

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

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

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

**THIS RESOLUTION APPROVES A TWO (2) YEAR CONTRACT FOR ELECTRICAL SERVICES.**

WHEREAS, pursuant to the resolution of the City Council and after public advertising thereof, the following proposals were received for the provision of electrical services in accordance with the specifications set forth in City of Hoboken bid number 08-03.

Vendor	Year #1	Year #2	
		Helper	Master
Tabit Company 53 Drew Road  Sussex, NJ 07461		Helper \$79.00/hr \$83.00/hr	Master \$89.00/hr \$93.00/hr
TSUJ Corp. P.O. Box 4621  Wayne, NJ 07474		Helper \$27.15/hr \$27.15hr	Master \$68.21/hr \$68.21/hr
Sal Electric Co. 83 Fleet Street  Jersey City, NJ 07306		Helper \$23.80/hr \$29.43/hr	Master \$68.21/hr \$75.67/hr
Starlite Electric, LLC 29 Nate Lane  Howell, NJ 07731		Helper \$60.00/hr \$70.00/hr	Master \$85.70/hr \$99.00/hr

NOW, THEREFORE, BE IT RESOLVED that:

1. The above recitals are incorporated herein as thought fully set forth at length.
2. The City Council hereby authorizes the Mayor, or his designee, to execute any and all documents and take any and all actions necessary to complete and realize the intent and purposes of this resolution.
3. The Mayor, or his designee is hereby authorized to execute an agreement, contingent on all mandated requirements being met, for the above referenced goods and/or services based upon the following information:
4. This contract shall have a maximum annual appropriation of \$47,000.00.

**TSUJ Corp.  
P.O. Box 4621  
Wayne, NJ 07474**

**MEETING: 7 November 2007**

**APPROVED:**

**FORM:**

**APPROVED AS TO**

\_\_\_\_\_  
**Richard England, Business Admin.**

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

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

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

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

**THIS RESOLUTION APPROVES A TWO (2) YEAR CONTRACT FOR EXTERMINATING SERVICES.**

WHEREAS, pursuant to the resolution of the City Council and after public advertising thereof, the following proposals were received for the provision of exterminating services in accordance with the specifications set forth in City of Hoboken bid number 08-04.

Year #1

Year #2

Vendor	Buildings/Mo.	Parks/Mo.	
	Buildings/Mo.	Parks/Mo.	
Mac Pest Control			
P.O. Box 885		\$ 600.00	\$
		400.00	\$
		600.00	\$
		400.00	

Hoboken, NJ 07030

NOW, THEREFORE, BE IT RESOLVED that:

1. The above recitals are incorporated herein as thought fully set forth at length.
2. The City Council hereby authorizes the Mayor, or his designee, to execute any and all documents and take any and all actions necessary to complete and realize the intent and purposes of this resolution.
3. The Mayor, or his designee is hereby authorized to execute an agreement, contingent on all mandated requirements being met, for the above referenced goods and/or services based upon the following information:
4. This contract shall have an annual maximum appropriation of \$19,000.00.

Mac Pest Control  
P.O. Box 885  
Hoboken, NJ 07030

MEETING: 7 November 2007

APPROVED:

APPROVED AS TO

FORM:

\_\_\_\_\_  
**Richard England, Business Admin.**

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

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

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

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

**THIS RESOLUTION APPROVES A TWO (2) YEAR CONTRACT FOR THE PROVISION OF H.V.A.C. SERVICES TO THE CITY OF HOBOKEN.**

**WHEREAS, pursuant to the resolution of the City Council and after public advertising thereof, the following proposals were received for the provision of H.V.A.C. Services to the City of Hoboken in accordance with the specifications set forth in City of Hoboken bid number 08-11.**

	<b>Year #1</b>	<b>Year #2</b>
<b>Vendor</b>		

**Binsky & Snyder**  
**281 Centennial Avenue**  
  
**Piscataway, NJ 08854**

**\$92.00/Hr.**  
**\$94.00/Hr.**

**GMT Contracting Corp.**  
**541 Tonnele Avenue**

**\$75.00/Hr.**  
**\$85.00/Hr.**

**Jersey City, NJ 07307**

**NOW, THEREFORE, BE IT RESOLVED that:**

- 1. The above recitals are incorporated herein as thought fully set forth at length.**
- 2. The City Council hereby authorizes the Mayor, or his designee, to execute any and all documents and take any and all actions necessary to complete and realize the intent and purposes of this resolution.**
- 3. The Mayor, or his designee is hereby authorized to execute an agreement, contingent on all mandated requirements being met, for the above referenced goods and/or services based upon the following information:**
- 4. This contract shall have an annual maximum appropriation of \$55,000.00**

