

City Clerk File No. Ord. 11-145

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 11-145

**TITLE: AN ORDINANCE SUPPLEMENTING CHAPTER 332(VEHICLES AND TRAFFIC) ARTICLE III(PARKING, STANDING AND STOPPING) AMENDING SECTION 332-22 (PARKING PROHIBITED AT ALL TIMES) OF THE JERSEY CITY CODE DESIGNATING NO PARKING ANY TIME ON THE SOUTH SIDE OF BISHOP STREET BETWEEN GRAND STREET AND CORNELISON AVENUE AND ON THE NORTH SIDE OF STATE STREET BETWEEN GRAND STREET AND CORNELISON AVENUE FOR THE SUPPORT SERVICES BUREAU AT THE BISHOP STREET FACILITY**

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

1. Chapter 332 (Vehicles and Traffic) Article III (No Parking Any Time) of the Jersey City Code is hereby supplemented as follows:

Section 332-22

**PARKING PROHIBITED AT ALL TIMES**

No person shall park a vehicle any of the streets or parts thereof described.

Name of Street	Side	Limits
<u>Bishop St</u>	<u>South</u>	<u>583 feet west of Grand St to 606 feet west</u> <u>626 feet west of Grand St to 805 feet west</u>
<u>State St</u>	<u>North</u>	<u>478 feet west of Grand St to 627 feet west</u>

- All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- This ordinance shall be a part of the Jersey City Code as though codified and incorporated in the official copies of the Jersey City Code.
- The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material to be inserted is new and underscored.

JDS:pcl  
(11.16.11)

APPROVED: \_\_\_\_\_  
Director of Traffic & Transportation

APPROVED: \_\_\_\_\_  
Municipal Engineer

APPROVED AS TO LEGAL FORM

\_\_\_\_\_  
Asst. Corporation Counsel

APPROVED: \_\_\_\_\_  
Director, Dept. of Public Works

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

Certification Required

Not Required

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 sketchy 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 statement of facts.

**1.Full title of ordinance/resolution/cooperation agreement:**

An ordinance supplementing Chapter 332(Vehicles and Traffic) Article III(No Parking Any Time) Section 332-22 (Parking Prohibited At All Times) of the Jersey City Code designating no parking any time on the south side of Bishop Street between Grand Street and Cornelison Avenue and on the north side of State Street between Grand Street and Cornelison Avenue for the Support Services Bureau at the Bishop Street Facility

**2.Name and title of person initiating the ordinance/resolution, etc.:**

Joao D'Souza, Director of Traffic & Transportation, Department of Public Works at the request of Director Rodney Hadley, DPW on behalf of Thomas Comey, Chief of Police

**3.Concise description of program, project or plan proposed in the ordinance/resolution:**

Prohibit parking on the north south side of Bishop Street and the North side of State Street between Grand Street and Cornelison Avenue in the vicinity of the Support Services Bureau at the Bishop Street Facility

**4.Reasons (need) for the proposed program, project, etc.:**

Increase security around the building and to accommodate any vehicles servicing the facility as well as Police and Fire vehicles.

**5.Anticipated benefits to the community:**

Provide an area for vehicles servicing the facility as well as for Police or Fire vehicles.

**6.Cost of proposed program, project, etc. (Indicate the dollar amount of City, state, and Federal Funds to be used, as well as match and in-kind contribution:**

Approximately \$200.00 per sign/post installation.  
Approximately 10 signs and 10 u posts for a total cost of: \$2000.00

**7.Date proposed program, or project will commence:**

Pending adoption by the Jersey City Municipal Council

**8.Anticipated completion date:**

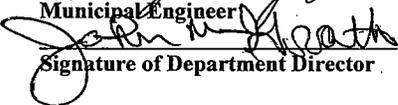
Twenty days after adoption by the Jersey City Municipal Council

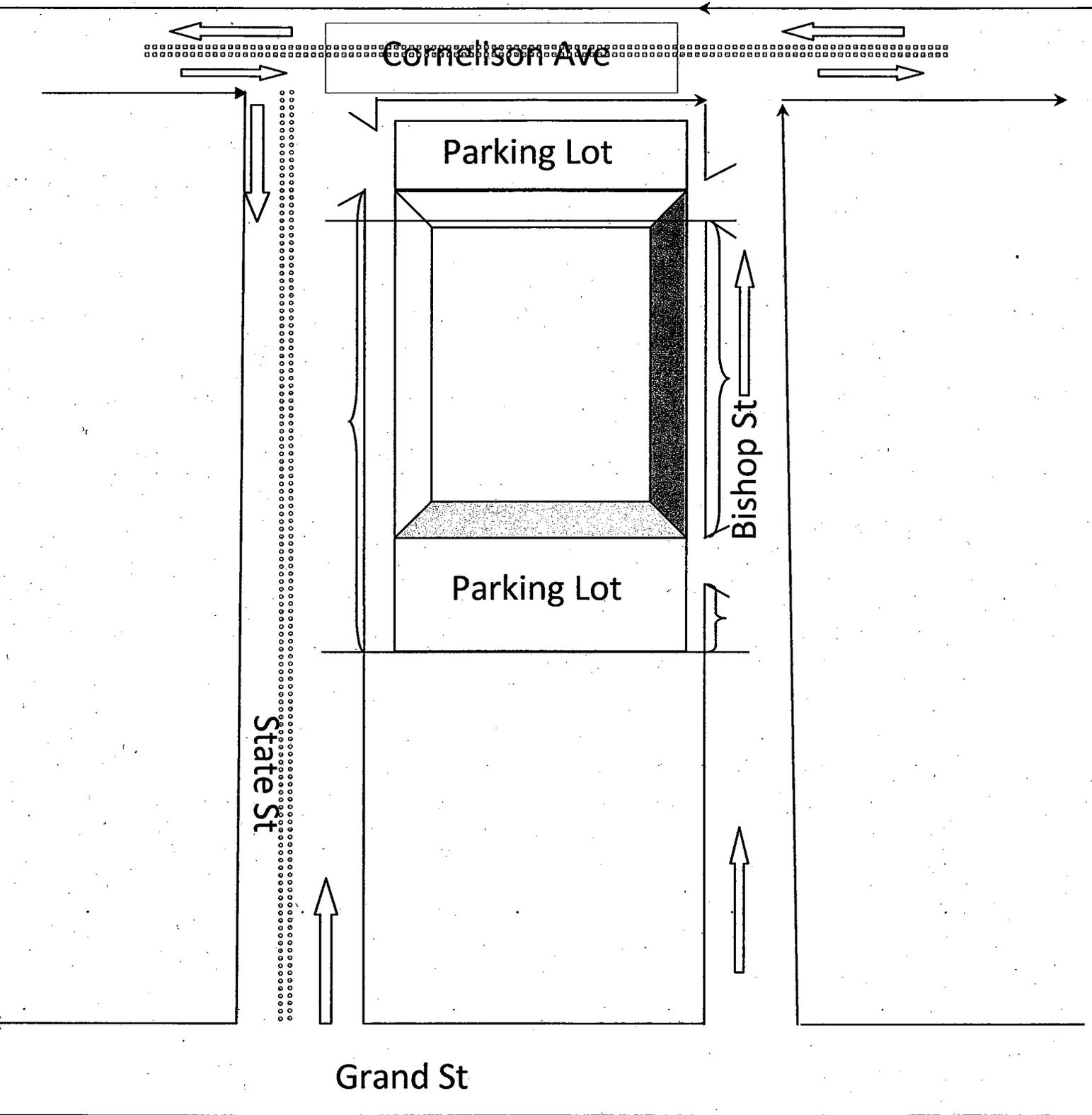
**9.Person responsible for coordinating proposed program, project, etc.:**

Patricia Logan, Supervising Traffic Investigator, Division of Engineering, Traffic and Transportation

**10.Additional comments:**

Based on the information provided to me, I certify that all the facts presented herein are accurate, to the best of my knowledge.

 Municipal Engineer	<u>11/16/11</u> Date
 Signature of Department Director	<u>11/16/11</u> Date



City Clerk File No. Ord. 11-146

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 11-146

**TITLE: ORDINANCE AUTHORIZING THE CONVEYANCE OF CITY-OWNED PROPERTY WITHIN THE OCEAN BAYVIEW REDEVELOPMENT AREA TO THE JERSEY CITY REDEVELOPMENT AGENCY**

**COUNCIL**

offered and moved adoption of the following Ordinance:

**WHEREAS**, the City of Jersey City is the owner of certain parcels of real property known and designated as Block 1341, Lots 28.A and 27, and more commonly known by the street addresses of 405 and 407 Ocean Avenue, respectively [Property]; and

**WHEREAS**, it has been determined that the Property is not needed for any municipal public purpose or use; and

**WHEREAS**, the Municipal Council of the City of Jersey City has declared that the properties contained within the Ocean Bayview Study Area are areas deemed "in need of redevelopment" pursuant to N.J.S.A. 40:55-21.1 et seq. as later amended by N.J.S.A. 40A:12A-5 et. seq., and as amended; and

**WHEREAS**, by the adoption of Ordinance No. J-905 on June 21, 1977, the Jersey City Municipal Council adopted the Ocean Bayview Redevelopment Plan, and which plan was subsequently expanded and amended accordingly thereafter; and

**WHEREAS**, the Jersey City Redevelopment Agency has deemed it necessary to acquire the Property from the City of Jersey City to effectuate the rehabilitation, redevelopment and revitalization in order to accomplish the objectives of the Ocean Bayview Redevelopment Plan, within which boundaries the Property is located and provide affordable housing; and

**WHEREAS**, the Jersey City Redevelopment Agency has agreed to pay the City approximately \$0.00 dollars for the Property, based on currently proposed plans; and

**WHEREAS**, the Jersey City Redevelopment Agency is authorized to acquire the Property from the City of Jersey City, pursuant to N.J.S.A. 40A:12A-8 and 22; and

**WHEREAS**, the City of Jersey City is authorized to transfer Property to the Jersey City Redevelopment Agency with or without consideration pursuant to N.J.S.A. 40A:12A-39(a) and N.J.S.A. 40A:12-13(b)(1).

**NOW, THEREFORE, BE IT ORDAINED** by the Municipal Council of the City of Jersey that:

1. The conveyance to the Jersey City Redevelopment Agency of certain lands and buildings designated on Jersey City's Official Tax Assessment Map as Block 1341, Lots 28.A and 27, and more commonly known by the street addresses of 405 and 407 Ocean Avenue, respectively, for the purpose of accomplishing the objectives of the Ocean Bayview Redevelopment Plan, based upon currently proposed plans for approximately \$0.00 dollars, is hereby approved.

**ORDINANCE AUTHORIZING THE CONVEYANCE OF CITY-OWNED PROPERTY WITHIN THE OCEAN BAYVIEW REDEVELOPMENT AREA TO THE JERSEY CITY REDEVELOPMENT AGENCY**

- 2. That the Mayor, Business Administrator and appropriate Division of the municipality are hereby authorized and directed to execute a deed and all necessary or appropriate instruments to convey and effectuate the transfer of the aforesaid Property to the Jersey City Redevelopment Agency, including but not limited to affordable housing controls.
  - 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 fully set forth therein. 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 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 material is new; therefore, underlining has been omitted. For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic*.

*VS/he*  
10/24/11

APPROVED AS TO LEGAL FORM

  
\_\_\_\_\_  
7551 Corporation Counsel

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

Certification Required   
Not Required

**ORDINANCE/RESOLUTION FACT SHEET**

This summary sheet is to be attached to the front of any ordinance, resolution, license agreement or contract that is submitted for Council consideration. Incomplete or sketchy 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 statement of facts.

**1. Full Title of Ordinance/Resolution/Cooperation Agreement:**

**AN ORDINANCE AUTHORIZING THE CONVEYANCE OF CITY-OWNED PROPERTY WITHIN THE OCEAN BAYVIEW REDEVELOPMENT AREA TO THE JERSEY CITY REDEVELOPMENT AGENCY**

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

Franklyn Ore, Project Manager, Jersey City Redevelopment Agency, 201-547-4560

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

This Ordinance will authorize the Jersey City Redevelopment Agency, its agents or assigns to perform development activities related to redevelopment of the Ocean Bayview Redevelopment Plan.

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

The Jersey City Redevelopment Agency has been charged with development responsibilities in the Ocean Bayview Redevelopment Area to effectuate the rehabilitation, redevelopment and revitalization initiatives of the Ocean Bayview Redevelopment Plan.

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

Revitalization of an area determined to be an area in need of redevelopment with the construction of an office building in the Ocean Bayview Redevelopment Area

**6. Cost of Proposed Program, Project, etc. (Indicate the dollar amount of City, State and Federal Funds to be used, as well as match and in-kind contributions.):**

N/A

**7. Date Proposed Program or Project will Commence:**

Upon adoption of this Ordinance

**8. Anticipated Completion Date:**

Approximately 1 years from commencement.

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

Robert P. Antonicello, Executive Director, JCRA

**10. Additional Comments:**

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

  
Signature of **ROBERT ANTONICELLO**  
Executive Director  
Jersey City Redevelopment Agency

11-3-11  
Date

  
Signature of **CARL CZAPLICKI**  
Director, Department of Housing, Economic  
Development and Commerce

11/3/11  
Date

City Clerk File No. Ord. 11-147

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 11-147

**TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING THE NINTH AND BRUNSWICK REDEVELOPMENT PLAN**

**WHEREAS**, the Municipal Council of the City of Jersey City, by Resolution 08-777 adopted October 7, 2008, authorized the Jersey City Planning Board to conduct a preliminary investigation and hold a Public Hearing to determine if the area known as Ninth and Brunswick Study Area met the criteria necessary to be declared an "Area in Need of Redevelopment"; and

**WHEREAS**, the Municipal Council, upon the recommendation of the Jersey City Planning Board did declare, by Resolution 11-249 adopted April 27, 2011, the Ninth and Brunswick Study Area to be "an area in need of redevelopment"; and

**WHEREAS**, pursuant to *NJSA 40A:12A-4.a.(3)* the governing body is empowered to adopt a redevelopment plan to regulate development within an area declared in need of redevelopment; and

**WHEREAS**, the Planning Board of Jersey City, at a public hearing on October 19, 2011, reviewed and the proposed Ninth & Brunswick Redevelopment Plan and voted favorably to recommend that the Municipal Council adopt the proposed Ninth & Brunswick Redevelopment Plan; and

**WHEREAS**, the proposed Ninth & Brunswick Redevelopment Plan, attached hereto and made a part hereof is available for public inspection in the Office of the City Clerk, City Hall, Jersey City, NJ;

**NOW, THEREFORE, BE IT ORDAINED** by the Municipal Council of the City of Jersey City that the above referenced McGinley Square East Redevelopment Plan be, and hereby is, adopted as recommended by the Jersey City Planning Board.

**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.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.

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

APPROVED AS TO LEGAL FORM

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

APPROVED: 

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

Certification Required

Not Required



Summary Sheet:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY  
CITY ADOPTING THE NINTH AND BRUNSWICK REDEVELOPMENT PLAN**

This ordinance adopts the Ninth and Brunswick Redevelopment Plan. The property was declared and Area in Need of Redevelopment in April 2011. The Plan permits mixed use multi-family development, up to 6 stories high (ground floor parking plus five floors of residential), and with a density of 55 units per acre. Additional density may be sought with green space contributions.

# **NINTH & BRUNSWICK REDEVELOPMENT PLAN**

**DRAFT**

**10/11/11**

**CITY OF JERSEY CITY  
DIVISION OF CITY PLANNING**

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## **INTRODUCTION**

The Ninth and Brunswick Redevelopment Plan Area is approximately 1.64 acres located in downtown Jersey City, relatively adjacent to the New Jersey Turnpike Newark Bay Extension overpass. The property sits at the dead end of Ninth, Tenth, and Brunswick Streets, and sits across the street from Enos Jones Park and ballfield. The Redevelopment Plan area consists of Block 420 Lot 2.

The area, though close to residential districts, is largely occupied by warehousing uses.

The area is currently underutilized and in disrepair.

### **I. BOUNDARY DESCRIPTION**

BEGINNING at a point at the intersection of the centerline of Ninth Street and Brunswick Street; thence in a northerly direction for 230 feet to the intersection of the centerline of Tenth Street and Brunswick Street; thence in a westerly direction for 270 feet; thence in a southwest direction for 32.7 feet; thence in a southerly direction for 111.92 feet; thence in a westerly direction for 86.8 feet; thence in a southwest arc for 89 feet; thence in a southerly direction for 65 feet to the centerline of Ninth Street; thence in an easterly direction along the centerline of Ninth Street to a point at its intersection with Brunswick Street, the point and place of BEGINNING.

### **II. REDEVELOPMENT PLAN OBJECTIVES**

This Redevelopment Plan is intended to compliment and mimic the adjacent Jersey Avenue Tenth Street Redevelopment Plan Transition District. The Redevelopment Plan provides for residential development and a ground floor commercial retail use as a permitted accessory use.

Renewal activities for the Ninth and Brunswick Redevelopment Plan Area will be undertaken in conformity with, and will be designed to meet, the following objectives of the Redevelopment Plan:

- A. No acquisition of private property.
- B. Encouragement of the elimination of vacated, deteriorated and obsolete structures including unused industrial buildings, which adversely affect the feasibility of amenable neighborhood physical change and further development of an emerging commercial and residential area.
- C. Coordination of redevelopment activities which reinforce already existing renewal and improvement programs in the adjacent neighborhoods, in accordance with a plan that integrates the Jersey Avenue Redevelopment Plan Areas with the rest of Jersey City.
- H. Provision of land in parcels of sufficient size and configuration so as to permit economic redevelopment.
- I. Provision of site improvements for the beautification of the Ninth and Brunswick Redevelopment Plan Area and surrounding neighborhoods.
- K. Preservation and promotion of view corridors created by public streets to accentuate views of New York and the Palisades.

### **III. TYPES OF PROPOSED REDEVELOPMENT ACTIONS**

It is proposed to substantially improve and upgrade the Ninth and Brunswick Redevelopment Plan Area through a combination of redevelopment action, including construction of new structures and complimentary facilities and

provisions for public infrastructure necessary to service and support the new development.

#### **IV. DESIGN OBJECTIVES AND REQUIREMENTS**

##### **A. Building Design**

1. Building design shall be guided by the general characteristics of the surrounding properties and the surrounding neighborhoods.
2. All structures within the Redevelopment Plan Area shall be situated with proper consideration of their relationship to other buildings, both existing and proposed, in terms of light, air and usable open space, access to public rights-of-way and off-street parking, height and bulk.
3. Groups of related buildings shall be designed to present a harmonious appearance in terms of architectural style and exterior materials and shall be encouraged to incorporate elements found throughout the surrounding neighborhoods.
4. All east-west streets shall be maintained as important view corridors and shall, through the enforcement of setbacks, preserve and promote views of New York and the Palisades.
5. Buildings should be designed so as to have an attractive, finished appearance when viewed from all vantage points within and outside the Redevelopment Plan Area.
6. All major mechanical equipment located on the roof of any building shall be screened from view with materials harmonious with those used in the building's facade. The screening shall not impair the functioning of the equipment.
7. Buildings shall be encouraged to provide a top which shall serve to finish the building. Said top may be in the form of a cornice, a parapet, or any other indicator consistent with the design, proportions, materials and character of the building.
8. All electronic communication equipment shall be mounted in such a way that it does not negatively impact the appearance of the building on which it is placed, nor create objectionable views when seen from surrounding buildings or from the Palisades.
9. Access by the elderly, physically handicapped and/or disabled shall meet, at a minimum, barrier free design regulations as specified in the Uniform Construction Code.
10. All trash receptacles, in accordance with all appropriate State laws, shall be adequately secured, enclosed and screened on all sides by landscaping or other type of attractive materials.
11. Chain link fencing shall not be permitted except during construction.
12. All utility distribution lines and utility service connections from such lines to the area's individual uses shall be located underground.
13. Urban design elements shall be consistent with those contained in other redevelopment plans regulating Downtown and used throughout the Redevelopment Area.

##### **B. Landscaping and Lighting**

1. Landscaping shall be required for any part of any parcel not used for buildings, off-street parking, or loading space. The developers' plan shall include plans for landscaping indicating the location, size and quantity of the various species to be used.

Areas reserved for future development shall, as a minimum, be seeded with Perennial Rye Grass, or equivalent.

2. Greenspace (trees, shrubs, flowers, etc.) shall be used as buffers and to accent entrances, arcades and sidewalks.
3. All plant material used must be able to withstand an urban environment. All screen planting shall be a minimum of three (3) feet high and shall be planted, balled and burlapped, as established by the American Association of Nurserymen. A planting schedule shall be provided by the developer and approved by the Planning Board.
4. Any landscaping which is not resistant to the environment or dies within 2 years of planting shall be replaced by the developer.
5. Underground watering facilities shall be encouraged for all landscaped areas.
6. Trees and shrubs shall be planted along curblines of streets at a maximum of 40 feet centers or in groupings in a regular pattern to further enhance the aesthetic quality of the Redevelopment Plan Area.
7. Parking areas for more than ten (10) vehicles, and all loading areas abutting a street, shall provide a screen planting of dense evergreen not less than three (3) feet high along any street line and along all property lines except those instances where a building intervenes or where the proposed plantings may interfere with site triangles.
8. Lighting used to illuminate off-street parking and loading areas shall be arranged and shielded to prevent the spillage of light off the premises and shall be in accordance with the lighting requirements of the Zoning Ordinance.
9. Lighting within a site shall sufficiently illuminate all areas, including those areas where buildings are set back or offset to prevent "dark corners".
10. All lighting sources must be adequately shielded to avoid any glare. The area of illumination shall have a fairly uniform pattern averaging at least 1/2 footcandles.
11. New lighting fixtures installed as part of site improvements shall be in scale with existing street hardware and relate to the size of the project.

## V. TRAFFIC CIRCULATION OBJECTIVES AND GUIDELINES

- A. Parking and service access should be separated from the main traffic oriented streets. These access areas shall be clearly designated and designed so as to avoid the backing in and out of vehicles onto the street ROW.
- B. Sight triangle areas at all intersections shall be kept clear of plantings and structures by limiting heights to a maximum of thirty (30) inches. Sight triangles shall be measured from the right-of-way line and conform to the provisions in Article IV, Section 28-22 of the Jersey City Zoning Ordinance.
- C. All traffic impact studies shall incorporate, as part of the study, all projects approved or proposed in surrounding neighborhoods, in addition to impacts from the Holland Tunnel and development in Hoboken. A listing of the projects may be obtained from the Division of City Planning.
- D. The pedestrian circulation system shall be integrated with the roadway circulation network and shall encourage safe and improved pedestrian circulation through the following:
  1. The focus of the streetscape improvements along primary pedestrian corridors;
  2. Encourage design features, materials and activities at the street level which create an attractive and interesting pedestrian environment;
  3. Insure the safety of pedestrians by providing adequate sidewalk space and clearly

- defined pedestrian crossings;
4. Direct new development to minimize pedestrian and traffic conflicts.
- E. Newly established public sidewalks shall measure a minimum of 10 feet from curblines to property line where available and shall be durably paved and smoothly surfaced to provide for free movement of pedestrians. Adequate lighting and attractive landscaping shall be provided.
- F. All sidewalks and pathways must be designed to provide ease of access for the physically disabled. Access ramps shall be conveniently placed and sloped at a maximum of 8.5 percent to provide easy connection to streets and sidewalks. Design standards shall meet, at a minimum, barrier free design regulations as specified in the Uniform Construction Code.

## **VI. OFF-STREET PARKING AND LOADING REQUIREMENTS - see chart**

- A. All required parking spaces must be a minimum of 8.5 feet wide by 18 feet deep, as measured from the curb stop. All aisles shall be a minimum of 22 feet wide. Compact parking stalls (8x15) may be provided for up to 50% of the parking requirement.
- B. Off-street parking and loading areas shall be coordinated with the public street system serving the project area in order to avoid conflicts with through traffic or obstruction of pedestrian walks and thoroughfares. Developers shall demonstrate that sufficient off-street parking and loading will be provided to meet the needs of the proposed use.
- C. All required parking and loading areas shall be provided off-street. All such parking and loading areas shall be graded and paved with a durable dust free surface and adequately drained. All parking and loading areas shall be designed in accordance with the Zoning Ordinance.
- D. The off-street parking requirements shall apply to all new construction. Required parking may be provided on-site. Parking may be permitted within five hundred (500) feet of the proposed development which it will serve only with review and approval by the Planning Board and the linking of the properties by deed.
- E. The setback area shall be adequately landscaped to provide buffer and visual screening.
- F. The number and design of off-street loading spaces shall conform to Article IV, Section 28-18, Subsection I-1 and 2 of the Zoning Ordinance of Jersey City.
- G. All developments which propose valet parking shall submit a parking management plan. Such plan shall include but not be limited to: number of vehicles to be parked, number of rows of cars to be stacked, and all parking stall and aisle widths. All parking management plans shall be subject to review by the Bureau of Traffic Engineering and review and approval by the Planning Board.
- H. Parking Structure Requirements - to apply to all parking garages:

Garage levels shall be screened so as not to give the apparent perception of garage space from all rail and street Rights-of-Ways and from all adjacent property lines. Examples of various acceptable screening and façade treatment techniques which can be utilized include the following:

- Artificial windows of the punched out style utilizing glass or decorative grillwork or a combination of same.
- Artificial building façade wrapping around the exterior of the garage.
- Extension of the ground floor or second floor window design to upper floors without the glass, but utilizing the same detailing, design, and window frame color.
- The addition of cornices, lintels, quoins, and other decorative detailing in addition to all

the other façade designs.

- Emphasis of a vertical exterior façade pattern instead of the horizontal cladding associated with parking garages and their structural members.
- The building shall be designed to eliminate headlight glare by the provision of opaque screening the full height of the opening, or with the use of spandrels rising a minimum of 42 inches from the floor line.
- Interior garage lighting shall utilize only fixtures that will not readily expose the lighting source from view, thereby maintaining a soft illumination of the interior garage space. Individual fixture sources shall not be visible from the exterior. An internal lighting plan prepared by a lighting professional shall be included with any garage application for review and approval.

## **VII. INTERIM USES**

Interim uses may be established, subject to agreement between the developer(s) and the Planning Board that such use will not have an adverse affect upon existing or contemplated development during the interim use period. Interim uses must be approved by the Planning Board which may establish an interim use period of up to three (3) years in duration. Additional renewals of an interim use may be granted by the Planning Board. Upon demolition of existing structures, the site shall be graded, planted, sodded and/or paved with a durable dust free surface in the interim use period, prior to construction of new buildings.

## **VIII. RESIDENTIAL DENSITY BONUS**

This provision is applicable to all residential development and permits construction of up to 30 additional dwelling units per acre.

