

City Clerk File No. Ord. 08-039

Agenda No. 3.A 1st Reading

Agenda No. \_\_\_\_\_ 2nd Reading & Final Passage



# ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE  
offered and moved adoption of the following ordinance:

CITY ORDINANCE 08-039

**TITLE:**

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING  
AMENDMENTS TO THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT PLAN**

**WHEREAS**, the Municipal Council of the City of Jersey City adopted the Powerhouse Arts District Redevelopment Plan on October 27, 2004, which was thereafter amended on February 23, 2005, August 16, 2006, and November 21, 2006; and

**WHEREAS**, the Planning Board, at its meeting of January 16, 2008, determined that the Powerhouse Arts District Redevelopment Plan would benefit from certain amendments, including the addition of an Arts Theater Residence Overlay Zone with height and density bonus provisions; and

**WHEREAS**, the Planning Board, at its meeting of January 16, 2008, also recommended that the Municipal Council amend the Powerhouse Arts District Redevelopment Plan to include the amendments; and

*RR  
3-14-08*

**WHEREAS**, a copy of the Planning Board's Resolution memorializing its recommendation and a copy of the Planning Board's recommended amendments to the Powerhouse Arts District Redevelopment Plan are attached hereto, and made a part hereof, and are available for public inspection at the office of the City Clerk, City Hall, 280 Grove Street, Jersey City, New Jersey; and

**NOW, THEREFORE, BE IT ORDAINED** by the Municipal Council of the City of Jersey City that the aforementioned amendments to the Powerhouse Arts District Redevelopment Plan be, and hereby are, adopted.

**BE IT FURTHER ORDAINED THAT:**

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.

*Robert D. Cotter*  
Robert D. Cotter, PP, AICP  
Director, Division of City Planning

APPROVED AS TO LEGAL FORM

\_\_\_\_\_  
Corporation Counsel

APPROVED: *Carl Cappiella*

APPROVED: *[Signature]*  
Business Administrator

Certification Required

Not Required

**ORDINANCE FACT SHEET**

**1. Full Title of Ordinance:**

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT PLAN**

**2. Name and Title of Person Initiating the Ordinance, etc.:**

Carl Czaplicki, Director of Housing, Economic Development, and Commerce

**3. Concise Description of the Program, Project or Plan Proposed in the Ordinance:**

This ordinance amends the Plan to create an Arts Theater Residence Overlay Zone, which will permit a height and density bonus only where the development scheme includes a non-profit performing arts theater with associated exhibition space, rehearsal space, artist studios, and / or arts classrooms, an outdoor pedestrian plaza with art display areas, an arts contribution of \$1,150,000.00, an artist-in-residence unit, on-site and off-site work-force housing obligations or affordable housing contributions of up to \$150,000 per unit, and shared- use parking. With the bonus, a maximum height of 395 feet and a maximum density of 300 units per acre will be permitted.

**4. Reasons (Need) for the Proposed Program, Project, etc.:**

Changing economic factors dictate the need for a broader range of housing, retail, entertainment, and cultural opportunities for Jersey City residents. By providing on-site work-force housing, off-site work force housing or affordable housing contributions, an outdoor public plaza, a non-profit performing arts theater with exhibition space, rehearsal space, arts studios, and artist classrooms, an arts contribution, and artist-in-residence unit, and shared-use parking for retail users and neighborhood residents, the City can further achieve this goal and accelerate redevelopment under this Plan.

**5. Master Plan Conflicts**

Although certain aspects of the amendments are inconsistent with the historic preservation and Waldo elements of the Master Plan, it is in the public interest to adopt the amendments because they create the opportunity for: much needed public open space in the Plan area and downtown; broaden the range of affordable housing available in the Plan area and downtown; provide for the creation of a much needed cultural and entertainment anchor in the Plan area and downtown; allow for an increase in density that will help support of the arts, cultural, and retail uses in the Plan area and downtown. Additionally, the Plan area and adjacent zoning districts permit density and building heights comparable to those allowed in the amendments.