**GMT Contracting Corp.**  
**541 Tonnele Avenue**  
**Jersey City, NJ 07307**

**MEETING: 7 November 2007**

**APPROVED:**

**TO FORM:**

**APPROVED AS**

\_\_\_\_\_  
**Richard England, Business Admin.**

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

**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:**

<b>ACCOUNT (Within Cap)</b>	<b>ACCOUNT #</b>	<b>AMOUNT</b>
Personnel S & W	8-01-20-105-010	\$ 9,000.00
Mayor=s Office S & W	8-01-20-110-010	\$ 11,000.00
City Council S & W	8-01-20-111-010	\$ 8,000.00
Business Admin. S & W	8-01-20-112-010	\$ 16,000.00
A.B.C. Board S & W	8-01-20-113-010	\$ 3,000.00
Purchasing S & W	8-01-20-114-010	\$ 5,000.00
Grants Mgmt. S & W	8-01-20-116-010	\$ 8,500.00
City Clerk S & W	8-01-20-120-010	\$ 17,000.00
Elections S & W	8-01-20-122-010	\$ 5,000.00
Elections O.E.	8-01-20-122-021	\$ 5,000.00
Finance Supervisor S&W	8-01-20-130-010	\$ 500.00
Accts & Control S & W	8-01-20-131-010	\$ 3,000.00
Payroll S & W	8-01-20-132-010	\$ 3,500.00
Tax Collector S & W	8-01-20-145-010	\$ 12,500.00
Info Technology S & W	8-01-20-147-010	\$ 2,000.00
Corp. Counsel S & W	8-01-20-155-010	\$ 16,000.00
Comm. Devel Dir. S & W	8-01-20-160-010	\$ 6,500.00

Planning Board S & W	8-01-21-180-010	\$ 3,000.00
Zoning Officer S & W	8-01-21-186-010	\$ 3,000.00
Housing S & W	8-01-21-187-010	\$ 6,000.00
Construction S & W	8-01-22-195-010	\$ 30,000.00
Unemployment Ins. OE	8-01-23-225-020	\$ 10,000.00
Police Dept. S & W	8-01-25-241-010	\$ 520,000.00
Emergency Mgmt. S&W	8-01-25-252-010	\$ 4,000.00
Fire Dept S & W	8-01-25-266-010	\$ 450,000.00
Envirn. Svcs. Dir.S & W	8-01-26-290-010	\$ 18,000.00
Central Garage S & W	8-01-26-301-010	\$ 9,000.00
Solid Waste S & W	8-01-26-305-010	\$ 70,000.00
Human Svcs. Dir. S & W	8-01-27-330-010	\$ 6,000.00
Board of Health S & W	8-01-27-332-010	\$ 19,500.00
Constituent Svcs. S&W	8-01-27-333-010	\$ 7,000.00
Senior Citizens S & W	8-01-27-336-010	\$ 17,000.00

**Temporary Appropriation Resolution (Cont=d)**  
**11/07/07**

ACCOUNT (Within Cap)	ACCOUNT #	AMOUNT
Rent Control S & W	8-01-27-347-010	\$ 11,000.00
Transportation S & W	8-01-27-348-010	\$ 10,000.00
Recreation S & W	8-01-28-370-010	\$ 30,000.00
Parks S & W	8-01-28-375-010	\$ 29,000.00
Public Properties S & W	8-01-28-377-010	\$ 26,000.00
Group Health O.E.	8-01-30-400-030	\$ 1,000,000.00
Social Security O.E.	8-01-36-472-000	\$ 100,000.00
Municipal Court S & W	8-01-43-490-010	

Public Defender S & W		\$ 38,000.00
	8-01-43-495-010	
		\$ 2,500.00
		<u>2,500.00</u>
<b>TOTAL</b>		\$ 2,550,500.00

ACCOUNT	ACCOUNT #	AMOUNT
(Outside Cap)		
Public Library S & W	8-01-29-390-010	
		\$ 35,000.00
Debt Service		
Payments on Notes	8-01-45-925-000	
		\$ 240,000.00
Interest on Notes	8-01-45-935-000	
		\$ 739,141.11
Parking Utility S & W	8-31-55-502-100	
		\$ 70,000.00
HPU Payment on Notes	8-31-55-503-000	
		\$ 200,000.00
HPU Payment of Interest	8-31-55-505-000	
		\$ 286,202.78
HPU Surplus	8-31-55-600-000	
		\$
		<u>1,300,000.00</u>
<b>TOTAL</b>		\$ 2,870,343.89