- A. All residential projects are eligible to receive an additional bonus density not to exceed an additional 30 DU/AC, if the developer agrees to contribute to green space located within the plan area, as set forth more specifically below.
- B. The green space development requirement may be satisfied by any one or combination of the following methods approved by the Planning board as part of the Preliminary Site Plan:
  - Monetary contribution to the City of Jersey City to be established in a separate account for the exclusive purpose of acquiring, developing and enhancing green space within the plan area.
  - Developer donation of real property for green space development; such property to be deeded to the City in perpetuity.
- C. The amount of monetary contribution or value of an equivalent in-kind contribution of land shall be calculated as follows:
  - \$7,500 for each additional bonus residential dwelling unit constructed under this provision over the base density permitted without this bonus.
- D. Development utilizing this bonus provision must comply with all applicable criteria of the area, yard, and bulk chart, or be granted the appropriate deviations pursuant to the requirements of this plan.
- E. Satisfaction of 50% of the green space contribution requirement is a required pre-condition for the issuance of any building permit associated with the project. The remaining 50% shall be paid to the City of Jersey City prior to the issuance of any Certificate of Occupancy.

## IX.

### GENERAL PROVISIONS

- A. The regulations and controls in this section may be implemented where applicable by appropriate covenants, or other provisions, or agreements for land disposition and conveyance executed thereto.
- B. There shall be no restriction of occupancy or use of any part of the project area on the basis of race, creed, color, age, gender, marital status or national origin. No lease, conveyance or other instrument shall be executed by a developer or any of his successors or assignees, whereby land within the project area is restricted upon the basis of race, creed, color, age, gender, marital status or national origin in the sale, lease, use or occupancy thereof.
- C. No building or structure shall be constructed over public rights-of-way or easements without the written approval of the Municipal Engineer and site plan approval by the Planning Board.
- D. Prior to commencement of construction, site plans for the construction and/or rehabilitation of improvements to the project shall be submitted by the developer to the Planning Board of the City of Jersey City for review and approval, so that compliance of such plans with the redevelopment objectives can be determined.
- E. No use or reuse shall be permitted, which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbances, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare. Roasting operations involving food products are recognized as producing some fumes and smoke. Such operations shall not be prohibited if the applicant can show such to comply with commonly accepted health and emissions standards for such operations.
- F. No junked motor vehicles or parts thereof shall be permitted to be stored on the premises of any service station.
- G. All residential redevelopment proposals and construction plans shall meet or exceed applicable F.H.A. and/or H.F.A. minimum room size requirements prior to Board approval.
- H. The provisions of this plan specifying the redevelopment of the project area and the requirements and restrictions with respect thereto shall be in effect for a period of forty (40) years from the original date of approval of this plan by the Jersey City Municipal Council, provided however that any development or redevelopment projects that are commenced and/or completed within said forty (40) year period shall be deemed to comply with all applicable laws, as long as they comply with the provisions of this Redevelopment Plan.
- I. Prior to commencement of construction, site plans for the construction and/or rehabilitation of improvements to the Area shall be submitted by the developer to the Planning Board of the City of Jersey City for review and approval so that compliance of such plans with the redevelopment objectives can be determined. Site plan review shall be conducted by the Planning Board pursuant to NJSA 40:55D-1 et. seq. Applications may be submitted for the entire project or in any number of phases.  
As part of any site plan approval, the Planning Board may require a developer to furnish performance guarantees pursuant to NJSA 40:55D-53 et seq. Such performance guarantees shall be in favor of the City in a form approved by the Jersey City Corporation Counsel. The amount of any such performance guarantees shall be determined by the City Engineer and shall be sufficient to assure completion of on and off site improvements within one (1) year of final site plan approval.
- J. Any subdivision of lots and parcels of land within the Redevelopment Area shall be in

accordance with this Plan's requirements and the City Land Subdivision Ordinance.

- K. All utility distribution lines and utility service connections from such lines to the project areas' individual uses shall be located underground.

## X. SPECIFIC LAND USE PROVISIONS

- Development regulations for the Redevelopment Plan Area consist of two interrelated parts, land use regulations and the Land Use Map.

The Planning Board may grant deviations from the regulations contained within this redevelopment plan, where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, or by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this redevelopment plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this redevelopment plan would be advanced by a deviation from the strict requirements of this plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of this redevelopment plan.

Notice, pursuant to NJSA 40:55D-12.a. and b., shall be given by an applicant seeking such relief.

- This redevelopment plan authorizes the planning Board to identify, review, and approve the site improvements and building improvements, including the façade design of all buildings and parking garages within the redevelopment plan area.
- The following uses are prohibited from the plan area:
  - i. Junk, scrap and/or salvage yards
  - ii. Recycling facilities, storage yards or centers
  - iii. Gasoline stations
  - iv. Discos, Rock Clubs, Dance or Karaoke Clubs

### A. Permitted Uses

- Residential with ground floor retail
- Parks/Public Open Space
- Public Utilities, except that natural gas transmission lines shall be prohibited
- Health clubs in residential buildings

### B. Accessory Uses

- Garage on-Site/off-street Parking & Loading Facilities
- Fences & Walls
- Signs

C. Area Yard, and Bulk Requirements (See Chart)

AREA, YARD & BULK CHART

	RESIDENTIAL
MAX. HEIGHT	65' and 5 stories of residential + 1 story of parking
MAX. LOT COVERAGE <sup>1</sup>	95 %
MIN. LOT AREA IN SQ. FT. <sup>4</sup>	2,000 sq. ft.
MAX. DENSITY <sup>2</sup>	55 DU/AC
MIN. FRONT YARD	5'
MAX. FRONT YARD	10'
MIN. EACH SIDE YARD	
MIN. REAR YARD	0'

1 Total percentage, buildings and impervious surfaces

2 Dwelling units per acre.

3 Floor Area Ratio

4. Not including Park & Recreation Area space

D. Building Design Requirements

Building Facades

- Building design and exterior materials of all new construction, renovations and re-use shall be consistent with to the Design Objectives, Section IV of this redevelopment plan and the Design Guidelines of the Historic Preservation Districts entitled, Regulations for Alterations & Additions to Buildings & New Construction in Historic Districts.
- Building facades of structures shall be constructed of masonry including but not limited to stone, brick, textured concrete, etc. Concrete block is prohibited. Street facades shall employ color schemes and other elements complementary and harmonious in color, scale and material to those in the Hamilton Park Historic District.
- At a height between 15 and 40 feet all buildings shall provide a horizontal visual cue, through the use of a cornice, belt coursing, change in materials or ratio of

glass to solid area, or any other visual indicator consistent with the design, proportions and materials of the entire building.

- All buildings shall be designed to front on public streets in order to create a street wall consistent with that found in the adjacent historic district.
- All buildings shall provide a main entrance onto a public street. Other secondary entrances may be provided from parking areas or any other place necessary by the design of the building.
- Entrances shall be designed to be attractive and functional. Indicators such as awnings, changes in sidewalk paving materials, changes in height incorporating stairs or any other indicator shall be incorporated into the main entrance design. These indicators shall be consistent with the design, proportions, material and character of the Hamilton Park Historic District and other adjacent conforming buildings within the surrounding neighborhoods.

#### E. Signage

1. Residential:  
One (1) sign may be allowed, not to exceed 20 square feet.
2. Retail Sales  
Each such use fronting on a public street may be allowed one (1) exterior sign, not to exceed 5 percent of the storefront (ground floor) to which it is attached.
3. Real Estate Sales  
One sign may be allowed per lot not to exceed a sign area of 6 square feet and shall be attached flush to the premises to which it applies. Where the lot abuts more than one street, 1 sign may be oriented towards each street.
4. Temporary Construction Signs  
One sign for each project or development indicating the name of the project or development, general contractor, subcontractor, financing institution and public agency officials (where applicable). The sign area shall not exceed 32 square feet and shall be attached (where there is an existing structure) or freestanding (where there is new construction).
5. Sign Standards
  - a. All signs shall be mounted flush to the face of the building.
  - b. No sign shall be animated or flashing.
  - c. Roof signs, billboards and signboards are prohibited.
  - d. Window signs are prohibited above the ground floor level and shall not exceed 20 percent of the window surface to which the display appears.
  - e. All buildings designated to be in character with the nearby historic district shall have signs in keeping with the historic nature of the buildings.
  - f. Freestanding signs, except for those indicating direction, transportation, circulation and street parking are prohibited.
  - g. All signs are subject to site plan review.

#### F. Parking - see chart

**OFF-STREET PARKING REQUIREMENTS**

USE	Number of Parking Spaces
RESIDENTIAL	Minimum of: 1 per unit Maximum of: 1.2 per unit
RETAIL, HEALTH CLUBS	Minimum of: 1 per 1,000 sf gross floor area Maximum of 3 per 1,000 sf gross floor area

\*At least 1 parking space shall be included within the residential leasehold of each unit.

\*\*Residential parking may not be subleased to the retail portion of the project and no parking shall be leased as general parking or commuter parking

\*\*\*A parking validation mechanism shall be implemented to insure that all parking deck users are residents or retail shoppers within the project.

**G. Landscaping**

The following provisions shall apply to all developments requiring site plan approval.

1. Requirements for landscaped areas are mandatory provided, however, that the following bonus provisions shall apply:
  - a. For parcels of one (1) acre or less, the percent of lot area to be reserved for non-impervious surface may be reduced by a factor of one percent (1%) of the total lot area for each tree planted on site.
  - b. For parcels of more than one (1) acre, the percent of lot area to be reserved for non-impervious surface may be reduced by 400 square feet of the total lot area for each tree planted on site.

**XI. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF STATE AND LOCAL LAWS**

- A. The "Redevelopment Agencies Law" N.J.S.A. 40:55C-1, et.seq., specifically, 40:55C-32 requires that a Redevelopment Plan shall:
  1. Conform to the general plan for municipality as a whole; and
  2. Shall be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvement, conservation or rehabilitation as may be proposed to be carried out in the area of the project, zoning and planning changes, if any, land uses, maximum densities, building requirements, and the plan's relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements.
- B. In accordance with the State requirements, the following statements are made:
  1. The proposals of this Plan conform with the general plan for the municipality;
  2. This plan provides an outline for the development of the Ninth and Brunswick Redevelopment Plan Area and is sufficiently complete to indicate redevelopment improvements as proposed, planning changes, land uses, maximum densities, building

requirements, and its relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, community facilities, and other public improvements.

3. The City of Jersey City, through the services of the Jersey City Redevelopment Agency relocation staff, will provide displaced businesses with relocation assistance necessitated by State law. This office will be staffed by qualified personnel who will actively assist displaced businesses in finding adequate accommodations. All businesses in finding displaced will be interviewed to determine their relocation requirements. The various elements of this Redevelopment Plan set forth above are in compliance with the requirements of State and local law and there are no additional requirements with respect to a Redevelopment Plan which have not been complied with.

## **XII. PROCEDURE FOR CHANGES IN APPROVED PLAN**

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of law. A fee of \$1,000 plus all costs for copying and transcripts shall be payable to the City of Jersey City for any request to amend this plan.

## **XIII. DEFINITIONS**

**ACCESSORY BUILDING, STRUCTURE OR USE:** A building, structure or use which is customarily associated with and is subordinate and incidental to the principal building, structure or use and which is located on the same lot therewith. An accessory building attached to the principal building shall comply in all respects with the requirements applicable to the principal building.

**BUILDING:** Any structure, part of a structure, extension thereof, or addition thereto having a roof supported by columns, posts, piers, or walls and intended for the shelter, business, housing or enclosing of persons, animals, or property.

**BUILDING COVERAGE:** The area of a lot, that is covered with buildings. Building coverage expressed as a percentage shall mean the percentage of a lot or assemblage of lots occupied by one or more buildings. Maximum building coverage expressed as a percentage of the lot or assemblage of lots means that the lot or assemblage of lots may have that much building coverage provided the site design contains all other requirements of this Redevelopment Plan such as, but not limited to, parking, loading, buffers and circulation. If these other requirements of the ordinance are not met, the building coverage shall be reduced until all provisions of the Redevelopment Plan are satisfied.

**BUILDING HEIGHT:** The vertical distance measured to the highest point of the roof and measured from the mean elevation of the finished grade five (5) feet away from the foundation along the side(s) of the building facing a street, or the street line, whichever is closer to the foundation. On a corner lot, the height shall be measured from the average of the mean elevation along both streets calculated as outlined above.

**CONSTRUCTION:** The act of: A) adding an addition to an existing building or structure; B) the erection of a new principal or accessory building or structure on a lot or property; C) alterations.

**DAY CARE CENTER:** A facility for the care of preschool children while parents are at work. They are usually maintained for three or more children.

**DISTRICT:** Distinct zones within the Redevelopment Plan governed by standards and regulations contained within the Plan.

**FLOOR AREA RATIO:** The ratio of gross floor area to the lot.

**GARAGE, PARKING:** Buildings used exclusively for the parking or storing of motor vehicles and in which services limited to washing, polishing and other cleaning services may be provided.

**GRADE:** 1. For buildings adjoining one street only: the elevation of the established curb at the center of the wall adjoining the street. 2. For buildings adjoining more than one street: the average of the elevations of the established curbs at the center of all walls adjoining the streets. 3. For buildings having no wall adjoining the street: the average level of the ground adjacent to the exterior walls of the buildings. All walls approximately parallel to and not more than 15 feet from the street line are to be considered as adjoining a street.

**GROSS FLOOR AREA:** Gross floor area in residences shall be measured by using the outside dimension of the building, excluding the area of a garage, attic, open porch or patio and further excluding the area used as a cellar, basement, utility, heating and cooling rooms. Only those portions of floor areas in residential structures which are at or above grade and have a ceiling height above them of seven and one-half (7.5) feet or more, or those floor areas on the top story which meet the definition of a half story shall be included in the gross floor area. In non-residential structures, floor areas used for storage and other purposes, regardless of the ceiling height, shall be included in the gross floor area, but floor areas used for parking, loading docks, utility, heating and cooling rooms shall be excluded. The gross floor area of any use sharing a common wall with another use shall be measured from the center of interior walls and the outside of exterior walls.

**LIGHT INDUSTRIAL:** Uses to be permitted shall include warehousing, wholesaling, shipping and receiving, manufacturing, processing, research, assembly, laboratory, testing, service, professional and governmental offices, public and quasi-public uses and other operations which do not include the production of petroleum into fuel, oil or other products or chemical processing and storage. Light Industrial uses shall not produce any adverse influences as outlined in Section VIII.E, above, provided further that existing activities not in violation of City, State or Federal law are not affected.

**LOADING SPACE:** An off-street space or berth on the same lot with a building or group of buildings for the temporary parking of a commercial vehicle while loading or unloading, having fifteen (15) feet of vertical clearance, and lengths and widths that meet the zoning ordinance.

**LOT:** A tract or parcel of land which may abut a street, but not including any portion of a street, which tract or parcel of land is legally separate from any other tract or parcel of land.

**LOT AREA:** The area contained within the lot lines of a lot not including any portion of a street right-of-way.

**LOT COVERAGE:** The square footage or other area measurements by which all buildings and paved surfaces occupy a lot as measured on a horizontal plane around the periphery of the foundations and paved areas and including the area under the roof of any structure.

**LOT FRONTAGE:** The horizontal distance between side lot lines measured along the street line. The minimum lot frontage shall be the same as the lot width except where side lot lines are not parallel or where the lot fronts on a street

with a curved alignment having an outside radius of less than five hundred (500) feet, in which case the minimum distance between the side lot lines measured at the street line shall not be less than seventy-five (75) percent of the required minimum lot width. In the case of a corner lot, any street frontage which meets the minimum frontage required for that zone may be considered the lot frontage.

**LOT LINE:** Any line forming a portion of the exterior boundary of a lot and the same line as the street line for the portion of a lot abutting a street. Lot lines extend vertically in both directions from ground level.

**MIXED USE:** A lot or structure containing more than one (1) zoning use.

**NON-CONFORMING BUILDING OR STRUCTURE:** A building or structure which in its location upon a lot or in its size, does not conform to the regulations of this Redevelopment Plan for the district in which it is located.

**NON-CONFORMING LOT:** A lot of record which does not have the minimum width, frontage, depth or contain the minimum area for the district in which it is located.

**NON-CONFORMING USE:** A use occupying a building, structure or lot which does not conform to the use regulations of the district in which it is located.

**OFFICE:** A place for the transaction of business where reports are prepared, records kept, and services rendered, but where no retail sales are offered and where no manufacturing, assembly or fabricating takes place.

**OPEN SPACE:** Part of a zoning lot including courts or yards which is unpaved and which a) is open and unobstructed from its lowest level to the sky, and b) conforms with lot coverage.

**OUTDOOR STORAGE:** The storage of goods and materials outside of any building or structure.

**PARKING SPACE:** An area measuring a minimum of eight and one-half feet in width by eighteen feet in depth, either within a structure or in the open, for the parking of motor vehicles, exclusive of driveways, access drives, fire lanes and public right-of-way (ROW).

**PARKING SPACE (COMPACT):** An area measuring a minimum of eight feet in width by fifteen feet in depth, either within a structure or in the open, for the parking of motor vehicles, exclusive of driveways, access drives, fire lanes and public ROW.

**PRINCIPAL USE:** The main use of land or structures as distinguished from a subordinate or accessory use.

**REHABILITATION:** The act or process of returning a building, object, site, structure or landscape feature to a state of utility through repair, remodeling, or alteration that makes possible an efficient contemporary use while preserving those portions or features of the building, object, site, or structure that are significant to its historical, architectural, and cultural values.

**RETAIL SALES:** Department stores, variety stores, apparel and accessory sales, furniture and appliance stores, grocery stores, second hand and antique stores where all sales are under roof, cleaning establishments such as dry cleaning and laundromats where an attendant is provided, but in no instance shall bars, service stations or drug rehabilitation centers be considered retail sales.

**SCREENING:** The decorative fencing or evergreen or other vegetation maintained for the purpose of concealing from view the area behind such structures or evergreen or other vegetation. When fencing is used for screening, it shall not be less than six (6) feet, nor more than eight (8) feet, in height.

**SETBACK LINE:** A line drawn parallel to the street line or lot line and drawn through the point of a building nearest the street line or lot line. The term "required setback" means a line that is established a minimum horizontal distance from the street line and beyond which a building or part of a building is not permitted to extend toward the street line or lot line.

**SIGN:** Any announcement, declaration, demonstration, display, illustration or insignia used to advertise or promote the interest of any person or product when the same is placed to be seen by the general public.

**SIGN, FREESTANDING:** A sign which is attached to or a part of a completely self-supporting structure. The supporting structure shall be set firmly in or below the ground surface and shall not be attached to any building or any other structure whether portable or stationary.

**SIGN, INTERNALLY ILLUMINATED:** Any sign which has characters, letters, figures, designs or outline illuminated such that the light is directed into the eyes of the viewer from the light source.

**SITE:** The location of a significant event, a prehistoric or historic occupation or activity, or a building, structure, object, or landscape feature, whether standing, ruined or vanished, where the location itself maintains historical, cultural, architectural or archaeological value regardless of the value of any existing structure.

**SITE PLAN REVIEW:** The examination of the specific development plans for a lot. Whenever the term "site plan approval" is used in this Redevelopment Plan it shall be understood to mean a requirement that the site plan be approved by the Planning Board.

**STORY:** That portion of a building comprised between a floor and the floor or the roof next above it. A half story is a story at the top of a building, the height of which shall not be less than seven and one-half (7.5) feet above at least one-third the area of the floor when the room is used for sleeping, study or similar activity.

**STREET:** Any street, avenue, boulevard, road, lane, parkway, viaduct, alley or other way which is an existing State, County, or Municipal roadway, or a street or way shown upon a plat heretofore approved pursuant to law or approved by official action pursuant to the Municipal Planning Act (R.S. 40:55-1.1 *et. seq.*, as amended) or a street or way on a plat duly filed and recorded in the office of the County Recording Officer prior to the appointment of a planning board; and the grant to such board of the power to review plats, and any way shown on a plat approved by the City, and includes the land between the street lines, whether improved or unimproved, and may comprise pavement, shoulders, gutters, sidewalks, parking areas and other areas within the street line.

**STREET LINE:** The edge of the street right-of-way forming the dividing line between the street and a lot.

**STRUCTURE:** An assembly of materials having a fixed location including but not limited to buildings, signs, fences, tanks, towers or poles, but excluding walks, walkways, driveways, streets, and roads.

**UTILITY:** Water, sewerage, telephone, gas, or electric service from a private or public utility company under the regulations of the New Jersey Public Utility Commission. On-site storage of gasoline, compressed gas, steam or use of conveyor belts, elevators, water mains, or other means of storing, servicing, or transporting goods and services on-site

shall not be considered a utility. Utilities shall be considered to be semi-public uses under this plan.

**WAREHOUSE:** Industrial buildings used for the storage of merchandise, components or raw materials.

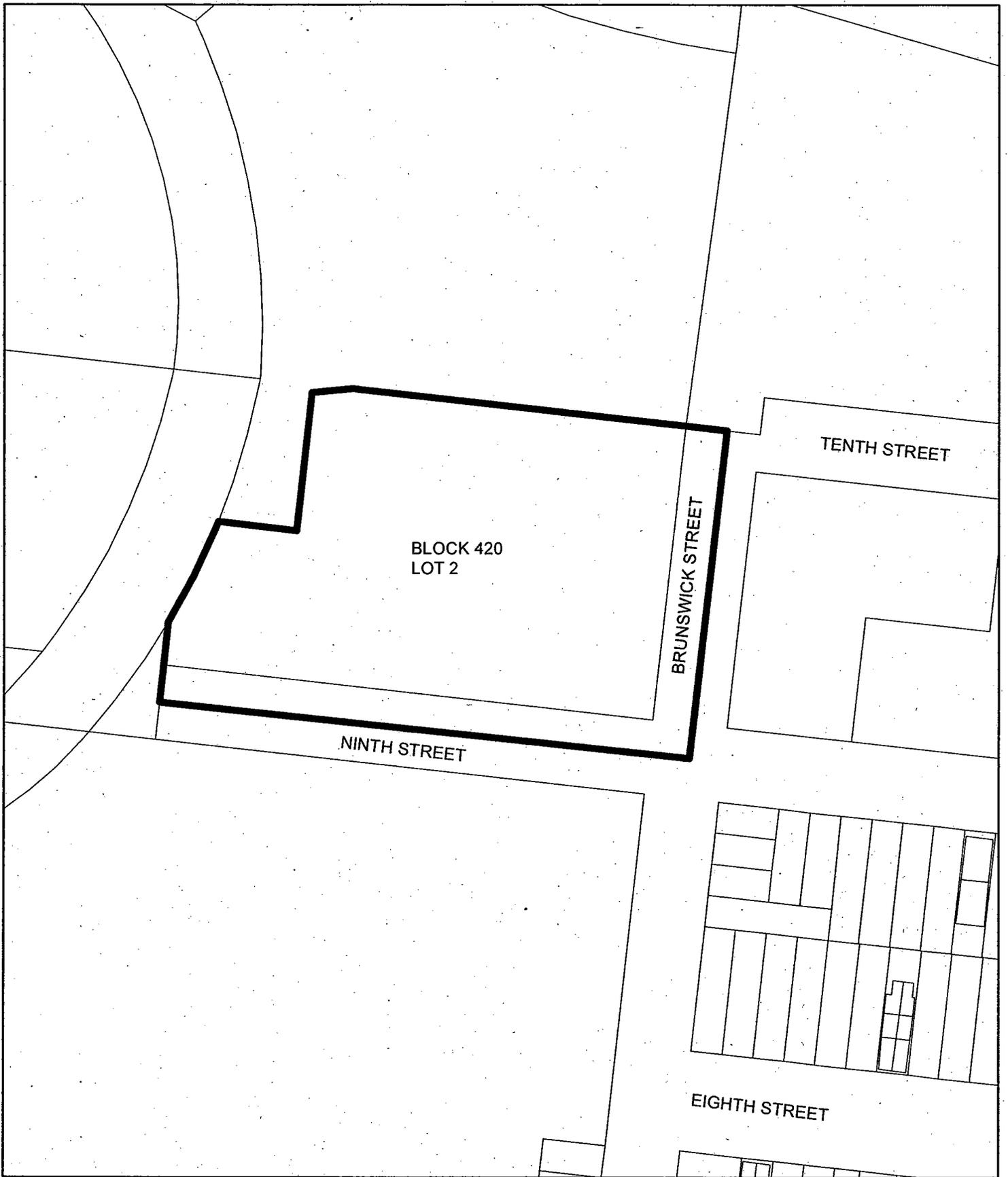
**YARD, FRONT:** An open space extending across the full width of the lot and lying between the street line and the closest point of any building on the lot. The depth of the front yard shall be measured horizontally and at right angles to either a straight street line or the point of tangent of curved street lines. The minimum required front yard shall be the same as the required setback.

**YARD, REAR:** An open space extending across the full width of the lot and lying between the rear lot line and the closest point of the principal building on the lot. The depth of the rear yard shall be measured horizontally and at right angles to either a straight rear lot line or the point of tangent of curved rear lot lines. The minimum required rear yard shall be the same as the required setback.

**YARD, SIDE:** An open space extending from the front yard to the rear yard and lying between each side lot line and the closest point of the principal building on the lot. The width of the required side yard shall be measured horizontally and at right angles to either a straight side line or the point of tangent of curved side lot lines. The minimum required side yard shall be the same as the required setback.

#### **XIV. MAPS**

**See following pages.**



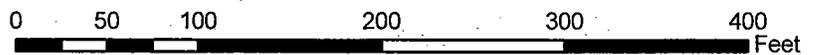
# NINTH AND BRUNSWICK REDEVELOPMENT PLAN

## Boundary Map



October 7, 2011

1 inch = 100 feet



City Clerk File No. Ord. 11-148

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 11-148

**TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO ARTICLE III (PROCEDURES AND CHECKLISTS) OF THE LAND DEVELOPMENT ORDINANCE**

**WHEREAS**, the Municipal Council, pursuant to N.J.S.A. 40:55D-62, may adopt or amend a zoning ordinance relating to the nature and extent of the uses of land and of buildings and structures thereon; and

**WHEREAS**, the Municipal Council adopted the Land Development Ordinance, Chapter 345 of the Code of the City of Jersey City, on April 11, 2001, (Ordinance No. 01-042), and several amendments since then; and

**WHEREAS**, Article III of the Ordinance includes checklists for Site Plan review applications; and

**WHEREAS**, it is necessary amend the checklists to require that applications for alterations to existing buildings show existing conditions; and

**WHEREAS**, the Municipal Council, pursuant to N.J.S.A. 40:55D-64, has sought and received the recommendations of the Jersey City Planning Board relative to these issues; and

**WHEREAS**, the Planning Board at its meeting of November 15, 2010 did vote to recommend that the Municipal Council amend the Land Development Ordinance Section III; and

**WHEREAS**, the amendments to the Land Development Ordinance 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, NJ;

**NOW, THEREFORE, BE IT ORDAINED** by the Municipal Council of the City of Jersey City that the Land Development Ordinance, be and hereby is amended as per the attached document;

**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.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.

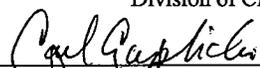
  
Robert D. Cotter, PP, Director  
Division of City Planning

APPROVED AS TO LEGAL FORM

  
\_\_\_\_\_  
Asst. Corporation Counsel

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

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

  
\_\_\_\_\_  
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 ARTICLE III (PROCEDURES AND CHECKLISTS) OF THE LAND DEVELOPMENT ORDINANCE**

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

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

**3. Concise Description of the Plan Proposed in the Ordinance:**

This Ordinance will amend Article III of the Land Development Ordinance (Zoning Ordinance) to modify the General Development Applicant checklists for clarity and to require additional details on site plans for existing buildings.

