

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

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

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

**THIS RESOLUTION AUTHORIZES ADDITIONAL TEMPORARY  
EMERGENCY APPROPRIATIONS TO THE SFY 2008 BUDGET UNTIL  
SUCH TIME AS A FORMAL BUDGET IS ADOPTED.**

**RESOLVED, that the Chief Financial Officer is hereby directed, pursuant to  
N.J.S.A. 40A:4-20 to make the following additional temporary emergency appropriations:**

<u>ACCOUNT</u> (Within Cap)	<u>ACCOUNT #</u>	<u>AMOUNT</u>
Personnel S & W	8-01-20-105-010	\$ 17,500.00
Mayor=s Office S & W	8-01-20-110-010	\$ 12,500.00
City Council S & W	8-01-20-111-010	\$ 17,500.00
Business Admin S & W	8-01-20-112-010	\$ 32,500.00
A.B.C. Board S & W	8-01-20-113-010	\$ 3,000.00
Purchasing S & W	8-01-20-114-010	\$ 10,500.00
Licensing Bureau S & W	8-01-20-115-010	\$ 1,000.00
Grants Mgmt. S & W	8-01-20-116-010	\$ 17,000.00
City Clerk S & W	8-01-20-120-010	\$ 35,000.00
Finance Supervisor S&W	8-01-20-130-010	\$ 9,000.00
Accts & Control S & W	8-01-20-131-010	\$ 6,500.00
Payroll S & W	8-01-20-132-010	\$ 7,000.00
Tax Collector S & W	8-01-20-145-010	\$ 25,000.00
Info Technology S & W	8-01-20-147-010	\$ 9,500.00
Assessor=s S & W	8-01-20-150-010	\$ 26,500.00
Corp. Counsel S & W	8-01-20-155-010	\$ 32,500.00
Community Dev. S & W	8-01-20-160-010	\$ 13,000.00
Planning Board S & W	8-01-21-180-010	\$ 10,000.00
Zoning Officer S & W	8-01-21-186-010	\$ 6,000.00
Housing S & W	8-01-21-187-010	\$ 12,500.00
Construction S & W	8-01-22-195-010	\$ 50,000.00
Police S & W	8-01-25-241-010	\$ 1,200,000.00
Emergency Mgmt. S&W	8-01-25-252-010	\$ 10,000.00
Fire Dept. S & W	8-01-25-266-010	\$ 1,200,000.00
Envirn. Svcs. Dir.S & W	8-01-26-290-010	\$ 45,000.00
Central Garage S & W	8-01-26-301-001	\$ 15,000.00
Solid Waste S & W	8-01-26-305-010	\$ 130,000.00
Human Svcs Dir S & W	8-01-27-330-010	\$ 12,000.00
Board of Health S & W	8-01-27-332-010	\$ 36,500.00
Constituent Svcs S & W	8-01-27-333-010	\$ 13,000.00
Senior Citizens S & W	8-01-27-336-010	\$ 30,000.00
Rent Control S & W	8-01-27-347-010	\$ 15,000.00
Transportation S & W	8-01-27-348-010	\$ 25,000.00

Temporary Appropriations (Cont=d)

**2 January 2008**

<b>ACCOUNT</b>	<b>ACCOUNT #</b>	<b>AMOUNT</b>
<b>(Inside Cap)</b>		
<b>Recreation S &amp; W</b>	<b>8-01-28-370-010</b>	<b>\$ 60,000.00</b>
<b>Parks S &amp; W</b>	<b>8-01-28-375-010</b>	<b>\$ 70,000.00</b>
<b>Public Properties S &amp; W</b>	<b>8-01-28-377-010</b>	<b>\$ 65,000.00</b>
<b>Municipal Court S &amp; W</b>	<b>8-01-43-490-010</b>	<b>\$ 80,000.00</b>
<b>Public Defender S &amp; W</b>	<b>8-01-43-495-010</b>	<b>\$ <u>5,500.00</u></b>
	<b>TOTAL</b>	<b>\$ 3,366,000.00</b>

<b><u>ACCOUNT</u></b>	<b><u>ACCOUNT #</u></b>	<b><u>AMOUNT</u></b>
<b>(Outside Cap)</b>		
<b>Public Library S &amp; W</b>	<b>8-01-29-390-010</b>	<b>\$ 70,000.00</b>
<b>Parking Utility S &amp; W</b>	<b>8-31-55-502-100</b>	<b>\$ <u>140,000.00</u></b>
	<b>TOTAL</b>	<b>\$ 210,000.00</b>