**MEETING: 7 November 2007**

**APPROVED:**

**APPROVED AS TO  
FORM:**

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**Richard England, Business Administrator**

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

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

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

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

**THIS RESOLUTION AUTHORIZES A RATE CHANGE IN RESIDENT PERMITS PROVIDED BY THE HOBOKEN PARKING UTILITY.**

**WHEREAS, the City of Hoboken recognizes the needs of the Hoboken Parking Utility and supports its efforts to provide adequate services while maintaining an affordable cost to residents; and**

**WHEREAS, the City of Hoboken will work whenever possible to assist the Hoboken Parking Utility in its efforts to provide improved services to the residents of Hoboken; and**

**WHEREAS, the Hoboken Parking Utility has requested a rate increase in residential fees from \$15.00 to \$20.00.**

**NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hoboken that it agrees that the fee for Resident Permits be increased from \$15.00 to \$20.00 to be effective immediately.**

**MEETING: 7 November 2007**

**APPROVED:**

**APPROVED AS TO FORM:**

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

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

INTRODUCED BY: \_\_\_\_\_  
SECONDED BY: \_\_\_\_\_

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

**RESOLUTION APPROVING A REQUEST BY MONROE CENTER URBAN RENEWAL, LLC FOR  
EXTENSION OF TIME TO COMPLETE "VILLAGE WEST" REDEVELOPMENT**

**WHEREAS**, Monroe Center Urban Renewal, LLC is the designated redeveloper for a multi-phase mixed use project in the City of Hoboken's Northwest Redevelopment Area; and

**WHEREAS**, the overall Project shall be developed and constructed upon certain property known as Tax Block 87 Lots 1-12, inclusive and Tax Block 87 Lots 1.01; Tax Block 80 Lots 1.01,; Tax Block 81 Lots 3.01, designated upon the City of Hoboken Official Tax Map and (hereinafter referred to as the "Project Premises"); and

**WHEREAS**, Monroe Center Urban Renewal, LLC has received subdivision and site plan approval for the development known as "Village West" which is comprised of Lot 1.01, Block 80, Lot 2.01, Block 81, Lot 1.01, Block 81 and Lot 1, Block 87 (which property is bound by 8<sup>th</sup> Street, Monroe Street, 7<sup>th</sup> Street and the New Jersey Transit Light Rail); and

**WHEREAS**, Monroe Center Urban Renewal LLC entered into a Developer's Agreement with the Mayor and City Council on June 18, 2001 which agreement was subsequently amended by an Amendment to the Developer's Agreement, dated January, 2005; and

**WHEREAS**, the Amendment to the Redeveloper's Agreement sets forth the applicable time frames within which the Redeveloper is to complete construction on each phase of the redevelopments; and

**WHEREAS**, Phase 1, consisting of the existing buildings located at the corner of 8<sup>th</sup> and Monroe Street and fronting on Monroe Street obtained construction permits, dated September 27, 2005 from the Hoboken Construction Official and 85% of the construction has been completed; and

**WHEREAS**, under the Amendment to the Redeveloper's Agreement, January 5, 2005, Phase 1 was given two (2) years from the date the construction permit issues for completion; and

**WHEREAS**, the Redeveloper's Agreement anticipated that in the event of exceptional circumstances occurred beyond the control of the Redeveloper, the Redeveloper could request from the City Council for an extension of time to complete the development; and

**WHEREAS**, a significant reason for the delay in the construction of Phase 1 which was an exceptional circumstance beyond the Redeveloper's control was the design and installation of the permanent gas and electric power infrastructure for the site and lack of inspections and approvals by PSE&G in a timely manner; and

**WHEREAS**, additional unexpected delays in construction were caused by the need for additional structural work; the installation of new roofing and the installation of new energy plant for the building; and

**WHEREAS**, based on the above-stated reasons, the Redeveloper is requesting an additional ten (10) month period (July 27, 2008) to complete construction of Phase 1 of the "Village West" development; now, therefore, be it

**RESOLVED**, by the Mayor and City Council of the City of Hoboken that:

1. The request of Monroe Center Urban Renewal, LLC for a ten (10) month extension to complete the construction of Phase 1 of the "Village West" development approved by the Hoboken Planning Board is hereby approved.

2. The Mayor of the City of Hoboken is hereby authorized to execute an Amendment to the Redeveloper's Agreement to effectuate the intention of this resolution and the City Clerk is hereby authorized to attest same.

