacle w/Bezel,Raceyw,6 Circuit,Cir 3 Standard Trim Finishes Sand	6	\$27.00	\$162.00	35.000	\$17.55	\$105.30	
									
		Price Description: Delivered/Open Market							
1.17	UET6RRC.4I	Unite 15 Amp Duplx Receptacle w/Bezel,Raceyw,6 Circuit,Cir 4 Standard Trim Finishes Sand	6	\$27.00	\$162.00	35.000	\$17.55	\$105.30	
									
		Price Description: Delivered/Open Market							
1.18	UET6WW.24	Unite Rigid Wireway,10-Wire System,6 Circuit,24"W Panel	3	\$92.00	\$276.00	35.000	\$59.80	\$179.40	
									
		Price Description: Delivered/Open Market							
1.19	UET6WW.30	Unite Rigid Wireway,10-Wire System,6 Circuit,30"W Panel	6	\$96.00	\$576.00	35.000	\$62.40	\$374.40	
									
		Price Description: Delivered/Open Market							

CREATED 3/24/2015
 VALID THROUGH 6/22/2015
 Prepared By Pat Casale
 Quote Filename Hoboken Police Department - Bureau of Identification - ES08-254034/C

Line	Model		Qty.	List Price	Extended List Price	Discount Percent	Sell Price	Extended Total	TBD Options
1.20	UET6WW.36	Unite Rigid Wireway,10-Wire System,6 Circuit,36"W Panel	9	\$99.00	\$891.00	35.000	\$64.35	\$579.15	
									
		Price Description: Delivered/Open Market							
1.21	ULP24WBBF	U-Series Worksurface Supporting Pedestal,Box/Box/File,24" Nominal Depth	6	\$391.00	\$2,346.00	35.000	\$254.15	\$1,524.90	
		Paint Color Wet Sand /WS Bracket No Bracket /NB Key Option Key standard /KS Pull Style U-Series Pull (Standard) /USP							
		Price Description: Delivered/Open Market							
1.22	UMFR2440	Unite Mono Fabric Panel,Standard Base Raceway,24Wx40"H	11	\$343.00	\$3,773.00	35.000	\$222.95	\$2,452.45	
		Top Cap Flat trim (std) /F Finish Color Wet Sand /WS Panel Fabric Side 1 Fabric Grade 2 GRD2 VSG2 Fabric 2 SPECTRUM 2SUPHPECTRU M 2 SPECTRUM WATERFALL /S2WLS1 Panel Fabric Side 2 Fabric Grade 2 GRD2 VSG2 Fabric 2 SPECTRUM 2SUPHPECTRU M 2 SPECTRUM WATERFALL /S2WLS2 Electrical Code Domestic - with cutouts /DP							
		Price Description: Delivered/Open Market							
1.23	UMFR3040	Unite Mono Fabric Panel,Standard Base Raceway,30Wx40"H	2	\$387.00	\$774.00	35.000	\$251.55	\$503.10	
		Top Cap Flat trim (std) /F Finish Color Wet Sand /WS Panel Fabric Side 1 Fabric Grade 2 GRD2 VSG2 Fabric 2 SPECTRUM 2SUPHPECTRU M 2 SPECTRUM WATERFALL /S2WLS1 Panel Fabric Side 2 Fabric Grade 2 GRD2 VSG2 Fabric 2 SPECTRUM 2SUPHPECTRU M 2 SPECTRUM WATERFALL /S2WLS2 Electrical Code Domestic - with cutouts /DP							
		Price Description: Delivered/Open Market							
1.24	UMFR3040	Unite Mono Fabric Panel,Standard Base Raceway,30Wx40"H	2	\$387.00	\$774.00	35.000	\$251.55	\$503.10	
		Top Cap No topcap /N Finish Color Wet Sand /WS Panel Fabric Side 1 Fabric Grade 2 GRD2 VSG2 Fabric 2 SPECTRUM 2SUPHPECTRU M 2 SPECTRUM WATERFALL /S2WLS1 Panel Fabric Side 2 Fabric Grade 2 GRD2 VSG2 Fabric 2 SPECTRUM 2SUPHPECTRU M 2 SPECTRUM WATERFALL /S2WLS2 Electrical Code Domestic - with cutouts /DP							
		Price Description: Delivered/Open Market							

CREATED 3/24/2015
 VALID THROUGH 6/22/2015
 Prepared By Pat Casale
 Quote Filename Hoboken Police Department - Bureau of Identification - ES08-254034/C

Line	Model		Qty.	List Price	Extended List Price	Discount Percent	Sell Price	Extended Total	TBD Options
1.25	UMFR3640	Unite Mono Fabric Panel,Standard Base Raceway,36Wx40"H	5	\$437.00	\$2,185.00	35.000	\$284.05	\$1,420.25	
		Top Cap		Flat trim (std)	/F				
		Finish Color		Wet Sand	/WS				
		Panel Fabric Side 1		Fabric Grade 2	GRD2				
		VSG2 Fabric		2 SPECTRUM	2SUPHPECTRU				
		2 SPECTRUM		WATERFALL	M				
		Panel Fabric Side 2		Fabric Grade 2	/S2WLS1				
		VSG2 Fabric		2 SPECTRUM	2SUPHPECTRU				
		2 SPECTRUM		WATERFALL	M				
		Electrical Code		Domestic - with cutouts	/DP				
		Price Description: Delivered/Open Market							
1.26	UMFR3640	Unite Mono Fabric Panel,Standard Base Raceway,36Wx40"H	2	\$437.00	\$874.00	35.000	\$284.05	\$568.10	
		Top Cap		No topcap	/N				
		Finish Color		Wet Sand	/WS				
		Panel Fabric Side 1		Fabric Grade 2	GRD2				
		VSG2 Fabric		2 SPECTRUM	2SUPHPECTRU				
		2 SPECTRUM		WATERFALL	M				
		Panel Fabric Side 2		Fabric Grade 2	/S2WLS1				
		VSG2 Fabric		2 SPECTRUM	2SUPHPECTRU				
		2 SPECTRUM		WATERFALL	M				
		Electrical Code		Domestic - with cutouts	/DP				
		Price Description: Delivered/Open Market							
1.27	UNGDS30	Unite Glass Divider Screen,30Wx12"H	2	\$269.00	\$538.00	35.000	\$174.85	\$349.70	
		Glass Color		Satin etch one side	/GLV				
		Trim Color		Wet Sand	/WS				
		Price Description: Delivered/Open Market							
1.28	UNGDS36	Unite Glass Divider Screen,36Wx12"H	2	\$299.00	\$598.00	35.000	\$194.35	\$388.70	
		Glass Color		Satin etch one side	/GLV				
		Trim Color		Wet Sand	/WS				
		Price Description: Delivered/Open Market							
1.29	USPLPL	Unite Splice Plate,For 24 & 30" Deep Worksurfaces	6	\$7.00	\$42.00	35.000	\$4.55	\$27.30	
		Price Description: Delivered/Open Market							
1.30	UWR2436-74P	Unite Rectangular Worksurface,74P Edge,24x36"W	6	\$233.00	\$1,398.00	35.000	\$151.45	\$908.70	
		Edge Color		Brighton Walnut edge	/EBW				
		Grommet Option		Grommet : Center	/C				
		Grommet Color		Chocolate grommet	/CT				
		Laminate Color		KI Laminates	Standard				
		KI Laminates		BRIGHTON WALNUT #7922-38	/LBW				
		Price Description: Delivered/Open Market							
1.31	UWR2466-74P	Unite Rectangular Worksurface,74P Edge,24x66"W	6	\$326.00	\$1,956.00	35.000	\$211.90	\$1,271.40	
		Edge Color		Brighton Walnut edge	/EBW				
		Grommet Option		Grommet : Center	/C				
		Grommet Color		Chocolate grommet	/CT				
		Laminate Color		KI Laminates	Standard				
		KI Laminates		BRIGHTON WALNUT #7922-38	/LBW				
		Price Description: Delivered/Open Market							

CREATED 3/24/2015
 VALID THROUGH 6/22/2015
 Prepared By Pat Casale
 Quote Filename Hoboken Police Department - Bureau of Identification - ES08-254034/C

Line	Model		Qty.	List Price	Extended List Price	Discount Percent	Sell Price	Extended Total	TBD Options
1.32	UWSES.L	Unite Worksurface Edge Support w/Lock,Left Finish Color Wet Sand	1	\$28.00	\$28.00	35.000	\$18.20	\$18.20	
		 							
		Price Description: Delivered/Open Market							
1.33	UWSES.R	Unite Worksurface Edge Support w/Lock,Right Finish Color Wet Sand	1	\$28.00	\$28.00	35.000	\$18.20	\$18.20	
		 							
		Price Description: Delivered/Open Market							
Description							WorkGroup Product Subtotal	\$19,867.05	

Product SubTotal:	\$19,867.05
Prevailing Wage Labor / Site Conditions	\$2,025.25
Estimated Sales Tax:	See Note Below
Quote Total:	\$21,892.30

Images shown above are intended for approximate visual reference only and may not represent the exact models, numbers, descriptions or options selected. Refer to the model number/description/options shown for full product specifications.
 Sales Tax (For Shipment within the United States Only): Estimated sales/use tax will be calculated when order is entered. It is the customers's responsibility to pay any applicable sales/use tax due upon invoicing. A customer will not be charged sales tax if (1) a Resale Certificate, (2) an Exempt Organization Certificate, or (3) a Direct Pay permit is on file with KI's Finance Department. If no certificate is on file, the appropriate sales/use tax rate in effect at shipment will be applied and tax will be added to the customer's invoice.

QUOTATION

CREATED 3/20/2015 | REVISED 4/21/2015 | Valid Through 6/18/2015

Hoboken Parking Accounting Department Quote Number: ES08-246072FNL/C

KI is pleased to present the enclosed quotation. The following items are included:

- Detailed PO requirements
- Itemized Quote
- Quote Summary
- Product Options

For an environmentally friendly option, please consider printing only the pages you need in black ink.



Sales Team:

Eric Schadt | Inside Sales | eric.schadt@ki.com | (877) 641-0118



QUOTATION

Customer represents that the product information contained within this quote is complete and accurate. Changes to quantities and/or options/finishes will affect this quote. If applicable, other charges such as freight, tax, installation and/or delivery fees may be added at time of order.

Sales resulting from purchase orders issued by the customer to KI (Whether related to this quotation or otherwise) are governed and controlled by the Terms and Conditions found at www.KI.com/terms

Prepared by Eric Schadt

"Reference Only"

Market Code: 9=9=State/Local Gov't

Drawing # Revision Date
D246072_00_00_L02_S 4/21/2015
Opportunity #: 246072

Quote Filename: Hoboken Parking Accounting Department
- ES08-246072FNL

Proj Num - ES08-246072FNL/C
Model Opt: Y GSA: N
Proj Totals: Y
Pricing Selection: List/Discount/Net

Eric Schadt
Inside Sales
eric.schadt@ki.com
(877) 641-0118

Final Considerations:

To ensure your Purchase Order (PO) is processed quickly and efficiently, please adhere to the following requirements:

1. All purchase orders must be issued to KI or KI c/o the dealer with this address:
KI
1330 Bellevue Street
Green Bay, WI 54302
2. The following items must be included on all purchase orders:
 - Sold To/Bill To Information: complete legal name, address, telephone number and fax number
 - Ship To Information: complete legal name, address, contact name, contact phone number
 - Purchase Order Number: a customer-specific identifier, typically a sequential purchase order number or requisition number
 - Issue Date: date the purchase order was issued
 - Sales Tax: applicable sales tax will be added upon KI invoicing. If tax exempt, customer must provide or have the tax exempt certificate on file at KI
 - Purchase Order Total: total of all items and services included on the purchase order
 - Authorization: signature of authorized purchasing agent or buying entity
 - Order Details: reference a fully optioned KI quote (ex: 11KGH-85432) or include all the information listed below
 - Quantity of each item
 - Complete model number, including all finish and option information (by line item)
 - Net purchase price (by line item)
 - Extended net purchase price (all line items)
 - Any additional applicable charges (ex: installation and/or delivery charges)
 - Contract name and/or number if pricing is based on a contract reference
3. Signatures on a quote or a worksheet cannot be accepted as a purchase order.
4. In the event that you do not have a formal Purchase Order process, please contact your KI Sales Representative or call 1-800-424-2432, and we will assist you with creating a PO.

We appreciate your cooperation in providing us with all the required information listed above on your Purchase Order. Complete information helps us serve you better. Thank you for your order.

Purchase Orders that do not meet these requirements will be placed on hold until complete information is received by KI. Purchase orders on hold are not released to manufacturing or assigned a delivery date. KI order lead times begin once the order is released to manufacturing.



QUOTATION

Hoboken Parking Accounting Department
Quote Number: ES08-246072FNL/C

Customer represents that the product information contained within this quote is complete and accurate. Changes to quantities and/or options/finishes will affect this quote. If applicable, other charges such as freight, tax, installation and/or delivery fees may be added at time of order.

Sales resulting from purchase orders issued by the customer to KI (Whether related to this quotation or otherwise) are governed and controlled by the Terms and Conditions found at www.KI.com/terms

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"Reference Only"

Market Code: 9=9=State/Local Gov't

Drawing # Revision Date
D246072_00_00_L02_S 4/21/2015
Opportunity #: 246072

Quote Filename: Hoboken Parking Accounting Department
- ES08-246072FNL

Proj Num - ES08-246072FNL/C
Model Opt: Y GSA: N
Proj Totals: Y
Pricing Selection: List/Discount/Net

Eric Schadt
Inside Sales
eric.schadt@ki.com
(877) 641-0118

CREATED 3/20/2015
REVISED 4/21/2015
Valid Through 6/18/2015

PRODUCT TOTALS	\$12,093.85
Other- See Quote Details	\$1,209.39
GRAND TOTAL	\$13,303.24

**KI Offers A Lease Finance Option For All of Your Furniture Needs.
Contact Us For A Quote.**

Contract Info
OT53838 NJPA #052910-KII: End-user PO;Del. & Installed

Requested Delivery Date **To be Determined**

Sold To
To be Determined

End User
Hoboken Parking

Ship To
To be Determined

Installation
To be Determined

Client Notes:

QUOTATION

CREATED 3/20/2015
 VALID THROUGH 6/18/2015
 Prepared By Eric Schadt
 Quote Filename Hoboken Parking Accounting Department - ES08-246072FNL/C

Line	Model		Qty.	List Price	Extended List Price	Discount Percent	Sell Price	Extended Total	TBD Options
1.1	46.0001.42	Wireworks Half Vertical Post,42"H,Black	5	\$34.00	\$170.00	35.000	\$22.10	\$110.50	
		Price Description: Delivered/Open Market							
1.2	46.0001.66	Wireworks Half Vertical Post,66"H,Black	9	\$44.00	\$396.00	35.000	\$28.60	\$257.40	
		Price Description: Delivered/Open Market							
1.3	46.0002.24	Wireworks Standard Horizontal Rail,24"L,Black	12	\$24.00	\$288.00	35.000	\$15.60	\$187.20	
		Price Description: Delivered/Open Market							
1.4	46.0002.30	Wireworks Standard Horizontal Rail,30"L,Black	9	\$27.00	\$243.00	35.000	\$17.55	\$157.95	
		Price Description: Delivered/Open Market							
1.5	46.0002.36	Wireworks Standard Horizontal Rail,36"L,Black	6	\$31.00	\$186.00	35.000	\$20.15	\$120.90	
		Price Description: Delivered/Open Market							
1.6	46.0002.48	Wireworks Standard Horizontal Rail,48"L,Black	7	\$36.00	\$252.00	35.000	\$23.40	\$163.80	
		Price Description: Delivered/Open Market							
1.7	46.0017.24	Wireworks Domestic Power Base Trim/Raceway,24"W Standard Trim Finishes Warm Grey /WG	6	\$57.00	\$342.00	35.000	\$37.05	\$222.30	
		Price Description: Delivered/Open Market							
1.8	46.0017.30	Wireworks Domestic Power Base Trim/Raceway,30"W Standard Trim Finishes Warm Grey /WG	3	\$69.00	\$207.00	35.000	\$44.85	\$134.55	
		Price Description: Delivered/Open Market							
1.9	46.0017.36	Wireworks Domestic Power Base Trim/Raceway,36"W Standard Trim Finishes Warm Grey /WG	3	\$72.00	\$216.00	35.000	\$46.80	\$140.40	
		Price Description: Delivered/Open Market							