**MEETING: 2 January 2008**

**APPROVED:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**Richard England, Business Administrator**

\_\_\_\_\_  
**Steven W. Kleinman, Corp. Counsel**

Introduced By: \_\_\_\_\_

Second By: \_\_\_\_\_

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

**RESOLUTION AUTHORIZING THE REFUND  
OF TAX OVERPAYMENTS/INTEREST, ERRONEOUS  
PAYMENTS, CREDIT PAYMENTS.**

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

**WHEREAS,** Louis P. Picardo, Collector of Revenue recommends that refunds  
be made; now, therefore, be it -

**RESOLVED,** that a warrant be drawn on the City Treasurer to the order  
of the following taxpayer in the sum opposite their respective name, totaling **\$110,009.51**  
representing overpayment of taxes:

<b><u>NAME</u></b>	<b><u>BL \LOT\UNIT</u></b>	<b><u>PROPERTY</u></b>	<b><u>AMOUNT</u></b>
Wells Fargo Mortg. P.O. Box 14506 Des Moines, Ia 50306	87/13/C002G	824-830 Monroe St.	\$2,704.75
M. & K. Nolan 614 Garden St. Hoboken, N. J. 07030	181/26	614 Garden St.	\$ 19.10

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<u>NAME</u>	<u>BL\UNIT</u>	<u>PROPERTY</u>	<u>AMOUNT</u>
V. & M. Buzzerio 806 Washington St. Hoboken, N. J. 07030	207/26/C0004	806 Washington St.	\$ 40.10
V. & M. Buzzerio 806 Washington St. Hoboken, N. J. 07030	207/26/C0001	806 Washington St.	\$ 27.03
First American Real Estate Taxes P. O. Box 961230 Forth Worth, TX 76161-0230	203/2/C0004	403 Bloomfield St.	\$1,056.32
Countrywide Tax Serv. P. O. Box 10211 -SV3-24 Van Nuys, Ca. 91410-0211	170/3/C002L	805 Willow Ave.	\$2,390.06
Countrywide Tax Serv P. O. Box 10211 -SV3-24 Van Nuys, Ca. 91410-0211	261.04/1/C0414	1025 Maxwell Lane	\$7,322.89
Countrywide Tax Serv. P. O. Box 10211 SV3-24 Van Nuys, Ca. 91410-0211	261.04/1/CP154	1025 Maxwell Lane	\$ 271.94
Countrywide Tax Serv. P. O. Box 10211 SV3-24 Van Nuys, Ca. 91410-0211	170/3/C001R	805 Willow Ave.	\$3,008.38
Wells Fargo Home Mortg. MAC X2301-029 Reverse Mortgage 1 Home Campus Des Moines, IA 50328-0001	109/1.1/C0415	1200 Grand St.	\$ 150.40

<u>NAME</u>	<u>BL\LOT\UNIT</u>	<u>PROPERTY</u>	<u>AMOUNT</u>
Wells Fargo Home Mortg. MAC X2301-029 Reverse Mortgage 1 Home Campus Des Moines, IA 50328-001	109/1.1/C0415 Pilot	1200 Grand St.	\$3,251.62
Countrywide Tax Serv. P. O. Box 10211 – SV3-24 Van Nuys, CA 91410-0211	39/7/C0002	211 Madison St.	\$4,911.58
Countrywide Tax Serv. P. O. Box 10211 -SV3-24 Van Nuys, CA 91410-0211	261.04/1/CPO25	1025 Maxwell Lane	\$ 296.65
Countrywide Tax Serv. P. O. Box 10211 -SV3-24 Van Nuys, CA. 91410-0211	261.04/1/C0305	1025 Maxwell Lane	\$6,561.20
Select Development Group 2900 New York Ave. Union City, N. J. 07807	89/12/C0P10 Lien	501 Ninth St.	\$ 113.00
Wells Fargo Home Mortg. 1 Home Campus Des Moines, I 50328-0001	161/21/C0002	926 Willow Ave.	\$6,482.73
Borich Associates, LLC 7706 Bergenline Avenue North Bergen, N. J. 07047	205/26	640 Washington St.	\$3,597.82