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

Amendments are needed in order to require more complete site plan information for review on projects altering existing buildings.

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

Greater clarity with respect to the site plan review.

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

None

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

Upon approval

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

**9. Persons Responsible for Coordinating Proposed Program, Project, etc.:**

Carl Czaplicki, Director, Dept of HEDC  
Robert D. Cotter, City Planning Director  
Nick Taylor, Zoning Officer

**10. Additional Comments: None**

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

  
Division Director

OCT 21, 2011  
Date

  
Department Director Signature

10/21/11  
Date

# SUMMARY STATEMENT

## **ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO ARTICLE III (PROCEDURES AND CHECKLISTS) OF THE LAND DEVELOPMENT ORDINANCE**

This Ordinance will amend Article III of the Land Development Ordinance (Zoning Ordinance) to modify the General Development Applicant checklists for clarity and to require additional details on site plans for existing buildings.

Preliminary and Final Major Site Plan Checklist

CASE #: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 PROPERTY ADDRESS: \_\_\_\_\_  
 APPLICANT: \_\_\_\_\_  
 OWNER: \_\_\_\_\_

Planning Completeness	Submitted			Waiver requested *	Remarks (for staff only)
	Yes	No	N/A		
1. Completed General Development Application (applicable sections).					
2. Affidavit of Ownership					
3. Affidavit of Performance					
4. 10% disclosure, if applicable					
5. Letter of Rejection from Zoning Officer, if available					
6. Current color site photo					
7. Application Fee					
8. Certificate of tax and water bills paid					
9. The following number of plans shall be submitted: A) One when initial application is filed. B) Review agent sets (when instructed by Staff) C) Fourteen for planning Board (when complete) D) Eleven for Zoning Board (when complete)					
10. All plans shall include: A) A key map at a scale not less than 1" to 600' depicting a 1000' radius clearly identifying zoning district, streets and lots involved in the application. To be located on the first numbered drawing sheet. B) Signature and seal of map preparer; Licensed Engineer, Architect or Land Surveyor in New Jersey on all pages. C) Zoning comparison chart (contrasting existing standards in the use zone or general zoning requirements with proposed site details as listed below with variance or design standard waiver request, if any, clearly noted). One table per plan set, to be located on the first numbered drawing sheet.  (1) Density (2) Height (3) Floor Area Ratio (4) Setbacks (5) Parking (# of spaces, stall dimensions) (6) Loading (# of berths, dimensions) (7) Access (circulation, driveway width, curbcut dimensions) (8) Signage (9) Landscaping (10) Bonus provisions (11) Building coverage for each structure, if more than one is part of the development parcel. (12) Lot Dimensions (13) Lot size in square feet (14) Buffer areas (15) Gross floor area (16) lot coverage (17) Design standards (list all for which a waiver is requested)					
11. The scale shall be a minimum of 1"=20' for tracts up to 40 acres or 1"=50' for tracts over 40 acres. (No 15' scale)					

	Submitted		N/A	Waiver requested *	Remarks (for staff only)
	Yes	No			
12. Map size: 8.5x13"; 15x21"; 24x36"; or 30x42".					
13. <b>The following details shall be on all site plans:</b>					
A) Tax block, lot numbers and street address of site					
B) Dates of drawings and revisions, if any					
C) Graphic Scale					
D) Project title					
E) North arrow					
F) Landscaping					
(1) Type					
(2) Caliper					
(3) Square Footage					
(4) Height					
(5) Planting Schedule					
(6) Maintenance procedures and guarantees					
G) Survey showing block and lot numbers with metes and bounds description; existing and proposed easements, and size and location of any existing or proposed structures with setbacks dimensions.					
H) Site plan, including all proposed structures and building footprints, paved areas, curb cuts, and egress points. Site plans shall not include existing conditions to be removed.					
I) Floor plans with all room dimensions including basement plan and roof plan.					
J) Locations of all mechanical and other equipment					
K) Materials used in paved areas and walks and all other surface treatments.					
L) Lighting: wattage, location, height, attachment details, areas of diffusion					
M) Fences/walls: height, materials, width of internal details (ie: steel pickets), spacing of internal details.					
N) Refuse: location of dumpster, etc., screening height, materials, details of removal path.					
O) Signage: Lettering, dimensions, location, materials equipment, and lighting.					
P) Recreation areas: location, square footage, materials, equipment and lighting					
Q) Elevations of all façades indicating colors and materials.					
R) <b>For rehabilitation projects, existing and proposed floorplans and elevations shall be provided side-by-side for comparison.</b>					
S) Elevation of roof indicating heating, ventilation and air-conditioning equipment, communication equipment, and antennae specifying screening height, colors and materials.					
T) Utility connection points into proposed structures (ie: façade conduits, transformers) to be detailed on site plans and façade elevations.					
U) One illustrative site plan depicting details using the following color scheme:					
(1) Asphalt paved areas: gray concrete					
(2) Paved areas: beige					
(3) Buildings: dark brown					
(4) Landscaped areas: light green					
(5) Trees and shrubs: dark green					
(6) Water: light blue					
(7) Signs: red					
(8) Lighting fixtures: black					
V) Circulation: parking spaces, dimensions, aisle widths, location of accessible bike racks/storage, car sharing, sidewalk details, etc.					
W) Shadow study, if applicable					
X) Visual assessment, if required					
14. Indication of review/approval (if applicable) by Environmental Commission, Department of Environmental Protection, Army Corps of Engineers					
15. Indication if property contains a right-of-way preservation area, per map 4.4-1 of the Jersey City Master Plan Circulation Element.					

\* If a waiver is requested, please supply detailed reasons for the request. Attach additional sheets if necessary.



Minor Site Plan Checklist

CASE #: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 PROPERTY ADDRESS: \_\_\_\_\_  
 APPLICANT: \_\_\_\_\_  
 OWNER: \_\_\_\_\_

	Submitted			Waiver requested *	Remarks (for staff only)
	Yes	No	N/A		
1. Completed General Development Application (applicable sections).					
2. Plan drawn, signed, and sealed by a P.E., L.S., P.P., or R.A. as permitted by law and based on a current survey.					
3. The scale shall be a minimum of 1"=20' or as required by the planning staff. <b>No 15' scale.</b>					
4. The plan size shall be one of the following: 8.5x13"; 15x21"; 24x36"; or 30x42".					
5. Current survey upon which plan is based.					
6. A key map at a scale not less than 1" to 600' depicting a 1000' radius clearly identifying zoning district, streets and lots involved in the application. To be located on the first numbered drawing sheet.					
7. Title block and basic information: A) Project Title B) Date of Original Preparation and Date(s) of revision C) North arrow to be designed so that north is facing the top of the page. D) Graphic Scale E) Tax block, lot numbers and street addresses F) Name, address and license number of person preparing plan					
8. Site plan, including all proposed structures and building footprints, paved areas, curb cuts, and egress points. Site plans shall not include existing conditions to be removed.					
9. <b>For rehabilitation projects, existing and proposed floorplans and elevations shall be provided side-by-side for comparison.</b>					
10. Affidavit of Performance					
11. Affidavit of Ownership					
12. 10% disclosure, if applicable					
13. Letter of Rejection from Zoning Officer, if available					
14. Application Fee					
15. Certificate of tax and water bills paid					
16. Current color photo of site/façade					
17. Comprehensive plan (if cell antenna application)					
18. Elevations of all applicable façades					
19. Roof plan, if applicable					

\* If a waiver is requested, please supply detailed reasons for the request. Attach additional sheets if necessary.

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"C" & "D" Variance Checklist

CASE #: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 PROPERTY ADDRESS: \_\_\_\_\_  
 APPLICANT: \_\_\_\_\_  
 OWNER: \_\_\_\_\_

	Submitted			Waiver requested *	Remarks (for staff only)
	Yes	No	N/A		
1. Completed General Development Application (applicable sections).					
2. Affidavit of Performance.					
3. Affidavit of Ownership					
4. One copy of the application for Building Permits or Certificate of Occupancy, if available.					
5. Current survey upon which plan is based.					
6. A statement of Principal Points relative to the Variance as per NJSA-40:55D-70(c) and (d)					
7. Original certified list and block diagram of all property owners within 200 feet.					
8. Notice to property owners (Must be submitted at least 14 days prior to the hearing for staff review)					
9. Affidavit of Vacant and Nonconforming Use indicating length of time property has been vacant, if applicable.					
10. Fourteen sets of folded plans (once complete) of proposed buildings or alterations with the following information: A) All pages must bear an original signature and seal of an engineer or architect licensed in New Jersey.  B) A Key Map at a scale not less than 1" to 600' depicting a 1000' radius clearly identifying zoning districts, streets and lots involved in the application. To be located on the first numbered drawing sheet.  C) Zoning comparison chart (contrasting existing standards in the use zone or general zoning requirements with proposed site details as listed below with variances, deviations, or design standard waiver requests. If any, clearly noted. One table per plan set, to be located on the first numbered drawing sheet. (1) Density (2) Height (3) Floor Area Ratio (4) Setbacks (5) Parking (# of spaces, stall dimensions) (6) Loading (# of berths, dimensions) (7) Access (circulation, driveway width, curbcut dimensions) (8) Signage (9) Landscaping (10) Bonus provisions (11) Building coverage for each structure, if more than one is part of the development parcel.					

	Submitted			Waiver requested *	Remarks (for staff only)
	Yes	No	N/A		
(12) Lot Dimensions					
(13) Lot size in square feet					
(14) Buffer areas					
(15) Gross floor area					
(16) lot coverage					
(17) Design standards (list all for which a waiver is requested)					
D) The scale shall be a minimum of: 1"=20' for tracts up to 40 acres or 1"=50" for tracts over 40 acres. <b>(No 15' scale)</b>					
E) Site plan, including all proposed structures and building footprints, paved areas, curb cuts, and egress points. Site plans shall not include existing conditions to be removed.					
F) Floor plans with all room dimensions					
G) Elevations, with details of materials and colors, for all applicable facades.					
H) <b>For rehabilitation projects, existing and proposed floorplans and elevations shall be provided side-by-side for comparison.</b>					
I) Sign details, if applicable					
J) North arrow, designated so that the north arrow is facing the top of the page.					
K) Street addresses and block number(s)					
L) Dates of drawings and revisions, if any					
M) Graphic Scale					
N) Project title					
11. Notice of Rejection which has been signed by the Zoning Officer, if available					
12. Current color photo of site/façade					
13. Application Fee					
14. Certificate of tax and water bills paid					
15. 10% disclosure statement, if applicable					
16. The following must be submitted at least 2 days prior to the hearing: A) Certified Mail Receipts (1) <b>Mounted on 8.5x11 bound paper</b> (2) <b>Six to a page</b> (3) <b>Arranged in the same order as indicated on the certified list of property owners (a properly certified US Postal from 3877 will be accepted in lieu of the mounted receipts, provided that the addresses are arranged in the same order as indicated on the certified list). RETURN RECEIPT POSTCARDS WILL NOT BE ACCEPTED</b> B) Affidavit of Proof of Service C) Affidavit of Publication					

\* If a waiver is requested, please supply detailed reasons for the request. Attach additional sheets if necessary.

City Clerk File No. Ord. 11-149

Agenda No. 3.E 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 11-149

TITLE:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING  
AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE EXPANDING THE R-1A ZONING DISTRICT  
IN WARD C**

WHEREAS, the Municipal Council, pursuant to NJSA 40:55D-62, may adopt or amend a zoning ordinance relating to the nature and extent of the uses of land and of buildings and structures thereon; and

WHEREAS, the Municipal Council adopted the Land Development Ordinance, Chapter 345 of the Code of the City of Jersey City, on April 11, 2001, (Ordinance No. 01-042), and several amendments since then; and

WHEREAS, the Municipal Council, first adopted R-1A zoning on January 24, 2007 (Ordinance No. 06-163) and several times subsequently; and

WHEREAS, the Municipal Council, pursuant to NJSA 40:55D-64, has sought and received the recommendations of the Jersey City Planning Board relative to these issues; and

WHEREAS, the Planning Board at its meeting of October 18, 2011 did vote to recommend that the Municipal Council expand the "R-1A" zone in Ward C; and

WHEREAS, the amendments to the Land Development Ordinance 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, NJ;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the Land Development Ordinance, be and hereby is amended as per the attached document;

**BE IT FURTHER ORDAINED THAT:**

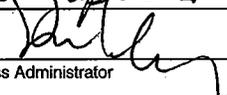
- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City 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.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.

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

APPROVED AS TO LEGAL FORM

  
\_\_\_\_\_  
Asst. Corporation Counsel

APPROVED: 

APPROVED:   
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 LAND DEVELOPMENT ORDINANCE EXPANDING THE R-1A ZONING DISTRICT IN WARD C**

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

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

**3. Concise Description of the Plan Proposed in the Ordinance:**

Expands the R-1A One and Two Family Zoning District in Ward C

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

The expanded R-1A zoning district is needed to protect areas with larger houses on large lots from subdivision and infill of smaller houses out of character of the neighborhood.

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

Facilitation of more appropriate, compatible development.

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

None

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

Upon approval

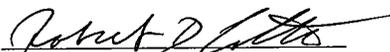
**8. Anticipated Completion Date: N/A**

**9. Persons Responsible for Coordinating Proposed Program, Project, etc.:**

Carl Czaplicki, Director, Dept of HEDC  
Robert D. Cotter, City Planning Director  
Nick Taylor, Director, Division of Zoning

**10. Additional Comments: None**

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

  
Division Director

OCT 21, 2011  
Date

  
Department Director Signature

10/21/11  
Date



**ZONING MAP AMENDMENT  
FOR THE PROPOSED R-1A ZONE EXPANSION IN WARD C**

**Legend**

 R-1A ZONE EXPANSION



CITY OF JERSEY CITY  
DIVISION OF CITY PLANNING

September 19, 2011

# **SUMMARY STATEMENT**

## **ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE EXPANDING THE R-1A ZONING DISTRICT IN WARD C**

This Ordinance will amend Article V of the Land Development Ordinance (Zoning Ordinance) to expand the R-1A One and Two Family Housing Zone in Ward C, in order to protect the character of certain areas in Ward C where larger houses on large lots are common.

City Clerk File No. Ord. 11-150

Agenda No. 3.F 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 11-150

TITLE:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE PERTAINING TO SUPPLEMENTARY REGULATIONS - FIRE ESCAPES**

**WHEREAS**, the Municipal Council, pursuant to NJSA 40:55D-62, may adopt or amend a zoning ordinance relating to the nature and extent of the uses of land and of buildings and structures thereon; and

**WHEREAS**, the Municipal Council adopted the Land Development Ordinance, Chapter 345 of the Code of the City of Jersey City, on April 11, 2001, (Ordinance No. 01-042), and several amendments since then; and

**WHEREAS**, Article V of the Ordinance includes Supplementary Zoning Regulations which address yard regulations and exceptions for features such as fire escapes which are necessary for the safety of residents and required by Building and Fire Code; and

**WHEREAS**, the existing provisions for fire escapes are outdated and do not reflect the current standards set forth by the Fire Code and the proposed changes will bring the two into unison; and

**WHEREAS**, the Municipal Council, pursuant to NJSA 40:55D-64, has sought and received the recommendations of the Jersey City Planning Board relative to these issues; and

**WHEREAS**, the Planning Board at its meeting of October 18, 2011 did vote to recommend that the Municipal Council amend the Land Development Ordinance Section V; and

**WHEREAS**, the amendments to the Land Development Ordinance 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, NJ;

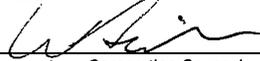
**NOW, THEREFORE, BE IT ORDAINED** by the Municipal Council of the City of Jersey City that the Land Development Ordinance, be and hereby is amended as per the attached document;

**BE IT FURTHER ORDAINED THAT:**

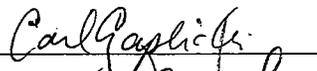
- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City 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.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.

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

APPROVED AS TO LEGAL FORM

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

APPROVED:

  
\_\_\_\_\_  
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 LAND DEVELOPMENT ORDINANCE PERTAINING TO SUPPLEMENTARY REGULATIONS - FIRE ESCAPES**

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

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

**3. Concise Description of the Plan Proposed in the Ordinance:**

This Ordinance will amend Article V of the Land Development Ordinance (Zoning Ordinance) to modify fire escape provisions in the Supplementary Zoning regulations.

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

The changes will bring the zoning requirements into conformity with fire code standards.

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

Accommodate fire code

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

None

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

Upon approval

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

**9. Persons Responsible for Coordinating Proposed Program, Project, etc.:**

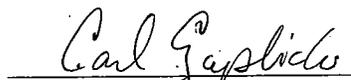
Carl Czaplicki, Director, Dept of HEDC  
Robert D. Cotter, City Planning Director  
Nick Taylor, Acting Director, Division of Zoning

**10. Additional Comments: None**

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

  
Division Director

OCT 21, 2011  
Date

  
Department Director/Signature

10/21/11  
Date

# **SUMMARY STATEMENT**

## **ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE PERTAINING TO SUPPLEMENTARY REGULATIONS - FIRE ESCAPES**

This Ordinance will amend Article V of the Land Development Ordinance (Zoning Ordinance) to modify fire escape provisions in the Supplementary Zoning regulations. The changes will bring the zoning requirements into conformity with fire code standards.

As of 9/28/11

### §345-60 Supplementary Zoning Regulations

- A. No Change
- B. No Change
- C. No Change

#### D. Yard Regulations.

1. Projections and Encroachments: Minimum required yards shall be entirely free of buildings, structures (excluding parking, patios and walkways) or parts thereof and no building or structure shall project into any minimum required front, side or rear yard nor shall any use be made of any such yard, except as follows:

- a. Cornices and eaves may project not more than two feet into any required yard.
- b. Sills, leaders and similar ornamental or structural features may project six inches into any required yard.
- c. An open fire escape, **where required by fire code**, may project into a required rear yard not more than **three five feet and shall be the minimum width necessary to meet fire code. Enclosed fire escapes shall not be permitted to encroach into the rear yard.**
- d. Uncovered steps may project not more than four feet into any required front and rear yard.
- e. Television and radio aerials masts, outdoor fireplaces and children's playground equipment are permitted in any required rear yard.
- f. Window wells affording light and air to basement and cellar areas are permitted in all required yards.
- g. Balconies, as defined in this chapter, may project into a required rear yard not more than five feet, may project into a

required sideyard not more than eighteen (18) inches, and may project into a required front yard not more than twelve (12) inches, provided that no single balcony shall extend along more than fifty (50) percent of the width of the building.

2. No Change
3. No Change
4. No Change

E. No Change

F. No Change

G. Solar Panels

1. Solar panels are exempt from the rooftop area limits of 20% as outlined in F.2 above.
2. Ancillary solar equipment located on the roof is subject to height and rooftop area limits of 20% of rooftop area as outlined in F.1 and F.2 above.
3. Any solar array equipment design which satisfies the criteria as outlined in §345-16B(4) is not subject to review before the Planning Board ~~of~~ **or** Zoning Board of Adjustment.

H. No Change

I. Accessory Structures and Uses Unless Regulated Elsewhere in this Chapter.

1. No Change
2. Standards for Specific Accessory Uses.
  - a. No Change
  - b. Swimming Pools.
    - i. Pools for private use shall be located on a lot containing a residential building. Pools shall be located in the rear yard only. Setbacks shall be measured from the water's edge and no pool shall occupy more than seventy-five percent (75%) of the rear yard. A deck around the pool shall be a separate structure and such decks shall also

meet the setback standards for the pool. All pools shall adhere to the setbacks as set forth in this Chapter for accessory structures.

- ii. Pools in multi-family developments and in hotels shall not be located within the front yard. All pools shall be landscaped to be below grade with setbacks measured from the water's edge adhering to the requirements for a principal structure. No pool shall occupy more than fifty percent (50%) of the area part of the ~~of the~~ yard in which it is located.
- iii. All lighting shall be screened from dwelling units in the area to prevent direct or reflected light from being a nuisance. No public address system shall be erected with any pool. All health and safety codes shall be met in the erection and maintenance of a pool.
- iv. Enclosure of swimming pools shall be required as set forth in the Uniform Construction Code.

c. No Change

- J. No Change
- K. No Change
- L. No Change
- M. No Change
- N. No Change
- O. No Change
- P. No Change
- Q. No Change
- R. No Change
- S. No Change
- T. No Change
- U. No Change

City Clerk File No. Ord. 11-151

Agenda No. 3.G 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

**ORDINANCE AMENDING CHAPTER 175 (FOOD HANDLING ESTABLISHMENTS) ARTICLE II (ITINERANT EATING AND DRINKING ESTABLISHMENTS) SECTION 8 (ITINERANT ESTABLISHMENTS) AND CHAPTER 160 (FEES AND CHARGES) OF THE JERSEY CITY MUNICIPAL CODE**

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

- A. The following amendments to Chapter 175 (Food Handling Establishments) Article II (Itinerant Eating and Drinking Establishments) of the Jersey City Municipal Code are adopted:

### ARTICLE II

#### Itinerant Eating and Drinking Establishments

§175-8 to §175-15

**REPEALED**

**§175-8. Itinerant Catering Establishments.**

**DEFINITIONS:**

- A. Food Catering Device (Non-Motorized) - means any food pushcart and moveable stand that does not require on-street parking.
- B. Itinerant Food Catering Truck (Motorized) - means any food vending vehicle that is motor operated and/or requires on-street parking. All car or truck pulled trailers must have a current New Jersey Motor Vehicle Commission issued license plate.
- C. Physically disabled person- means a person with physical impairment(s) which confines a person to a wheelchair; causes a person to walk with difficulty or insecurity; affects the sight or hearing to the extent that a person functioning in public areas is insecure or exposed to danger; causes faulty coordination; or reduces mobility, flexibility, coordination and perceptiveness. "Physical disability" shall include coronary conditions. Any such physically disabled person shall submit a certificate from a physician certifying that said disability does exist.

**§175-9. License Required.**

- A. No person shall conduct, operate or maintain an Itinerant Food Catering Device or Truck without first obtaining a license to do so: Licenses are for one (1) year and must be renewed by January 31<sup>st</sup> each year.

**§175-9.1. Application.**

- A. Application Process.

All current licensees shall be required to submit a completed new application no later than January 31, 2012. All applications that are not approved 60 days from this date, with: 1) proof of existing license; 2) propane license from the Jersey City Fire Department.; 3) Business Registration with the State of NJ; 4) proof of ownership or rental of a truck or device from which food can be sold; 5) Certification from the Health Department approving the sale of food; and 6) proof of liability insurance will result in the prior license being declared null and void.

A waiting list shall be established and maintained by the City Clerk for all applicants who wish to be considered for available licenses. Those on the waiting list shall receive a bates stamped cover page indicating the date and time of submission and a notation shall be made indicating their placement on the waiting list.

B. Applicants for a license or permit under this article shall file with the City Clerk a sworn application in writing and pay an application fee of \$75.00. The application shall give the following information:

- (1) Name and physical description of applicant;
- (2) Complete permanent home and local address of the applicant;
- (3) A description of the food product to be sold;
- (4) A list of all business partners and employees;
- (5) The location where food will be prepared prior to sale;
- (6) A Background Criminal Investigation (BCI) check for all license holders, and upon successful completion of the background check, a Department of Health and Human Services ID card shall be issued. All workers shall obtain an ID card, which should be visibly displayed on the person, at all times while operating an itinerant catering device or truck;
- (7) A statement as to whether or not the applicant has been convicted of any felony. If there are any outstanding Jersey City municipal violations, the applicant shall present proof that any outstanding fines have been paid in full or that a payment schedule has been established. Moreover, the applicant should also submit a detailed explanation of any mitigating factors that should be considered in the Police Director's evaluation of any prior felonies in the applicant's background. This may include statements of rehabilitation, reference letters, and any other information the applicant deems relevant;
- (8) A description of where the VIN is located on the truck;
- (9) A copy of any person with disabilities ID, if applicable;
- (10) Location of the vehicle when it is not in service.

C. Background Investigation of Applicants.

- (1) Each application shall be referred to the Police Director or his or her designee at the Police Department, who shall immediately institute such investigation of the applicant, if a the applicant has a felony history, as he or she deems necessary for the protection of the public good and should endorse the application in a reasonable period of time after it has been investigated;
- (2) The applicant shall be finger printed by the Police Director or his or her designee, who shall determine whether fingerprints are necessary for proper identification. Fingerprint records shall be immediately processed for classification and identification by the use of a third party background investigation vendor;
- (3) If, as a result of the investigation, the applicant is found to be unsatisfactory due to a history or past or recent felony convictions, the Police Director or his or her designee shall endorse on the application his/her disapproval and the reasons for same, and return the application to the City Clerk, who shall notify the applicant that his/her application is disapproved and that no license will be issued. If the applicant has filed a statement of mitigating factors, the Police Director or his or her designee, shall file with his/her statement of disapproval a detailed statement as to why the mitigating factors were not sufficient to allow issuance of the license. The applicant may file a request for reconsideration with the Police Director or his or her designee, based upon updated mitigating circumstances, which shall promptly be evaluated and a final decision rendered.

- (4) No license shall be issued until the application has been approved by the Police Department, allowing adequate time for investigation of the facts stated therein.

**§175-9.2. Education/Training Requirement/Pre-Operation Inspection.**

- A. All approved applicants shall attend a Food Handlers' Course as directed by the Jersey City Division of Health prior to the commencing business.
- B. Upon initial approval of the application, completion of the mandatory seminar, and payment to the Division of Health of the required licensing fee as provided in Chapter 160, Fees and Charges, said applicant shall schedule their pre-operation inspection by the Health Officer.

**§175-9.3. Operation Requirements for all Devices (Push Carts) and Trucks**

- A. All trucks and devices shall comply with City, County, and State law.
- B. Trash and recycling receptacles are required and must be made available by owner/operator, who will then dispose of trash and recycling off site.
- C. Hours of Operation - 6:00 A.M. until 9:00 P.M. No devices or trucks are permitted to stay parked on City streets past 10:00 P.M.
- D. Push carts transported by truck cannot occupy the street and the sidewalk at the same time.
- E. New or replacement devices or trucks must be inspected before operating. No changes can be made to approved devices or trucks without re-inspection by the Div. Of Health.
- F. All trucks and devices are subject to inspection and operational requirements established by the Division of Health and the Jersey City Fire Department;
- G. No truck or device operator is permitted to serve food to a motorist whose automobile is blocking the passage of traffic.