QUOTATION

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VALID THROUGH 6/18/2015
Prepared By Eric Schadt
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Line	Model		Qty.	List Price	Extended List Price	Discount Percent	Sell Price	Extended Total	TBD Options
1.10	46.0017.48	Wireworks Domestic Power Base Trim/Raceway,48"W	3	\$87.00	\$261.00	35.000	\$56.55	\$169.65	
		Standard Trim Finishes Warm Grey /WG							
									
		Price Description: Delivered/Open Market							
1.11	46.0021	Wireworks 90 Deg. Intersect Connector,Hgt Change,Black	6	\$16.00	\$96.00	35.000	\$10.40	\$62.40	
									
		Price Description: Delivered/Open Market							
1.12	46.0022	Wireworks Corner Connector Block,Black	18	\$16.00	\$288.00	35.000	\$10.40	\$187.20	
									
		Price Description: Delivered/Open Market							
1.13	46.0038	Wireworks Three Way "T" Base Trim	2	\$3.00	\$6.00	35.000	\$1.95	\$3.90	
		Standard Trim Finishes Warm Grey /WG							
									
		Price Description: Delivered/Open Market							
1.14	46.0039	Wireworks 90 Deg Base Trim,6"H	4	\$4.00	\$16.00	35.000	\$2.60	\$10.40	
		Standard Trim Finishes Warm Grey /WG							
									
		Price Description: Delivered/Open Market							
1.15	46.0050.42	Wireworks 4-Way Light Block,42",Black,6" Less than Panel	4	\$4.00	\$16.00	35.000	\$2.60	\$10.40	
									
		Price Description: Delivered/Open Market							
1.16	46.0050.66	Wireworks 4-Way Light Block,66",Black,6" Less than Panel	2	\$5.00	\$10.00	35.000	\$3.25	\$6.50	
									
		Price Description: Delivered/Open Market							
1.17	46.0679	Wireworks Shoulder Bolt	48	\$1.00	\$48.00	35.000	\$0.65	\$31.20	
									
		Price Description: Delivered/Open Market							
1.18	46.5308.24	StudioWorks Aluminum Top Cap,24"W	6	\$48.00	\$288.00	35.000	\$31.20	\$187.20	
		Paint Color Warm Grey /WG							
									
		Price Description: Delivered/Open Market							
1.19	46.5308.30	StudioWorks Aluminum Top Cap,30"W	3	\$53.00	\$159.00	35.000	\$34.45	\$103.35	
		Paint Color Warm Grey /WG							
									
		Price Description: Delivered/Open Market							

QUOTATION

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VALID THROUGH 6/18/2015
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Quote Filename Hoboken Parking Accounting Department - ES08-246072FNL/C

Line	Model		Qty.	List Price	Extended List Price	Discount Percent	Sell Price	Extended Total	TBD Options
1.20	46.5308.36	StudioWorks Aluminum Top Cap,36"W	3	\$56.00	\$168.00	35.000	\$36.40	\$109.20	
		Paint Color Warm Grey /WG							
									
		Price Description: Delivered/Open Market							
1.21	46.5308.48	StudioWorks Aluminum Top Cap,48"W	3	\$75.00	\$225.00	35.000	\$48.75	\$146.25	
		Paint Color Warm Grey /WG							
									
		Price Description: Delivered/Open Market							
1.22	46.5310	StudioWorks Aluminum End of Run Top Cap	4	\$28.00	\$112.00	35.000	\$18.20	\$72.80	
		Paint Color Warm Grey /WG							
									
		Price Description: Delivered/Open Market							
1.23	46.5311	StudioWorks Aluminum 90 Degree Top Cap	1	\$33.00	\$33.00	35.000	\$21.45	\$21.45	
		Paint Color Warm Grey /WG							
									
		Price Description: Delivered/Open Market							
1.24	46.5314	StudioWorks Aluminum Dead End Top Cap	3	\$34.00	\$102.00	35.000	\$22.10	\$66.30	
		Paint Color Warm Grey /WG							
									
		Price Description: Delivered/Open Market							
1.25	46.5316	StudioWorks Aluminum 3-Way Top Cap	2	\$29.00	\$58.00	35.000	\$18.85	\$37.70	
		Paint Color Warm Grey /WG							
									
		Price Description: Delivered/Open Market							
1.26	46.5420.42	StudioWorks Aluminum End of Run,42", (for regular WireWorks panels)	3	\$72.00	\$216.00	35.000	\$46.80	\$140.40	
		Paint Color Warm Grey /WG							
									
		Price Description: Delivered/Open Market							
1.27	46.5420.66	StudioWorks Aluminum End of Run,66", (for regular WireWorks panels)	1	\$96.00	\$96.00	35.000	\$62.40	\$62.40	
		Paint Color Warm Grey /WG							
									
		Price Description: Delivered/Open Market							
1.28	BLCS36/WW/PM	WireWorks Balance Ovrhd w/Solid Color Uppr Dr, On-Module,36"W	3	\$896.00	\$2,688.00	35.000	\$582.40	\$1,747.20	
		Cabinet Paint Color Warm Grey /WG							
		Upper Door Color Warm Grey /UWG							
		Key Option Key standard /KS							
									
		Price Description: Delivered/Open Market							

QUOTATION

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Line	Model		Qty.	List Price	Extended List Price	Discount Percent	Sell Price	Extended Total	TBD Options
1.29	BTLT5.24	Balance Overhead Task Light,24"W,For 30 & 36" Overhead	3	\$96.00	\$288.00	35.000	\$62.40	\$187.20	
									
		Price Description: Delivered/Open Market							
1.30	PFP42	Wireworks 180 Degree 2-Way In-Line Connection,42"H	4	\$54.00	\$216.00	35.000	\$35.10	\$140.40	
									
		Price Description: Delivered/Open Market							
1.31	PFP66	Wireworks 180 Degree 2-Way In-Line Connection,66"H	6	\$73.00	\$438.00	35.000	\$47.45	\$284.70	
									
		Price Description: Delivered/Open Market							
1.32	PGT4824	Wireworks Glass Tile,48Wx24"H	1	\$482.00	\$482.00	35.000	\$313.30	\$313.30	
									
		Glass Color		Clear		/GLA			
		Standard Trim Finishes		Warm Grey		/WG			
		Price Description: Delivered/Open Market							
1.33	POT3018	Wireworks Open Tile,30Wx18"H	3	\$298.00	\$894.00	35.000	\$193.70	\$581.10	
									
		Standard Trim Finishes		Warm Grey		/WG			
		Price Description: Delivered/Open Market							
1.34	PWCT72-S-74P	WireWorks Straight Cntrtop,No Notch,74P Edge,72"W	1	\$368.00	\$368.00	35.000	\$239.20	\$239.20	
									
		Surface Finish		KI Laminates		Standard			
		KI Laminates		DESERT ZEPHYR 4841-60		/LDZ			
		Standard Trim Finishes		Warm Grey		/WG			
		Edge Color		Warm Grey		/EWG			
		Price Description: Delivered/Open Market							
1.35	PWR2448-74P	Wireworks Rectangular Worksurface,74P Edge,24x48"W	3	\$356.00	\$1,068.00	35.000	\$231.40	\$694.20	
									
		Surface Finish		KI Laminates		Standard			
		KI Laminates		DESERT ZEPHYR 4841-60		/LDZ			
		Standard Trim Finishes		Warm Grey		/WG			
		Edge Color		Warm Grey edge		/EWG			
		Grommet Color		Warm Grey grommet		/GWG			
		Price Description: Delivered/Open Market							
1.36	PWR2466-74P	Wireworks Rectangular Worksurface,74P Edge,24x66"W	3	\$393.00	\$1,179.00	35.000	\$255.45	\$766.35	
									
		Surface Finish		KI Laminates		Standard			
		KI Laminates		DESERT ZEPHYR 4841-60		/LDZ			
		Standard Trim Finishes		Warm Grey		/WG			
		Edge Color		Warm Grey edge		/EWG			
		Grommet Color		Warm Grey grommet		/GWG			
		Price Description: Delivered/Open Market							
1.37	UP24WBBF	U-Series Worksurface Supporting Pedestal,Box/Box/File,22"Nominal Deep	3	\$416.00	\$1,248.00	35.000	\$270.40	\$811.20	
									
		Paint Color		Warm Grey		/WG			
		Bracket		No Bracket		/NB			
		Key Option		Key standard		/KS			
		Pull Style		U-Series Pull (Standard)		/USP			
		Price Description: Delivered/Open Market							

QUOTATION

CREATED 3/20/2015
 VALID THROUGH 6/18/2015
 Prepared By Eric Schadt
 Quote Filename Hoboken Parking Accounting Department - ES08-246072FNL/C

Line	Model		Qty.	List Price	Extended List Price	Discount Percent	Sell Price	Extended Total	TBD Options
1.38	UP65NRC2436A	Wireworks Acoustic Tile,24Wx36"H	8	\$115.00	\$920.00	35.000	\$74.75	\$598.00	
		Tile Fabric VSG1 Fabric 1 BASIS		Fabric Grade 1 1 BASIS ALLAGASH MIST		GRD1 1BUPHISIS /B1ATS1			
		Price Description: Delivered/Open Market							
1.39	UP65NRC2460A	Wireworks Acoustic Tile,24Wx60"H	4	\$158.00	\$632.00	35.000	\$102.70	\$410.80	
		Tile Fabric VSG1 Fabric 1 BASIS		Fabric Grade 1 1 BASIS ALLAGASH MIST		GRD1 1BUPHISIS /B1ATS1			
		Price Description: Delivered/Open Market							
1.40	UP65NRC3042A	Wireworks Acoustic Tile,30Wx42"H	6	\$163.00	\$978.00	35.000	\$105.95	\$635.70	
		Tile Fabric VSG1 Fabric 1 BASIS		Fabric Grade 1 1 BASIS ALLAGASH MIST		GRD1 1BUPHISIS /B1ATS1			
		Price Description: Delivered/Open Market							
1.41	UP65NRC3660A	Wireworks Acoustic Tile,36Wx60"H	6	\$190.00	\$1,140.00	35.000	\$123.50	\$741.00	
		Tile Fabric VSG1 Fabric 1 BASIS		Fabric Grade 1 1 BASIS ALLAGASH MIST		GRD1 1BUPHISIS /B1ATS1			
		Price Description: Delivered/Open Market							
1.42	UP65NRC4836A	Wireworks Acoustic Tile,48Wx36"H	4	\$168.00	\$672.00	35.000	\$109.20	\$436.80	
		Tile Fabric VSG1 Fabric 1 BASIS		Fabric Grade 1 1 BASIS ALLAGASH MIST		GRD1 1BUPHISIS /B1ATS1			
		Price Description: Delivered/Open Market							
1.43	UP65NRC4860A	Wireworks Acoustic Tile,48Wx60"H	2	\$224.00	\$448.00	35.000	\$145.60	\$291.20	
		Tile Fabric VSG1 Fabric 1 BASIS		Fabric Grade 1 1 BASIS ALLAGASH MIST		GRD1 1BUPHISIS /B1ATS1			
		Price Description: Delivered/Open Market							
1.44	UTF36	Wireworks Univ. Trim-Full Hght,36"H,Unuph Standard Trim Finishes	2	\$26.00	\$52.00	35.000	\$16.90	\$33.80	
				Warm Grey		/WG			
		Price Description: Delivered/Open Market							
1.45	UTF60	Wireworks Univ. Trim-Full Hght,60"H,Unuph Standard Trim Finishes	8	\$34.00	\$272.00	35.000	\$22.10	\$176.80	
				Warm Grey		/WG			
		Price Description: Delivered/Open Market							
1.46	UTH24	Wireworks Universal Trim Height-Change Kit,24"H,Unuph Standard Trim Finishes	3	\$16.00	\$48.00	35.000	\$10.40	\$31.20	
				Warm Grey		.WG			
		Price Description: Delivered/Open Market							
1.46	Set Up Cost	Set Up Cost	1	\$50.00	\$50.00	0.000	\$50.00	\$50.00	

QUOTATION

CREATED 3/20/2015
VALID THROUGH 6/18/2015
Prepared By Eric Schadt
Quote Filename Hoboken Parking Accounting Department - ES08-246072FNL/C

Line	Model	Qty.	List Price	Extended List Price	Discount Percent	Sell Price	Extended Total	TBD Options	
	No Image Available								
Description							WorkGroup Product Subtotal	\$12,093.85	

Product SubTotal:	\$12,093.85
Prevailing Wage Labor / Site Conditions	\$1,209.39
Estimated Sales Tax:	See Note Below
Quote Total:	\$13,303.24

Images shown above are intended for approximate visual reference only and may not represent the exact models, numbers, descriptions or options selected. Refer to the model number/description/options shown for full product specifications.

Sales Tax (For Shipment within the United States Only): Estimated sales/use tax will be calculated when order is entered. It is the customers's responsibility to pay any applicable sales/use tax due upon invoicing. A customer will not be charged sales tax if (1) a Resale Certificate, (2) an Exempt Organization Certificate, or (3) a Direct Pay permit is on file with KI's Finance Department. If no certificate is on file, the appropriate sales/use tax rate in effect at shipment will be applied and tax will be added to the customer's invoice.



April 29, 2015

City of Hoboken
94 Washington Street
Hoboken, NJ 07030

Attention: Al Dineris

RE: KI Approved Dealer

Rug and Floor Store, Inc. located in Saddle Brook, NJ is an authorized dealer with Krueger International, Inc. (KI) Rug and Floor Store is also an approved dealer on KI's NJPA Contracts. They are approved to purchase and/or sell KI products.

Respectfully,

A handwritten signature in purple ink that reads "Lee Amundson". The signature is fluid and cursive, with the first name being the most prominent.