<u>NAME</u>	<u>BL/LOT/UNIT</u>	<u>PROPERTY</u>	<u>AMOUNT</u>
Marco Fabozzi 650 2 <sup>nd</sup> Street Apt# 5H Hoboken, N. J. 07030	36/1/C005H	201 Harrison St.	\$1,950.00
Juventus Soccer Club Inc. 157 6 <sup>th</sup> Street Hoboken, N. J. 07030	192/23	157 6 <sup>th</sup> Street	\$1,508.79
Arti Acharya 72 Garden St. Apt# 1L Hoboken, N. J. 07030	175/16/C001L	72 Garden St.	\$1,607.40
Lenders Advantage 1 <sup>st</sup> American Title Insurance Co. 1591 Galbraith Ave. S.E. Suite 200 Grand Rapids, Mi. 49546	195/33/C0002	830 Bloomfield St.	\$1,342.92
Total Mortgage Solutions 1555 Walnut Ln. Ste. #200A Irving, Texas 75038	38/14/C0006	235 Monroe St.	\$ 874.39
Dexter Hontiveros 132 Jackson St. #1 Hoboken, N. J. 07030	26/20 C001N	132 Jackson St.	\$1,212.76
Countrywide Tax Service P. O. Box 10211 – SV-24 Van Nuys, CA 91410-0211	109/1.1/C0202 Pilot	1200 Grand St.	96.21

<u>NAME</u>	<u>BL/LOT/UNIT</u>	<u>PROPERTY</u>	<u>AMOUNT</u>
Countrywide Tax Services P. O. Box 10211-SV3-24 Van Nuys, CA. 91410-0211	238/12	933 Hudson St.	\$5,659.50
Countrywide Tax Services P. O. Box 10211-SV3-24 Van Nuys, CA. 91410-0211	261.04/1/CP079	1025 Maxwell Lane	\$ 197.78
Countrywide Tax Services P. O. Box 1021-SV3-24 Van Nuys, CA 91410-0211	261.04/1/C1000	1025 Maxwell Lane	\$6,326.22
Countrywide Tax Services P. O. Box 10211-SV3-24 Van Nuys, CA 91410-0211	238/11/C0003	931 Hudson St.	\$2,020.71
Countrywide Tax Services P. O. Box 10211-SV3-24 Van Nuys, CA 91410-0211	176/10/C0003	98 Garden St.	\$3,967.85
Wells Fargo Home Mortg. MAC X2301-02C P. O. Box 14506 Des Moines, IA 50306-9395	251/18/C003A	1320 Bloomfield St.	\$2,139.52
Scott D'Aliose 1301 Adams Street #302 Hoboken, N. J. 07030	114/1/C0302	1300 Grand St.	\$ 172.27
Brian Newman 231 Park Ave. #3 Hoboken, N. J. 07030	178/11-C0003	231 Park Ave.	\$1,220.78

<u>NAME</u>	<u>BL/LOT/UNIT</u>	<u>PROPERTY</u>	<u>AMOUNT</u>
Hudson City Sav. Bk West 80 Century Rd. Paramus, N. J. 07652-1478	26/30/C004A	108-112 Jackson St.	\$3,462.08.
Lisa Fiorito 336 Garden St. #2 Hoboken, N. J. 07030	179/27/C0002	336 Garden St.	\$ 698.00
Wells Fargo Home Mortg. MAC X2301-029 Reverse Mortgage 1 Home Campus Des Moines, IA 50328-0001	36/1/C005B	201 Harrison St.	\$ 506.30
Seena Ann Philip 725 Jefferson St. #33 Hoboken, N. J. 07030	84/3/C0p24	713-25 Jefferson St.	\$ 110.57
Mr. & Mrs. Kamalova 1025 Maxwell Lane #1107 Hoboken, N. J. 07030	261.04/1/C1107	1025 Maxwell Lane	\$1,720.42
Wells Fargo Home Mortg. MAC X2301-029 Reverse Mortgage 1 Home Campus De Moines, IA 50328-0001	36/1/C005B	201 Harrison St.	\$ 533.72
James Pfeiffer 434 Fairway Road Ridgewood, N. J. 07450	221/21	1018 Hudson St.	\$4,000.00
Citi Mortgage P. O. Box 23689 Rochester, N. Y. 14692-991	114/1/C0424 Pilot	1300 Grand St.	\$2,937.73