**§175-9.4. Additional Operation Requirements for Devices (Push Carts)**

- A. No devices shall be permitted to occupy street space.
- B. Devices must be self-contained- no coolers are permitted to be placed on City streets or sidewalks.

**§175-9.5. Additional Operation Requirements for Trucks**

- A. The truck must be self-contained- no coolers or generators are allowed to be placed on the sidewalk or street.
- B. No in-truck dining services or sidewalk tables and chairs are allowed.

**§175-10. Licenses Issued; Expiration; Renewal.**

- A. Licenses shall be issued after the completion of the application and education/training process and payment of the required fees. Licenses shall then expire one (1) year from the date of issuance, unless sooner suspended or revoked. Renewals of licenses should be completed prior to the expiration of the previous license term, but in no instances shall renewals be issued beyond sixty (60) days after the expiration of a prior license. The license of any licensee who fails to renew shall lapse and said licensee shall have to reapply for a license and cannot operate until he/she completes and passes the application process anew.
- B. The Health Officer is authorized to renew the license of a deceased licensee in the name of the deceased licensee's surviving spouse or listed business partner upon production of an original death certificate within 90-days of the licensee's death.
- C. No person shall hold more than one license, nor have any interest directly or indirectly, in any other license, unless they meet these application requirements as set forth in 175-9.1. Failure to observe this provision shall result in the revocation of all licenses held in the individual, the business entity, or the name of any other person or entity which allowed for

another licensee to hold a direct or indirect interest in another vendor. This determination shall be at a hearing before the Health Officer.

**§175-11. Display Metal Placard for Vehicle or Truck.**

- A. Every person licensed as an itinerant catering device or itinerant truck shall, upon the procurement of the license, obtain from the Health Officer, a metal placard for each such licensed vehicle. The metal placard shall be furnished by the City and shall indicate:
  - (1) The number of the issued license; and
  - (2) The time during which the license will be in force. The licensee shall cause the license plate to remain securely affixed to the curbside of the approved vehicle or truck that is subject to the license. Stickers will be utilized to update the time during which the license shall be in force.
- B. No person shall mutilate, disfigure, loan, sell, or otherwise dispose of any metal placard issued pursuant to paragraph A of this section.
- C. The violation of any portion of this ordinance or N.J.A.C.(8:24) Chapter 24 of the State Sanitary Code, shall result in a fine up to a maximum of \$1,250.00

**§175-12. License Transfers.**

Transfers shall be governed hereunder.

- A. No licenses may be transferred from person to person. The transfer procedure shall be as follows:
  - (1) An application by the licensee to transfer the license to another person shall be submitted to the Health Officer. Said application shall set forth the name of the licensee, the number of the license, the name of the transferee and a consent signed by the licensee to the transfer.

AND

  - (2) The transferee shall submit an application to the Health Officer requesting a transfer of said license to him. Said application shall contain all the application requirements for the issuance of an original license and shall contain a consent in writing of the transferor of the license.
- B. Whenever any licensee shall apply for a person-to-person transfer of his or her license, said license shall be transferred to that individual buyer identified by the selling licensee. If the licensee wishes to transfer, but has not identified a purchaser, the sale shall be to the next person in sequential order of priority at the top of the waiting list.
- C. The Health Officer is authorized to renew the license of a deceased licensee in the name of the deceased licensee's surviving spouse or listed business partner identified in the application to the clerk in accordance with §175-10(c). Otherwise, the license shall be made available to an applicant in the sequential order of priority at the top of the waiting list as set forth in §175-9.1.

**§175-13. Use of Streets and Sidewalks for Itinerant Food Catering Devices (Push Carts); Exemption for Physically Disabled Persons.**

- A. No person conducting, operating or maintaining an itinerant food catering device, except an itinerant food catering device operator as provided for in §175-13(B), shall be permitted to remain in any location for a period exceeding 120 minutes. At the conclusion of 120 minutes, device operators shall be required to move 150 feet.
- B. Physically disabled persons.
  - (1) An exemption to the 120-minute regulation shall apply to physically disabled persons who have been issued a specific itinerant food catering device identification card by the Division of Health. The exemption to the regulation shall not apply to any person operating a device on behalf of the physically disabled person. Said exemption shall only apply to one device operated by the physically disabled person

personally. The physically disabled person shall not have an exemption for any more than one device. In the event that the physically disabled person is not personally operating that device, then the exemption to the regulation shall not apply.

- (2) Certification is required by a physically disabled person in order to qualify for the exemption to the regulation which shall contain the precise nature of the disability and shall not be in general terms. It shall also contain a prognosis by the doctor as to the length of time that such disability will exist. A new doctor's certification obtained pursuant to a current or recent examination shall be presented annually with the application for any renewal of a license to a physically disabled person. A copy of this certification shall be filed with the City Clerk at the time of application.

C. The provisions of these regulations shall be enforced by the Police Department and the Division of Health.

D. No itinerant food catering device (pushcarts) shall be operated in any area where parking of motor vehicles is prohibited, restricted or regulated. Such areas shall include, but not be limited to, bus stops, taxi stands, fire hydrants, parking metered areas, loading zones, areas where parking is prohibited, such as 25 feet from the corner or crosswalk, areas reserved for physically handicapped motor vehicle operators, crosswalks, driveways, any other areas so restricted, prohibited or regulated for the parking of motor vehicles, and all other parking prohibitions pursuant to N.J.S.A. 39:4-138.

E. Zones Where Operation is Prohibited: Journal Square and Newport Redevelopment Plan Area, which includes:

- (1) Thomas Gangemi Drive: Luis Munoz Marin Blvd. To Washington Blvd.
- (2) Washington Boulevard: Thomas Gangemi Dr. To 18<sup>th</sup> St.
- (3) 18<sup>th</sup> Street: Washington Blvd. To Luis Munoz Marin Blvd.
- (4) Town Square Place: Washington Blvd. To River Drive South
- (5) River Drive South: Town Square Place to Newport Parkway
- (6) Newport Parkway: 11<sup>th</sup> Street Viaduct to River Drive South
- (7) 14<sup>th</sup> Street: Luis Munoz Marin Blvd. To Washington Blvd
- (8) North Garage.

**§175-14. Use of Streets by Itinerant Food Catering Trucks.**

A. For reasons of mitigating the obstruction of the flow of pedestrian and vehicle traffic, no person conducting, operating or maintaining an itinerant food catering truck shall be permitted to sell food or drink within two-hundred (200) feet of any licensed eating and drinking establishment. No food trucks shall be permitted to remain in any location for a period exceeding 120 minutes, unless they purchase a permit as indicated in 175-15. Otherwise, upon the expiration of 120 minutes, trucks are expected to move one-quarter of a mile from their previous location. The provisions of this section shall be enforced by the Police Department and the Division of Health.

B. No itinerant food catering truck shall be operated in any area where parking of motor vehicles is prohibited, restricted or regulated. Such areas shall include, but not be limited to, sidewalks, bus stops, taxi stands, fire hydrants, parking metered areas, loading zones, areas where parking is prohibited, such as 25 feet from the corner or crosswalk, areas reserved for physically handicapped motor vehicle operators, crosswalks, driveways, any other areas so restricted, prohibited or regulated for the parking of motor vehicles, all other parking prohibitions pursuant to N.J.S.A. 39:4-138.

C. All itinerant food catering trucks shall have displayed prominently, in addition to the itinerant food catering truck metal placard, upon the truck, the name and address of the owner, lessee and/or lessor of the vehicle. Said information shall be in letters and numbers no less than three inches in height in accordance with N.J.S.A. 39:4-46.

D. No itinerant food catering truck shall be permitted to tap into any existing utility lines for the operation of their truck or vehicle.

E. Zones Where Operation Is Prohibited.- Journal Square and any Special Improvement District, including but not limited to, Journal Square, Central Avenue, Newark Avenue and

Newport Redevelopment Plan Area, which includes:

- (1) Thomas Gangemi Drive: Luis Munoz Marin Blvd. To Washington Blvd.
- (2) Washington Boulevard.: Thomas Gangemi Dr. To 18<sup>th</sup> St.
- (3) 18<sup>th</sup> Street: Washington Blvd. To Luis Munoz Marin Blvd.
- (4) Town Square Place: Washington Blvd. To River Drive South
- (5) River Drive South: Town Square Place to Newport Parkway
- (6) Newport Parkway: 11<sup>th</sup> Street Viaduct to River Drive South
- (7) 14<sup>th</sup> Street: Luis Munoz Marin Blvd. To Washington Blvd
- (8) North Garage.

F. Truck Size Restrictions: Trucks shall not exceed 37 feet long and 8 feet wide.

**§175-15. Violations and Penalties**

A. Anyone violating any of the provisions of this Article shall be punishable as provided in Chapter 1, General Provisions, §1-25. In the event that an offense is a continuing one, then each day such offense continues shall be deemed a separate and distinct offense and shall be punishable as such as provided herein. Where the offense is a continual one, only one summons and complaint need be issued, provided that there is stated on such documents the charge that each day the violation continues shall be a separate and distinct offense.

B. In addition to the penalties set forth herein, any person operating an itinerant food catering device or truck who violates any provisions of this Article, the device or truck which is being operated as such shall be impounded by either the police or the Division of Health as the case may be. In the event that any such establishment is impounded, the device or truck may be redeemed by the person upon payment of the cost of impounding and the storage charges established by the Department of Police. Said storage charge and cost of impounding shall be the same as are established for the impounding of motor vehicles.

**§175-15.1. License Revocation or Suspension.**

A. The license of a person who violates any provision of this Article may be revoked, suspended, or they may be fined for violation of this Article or the provisions of N.J.A.C. (8:24)- Chapter 24 of the State Sanitary Code after hearing upon 10 days' notice served upon the licensee. Said notice shall contain the specific provision of this Article or N.J.A.C. Chapter 24, which has been violated and the specifications which shall constitute the violation. The Health Officer and the Chief Registered Environmental Health Specialist, shall conduct the hearings upon any offenses. Licenses may be revoked or suspended for any violation of the Article or for any repeated violations thereof. Any licensee of an itinerant food catering device or truck whose license has been revoked shall not be qualified to receive a new license or have said license restored to said person.

B. Any licensee who is charged with a violation shall have the right to be represented by an attorney and said facts shall be stated on the notice served upon him.

C. Any licensee whose license has been revoked or suspended shall have a right to appeal such revocation or suspension to a court of competent jurisdiction in accordance with the rules of the Courts of the State of New Jersey.

B. The following amendments to Chapter 160 (Fees and Charges) of the Jersey City Municipal Code are adopted:

**Fees and Charges**

**§160-1. Fee Schedule Established.**

A. Through O. No Change.

**REPEALED  
160-1 (P)**

P. Chapter 175, Food-Handling Establishments.

(1) No Change.

(2) Article II, Itinerant ~~Eating and Drinking Establishments~~ Catering Food Devices and Food Catering Trucks.

- ~~(a) Annual license fee for itinerant eating and drinking establishments: \$250.~~
- ~~(b) License fee for itinerant catering establishments: \$100.~~

- (a) For 2011:        \$200;
- (b) For 2012:        \$300;
- (c) For 2013:        \$400;
- (d) For 2014;and  
thereafter:        \$500
- (e) Medallion  
Fee                \$30
- (f) Replacement  
Medallion Fee    \$50

(3) No Change.

(4) No Change.

Q. Through UU.        No Change.

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

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

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

F. 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.

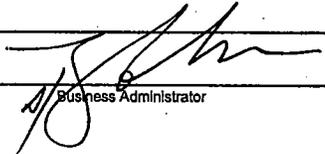
NOTE:        New matter is underlined; deleted matter in ~~brackets~~ For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic*.

AV/ip  
11/14/11

APPROVED AS TO LEGAL FORM

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

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

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

Certification Required   

Not Required

City of

# JERSEY CITY

Law Department

280 Grove Street

Jersey City, NJ 07302

Fax (201) 547-5230

(201) 547-5229

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November 15, 2011

Council President and Members of the Municipal Council  
City Hall-280 Grove Street  
Jersey City, NJ 07302

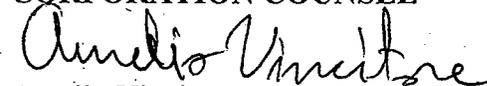
**Re: Amendments to Chapter 175 of the Jersey City Municipal Code-  
"Itinerant Catering Ordinance"**

Dear Council President and Members of the Municipal Council:

I am presenting this new version of the amended "Itinerant Catering Ordinance", which includes one substantial change from the last version submitted on October, 20, 2011. This version does not address the issue of permit parking for food trucks. That item will be presented in the form of a separate ordinance drafted by the Division of Traffic & Engineering.

Very truly yours,

**WILLIAM C. MATSIKLOUDIS  
CORPORATION COUNSEL**



Aurelio Vincitore

Assistant Corporation Counsel

AV/igp  
Enclosure



# ORDINANCE OF JERSEY CITY, N.J.

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

## CITY ORDINANCE 11-152

**TITLE:**

AN ORDINANCE CREATING THE JACKSON HILL MAIN STREET SPECIAL IMPROVEMENT DISTRICT AND DESIGNATION OF THE JACKSON HILL MANAGEMENT CORPORATION WITHIN THE CITY OF JERSEY CITY

WHEREAS, the Municipal Council of the City of Jersey City regards the Monticello/Martin Luther King Main Street are integral and vital to the economic and social well being of the City of Jersey City; and

WHEREAS, interested property owners and business operators and local officials with the Monticello/Martin Luther King area have worked with the Jersey City Economic Development Corporation (JCEDC) to study the Monticello/Martin Luther King area and to make recommendations concerning the creation of preliminary Special Improvement District pursuant to N.J.S.A. 40:56-25 et.seq; and

WHEREAS, as a result of this study and a series of informational meetings on the needs of the area these property owners and business operators have concluded that the long term economic and social well-being of the area can be best be met and maintained by the creation of a Special Improvement District and the designation of a non-profit private corporation to manage the affairs of the area; and

WHEREAS, the Mayor and Council of the City of Jersey City hereby accept the recommendation of these property owners and business operators to create a Special Improvement District to encourage self-help programs within the business community to enhance the commercial viability and attractiveness of the Monticello/Martin Luther King area as well as promote economic growth and employment within the City of Jersey City; and

NOW Therefore BE IT ORDAINED, by the Municipal Council of the City of Jersey City that:

- A. The following of the Jersey City Code are hereby adopted.

### ARTICLE III

#### JACKSON HILL MAIN STREET SPECIAL IMPROVEMENT DISTRICT

#### S69-20 Purpose.

The purposes of this Ordinance are to:

- A. Promote economic growth and employment within the Monticello/Martin Luther King business district.
- B. Foster and encourage self-help programs to enhance the local business climate.
- C. Create a self-financing Special Improvement District to assist in meeting local needs, goals and objectives.
- D. Designate a District Management Corporation to implement and manage the programs and carry out local needs, goals and objectives.
- E. Impose and collect a special assessment on commercial, industrial and vacant property located within the Monticello/Martin Luther King business district.

S 69-21. Definitions

- A. Special Improvement District (also referred to as "District") means that area of Monticello/Martin Luther King Main Street area described by Block and Lot numbers and street addresses as set forth in Schedule A and designated by the Ordinance, in which a special assessment on property shall be imposed for the purposes of promoting the economic and general welfare of the District and City.
- B. "District Management Corporation" means the Jackson Hill Main Street Special Improvement District Management Corporation, (also referred to as "Management Corporation") an entity incorporated pursuant to Title 15A of the New Jersey Statutes and designated by this Ordinance to receive funds collected by a special assessment within the Special Improvement District, as authorized by the Ordinance and any amendments thereto.

S69-22. Legislative findings.

The Council finds and declares that:

- A. The Jackson Hill Main Street Special Improvement District are of the City has special needs and requires special services separate and apart from the municipal services already provided to the District by the City.
- B. These specific services can best be provided through a private-public partnership implemented by the creation of a Special Improvement District.
- C. The creation of a Special Improvement District and the will promote economic growth and employment; foster and encourage economic vitality, expansion and self-help; enhance the local business climate and otherwise be in the best interest of the property owners and business owners of the District and the City.
- D. A District Management Corporation will provide administrative and other services to benefit the businesses, employees, residents and consumers within the Special Improvement District and assist the City in promoting economic growth and employment.
- E. A special assessment shall be imposed and collected by the City with the regular property tax payment or payment in lieu of taxes or otherwise, and that all or a portion of these payments shall be transferred to the District Management Corporation to effectuate the purposes of the Ordinance and to exercise the posers given to it by this Ordinance.

69-23. District created; applicability.

- A. There is hereby created and designated within the City of Jersey City a Special Improvement District to be known as the Jackson Hill Main Street Special Improvement District consisting of those properties designated by tax Block and Lot and street address on Schedule A on file in the office of the City Clerk. The Special Improvement District shall be subject to special assessments on all affected property within the District which assessment shall be imposed by the City for the purposes of promoting the economic and general welfare of the District and the City.
- B. All commercial, industrial and vacant properties within the Special Improvement District, including all private, non-residential properties and properties subject to payment in lieu of taxes; the non-residential portions of properties containing more than one use and tax exempt land; and tax exempt land which contain improvements subject to property tax are deemed included in the assessing and taxing provisions of this Ordinance and are expressly subject to any fee, tax or assessment made for Special Improvement District purposes.
- C. Only those properties within the Special Improvement District that are fully tax-exempt or used exclusively for residential purposes and those portions of mixed-use properties that are residential, are deemed excluded from the assessing provisions of this Ordinance and are expressly exempt from any fee, tax or assessment made for Special Improvement District purposes.

**S69-24. Appeals from inclusion.**

Any owner of property included within the Special Improvement District and subject to the assessing and taxing provisions of the Ordinance, may appeal to the tax Assessor of the City of Jersey City requesting to be excluded from the District and from any assessment and taxing provisions of this Ordinance. This appeal is only as to whether or not a property should be included within the District under the standards set forth in S69-22 of the Ordinance. It is not an appeal with regard to any taxes. Appeals with regard to taxes should be taken in the usual manner to the Hudson County Board of Taxation or to the Tax Court. This appeal seeking exclusion from the District and any assessment and taxing provisions of this Ordinance shall be in writing and specifically detail the factual basis for the appeal. The Assessor shall investigate the matter and conduct an informal hearing or conference within thirty (30) days of receipt of the appeal, with ten (10) days after the conclusion of the informal hearing or conference, the Assessor shall file a report and recommendation with the Municipal Council. The Municipal Council shall review the matter and act within thirty (30) days upon receipt of the report and recommendation from the Assessor.

**S69-25 Assessments**

- A. It is hereby determined that the operation and maintenance of the District may involve costs relating to services peculiar to the Districts, as distinguished from operation and maintenance services normally provided by the City outside of the District. These annual costs shall be assessed or taxed to the benefitted properties or business pursuant to this Ordinance and N.J.S.A. 40:56-65et seq. The properties to be assessed or taxed to provide for the payment of such annual costs are described in assessment lists on file in the Office of the City Clerk.
- B. Each year after the Council shall have acted on the estimated costs and/or on the budget of the District, the Assessor shall prepare an assessment roll setting forth separately the amounts to be specifically assessed against benefitted and assessable properties in the District. Descriptions of such properties and the names of the then current owners of such properties, so far as names are available, shall be included in each annual assessment roll. The assessment rolls, when so prepared, shall be filed in the Office of the City Clerk and be there available for inspection. The Council shall annually meet to consider objections to the amounts of such special assessments at least ten (10) days after a notice of hearing has been published once in the official newspaper and mailed to the named owners of all tracts, parcels and lots of property proposed to be assessed. The notice shall set forth the time and place of meeting, and set forth the purpose of such meeting, but may refer to the assessment roll for further particulars. When the Council shall have approved the amounts of the special assessments set forth therein, or as may be changed by it, the City Clerk shall forthwith certify a copy of the assessment roll with such changes, if any, to the Hudson County Tax Board.

**S69-26. District Management Corporation designation.**

The non-profit corporation, the Jackson Hill Main Street Management Corporation, is hereby designated as a District Management Corporation for the District. The corporation shall conduct its business in accordance with the Open Public Meetings Law. It shall file copies of its minutes of its meetings with the City Clerk, so as to be available for the public inspection. This Management Corporation, in addition to acting as an Advisory Board to the Mayor and the Council, shall have all powers necessary and requisite to effectuate the purposes of this Ordinance and the District. In order to receive any funds or exercise any of the powers granted herein, the Board of Trustees of the Jackson Hill Main Street Management

Corporation must include as members, the Mayor or his designee and a Member of the City Council as appointed by the Council. The Mayoral and Council members shall serve at the pleasure of the Mayor and Council.

S69-27 Power of District Management Corporation.

The Jackson Hill Main Street Management Corporation may:

- A. Adopt by-Laws for the regulation of its affairs and the conduct of its business and to prescribe rules, regulations and policies in connection with the performance of its functions and duties.
- B. Employ such persons as may be required, and fix and pay their compensation from funds available to the Corporation.
- C. Apply for, accept, administer and comply with the requirements respecting an appropriation of funds or a gift, grant or donation of property or money.
- D. Make and execute agreements which may be necessary or convenient to the exercise of the powers and functions of the Corporation, including contracts with a person, firm, corporation, government agency or other entity.
- E. Administer and manage its own funds and accounts and pay its own obligations.
- F. Borrow money from private lenders for periods not to exceed 180 days and from government entities for that or longer periods.
- G. Fund the improvement for the exterior appearance of properties in the District through grants or loans.
- H. Fund the rehabilitation of properties in the District.
- I. Accept, Lease or manage property in the District.
- J. Enforce the conditions of any loan, grant, sale or lease made by the Corporation.
- K. Provide security, sanitation and other services to the District, supplemental to those provided normally by the municipality.
- L. Undertake improvements designated to increase the safety or attractiveness of the District to businesses which may wish to locate there or to visitors to the District including, but not limited to, litter clean-up, and control, landscaping, parking areas and facilities, recreational and rest areas and facilities, pursuant to pertinent regulations of the City of Jersey City.
- M. Publicize the District and the businesses included within the District boundaries.
- N. Recruit new businesses to fill vacancies in, and to balance the business mix of, the District.
- O. Organize special events in the District.
- P. Provide special parking arrangements for the District.
- Q. Provide temporary decorative lighting in the District.
- R. Advise the Municipal Council in connection with the acquisition and construction of improvement in the Special Improvement District, the making of a plan therefore and the operation and maintenance thereof, and to meet and furnish recommendations or comments and requests of members of the public and owners and occupants of property included in the Special Improvement District.

S69-28 By- Laws.

The Jackson Hill Main Street Management Corporation shall file with the City Clerk a certified copy of the adopted By-Laws of the Corporation, which By-Laws shall be in substantial conformity with the draft By-Laws filed with the Clerk prior to the adoption of this Ordinance. The Corporation shall have the right to amend these By-Laws from time to time as its members

so decide, provided that a certified copy of the adopted amendments shall be filed with the City Clerk no later than fourteen (14) days prior to the date they are to become effective.

S69-29. Municipal powers retained.

- A. Notwithstanding the creation of a Special Improvement District, the City of Jersey City expressly retains all its powers and authority over the area designated as within the Special Improvement District.
- B. Nothing contained herein shall be interpreted or construed to be a vacation, in whole or in part, of any municipal street or part thereof.
- C. The District Management Corporation shall not make or enter into any contracts for the improvement of any publicly owned or operated facility or property within the Special Improvement District nor adopt any regulations relating to public property in such District.
- D. The District Management Corporation shall comply with all applicable ordinance or regulations of the City.

S69-30 Annual Budget.

- A. The Fiscal year of the District shall be January 1- December 30.
- B. The District Management Corporation shall submit a detailed annual budget for the upcoming calendar year by October 1<sup>st</sup>, to the Mayor and the Municipal Council.
- C. The budget shall be submitted with a report which explains how the budget contributes to the goals and objectives for the Special Improvement District. The budget shall be reasonably itemized and shall include a summary of the categories of cost properly chargeable as follows:
  1. The amount of such costs to be charged against general funds of the municipality, if any.
  2. The amount of costs to be charged and assessed against properties benefitted in the District in proportion to benefits which shall be the aggregate costs of annual improvements to be made in the District during the ensuing year.
  3. The amount of costs, if any, to be specially taxed against properties in the District.
- D. The budget shall be introduced, approved, amended and adopted by Resolution passed by not less than a majority of the full membership of the Municipal Council, The procedure shall be as follows:
  1. Introduction and approval;
  2. Public advertising;
  3. Public hearing;
  4. Amendments and public hearings, if required;
  5. Adoption
- E. The budget shall be introduced in writing at a meeting of the Municipal Council. Approval thereof shall constitute a first reading, which may be by title.

S69-31 Fiscal requirements, annual report, audit.

- A. (1) Funds appropriated and collected for the annual costs of operating and maintaining a Special Improvement District, shall be credited to a special account. The Mayor and City Council may incur the annual cost of improving, operating and maintaining a Special Improvement District, during any fiscal year through not specifically provided for by line

item or other category in an approved estimate for such fiscal year, if in their sole discretion it shall be deemed necessary to provide for such annual improvements or operation or maintenance prior to the succeeding fiscal year so long as the total amount of the account as approved for that year is not exceeded by the expenditure. Any balances to the credit of the account and remaining unexpended at the end of the fiscal year shall be conserved and applied towards the financial requirements of the succeeding year.

(2) The Mayor and Municipal Council may retain a portion of the collected special assessment proceeds to offset the direct costs incurred in the required assessment and budget processes.

(3) The Mayor and Municipal Council shall pay over funds to the Management Corporation quarterly on the first day of March, June, September and December of each year. The City shall not be obligated to pay over any funds not actually received by the City.

B. The District Management Corporation shall, within thirty (30) days after the close of each fiscal year, make an annual report of its activities for the preceding fiscal year or the Mayor and Municipal Council.

S69-32 No Limitations of Powers.

Nothing contained herein shall prevent the Council at any time subsequent to the adoption of this Ordinance by Ordinance, from abandoning the operation of the Special Improvement District, changing the extent of the Special Improvement District, supplementing or amending the description of the District to be specifically assessed or taxed for annual costs of the Special Improvement District or rescinding the designation of or re-designating a District Management Corporation.

S69-33 Implementation

This Special Improvement District shall become operable when the By-Laws of the Jackson Hill Main Street Management Corporation are adopted by a vote of the eligible participants in the manner provided for in the draft By-Laws on file with the City Clerk.

S69-34 Servability

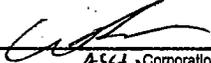
If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such holding shall not affect other provisions or applications of the act and to this end the provisions of this act are severable.

S69-35 Effective Date.

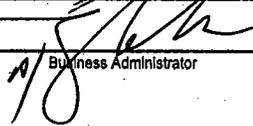
- A. This Ordinance shall take effect upon the passage and publication as required by law, and adoption of the By-Laws of the Jackson Hill Main Street Management Corporation.
- B. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- C. This ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this Ordinance codified and incorporated in the official copies of the Jersey City Code.
- D. This Ordinance shall take effect in the manner prescribed 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.