3. The form the said Amendment is subject to approval by Corporation Counsel.

**Date of Meeting: November 7, 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

**CITY OF HOBOKEN**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE COUNCIL OF THE CITY OF HOBOKEN GRANTING AN EASEMENT FOR CERTAIN ENCROACHMENTS WITHIN THE PUBLIC RIGHT OF WAY AT THE SITE OF REAL PROPERTY LOCATED AT 630 Garden Street, HOBOKEN, NEW JERSEY, MORE PARTICULARLY KNOWN AS LOT 18, BLOCK 181, ON THE TAX MAP OF THE CITY OF HOBOKEN, COUNTY OF HUDSON, STATE OF NEW JERSEY**

**WHEREAS**, the applicant, John Nastasi, Architect, has petitioned the City of Hoboken for the granting of a certain easement over municipal lands at 630 Garden Street, Hoboken, New Jersey, (“the premises”) which premises is more particularly described as Lot 18, Block 181, on the Tax Map of the City of Hoboken, New Jersey, in order to maintain an encroachment on municipal lands for the proposed repair and replacement of the existing front stoop. Petitioner is proposing a complete replacement of the existing masonry stoop due to the deleterious condition of the existing structure. The easements are described as follows:

**METES AND BOUNDS  
(PROPOSED REPLACEMENT OF STEPS)**

All that certain tract, or parcel of land, situate, lying and being in the City of Hoboken, County of Hudson, and the State of New Jersey, bounded and described as follows:

BEGINNING at a point on the northwesterly street line of Garden Street (65 feet wide), which point is distant southerly 303-58 feet along the same from its intersection with the southerly street line of Seventh Street (50 feet wide); thence from said Point of Beginning:

THENCE S 14 – 00’ W, along the said street line of Garden Street, 18.18 feet to a point;

THENCE N 76-00’ W, 95.0 feet to a point;

THENCE N 14-00’ E, 18.18 to a point;

THENCE S 76-00’ E, 95.00 feet to a point on the westerly street line of Garden Street and said point being the point or place of BEGINNING.

Known as Lot 18, Block 181, as shown on the official tax assessment map for the City of Hoboken, Hudson County, New Jersey, and more commonly known as 630 Garden Street, Hoboken, New Jersey; and

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE COUNCIL OF THE CITY OF HOBOKEN THAT THE CITY OF HOBOKEN HEREBY GRANTS 630 GARDEN STREET, THE**

**AFREMENTIONED EASEMENT SUBJECT TO THE FOLLOWING CONDITIONS AND REQUIREMENTS:**

1. The above recitals are incorporated herein as though fully set forth at length.
2. The City of Hoboken expressly reserves the right to require the removal of any projections or encumbrances, under or upon any street, sidewalk or public easement, for any reason including but not limited to destruction of premises by fire.
3. The applicant shall immediately remove any or all projections or encumbrances that are improperly maintained and thus present a public hazard.
4. The applicant shall indemnify the City of Hoboken for any and all damage or money loss occasioned by the City of Hoboken or its officers or agents by any neglect, wrong-doing, omissions or commissions by the applicant arising from the making of improvements referred to herein and the construction, use and maintenance of the property described herein, and shall hold harmless the Mayor and Council of the City of Hoboken its officers, agents employees, against all claims, charges, judgments, costs, penalties, remediation or counsel fees arising from such damages or loss, including but not limited to death and injury, to any person or damage to property of any person, firm or corporation occasioned wholly or in part from the construction, use and maintenance of the property described herein, and the applicant shall maintain liability insurance with respect thereto, in an amount of \$1,000,000.00 with a policy to be issued by an insurance company approved by the Office of the Corporation Counsel, naming the City of Hoboken, the Mayor and the City Council Members as an additional insured's.
5. These easements shall run with the land and insure to the benefits of the applicant's successors and assigns in title and interest to the property served by these easements. The covenants and conditions set forth herein shall similarly be the obligation of the applicant's successors and assigns in the title and interest to the property served by the within easements.
6. The permission granted herein is conditioned upon and shall be effective only upon the applicant obtaining any and all other necessary permits that may be required by local or state law.
7. This ordinance shall take effect as provided by law.