**6. Anticipated Benefits to the Community:**

A privately-built, non-profit performing arts theater with art exhibition space, rehearsal space, art studios, and arts classrooms; a 24,000 square foot, privately-constructed and maintained, publicly-dedicated outdoor plaza; a privately-built, publicly-dedicated artist-in-residence unit; on-site and off-site workforce housing or affordable housing contributions of up to \$150,000 per unit; an arts contribution of \$1,150,000; and shared-use parking which will be available to neighborhood residents and visitors to the PAD.

**7. Cost of Proposed Plan, etc.:**

\$0.00. Plan was prepared by Petitioner and reviewed by Division of City Planning staff.

**8. Date Proposed Plan will commence:**

Upon Adoption.

9. **Anticipated Completion Date:** N/A

10. **Person Responsible for Coordinating Proposed Program, Project, etc.:**

Robert D. Cotter, Director, City Planning                      547-5050

11. **Additional Comments:**

**I Certify that all the Facts Presented Herein are Accurate.**

Robert D. Cotter  
Division Director

MARCH 17, 2008  
Date

Carl Gagliardi Jr  
Department Director Signature

3/17/08  
Date

City Clerk File No. Ord. 08-040  
Agenda No. 3.B 1st Reading  
Agenda No. \_\_\_\_\_ 2nd Reading & Final Passage



# ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE  
offered and moved adoption of the following ordinance:

CITY ORDINANCE 08-040

TITLE: **ORDINANCE SUPPLEMENTING CHAPTER A351 (EXECUTIVE ORDERS  
AND ORDINANCES) OF THE JERSEY CITY CODE**

**THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:**

A. The following supplements to Chapter A351 (Executive Orders and Ordinances) of the Jersey City Code are adopted:

<u>Labor Grade</u>	<u>Title</u>
*	<u>Senior Loan Advisor</u>
*	<u>Permit Clerk Typing</u>

B. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

C. This ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

D. This ordinance shall take effect at the time and in the manner as provided by law.

E. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

**NOTE:** All new material is underlined; words in [brackets] are omitted. For purposes of advertising only, new matter is indicated by **boldface** and repealed matter by *italic*.

\*Pursuant to N.J.S.A. 40:69A-43a.

JM/he  
3-17-08

2 0 8 0 6 5

APPROVED AS TO LEGAL FORM

\_\_\_\_\_  
Corporation Counsel

Certification Required

Not Required

APPROVED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

\_\_\_\_\_  
Business Administrator

City of  
**JERSEY CITY**  
**JERRAMIAH T. HEALY, Mayor**  
280 Grove Street  
Jersey City, New Jersey 07302

(201) 547-5000  
Fax (201) 547-4288

E.O. \_\_\_\_\_

March 17, 2008

**EXECUTIVE ORDER OF THE MAYOR  
OF THE  
CITY OF JERSEY CITY**

**CLASSIFIED POSITIONS FOR CITY EMPLOYEES**

Pursuant to the Faulkner Act, N.J.S.A. 40:69A-48, as amended by L.1985, c.374, the Mayor is now authorized to set the salaries, wages or other compensation of all employees of administrative departments except department directors and employees whose salaries are required to be set by ordinance.

Pursuant to this authorization, I issue the following Executive Order establishing guidelines for salaries and wages of those employees whose salaries are set by the Mayor:

<u>Labor Grade</u>	<u>Title</u>
<u>20</u>	<u>Senior Loan Advisor</u>
<u>13</u>	<u>Permit Clerk Typing</u>

This order shall take effect immediately.