APPROVED AS TO LEGAL FORM

  
\_\_\_\_\_  
Asst. Corporation Counsel

APPROVED:  DEPUTY DIRECTOR

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

Certification Required

Not Required

**ORDINANCE/RESOLUTION FACT SHEET**

**1. Full Title of Ordinance:**

AN ORDINANCE CREATING THE JACKSON HILL MAIN STREET SPECIAL IMPROVEMENT DISTRICT AND DESIGNATION OF THE JACKSON HILL MANAGEMENT CORPORATION WITHIN THE CITY OF JERSEY CITY

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

Roberta Farber, Urban Enterprise Zone Director  
201-333-7797

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

It was determined by the Special Improvement Feasibility Study conducted by the JGSC Group on behalf of the Jersey City Economic Development Corporation that a Special Improvement District would be able to be supported by the business owners/property owners along Martin Luther King Drive and the Monticello Avenue Redevelopment Plan Area.

**4. Reasons for the Proposed Program, Project:**

The proposed Jackson Hill Management Corporation has requested the Special Improvement District designation for the following reasons:

- a. Additional funding for security for their community
- b. Additional funding for litter patrols
- c. New marketing initiatives
- d. The designation will also allow for the extension of the State of New Jersey Main Street designation to extend to Martin Luther King Drive. Allowing this to be the largest "Main Street" in the State.

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

A unified business community to create new marketing opportunities, security programs, and litter patrols.

**6. Cost of Proposed Program, Project, etc.:**

None

**7. Date proposed Program of Project will commence:**

January 1, 2012

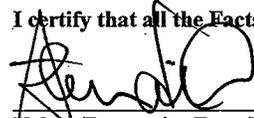
**8. Person Responsible for Coordinating Proposed Program, Project, etc.:**

Roberta Farber, UEZ Director

**9. Additional Comments:**

None

I certify that all the Facts Presented Herein are Accurate.

  
Urban Enterprise Zone Director

  
Deputy HEDC Department Director

11/15/11  
Date

NOVEMBER 15, 2011  
Date

**Jackson Hill Historic Main Street Sid Assessments**

**2012 Proposed Fiscal Budget**

Block	Lot	Qual	Owner	Address	City, State, Zip	Property Location	Class	Additional Lots	Bldg Description	Lot Description	FF	Bill Amt	Account #
1301	PLA		CITY OF JERSEY CITY	280 GROVE ST.	JERSEY CITY, NJ 07302	275 M.L. KING DRIVE	15C		LIBRARY	191.45X108	0	\$0.00	523530
1305	1.A		266 MLK, L.L.C.	P.O. BOX 691325	ORLANDO, FL 32869	266 M.L. KING DRIVE	4A		35-B-C-2U-H	25.03X100	25.03	\$495.22	195297
1305	2.A		ANDREWS, GOLDIE & STEVEN	264 M.L. KING DR.	JERSEY CITY, N.J. 07305	264 M.L. KING DRIVE	4A		VACANT LAND	20.106X111 AV.	25.11	\$496.80	195313
1305	3.A		BUILD FOR B, LLC	87 KEARNEY AVE.	JERSEY CITY, N.J 07305	262 M.L. KING DRIVE	1		VACANT LAND	30X112 AV.	30	\$593.55	195321
1305	4		DONDE, PRAKASH	20 DEERWOOD TRAIL WEST	WARREN, NJ 07059	260 M.L. KING DRIVE	4A		35-B-C-2U-NH	32.63X114	32.63	\$645.58	195339
1305	C.5		URBAN LEAGUE OF HUDSON	253 M.L. KING DR.	JERSEY CITY, N.J. 07306	256-258 MLK DRIVE	1		VACANT LAND	60.53X98 AV.	60.53	\$1,197.59	195248
1305	C.6		JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, NJ 07302	254 M.L. KING DRIVE	15C		VACANT LAND	26.48X100	0	\$0.00	195255
1306	31		URBAN LEAGUE OF HUDSON CO. INC.	253 M.L. KING DRIVE	JERSEY CITY, NJ 07305	261 M.L. KING DRIVE	15D		25-B-COMM-CTR	90.31X100	0	\$0.00	522235
1307	39		VERA, VINCENTE & RUTH	282 M.L. KING DRIVE	JERSEY CITY, NJ 07305	282 M.L. KING DRIVE	2		25-B+F-1U	29.98X106.50	0	\$0.00	612305
1307	40		GIWA,BOLAJI G.	280 M.L. KING DRIVE	JERSEY CITY, NJ 07305	280 M.L. KING DRIVE	2		25-B+F-1U	22X106.41	0	\$0.00	612310
1307	41		LAWANSON,TINA M.	278 M.L.KING DR	JERSEY CITY, NJ 07305	278 M.L. KING DRIVE	2		25-B+F-1U	22X106.41	0	\$0.00	612315
1307	42		LAMARR, BRIDGET M.	276 M.L. KING DRIVE	JERSEY CITY, NJ 07305	276 M.L. KING DRIVE	2		25-B+F-1U	22X106.36	0	\$0.00	612320
1307	43		JENKINS, CAROLYN D.	274 M.L. KING DR.	JERSEY CITY, NJ 07305	274 M.L. KING DRIVE	2		25-B-1U	22X106.34	0	\$0.00	612325
1307	44		LAGUDA, AJIBOLA	272 M.L. KING DRIVE	JERSEY CITY, NJ 07305	272 M.L. KING DRIVE	2		25-B+F-1U	22X106.31	0	\$0.00	612330
1307	45		CHAVEZ, VICTOR R.	270 M.L. KING DRIVE	JERSEY CITY, NJ 07305	270 M.L. KING DRIVE	2		25-B+F-1U	22X106.28	0	\$0.00	612335
1307	46		TAYLOR, VALERIE	268 M.L. KING DRIVE	JERSEY CITY, NJ 07305	268 M.L. KING DRIVE	2		25-B+F-1U	29.98X106.25	0	\$0.00	612340
1308	24.B		COLEMAN, GARY	P.O.BOX 15179	JERSEY CITY, NJ 07305	239 M.L. KING DRIVE	4A		35-B-C-2U-NH	20.01X96 AV.	20.01	\$395.90	196915
1308	25.B		MIDDLETON, AMIRA	208-24 W. SHEARWATER CT.	JERSEY CITY, N.J. 07305	235 M.L. KING DRIVE	4A		35-B-C-2U-NH	20.01X95 AV.	20.01	\$395.90	196923
1308	25.C		OVALLES, FRANCISCO & ANA	237 M.L. KING DR.	JERSEY CITY, N.J. 07305	237 M.L. KING DRIVE	4A		35-B-C-2U-H	20.01X95 AV.	20.01	\$395.90	196931
1308	26.B		233 JACKSON RLTY. CORP.	201 WILKINSON AVE	JERSEY CITY, N.J. 07305	233 M.L. KING DRIVE	4A		35-B-C-4U	20.73X94 AV.	20.73	\$410.14	196949
1308	28		SANCTIFIED CHURCH OF JESUS CHRIST	245 M.L. KING DRIVE	JERSEY CITY, NJ 07305	245 M.L. KING DRIVE	15D		15-F-CHURCH	67.35X87 AV	0	\$0.00	196964
1308	29		CITY OF JERSEY CITY	280 GROVE ST	JERSEY CITY, NJ 07302	241 M.L. KING DRIVE	15C		VACANT LAND	46.03X91.15 AV.	0	\$0.00	640730
1309	D.4		SALVATION ARMY	248 ERIE STREET	JERSEY CITY, NJ 07302	242-246 MLK DRIVE	15D		15-B-C-H	64.56X102 AV.	0	\$0.00	197103
1309	E.8		CITY OF JERSEY CITY	280 GROVE ST., #B10	JERSEY CITY, NJ 07302	250 M.L. KING DRIVE	15C		VACANT LAND	33.22X100 AV	0	\$0.00	197137
1309	28.DUP		CITY OF JERSEY CITY	280 GROVE ST	JERSEY CITY, NJ 07302	234 M.L. KING DRIVE	15C		VACANT LAND	25.02X94 AV	0	\$0.00	197467
1309	29.DUP		CITY OF JERSEY CITY	280 GROVE ST	JERSEY CITY, NJ 07302	236 M.L. KING DRIVE	15C		VACANT LAND	25.02X93 AV	0	\$0.00	197483
1309	31.B		CITY OF JERSEY CITY	280 GROVE ST	JERSEY CITY, NJ 07302	238-240 MLK DRIVE	15C		VACANT LAND	49.98X116 AV.	0	\$0.00	197509
1314	B		SACRED HEART R.C. CHURCH	183 BAYVIEW AVE.	JERSEY CITY, NJ 07305	214 M.L. KING DR.	15D		15-CHURCH	80X394.38	0	\$0.00	198507
1314	BA28.99		SACRED HEART R.C. CHURCH	183 BAYVIEW AVE.	JERSEY CITY, NJ 07305	193 BAYVIEW AVE.	15D		35-SCHOOL	94.99X131.57	0	\$0.00	595305
1315	22		MOUZON, WILLIAM & SADIE	221 M.L. KING DRIVE	JERSEY CITY, N.J. 07305	221 M.L. KING DRIVE	4A		35-B-C-2U-NH	20.04X98 AV.	20.04	\$396.49	198978
1315	23		CHECO, JOHNNY	217-219 M.L. KING DRIVE	JERSEY CITY, NJ 07305	217-219 MLK DRIVE	4A		35-B-C-4U-H	40.02X96 AV	40.02	\$791.80	198986
1315	25		ALLEGHENY EAST CONFERENCE ASSOC.,	P.O. BOX 266	PINE FORGE, PA 19548	215 M.L. KING DRIVE	15D		35-B-C-O	20.02X96 AV.	0	\$0.00	199000
1315	26		MAUNDY, MYRTLE	213 M.L. KING DRIVE	JERSEY CITY, N.J. 07305	213 M.L. KING DRIVE	4A		35-B-C-2U-H	20.01X95 AV.	20.01	\$395.90	199018
1315	27		RODRIGUEZ, SONIA	211 M.L. KING DRIVE	JERSEY CITY, N.J. 07305	211 M.L. KING DRIVE	4A		35-B-C-2U-NH	20.84X94 AV	20.84	\$412.32	199026
1315	28.F		SINGH PROPERTIES, INC.,	557 SOUTH ORANGE AVE.	SOUTH ORANGE, NJ 07079	225 M.L. KING DRIVE	4A		35-B-C-2U-H	20.01X60.5	20.01	\$395.90	199034
1315	28.F		MOUZON, WILLIAM & SADIE	223 M.L.K.DR.	JERSEY CITY, N.J 07305	223 M.L. KING DRIVE	4A		35-B-C-2U-H	20.01X60.5	20.01	\$395.90	199042
1315	29.C		HILL, FREDERICK A., JR.	221 EAST 106TH STREET	NEW YORK, NY 10029	227 M.L. KING DRIVE	4A		35-B-C-2U-NH	20.01X60.5	20.01	\$395.90	199059

1315	30.C	WANG, SHI GUI	229 M.L. KING DR.	JERSEY CITY, N.J. 07305	229 M.L. KING DRIVE	4A	3S-B-C-2U-H	20.01X60.5	20.01	\$395.90	199067
1315	31.E	MIDDLETON, AMIRA	203-24 WEST SHEARWATER CT	JERSEY CITY, NJ 07305	231 M.L. KING DRIVE	4A	3S-B-C-2U-NH	20.01X60.5	20.01	\$395.90	199083
1316	A.7	ROEBLING BANK	P.O. BOX 66	ROEBLING, NJ 08554	193 M.L. KING DRIVE	4A	3S-BT-B-1C-4U	31X100X30X99	31	\$613.34	199323
1316	A.8	WASHINGTON, DENISE	201 M.L. KING DRIVE	JERSEY CITY, NJ 07305	201 M.L. KING DRIVE	4A	3S-B-C-2U	30.01X100.05	30.01	\$593.75	199331
1316	A.9	WARDAKIS, FOTIOS & ALEXANDRA	21 SUNSET AVE	BAYONNE, NJ 07002	199 M.L. KING DRIVE	4A	3S-B-C-2U-H	20.01X100 AV	20.01	\$395.90	199349
1316	A.10	MOORE, GEORGE & JOYCE	124 PEARSALL AVE.	JERSEY CITY, N.J. 07305	197 M.L. KING DRIVE	4A	3S-B-C-2U-H	22X100 AV	22	\$435.27	199356
1316	A.11	CLARK-ALSTON, D.	186 CLERK ST.	JERSEY CITY, N.J. 07305	195 M.L. KING DRIVE	4A	3S-B-C-2U-NH	22X100	22	\$435.27	199364
1316	53	FAYED, IBRAHIM	206 WARREN STREET	HARRISON, NJ 07029	207-209 M.L. KING DR	4A	L54 4S-B-C-10UH-BG2	44.04X108X44X10	44.04	\$871.33	199562
1316	55.B	FISCHER, FRANK E	27 FOX PLACE	JERSEY CITY, N.J. 07306	205 M.L. KING DRIVE	4A	2S-B-C-1U-H	22X103X21X106	22	\$435.27	199570
1316	56.A	FISCHER, FRANK E	27 FOX PLACE	JERSEY CITY, N.J. 07306	203 M.L. KING DRIVE	4A	2S-B-C-1U-NH	22.4X106 AVE	22.4	\$443.18	199588
1316	62	TRITZ, RAYMOND L.%WICK COMPANIES	PO BOX 29	WOODBIDGE, NJ 07095	189-191 M.L. KING DR	4A	3S-B-C-10U-NH	32X99X34X100	32	\$633.12	199596
1317	8.A	HASSANI, FATEN MISBAH	26 WEST 54TH STREET	BAYONNE, NJ 07002	169 M.L. KING DRIVE	4A	3S-B-C-11U-H	40.1X108 AV	40.1	\$793.38	199844
1317	12.A	QBBA, LLC C/O CLEVE STAMPS	171 M.L. KING DR	JERSEY CITY, NJ 07305	171-175 M.L. KING DR	4A	3S-B-C-17U-H	65.81X100 AV	65.81	\$1,302.05	199851
1317	13.A	FULL GOSPEL CHURCH OF FAITH	177 M.L. KING DRIVE	JERSEY CITY, NJ 07305	177 M.L. KING DRIVE	15D	3S-B-C-2U-H	20X95X19X95	0	\$0.00	199869
1317	14.A	CLARK, L. & GLOVER, J. & BENNETT, E.	117 ARLINGTON AVE. #2	JERSEY CITY, N.J. 07305	181 M.L. KING DRIVE	4A	3S-B-C-2U-H	20X95X19X95 IRR	20	\$395.70	199877
1317	14.B	FULL GOSPEL CHURCH OF FAITH	177 M.L. KING DRIVE	JERSEY CITY, N.J. 07305	179 M.L. KING DRIVE	15D	3S-B-C-3U-H	20X95X19X95	0	\$0.00	199885
1317	15.B	RBBA, LLC	171 M.L. KING DR	JERSEY CITY, NJ 07305	183 M.L. KING DRIVE	4A	3S-B-C-2U-NH	19.98X95 IRR	19.98	\$395.30	199893
1317	16.A	185 MARTIN LUTHER KING DRIVE, LLC	192 C. COLUMBUS DRIVE	JERSEY CITY, N.J. 07302	185 M.L. KING DRIVE	4A	3S-B-C-5U-H	27X95X30X95	27	\$534.20	199901
1318	1.A	CITY OF JERSEY CITY	280 GROVE STREET	JERSEY CITY, N.J. 07302	176 M.L. KING DRIVE	15C	VACANT LAND	25.02X89	0	\$0.00	200196
1318	2.A	CITY OF JERSEY CITY	280 GROVE STREET	JERSEY CITY, N.J. 07302	174 M.L. KING DRIVE	15C	VACANT LAND	25.02X90	0	\$0.00	200204
1318	3.B	NORTH SOUTH INC.	195 FOREST AVE.	PARAMUS, NJ 07652	168-172 M.L. KING DR	4A	1S-F-C-H	50.14X95	50.14	\$992.02	200212
1318	B.1	CITY OF JERSEY CITY	280 GROVE ST	JERSEY CITY NJ 07302	178 M.L. KING DRIVE	15C	VACANT LAND	36.6X114 AV	0	\$0.00	200105
1318	B.3	MARTIN LUTHER KING 184, LLC	317 GROVE ST. SUITE 6	JERSEY CITY, N.J. 07302	184 M.L. KING DRIVE	1	VACANT LAND	75.85X36 AV	75.85	\$1,500.69	200113
1319	57.B	WELLS, REGINALD	189 BIDWELL AVE.	JERSEY CITY, NJ 07305	189 BIDWELL AVE.	2	2S-F-D-2U	25X50	0	\$0.00	200865
1319	172	FRED W. MARTIN APT. U.R., LP	152 CENTRAL AVE.	JERSEY CITY, NJ 07306	196 M.L. KING DRIVE	4A	4S-3C-1U(39)CON	246.84X106.81 IRR	112	\$2,215.92	641970
1319	172	FRED W. MARTIN APT. U.R., LP	152 CENTRAL AVE.	JERSEY CITY, NJ 07306	196 M.L. KING DRIVE	4A	4S-3C-1U(39)CON	246.84X106.81 IRR	33	\$652.91	641975
1319	172	FRED W. MARTIN APT. U.R., LP	152 CENTRAL AVE.	JERSEY CITY, NJ 07306	196 M.L. KING DRIVE	4A	4S-3C-1U(39)CON	246.84X106.81 IRR	99	\$1,958.72	641980
1319	172	FRED W. MARTIN APT. U.R., LP	152 CENTRAL AVE.	JERSEY CITY, NJ 07306	196 M.L. KING DRIVE	4C	4S-3C-1U(39)CON	246.84X106.81 IRR	0	\$0.00	641985
1326	1.A	TOTARO, DEBRA L.	PO BOX 691325	ORLANDO, FL 32869	166 M.L. KING DRIVE	4A	3S-B-C-2U	21.29X50 AV	21.29	\$421.22	202895
1326	1.B	FREIJUSTE, ROMAIN	52 COOLIDGE RD.	MAPLEWOOD, NJ 07040	164.5 M.L. KING DRIVE	4A	2S-B-C-1U	19.70X51 AV.	19.7	\$389.76	202903
1326	1.C	APOSTOLIC CHURCH OF CHRIST INC.	120 BIDWELL AVENUE	JERSEY CITY, NJ 07305	162 M.L. KING DRIVE	15D	2S-B-C-1U-H	19.56X52 AV.	0	\$0.00	202911
1326	1.D	APOSTOLIC CHURCH OF CHRIST INC.	160 M.L. KING DRIVE	JERSEY CITY, N.J. 07305	160.5 M.L. KING DRIVE	15D	2S-B-C-2U-H	20.62X52 AV.	0	\$0.00	202929
1326	1.E	160 MLK, LLC.	69 WASHINGTON AVE.	KEARNY, NJ 07032	160 M.L. KING DRIVE	4A	2S-B-C-1U-H	20X53 AV.	20	\$395.70	202937
1326	94.C	GONZALEZ, EVILIO & SILVIA	3663 MEADOW LANE	NORTH BERGEN, NJ 07043	156 M.L. KING DRIVE	4A	2S-B-C-1U-H	20.01X56	20.01	\$395.90	203216
1326	94.E	STEVENS, ROGER & EDITH	158 M.L. KING DRIVE	JERSEY CITY, NJ 07305	158 M.L. KING DRIVE	4A	2S-B-C-1U-H	20.11X54 AV.	20.11	\$397.88	203224
1326	111	FRIENDS OF THE LIFERS' YOUTH	152 M.L. KING DRIVE	JERSEY CITY, NJ 07305	152 M.L. KING DR.	4A	3S-BT-O-3U-H	41.95X57.86	0	\$0.00	512053
1327	A	GARDEN LIQUOR, INC. C/O R. KANG	PO BOX 6937	JERSEY CITY, NJ 07306	165 M.L. KING DRIVE	4A	3S-B-C-2U-H	20X64 AV.	20	\$395.70	203240
1327	B	GARDEN LIQUOR, INC. C/O R. KANG	PO BOX 6937	JERSEY CITY, NJ 07306	163 M.L. KING DRIVE	4A	3S-B-C-2U-H	20.12X64 AV.	20.12	\$398.07	203273
1327	C	TOTARO, VINCENT	P.O. BOX 691325	ORLANDO, FL 32869	161 M.L. KING DRIVE	4A	3S-B-C-2U-H	20.02X63 AV.	20.02	\$396.10	203299
1327	D	FS INVESTMENTS, INC.	P.O. BOX 691325	ORLANDO, FL 32869	159 M.L. KING DRIVE	4A	3S-B-C-2U-NH	20.03X61 AV.	20.03	\$396.29	203349
1327	E	TOTARO, VINCENT	PO BOX 691325	ORLANDO, FL 32869	157 M.L. KING DRIVE	4A	3S-B-C-2U-H	19.98X60.86	19.98	\$395.30	203364
1327	13.99	FAIRMOUNT HOUSING CORP.	270 FAIRMOUNT AVE.	JERSEY CITY, NJ 07306	151 M.L. KING DRIVE	4A	2+3S-B-C-8U	102.15X97AV	102.2	\$2,021.04	590325

1328	1.C	Perez, George	P.O. BOX 5222	JERSEY CITY, N.J. 07305	135 M.L. KING DRIVE	4A		35-B-C-5U-H	26.06X85 AV.	26.06	\$515.60	203570
1328	1.D	CITY OF JERSEY CITY	280 GROVE STREET	JERSEY CITY, NJ 07302	137 M.L. KING DRIVE	15C		VACANT LAND	20.60X90	0	\$0.00	203588
1328	1.E	CITY OF JERSEY CITY	280 GROVE STREET	JERSEY CITY, NJ 07302	139 M.L. KING DRIVE	15C		VACANT LAND	20.67X73.33	0	\$0.00	203596
1328	1.F	CITY OF JERSEY CITY	280 GROVE STREET	JERSEY CITY, NJ 07302	141 M.L. KING DR.	15C		VACANT LAND	20.58X90	0	\$0.00	203604
1328	1.G	CITY OF JERSEY CITY	280 GROVE STREET	JERSEY CITY, NJ 07302	143 M.L. KING DRIVE	15C		VACANT LAND	20.67X90 AV.	0	\$0.00	203612
1328	11.F	CITY OF JERSEY CITY	280 GROVE STREET	JERSEY CITY, NJ 07302	145 M.L. KING DRIVE	15C		VACANT LAND	20.78X92 AV.	0	\$0.00	203703
1328	11.H	CITY OF JERSEY CITY	280 GROVE STREET	JERSEY CITY, NJ 07302	143.5 M.L. KING DRIVE	15C		VACANT LAND	20.78X91 AV.	0	\$0.00	203711
1328	11.K	CITY OF JERSEY CITY	280 GROVE STREET	JERSEY CITY, NJ 07302	147 M.L. KING DRIVE	15C		VACANT LAND	27.02X94 AV.	0	\$0.00	203729
1328	11.L	CITY OF JERSEY CITY	280 GROVE STREET	JERSEY CITY, NJ 07302	149 M.L. KING DRIVE	15C		VACANT LAND	25.13X95 AV	0	\$0.00	203737
1329	28	CITY OF JERSEY CITY	280 GROVE ST.	JERSEY CITY, N.J. 07302	140 M.L. KING DRIVE	15C		25-B-COMM. CTR	202.17X95	0	\$0.00	528273
1336	23.A	BANKERS TRUST OF CALIFORNIA	3 PARK PLAZA 16TH FL.	IRVINE, CA, 92614	189 FULTON AVE.	2		25-F-D-2U-H	20.5X54.5	0	\$0.00	205724
1336	24.A	SKYWAY REALTY, LLC	327 MANHATTAN AVE.	JERSEY CITY, NJ 07307	126 M.L. KING DRIVE	1		VACANT LAND	100X50 IRR.	100	\$1,978.50	205732
1336	25	SKYWAY REALTY, LLC	327 MANHATTAN AVE.	JERSEY CITY, NJ 07307	124 M.L. KING DRIVE	1		VACANT LAND	25X100	25	\$494.63	205740
1336	26	NAMS DEVELOPERS, INC.	682 ROUTE 440	JERSEY CITY, N.J. 07304	122 M.L. KING DRIVE	1		VACANT LAND	25X100	25	\$494.63	205757
1336	27.99	E.CONGREGATION-JEHOVAH'S WITNESSES	116 M.L. KING DR.	JERSEY CITY, NJ 07305	116 M.L. KING DRIVE	15D		MISC.BLDGS.	100X50	0	\$0.00	595325
1337	4.B	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, NJ 07302	121 M.L. KING DRIVE	15C		VACANT LAND	26.26X90	0	\$0.00	205880
1337	5.A	KALOGIROS, EKATERINI	244 DAY AVE.	CLIFFSIDE PARK, NJ 07010	123 M.L. KING DRIVE	4A		15-B-C-H	25X90	25	\$494.63	205898
1337	6.B	CITY OF JERSEY CITY	280 GROVE ST	JERSEY CITY NJ 07302	125 M.L. KING DRIVE	15C		PARK	30.67X135	0	\$0.00	205906
1337	7.B	ZAVLAKIS, DIMITRA	35 FIFTH STREET	NORTH ARLINGTON, NJ 07031	127-133 M.L. KING DR	4A		25-B-C-H	94.33X43.50	94.33	\$1,866.32	205914
1338	1.B	FERNANDEZ, GABRIEL	1917-1919 KENNEDY BLVD.#2	JERSEY CITY, N.J. 07305	93 M.L. KING DRIVE	4A		35-B-C-5U-H	33.1X90	33.1	\$654.88	206235
1338	1.C	TWENTY-THREE STONE, LLC	95 M.L. KING DR.	JERSEY CITY, NJ 07305	95 M.L. KING DRIVE	4A		25-B-C-H	33.58X90	33.58	\$664.38	206243
1338	4.A	CITY OF JERSEY CITY	280 GROVE ST.	JERSEY CITY, NJ 07302	97-99 M.L. KING DR	15C		25-B-C-2U-H	33.32X90	0	\$0.00	206250
1338	5.A	CITY OF JERSEY CITY	280 GROVE ST	JERSEY CITY NJ 07302	101 M.L. KING DRIVE	15C		VACANT LAND	25X90	0	\$0.00	206258
1338	A.1	YMK REALTY, L.L.C., HOPSTEIN, MOSHE	P.O. BOX 557	SPRING VALLEY, NY 10977	113 M.L. KING DRIVE	4A		35-B-C-4U	25X90	25	\$494.63	206185
1339	20	BROWN PROPERTIES, LLC% ALLINE BROWN	169 METLARS LANE	PISCATAWAY, N.J. 08854	110 M.L. KING DRIVE	4A		35-B-1C-4U	25X100	25	\$494.63	206656
1339	21.A	BROWN PROPERTIES, LLC% ALLINE BROWN	169 METLARS LANE	PISCATAWAY, NJ 08854	108 M.L. KING DRIVE	4A		15-B-C-NH	25X100	25	\$494.63	515098
1339	22	CALDERON, CARLOS	320 AVENUE B.	BAYONNE, N.J. 07002	106 M.L. KING DRIVE	4A		35-B-C-2U-H	25X100	25	\$494.63	206672
1339	23.A	BEAUSIL, ESTOFIL	104 M.L. KING DRIVE	JERSEY CITY, N.J. 07305	104 M.L. KING DRIVE	4A		35-B-C-3U-H	24.96X100	24.96	\$493.83	206680
1339	24.A	233 JACKSON REALTY CORP.	201 WILKINSON AVE.	JERSEY CITY, N.J. 07305	102 M.L. KING DRIVE	4A		35-B-C-2U-H	25.04X100	25.04	\$495.42	206698
1339	27.B	WILSON, COIATI, HARVEY & DESIREE	P.O. BOX 15342	JERSEY CITY, N.J. 07305	92 M.L. KING DRIVE	4A		35-B-C-5U-NH	21.97X75 IRR	21.97	\$434.68	206748
1339	39	STEVENS, ROBERTA GLEE	98 M.L. KING DRIVE	JERSEY CITY, N.J. 07305	100 M.L. KING DRIVE	2		35-BT-B-2U	19X75	0	\$0.00	568774
1339	40	98 M.L.K. DRIVE, LLC	100 M. L. KING DR.	JERSEY CITY, N.J. 07305	98 M.L. KING DRIVE	1		DRIVEWAY	21.70X75	0	\$0.00	568782
1339	41	MEJIA, OLGA & RADHAMES	96 M.L. KING DRIVE	JERSEY CITY, N.J. 07305	96 M.L. KING DRIVE	2		35-BT-B-2U	18.66X75	0	\$0.00	568790
1339	42	STONE, ETHRIDGE	94 M.L. KING DR.	JERSEY CITY, N.J. 07305	94 M.L. KING DRIVE	2		35-BT-B-2U	18.67X75	0	\$0.00	568808
1343	21	FULL WILL OF GOD CHRIST. MINISTRIES	84 M.L.K.DR.P.O.BX.4098	JERSEY CITY, NJ 07305	84 M.L. KING DRIVE	4A	ASSEMBLY	35-B-C-CHURCH	23.8X90	23.8	\$470.88	208553
1343	22.99	S.B.JERSEY CITY, LLC % S. FRIEDLER	135 BELMONT AVE.	JERSEY CITY, N.J. 07304	80 M.L. KING DR.	4A		4S-B-C-18U	50X90	50	\$989.25	588495
1343	24.DUP	TRIPODI, ROSA	1566 JOHN ST.	FORT LEE, NJ 07024	78 M.L. KING DRIVE	1		VACANT LAND	25X90	25	\$494.63	208603
1343	45.C	BEAUSIL, ESTAFIL	104 M.L. KING DR.	JERSEY CITY, N.J. 07305	88 M.L. KING DRIVE	4A		2-SB-C-2U-NH	50.13X25	50.13	\$991.82	208801
1343	45.D	ST.MARY EVANG CHRIST CH-REV.HARRIS	90 M.L. KING DRIVE	JERSEY CITY, NJ 07305	90 M.L. KING DRIVE	15D		25-B-C-2U-H	49.87X25	0	\$0.00	208819
1344	3	FULL WILL OF GOD CHRISTIAN MINIST.	81 M.L. KING DRIVE	JERSEY CITY, NJ 07305	81 M.L. KING DRIVE	4A		35-B-SCH/ASSEMB	25X100	25	\$494.63	208835
1344	4	TRANSITION GROUP, LLC.	83 COSSIO DRIVE	NEWARK, NJ 07103	83 M.L. KING DRIVE	2		35-B-6U-CONDO	23.8X100	0	\$0.00	581425
1344	4	TRANSITION GROUP, LLC.	83 COSSIO DRIVE	NEWARK, NJ 07103	83 M.L. KING DRIVE	2		35-B-6U-CONDO	23.8X100	0	\$0.00	581430