Lee Amundson
Senior Project Coordinator
KI Bid /Quote Department
800-454-9796 ext. 2564

INTRODUCED BY: _____

SECONDED BY: _____

**CITY OF HOBOKEN
RESOLUTION NO. _____**

**RESOLUTION AWARDING A CONTRACT TO RUG & FLOOR STORE, INC.
TO SUPPLY AND INSTALL FLOORING AT THE POLICE DEPARTMENT IN
ACCORDANCE WITH STATE CONTRACT G2005/A81751 IN A TOTAL
AMOUNT NOT TO EXCEED \$6,250.00**

WHEREAS, the City of Hoboken requires new flooring for the Office of the Chief of Police and,

WHEREAS, the Administration intends to use Rug & Floor Store, Inc., under their state contract G2005/A81751 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 supply and installation of new flooring at the HPD, to Rug & Floor Store, Inc. for a total contract amount of Six Thousand Two Hundred Fifty Dollars (**\$6,250.00**) of which the contract shall be for purchases and installation in accordance with the March 10, 2015 proposal of Rug & Floor Store, Inc.; and,

WHEREAS, certification of funds is available as follows:

I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that funds are available from the following appropriations: \$6,250.00 - _____ in the CY2015 temporary 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 CY2015; 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 that a contract with the below listed vendor is awarded for an amount not to exceed Six Thousand Two Hundred Fifty Dollars (**\$6,250.00**) of which the contract shall be for purchases and installation in accordance with the March 10, 2015 proposal as follows:

1. The above recitals are incorporated herein as though fully set forth at length.
2. The terms of the attached proposals 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:

**Rug and Floor Store Inc.
 280 N. Midland Avenue
 Building M, Postal Unit 220
 Saddle Brook, New Jersey 07663**

Meeting date: May 6, 2015

APPROVED:

APPROVED AS TO FORM:

 Quentin Wiest
 Business Administrator

 Mellissa L. Longo, Esq.
 Corporation Counsel

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

CITY OF HOBOKEN

Division of Purchasing

DAWN ZIMMER
Mayor



AL B. DINEROS, QPA
Purchasing Agent

Date: April 30, 2015

To: Quentin Wiest, Business Administration
Corporation Counsel, City of Hoboken

From: AL B. Dineros

Subject: Request for a Resolution to Award a Contract to purchase and install new flooring for the Police Department

The office of the Chief of Police needs new flooring.

In accordance with NJ Local Public Contracts Law, N.J.S.A 40A:11-12, I recommend to award the contract utilizing NJ State Contract.

The following information provided:

- a. **NJ State Contract Number: G2005/A81751 – Flooring Supply/Installation
Chief of Police Supply/Install - \$6,250.00
Account Number:**

The vendor will be:

**RUG & FLOOR STORE INC.
260 BERGEN TURNPIKE
LITTLE FERRY, NJ 07643**

Rug & Floor Store, Inc.

commercial • division

Member:

AIANJ-Architects League
AIANJ Newark & Suburban
NJ Buildings & Grounds Assoc – Bergen Chapter
Property Owners Association of New Jersey

Certifications:

NJ Public Works Contractor
DPM&C Classification
SBE/SDA Classification
NJ Business Registration
NJ State Contract Vendor

March 10, 2015

Leo Pellegrini
Director of Human Services
City of Hoboken
94 Washington Street
Hoboken, NJ 07030

RE: Police Department Chief of Police Suite

Mannington State Contract #A81751

Materials:

80.86 yards of Mannington Media Carpet tile @ \$27.57	\$2,229.31	
1 pail of Mannington MT-711 adhesive @ \$94.44	\$ 94.44	
200 l/f of Mannington Edge 4" cove base @ 0.51	\$ 102.00	
1 pail of Mannington R101G4 cove adhesive @ \$ 92.62	\$ 92.62	
Non Common Carrier/Freight	\$ 348.57	
Material Total:		\$ 2,866.94

The following is a proposal to supply and install 31.10 sq. yds. of Mannington Media (color to be chosen) carpet tile in area above. Prior to installation, rip out and haul existing broadloom carpet. Scrape and patch where necessary to prepare for new carpet tile installation. 100 l/f of 4 4 x 1/8" cove base (color to be chosen) to replace existing.

Labor & Floor Prep \$ 3,383.06

Total Project: **\$ 6,250.00**

Thank you for the opportunity to present this proposal

Sincerely,

Michael Pizzuto

Introduced by: _____
Seconded by: _____

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

**RESOLUTION TO AUTHORIZE EXECUTION OF AN AGREEMENT WITH ASTRA HEALTH CENTERS FOR HOBOKEN FIRE
DEPARTMENT HAZMAT TESTING, AS ATTACHED**

WHEREAS, the City wishes to enter into the attached Agreement with Astra Health Centers, which provides for HazMat testing for the Hoboken Fire Department; and

WHEREAS, the Agreement is intended to cover approximately thirty seven (37) hazmat tests a year, totaling approximately \$18,500.00 per annum, and as such, is not subject to Local Public Contract Law bidding requirements, although the City did receive quotes and contracts for review from two (2) different vendors and will obtain and review all Pay to Play requirements of 20A and 20B prior to execution of the agreement, and the Administration found the Astra Health Centers quote and contract to be in the best interest of the City; and,

WHEREAS, certification of funds is available as follows:

I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that funds are available from the following appropriations: \$18,500.00 from account number 5-01-25-266-048 in the CY2015 temporary 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 CY2015; 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, that the City is authorized to enter into the attached Agreement with Astra Health Centers, which provides for HazMat testing for the Hoboken Fire Department, and take any and all other action to effectuate the Agreement, and all the terms thereunder; 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 this resolution shall take effect immediately.

Meeting date: May 6, 2015

APPROVED:

APPROVED AS TO FORM:

**Quentin Wiest
Business Administrator**

**Mellissa L. Longo, Esq.
Corporation Counsel**

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



April 24, 2015

Dear Chief Blohm – Hoboken Fire Department,

You recently requested pricing information from Astra Health Center. Here is our proposal:

Description of Service	Contractual Proposal
*Hazmat Comprehensive Physical, PFT, Vision, Audio, Urinalysis, Blood Work (CBC, CMP, Lipid Panel) and Heavy Metal Profile (As, Pb, Hg), EKG, Chest X Ray	500.00

Astra Health Center will maintain all employee health records for Hazmat Physicals. Hoboken Fire Department will receive a Hazmat medical clearance letter after time of service. A copy of the full medical chart will be available to Hoboken Fire officials upon request.

Astra Health Center is available to begin testing of you Hazmat team at your earliest convenience.

Thank you for giving us the opportunity to bid for your business. We look forward to meeting again soon to discuss items in this quote, or if you need any additional information, please call me personally at 973-479-0101.

Sincerely,
Anthony Russo
Astra Health Centers

Anthony Russo
Astra Health Center Administrator

City of Hoboken

CITY OF HOBOKEN
RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE LOCATION OF THE DOWNTOWN HOBOKEN FARMERS' MARKET EVERY TUESDAY,
BEGINNING JUNE 23, 2015 AND ENDING TUESDAY, NOVEMBER 24, 2015

WHEREAS, the Quality of Life Coalition and the City of Hoboken are sponsoring a farmers' market along the East side of Washington Street between Newark Street and Observer Highway; and

WHEREAS, the Hoboken Farmers' Market will take place every Tuesday, beginning June 23, 2015 and ending Tuesday, November 24, 2015; and

WHEREAS, the Hoboken Quality of Life Coalition and City of Hoboken request that the Council of the City of Hoboken suspend parking meter rules on that section of the East side of Washington Street beginning just South of Newark Street so that the farmers can park their trucks to unload and sell their goods.

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

1. The above recitals are incorporated herein as though 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 receive the intent and purpose of this resolution.
3. The parking meters along the East side of Washington Street just South of Newark Street are hereby suspended on every Tuesday from 12:00 P.M. to 9:00 P.M. beginning Tuesday, June 23, 2015 and ending Tuesday, November 24, 2015.
4. The sidewalk along the East side of Washington Street between Newark Street and Observer Highway shall be cleared of loiterers every Tuesday from 12:00 P.M. to 9:00 P.M. beginning at 12:00 P.M. on Tuesday, June 23, 2015 and ending at 9:00 P.M. on Tuesday, November 24, 2015.
5. The Hoboken Police Department and Hoboken Parking Utility shall take action to effectuate and enforce these regulations.
6. A certified copy of this resolution shall be provided to Mayor Dawn Zimmer, Business Administrator Quentin Wiest, Director Jon Tooke, Chief of Police Kenneth Ferrante, and Director John Morgan.

This Resolution shall take effect immediately.

Meeting date: May 6, 2015

APPROVED:

APPROVED AS TO FORM:

Quentin Wiest
Business Administrator

Mellissa L. Longo, Esq.
Corporation Counsel

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

DOWNTOWN HOBOKEN FARMERS' MARKET REGULATIONS

PURPOSE: The Downtown Hoboken Farmers' Market has been established as a community service to the City of Hoboken and as support for regional farmers, allowing them the opportunity to market quality products grown on their farms in a designated area. To remain competitive, farmers need to be able to develop new markets for agricultural products grown on their farms. Success in agricultural marketing helps significantly in economically preserving farmland and open space which in turn contributes to maintaining the quality of life in the region. Communities benefit from the fresh, nutritious, high quality produce it provides consumers access to and attracts business activity to downtown areas. The Downtown Hoboken Farmers' Market also serves as a community gathering place to exchange recipes and ideas in a non-political setting.

REGISTRATION: Participation is open to established farming operations engaged in the production of agricultural products and vendors whose products promote nutrition and/or produce.

FEES: Registration -\$50 Due with completed application
Market Fees -\$35/day

LOCATION/TIME: The market will operate on the east side of Washington Street between Newark Street and Observer Highway. Arrive at least one-half hour before to set up. No sales will occur before 3:00 PM and breakdowns should be completed no later than 7:30 PM

INSURANCE: A certificate of liability insurance is required with a minimum coverage of \$1,000,000 naming the City of Hoboken as an additional insured. Certificates of insurance must be received and approved by the market manager before a grower is permitted to sell at the market.

SALES AUTHORIZATION: Authorization to sell agricultural products is available to growers who have an established farming operation under their direct management. Only one authorization per market will be issued for each farming operation. The authorization entitles the farmer, family members and employees of the farming operation to sell agricultural products grown by that farming operation. The authorization is not transferable and may be limited to a specific number per market. Each market reserves the right to select the growers that will participate. Selection will be based on size of market location, composition of products offered, and prior adherence to the market regulations. Authorization to sell at the market can be withdrawn by the sponsor if a grower violates market regulations or if the market must close due to lack of support by the community or participating growers.

SPACES: Spaces (of a specified size and location) will be assigned by the market manager. Spaces assigned to vendors are to be used only by that vendor. No leasing or lending of market stalls will be allowed. **When unable to attend, vendors must notify the Market Manager in advance (24 hours, if possible). Each vendor will be allowed parking for one vehicle on Washington Street between Newark and Observer Highway. The Downtown Hoboken Farmers' Market will not be held responsible for parking violations of a second vehicle.**

ORDERLY MARKET OPERATION: The market manager is responsible for the orderly operation of the market. All questions and issues are to be directed to the market manager. **Disputes between vendors and/or market managers will not be tolerated at the market site.** The market manager has the right to evict any vendor from the market site. The vendor's recourse is a formal complaint in writing forwarded to both the Market Manager and the NJCFC. The Market Manager and the NJCFC are only responsible for acting upon written complaints.

DISPLAY: Tables displaying produce and related products will be set up, so that no seller blocks or limits the view or access of consumers to a neighboring seller. Vendors must supply their own scales, bags, tables, electrical power etc. Producers must maintain scales acceptable to the County Department of Weights and Measures. Produce may be sold by the count, weight, bunch, or in legally acceptable containers. All other containers must identify the net weight of the contents. Produce that is not of fresh or good quality will not be displayed nor sold at the market. The market manager has the right to require any produce that does not comply with the market regulations to be removed from any stand. All prices must be posted before and during sale time. **In addition, each seller must display a sign in a prominent place giving his or her farm name and address.** Producers and their employees must wear shirts, trousers/shorts/skirts and shoes. Hawking or shouting to attract customers will not be permitted. Each producer is responsible for cleaning the area around his or her stall and providing at least one trash receptacle. Grower generated waste should be disposed back at the farm.

Producers will comply with all federal, state, and county regulations including, but not limited to, chapter 12 of the New Jersey Sanitary Code. Vendors must also comply with other terms and conditions that may be added for the public health, safety, and welfare.

VENDORS: The Downtown Hoboken Farmers' Market reserves the right to invite, or not invite, vendors as it sees fit. Products sold by vendors at the Downtown Hoboken Farmers' Market must either be grown/produced by New Jersey farmers directly or promote good nutrition and/or produce.

FARMERS' PRODUCTS: Only agricultural products produced from the farm of the grower can be sold* at the Farmers' Market, except as specified below:

Leased land - Growers may utilize leased land only if all aspects of production and maintenance are conducted under their direct management. The Market Manager and NJCFC may ask for a copy of the lease agreement *and proof that the farmer performs or supervises all work associated with the production of the crop. Proof may include but is not limited to seed receipts, pay roll records, spray records, orchard equipment, etc.* Leasing of orchard land is permitted only if it is done on a long-term (+3 years). NJCFC will ask for a copy of the lease agreement. Legitimacy of all lease agreements will be judged by the NJCFC to determine if products can be brought to market.

Cider and fruit juice - Sold only by the producers of those fruits. Cider can be pressed off farm, if not pressed on the farm, provide name and address of mill at the market. At least 60% of fruit in the juice will come from grower's orchard. No cider or juices can come from anywhere other than New Jersey. No concentrates are permitted.

The sale of baked and other processed items is decided on a market by market basis by the municipality in which a market is located. Growers wishing to sell items freshly grown on their farm baked or processed on their premises must submit a copy of their County Health Department's annual Sanitary Inspection Report to the NJCFC and the Market Manager before the market season begins.

Products sold as organic must comply with the National Organic Program rules.

*All agricultural products to be sold must first be registered, as appropriate, on the **Crop Plan Form** or the **Purchased Product Request Form**.

PURCHASED ITEMS: A grower may petition the Market Manager to sell a purchased agricultural product at the farm market, not grown on his or her farm, for a specified period of time. The grower petitioning the Market Manager to sell a purchased product will submit a **Purchased Product Request Form** at least one week in advance of the starting date of sale of that product.

Based on the following criteria, the Market Manager will either approve, partially approve, or reject the grower's petition:

1. The product is purchased directly from another New Jersey farm operation where it was grown.
2. It has been determined by reviewing crop plans and surveying other growers in the market that there will not be a sufficient quantity *and quality* of that product in the market to satisfy demand during the specified time period. *Sales of purchased items will be allowed only after growers of the crop has been sold out.*
3. A maximum of *1-5 crops (based on number of farmers as follows: 1-2 farmers=0-5 crops, 3-4 farmers=0-4 crops, 4 or more farmers=0-3 crops) (all varieties/cultivars of a crop are counted as one crop)* may be purchased and will account for no more than 25% of all products offered for sale by the farmer, both in number and sales space, at the beginning of each sales day.
4. The offering for sale of purchased items will not deter from the purpose of the Farmers Market, nor negatively impact its viability. Approval may be withdrawn with one-week prior notice.

A listing of all purchased product approvals will be made available to all authorized farmers upon request. **Purchased items must be identified as such at the market by indicating the farm name and location where they were bought.**

Full partnerships of two individual farmers sharing in the production of crops can participate in the Farmers Markets only with **written preapproval from the Market Manager** and supported with a partnership agreement filed in the county the farm is

located. A full partnership is defined as two individual farmers actually sharing in the production (planting, cultivation, pest control, and harvest) of crops. This cannot be a brokerage arrangement. It is the grower participants responsibility to submit a legal partnership agreement to the Market Manager and the NJCFC before bringing the partnership's products to market.