Very truly yours,

**JERRAMIAH T. HEALY, MAYOR**

JTH/he

cc: Brian O'Reilly, Business Administrator  
William T. Matsikoudis, Corporation Counsel  
Robert Byrne, City Clerk  
Paul Soyka, Chief Financial Officer  
Larry Ross, Personnel Director

RECEIVED

Ordinance/Resolution Fact Sheet

This summary sheet is to be attached to the front of any ordinance, resolution, cooperation agreement, or contract that is submitted for Council consideration. Incomplete or sketch summary sheets will be returned with the resolution or ordinance. The Department, Division, or Agency responsible for the overall implementation of the proposed project or program should provide a concise and accurate state of facts.

MAR -5 PM 3:35  
CITY OF JERSEY  
BUSINESS ADMINISTRATION

Full Title of Ordinance/Resolution/Cooperation Agreement:

Senior Loan Advisor

Name & Title of Person Initiating Ordinance/Resolution, Etc.:

Larry Ross, Personnel Director



Concise Description of the Program, Project, or Plan Proposed in the Ordinance:

To establish a new title in accord with New Jersey Department of Personnel Rules and Regulations.

Reasons for the Proposed Program, Project, Etc.:

Anticipated Benefits to the Community:

Cost of Program, Project, Etc.: (Indicate the dollar amount of City, State, Federal funds to be used as well as match and in-kind contributions.)

Date Proposed Program or Project will Commence: \_\_\_\_\_

Anticipated Completion Date: \_\_\_\_\_

Person Responsible for Coordinating Proposed Program, Project Etc.: \_\_\_\_\_

Additional Comments:

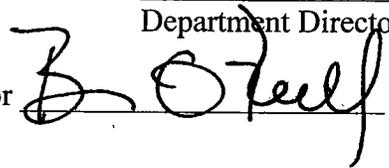
Union Affiliation Local 246 - Labor Grade 20

I Certify That All Facts Present Herein Are Accurate.

3-6-08

Date

Department Director



Date Submitted to Business Administrator

RECEIVED  
2008 MAR -7 AM 10:26  
CITY OF JERSEY  
LAW DEPARTMENT

**NEW TITLE**

**TITLE: SENIOR LOAN ADVISOR**

**LABOR GRADE: 20**

**MIN. \$14,200 MAX. \$49,190**

**UNION: 246**

**DEPT.: H.E.D.C**

**MARY ANN BARILE**

**Salary: \$41,251 +\$800**

Ordinance/Resolution Fact Sheet

This summary sheet is to be attached to the front of any ordinance, resolution, cooperation agreement, or contract that is submitted for Council consideration. Incomplete or sketch summary sheets will be returned with the resolution or ordinance. The Department, Division, or Agency responsible for the overall implementation of the proposed project or program should provide a concise and accurate state of facts.

Full Title of Ordinance/Resolution/Cooperation Agreement:

**PERMIT CLERK TYPING**

Name & Title of Person Initiating Ordinance/Resolution, Etc.:

**Larry Ross, Personnel Director**

Concise Description of the Program, Project, or Plan Proposed in the Ordinance:

**To establish a new title in accord with New Jersey Department of Personnel Rules and Regulations.**

Reasons for the Proposed Program, Project, Etc.:

Anticipated Benefits to the Community:

Cost of Program, Project, Etc.: (Indicate the dollar amount of City, State, Federal funds to be used as well as match and in-kind contributions.)

Date Proposed Program or Project will Commence: \_\_\_\_\_

Anticipated Completion Date: \_\_\_\_\_

Person Responsible for Coordinating Proposed Program, Project Etc.: \_\_\_\_\_

Additional Comments:

**Union Affiliation - 246 - Labor Grade 13**

I Certify That All Facts Present Herein Are Accurate.