1344	4	C0003	DAVIS, VINCENT SAMAD	83 M.L. KING DR., #3	JERSEY CITY, N.J. 07305	83 M.L. KING DRIVE	2		35-B-6U-CONDO	23.8X100	0	\$0.00	581435
1344	4	C0004	TRANSITION GROUP, LLC.	83 COSSIO DRIVE	NEWARK, NJ 07103	83 M.L. KING DRIVE	2		35-B-6U-CONDO	23.8X100	0	\$0.00	581440
1344	4	C0005	TRANSITION GROUP, LLC.	83 COSSIO DRIVE	NEWARK, NJ 07103	83 M.L. KING DRIVE	2		35-B-6U-CONDO	23.8X100	0	\$0.00	581445
1344	4	C0006	TRANSITION GROUP, LLC.	83 COSSIO DRIVE	NEWARK, NJ 07103	83 M.L. KING DRIVE	2		35-B-6U-CONDO	23.8X100	0	\$0.00	581450
1344	67		SALMON, ROBERT	193 ARMSTRONG AVE.	JERSEY CITY, N.J. 07305	193 ARMSTRONG AVE.	2		2S-B-D-2U-H	40X100	0	\$0.00	553503
1344	68		S.R.JERSEY CITY, LLC % S.FRIEDLER	135 BELMONT AVE.	JERSEY CITY, N.J. 07304	79 M.L. KING DRIVE	4C		5S-B-C-23U-H	50X100	50	\$989.25	573430
1345	1		MOJICA, MATEO % NORMAN OSTROW	880 BERGEN AVE. SUITE 402	JERSEY CITY, NJ 07306	61-61.5 M.L. KING DR	4A		3S-B-C-8U-NH	25X100	25	\$494.63	209130
1345	2		66 SOUTH PARK, LLC	66 BRUNSWICK WOODS DRIVE	EAST BRUNSWICK, NJ 08816	63 M.L. KING DRIVE	4A		3S-B-C-2U-NH	25X100	25	\$494.63	209148
1345	3.A		DIRON INVESTMENTS LLC.%ROZENFELD,R	122 GREEN ROAD	SPARTA, NJ 07871	65 M.L. KING DRIVE	4C		3S-B-D-6U-NH	25.08X100	0	\$0.00	209155
1345	4.A		67 MLK, LLC	67 M.L. KING DR.	JERSEY CITY, NJ 07305	67 M.L. KING DRIVE	4C		3S-B-D-6U-H	24.92X100	0	\$0.00	209163
1345	5.B		69 MARTIN LUTHER KING ASSOC., LLC	1373 BROAD ST.	CLIFTON, NJ 07013	69 M.L. KING DRIVE	4A		3S-B-C-2U-H	20X60.1	20	\$395.70	209171
1345	6.B		VICE, GERTRUDE R.	71 M.L. KING DR.	JERSEY CITY, N.J. 07305	71 M.L. KING DRIVE	4A		2S-B-C-2U-H	20X60.1	20	\$395.70	209189
1345	6.C		FERNANDES, JENNIFER & ADOLPHUS	372 WHITE OAK RIDGE RD.	SHORT HILLS, NJ 07078	73 M.L. KING DRIVE	4A		3S-B-C-2U-NH	20X60.1	20	\$395.70	209197
1345	7.B		PORQUIN, HECTOR & FELICITA	14 BARTHOLDI AVENUE	JERSEY CITY, NJ 07305	75 M.L. KING DRIVE	4A		3S-B-C-2U-H	20X60.1	20	\$395.70	209205
1345	8.B		JONES, PAUL C. & ANNIE P.	PO BOX 1138	HEPHZIBAH, GA 30815	75.5 M.L. KING DRIVE	4A		3S-B-C-2U-H	20X60.1	20	\$395.70	209213
1346	25.A		AMCM, LLC	26 WEGMAN PARKWAY	JERSEY CITY, NJ 07305	76 M.L. KING DRIVE	4A		3S-B-C-2U-H	20X75	20	\$395.70	209668
1346	26.A		GIVINS, WILLIE R.	807 TAMMY COVE LANE	JACKSONVILLE, FL 32218	74 M.L. KING DRIVE	4A		3S-B-C-2U-H	20X70	20	\$395.70	209676
1346	27.A		FELIX, MARTHALINA	81 MC ADOO AVE.	JERSEY CITY, N.J. 07305	72 M.L. KING DRIVE	4A		3S-B-C-2U-H	20X70	20	\$395.70	209684
1346	27.B		HALL, WEBSTER	523 HIDDEN HOLLOW WAY	SCOTCH PLAINS, NJ 07076	70 M.L. KING DRIVE	4A		3S-B-C-2U-H	20X70	20	\$395.70	209692
1346	28.A		TUMAINI KRISTO L.CHURCH A.N.M.S.INC	68 M.L. KING DR.	JERSEY CITY, N.J. 07305	68 M.L. KING DRIVE	4A		3S-B-C-2U	20X70	20	\$395.70	209700
1346	28.A	X	TUMAINI KRISTO L.CHURCH A.N.M.S.INC	68 M.L. KING DR.	JERSEY CITY, N.J. 07305	68 M.L. KING DRIVE	15D		3S-B-C-2U	20X70	0	\$0.00	648025
1346	29.B		CITY OF JERSEY CITY	280 GROVE ST	JERSEY CITY, N.J. 07302	66 M.L. KING DRIVE	15C		PARK	33.42X103	0	\$0.00	209718
1346	31.B		CITY OF JERSEY CITY	280 GROVE ST.	JERSEY CITY, N.J. 07302	64 M.L. KING DRIVE	15C		PARK	33.15X103	0	\$0.00	209726
1346	32.B		CITY OF JERSEY CITY	280 GROVE ST	JERSEY CITY, NJ 07302	62 M.L. KING DRIVE	15C		PARK	33.43X103	0	\$0.00	209734
1349	B.23		LIVING WORD FELLOWSHIP CH.,INC.,THE	46-8 M.L. KING DR.	JERSEY CITY, NJ 07305	46 M.L. KING DRIVE	15D		2S-B-CHURCH	60X100	0	\$0.00	211458
1349	B.24		MARQUEZ, MANUEL	610 NINTH STREET	UNION CITY, N.J. 07087	50-52 M.L. KING DR	4A		4S-B-C-14U-H	40.49X100	40.49	\$801.09	211466
1349	25		COMMUNITY OUTREACH TEAM	15 M. L. KING DR.	JERSEY CITY, NJ 07305	60 M.L. KING DR.	4A		3S-B-C-5U-H	71.92X115	71.92	\$1,422.94	516195
1350	3.A		BUILD FOR B, LLC	87 KEARNEY AVE.	JERSEY CITY, NJ 07305	55 M.L. KING DRIVE	1		VACANT LAND	65.9X93X56	65.9	\$1,303.83	211847
1350	B.21		JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY STREET	JERSEY CITY, N.J. 07302	53 M.L. KING DRIVE	15C		VACANT LAND	20.1X57 AV.	0	\$0.00	211797
1350	B.22		45-51 MLK URBAN RENEWAL CO., INC.	3163 KENNEDY BLVD	JERSEY CITY, N.J. 07306	51 M.L. KING DRIVE	1		VACANT LAND	19.94X59 AV.	0	\$0.00	211805
1350	B.22	X	45-51 MLK URBAN RENEWAL CORP	3163 KENNEDY BLVD	JERSEY CITY, N.J. 07306	51 M.L. KING DRIVE	15F		2S-BT-B-D-2U	19.94X59 AV.	0	\$0.00	640300
1350	B.23		45-51 MLK URBAN RENEWAL COMPANY LLC	3163 KENNEDY BLVD	JERSEY CITY, N.J. 07306	49 M.L. KING DRIVE	1		VACANT LAND	19.93X61 AV.	0	\$0.00	211813
1350	B.23	X	45-51 MLK URBAN RENEWAL CO., INC.	3163 KENNEDY BLVD	JERSEY CITY, NJ 07306	49 M.L. KING DRIVE	15F		2S-BT-B-D-2U	19.93X61 AV.	0	\$0.00	640305
1350	B.24		45-51 MLK URBAN RENEWAL COMPANY LLC	3163 KENNEDY BLVD	JERSEY CITY, N.J. 07306	47 M.L. KING DRIVE	1		VACANT LAND	19.93X63AV.	0	\$0.00	211821
1350	B.24	X	45-51 MLK URBAN RENEWAL CO., INC.	3163 KENNEDY BLVD	JERSEY CITY, N.J. 07306	47 M.L. KING DRIVE	15F		2S-BT-B-D-2U	19.93X63AV.	0	\$0.00	640310
1350	B.25		45-51 MLK URBAN RENEWAL COMPANY LLC	3163 KENNEDY BLVD	JERSEY CITY, N.J. 07306	45 M.L. KING DRIVE	1		VACANT LAND	20.6X65 AV	0	\$0.00	211839
1350	B.25	X	45-51 MLK URBNA RENEWAL CO., INC.	3163 KENNEDY BLVD	JERSEY CITY, N.J. 07306	45 M.L. KING DRIVE	15F		3S-BT-B-D-3U	20.6X65 AV	0	\$0.00	640315
1351	1.C		GREGORY, LARRY	25 M.L. KING DR.	JERSEY CITY, N.J. 07305	25 M.L. KING DRIVE	4A		3S-B-G2UH	20.30X82 AV	20.3	\$401.64	212118
1351	1.D		RODRIGUEZ, RUBIELA	27 M.L. KING DRIVE	JERSEY CITY, NJ 07305	27 M.L. KING DRIVE	4A		3S-B-C-2U-NH	19.91X80 AV	19.91	\$393.92	212126
1351	1.J		MORNINGSIDE RIDGE, L.L.C.	590 56TH ST.	WEST NEW YORK, N.J. 07093	117 WADE ST.	4A		4S-B-C-37U	100.49X102	100.5	\$1,988.19	212134
1351	2.B		BROWN, BRIAN & BROWN, LAUREN	64 VIRGINIA AVENUE	JERSEY CITY, NJ 07304	29 M.L. KING DRIVE	4A		3S-B-C-2U-NH	19.93X78 AV	19.93	\$394.32	212159
1351	2.C		678 INVESTMENT PROPERTIES CORP	35 FIFTH ST	NORTH ARLINGTON, NJ 07031	31 M.L. KING DRIVE	4A		3S-B-C-2U	20X77 AV	20	\$395.70	212167

1351	3.B	BROWN PROPERTIES, LLC % A. BROWN	169 METLARS LANE	PISCATAWAY, N. J. 08854	31-A M.L. KING DRIVE	4A	3S-B-C-2U-H	20.35X76 AV	20.35	\$402.62	212175
1352	A.15	OLIVER, CHRIS	32 M.L. KING DRIVE	JERSEY CITY, N.J. 07305	36 M.L. KING DRIVE	4A	3S-B-C-2U-NH	20.20X109 AV	20.2	\$399.66	212225
1352	D.9	ARAFI PROPERTIES, LLC	63 CLARKE AVE.	JERSEY CITY, N.J. 07304	42-44 M.L. KING DR	4A	1S-CB-C-NH	40.19X116 AV	40.19	\$795.16	212266
1352	E.19	JAIKISSOON, MICHAEL	49 GREENVILLE AVE.	JERSEY CITY, NJ 07305	38 M.L. KING DRIVE	4A	3S-B-C-2U-H	20X111 AV	20	\$395.70	212373
1352	E.20	CASTILL SR., ROBERT & R. JR, MARIA	40 MARTIN LUTHER KING DR.	JERSEY CITY, NJ 07305	40 M.L. KING DRIVE	4A	3S-B-C-2U-H	20.10X113	20.1	\$397.68	212381
1352	21.A	S.L.JACKSON & ASSOCIATES	880 BERGEN AVE.	JERSEY CITY, N.J. 07306	26 M.L. KING DRIVE	4A	3S-B-C-2U-NH	20.54X63 AV	20.54	\$406.38	212589
1352	21.B	FERNANDEZ, FERMONIDES A.	28 M.L. KING DR.	JERSEY CITY, N.J. 07305	28 M.L. KING DRIVE	4A	3S-B-C-2U-NH	19.91X65 AV	19.91	\$393.92	212597
1352	22.A	MH & JK REALTY, L.L.C.	PO BOX 557	SPRING VALLEY,NY 10977	30 M.L. KING DRIVE	4A	3S-B-C-2U-NH	19.95X67 AV	19.95	\$394.71	212605
1352	23.B	VINEY, L'MANI	34 M.L. KING DR.	JERSEY CITY, N.J. 07305	34 M.L. KING DRIVE	2	3S-B-D-3U-H	20.06X71 AV	0	\$0.00	212621
1356	A.15	HEAVENLY TEMPLE CHURCH OF GOD	15 M.L. KING DR.	JERSEY CITY, NJ 07305	21 M.L. KING DRIVE	15D	VACANT LAND	25X95X14X95	0	\$0.00	213702
1356	103.99	SESTA, VICTOR & MARION	27 NANCY TERR.	HACKETTSTOWN, N.J. 07840	1 M.L. KING DR.	4A	1S-CB-C-GX-21	95X100	95	\$1,879.58	593245
1356	114	HEAVENLY TEMPLE CHURCH OF GOD IN C.	15-21 M.L. KING DR.	JERSEY CITY, N.J. 07305	127-129 WARNER AVE	2	1&2S-F-D-3U-G	28X164IRR	0	\$0.00	647800
1356	114	HEAVENLY TEMPLE CHURCH OF GOD IN C.	15-21 M.L. KING DR.	JERSEY CITY, N.J. 07305	11 M.L. KING DR.	15D	PAVED PARKING	28X164IRR	0	\$0.00	647805
1356	112A.99	HEAVENLY TEMPLE CHURCH OF GOD	15 M.L. KING DR.	JERSEY CITY, NJ 07305	15-19 M.L. KING DRIVE	15D	1S-B-C	75.57X95.35	0	\$0.00	595490
1357	A.15	CHRISTIAN RATIONALISM REDEEMER CNT	24 M.L. KING DRIVE	JERSEY CITY, NJ 07305	24 M.L. KING DRIVE	4A	3S-B-C-3U-H-BG3	32X107X41X104	32	\$633.12	213983
1357	113.B	SESTA, VICTOR R.	5A M.L. KING DRIVE	JERSEY CITY, N.J. 07305	32 MC ADOO AVE.	1	VACANT LAND	22X100	22	\$435.27	600950
1357	114.A	SESTA, VICTOR R.	5A M.L. KING DRIVE	JERSEY CITY, N.J. 07305	30 MC ADOO AVE.	1	VACANT LAND	22X100	22	\$435.27	600955
1357	115	WILLIAMS, ANGELLA	28 MC ADOO AVE.	JERSEY CITY, NJ 07305	28 MC ADOO AVE.	2	2S-BT-B-D-2U-H	25X100	0	\$0.00	214049
1357	116	FAUSTIN, CLAUDELLE	28 MC ADOO AVE.	JERSEY CITY, N.J. 07305	26 MC ADOO AVENUE	2	2S-F8B-D-2U-H	25X100	0	\$0.00	214056
1357	123.A	HEAVENLY TEMPLE CHURCH OF GOD	14 M.L.KING DRIVE #2	JERSEY CITY, NJ 07305	14 M.L. KING DRIVE	2	2S-F-D-1U-H-BG3	25X95	0	\$0.00	214106
1357	124.A	SAVAGE, MORRIS & PATRICIA MONROE	16 M.L.K.DR.	JERSEY CITY, N.J. 07305	16 M.L. KING DRIVE	2	2S-F-D-1U-HG	25X95	0	\$0.00	214114
1357	125.A	NAWS DEVELOPERS, INC.	682 HIGHWAY #440	JERSEY CITY, NJ 07304	18 M.L. KING DRIVE	1	VACANT LAND	25X95	25	\$494.63	214122
1357	126.A	ZAYAS, CARMEN & NEPHITALI	134 KENSINGTON AVE.	JERSEY CITY, N.J. 07304	20 M.L. KING DRIVE	2	3S-F-D-3U-H	28.95X95	0	\$0.00	214130
1357	121A.99	CROFT, DONALD & JANICE	3 KINGSLEY RD.	OLD BRIDGE, NJ 08857	10 M.L. KING DR.	4A	2S-F-CB-2U-O-G	50X95	50	\$989.25	593170
1788	A	JERSEY CITY SEWERAGE AUTHORITY	575 STATE HIGHWAY 440	JERSEY CITY, N.J. 07305	400 M.L. KING DRIVE	15C	VACANT LAND	10.31 AC	0	\$0.00	500553
1907	A.99	RESURRECTION HOUSE LTD. PTNSHP.	514 NEWARK AVE.	JERSEY CITY, NJ 07306	69 STORMS AVE.	15F	3S-BT-B-28U	150X215	0	\$0.00	590480
1908	7.A	WHITON STREET ASSOCIATES	31 WILLARD AVE.	TOTOWA, NJ 07512	MONTICELLO AVE.	1	VACANT LAND	32.12X101.90 IR	32.12	\$635.49	327437
1908	8	BIDWELL, PARTNERS LLC.,	135 WILLIAM ST.22ND FL	NEW YORK, NY 10038	237 MONTICELLO AVE.	4C	3S-F-6U-NH	25X101.90	0	\$0.00	327445
1908	9.A	KAPOOR, SUBHASH CHANDER & BRIJ	333 RICCIUTI DR. UNIT-123	QUINCY, MA. 02169	235 MONTICELLO AVE.	1	VACANT LAND	26.95X101.90IRR	26.95	\$533.21	327452
1908	10.A	PAHO, PROPERTIES, LLC	69 WASHINGTON ST.	JERSEY CITY, NJ 07306	233 MONTICELLO AVE.	4A	3S-F-C-2U-NH	17.45X101.90	17.45	\$345.25	327460
1909	A.1	MAC GREGOR, JOHN E. & BESSIE	416 MOHAWK DRIVE	EAST STROUDSBURG, PA 1830	219 MONTICELLO AVE.	4A	1S-B-C-H	18.29X98.40	18.29	\$361.87	327569
1909	A.2	DEMPSEY, LOUIS	34 CHURCHILL ROAD	CRESSKILL, NJ 07626	221-221.5 MONTICELLO	4A	1S-B-C-NH	39.01X94 IRR.	39.01	\$771.81	327577
1909	B	DEMPSEY, LOUIS	34 CHURCHILL ROAD	CRESSKILL, NJ 07626	223 MONTICELLO AVE.	4A	2S-B-F-C-1U-H	16.96X88.42IRR.	16.96	\$335.55	327585
1909	D	DEMPSEY, LOUIS	34 CHURCHILL ROAD	CRESSKILL, NJ 07626	225 MONTICELLO AVE.	4A	2S-B-F-C-1U-H	16.96X79 IRR	16.96	\$335.55	327601
1909	H	S. & S.AUTO REPAIRS INC.	225.5-231 MONTICELLO AVE.	JERSEY CITY, N.J. 07304	225.5-231 MONTICELLO	4A	1S-CB GAS STAT	71.37X101.9	71.37	\$1,412.06	327619
1910	1	WHITON STREET ASSOCIATES, LLC	31 WILLARD AVE.	TOTOWA, NJ 07512	226 MONTICELLO AVE.	2	3S-F-D-3U-H	25.49X110.07IRR	0	\$0.00	327908
1910	2	WHITON STREET ASSOCIATES, LLC	31 WILLARD AVE.	TOTOWA, NJ 07512	224 MONTICELLO AVE.	4A	3S-F-C-4U	25.49X105.45IRR	24.49	\$484.53	327916
1910	3.A	WHITON STREET ASSOCIATES, LLC	31 WILLARD ST.	TOTOWA, NJ 07512	222 MONTICELLO AVE.	1	VACANT LAND	16.03X100.04IRR	16.03	\$317.15	327924
1910	3.B	WHITON STREET ASSOCIATES, LLC.	31 WILLARD AVE.	TOTOWA, NJ 07512	220A MONTICELLO AVE.	1	VACANT LAND	16.47X96.67IRR	16.47	\$325.86	327932
1910	4.A	WHITON STREET ASSOCIATES, LLC	31 WILLARD AVE.	TOTOWA, NJ 07512	236 MONTICELLO AVE.	1	VACANT LAND	25.49X87.23IRR	25.49	\$504.32	327940
1910	4.B	WHITON STREET ASSOCIATES, LLC.	31 WILLARD AVENUE	TOTOWA, NJ 07512	220 MONTICELLO AVE.	4A	3S-B-C-2U-B-G	17.44X93.43IRR	17.44	\$345.05	327957
1910	5.A	WHITON STREET ASSOCIATES, LLC.	31 WILLARD AVE.	TOTOWA, NJ 07512	234 MONTICELLO AVE.	1	VACANT LAND	25.49X100 IRR.	25.49	\$504.32	327965