INSPECTIONS: The NJCFC, or its agent, will inspect each registered farm during the marketing season to verify agricultural products being grown, acreage, and scheduled time of harvest. An approved farm inspection is required annually for each grower to be authorized to sell any product at the Farmers' Market. Advance notice will be provided before any farm inspection. *Growers must schedule an inspection within one week of being contacted by the inspector.* The NJCFC reserves the right to reinspect farms to clarify or resolve questions or complaints *with 48 hour advance notice.* *Farmer will be billed \$125 for reinspection if a violation is found.* Farmers will receive copies of their farm inspection report as well as the Manager of the market(s) the farmer is attending. The NJCFC will make at least one market inspection per year at each of the community sites to ensure produce being sold by the participating growers is on their **Crop Plan form** and /or **Purchased Product Request form(s)**. The results of this market inspection will be forwarded to the Market Managers.

VIOLATIONS: If a Market Manager in consultation with the NJCFC determines a grower is in violation of the regulations, the grower will be notified by phone or in person, and a written notice will follow. If the violation continues, the following penalties may be assessed:

PENALTIES: **One violation** - a warning letter issued and/or suspension from the market(s) *where the violation was found* for one day.

Two violations - suspension from the market(s) for up to one month and a mandatory meeting with NJCFC Executive Committee and Market Manager.

Additional violations - suspension from the market(s) for up to the remainder of the season. Re-application to the market(s) will be at the market manager's and community sponsor's discretion.

Major violations in which suspension from a market was necessary are cumulative and stay on a growers record for two years from the date of the violation. Minor violations in which only a warning letter was issued cumulate only during the year they were issued.

APPEALS: Upon receiving a violation notice, you may request an appearance before the NJCFC Executive Committee and the Market Manager to contest the findings. A meeting will be called within two weeks of your request. Items in violation may be suspended from sale until the hearing. To assure speedy resolution of violations, an enforcement subcommittee may hear your case in lieu of a full committee.

Market Contact:

John Branciforte
1125 Maxwell Ln #1121
Hoboken, NJ 07030

CITY OF HOBOKEN
RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE LOCATION OF THE UPTOWN HOBOKEN FARMERS' MARKET ON THURSDAYS
BEGINNING JUNE 4, 2015 AND ENDING THURSDAY, OCTOBER 29, 2015.

WHEREAS, the Quality of Life Coalition and the City of Hoboken are sponsoring a farmers' market along the East side of Hudson Street between 13th and 14th Streets; and

WHEREAS, the Hoboken Farmers' Market will take place every Thursday, beginning June 4, 2015 and ending Thursday, October 29, 2015; and

WHEREAS, the Hoboken Quality of Life Coalition and City of Hoboken request that the Council of the City of Hoboken suspend parking meter rules on that section of the East side of Hudson Street beginning North of 13th Street so that the farmers can park their trucks to unload and sell their goods.

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

1. The above recitals are incorporated herein as though 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 receive the intent and purpose of this resolution.
3. The parking meters along the East side of Hudson Street just North of 13th Street are hereby suspended on every Thursday from 12:00 P.M. to 9:00 P.M. beginning Thursday, June 4, 2015 and ending Thursday, October 29, 2015.
4. The sidewalk along the East side of Hudson Street between 13th and 14th Streets shall be cleared of loiterers every Thursday from 12:00 P.M. to 9:00 P.M. beginning at 12:00 P.M. on Thursday, June 4, 2015 and ending at 9:00 P.M. on Thursday, October 29, 2015.
5. The Hoboken Police Department and Hoboken Parking Utility shall take action to effectuate and enforce these regulations.
6. A certified copy of this resolution shall be provided to Mayor Dawn Zimmer, Business Administrator Quentin Wiest, Director Jon Tooke, Chief of Police Kenneth Ferrante, and Director John Morgan.

This Resolution shall take effect immediately.

Meeting date: May 6, 2015

APPROVED:

APPROVED AS TO FORM:

Quentin Wiest
Business Administrator

Mellissa L. Longo
Corporation Counsel

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

UPTOWN HOBOKEN FARMERS' MARKET REGULATIONS

PURPOSE: The Uptown Hoboken Farmers' Market has been established as a community service to the City of Hoboken and as support for regional farmers, allowing them the opportunity to market quality products grown on their farms in a designated area. To remain competitive, farmers need to be able to develop new markets for agricultural products grown on their farms. Success in agricultural marketing helps significantly in economically preserving farmland and open space which in turn contributes to maintaining the quality of life in the region. Communities benefit from the fresh, nutritious, high quality produce it provides consumers access to and attracts business activity to Uptown areas. The Uptown Hoboken Farmers' Market also serves as a community gathering place to exchange recipes and ideas in a non-political setting.

REGISTRATION: Participation is open to established farming operations engaged in the production of agricultural products and vendors whose products promote nutrition and/or produce.

FEES: Registration -\$50 Due with completed application
Market Fees -\$35/day

LOCATION/TIME: The market will operate on the east side of Hudson Street between 13th and 14th Streets. Arrive at least one-half hour before to set up. No sales will occur before 2:00 PM and breakdowns should be completed no later than 7:00 PM.

INSURANCE: A certificate of liability insurance is required with a minimum coverage of \$1,000,000 naming the City of Hoboken as an additional insured. Certificates of insurance must be received and approved by the market manager before a grower is permitted to sell at the market.

SALES AUTHORIZATION: Authorization to sell agricultural products is available to growers who have an established farming operation under their direct management. Only one authorization per market will be issued for each farming operation. The authorization entitles the farmer, family members and employees of the farming operation to sell agricultural products grown by that farming operation. The authorization is not transferable and may be limited to a specific number per market. Each market reserves the right to select the growers that will participate. Selection will be based on size of market location, composition of products offered, and prior adherence to the market regulations. Authorization to sell at the market can be withdrawn by the sponsor if a grower violates market regulations or if the market must close due to lack of support by the community or participating growers.

SPACES: Spaces (of a specified size and location) will be assigned by the market manager. Spaces assigned to vendors are to be used only by that vendor. No leasing or lending of market stalls will be allowed. **When unable to attend, vendors must notify the Market Manager in advance (24 hours, if possible). Each vendor will be allowed parking for one vehicle on Hudson St. between 13th and 14th Sts. The Uptown Hoboken Farmers' Market will not be held responsible for parking violations of a second vehicle.**

ORDERLY MARKET OPERATION: The market manager is responsible for the orderly operation of the market. All questions and issues are to be directed to the market manager. **Disputes between vendors and/or market managers will not be tolerated at the market site.** The market manager has the right to evict any vendor from the market site. The vendor's recourse is a formal complaint in writing forwarded to both the Market Manager and the NJCFC. The Market Manager and the NJCFC are only responsible for acting upon written complaints.

DISPLAY: Tables displaying produce and related products will be set up, so that no seller blocks or limits the view or access of consumers to a neighboring seller. Vendors must supply their own scales, bags, tables, electrical power etc. Producers must maintain scales acceptable to the County Department of Weights and Measures. Produce may be sold by the count, weight, bunch, or in legally acceptable containers. All other containers must identify the net weight of the contents. Produce that is not of fresh or good quality will not be displayed nor sold at the market. The market manager has the right to require any produce that does not comply with the market regulations to be removed from any stand. All prices must be posted before and during sale time. **In addition, each seller must display a sign in a prominent place giving his or her farm name and address.** Producers and their employees must wear shirts, trousers/shorts/skirts and shoes. Hawking or shouting to attract customers will not be permitted. Each producer is responsible for cleaning the area around his or her stall and providing at least one trash

receptacle. Grower generated waste should be disposed back at the farm.

Producers will comply with all federal, state, and county regulations including, but not limited to, chapter 12 of the New Jersey Sanitary Code. Vendors must also comply with other terms and conditions that may be added for the public health, safety, and welfare.

VENDORS: The Uptown Hoboken Farmers' Market reserves the right to invite, or not invite, vendors as it sees fit. Products sold by vendors at the Uptown Hoboken Farmers' Market must either be grown/produced by New Jersey farmers directly or promote good nutrition and/or produce.

FARMERS' PRODUCTS: Only agricultural products produced from the farm of the grower can be sold* at the Farmers' Market, except as specified below:

Leased land - Growers may utilize leased land only if all aspects of production and maintenance are conducted under their direct management. The Market Manager and NJCFC may ask for a copy of the lease agreement *and proof that the farmer performs or supervises all work associated with the production of the crop. Proof may include but is not limited to seed receipts, pay roll records, spray records, orchard equipment, etc.*

Leasing of orchard land is permitted only if it is done on a long-term (+3 years). NJCFC will ask for a copy of the lease agreement. Legitimacy of all lease agreements will be judged by the NJCFC to determine if products can be brought to market.

Cider and fruit juice - Sold only by the producers of those fruits. Cider can be pressed off farm, if not pressed on the farm, provide name and address of mill at the market. At least 60% of fruit in the juice will come from grower's orchard. No cider or juices can come from anywhere other than New Jersey. No concentrates are permitted.

The sale of baked and other processed items is decided on a market by market basis by the municipality in which a market is located. Growers wishing to sell items freshly grown on their farm baked or processed on their premises must submit a copy of their County Health Department's annual Sanitary Inspection Report to the NJCFC and the Market Manager before the market season begins.

Products sold as organic must comply with the National Organic Program rules.

*All agricultural products to be sold must first be registered, as appropriate, on the **Crop Plan Form** or the **Purchased Product Request Form**.

PURCHASED ITEMS: A grower may petition the Market Manager to sell a purchased agricultural product at the farm market, not grown on his or her farm, for a specified period of time. The grower petitioning the Market Manager to sell a purchased product will submit a **Purchased Product Request Form** at least one week in advance of the starting date of sale of that product.

Based on the following criteria, the Market Manager will either approve, partially approve, or reject the grower's petition:

1. The product is purchased directly from another New Jersey farm operation where it was grown.
2. It has been determined by reviewing crop plans and surveying other growers in the market that there will not be a sufficient quantity *and quality* of that product in the market to satisfy demand during the specified time period. *Sales of purchased items will be allowed only after growers of the crop has been sold out.*
3. A maximum of 1-5 crops (based on number of farmers as follows: 1-2 farmers=0-5 crops, 3-4 farmers=0-4 crops, 4 or more farmers=0-3 crops) (all varieties/cultivars of a crop are counted as one crop) may be purchased and will account for no more than 25% of all products offered for sale by the farmer, both in number and sales space, at the beginning of each sales day.
4. The offering for sale of purchased items will not deter from the purpose of the Farmers Market, nor negatively impact its viability. Approval may be withdrawn with one-week prior notice.

A listing of all purchased product approvals will be made available to all authorized farmers upon request. **Purchased items must be identified as such at the market by indicating the farm name and location where they were bought.**

Full partnerships of two individual farmers sharing in the production of crops can participate in the Farmers Markets only with **written preapproval from the Market Manager** and supported with a partnership agreement filed in the county the farm is located. A full partnership is defined as two individual farmers actually sharing in the production (planting, cultivation, pest control, and harvest) of crops. This cannot be a brokerage arrangement. It is the grower participants responsibility to submit a legal partnership agreement to the Market Manager and the NJCFC before bringing the partnership's products to market.

INSPECTIONS: The NJCFC, or its agent, will inspect each registered farm during the marketing season to verify agricultural products being grown, acreage, and scheduled time of harvest. An approved farm inspection is required annually for each grower to be authorized to sell any product at the Farmers' Market. Advance notice will be provided before any farm inspection. *Growers must schedule an inspection within one week of being contacted by the inspector.* The NJCFC reserves the right to reinspect farms to clarify or resolve questions or complaints *with 48 hour advance notice.* *Farmer will be billed \$125 for reinspection if a violation is found.* Farmers will receive copies of their farm inspection report as well as the Manager of the market(s) the farmer is attending. The NJCFC will make at least one market inspection per year at each of the community sites to ensure produce being sold by the participating growers is on their **Crop Plan form** and /or **Purchased Product Request form(s)**. The results of this market inspection will be forwarded to the Market Managers.

VIOLATIONS: If a Market Manager in consultation with the NJCFC determines a grower is in violation of the regulations, the grower will be notified by phone or in person, and a written notice will follow. If the violation continues, the following penalties may be assessed:

PENALTIES: **One violation** - a warning letter issued and/or suspension from the market(s) *where the violation was found* for one day.

Two violations - suspension from the market(s) for up to one month and a mandatory meeting with NJCFC Executive Committee and Market Manager.

Additional violations - suspension from the market(s) for up to the remainder of the season. Re-application to the market(s) will be at the market manager's and community sponsor's discretion.

Major violations in which suspension from a market was necessary are cumulative and stay on a growers record for two years from the date of the violation. Minor violations in which only a warning letter was issued cumulate only during the year they were issued.

APPEALS: Upon receiving a violation notice, you may request an appearance before the NJCFC Executive Committee and the Market Manager to contest the findings. A meeting will be called within two weeks of your request. Items in violation may be suspended from sale until the hearing. To assure speedy resolution of violations, an enforcement subcommittee may hear your case in lieu of a full committee.

Market Contact:

Uptown Hoboken Farmers' Market
Julie Harari
202 11th Street
Hoboken, NJ 07030

Introduced by: _____
Seconded by: _____

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

**RESOLUTION TO REFUND HANDICAPPED PARKING APPLICATION FEE TO APPLICANT
NELSON RIVERO IN THE AMOUNT OF \$125.00**

WHEREAS, The Subcommittee for Handicapped Parking denied approval of the above referenced handicapped parking application, and now seeks to reimburse the application fee to the applicant.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Hoboken, that a warrant be drawn on the City Treasury to the order of the following sum opposite the name below, as reimbursement for the handicapped parking application fee:

NAME	ADDRESS	AMOUNT
Nelson Rivero	59-13 th Street Apt30A	\$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 in accordance herewith, including a warrant for payment to the above mentioned individual, and to take any other actions necessary to complete and realize the intent and purpose of this resolution; and,

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

Meeting date: May 6, 2015

APPROVED:

APPROVED AS TO FORM:

Quentin Wiest
Business Administrator

Mellissa L. Longo, Esq.
Corporation Counsel

Councilperson	Yea	Nay	Abstain	No Vote
Ravi Bhalla				
Theresa Castellano				
James Doyle				
Jen Giattino				
Elizabeth Mason				
David Mello				
Tim Occhipinti				
Michael Russo				
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 Treasury made payable to the following totaling **\$5,802.15**

<u>NAME</u>	<u>BL/LT/UNIT</u>	<u>PROPERTY</u>	<u>QTR/YEAR</u>	<u>AMOUNT</u>
Corelogic Recoveries Dept. P.O. Box 961230 Forth Worth, TX 76161-0230	95/17/C005B	930 Jefferson St	4/14	\$2,203.29
LT National Title Services 89 Hudson Street, 4 th Floor Hoboken, NJ 07030	194/44/C0003	704 Bloomfield St	1/14	\$1,859.23
Christin Israelski 300-02 Hudson Street #15 Hoboken, NJ 07030	214.01/34/C0015	300-02 Hudson St	1/15	\$413.50
Elizabeth Tao 119 Clinton St #1R Hoboken, NJ 07030	33/9/C000B	119 Clinton St	4/14	\$1,326.13

Meeting: May 6, 2015

Approved as to Form:

CORPORATION COUNSEL

Sharon Curran, Tax Collector

Introduced By: _____

Second By: _____

**CITY OF HOBOKEN
RESOLUTION NO. _____**

**RESOLUTION AUTHORIZING THE REFUND OF TAX APPEALS
STATE TAX COURT**

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

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

NOW THEREFORE BE IT RESOLVED, that a warrant be drawn on the City Treasury made payable to the following totaling \$45,954.48