<u>NAME</u>	<u>BL/LOT/UNIT</u>	<u>PROPERTY</u>	<u>AMOUNT</u>
HSBC 2929 Walden Avenue Depew, N. Y. 14043 Attn: Karen L. Smith/ Tax Department	68/26	512 Jefferson St.	\$4,042.87
Marcela Rakitta 729 Madison St. #4C Hoboken, N. J. 07030	83/13/C0P08 <b><u>Rebate</u></b>	725-33 Madison St.	\$1,015.78
Christopher Quinn 841 Willow Avenue Apt# 2R Hoboken, N. J. 07030	170/17/C02-R <b><u>Rebate</u></b>	841 Willow Ave.	\$ 573.30
Brett Diamond 350 Seventh St. #3E Hoboken, N. J. 07030	152/1/C0P24 <b><u>Rebate</u></b>	701-709 Grand St.	\$ 109.88
Katarzna Kolenda 700 First St. #17PN Hoboken, N. J. 07030	25/1/C17PN <b><u>Rebate</u></b>	700 First St.	\$1,500.00
Tara A. Murphy 812 Grand St. #506 Hoboken, N. J. 070630	91/1.2/CP088 <b><u>Rebate</u></b>	812 Grand St.	\$ 74.17
First American Tax Serv. P. O. Box 961230 Ft. Worth, Tx. 76161-0230	200/8	117 Bloomfield St.	\$6,438.87
First American Tax Serv. P. O. Box 961230 Fort Worth, 76161-0230	77/28/C0008	606-08 Adams St.	\$1,515.55

<u>NAME</u>	<u>BL/LOT/UNIT</u>	<u>PROPERTY</u>	<u>AMOUNT</u>
Countrywide Tax Serv. P. O. Box 10211 SV3-24 Van Nuys, Ca. 91410-0211	261.04/1/C0309	1025 Maxwell Lane	\$6,306.43
Chase Home Finance 3415 Vision Drive Columbus, Ohio 43219-6009	66/27/C0203	506-14 Monroe St.	\$1,961.17

**Meeting: January 2, 2008**

**Approved as to Form:**

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**CORPORATION COUNSEL**

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**Louis P. Picardo**

**Page Seven of Seven**

Introduced By: \_\_\_\_\_

Second By: \_\_\_\_\_

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

**RESOLUTION AUTHORIZING THE REFUND OF TAX  
OVERPAYMENTS/INTEREST RECEIVED BY THE CITY OF HOBOKEN  
TAX APPEALS WERE FILED AND STATE TAX COURT GRANTS REFUND**

**WHEREAS**, an overpayment of taxes has been made on the property on the list below: and

**WHEREAS**, tax appeal was filed by the property owners: and

**WHEREAS**, State Tax Court recommends a settlement in this matter, now, therefore, be it

**RESOLVED**, that a warrant be drawn on the City Treasurer made payable to the taxpayer appearing on the attached list totaling **\$252,758.00**

<u>NAME</u>	<u>BL\LT\UNIT</u>	<u>PROPERTY</u>	<u>AMOUNT</u>
Extra Space Properties of Hoboken & Daniel G. Keough Esq. 783 Springfield Ave. Summit, N. J. 07901-2332	141/4	1607-21 Clinton St.	\$252,758.00

**Meeting: January 2, 2008**

**Approved as to form:**

\_\_\_\_\_  
**CORPORATION COUNSEL**

\_\_\_\_\_  
**Louis P. Picardo**

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

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

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

**RESOLUTION AUTHORIZING A RATE CHANGE FOR RESIDENT PARKING  
PERMITS ISSUED BY THE HOBOKEN PARKING UTILITY.**

WHEREAS, the Council of the City of Hoboken recognizes the needs of the Hoboken Parking Utility and supports its continuing efforts to provide adequate parking for the citizens of Hoboken, while still ensuring that such parking is available at a reasonable cost to the City's residents; and;

WHEREAS, the Council of the City of Hoboken intends to assist the Hoboken Parking Utility in its efforts to provide improved parking services to the citizens of this City; and,

WHEREAS, it has become apparent that many Hoboken households have multiple vehicles enrolled in the Hoboken resident permit parking program, and the Council agrees that it is appropriate that those households with multiple vehicles pay an increased fee for their additional use of the City's existing parking; and

WHEREAS, the Hoboken Parking Utility has requested, pursuant to its authority under Section 141-12 of the Code of the City of Hoboken, that the residential parking permit fee for the first vehicle in any household or unit remain unchanged at \$15.00 for calendar year 2008, but increase to \$30.00 for the second vehicle, and \$90.00 for the third or any additional vehicles in any household or unit;

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Hoboken that it agrees that the fee for a residential parking permit for calendar year 2008 shall be \$15.00 for the first vehicle in any household or unit, \$30.00 for the second vehicle, and \$90.00 for the third or any additional vehicles in any household or unit; and;