1910	A	WHITON STREET ASSOCIATES, LLC.	31 WILLARD AVE	TOTOWA, NJ 07512	238 MONTICELLO AVE.	4A	25-B-C-2U	67X69X101.23TRI	67	\$1,325.60	327825
1910	A.1	WHITON STREET ASSOCIATES, LLC.	31 WILLARD AVE.	TOTOWA, NJ 07512	12 FAIRVIEW AVE.	1	VACANT LAND	50X100	50	\$989.25	327833
1910	A.2	WHITON STREET ASSOCIATES, LLC.	31 WILLARD AVE.	TOTOWA, NJ 07512	8 FAIRVIEW AVE.	1	VACANT LAND	50X100IR	50	\$989.25	327841
1910	12	WHITON STREET ASSOCIATES, L.L.C.	31 WILLARD AVE.	TOTOWA, NJ 07512	227 FAIRMOUNT AVE.	4B	15-CB-IN	47.34X73.4I	47.34	\$936.62	522516
1910	13	WHITON STREET ASSOCIATES, LLC	31 WILLARD AVE.	TOTOWA, NJ 07152	230 MONTICELLO AVE.	1	VACANT LAND	76.47X67	76.47	\$1,512.96	522524
1911	E.99	YEE, C. C/O MEI LING YEE	142 PALISADE AVE. # 208	JERSEY CITY, NJ 07306	197 MONTICELLO AVE.	4A	35-B-2C-4U	40.25X80.33	40.25	\$796.35	593395
1911	G	YEE, MEI-TAI & (HER SUCCESSORS)	PO BOX 8151	GLEN RIDGE, NJ 07028	201-203 MONTICELLO AVE	4A	35-B-2C-4U	35.75X79.37	35.75	\$707.31	432385
1911	127	NEW HOPE URBAN REN. % PROP. ACCT.	P.O.BOX 52427	ATLANTA, GA 30355	209 MONTICELLO AVE.	1	VACANT LAND	33X118 IRR.	33	\$652.91	328237
1911	128	MORAN, EMMA	211 MONTICELLO AVE.	JERSEY CITY, NJ 07304	211 MONTICELLO AVE.	2	25-B-F-D-2U-H	29.32X84AV	0	\$0.00	497768
1911	129	RESTO, PEDRO & SONIA	213 MONTICELLO AVE.	JERSEY CITY, N.J. 07304	213 MONTICELLO AVE.	2	25-B&F-D-2U-H	28.3X78AV	0	\$0.00	497776
1911	130	RIVERA, MARIA	215 MONTICELLO AVE.	JERSEY CITY, NJ 07306	215-17 MONTICELLO AVE	2	25-B&F-D-2U-H	44.36X71AV	0	\$0.00	497784
1911	131	RODRIGUEZ, MYRIAM	35 FAIRVIEW AVE.	JERSEY CITY, NJ 07304	35 FAIRVIEW AVE.	2	25-B&F-D-2U-H	31.32X100	0	\$0.00	497792
1911	132	205 MONTICELLO AVENUE, LLC	P.O. BOX 460	LAKEWOOD, NJ 08701	205 MONTICELLO AVE.	4C	45-B-D-17U	49X100	0	\$0.00	572715
1912	109	WHITON STREET ASSOCIATES, LLC.	31 WILLARD AVE.	TOTOWA, NJ 07512	200 MONTICELLO AVE.	1	VACANT LAND	25X99.1 IRR	25	\$494.63	328708
1912	111.A	J.C.REDEVELOPMENT AGENCY	30 MONTGOMERY STREET	JERSEY CITY, NJ 07302	202 MONTICELLO AVE.	15C	VACANT LAND	25.60X97.20 IRR	0	\$0.00	328716
1912	113.A	REDEEMED PENTECOSTAL CHURCH	204 MONTICELLO AVE	JERSEY CITY, N.J. 07304	204 MONTICELLO AVE.	15C	15-F-CHURCH.	24.04X96.10	0	\$0.00	328724
1912	115.1A	OKORIE, EBOH D. & ELIZABETH U.	25 WINDY ROAD	METUCHEN, NJ 08840	206 MONTICELLO AVE.	4A	35-B&F-C-5U-H(1)	25X95IRR	25	\$494.63	454215
1912	115.1B	OKORIE, EBOH D. & ELIZABETH U.	25 WINDY ROAD	METUCHEN, NJ 08840	206 MONTICELLO AVE.	2	35-B&F-C-5U-H(1)	25X95IRR	0	\$0.00	454223
1912	115.2A	OKORIE, EBOH D. & ELIZABETH U.	25 WINDY ROAD	METUCHEN, NJ 08840	206 MONTICELLO AVE.	2	35-B&F-C-5U-H(1)	25X95IRR	0	\$0.00	454231
1912	115.2B	OKORIE, EBOH D. & ELIZABETH U.	25 WINDY ROAD	METUCHEN, NJ 08840	206 MONTICELLO AVE.	2	35-B&F-C-5U-H(1)	25X95IRR	0	\$0.00	454249
1912	115.3A	OKORIE, EBOH D. & ELIZABETH U.	25 WINDY ROAD	METUCHEN, NJ 08840	206 MONTICELLO AVE.	2	35-B&F-C-5U-H(1)	25X95IRR	0	\$0.00	454256
1912	115.3B	OKORIE, EBOH D. & ELIZABETH U.	25 WINDY ROAD	METUCHEN, NJ 08840	206 MONTICELLO AVE.	2	35-B&F-C-5U-H(1)	25X95IRR	0	\$0.00	454264
1912	117	TRAN, THUY THANH	208 MONTICELLO AVE.	JERSEY CITY, NJ 07304	208 MONTICELLO AVE.	4A	25-B-C-1U-H	25X93.90 IRR	25	\$494.63	328740
1912	120	WHITON STREET ASSOCIATES, L.L.C.	31 WILLARD AVE.	TOTOWA, N.J. 07512	212 MONTICELLO AVE.	1	VACANT LAND	30.5X84AV	30.5	\$603.44	498345
1912	121	WHITON STREET ASSOCIATES, L.L.C.	31 WILLARD ST.	TOTOWA, N.J. 07512	214 MONTICELLO AVE.	1	VACANT LAND	31X77AV	31	\$613.34	498378
1912	122	WHITON STREET ASSOCIATES, L.L.C.	31 WILLARD AVE.	TOTOWA, NJ 07512	216 MONTICELLO AVE.	1	VACANT LAND	31X83AV.	31	\$613.34	498402
1912	123	WHITON STREET ASSOCIATES, L.L.C.	31 WILLARD AVE.	TOTOWA, N.J. 07512	218 MONTICELLO AVE.	1	VACANT LAND	40.15X90AV	40.15	\$794.37	498410
1912	124	WHITON STREET ASSOCIATES, L.L.C.	31 WILLARD ST.	TOTOWA, N.J. 07512	17 FAIRVIEW AVE.	1	VACANT LAND	28.7X100AV	28.7	\$567.83	498428
1912	125	WHITON STREET ASSOCIATES, L.L.C.	31 WILLARD AVE.	TOTOWA, N.J. 07512	15 FAIRVIEW AVE.	1	VACANT LAND	28.7X100AV	28.7	\$567.83	498436
1918	A	MCKENZIE, ANGELA	74 GARDNER AVENUE	JERSEY CITY, NJ 07304	178 MONTICELLO AVE.	4A	35-F-C-3U-H	25X75	25	\$494.63	330274
1918	B	WELCOME BAPTIST CHURCH	180 MONTICELLO AVE.	JERSEY CITY, NJ 07304	180 MONTICELLO AVE.	15D	35-B-CHURCH	41X75	0	\$0.00	330308
1918	C	WELCOME BAPTIST CHURCH	182 MONTICELLO AVE.	JERSEY CITY, NJ 07304	182 MONTICELLO AVE.	15D	25-F-SCHOOL	22 X 75	0	\$0.00	330324
1918	D	WELCOME BAPTIST CHURCH	182 MONTICELLO AVE.	JERSEY CITY, NJ 07304	184 MONTICELLO AVE.	15D	VACANT LAND	22.20X75	0	\$0.00	330332
1918	E.3	MANZO, S. & P.	190 MONTICELLO AVE.	JERSEY CITY, N.J. 07304	190 MONTICELLO AVE.	4A	25-B-C-1U-H	24X49.77	24	\$474.84	330340
1918	E.4	ALLI, ASIM	100 BLEECKER ST.	JERSEY CITY, NJ 07307	192-4 MONTICELLO AVE	4A	25-F-1U-C-H	40.90X50 IRR	40.9	\$809.21	330357
1918	E2	EMRO CORPORATION	189 MONTICELLO AVE.	JERSEY CITY, NJ 07304	188 MONTICELLO AVE.	1	VACANT LAND	35.10X50 IRR.	35.1	\$694.45	330266
1919	E	CONTINUOUS FLOW CHRISTIAN C., INC.	168 MONTICELLO AVE	JERSEY CITY, N.J. 07304	168 MONTICELLO AVE	15D	25-F-CHURCH	20X83.75	0	\$0.00	331058
1919	F	CONTINUOUS FLOW CHRISTIAN C., INC.	168 MONTICELLO AVE.	JERSEY CITY, N.J. 07305	170 MONTICELLO AVE	15D	15-F-C	20X83.75	0	\$0.00	331066
1919	G	EVANGICAL CHURCH OF GOD	170.5 MONTICELLO AVE.	JERSEY CITY, N.J. 07304	170.5 MONTICELLO AVE	4A	15-F-C-H	20.73X90.60	20.73	\$410.14	331074
1919	H	KIM, KYOUNG HEE	2130 US ROUTE 130 NORTH	BURLINGTON, NJ 08016	174 MONTICELLO AVE	1	VACANT LAND	20.19X97.55 IRR	20.19	\$399.46	331082
1919	K	TAYLOR, MARY	6042 FARMWOOD WAY	MABLETON, GA. 30126	176 MONTICELLO AVE.	4A	35-F-C-4U-H	24X97.55 IR	24	\$474.84	331090
1919	78	MIRACLE TEMPLE	160 MONTICELLO AVENUE	JERSEY CITY, NJ 07304	160 MONTICELLO AVE	15D	15-CHURCH	98.25X58.51 IRR	0	\$0.00	645800



1922	81	METRY, MEDHAT & NEMA	75 BELMONT AVE.	JERSEY CITY, N.J.	07304	75 BELMONT AVE.	2	26X110AV.	0	\$0.00	488643
1922	82	DELINE, EMERSON H.	73 BELMONT AVE.	JERSEY CITY, N.J.	07304	73 BELMONT AVE.	2	26X110AV.	0	\$0.00	488650
1922	83	LYSAIRE, LIFAINE & SALTANA	71 BELMONT AVE.	JERSEY CITY, N.J.	07304	71 BELMONT AVE.	2	26X110AV.	0	\$0.00	488668
1923	55	HARVEY, VIVIAN	5854 BRANCHWOOD RD	RALEIGH, NC	27509	84 ASTOR PL.	2	14X100	0	\$0.00	333393
1927	A	MOLINA, EDO C/O NORMAN OSTROW INC	880 BERGEN AVE. #402	JERSEY CITY, N.J.	07306	110 MONTICELLO AVE.	4A	25X77 IRR.	25	\$494.63	335372
1927	B	REARDON, DAVID	112 MONTICELLO AVE.	JERSEY CITY, N.J.	07304	112 MONTICELLO AVE.	4A	22X72.10	22	\$435.27	335380
1927	C	REARDON, DAVID	112 MONTICELLO AVE.	JERSEY CITY, NJ	07304	114 MONTICELLO AVE.	4A	22X72.10	22	\$435.27	335398
1927	D.1	RLC PLUS INC.	400 WEST 43RD ST. #25D	NEW YORK, NY	10036	116 MONTICELLO AVE.	4A	22X96.60	22	\$435.27	335406
1927	E.1	BERLAS, JUNAID	58 HENRY STREET	JERSEY CITY, NJ	07306	132 MONTICELLO AVE.	4A	20.19X75 IRR.	20.19	\$399.46	335414
1927	F.1	JENKINS, DONDI	134 MONTICELLO AVE.	JERSEY CITY, N.J.	07304	134 MONTICELLO AVE.	4A	20X75	20	\$395.70	335420
1927	G.1	MARSHALL, GLADYS	136 MONTICELLO AVE.	JERSEY CITY, N.J.	07304	136 MONTICELLO AVE.	4A	19.91X75 IRR.	19.91	\$393.92	335430
1927	J.1	MISBAH, FATEN	26 WEST 54TH ST.	BAYONNE, NJ	07002	140 MONTICELLO AVE.	4A	20.10X75	20.1	\$397.68	335455
1927	K.1	BURNETT, CLARENCE & BARBARA	16 VALLEY ST.	NEWARK, NJ	07106	142 MONTICELLO AVE.	4A	28.73X75 IR	28.73	\$568.42	335463
1927	33	HAUPTMAN, MARK	118 MONTICELLO AVE.	JERSEY CITY, N.J.	07304	118 MONTICELLO AVE.	4A	25X146.60 IRR.	25	\$494.63	335661
1927	39	JERSEY CITY CHURCH OF GOD	55 WILLIAMSON AVE.	HILLSIDE, NJ	07205	124 MONTICELLO AVE.	15F	28X143.30 IRR.	0	\$0.00	335695
1927	41	YOUNG, ROY & LISA	126 MONTICELLO AVE.	JERSEY CITY, N.J.	07304	126 MONTICELLO AVE.	4A	22X142.22 IRR.	22	\$435.27	335703
1927	43.A	MARCH PROP. ASSOC. C/O S. ANTIPPAS	147-E.30TH. ST. #5D	NEW YORK, N.Y.	10016	128 MONTICELLO AVE.	4A	28.50X141.30 IR	28.5	\$563.87	335711
1927	45.A	WADE, B.S.	76 LINDEN AVE.	IRVINGTON NJ	07111	130 MONTICELLO AVE.	4A	21.50X140.16 IR	21.5	\$425.38	335729
1927	46	MONTICELLO 120, LLC	317 GROVE ST., SUITE 6	JERSEY CITY, NJ	07302	120 MONTICELLO AVE.	1	50X144.60	50	\$989.25	647795
1928	1.A	JERUSALEM TEMPLE HOLY PENT. CHURCH	92 MONTICELLO AVE.	JERSEY CITY, NJ	07304	92 MONTICELLO AVE.	15D	41.50X87.57 IRR	0	\$0.00	335968
1928	1.B	JONCIN HOLDING CO. C/O N. OSTROW INC	880 BERGEN AVENUE	JERSEY CITY, N.J.	07306	90 MONTICELLO AVE.	4A	25X91.61 IR	25	\$494.63	335976
1928	2	TRUST COMPANY OF NEW JERSEY	35 JOURNAL SQ. STE 602	JERSEY CITY, N.J.	07306	96 MONTICELLO AVE.	4A	PAVED PARKING	25	\$494.63	335984
1928	3.A	TRUST COMPANY OF NEW JERSEY	35 JOURNAL SQ. STE 602	JERSEY CITY, N.J.	07306	98 MONTICELLO AVE.	1	VACANT LAND	27.76	\$549.23	335992
1928	4	TRUST COMPANY OF NEW JERSEY	35 JOURNAL SQ. STE 602	JERSEY CITY, N.J.	07306	100 MONTICELLO AVE.	1	VACANT LAND	18.57	\$367.41	336008
1928	5	TRUST COMPANY OF NEW JERSEY	35 JOURNAL SQ. STE 602	JERSEY CITY, N.J.	07306	102 MONTICELLO AVE.	1	VACANT LAND	18.95	\$374.93	336016
1928	6	TRUST COMPANY OF NEW JERSEY	35 JOURNAL SQ. STE 602	JERSEY CITY, N.J.	07306	104 MONTICELLO AVE.	1	VACANT LAND	19.01	\$376.11	336024
1928	8.A	TRUST COMPANY OF NEW JERSEY	35 JOURNAL SQUARE	JERSEY CITY, N.J.	07304	106-108 MONTICELLO AVE.	4A	BANK-H	43.47	\$860.05	336032
1929	A.1	GHARIB, WAGDY	1419 BATH AVE.	BROOKLYN, NY	11228	109 MONTICELLO AVE.	4A	30X101 IRR	30	\$593.55	336073
1929	D.1	ADU-AZIA. AHAMD	1368 O'MARA DRIVE	UNION, NJ	07083	117 MONTICELLO AVE.	4A	22X100	22	\$435.27	336123
1929	36	N&M PROPERTY ASSOCIATES, L.L.C.	80 HILLSIDE AVE.	EMERSON, NJ	07630	121 MONTICELLO AVE.	4A	35-F-C-2U-H	25	\$494.63	336503
1929	38	123 MONTICELLO AVE., L.L.C.	5 MARTINDALE RD.	SHORT HILLS, N.J.	07078	123 MONTICELLO AVE.	4A	25-F-C-1U-H	23.99	\$474.64	336511
1929	40.99	CITY OF JERSEY CITY	280 GROVE ST.	JERSEY CITY, N.J.	07302	125 MONTICELLO AVE.	15C	PARK	0	\$0.00	595790
1929	44	IHENACHO, MARCEL & GLORIA	129 MONTICELLO AVE.	JERSEY CITY, N.J.	07304	129 MONTICELLO AVE.	4A	35-F-D-2U-C-NH	21	\$415.49	336545
1929	B1.99	ABDELAHER, T. EST. C/O E. SUMMERVILLE	317 BELLEVILLE AVENUE	BLOOMFIELD, NJ	07003	113-115 MONTICELLO AVE.	4A	15-B-C	49.2	\$973.42	590565
1930	V.7	UNDERWOOD, HENDRICH & MABEL	91 MONTICELLO AVENUE	JERSEY CITY, N.J.	07304	91 MONTICELLO AVE.	4A	25-B-C-1U-H	21.18	\$419.05	336784
1930	V.8	SIR LEGACY, INC.	93 MONTICELLO AVE.	JERSEY CITY, NJ	07304	93 MONTICELLO AVE.	4A	25-B-C-1U-H	21.22	\$419.84	336792
1930	V.9	SJR LEGACY, INC.,	93 MONTICELLO AVE.	JERSEY CITY, N.J.	07304	95 MONTICELLO AVE.	4A	25-B-C-1U-H	21.27	\$420.83	336800
1930	V.10	SJR LEGACY, INC.	97 MONTICELLO AVE.	JERSEY CITY, NJ	07304	97 MONTICELLO AVE.	4A	25-B-C-1U-H	21.26	\$420.63	336818
1930	W.1	SJR LEGACY, INC.	99 MONTICELLO AVE.	JERSEY CITY, N.J.	07304	99 MONTICELLO AVE.	4A	35-F-C-2U-H	22	\$435.27	336826
1930	X.1	SJR LEGACY, INC.,	93 MONTICELLO AVE.	JERSEY CITY, N.J.	07304	101 MONTICELLO AVE.	1	VACANT LAND	21.9	\$433.29	336834
1930	Y.1	FAYED, IBRAHIM	206 WARREN STREET	HARRISON, NJ	07029	103 MONTICELLO AVE.	4A	25-F-C-2U-H	22.3	\$441.21	336842
1930	Z.3	FAYED, SAHAR	206 WARREN STREET	HARRISON, NJ	07029	107 MONTICELLO AVE.	4A	BLOCK WALL	22.18	\$438.83	336859

1930	Z.4	FAVED, SAHAR	206 WARREN STREET	HARRISON, NJ	07029	105 MONTICELLO AVE.	1	VACANT LAND	22.81X90	22.81	\$451.30	336867
1930	V6	ABSALOM OF DAVID,36,INTL.F.A.M.INC.	89 MONTICELLO AVE.	JERSEY CITY, NJ	07304	89 MONTICELLO AVE.	15D	VACANT LAND	21.16X101.80 IR	0	\$0.00	336602
1931	3.A	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, NJ	07302	646 COMMUNIPAW AVE	15C	VACANT LAND	20.43X58.56 IRR	0	\$0.00	3371474
1931	3.B	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, NJ	07302	644 COMMUNIPAW AVE	15C	VACANT LAND	28X54.10 IRR.	0	\$0.00	337154
1931	4.A	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, NJ	07302	642 COMMUNIPAW AVE	15C	VACANT LAND	19.40X48	0	\$0.00	337162
1931	4.B	NGUYEN, TIMMY & PHUNG	2631 DAVIDSON AVE.	BRONX, N.Y.	10468	640 COMMUNIPAW AVE	1	VACANT LAND	25.55X45.50 IRR	25.55	\$505.51	337170
1931	A.99	F. G. H., INC.C/O N. OSTROW INC.	880 BERGEN AVE. SUITE 402	JERSEY CITY, N.J.	07306	79 MONTICELLO AVE.	4A	25-B-C-O	93X87	93	\$1,840.01	590605
1931	11.C	TRUCHAN, ANTHONY JR.	626 COMMUNIPAW AVE.	JERSEY CITY, N.J.	07305	630 COMMUNIPAW AVE	1	VACANT LAND	29X82.60 IRR.	29	\$573.77	337238
1931	13	PETER MICHAEL,INC % TRUCHAN B.T,INC	626 COMMUNIPAW AVE	JERSEY CITY, NJ	07304	628 COMMUNIPAW AVE	1	VACANT LAND	39X63.80	39	\$771.62	337279
1931	14.B	PETER MICHAEL,INC.% TRUCHAN B.T,INC	626 COMMUNIPAW AVE.	JERSEY CITY, NJ	07304	626 COMMUNIPAW AVE	1	VACANT LAND	33X70	33	\$652.91	337287
1931	17	BASIC BUILDERS, INC. % E. & P. WELLES	21 EMORY ST.	JERSEY CITY, NJ	07304	620 COMMUNIPAW AVE	4B	15-B-SHOP	24X133.89 IRR.	24	\$474.84	337303
1931	21.A	CITY OF JERSEY CITY	280 GROVE ST.	JERSEY CITY, NJ	07302	616 COMMUNIPAW AVE	15C	VACANT LAND	48.06X133.89 IR	0	\$0.00	337311
1931	22	CITY OF JERSEY CITY	280 GROVE ST.	JERSEY CITY, NJ	07302	93 HARRISON AVE.	15C	VACANT LAND	24.05X51.70 IRR	0	\$0.00	337329
1931	23	CITY OF JERSEY CITY	280 GROVE ST., #B10	JERSEY CITY, NJ	07302	614 COMMUNIPAW AVE	15C	VACANT LAND	24X70.85	0	\$0.00	337337
1931	24	CITY OF JERSEY CITY	280 GROVE ST., #B10	JERSEY CITY, NJ	07302	612 COMMUNIPAW AVE	15C	VACANT LAND	24X70.85	0	\$0.00	337345
1931	25	CITY OF JERSEY CITY	280 GROVE ST.	JERSEY CITY, NJ	07302	91 HARRISON AVE.	15C	VACANT LAND	24.65X51.71 IRR	0	\$0.00	337352
1931	26	CITY OF JERSEY CITY	280 GROVE ST.	JERSEY CITY, NJ	07302	610 COMMUNIPAW AVE	15C	15-F-C	24X119.50 IRR.	0	\$0.00	337360
1931	27	ST.MIENA FOOD CORP.	53 BRIAR HILL RD.	CEDAR GROVE, N.J.	07009	608-606 COMMUNIPAW	1	VACANT LAND	48X119.50 IRR.	48	\$949.68	337378
1931	28	ST.MIENA FOOD CORP.	53 BRIAR HILL RD.	CEDAR GROVE, N.J.	07009	604 COMMUNIPAW AVE	4A	25-B-C-H	72X114.50 IRR.	72	\$1,424.52	337386
1931	29.A	J.J.T. PROPERTIES, % NORMAN OSTROW	880 BERGEN AVENUE #402	JERSEY CITY, NJ	07306	77 HARRISON AVENUE	2	25-F-D-2U-NH	25.32X50.25 IRR	0	\$0.00	337394
1931	29.B	MAJID AL-IMAN, INC.% S.ABDUL AZIZ	598 COMMUNIPAW AVE.	JERSEY CITY, N.J.	07304	598 COMMUNIPAW AVE	4A	35-B-2S-F-C	25X57.04 IRR.	25	\$494.63	337402
1931	29.B	X MAJID AL-IMAN, INC. C/O OMAR AZIZ	193 ARLINGTON AVE.	JERSEY CITY, N.J.	07305	598 COMMUNIPAW AVE	15D	MASQUE	25X57.04 IRR.	0	\$0.00	596165
1931	30	NGUYEN, PHU & DINH	24 GINESI DRIVE	FREEHOLD, NJ	07728	634 COMMUNIPAW AVE	4A	35-B-D-C	54X79.16	54	\$1,068.39	569004
1931	36	NAMS DEVELOPERS, INC.	682 ROUTE 440	JERSEY CITY, N.J.	07304	516 BERGEN AVE.	1	VACANT LAND	82.56X70.56 AV	82.56	\$1,633.45	645755
1932	1	DE ROSE, DANIEL JR -MAJOR PROD CO	66 INDUSTRIAL AVE	LITTLE FERRY, NJ	07643	568-572 COMMUNIPAW	4B	35-B-IN-H	85.70X65IRR	85.7	\$1,695.57	572275
1937	3	K.F.C.NATL.MANAGEMENT CO.	134 WEST CHOCOLATE	HERSHEY, PA	17033	595 COMMUNIPAW AVE	4A	15-B-C-H	106.1X268IRO.489	299.6	\$5,926.79	402685
1937	4	MARTIN MGMT GROUP, LLC % KIM, HYUNG	20 SHETLAND LANE	PALISADES PARK, N.J.	07650	571 M.L. KING DR.	4A	15-CB-C-H	18.040SQ FT.0.414	118.2	\$2,338.19	402693
1937	5	KAZI FOODS OF NEW YORK, INC.	134 WEST CHOCOLATE AVE.	HERSHEY, PA	17033	603 COMMUNIPAW AVE	1	VACANT LAND	102.46X135.0.309	102.5	\$2,027.17	402701
1937.1	6	SALEM LAFAYETTE ASSOCIATES, L.P.	94 UNION STREET	JERSEY CITY, NJ	07304	550 M.L. KING DR.	15F	VACANT LAND	37448 SQFT	0	\$0.00	510206
1937.A	S.2	VERIZON - NJ	P.O.BOX 152206	IRVING, TX	75015	MONTICELLO AVE VACA	1	VACANT LAND	95X90 TRI 1752 SQ	95	\$1,879.58	394197
1938	23	SALEM BAPTIST CHURCH	50 CLINTON AVENUE	JERSEY CITY, NJ	07304	50 CLINTON AVENUE	15D	25-B-CHURCH	185X104 IRR	0	\$0.00	519835
1938	24	SALEM LAFAYETTE ASSOCIATES, L.P.	94 UNION STREET	JERSEY CITY, NJ	07304	56 CLINTON AVENUE	15F	VACANT LAND	10X104.56IR	0	\$0.00	519843
1938	PLA	VERIZON - NJ	P.O.BOX 152206	IRVING, TX	75015	71 MADISON AVE.	4B	55-81S-B-IN-H	63.148SQ FT	238	\$4,708.04	402156
1952	1	CARTER, CARL & DEVAUGHN BROWN	526 M.L.K.DR.	JERSEY CITY, N.J.	07304	526 M.L. KING DRIVE	2	25-B-D-1U-H	13X80.28 IRR.	0	\$0.00	342592
1952	2	MCCRAE, JOHNNYMAE	528 M.L. KING DRIVE	JERSEY CITY, N.J.	07304	528 M.L. KING DRIVE	2	25-B-D-2U-H	15.65X76.39 IRR	0	\$0.00	342600
1952	3	BARKER, SYDONIA	530 M.L. KING JR. DRIVE	JERSEY CITY, NJ	07304	530 M.L. KING DRIVE	2	25-B-D-1U-H	15.34X77.46 IRR	0	\$0.00	342618
1952	4	SMALLS, JULIAN & FRICKER, YVONNE	86 GARFIELD AVE	JERSEY CITY, N.J.	07305	532 M.L. KING DRIVE	2	25-B-D-2U-H	15.34X78.52 IRR	0	\$0.00	342626
1952	5	PANOPOULOS, CHRIS & KAPELONIS, C.	100 DUNCAN AVE., #B2	JERSEY CITY, N.J.	07306	534 M.L. KING DRIVE	2	25-B-D-1U-H	15.34X80.64 IRR	0	\$0.00	342634
1952	6	ROBERTS, MICHAEL	536 M.L. KING DR.	JERSEY CITY, N.J.	07304	536 M.L. KING DRIVE	2	25-B-D-1U-H	15.34X81.70 IRR	0	\$0.00	342642
1952	7	WHITAKER, KAREN & DAVIS, ROGER	538 M.L. KING DRIVE	JERSEY CITY, N.J.	07304	538 M.L. KING DRIVE	2	25-B-D-1U-H	16.15X82.81 IRR	0	\$0.00	342659
1952	8	BROWN, CHRISTOPHER A.	55 HEIDI DR.	FORDES, N.J.	08863	540 M.L. KING DRIVE	2	25-B-D-1U-H	16.15X83.42 IRR	0	\$0.00	342667
1952	9	WINOGRAD, MORRIS	2184 KENNEDY BOULEVARD	JERSEY CITY, NJ	07305	542 M.L. KING DRIVE	2	25-B-D-1U-H	16.15X85.03 IRR	0	\$0.00	342675