<u>NAME</u>	<u>BL/LOT/UNIT</u>	<u>PROPERTY</u>	<u>YEAR</u>	<u>AMOUNT</u>
Schneck Law Group LLC 301 South Livingston Avenue, Suite 105 Livingston, NJ 07039	192/14	523 Garden St	2014	\$1,206.66
Schneck Law Group LLC 301 South Livingston Avenue, Suite 105 Livingston, NJ 07039	69/17	534 Adams St	2014	\$1,442.28
Schneck Law Group LLC 301 South Livingston Avenue, Suite 105 Livingston, NJ 07039	173/17	1126 Park Ave	2014	\$771.12
Schneck Law Group LLC 301 South Livingston Avenue, Suite 105 Livingston, NJ 07039	180/24	528 Garden St	2014	\$1,428.00
Schneck Law Group LLC 301 South Livingston Avenue, Suite 105 Livingston, NJ 07039	195/11	823 Garden St	2014	\$1,132.40
Schneck Law Group LLC 301 South Livingston Avenue, Suite 105 Livingston, NJ 07039	197/14	1031 Garden St	2014	\$3,245.84
Schneck Law Group LLC 301 South Livingston Avenue, Suite 105 Livingston, NJ 07039	195/32	832 Bloomfield St	2014	\$3,955.56

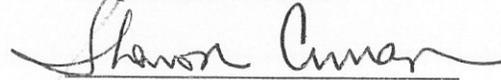
Schneck Law Group LLC 301 South Livingston Avenue, Suite 105 Livingston, NJ 07039	206/37	712 Washington St	2014	\$2,593.25
Schneck Law Group LLC 301 South Livingston Avenue, Suite 105 Livingston, NJ 07039	220/8	915 Washington St	2014	\$2,613.24
Schneck Law Group LLC 301 South Livingston Avenue, Suite 105 Livingston, NJ 07039	220/23	936 Hudson St	2014	\$3,612.84
Schneck Law Group LLC 301 South Livingston Avenue, Suite 105 Livingston, NJ 07039	250/23	161 Thirteenth St	2014	\$1,363.74
Schneck Law Group LLC 301 South Livingston Avenue, Suite 105 Livingston, NJ 07039	251/6	160 13 th Street	2014	\$955.33
Peter Cecinini, Esq. 1081 Avenue C Bayonne, NJ 07002	167/26	258 Fifth St	2014	\$605.47
Peter Cecinini, Esq. 1081 Avenue C Bayonne, NJ 07002	189/36	214 Bloomfield St	2014	\$2,590.40
Peter Cecinini, Esq. 1081 Avenue C Bayonne, NJ 07002	191/4	423 Garden St	2014	\$1,363.74
Peter Cecinini, Esq. 1081 Avenue C Bayonne, NJ 07002	194/11	713 Garden St	2014	\$2,053.46
Peter Cecinini, Esq. 1081 Avenue C Bayonne, NJ 07002	197/43	154 Tenth St	2014	\$1,366.60
Peter Cecinini, Esq. 1081 Avenue C Bayonne, NJ 07002	207/7	813 Bloomfield St	2014	\$714.00

Peter Cecinini, Esq. 1081 Avenue C Bayonne, NJ 07002	215.01/13/C0004	420 Hudson St	2014	\$2,066.32
Peter Cecinini, Esq. 1081 Avenue C Bayonne, NJ 07002	251/11	1313 Garden St	2014	\$1,356.60
Peter Cecinini, Esq. 1081 Avenue C Bayonne, NJ 07002	200/4	109 Bloomfield St	2014	\$1,936.37
Joseph K Scanlon Esq. 90 Hudson Street, 2 nd Floor Hoboken, NJ 07030	205/6	609 Bloomfield St	2014	\$1,248.08
Jacobus & Associates, LLC 301 South Livingston Avenue, Suite 105 Livingston, NJ 07039	193/24.02	641 Garden St	2014	\$1,428.00
Bertone Piccini LLP 777 Terrace Avenue, Suite 201 Hasbrouck Heights, NJ 07604	216.01/20.01	536 Hudson St	2014	\$2,911.69
Donna Garban 120 Garden Street Hoboken, NJ 07030	177/29	120 Garden St	2014	\$1,993.49

Meeting: May 6, 2015

Approved as to Form:

Corporation Counsel


Sharon Curran, Tax Collector

Sponsored by: _____

Seconded by: _____

City of Hoboken

Resolution No. _____

RESOLVED, that filed minutes for the Hoboken City Council **Regular meeting of April 15, 2015** have been reviewed and approved by the Governing Body.

Approved as to form:

Meeting Date: May 6, 2015

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

Sponsored by: _____

Seconded by: _____

CITY OF HOBOKEN

ORDINANCE NO. _____

AN ORDINANCE TO AMEND HOBOKEN CODE CHAPTER 110, ARTICLE VIII ENTITLED “DEMOLITION CONTAINERS” TO REVISE THE REQUIREMENTS FOR PLACEMENT AND PARKING RELATING TO DUMPSTERS AND DEMOLITION CONTAINERS

WHEREAS, Chapter 110 of the Hoboken City Code currently seeks to regulate garbage, rubbish and litter, and Article VIII seeks to regulate the use and placement of demolition containers and dumpsters; and,

WHEREAS, the City Council has determined that it is necessary to amend the regulations and enforcement relating to dumpsters and demolition containers placed on the public rights of way and/or public property of the City.

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 110 – ARTICLE VII “DEMOLITION CONTAINERS”

Article VIII Demolition Containers and Dumpsters

§ 110-36 Placement on public streets or sidewalks; permits and fees.

No person may place a dumpster or demolition container on any public street or sidewalk without first obtaining a demolition container permit from the Department of ~~Environmental Services~~ Transportation and Parking, or permit a dumpster or demolition container to remain on any public street or sidewalk after the expiration date of a permit previously issued.

Demolition container permits shall be issued for specified periods and shall cover a particular dumpster or demolition container at a particular place. Fees for demolition container permits shall be \$50 for the first 48 hours and \$20 for each day thereafter. A copy of the demolition container permit shall be adequately displayed on the dumpster or demolition container by the permittee, so as to be visible from the sidewalk at all times.

Dumpsters and demolition containers are not permitted on streets after 5:00 p.m. on Fridays and before 10:00 a.m. on Mondays. No dumpster or demolition containers are permitted on public streets or sidewalks on Saturday or Sunday without the permission of the Director of the Department of ~~Environmental Services~~ Transportation and Parking, and said permission, when given, shall be written upon the demolition container permit by the Director or his/her agent.

“Temporary no parking” regulations may, at the discretion of the Director of Transportation and Parking, be issued pursuant to Hoboken Code Section 190-26 for properly permitted dumpsters

and demolition containers, as well as for one parking space immediately in front of the dumpster / demolition container, and one parking space immediately behind the dumpster / demolition container. However, no “temporary no parking” regulations shall be issued for the parking spaces in front of and/or behind the dumpster / demolition container from 8:00PM through 6:00AM on any day, or from 5:00PM on Fridays through 10:00AM on Mondays.

Any dumpster or demolition container which is in violation of this Section shall be subject to a penalty of not less than \$100 and not more than \$500.00, and immediate removal of the dumpster / demolition container at the sole cost and expense of the owner of the dumpster / demolition container. This Section shall be enforced by the Department of Transportation and Parking.

§ 110-37 Placement of dumpsters.

No dumpster or demolition container shall be placed closer than 25 feet from any intersection or crosswalk or closer than six inches from a curb. The areas beneath and surrounding the dumpster or container shall be kept clean and shall be cleaned immediately after removal of the container. Dumpsters or demolition containers shall not be filled higher than four inches from the top, and dumpsters and demolition containers containing refuse shall be kept covered between the hours of 5:00 p.m. and 6:00 a.m. and whenever being transported.

Any dumpster or demolition container which is in violation of this Section shall be subject to a penalty of not less than \$100 and not more than \$500.00, and immediate removal of the dumpster / demolition container at the sole cost and expense of the owner of the dumpster / demolition container. This Section shall be enforced by the Department of Transportation and Parking.

§ 110-38 Dumpster identification information.

Dumpsters and demolition containers shall bear an identification number assigned by the state and the name, address and telephone number of the person responsible for the container and shall be marked at each end with at least one reflector and with at least one iridescent stripe measuring four feet by four inches.

Any dumpster or demolition container which is in violation of this Section shall be subject to a penalty of not less than \$100 and not more than \$500.00, and immediate removal of the dumpster / demolition container at the sole cost and expense of the owner of the dumpster / demolition container. This Section shall be enforced by the Department of Transportation and Parking.

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: May 6, 2015

Introduction:

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

Final Reading:

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

Approved as to Legal Form:

Mellissa Longo, Corporation Counsel

Adopted by the Hoboken City Council
By a Vote of ____ Yeas to ____ Nays
On the ____ day of _____, 2015

James Farina, City Clerk

Vetoed by the Mayor for the following reasons: _____

-or-

Approved by the Mayor

On the ____ day of _____, 2015

Dawn Zimmer, Mayor

Sponsored by: _____

Seconded by: _____

CITY OF HOBOKEN
ORDINANCE NO. _____

**AN ORDINANCE TO AMEND CHAPTER 192-4 ENTITLED
“ENUMERATION OF SPACES”**

WHEREAS, Chapter 190 of the General Code of the City of Hoboken establishes the rules and regulations associated with parking within City borders, and Chapter 192 establishes the parking rules related to parking for persons with a disability; and,

WHEREAS, the Committee has determined that the general restricted parking space recently ordained at the Public Library requires a slight revision to add time limits, and hereby seeks approval of the City Council for recognition of same.

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

§ 192-4. Enumeration of spaces.

B. The following locations are hereby approved by the Subcommittee for Chapter 192 Parking as general persons with a disability spaces for all persons holding a motor vehicle services placard and/or the special vehicle status license plates pursuant to N.J.S.A. 39:4-205:

Name of Street	Side	Location
Fifth Street	North	Beginning at a point of 32 feet west of the westerly curblin <u>e</u> of Park Avenue and extending 22 feet westerly therefrom**

** Said location shall only be considered a “general persons with disability” space during the Library’s normal business hours. At all other times said space shall not be reserved as a “general persons with disability space” but shall be utilized as a general parking space under Chapter 190.

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: May 6, 2015

Introduction:

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

Final Reading:

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

Approved as to Legal Form:

Mellissa Longo, Corporation Counsel

Adopted by the Hoboken City Council
By a Vote of ____ Yeas to ____ Nays
On the ____ day of _____, 2015

James Farina, City Clerk

Vetoed by the Mayor for the following reasons: _____

-or-

Approved by the Mayor
On the ____ day of _____, 2015

Dawn Zimmer, Mayor

Sponsored by: _____

Seconded by: _____

City of Hoboken
Ordinance No.: _____

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 196 (ZONING)
OF THE MUNICIPAL CODE OF THE CITY OF HOBOKEN**

WHEREAS, it is in the City's best interest to update the Zoning Ordinance to reflect modern issues, applications, conditions and language consistent with the purpose and intent of the City's Master Plan, and Master Plan Reexamination Report; and

WHEREAS, the City Council wishes to address changes that will help property owners who wish to improve their property by simplifying the approval process; and

WHEREAS, the City Council wishes to further address changes to the Zoning Code that support implementation of Flood Damage Prevention and mitigation design standards that will insure the health, safety and 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 196, Article I, Section 5.1, of the Code of the City of Hoboken is amended as follows; deletions to the current ordinance are noted in ~~strike through~~, additions to the current ordinance are noted in underline:

§ 196-5.1. Nonconforming uses, structures and lots.

A. Continuation.

(1) A use, building or structure, or lot lawfully in existence at the effective date of this Chapter, which shall be that has been made nonconforming as a result of the passage of this Chapter or any applicable amendments 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, and may change ownership, provided that all other conditions of this article are met.

(2) Structures that are nonconforming as to height, yard setbacks, or lot coverage that are in existence on the effective date of this Chapter or become so as a result of any amendment hereto may undergo bulk alteration without variance only in cases where the alterations will bring the structure into conformity with the height, yard setbacks and lot coverage requirements for the zone in which the structure is located. In all other cases, where an alteration is proposed that does not eliminate the nonconformity entirely, or where an alteration will intensify the nonconformity in any way, the application shall be referred to the appropriate board as required subject to the variance or variances needed.

(3) Lots that do not conform as to width, depth or square feet requirements set forth in this Chapter that are lawfully pre-existing lots not created by variance and in existence on the effective date of this Chapter or that become so as a result of any amendment hereto may be built upon, and existing structures already thereupon may be altered without variance, provided any structure or

alteration conforms with the standards for height, yard setbacks and lot coverage pursuant to Chapter 196, Zoning. In such cases, bulk requirement percentages, where applicable, shall be applied instead of feet.

- B. Maintenance and repairs. Work necessary to maintain or ~~Maintenance and repair work may be made~~ to a nonconforming use, structure or lot, is permitted provided that the maintenance or repair work does not change or intensify the nonconforming use, expand the ~~building~~ nonconforming structure or the functional use of the ~~building~~ structure, increase the area of a ~~the~~ lot dedicated to 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~~ Any nonconforming ~~building~~ structure containing a residential use may be altered in ~~any way~~ to improve the interior livability, health and safety of the occupants 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 or nonconforming structure shall be enlarged, extended, reconstructed, substituted or structurally altered, except when changed to a conforming ~~building~~ structure or use, or when required to do so by law, except as follows:
- (1) Any nonconforming use or structure ~~sustaining damage~~ partially destroyed by fire, flood, casualty or act of God ~~constituting less than 50% of the building's market value before the damage occurred~~ may be repaired and used as before, provided the repairs meet all New Jersey Uniform Construction Code and Hoboken Flood Damage Prevention Code requirements for reconstruction, and provided that the floor area of ~~such~~ the nonconforming use, building or structure shall not exceed the floor area or building volume which existed prior to ~~such~~ the sustained 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~~ structure is more than partially destroyed or damaged is determined to be 50% or more of a building's market value, whether by fire flood, act of God or construction activity, 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.
 - (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 or structure. Any nonconforming use or structure ~~which~~ that has been changed to a permitted use or structure shall not be revived as a nonconforming use or structure, except by variance.

SECTION TWO: AMENDMENT

Chapter 196, Article V, Schedule I: Residential Districts, of the Code of the City of Hoboken is amended as follows; deletions to the current ordinance are noted in ~~strikethrough~~, additions to the current ordinance are noted in underline; sections that are not included here as amended shall remain unchanged:

§ 196-14. R-1 District; R-1(E) Subdistrict; R-1(CS) Overlay District; R-1(H)(CPT).

E. Area, yard and building requirements for principal and accessory buildings shall be as follows:

(6) Building height.

(a) R-1 District: Principal buildings~~;~~

[1] ~~a~~ A maximum of three stories but in no event more than height of 40 feet is allowed above ~~base~~ Design Flood Elevation, as established pursuant to Chapter 104, Flood Damage Prevention, of the Municipal code, ~~whichever is less~~. The number of stories shall not be applied to determine building height, but a minimum floor-to-floor height of 10 feet shall be required of all stories above Design Flood Elevation on new construction, including additions to existing structures.