BE IT FURTHER RESOLVED that the Parking Utility and City Clerk shall make available for public inspection during regular business hours a revised schedule of fees reflecting this change; and,

BE IT FURTHER RESOLVED that the Parking Utility take any steps necessary to realize the intent and purpose of this resolution; and,

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

MEETING: 2 January 2008

APPROVED:

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Richard England,  
Business Administrator

APPROVED AS TO FORM:

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Steven W. Kleinman  
Corporation Counsel

**INTRODUCED BY:** \_\_\_\_\_

**SECONDED BY:** \_\_\_\_\_

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

**RESOLUTION OF THE CITY OF HOBOKEN AUTHORIZING CERTIFICATE OF COMPLETION TO 999 MADISON STREET URBAN RENEWAL, LLC FOR PROPERTY KNOWN AS 1000 JEFFERSON STREET, BLOCK 99, LOTS 1-30, 31.1, 31.2 AND 32, CITY OF HOBOKEN, COUNTY OF HUDSON, STATE OF NEW JERSEY.**

**WHEREAS**, the MAYOR AND THE CITY COUNCIL OF THE CITY OF HOBOKEN, acting as a Redevelopment Entity pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., (hereinafter “City”), and FRANK RAI A entered into an amended developer’s agreement on October 18, 2000 (“Redevelopment Agreement”) for certain real estate known as 1000 Jefferson Street, Block 99, Lots 1-30, 31.1, 31.2 and 32, in the City of Hoboken, County of Hudson, State of New Jersey (hereinafter the “Property”) located in the Northwest Redevelopment Area; and

**WHEREAS**, Frank Raia transferred all of his rights, obligations and interests under the Redevelopment Agreement concerning the Property to 999 Madison Street Urban Renewal, LLC (hereinafter “Redeveloper”) pursuant to an Assignment and Assumption agreement dated December 1, 2003 which was authorized by a Resolution of the City of Hoboken dated October 15, 2003; and

**WHEREAS**, the Property is located within Zone 1 of the Northwest Redevelopment Plan Area which permits residential use in mid-rise buildings with five residential stories over ground level parking and retail; and

**WHEREAS**, the Preliminary Site Plan Approval for the project on the Property (“Project”) was granted on February 1, 2005, Final Site Plan Approval for the Project was granted on October 4, 2005 and Amended Preliminary and Final Site Plan Approval for the Project was granted on August 7, 2007; and

**WHEREAS**, the Construction Official for the City of Hoboken duly issued building permits for the Project; and

**WHEREAS**, the required improvements (“Improvements”) pursuant to the Redevelopment Agreement for the Project consisting of 217 dwelling units, 217 parking spaces and approximately 2,590 square feet of retail space in a ix story building consisting of five residential floors and a base garage with retail space are substantially complete; and

**WHEREAS**, a Certificate of Occupancy has been duly issued for the Project.

**NOW, THEREFORE, BE IT RESOLVED**, by the Council of the City of Hoboken, in consideration of the aforesaid and of the construction of the Improvements as more particularly described in the Redevelopment Agreement, as follows:

- A. The Council of the City of Hoboken finds, and certifies, that the Redeveloper has complied with all of its obligations under the aforesaid Redevelopment Agreement with regard to the Property.
- B. As provided for in the Redevelopment Agreement pursuant to N.J.S.A. 40A:12A-9, due to the completion of the Improvements, the conditions determined to exist at the time the area was determined to be in need of redevelopment are deemed to no longer exist, and the land and Improvements thereon are no longer subject to eminent domain as a result of those determinations.
- C. The Council of the City of Hoboken authorizes the issuance of a Certificate Of Completion, in substantially the same form as Exhibit A attached hereto, pursuant to N.J.S.A. 40A:12A-9 to the Redeveloper to constitute conclusive evidence that the Improvements required by the Redevelopment Agreement have been constructed and to serve as a conclusive determination of satisfaction and termination of the agreements and covenants of the Redevelopment Agreement as defined therein, its successors and assigns, with respect to the construction of the Improvements on the Property.
- D. The Council of the City of Hoboken authorizes its Director of the Department of Community Development, Fred M. Bado, to execute the aforementioned Certificate of Completion on behalf of the City to the Redeveloper.
- E. This Resolution shall be effective immediately.