Adopted:

Approved:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

Approved as to Form:

\_\_\_\_\_  
Steven W. Kleinman, Corporation Counsel

**Date:** November 7, 2007

**CITY OF HOBOKEN**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE COUNCIL OF THE CITY OF HOBOKEN GRANTING AN EASEMENT FOR CERTAIN ENCROACHMENTS WITHIN THE PUBLIC RIGHT OF WAY AT THE SITE OF REAL PROPERTY LOCATED AT 907 Castle Point Terrace, HOBOKEN, NEW JERSEY, MORE PARTICULARLY KNOWN AS LOT 04, BLOCK 239, ON THE TAX MAP OF THE CITY OF HOBOKEN, COUNTY OF HUDSON, STATE OF NEW JERSEY**

**WHEREAS**, the applicant, John Natasi, Architect, has petitioned the City of Hoboken for the granting of a certain easement over municipal lands at 907 Castle Point Terrace, Hoboken, New Jersey, (“the premises”) which premises is more particularly described as Lot 04, Block 239, on the Tax Map of the City of Hoboken, New Jersey, in order to maintain an encroachment on municipal lands for the purpose to repair and replacement of the existing front retaining wall. Petitioner is proposing a complete replacement of the existing masonry retaining wall due to the deleterious condition of the existing structure as well as to incorporate a new lower entry into the existing basement as outlined in the attached drawing. The easements are described as follows:

**METES AND BOUNDS  
(PROPOSED REPLACEMENT OF WALL)**

All that certain lot, parcel or tract of land, situate and lying in the City of Hoboken, County of Hudson, and the State of New Jersey, bounded and described as follows:

**BEGINNING** at a point in the easterly line of Castle Point Terrace, distant 85.00 feet northerly from the intersection formed by the northerly line of Ninth Street with the easterly line of Castle Point Terrace and running,

THENCE North 13 degrees 04 minutes East and along the easterly line of Castle Point Terrace, a distance of 35.00 feet to a point;

THENCE South 76 degrees 56 minutes East and parallel to Ninth Street, a distance of 110.00 feet to a point;

THENCE South 13 degrees 04 minutes West and parallel to Castle Point Terrace, a distance of 35.00 feet to a point;

THENCE North 75 degrees 56 minutes and parallel to Ninth Street a distance of 110.00 feet to a point in the easterly line of Castle Point Terrace;

Being in accordance with a survey made by P.L. Caulfield, Jr. Professional Land Surveyor dated August 17, 2004.

Known as Lot 04, Block 239 as shown on the official tax assessment map for the City of Hoboken, Hudson County, New Jersey, and more commonly known as 907 Castle Point Terrace, Hoboken, New Jersey; and

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE COUNCIL OF THE CITY OF HOBOKEN THAT THE CITY OF HOBOKEN HEREBY GRANTS 907 CASTLE POINT TERRACE, THE AFREMENTIONED EASEMENT SUBJECT TO THE FOLLOWING CONDITIONS AND REQUIREMENTS:**

6. The above recitals are incorporated herein as though fully set forth at length.
7. The City of Hoboken expressly reserves the right to require the removal of any projections or encumbrances, under or upon any street, sidewalk or public easement, for any reason including but not limited to destruction of premises by fire.
8. The applicant shall immediately remove any or all projections or encumbrances that are improperly maintained and thus present a public hazard.
9. The applicant shall indemnify the City of Hoboken for any and all damage or money loss occasioned by the City of Hoboken or its officers or agents by any neglect, wrong-doing, omissions or commissions by the applicant arising from the making of improvements referred to herein and the construction, use and maintenance of the property described herein, and shall hold harmless the Mayor and Council of the City of Hoboken its officers, agents employees, against all claims, charges, judgments, costs, penalties, remediation or counsel fees arising from such damages or loss, including but not limited to death and injury, to any person or damage to property of any person, firm or corporation occasioned wholly or in part from the construction, use and maintenance of the property described herein, and the applicant shall maintain liability insurance with respect thereto, in an amount of \$1,000,000.00 with a policy to be issued by an insurance company approved by the Office of the Corporation Counsel, naming the City of Hoboken, the Mayor and the City Council Members as an additional insured's.
10. These easements shall run with the land and insure to the benefits of the applicant's successors and assigns in title and interest to the property served by these easements. The covenants and conditions set forth herein shall similarly be the obligation of the applicant's successors and assigns in the title and interest to the property served by the within easements.
6. The permission granted herein is conditioned upon and shall be effective only upon the applicant obtaining any and all other necessary permits that may be required by local or state law.
8. This ordinance shall take effect as provided by law.

Adopted:

Approved:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

Approved as to Form:

\_\_\_\_\_  
Steven W. Kleinman, Corporation Counsel

**Date: November 7, 2007**