[1][2] ~~Where front sidewalk grade is already above base flood elevation,~~ Where adjacent grade exceeds the Design Flood Elevation, building height shall be permitted up to 40 feet above the elevation of finished grade surrounding the structure. ~~maximum height of 40 feet shall be measured from said sidewalk grade. Where front sidewalk grade is below the natural grade of the building site as of the date of adoption of this ordinance, such as Hudson Street, the point of measurement for maximum building height shall be determined by the average elevation of the final grade adjoining such building.~~

[2][3] ~~Where~~ On a lot where new building occupies no more than 50 feet of frontage exists between two existing adjacent principal buildings ~~whose~~ that both height (as measured in feet) is lower than the maximum permitted for the district, the new structure may match the height of the higher of the two buildings. ~~Where the adjacent buildings are higher than~~ exceed the maximum height permitted for the district (as measured in feet), the new structure may match but shall not exceed the height of the lower of the two buildings. Final height in such a case shall include any front parapet.

[3][4] ~~In any event, any principal building or portion of a principal building constructed in the corner lot area may be built to the maximum height permitted for the district. The corner lot area shall be limited to an area no larger than 25 feet by 100 feet as shown on the City's tax map as of the date of the adoption of this ordinance. All other bulk regulations shall apply.~~ In all areas of special flood hazard, as established in Chapter 104, Flood Damage Prevention, enclosed areas below Design Flood Elevation of a new or substantially improved building shall be usable only for vehicle parking (where otherwise permitted by this chapter), building access, and storage. Where otherwise permitted pursuant to this chapter, a commercial use may also occupy the ground floor provided that the floor meets the floodproofing standards set forth in Chapter 104.

(7) Yard dimension, minimum:

(a) R-1 District:

[1] Front: minimum five feet; maximum of 10 feet; front yard setback areas are to be fenced and landscaped; stoops are to be encouraged and shall not be counted as lot coverage; bay windows extending no further 36 inches from the front facade and located entirely within the property line shall not be counted as lot coverage; any fencing, landscaping or stoop beyond the property line is subject to the City Code, Chapter ~~168: Streets and Sidewalks~~. Front yard setback shall be either 0 feet or shall match the setback on the adjoining lots on either side except that no front yard setback shall exceed 10 feet. On a lot where new building occupies no more with less than 50 feet of frontage between two existing adjacent principal buildings that both have a front yard setback greater than 0 feet but equal to or less than 10 feet, whose front yard ranges from five to 10 feet, the new structure shall match the lesser setback one of the two adjacent buildings. Where the lot frontage of a new building is 50 feet or more the front yard setback may match the lesser adjacent setback or be 0 feet. In any instance, if there are no adjacent structures or both are setback more than 10 feet the new structure shall be setback 0 feet.

Any fencing, landscaping, architectural feature or stoop extending beyond the property line is subject to the requirements set forth in Chapter 168, Streets and Sidewalks. Where a front yard setback exists or is created, fencing, landscaping, architectural features and stoops within the setback shall not be counted as lot coverage.

§ 196-15. R-2 District.

E. Area, yard and building requirements for principal and accessory buildings shall be as follows except as applies to hospitals and related uses and public parking garages providing accessory parking for such uses detailed in Subsection **E(7)** and **(8)** below:

- (5) Building height, maximum: ~~For principal buildings: a maximum of four stories which may consist of three stories, or not more than 30 feet, whichever is less, above an on-site parking facility for a total height not to exceed 40 feet.~~
- (a) ~~Where a principal building is constructed without parking, its maximum height may be more than three stories or not more than 40 feet above base flood elevation, whichever is less.~~ A maximum height of 40 feet is allowed above Design Flood Elevation as established pursuant to Chapter 104, Flood Damage Prevention, of the Municipal Code. The number of stories shall not be applied to determine building height, but a minimum floor-to-floor height of 10 feet shall be required of all stories above Design Flood Elevation on new construction, including additions to existing structures.
 - (b) ~~Where front sidewalk adjacent grade is already above base~~ exceeds the Design Flood Elevation, maximum building height shall be measured from said sidewalk grade permitted up to 40 feet above the elevation of finished grade surrounding the structure.
 - (c) ~~Where~~ On a lot where new building occupies no more than 50 feet of frontage exists between two existing adjacent buildings ~~which~~ that both exceed the maximum height permitted for the district are higher than the maximum allowed (as measured in feet), the new structure may match but shall not exceed the height of the lower of the two buildings. Final height in such a case shall include any front parapet.

- (d) ~~In any event, any principal building or portion of a principal building constructed in the corner lot area may be built to the maximum height permitted for the district. The corner lot area shall be limited to an area no larger than 25 feet by 100 feet as shown on the City's tax map as of the date of the adoption of this ordinance. All other bulk regulations shall apply.~~ In all areas of special flood hazard, as established in Chapter 104, Flood Damage Prevention, enclosed areas below Design Flood Elevation of a new or substantially improved structure shall be usable only for vehicle parking (where otherwise permitted by this chapter), building access, and storage. Where otherwise permitted pursuant to this chapter, a commercial use may also occupy the ground floor provided that the floor meets the floodproofing standards set forth in Chapter 104.

(6.1) Yard dimensions, minimum:

- (a) ~~Front: minimum five feet, maximum 10 feet; front yard setback areas are to be fenced and landscaped; stoops are to be encouraged and shall not be counted as lot coverage; bay windows extending no further than 36 inches from the front facade and located entirely within the property line shall not be counted as lot coverage; any fencing, landscaping or stoop beyond the property line is subject to the City Code, Chapter 168: Streets and Sidewalks.~~ Front yard setback shall be either 0 feet or shall match the setback on the adjoining lots on either side except that no front yard setback shall exceed 10 feet. On a lot where new building occupies no more than 50 feet of frontage between two existing adjacent principal buildings that both have a front yard setback greater than 0 feet but equal to or less than 10 feet, whose front yard setback ranges from five to 10 feet, the new structure shall match one the lesser setback of the two adjacent buildings. Where the lot frontage of a new building is 50 feet or more the front yard setback may match the lesser adjacent setback or be 0 feet. In any instance, if there are no adjacent structures or both are setback more than 10 feet the new structure shall be setback 0 feet.

Any fencing, landscaping, architectural feature or stoop extending beyond the property line is subject to the requirements set forth in Chapter 168, Streets and Sidewalks. Where a front yard setback exists or is created, fencing, landscaping, architectural features and stoops within the setback shall not be counted as lot coverage.

§ 196-16. R-3 District.

E. Area, yard and building requirements for principal and accessory buildings shall be as follows:

- (5) ~~Building height maximum: For principal buildings: a maximum of four stories which may consist of three stories, or not more than 30 feet, whichever is less, above an on-site parking facility for a total height not to exceed 40 feet.~~
- (a) ~~Where a principal building is constructed without parking, its maximum height may be no more than three stories or not more than 40 feet above base flood elevation, whichever is less.~~ A maximum height of 40 feet is allowed above Design Flood Elevation as established pursuant to Chapter 104, Flood Damage Prevention, of the Municipal Code. The number of stories shall not be applied to determine building height, but a minimum floor-to-floor height of 10 feet shall be required of all stories above Design Flood Elevation on new construction, including additions to existing structures.
- (b) ~~Where front sidewalk adjacent grade is already above base flood elevation, maximum building height shall be measured from said sidewalk grade.~~ Where front sidewalk adjacent grade exceeds the Design Flood Elevation, maximum building height shall be measured from said sidewalk grade permitted up to 40 feet above the elevation of finished grade surrounding the structure.

- (c) ~~On a lot where a new building occupies no more than 50 feet of frontage~~ exists between two existing adjacent buildings ~~which~~ that both exceed the maximum height permitted for the district are higher than the maximum allowed (as measured in feet), the new structure may match but shall not exceed the height of the lower of the two buildings. Final height in such a case shall include any front parapet.
- (d) ~~In any event, any principal building or portion of a principal building constructed in the corner lot area may be built to the maximum height permitted for the district. The corner lot area shall be limited to an area no larger than 25 feet by 100 feet as shown on the City's tax map as of the date of the adoption of this ordinance. All other bulk regulations shall apply.~~ In all areas of special flood hazard, as established in Chapter 104, Flood Damage Prevention, enclosed areas below Design Flood Elevation of a new or substantially improved structure shall be usable only for vehicle parking (where otherwise permitted by this chapter), building access, and storage. Where otherwise permitted pursuant to this chapter, a commercial use may also occupy the ground floor provided that the floor meets the floodproofing standards set forth in Chapter 104.

(7) Yard dimension, minimum:

- (a) ~~Front: minimum five feet, maximum 10 feet; front yard setback areas are to be fenced and landscaped; stoops are to be encouraged and shall not be counted as lot coverage; bay windows extending no further than 36 inches from the front facade and located entirely within the property line shall not be counted as lot coverage; any fencing, landscaping or stoop beyond the property line is subject to the City Code, Chapter 168: Street and Sidewalks.~~ Front yard setback shall be either 0 feet or shall match the setback of the adjoining lots on either side except that no front yard setback shall exceed 10 feet. On a lot where new building occupies no more than 50 feet of frontage between two existing adjacent principal buildings that both have a front yard setback greater than 0 feet but equal to or less than 10 feet, whose front yard setback ranges from five to 10 feet, the new structure shall match ~~one~~ the lesser setback of the two adjacent buildings. Where the lot frontage of a new building is 50 feet or more the front yard setback may match the lesser adjacent setback or be 0 feet. In any instance, if there are no adjacent structures or both are setback more than 10 feet the new structure shall be setback 0 feet.

Any fencing, landscaping, architectural feature or stoop extending beyond the property line is subject to the requirements set forth in Chapter 168, Streets and Sidewalks. Where a front yard setback exists or is crated, fencing, landscaping, architectural features and stoops within the setback shall not be counted as lot coverage.

SECTION THREE: AMENDMENT

Chapter 196, Article IX, of the Code of the City of Hoboken shall be amended by addition of the following sections:

§ 196-28.1. Rear Decks, Roof Decks, Patios and Terraces

A. Rear Decks.

- (1) Rear deck structures shall not exceed the height of the first dwelling floor and shall be unroofed, unenclosed platforms projecting from the rear of a building, surrounded by a railing and supported by pillars or posts.
- (2) A rear deck structure, excluding egress stairs, shall be considered part of the principal structure and may not be considered accessory for the purposes of lot coverage.

- (3) Egress stairs within the rear or side yard shall be considered accessory to the principal building so long as they are no more than 3 feet in width.
- (4) A rear deck shall be set back a minimum of 3 feet from any adjoining property line.
- (5) Rear decks may be constructed only of fire resistive materials. Where a deck structure consists of multiple levels attached to a multi-family building, the construction may be of steel or a combination of steel and other noncombustible materials; treated lumber is not permitted.

B. Roof Decks.

- (1) Upper roof. An upper roof is the topmost roof of a building. An upper roof deck shall be permitted provided that the following requirements are met:
 - (a) An upper roof deck must be set back a minimum of 10 feet from any lot line fronting on a street, 3 feet from any other roof edge not fronting on a street and 3 feet from any adjoining property line.
 - (b) A minimum of 3 feet of clearance must be provided around all fire escape ladders or other points of emergency egress.
 - (c) Upper roof decks shall not cover more than 30 percent of that roof's available surface area except where a green roof is installed. Where a green roof is installed over at least 50 percent of the roof surface inclusive of required setbacks, an upper roof deck may cover the remaining available roof area subject to the setback and clearance requirements set forth herein.
 - (d) Upper roof decks should be accessible from a floor or by a stair bulkhead or elevator. Access via a dropdown stair or ladder is not permitted.
 - (e) Upper roof decks shall be constructed of fire retardant materials such as specially treated wood, rubber, or composite material.
 - (f) Upper roof decks must have a railing 42 inches in height and must meet all other applicable construction and fire code requirements.
 - (g) Lightweight furniture or accessories should be secured or properly stored when not in use to prevent damage or injury should they become airborne.
 - (h) Lighting of decks is permitted but must be indirect and screened from adjacent structures.
- (2) Lower roof. A lower roof is any roof which is not the topmost roof of a building. A lower roof deck shall be permitted provided that the following requirements are met:
 - (a) Lower roof decks must be located in the rear or side yard and set back at least 3 feet from any adjoining property line.
 - (b) A minimum of 3 feet of clearance must be provided around all fire escape ladders and other points of emergency egress.
 - (c) Lower roof decks shall be constructed of fire resistive materials such as specially treated wood, rubber, or composite material.
 - (d) Lower roof decks must have a railing 42 inches in height and must meet all other applicable construction and fire code requirements.

- (e) Lower roof deck must have direct, full size door access from the floor immediately adjacent to the lower roof.
- (f) Lighting is permitted but must be indirect and screened from adjacent structures.

C. Patios and Terraces.

- (1) A patio or terrace shall be located in the rear or side yard of a principal building and shall be a landscaped or surfaced area at a height not more than 18 inches above finished grade.
- (2) Patios and terraces without roof cover will not be considered lot or building coverage or rear yard or side yard encroachments. A patio or terrace with any form of cover including but not limited to a pergola, fabric canopy or fixed plant material will be considered lot coverage and must meet the specification of an accessory structure.
- (3) If a patio or terrace is made of impervious material such as but not limited to concrete pavement or pavers, no more than 30 percent of the yard area may be covered. The area of any impervious cover patio or terrace must be graded to a drain, and a drywell or detention tank with a capacity sufficient to capture runoff from the area of impervious cover that can accommodate a volume equal to or exceeding a 50-year rain event shall be installed.
- (4) If a patio or terrace is made of pervious materials such as but not limited to wood planks with a minimum of .25 inch spacing, pervious pavers, or chipped stone or gravel, up to 50 percent of the yard area may be covered.
- (5) If located in an area of special flood hazard as defined in Chapter 104, a constructed patio or terrace must be securely anchored with footings or tie downs in accordance with Chapter 104, Flood Damage Prevention.

§ 196-28.2. Roofs

- A. Cool roofs. All projects with roof surface area of 1,000 square feet or more shall utilize a material that has a solar reflectivity of 40 percent or greater as certified by the Cool Roof Rating Council®.
- B. Green roofs. Green roofs are encouraged wherever possible and particularly so on roofs with surface area of 5,000 square feet or more where other alternative energy applications are not being used. Green roofs shall be installed in accordance with the following criteria:
 - (1) A green roof shall consist of four layers: a waterproof membrane, a layer of insulation, a drainage layer, and the growing medium (substrate). Additionally, a protective layer of PVC or other suitable material may be placed beneath the growing medium to protect against roots penetrating the waterproofing layer.
 - (2) The growing medium shall be, at a minimum, a thin lightweight medium suitable for planting green roof vegetation such as, for example, a mix of expanded shale and/or sand with 10 percent humus. More intensive applications are encouraged if the structure is designed appropriately for the use.
 - (3) Plantings on green roofs shall be shallow-rooted, drought-tolerant species that thrive in thin, nutrient-poor soils and will not require irrigation such as mosses, grasses and sedum.
 - (4) If a green roof is provided on at least 50 percent of the unencumbered roof surface, the remainder of the available roof area, subject to the setback and clearance requirements set forth herein, may be utilized for the construction of a roof deck.