3-11-08

Date



Department Director

Date Submitted to Business Administrator 3-11-08

**NEW TITLE**

**TITLE: PERMIT CLERK TYPING**

**Union: 246**

**LG# 13**

**Min. 11,450**

**Max: 44,763**

**Department: HEDC**

**Division: CONSTRUCTION CODE**

**Acct: #195**

**Employee: GAIL F. JUMAN**

**21 LEMBECK AVENUE**

**JERSEY CITY, N. J. 07305**

**Salary: \$35,000**

City Clerk File No. Ord. 08-041

Agenda No. 3.C 1st Reading

Agenda No. \_\_\_\_\_ 2nd Reading & Final Passage



# ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE  
offered and moved adoption of the following ordinance:

CITY ORDINANCE 08-041

TITLE:

## Ordinance Renaming Pershing Plaza between Central Avenue and Summit Avenue as **HOWIE FINK WAY**

The Municipal Council of the City of Jersey City does ordain:

**WHEREAS**, Howie Fink, a lifelong resident of Jersey City, was a graduate of Public School #25 and Dickinson High School; and

**WHEREAS**, Howie Fink's first coaching job was during the summer of 1943 with the Build Better Boys Association. He was also a co-founder of the Washington Park Little League and financially supported a team in the Pershing Field Babe Ruth League; and

**WHEREAS**, in the late 1940's, Howie Fink managed semi-pro baseball teams. During the following 17 years, he guided many of Hudson County's best known baseball players and led four teams to a variety of championships; and

**WHEREAS**, on October 13, 1943, Fink joined the Jersey City Recreation Department. He was a dedicated employee while organizing and supervising basketball, baseball and touch football teams; and

**WHEREAS**, Howie Fink was dedicated to his alma maters. In 1954, he was instrumental with the establishment of the Booster Club. He and the Booster Club organized the Dickinson High Hall of Fame in 1965 that was later expanded to an all-sports Hall of Fame. Proceeds from the Hall of Fame dinners were used to pay for athletic activities; and

**WHEREAS**, in the 1960's and 70's, Howie Fink became a certified umpire for high school and recreation baseball contests; and

**WHEREAS**, Howie Fink served as a Democratic Committeeman for ten years and in 1989 he ran for Councilman; and

**WHEREAS**, the Municipal Council of the City of Jersey City honors the memory of Howie Fink for his lifetime of guidance and commitment to the youth of our city.

**NOW, THEREFORE, BE IT ORDAINED**, by the Municipal Council dedicates that Pershing Plaza between Central Avenue and Summit Avenue shall be renamed Howie Fink Way.

APPROVED AS TO LEGAL FORM

APPROVED: \_\_\_\_\_

\_\_\_\_\_  
Corporation Counsel

APPROVED: \_\_\_\_\_  
Business Administrator

Certification Required

Not Required

City Clerk File No. Ord. 08-042

Agenda No. 3.D 1st Reading

Agenda No. \_\_\_\_\_ 2nd Reading & Final Passage



# ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE  
offered and moved adoption of the following ordinance:

CITY ORDINANCE 08-042

**TITLE: ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 3 (ADMINISTRATION OF GOVERNMENT) ARTICLE VI (DEPARTMENT OF ADMINISTRATION), ARTICLE VIII (OFFICE OF ASSESSMENTS) AND CHAPTER 108 (BUILDINGS, NUMBERING OF) OF THE JERSEY CITY CODE**

**THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:**

- A. The following amendments and supplements to Chapter 3 (Administration of Government) Article VI (Department of Administration) and Article VIII (Office of Assessments) of the Jersey City Code are adopted.

## ARTICLE VI

### Department of Administration

#### **§3-54. Division of Engineering.**

- A. No Change.
- B. Division of Engineering functions. Under the direction and supervision of the Business Administrator, the Division of Engineering shall:
- (1) Be responsible for grant coordination and control and preparation of all plans and specifications for public works and capital improvements, including those funded under NJDOT administered grants (undertaken by the City).
  - (2) Supervise the performance of all contracts for public works and transportation related capital improvement projects and certify the amounts due and payable thereunder.
  - (3) Provide and maintain surveys, maps, specifications and operating records with respect to all property, works and facilities under the jurisdiction of the Division, ~~[including house numbers as provided in Chapter 108, Buildings, Numbering of.]~~
  - (4) Establish standards and procedures for the control, use and care of all city-owned equipment, materials and supplies in the custody of the division.
  - (5) Provide, supervise and coordinate engineering and technical activities and services of all departments.
  - (6) Perform or supervise land surveys of public land and rights-of-way and maintain the official tax assessment maps for the City.
  - (7) Enforce the following sections of the City Code and issue summonses for violation of these sections:

(a) Article I of Chapter 287, Solid Waste.