Date of Meeting: January 2, 2007

APPROVED:

APPROVED AS TO FORM:

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Fred M. Bado, Director  
Community Development

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Steven W. Kleinman  
Corporation Counsel

RESOLUTION OF THE CITY OF HOBOKEN AUTHORIZING  
CERTIFICATE OF COMPLETION TO 999 MADISON STREET URBAN  
RENEWAL, LLC FOR PROPERTY KNOWN AS 1000 JEFFERSON  
STREET, BLOCK 99, LOTS 1-30, 31.1, 31.2 AND 32, CITY OF  
HOBOKEN, COUNTY OF HUDSON, STATE OF NEW JERSEY.

City Clerk  
[Date]



retail space are substantially complete; and

**WHEREAS**, a Certificate of Occupancy has been duly issued for the Project; and

**WHEREAS**, the City Council of the City of Hoboken authorized its Director of the Department of Community Development, Fred M. Bado, to execute this Certificate of Completion on behalf of the City by Resolution dated December 19, 2007;

**NOW, THEREFORE**, in consideration of the aforesaid and of the construction of the Improvements as more particularly described in the Redevelopment Agreement, the City hereby certifies that the Redeveloper has complied with all of its obligations under the aforesaid Redevelopment Agreement with regard to the Property.

This Certificate Of Completion shall constitute conclusive evidence that the Improvements required by the Redevelopment Agreement have been constructed and shall serve as a conclusive determination of satisfaction and termination of the agreements and covenants of the Redevelopment Agreement with respect to the construction of the Improvements on the Property.

This Certificate of Completion shall further mean:

- (a) that any party purchasing or leasing the Property pursuant to the authorization contained in the Redevelopment Agreement shall not (because of such purchase or lease) incur any obligation with respect to the construction of the Improvements; and
- (b) as provided for in the Redevelopment Agreement pursuant to N.J.S.A. 40A:12A-9, due to the completion of the Improvements, the conditions determined to exist at the time the area was determined to be in need of redevelopment are deemed to no longer exist, and the land and Improvements thereon are no longer subject to eminent domain as a result of those determinations; and
- (c) that neither the City nor any other party shall hereinafter have or be entitled to exercise with respect to the Property any rights or remedies or controls that it may otherwise be entitled to exercise with respect to such Property or any successor-in-interest, assignee or grantee as a result of a default in or breach of any provisions of the Redevelopment Agreement with regard to any and all covenants in the Redevelopment Agreement – with the exception of Paragraph 28, subsections (d),

(f) and (g), each respectively prohibiting discrimination against children in tenant selection, prohibiting discrimination on the basis of race, religion, color or national original and requiring the maintenance of open space (if applicable) – as set forth in the Redevelopment Agreement and any right, remedy or control relating to said covenants; said covenants being declared satisfied in accordance with N.J.S.A. 40A:12A-9.

IN WITNESS WHEREOF the Agency has caused this Certificate Of Completion to be duly executed in its name and on its behalf on this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

ATTEST:

MAYOR AND CITY COUNCIL OF HOBOKEN  
ACTING AS REDEVELOPMENT ENTITY

\_\_\_\_\_  
James J. Farina, City Clerk

\_\_\_\_\_  
Fred M. Bado, Director of the Department of  
Community Development

Approved as to legal form:

\_\_\_\_\_  
Steven W. Kleinman  
Corporate Counsel  
STATE OF NEW JERSEY

SS:

COUNTY OF HUDSON

I am a \_\_\_\_\_, an officer authorized to take acknowledgments and proofs in this State. On \_\_\_\_\_, 2007, James J. Farina (from now on called "the Witness") appeared before me in person. The Witness was duly sworn by me according to law under oath and stated a d proved to my satisfaction that:

1. The Witness is the City Clerk of the City of Hoboken, New Jersey, a municipal corporation chartered under the laws of the State of New Jersey, and named in this document.
2. Fred M. Bado, the officer who signed this document, is the Director of the Department of Community Development of the City of Hoboken.
3. The making, signing, sealing and delivery of this document have been duly authorized by a proper

resolution of the City Council of the City of Hoboken.

4. The Witness knows the corporate seal of the City of Hoboken. The seal affixed to this document is the corporate seal of the City of Hoboken. The Direct of the Department of Community Affairs signed and delivered this Document as and for the voluntary act and deed of the City of Hoboken. All this was done in the presence of the Witness who signed this document as the attesting witness. The Witness signs this proof to attest to the truth of these facts.

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Sworn to and signed before me  
this \_\_\_\_ day of \_\_\_\_\_ 2007

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