- (5) Green roofs shall be approved by the City Engineer for, among other things, the building's underlying structural integrity, and it may be subject to periodic inspection.
 - (6) If all of the above criteria in (1) through (5) of this section are met, review and approval of the application will be processed by the Zoning Officer. Applications not meeting these specifications will require review and variance approval by the Planning Board or Zoning Board of Adjustment.
- C. Rooftop gardens. Rooftop gardening shall be for purposes of this section defined as a type of green roof that is utilized for the growing of vegetables or plants on an upper or rear roof for private or commercial purposes. Rooftop gardens shall satisfy the requirements of section 196-28.2.B.(1) above and may cover up to 90 percent of a roof's surface area provided they meet minimum setback requirements of 10 feet from any property line fronting on a street, 3 feet from any other roof edge not fronting on a street, 3 feet from any adjoining property line, and 3 feet from any emergency egress. Rooftop gardens shall be approved by the City Engineer for, among other things, the building's underlying structural integrity, and it may be subject to periodic inspection.
- D. Other rooftop appurtenances. Other rooftop appurtenances, including but not limited to flagpoles, radio or television antennas, chimneys, elevator or stair bulkheads, mechanical equipment, alternative energy installations, water tanks and cooling towers, shall be permitted without limitation provided they meet the following criteria:
- (1) Sound attenuation. Roof mounted equipment such as emergency generators shall have a Level 3 Sound Enclosure or highest available manufacturer's standard. Periodic testing of emergency equipment shall be conducted between the hours of 10:00 a.m. and 2:00 p.m.
 - (2) Setback requirements. On buildings of 7 stories or less, equipment must be setback as follows: a minimum of 10 feet from any property line fronting on a street; 3 feet from any adjoining property line; 3 feet from any other building edge; and 3 feet from any emergency egress. Additional setbacks may be required for safe maintenance of the equipment, or if the proposed equipment installation may cast a shadow onto occupied areas of an adjoining property.
 - (3) Height restrictions. Roof appurtenances may not exceed a height of 15 feet above the main roof slab and shall not be affixed to the roof of an elevator or stair bulkhead.
 - (4) Wireless antenna installations are excluded from this category of rooftop appurtenances and shall continue to be governed by Section §196-35 of this chapter.

SECTION FOUR: AMENDMENT

Chapter 196, Article XV, Administration and Enforcement, of the Code of the City of Hoboken is amended as follows; deletions to the current ordinance are noted in ~~strike through~~, additions to the current ordinance are noted in underline; sections that are not included here as amended shall remain unchanged except for renumbering where necessary:

§ 196-59. Zoning Officer.

- D. Duties. The duties of the Zoning Officer shall ~~be as follows~~ [include but not be limited to the following](#):
 - (2) To review all applications for building permits and assign those ~~needing~~ [requiring](#) review and approval [by the Planning Board, Zoning Board of Adjustment or Historic Preservation Commission](#) to the appropriate board.

- (3) To issue zoning certifications following, where necessary, review and approval by the appropriate individual or board. Applications within the original jurisdiction of the Planning Board may be filed directly with the Planning Board, [Zoning Board of Adjustment](#), [Historic Preservation Commission](#), [County Planning Board](#) or other such agency or individual as may be required.
- (4) [In cases where exterior alterations will be made that alter the height, yard setback or lot coverage on a property where it has been determined that Planning Board or Zoning Board of Adjustment review is not required, the Zoning Office shall require proof of and ensure notification, by the applicant, of all immediately adjoining property owners by certified letter. Such notification shall inform said owners of a zoning approval obtained and the appeal rights afforded under this Chapter.](#)

§ 196-60. Certificates of compliance.

- [C.](#) Issuance of certification. The first certificate of zoning compliance shall be issued by the Zoning Officer on a form approved by the ~~office of the Business Administrator~~ [Director of Community Development](#). Where action is required by the Planning Board or the Zoning Board, no first certificate of zoning compliance shall be issued until the Zoning Officer is in receipt of the resolution of approval of minor site plan or final site plan approval along with a set of the approved, signed site plan drawings. ~~No building permit shall be issued until the Construction Code Official is in receipt of the first certificate of zoning compliance.~~
- [C.D.](#) Notice requirements. When exterior alterations are approved by the Zoning Officer that will alter the height, yard setback or lot coverage on a property where it has been determined that Planning Board or Zoning Board of Adjustment review is not required the applicant shall notify the immediately adjoining property owners of a zoning approval obtained and the appeal rights afforded under this Chapter. Notice shall be made by certified letter and proof of notification shall be provided to the Zoning Officer. No building permits shall be issued until the Construction Code Official is in receipt of the First Certificate of Zoning Compliance and proof of notification has been provided.
- [D.E.](#) Denial of certification. When the Zoning Officer is not satisfied that the applicant's proposal will meet the requirements of this chapter, he shall refuse to issue a certification and shall so notify the applicant and the Construction Code Official, in writing, giving the reasons for denial. The applicant may appeal to the Zoning Board of Adjustment for a modification or reversal of the Officer's decision.
- [E.F.](#) Revocation of zoning certification. If it shall appear at any time to the Zoning Officer that the application or accompanying plan is in any respect false or misleading or that work is being done upon the premises differing materially from that called for in the application filed with ~~him under applicant and~~ [the Zoning Officer or](#) Construction Code Official, ~~which thereby invalidates the building permit~~ [the First Certificate of Zoning Compliance shall be revoked and the building permits invalidated.](#) As a condition for reinstating the ~~z~~Zoning ~~e~~Certification, ~~he~~ [the Officer](#) may, in his/[her](#) discretion, before issuing the new certification, require the applicant to file an indemnity bond in favor of the City of Hoboken, with sufficient surety conditioned for compliance with this chapter and all laws and ordinances then in force and in a sum sufficient to cover the cost of removing the building or structure if it does not so comply.
- [F.G.](#) Expiration of building permits. If a permit has not been acted upon by the commencement of construction within one year from the date of issuance, said permit and all rights created thereby shall expire.

SECTION FIVE: AMENDMENT

Chapter 196, Article II, Definitions, of the Code of the City of Hoboken is amended as follows; deletions to the current ordinance are noted in ~~strike through~~, additions to the current ordinance are noted in underline; sections that are not included here as amended shall remain unchanged:

§ 196-6. Definitions.

B. Terms defined. As used in this chapter, the following terms shall have the meanings indicated:

BUILDING HEIGHT

The vertical distance measured from ~~the mean level of the ground around the foundation to the highest point of the finished roof~~ average finished grade, or from Design Flood Elevation, whichever is higher, to the top of the highest roof beams of a flat or shed roof, to the deck level on a mansard roof, or the average distance between the eaves and the ridge line for gable, hip, and gambrel roofs.

DESIGN FLOOD ELEVATION

The Base Flood Elevation or an elevation designated and adopted by the municipality plus required freeboard. The Design Flood Elevation is established by ordinance and set forth in Chapter 104, Flood Damage Prevention of the Municipal Code of the City of Hoboken.

GRADE

The average elevation of the land around a building; or the percent of rise or descent of a sloping surface.

GRADE, FINISHED

The final elevation, after development, of the average ground level adjoining a building computed by averaging the grade obtained at the 4 corners of the structure or at 4 points set 90 degrees apart where the ground meets the exterior wall of the building.

STORY

That portion of a building included between the surface of any floor and the surface of the floor or roof next above it. An enclosed area below Design Flood Elevation, not used for residential or commercial occupancy, shall not be considered a story for purposes of calculating the number of stories of a structure under this Chapter. (See Chapter 104, Flood Damage Prevention, for permitted uses below Design Flood Elevation.)

SECTION SIX: 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 SEVEN: 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 EIGHT: EFFECTIVE DATE

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

SECTION NINE: CODIFICATION

This ordinance shall be a part of the Code of the City of Hoboken as though codified and fully set forth therein.

Date of Introduction: May 6, 2015

Approved:

Approved as to Legal Form:

Quentin Wiest, Business Administrator

Mellissa Longo, Corporation Counsel

RECORD OF COUNCIL VOTE ON INTRODUCTION			
Council Person	Aye	Nay	N.V.
Councilwoman Castellano			
Councilman Cunningham			
Councilman Doyle			
Councilwoman Giattino			
Councilwoman Mason			
Councilman Mello			
Councilman Occhipinti			
Councilman Russo			
President Bhalla			

RECORD OF COUNCIL VOTE ON 2ND READING			
Council Person	Aye	Nay	N.V.
Councilwoman Castellano			
Councilman Cunningham			
Councilman Doyle			
Councilwoman Giattino			
Councilwoman Mason			
Councilman Mello			
Councilman Occhipinti			
Councilman Russo			
President Bhalla			

I hereby certify the above vote on this _____ day of _____, 2015.

James Farina, City Clerk

Approved by the Mayor of the City of Hoboken on the ____ day of _____, 2015.

Dawn Zimmer, Mayor

-or-

Vetoed by the Mayor for the following reasons:

Introduced By: _____
Seconded By: _____

**CITY OF HOBOKEN
RESOLUTION NO: _____**

**RESOLUTION OF THE CITY OF HOBOKEN REFERRING THE PROPOSED “
AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 196 (ZONING)
OF THE MUNICIPAL CODE OF THE CITY OF HOBOKEN” TO THE CITY OF
HOBOKEN PLANNING BOARD IN ACCORDANCE WITH THE MUNICIPAL LAND USE
LAW, N.J.S.A. 40:55D-26**

WHEREAS, pursuant to the Municipal Land Use Law, the City Council shall refer all ordinances to amend the zoning code and related municipal regulations to the Planning Board prior to final adoption of same; and

WHEREAS, on May 6, 2015 the City Council considered an “AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 196 (ZONING) OF THE MUNICIPAL CODE OF THE CITY OF HOBOKEN” on first reading, which the City Council, in accordance with N.J.S.A. 40:55D-26, now wishes to refer to the Planning Board prior to the City Council’s final consideration of same.

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

1. The City Council hereby refers the proposed an “AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 196 (ZONING) OF THE MUNICIPAL CODE OF THE CITY OF HOBOKEN” which is on file at the municipal offices of the City of Hoboken, and incorporated herein as if set forth in full, to the City of Hoboken Planning Board for review and recommendation in accordance with N.J.S.A. 40:55D-26.
2. The City of Hoboken Planning Board shall generate a report within thirty five (35) days after this referral containing its recommendation regarding the proposed ordinance.
3. City Staff and consultants are hereby authorized and directed to take all actions to implement this Resolution as are necessary or appropriate to accomplish its goals and intent.
4. This Resolution shall take effect immediately.

Reviewed:

Approved as to Form:

Quentin Wiest
Business Administrator

Melissa Longo, Esq.
Corporation Counsel

Meeting Date: May 6, 2015

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

Sponsored by: _____

Seconded by: _____

CITY OF HOBOKEN

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND HOBOKEN CODE SECTION 68-7
ENTITLED “FIVE HUNDRED FOOT RULE” TO REVISE THE
REGULATIONS REGARDING RELATIONSHIPS BETWEEN
DIFFERENT TYPES OF LICENSES**

WHEREAS, Section 68-7 of the Hoboken City Code currently places a 500 foot distance requirement on all retail and distribution liquor licenses; and,

WHEREAS, the City Council has determined that it is necessary to amend the regulations and so as to separate and distinguish broad package privilege retail licenses from non-broad package privilege licenses.

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 SECTION 68-7 ENTITLED
“FIVE HUNDRED FOOT RULE”**

§ 68-7 Five-Hundred-Foot Rule.

A.

No plenary retail consumption license without broad package privileges (License Type 33), except renewals for the same licensed premises and transfers of license from person to person within the same premises, shall be granted or transfer made to other premises within a distance of 500 feet from any other premises then covered by a plenary retail consumption license without broad package privileges (License Type 33). There shall be no exceptions to this restriction. Should a license held by a restaurant be transferred to another location for use as a tavern, the restriction promulgated herein shall apply.

B.

No plenary retail consumption license with broad package privileges (License Type 32), except renewals for the same licensed premises and transfers of license from person to person within the same premises, shall be granted or transfer made to other premises within a distance of 500 feet from any other premises then covered by a plenary retail consumption license with broad package privileges (License Type 32). There shall be no exceptions to this restriction. Should a license held by a restaurant be transferred to another location for use as a tavern, the restriction promulgated herein shall apply.

~~B.~~ C.

No plenary retail distribution license, except renewals for the same premises and transfers from person to person, shall be granted or transfer made to other premises within a distance of 500 feet from any other premises then covered by a plenary distribution license.

~~C.~~ D.

Where the five-hundred-foot distance is referred to in this section, the same shall be measured by a distance from the center of the entrance door of an existing tavern to the center of the entrance door of a proposed licensed premises as measured by walking along the sidewalk from point to point without any diagonal crossing of streets. If it is necessary to cross a street, such steps are to be taken at the lawful crosswalks in a direct manner. The local license issuing authority may, in its discretion, grant a transfer of an existing license to the same licensee to other premises within 250 feet of the premises from which the transfer is made, notwithstanding that the premises to which the license is so transferred is within 500 feet of an existing plenary retail consumption licensed premises, and grant transfer of such license free of such five-hundred-foot limitation herein fixed in the event of any licensed premises being taken by condemnation for any municipal, county, state or federal project; provided, nevertheless, that the new location to which the license is to be transferred under this exception shall not be located within a distance of 250 feet of a then-existing location licensed to do business under a like license as the one being transferred. Said two-hundred-fifty-foot distance shall be measured in the same manner as herein provided for the measuring of the five-hundred-foot distance. In the event that any transfer of a license should be allowed under this exception, then and in that event no license shall thereafter be transferred to the premises or any part thereof so vacated by such transfer, nor within a radius of 250 feet thereof; provided, however, that all other provisions of this chapter and applicable law relating thereto are complied with.

D.

"Restaurant," as defined in this section, shall mean an establishment regularly and principally used for the purpose of providing meals to the public, having an adequate kitchen and dining room equipped for the preparing, cooking and serving of food for its customers and in which no other business, except such as is incidental to such establishment, is conducted and where such premises shall conform to local and state fire and health codes.

E.

This section shall not apply to the Southern Redevelopment Area as defined in Ordinance R-116, passed at the third and final reading on March 15, 1995. However, in said area, the number of retail consumption licenses shall be limited to six.

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: May 6, 2015

Introduction:

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

Final Reading:

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

Approved as to Legal Form:

 Mellissa Longo, Corporation Counsel

Adopted by the Hoboken City Council
 By a Vote of ____ Yeas to ____ Nays
 On the ____ day of _____, 2015

 James Farina, City Clerk

Vetoed by the Mayor for the following reasons: _____

-or-

Approved by the Mayor

On the ____ day of _____, 2015

 Dawn Zimmer, Mayor

Sponsored by: _____

Seconded by: _____

CITY OF HOBOKEN
ORDINANCE NO. _____

**AN ORDINANCE TO AMEND HOBOKEN CODE CHAPTER 194,
ENTITLED "WATERFRONT" TO CODIFY AND REGULATE THE
MOORING AND/OR ABANDONMENT OF VESSELS UPON CITY
WATERFRONTS AND WATERWAYS**

WHEREAS, Chapter 194 of the Hoboken City Code currently seeks to regulate debris and other tangible items within the waterways and on the shoreline of the City of Hoboken; and,

WHEREAS, the City Council has determined that it is necessary to codify regulations relating to the mooring and/or abandonment of vessels, such as boats, within the waterways and on the shorelines and public property of the City.

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 194 -
WATERFRONT**

Article I: ~~Drift and Debris~~ Purpose and Definitions

§ 194-1 Title.

This article shall be known as the "Waterfront Ordinance."

§ 194-2 Word usage; definitions.

Unless otherwise expressly stated, the following words and phrases shall have the meanings respectively ascribed to them in this section. When not inconsistent with the context, words used in the present tense include the future and words used in the singular shall include the plural number. The word "shall" is always mandatory and not merely directory.

CITY

The City of Hoboken.

DEBRIS

Any loose material not attached to the land or to any structure and which is capable of becoming drift.