(b) Chapter 340, Waterfront.

(8) The Director of Engineering shall have the authority and duties as provided by the Jersey City Municipal Code.

(9) The Municipal Engineer shall have plenary authority and control over transportation-related capital improvement projects and the coordination and control over NJDOT administered grants and aid for capital construction.

**ARTICLE VIII**  
Office of Assessments

**§3-62.** No Change.

**§3-63. Powers and duties.**

The Office of Assessments shall:

- A. Value all real and personal property in the city for the purposes of assessment and taxation in accordance with general law, the Charter and applicable provisions of the Jersey City Code and exercise all the powers of a municipal assessor pursuant to law.
- B. Prepare the tax list and duplicate, as required by law, and maintain adequate assessment records of each and every parcel of real property assessed.
- C. Maintain a current city Tax Map and provide for the recording thereon of all changes in ownership or character of real property assessed.
- D. Make all special assessments of benefits for local improvements.
- E. Be responsible for all appraisals of property for any city purpose; provided that the office may, with the approval of the Mayor and within the limits of available appropriations, retain outside experts or appraisers whenever the public interest requires.
- F. Designate house numbers as provided in Chapter 108, Buildings, Numbering of.
- B. The following amendments and supplements to Chapter 108 (Buildings, Numbering of) of the Jersey City Code are adopted.

**CHAPTER 108**  
Buildings, Numbering of

**§108-1.** No Change.

**§108-2.** No Change.

**§108-3. Assignment of numbers.**

The ~~[Municipal Engineer]~~ Tax Assessor is empowered and authorized to designate, for any building or other premises where a building number is missing or where the building owner applies for a new building number, a building number, which will conform with the sequence of numbers heretofore existing upon the street where such building is located.

**§108-4. Existing numbers to continue.**

All existing numbers upon buildings and properties shall be continued, unless a change is ordered by the ~~[Municipal Engineer]~~ Tax Assessor.

**§108-5. Display of numbers.**

Every owner of a house, private dwelling, apartment, office building, store or any building whatsoever or any lot used for business purposes shall display thereon a building number as herein provided.

**§108-6. Order to exhibit number.**

The ~~[Municipal Engineer]~~ Tax Assessor may order and direct any property owner to exhibit a building number or change an existing building number by a written notice mailed to the last known address of the owner, as appears upon the record of addresses of water consumers in the Office of Utility Management, and unless the owner within five days from the date of said notice exhibits a building number as directed, then the owner shall be chargeable with a violation of this chapter.

**§108-7. Record of number changes.**

The ~~[Municipal Engineer]~~ Tax Assessor shall keep a record of all building number changes and of all owners directed by him or her to display building numbers.

**§108-8. Size of numbers; visibility; placement.**

Each numeral comprising an assigned or ordered building number shall measure not less than three inches in length and be of such width as to conform with the accepted standards of lettering so that the number is plainly visible to the public. Such building number shall be erected over the main entrance and over any rear entrances to the building or upon either side of the main and rear entrances, within two feet of the door frame; provided, however, that private dwellings may exhibit such building numbers on any steps leading to the main and rear entrances or porches connected therewith.

**NOTE:** All new material is underlined; words in ~~{brackets}~~ are omitted. For purposes of advertising only, new matter is indicated by **boldface** and repealed matter by *italic*.

JM/he  
3/17/08

APPROVED AS TO LEGAL FORM

APPROVED: \_\_\_\_\_

\_\_\_\_\_  
Corporation Counsel

APPROVED: \_\_\_\_\_  
Business Administrator

Certification Required

Not Required