DIRECTOR

The Director of the Department of ~~Public Works~~ Environmental Services (for Article II) or the Director of the Department of Transportation and Parking (for Article III) as appointed by the Mayor and who may appoint, with the approval of the Mayor, an authorized agent to act in his behalf.

DRIFT

Any floatable material which may cause damage to vessels or craft.

FINAL ORDER

Either the order of the Director after the time to request a review thereof has lapsed or the order of the Director issued as a result of the review requested in § **194-7** of this article.

NAVIGABLE WATERS

The waterways which are capable of carrying interstate commerce, and the tributaries thereto, within the geographical limits of the City.

PERSON

Any individual, firm, partnership, association, corporation, company or organization of any kind.

PREMISES

The land, building, wharf, pier, dolphin, boom, weir, breakdown, bulkhead, jetty or other structures and shall include all or any as may be necessary.

WATERFRONT, SHORE OR BANK

That portion of the land which borders navigable waters and which lies shoreward of the established harbor lines or low-water mark within the corporate limits of the City of Hoboken.

VESSEL

Any ship, boat, craft or watercraft, whether registered or unregistered, and whether motor or wind operated.

§ 194-3 Purpose.

The general purpose of this article is the elimination of sources of drift and debris which constitute possible obstacles or hazards to existing navigation on the navigable waters of this City by the removal and disposal of debris and deteriorated structures on the shores of such waters and able to be washed into such waters.

ARTICLE II – DRIFT AND DEBRIS

§ 194-4 Sources of drift and debris; prevention.

Whenever the Director has reasonable grounds to believe that debris placed or deposited on the banks of any navigable water is liable to be washed into such navigable water by any cause whatsoever and thereby be or become a source of drift likely to hinder, impede or otherwise obstruct navigation or that the condition of any wharf, pier, dolphin, boom, weir, breakdown, bulkhead, jetty or other structure on or bordering on the shores of any navigable water is so dilapidated and deteriorated as to be or become a source of drift or debris liable to be washed into such navigable waters by any cause whatsoever and thereby likely to hinder, impede or otherwise obstruct navigation, the Director may declare the same to be a public nuisance and thereupon order the same to be removed, abated, altered or repaired as such order may specify.

§ 194-5 Order of Director.

The order of the Director issued pursuant to § **194-4** of this article shall be in writing, directed to the occupant and last known owner of record, if not such occupant, of the premises which are the subject of the complaint, and shall specify whether the condition complained of shall be removed, abated, altered or repaired.

§ 194-6 Service of order.

The order of the Director issued pursuant to § **194-4** of this article shall be served upon the occupant and the last known owner of record, if not such occupant, of the premises which are the subject of the complaint, either by personally delivering a copy of such order to such occupant and last known owner of record or by registered mail addressed to such persons at their last known addresses.

§ 194-7 Appeal and review.

Within 15 days after service of the order of the Director issued pursuant to § **194-4** of this article or, under emergency, within such shorter time as the Director may prescribe, the person to whom such order is directed or any person aggrieved thereby may appeal to the Director to review the same. The Director or his agent, after such review, at which all interested parties shall be afforded the opportunity to be heard, may affirm, modify or reverse the order of the Director as the facts may warrant. Unless the same is declared by a court of competent jurisdiction to be arbitrary, capricious or not supported by substantial evidence, the order of the Director, after review thereof, shall be final and conclusive.

§ 194-8 Compliance required.

In the event that the persons to whom the order of the Director is directed fail to refuse to comply with the terms of such order within 30 days after such order has become final, the Director shall, without further notice to any person, take or cause to be taken the necessary action to remove, abate, alter or repair the nuisance as specified in the order of the Director. The costs and expenses incident thereto shall be a personal charge against the occupant and last owner of record, if not such occupant, of the premises affected and all appurtenances thereto.

§ 194-9 Abandonment prohibited.

No person shall abandon any ~~flat-bottomed boat, barge, scow, raft or other vessel~~ debris or other tangible item of any kind, other than a vessel, upon any public land or waterways or to or upon any private property within the City of Hoboken without the prior written permission of the Director of ~~Public Works~~, who is hereby designated by the City Council to perform this function.

§ 194-10 Bond for anchorage.

The owner of any occupied or unoccupied barge which is to be docked in or on the banks of any river or navigable waterway within the City of Hoboken for more than 10 consecutive days shall post a surety bond in the amount of \$25,000 with the ~~City Clerk~~ Director and in favor of the City of Hoboken, said bond being issued by an insurance company authorized to do business in the State of New Jersey.

§ 194-11 Forfeiture of bond.

In the event that a barge bonded in accordance with the preceding section sinks or otherwise becomes unable to navigate under its own power, the bond so posted shall be forfeited to the City of Hoboken to aid in the removal of such barge from any river, riverbank or navigable waterway within the City.

§ 194-12 Cancellation of bond.

The surety on a bond issued pursuant to the above shall have the right to immediately cancel such bond upon the removal of the barge from the rivers and riverbanks of the City of Hoboken.

§ 194-13 Applicability.

This Article shall apply to any and all debris or other tangible item, and any barge of any kind, ~~not apply to barges, ships or boats owned or operated by common carriers engaged in interstate or foreign commerce, nor shall it apply to pleasure craft used on a seasonal basis.~~

§ 194-14 Violations and penalties.

Any person who violates this article ~~by abandoning any flat-bottomed boat, barge, scow or raft without permission~~ shall be subject to the penalties ~~prescribed by Chapter 264 of Public Laws 1969 (N.J.S.A. 12:7C-1 et seq.), as amended and supplemented~~ of not less than \$100.00 and not more than \$2000.00, and/or imprisonment of not more than 90 days. Said penalties shall be in addition to payment of any and all costs and fees associated with the removal of the debris, barge, or other tangible item.

ARTICLE II – Mooring and Abandonment of Vessels

§ 194-15 Mooring and abandonment of vessels on City waterways; prevention.

Whenever the Director has reasonable grounds to believe that any vessel has been moored or abandoned on any of the navigable waterways, the Director may declare the same to be a public

nuisance and thereupon order the same to be removed, abated, altered or repaired as such order may specify.

§ 194-16 Order of Director.

The order of the Director issued pursuant to § 194-15 of this article shall be in writing, directed to the occupant and last known owner of record, if not such occupant, of the vessel which are the subject of the complaint, and shall specify whether the condition complained of shall be removed, abated, altered or repaired.

§ 194-17 Service of order.

The order of the Director issued pursuant to § 194-15 of this article shall be served upon the occupant and the last known owner of record, if not such occupant, of the vessel which are the subject of the complaint, either by personally delivering a copy of such order to such occupant and last known owner of record or by registered mail addressed to such persons at their last known addresses.

§ 194-18 Appeal and review.

Within 15 days after service of the order of the Director issued pursuant to § 194-15 of this article or, under emergency, within such shorter time as the Director may prescribe, the person to whom such order is directed or any person aggrieved thereby may appeal to the Director to review the same. The Director or his agent, after such review, at which all interested parties shall be afforded the opportunity to be heard, may affirm, modify or reverse the order of the Director as the facts may warrant. Unless the same is declared by a court of competent jurisdiction to be arbitrary, capricious or not supported by substantial evidence, the order of the Director, after review thereof, shall be final and conclusive.

§ 194-19 Compliance required.

In the event that the persons to whom the order of the Director is directed fail to refuse to comply with the terms of such order within 10 days after such order has become final, the Director shall, without further notice to any person, take or cause to be taken the necessary action to remove, abate, alter or repair the nuisance as specified in the order of the Director. The costs and expenses incident thereto shall be a personal charge against the occupant and last owner of record, if not such occupant, of the premises affected and all appurtenances thereto.

§ 194-20 Abandonment prohibited.

No person shall abandon any vessel of any kind, upon any public land or waterways or to or upon any private property within the City of Hoboken without the prior written permission of the Director, who is hereby designated by the City Council to perform this function.

§ 194-21 Bond for anchorage and/or mooring.

The owner of any occupied or unoccupied vessel which is to be docked in or on the banks of any river or anchored or moored within the navigable waterway within the City of Hoboken for more than 2 consecutive days shall post a surety bond in the amount of \$25,000 with the Director and in favor of the City of Hoboken, said bond being issued by an insurance company authorized to do business in the State of New Jersey.

§ 194-22 Forfeiture of bond.

In the event that a vessel bonded in accordance with the preceding section sinks or otherwise becomes unable to navigate under its own power, the bond so posted shall be forfeited to the City of Hoboken to aid in the removal of such vessel from any river, riverbank or navigable waterway within the City.

§ 194-23 Cancellation of bond.

The surety on a bond issued pursuant to the above shall have the right to immediately cancel such bond upon the removal of the vessel from the rivers, riverbanks, shoreline and navigable waterways of the City of Hoboken.

§ 194-24 Applicability.

This Article shall apply to any and all vessel of any kind, except that it shall not apply to barges, ships or boats owned or operated by common carriers engaged in interstate or foreign commerce, nor shall it apply to single rider pleasure crafts used on a seasonable basis.

§ 194-25 Violations and penalties.

Any person who violates this article shall be subject to the penalties of not less than \$100.00 and not more than \$2000.00 per occurrence, and/or imprisonment of not more than 90 days. Said penalties shall be in addition to payment of any and all costs and fees associated with the removal of the debris, barge, or other tangible item.

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: May 6, 2015

Introduction:

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

Final Reading:

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

Approved as to Legal Form:

Mellissa Longo, Corporation Counsel

Adopted by the Hoboken City Council
By a Vote of ____ Yeas to ____ Nays
On the ____ day of _____, 2015

James Farina, City Clerk

Vetoed by the Mayor for the following reasons: _____

-or-

Approved by the Mayor

On the ____ day of _____, 2015

Dawn Zimmer, Mayor

Sponsored by: _____

Seconded by: _____

CITY OF HOBOKEN
ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER 190 ENTITLED “VEHICLES
AND TRAFFIC” TO AMEND CIRCULATION REGULATIONS
RELATING TO STOP STREETS**

WHEREAS, Chapter 190 of the General Code of the City of Hoboken establishes the rules and regulations associated with traffic control; and,

WHEREAS, the municipality has found that specific sections of Chapter 190 currently require amendments in order to best effectuate safe and orderly transportation circulation in the City; and,

WHEREAS, recent warrant analyses conducted by Boswell Engineering determined that converting the intersections of Fifteenth Street at Bloomfield Street and Willow Avenue at Ninth Street into multi-way stop intersections is warranted; and,

WHEREAS, following warrant criteria established in the Manual of Uniform Traffic Control Devices for multi-way stop applications, the traffic count data obtained by Boswell meets the minimum volume needed to warrant installation of stop signs on Fifteenth Street from both approaches; and,

WHEREAS, following warrant criteria established in the Manual of Uniform Traffic Control Devices for multi-way stop applications, the intersection of Willow Avenue and Ninth Street meets the minimum threshold of crashes within a 12-month period to warrant the installation of a stop sign on Ninth Street.

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

§ 190-9. Stop streets designated.

Pursuant to the provisions of N.J.S.A. 39:4-140, the intersections described are hereby designated as a Stop intersection. Stop sign shall be installed as provided therein.

Intersection	Stop Sign Location
Bloomfield Street and Fifteenth Street	Bloomfield Street
<u>Bloomfield Street and Fifteenth Street</u>	<u>Right side of all approaches</u>
Willow Avenue and Ninth Street	Willow Avenue
<u>Willow Avenue and Ninth Street</u>	<u>Right side of both approaches</u>

SECTION TWO: REPEAL OF INCONSISTENT PROVISIONS

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

SECTION THREE: SEVERABILITY

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

SECTION FOUR: EFFECTIVE DATE

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

SECTION FIVE: CODIFICATION

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

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

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

SECTION SIX: STATE REVIEW

This ordinance does not require Commissioner approval, but shall be sent to the NJ DOT for informational purposes only.

Date of Introduction: May 6, 2015

Introduction:

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

Final Reading:

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

Approved as to Legal Form:

Mellissa Longo, Corporation Counsel

Adopted by the Hoboken City Council
By a Vote of ____ Yeas to ____ Nays
On the ____ day of _____, 2015

James Farina, City Clerk

Vetoed by the Mayor for the following reasons: _____

-or-

Approved by the Mayor

On the ____ day of _____, 2015

Dawn Zimmer, Mayor

Sponsored by: _____

Seconded by: _____

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

AN ORDINANCE TO AMEND HOBOKEN CITY CODE SECTION 190-28 TO AMEND THE ENFORCEMENT REQUIREMENTS FOR PARKING BY PERSONS WITH A DISABILITY DURING ALTERNATE STREET PARKING

WHEREAS, the current enforcement of the regulations of Section 190-28 of the City Code on every week day on Washington Street is difficult to comply with for those resident who have a restricted parking space for parking by persons with a disability, and the City Council seeks to amend the current regulations in favor of such residents.

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

SECTION ONE

§ 190-28 Alternate parking locations.

A. In accordance with the provisions of this § 190-28, no person shall park or stand a vehicle between the hours specified upon any of the described streets or parts of streets for the times indicated herein and made part of this chapter:

Name of Street	Side	Days/Hours	Location
...
Washington Street *	East	Monday through Friday/ 8:00 a.m. to 9:00 a.m.	Observer Highway to north boundary
Washington Street *	West	Monday, Tuesday, Wednesday, Thursday, Friday/ 9:00 a.m. to 10:00 a.m.	Between Newark Street and Seventh Street
Washington Street *	West	9:00 a.m. to 10:00 a.m. Monday through Friday	Southerly curblin of Fifteenth Street to the northerly curblin of Eight Street
Washington Street *	West	8:00 a.m. to 9:00 a.m. Monday through Friday	Southerly curblin of Eight Street to the southerly boundary
...

* At any and all locations herein which are asterisked, alternate street parking in accordance with Hoboken City Code Section 190-28A shall only be enforced against vehicles legally parked in an authorized restricted parking space codified under Hoboken Code Section 192-1 on Wednesdays during the times listed herein for said location; enforcement of Hoboken Code Section 190-28A shall be prohibited against such vehicles on any day other than Wednesdays at the times listed herein.

SECTION TWO

The remainder of § 190-28 shall remain unchanged.

SECTION THREE: REPEAL OF INCONSISTENT PROVISIONS All ordinances or parts thereof in conflict or inconsistent with this Ordinance are hereby repealed, but only however, to the extent of such conflict or inconsistency, it being the legislative intent

that all ordinances or part of ordinances now existing or in effect unless the same being conflict or are inconsistent with any provision of this Ordinance shall remain in effect.

SECTION FOUR: 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 remain in effect; it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION FIVE: EFFECTIVE DATE This Ordinance shall take effect upon passage and publication as provided by law.

SECTION SIX: CODIFICATION

This Ordinance shall be a part of the Administrative 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 Administrative Code.

The City Clerk and the Corporation Counsel are authorized and directed to change any Chapter, Article and/or Section number of the Administrative 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 Administrative Code, and in order to avoid confusion and possible accidental repealers of existing provisions not intended to be repealed.

Date of Introduction: May 6, 2015

Introduction:

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

Final Reading:

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

Approved as to Legal Form:

Mellissa L. Longo, Corporation Counsel

Adopted by the Hoboken City Council
By a Vote of ____ Yeas to ____ Nays
On the ____ day of _____, 2015

James Farina, City Clerk

Vetoed by the Mayor for the following reasons: _____

-or-

Approved by the Mayor
On the ____ day of _____, 2015

Dawn Zimmer, Mayor