1952	11	KELLY, MARY	546 M.L. KING DRIVE	JERSEY CITY, N.J.	07304	546 M.L. KING DRIVE	2	25-B-D-1U-H	16.82X87.30 IRR	0	\$0.00	342691
1952	42	HOLMES, FLORENCE	516 M.L. KING DRIVE	JERSEY CITY, NJ	07304	516 M.L. KING DRIVE	2	25-B-D-1U-H	12.43X66.22 IRR	0	\$0.00	342956
1952	43	TRAVIS, THEODORE	518 M.L. KING DRIVE	JERSEY CITY, N.J.	07304	518 M.L. KING DRIVE	2	25-B-D-1U-H	12.79X72.17 AV	0	\$0.00	342964
1952	44	BON HOMME, DIEUSEUL & MARIE G.	520 M.L. KING DRIVE	JERSEY CITY, N.J.	07304	520 M.L. KING DRIVE	2	25-B-D-1U-H	12.78X71	0	\$0.00	342972
1952	45	FLOYD, JACKIE & VALERIE THOMAS-	522 M.L. KING DRIVE	JERSEY CITY, NJ	07305	522 M.L. KING DRIVE	2	25-B-D-1U-H	12.78X 6184	0	\$0.00	342980
1952	46	HABER, JOAN FOX	203 WEST 86TH ST.	NEW YORK, N.Y.	10024	524 M.L. KING DRIVE	2	25-B-D-1U-H	12.79X	0	\$0.00	342998
1952	47	CITY OF JERSEY CITY	280 GROVE ST	JERSEY CITY, NJ	07302	512 M.L. KING DRIVE	15C	PARK	77.66X37.19	0	\$0.00	637875
1953	J.1	WINOGRAD, MORRIS	2184 KENNEDY BLVD.	JERSEY CITY, N.J.	07305	543-7 M.L. KING DRIVE	4A	25-B-C-1U-H	107.90X50.15 IR	107.9	\$2,134.80	343079
1953	31	THE TZAVLAKIS & GRANT GROUP, L.L.C.	541 M.L. KING DRIVE	JERSEY CITY, NJ	07304	541 M.L. KING DRIVE	4A	25-F-C-2U-NH	25X100	25	\$494.63	343202
1953	33	TERRY, EUGENE	539 M.L. KING DR.	JERSEY CITY, NJ	07304	539 M.L. KING DRIVE	2	25-F-D-2U-H	25X100	0	\$0.00	343228
1953	51	WINOGRAD DEVELOPMENT, %I. CARLIER	189 HARRISON AVE.	JERSEY CITY, NJ	07304	18 SIEDLER	1	VACANT LAND	25X200 IRR 0.28,A	25	\$494.63	528422
1953	52	HASSOURI, HASSAN & PARVIN	1514 FOX CHASE DR.	SEWICKLY, PA	15143	535 M.L. KING DRIVE	2	25-B-F-D-2U	26.50X56.50	0	\$0.00	528430
1953	53	KEATH, LEE & HASSOURI, PARASTOU	1514 FOX CHASE DRIVE	SEWICKLEY, PA	15143	533 M.L. KING DRIVE	2	25-B-F-D-2U	26.50X56.50	0	\$0.00	528448
1953	54	CARLIER, JOSEPHINA	189 HARRISON AVE.	JERSEY CITY, NJ	07304	531 M.L. KING DRIVE	2	25-B-F-D-2U	26.50X56.50	0	\$0.00	528455
1953	56	CARLIER, JOSEPHINA	189 HARRISON AVE.	JERSEY CITY, N.J.	07306	527 M.L. KING DRIVE	2	25-B-F-D-2U	26.50X56.50	0	\$0.00	528471
1953	57	CARLIER, JOSEPHINA	189 HARRISON AVE.	JERSEY CITY, N.J.	07306	525 M.L. KING DRIVE	2	25-B-F-D-2U	26.50X56.50	0	\$0.00	528489
1953	58	CARLIER, JOSEPHINA	189 HARRISON AVE.	JERSEY CITY, NJ	07304	523 M.L. KING DRIVE	2	25-B-F-D-2U	26.50X56.50	0	\$0.00	528497
1959	A.1	PAULINO, ARMANDO	473 M.L. KING DR.	JERSEY CITY, N.J.	07304	473 M.L. KING DRIVE	4A	35-B-C-2U-NH	20X53.70 IR	20	\$395.70	344804
1959	B.1	BALTIMORE, BLONDELL H. & SAMUEL	475 M.L. KING DRIVE	JERSEY CITY, NJ	07304	475 M.L. KING DRIVE	4A	35-B-C-2U-H	20X53.75 IRR	20	\$395.70	344820
1959	C.1	OREO HOUSING, LLC	179A LEXINGTON AVENUE	JERSEY CITY, N.J.	07304	477 M.L. KING DRIVE	2	25-B-D-2U-H	15X52.75 IRR	0	\$0.00	344846
1959	E.1	AMIN, KAMAL	93 FAIRVIEW AVENUE	JERSEY CITY, N.J.	07304	481 M.L. KING DRIVE	4A	25-B-C-1U-NH	15X52.75 IRR	15	\$296.77	344861
1959	F.1	485-487 M.L. KING, LLC	1361 145TH PLACE	WHITESTONE, NY	11357	483 M.L. KING DRIVE	1	VACANT LAND	15X52.75 IRR	15	\$296.77	344887
1959	37	485 MLK DRIVE, L.L.C.	100 DUNCAN AVE., #B2	JERSEY CITY, NJ	07306	485-487 M.L. KING DRIV	4A	35-BT-BO-4U-H	27.30X100	27.3	\$540.13	345074
1960	E.62	FLOWERS, BETTY	74 ATLANTIC ST.	JERSEY CITY, N.J.	07304	74 ATLANTIC ST.	2	25-FD-1U-H	12.50X100	0	\$0.00	345405
1960	F.99	HATZLACHA REALTY ENTERPRISES, LLP	40 JOURNAL SQUARE	JERSEY CITY, NJ	07306	493 M.L. KING DR.	4A	2&3S-B-C-5U	40X77IRR	40	\$791.40	590550
1960	G	LIN, HSUEH W. & MEI HUA	120 CORNELL STREET	AVENEL, NEW JERSEY	07001	497 M.L. KING DRIVE	4A	35-B-C-2U-H	20X75.50	20	\$395.70	345421
1960	H	WASHINGTON, ELIJAH	PO BX 13055	JERSEY CITY, NJ	07303	499 M.L. KING DRIVE	4A	35-F-B-O-1U-NH	20X75.50	20	\$395.70	345439
1960	J	KING, OWEN & JUDY	501 M.L. KING DR.	JERSEY CITY, N.J.	07304	501 M.L. KING DRIVE	4A	35-B-C-2U-NH	20X75.50	20	\$395.70	345447
1960	K.1	SETZER, MARY	145 BURGER AVENUE	STATEN ISLAND, NY	10310	503 M.L. KING DRIVE	4A	35-B-C-2U-NH	18.90X101.50IRR	18.9	\$373.94	345454
1960	L.1	ERNEST, GUBERT & MARIE	503 M.L. KING JR. DRIVE	JERSEY CITY, NJ	07304	503.5 M.L. KING DRIVE	4A	35-B-C-2U-H	18.65X101.41IRR	18.65	\$368.99	345462
1960	L.2	MUHAMMAD, FAITH	1006 CHESTNUT ST.	ROSELLE, NJ	07203	505 M.L. KING DRIVE	4A	35-B-C-2U-H	18.70X101.32IRR	18.7	\$369.98	345470
1960	M.2	BELLAMY, MILDRED M.	583 BRAMHALL AVE.	JERSEY CITY, N.J.	07304	507 M.L. KING DRIVE	4A	35-B-C-2U-NH	18.75X67.58 IRR	18.75	\$370.97	345488
1960	N.1	SHINING STAR PROD, LLC	120 WAYNE ST	JERSEY CITY, NJ	07305	509 M.L. KING DRIVE	4A	35-F-C-4U-H	25X67.45 IRR.	25	\$494.63	345496
1961	L.1	EPPS, PAULA	P.O. BOX 13018	JERSEY CITY, N.J.	07303	557 BRAMHALL AVE.	2	35-BT-B-D-3U-H	20X100	0	\$0.00	346015
1961	M	GOODSTEIN, STEVE	676A 9TH AVENUE 144	NEW YORK, NY	10035	553 BRAMHALL AVE.	2	35-B-D-3U-H	19.67X100	0	\$0.00	346031
1961	N	ADAMS, NICOLE	551.5 BRAMHALL AVE.	JERSEY CITY, NJ	07304	551.5 BRAMHALL AVENU	2	4S-B-D-2U-H	14.50X100	0	\$0.00	346049
1961	O	THOMPSON, CHARNETTE	551 BRAMHALL AVE.	JERSEY CITY, N.J.	07304	551 BRAMHALL AVE.	2	35-BT-B-D-1U-H	18.61X100	0	\$0.00	346056
1961	P	STEWART, YVONNE	549 BRAMHALL AVE.	JERSEY CITY, N.J.	07304	549 BRAMHALL AVE.	2	25-BT-B-D-1U-H	18.61X100	0	\$0.00	346064
1961	Q	ARCHER, ALLAN IV.,	1302 PACIFIC ST., #2C	BROOKLYN, NY	11216	547 BRAMHALL AVE.	2	4S-B-D-2U	18.61X100	0	\$0.00	346072
1961	R	CHARLES T EPPS, JR	13 HOLLY STREET	JERSEY CITY, NJ	07305	545 BRAMHALL AVE.	2	4S-B-D-3U-H	18.61X100	0	\$0.00	346080
1961	S	BALLET, BARBARA & CLARKE, CHERYL	543 BRAMHALL AVENUE	JERSEY CITY, N.J.	07304	543 BRAMHALL AVE.	2	35-B-D-1U-H	18.61X100	0	\$0.00	346098
1961	U	LAKNIZ, FATIMA	539 BRAMHALL AVE.	JERSEY CITY, N.J.	07304	539 BRAMHALL AVE.	2	4S-B-D-2U-H	18.08X100	0	\$0.00	346114

1962.1	1		SALEM LAFAYETTE COMM DEV CORP	94 UNION ST.	JERSEY CITY, NJ	07304	94 UNION ST.	15F		578X351 IRR4.774	0	\$0.00	523480
1962.1	2		ZION BAPTIST CHURCH	521 BRAMHALL AVE.	JERSEY CITY, NJ	07304	521 BRAMHALL AVE.	15D		115X108.32	0	\$0.00	523571
1962.1	3		ST. JOHN BAPTIST CHURCH	525 BRAMHALL AVENUE	JERSEY CITY, NJ	07304	525 BRAMHALL ST.	15D		133X200 IR	0	\$0.00	523589
1971	54		J.C. DELIVERANCE CENTER	131 UNION ST.	JERSEY CITY, NJ	07304	131 UNION ST.	15D		75X100	0	\$0.00	516229
1971	55		SALEM LAFAYETTE COMM DEV CORP	94 UNION ST.	JERSEY CITY, NJ	07304	95-129 UNION ST.	15F		3MULTI-S-68U-H 1.3 ACRES 1.3	0	\$0.00	516237
1972	H		MAKDIS-ANTOUN, JOUNI	262 CLIFF ST.	FAIRVIEW, NJ	07022	37.5 OAK STREET	2		17.83X100	0	\$0.00	349845
1972	S		P & T INVESTMENTS, L.L.C.	432 M.L. KING DR.	JERSEY CITY, N.J.	07304	432 M.L. KING DRIVE	4A	T	35X64IRR	35	\$692.48	349969
1972	54		GENESIS JERSEY CITY PARTNERS, LLC	594 BROADWAY, STE.#1107	NEW YORK, NY	10012	450 M.L. KING DR.	1		164.25X92.83 IRR	206	\$4,075.71	601195
1972	54	X	GENESIS JERSEY CITY PARTNERS, LLC	594 BROADWAY, STE.#1107	NEW YORK, NY	10012	450 M.L. KING DR.	15F		144.04X92.83 IRR	0	\$0.00	640885
1972	57		GARCIA, LUIS	99 GARSIDE AVE.	WAYNE, NJ	07470	35 OAK ST.	1		35.66X100	35.66	\$705.53	349829
1974	4		MARSHALL, FRED	269 M.L. KING DR.	JERSEY CITY, N.J.	07304	410 M.L. KING DRIVE	4A		20.05X80 IRR	20.05	\$396.69	350488
1974	5		MARSHALL, FRED	269 M.L. KING DR.	JERSEY CITY, N.J.	07304	408 M.L. KING DRIVE	4A		30.08X83.45 IRR	30.08	\$595.13	350496
1974	G.1		HANNA, GAMAL	79 NELSON AVE.	JERSEY CITY, NJ	07305	422-426 M.L. KING DRIV	4A		50.03X79IRR	50.03	\$989.84	350355
1974	H.1		MARSHALL, FREDERICK & GWENDOLYN	267 M.L.K.DR.	JERSEY CITY, N.J.	07304	428 M.L. KING DRIVE	4A		14X59.90	14	\$276.99	350363
1974	K.1		HILL, BRENDA	33 EDER TERRACE	SOUTH ORANGE, NJ	07079	430 M.L. KING DRIVE	4A		22X60	22	\$435.27	350371
1974	31	C002A	PARKER, CHARLITA	418 M.L. KING DR. #2A	JERSEY CITY, N.J.	07304	418 M.L. KING DRIVE	1		117.71X79 IRR	0	\$0.00	552398
1974	31	C002B	VELEZ, MIGUEL	418 M.L. KING DR., #2B	JERSEY CITY, NJ	07304	418 M.L. KING DRIVE	1		117.71X79 IRR	0	\$0.00	552406
1974	31	C002C	SESAY, ALAMATU & FODAY	227 CLINTON AVE. #2L	JERSEY CITY, N.J.	07304	418 M.L. KING DRIVE	1		117.71X79 IRR	0	\$0.00	552414
1974	31	C002D	JONES, SIMON & MARCELINO, LIDIA A.	418 M.L. KING DR. #2D	JERSEY CITY, N.J.	07304	418 M.L. KING DRIVE	1		117.71X79 IRR	0	\$0.00	552422
1974	31	C002E	WILLIAMS, JOYLINE	418 M.L. KING DR. #2E	JERSEY CITY, NJ	07304	418 M.L. KING DRIVE	1		117.71X79 IRR	0	\$0.00	552430
1974	31	C003A	BLUE, CHARLES&VANGELINE KEYS-BLUE	418 M.L. KING DR. #3A	JERSEY CITY, N.J.	07304	418 M.L. KING DRIVE	1		117.71X79 IRR	0	\$0.00	552448
1974	31	C003B	WILLIAMSON, JOHNNY JR.,	418 M.L.KING DRIVE #3B	JERSEY CITY, N.J.	07304	418 M.L. KING DRIVE	1		117.71X79 IRR	0	\$0.00	552455
1974	31	C003C	RAMOS, WILLETTE	418 M.L. KING DR., #3C	JERSEY CITY, NJ	07304	418 M.L. KING DRIVE	1		117.71X79 IRR	0	\$0.00	552463
1974	31	C003D	PREZIOSO, DIANA	418 M.L. KING DRIVE #3D	JERSEY CITY, NJ	07304	418 M.L. KING DRIVE	1		117.71X79 IRR	0	\$0.00	552471
1974	31	C003E	DANOIS, ADALINA	418 M.L.KING DR. #3E	JERSEY CITY, NJ	07304	418 M.L. KING DRIVE	1		117.71X79 IRR	0	\$0.00	552489
1974	31	C004A	HURLEY, JOYCE	418 M.L. KING DR., #4A	JERSEY CITY, N.J.	07304	418 M.L. KING DRIVE	1		117.71X79 IRR	0	\$0.00	552497
1974	31	C004B	BLACKWELL, RONNIE	12 AUDUBON RD., #104	JERSEY CITY, N.J.	07305	418 M.L. KING DRIVE	1		117.71X79 IRR	0	\$0.00	552505
1974	31	C004C	PARRY, EBENEZER KOBENA	418 M.L. KING DR. #4C	JERSEY CITY, N.J.	07304	418 M.L. KING DRIVE	1		117.71X79 IRR	0	\$0.00	552513
1974	31	C004D	MCLEAN, FRANCES	219 WILKINSON AVE.	JERSEY CITY, N.J.	07305	418 M.L. KING DRIVE	1		117.71X79 IRR	0	\$0.00	552521
1974	31	C004E	BALLOON, SAUNDRA	418 M.L.KING DR #4E	JERSEY CITY, N.J.	07305	418 M.L. KING DRIVE	1		117.71X79 IRR	0	\$0.00	552539
1974	31	C02AX	PARKER, CHARLITA	418 M.L. KING DR., #2A	JERSEY CITY, N.J.	07304	418 M.L. KING DRIVE	15F		117.71X79 IRR	0	\$0.00	552554
1974	31	C02BX	VELEZ, MIGUEL	418 M.L. KING DR., #2B	JERSEY CITY, NJ	07304	418 M.L. KING DRIVE	15F		117.71X79 IRR	0	\$0.00	552562
1974	31	C02CX	SESAY, ALAMATU & FODAY	227 CLINTON AVE., #2L	JERSEY CITY, NJ	07304	418 M.L. KING DRIVE	15F		117.71X79 IRR	0	\$0.00	552570
1974	31	C02DX	JONES, SIMON & MARCELINO, LIDIA A.	410 MONMOUTH ST., #2	JERSEY CITY, N.J.	07302	418 M.L. KING DRIVE	15F		117.71X79 IRR	0	\$0.00	552588
1974	31	C02EX	WILLIAMS, JOYLINE	418 M.L. KING DR., #2E	JERSEY CITY, NJ	07304	418 M.L. KING DRIVE	15F		117.71X79 IRR	0	\$0.00	552596
1974	31	C03AX	BLUE, CHARLES&VANGELINE KEYS-BLUE	418 M.L. KING DR. #3A	JERSEY CITY, N.J.	07304	418 M.L. KING DRIVE	15F		117.71X79 IRR	0	\$0.00	552604
1974	31	C03BX	WILLIAMSON, JOHNNY JR.,	8 CLAREMONT AVE.	JERSEY CITY, N.J.	07305	418 M.L. KING DRIVE	15F		117.71X79 IRR	0	\$0.00	552612
1974	31	C03CX	RAMOS, WILLETTE	418 M.L. KING DR., #3C	JERSEY CITY, NJ	07304	418 M.L. KING DRIVE	15F		117.71X79 IRR	0	\$0.00	552620
1974	31	C03DX	PREZIOSO, DIANA	418 M.L. KING DRIVE	JERSEY CITY, NJ	07304	418 M.L. KING DRIVE	15F		117.71X79 IRR	0	\$0.00	552638
1974	31	C03EX	DANOIS, ADALINA	329 WOODWARD ST.	JERSEY CITY, N.J.	07304	418 M.L. KING DRIVE	15F		117.71X79 IRR	0	\$0.00	552646
1974	31	C04AX	HURLEY, JOYCE	418 M.L. KING DR., #4A	JERSEY CITY, N.J.	07304	418 M.L. KING DRIVE	15F		117.71X79 IRR	0	\$0.00	552653
1974	31	C04BX	BLACKWELL, RONNIE	12 AUDUBON RD., #104	JERSEY CITY, N.J.	07305	418 M.L. KING DRIVE	15F		117.71X79 IRR	0	\$0.00	552661

1974	C04CX	PARRY, EBENEZER KOBENA	418 M.L. KING DR. #4C	JERSEY CITY, N.J.	07304	418 M.L. KING DRIVE	15F	4S-15U-1C-CONDO	117.71X79 IRR	0	\$0.00	552679
1974	C04DX	MCLEAN, FRANCES	219 WILKINSON AVE.	JERSEY CITY, N.J.	07305	418 M.L. KING DRIVE	15F	4S-15U-1C-CONDO	117.71X79 IRR	0	\$0.00	552687
1974	C04EX	BALLON, SAUNDRA	418 M.L. KING DR. #4E	JERSEY CITY, N.J.	07305	418 M.L. KING DRIVE	15F	4S-15U-1C-CONDO	117.71X79 IRR	0	\$0.00	552695
1974	C04OM	AUBURN CONDO ASSOC. %NORMAN OSTROW	880 BERGEN AVE #402	JERSEY CITY, NJ	07306	418 M.L. KING DRIVE	1	4S-15U-1C-CONDO	117.71X79 IRR	75	\$1,483.88	552547
1974	C04MX	THE AUBURN CONDO ASSOC %BEL MGMT.	PO BOX 17391	JERSEY CITY, NJ	07307	418 M.L. KING DRIVE	15F	4S-15U-1C-CONDO	117.71X79 IRR	0	\$0.00	552703
1975	1	AMIN, KAMAL	24 LINCOLN PARKWAY	BAYONNE, NJ 07002		471 M.L. KING DRIVE	4A	3S-F-C-2U	24X53.50	24	\$474.84	350793
1975	2.B	VELEZ, ANA	362 PACIFIC AVE.	JERSEY CITY, NJ	07304	467.5 M.L. KING DRIVE	4A	3S-F-C-1U-NH	16X53.79 IRR	16	\$316.56	350819
1975	2.C	FAMILY COLLECTIVE DAY CARE CENTER	453 M.L. KING DRIVE	JERSEY CITY, NJ	07304	467 M.L. KING DRIVE	15D	VACANT LAND	24.50X53.91 IRR	0	\$0.00	350827
1975	3	CITY OF JERSEY CITY	280 GROVE ST.	JERSEY CITY, NJ	07302	465 M.L. KING DRIVE	15C	VACANT LAND	18X54 IRR.	0	\$0.00	350835
1975	C.1	CARRINGTON, PHILIP & PATRICIA	148 STEVENS AVE.	JERSEY CITY, N.J.	07305	459-463 M.L. KING DRIVE	1	VACANT LAND	40X75	40	\$791.40	350694
1975	D.1	JORGE, JUAN	467 WEST 163RD ST. APT 5	NEW YORK, NY	10032	457 M.L. KING DRIVE	4A	2S-F-C-1U-NH	18.65X43.49	18.65	\$368.99	350702
1975	E.1	BROWN, JAMES & BETTY	135 ARMSTRONG AVENUE	JERSEY CITY, N.J.	07305	455 M.L. KING DRIVE	4A	1S-F-C-1U-NH	21.59X43.49	21.59	\$427.16	350710
1975	F.1	CARRINGTON, PHILIP & PATRICIA	145 STEVENS AVE.	JERSEY CITY, NJ	07305	453 M.L. KING DRIVE	4A	3S-F-C-2U-H	19.76X75 IR	19.76	\$390.95	350728
1977	T.1	SCOTT, GARDENIA & ROBERT SR.	71 OAK STREET	JERSEY CITY, N.J.	07304	445 M.L. KING DRIVE	4A	3S-B-C-4U-H	20X75.15	20	\$395.70	351411
1977	T.2	OBSSUTH, ANDREW & ANN	40 JOHN ALDEN ST.	CLIFTON, N.J.	07013	441 M.L. KING DRIVE	4A	1S-F-C-NH	25X75.15	25	\$494.63	351429
1977	U	OBSSUTH, ANDREW & ANN	40 JOHN ALDEN ST.	CLIFTON, N.J.	07013	439 M.L. KING DRIVE	4A	1S-F-C-NH	25X75.15	25	\$494.63	351437
1977	V	SUMASAR, NOHAR	106-19 UNION HALL STREET	JAMAICA, NY	11433	437 M.L. KING DRIVE	2	3S-BF-2U	25X75	25	\$494.63	351445
1977	W	LEWIS, JASON E.	24 WILBUR AVE	NEWARK, N.J.	07112	435 M.L. KING DRIVE	4A	1S-CB-C-H	25X100	25	\$494.63	351452
1977	42.A	BELLO, A., E., & DEVORA, JOSE A.	431-433 M.L. KING DRIVE	JERSEY CITY, NJ	07304	431-433 M.L. KING DRIVE	4A	2835-F-C-6U-H	50X112	50	\$989.25	351460
1978	8	21-23 SEIDLER ASSOCIATES, L.L.C.	26 JOURNAL SQUARE #803	JERSEY CITY, N.J.	07306	411-413 M.L. KING DRIVE	4A	3S-B-C-4U	25X98.55 IRR	25	\$494.63	352328
1978	9	BLOUNT, ROBERT & TAMMY	16 MEADOW ST.	BAYONNE, N.J.	07002	415 M.L. KING DRIVE	4A	2S-B-C-2U-H	26.42X98.55	26.42	\$522.72	352344
1978	10.A	BLACK, V.	157 HARRISON AVENUE	JERSEY CITY, N.J.	07304	417-419 M.L. KING DRIVE	4A	3S-B-C-2U-H	33.34X100 RR	33.34	\$659.63	352369
1978	11.A	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, NJ	07302	421 M.L. KING DRIVE	15C	2S-B-C-1U-NH	16.67X100	0	\$0.00	352377
1978	12.DUP	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, NJ	07302	423 M.L. KING DRIVE	15C	VACANT LAND	25X100	0	\$0.00	352393
1978	13.DUP	VAUGHN, TREVOR & LESLEY, LESLEY	P.O. BOX 314	EDGEWATER, N.J.	08000	425 M.L. KING DRIVE	4A	3S-F-C-2U-H	25X100	25	\$494.63	352419
1978	50	CITY OF JERSEY CITY	280 GROVE ST.	JERSEY CITY, N.J.	07302	76 VIRGINIA AVE.	15C	PARK	25.04X102.08 IR	0	\$0.00	352724
1979	29	CITY OF JERSEY CITY	280 GROVE STREET	JERSEY CITY, NJ	07302	67 VIRGINIA AVE.	15C	VACANT LAND	22.10X75.53 IRR	0	\$0.00	353128
1979	30	J.C. REDEVELOPMENT AGENCY	30 MONTGOMERY STREET	JERSEY CITY, N.J.	07302	65 VIRGINIA AVE.	15C	VACANT LAND	22X68.79 IRR.	0	\$0.00	353136
1979	31	J.C. REDEVELOPMENT AGENCY	30 MONTGOMERY STREET	JERSEY CITY, NJ	07302	63 VIRGINIA AVE.	15C	VACANT LAND	22.20X67 IRR.	0	\$0.00	353144
1979	32	J.C. REDEVELOPMENT AGENCY	30 MONTGOMERY STREET	JERSEY CITY, N.J.	07302	61 VIRGINIA AVE.	15C	VACANT LAND	17.15X55.31 IRR	0	\$0.00	353151
1979	33	J.C. REDEVELOPMENT AGENCY	30 MONTGOMERY STREET	JERSEY CITY, N.J.	07302	59 VIRGINIA AVE.	15C	VACANT LAND	17.85X30.06 IRR	0	\$0.00	353167
1979	34	GABOUREL, RUPERT	57 VIRGINIA AVE.	JERSEY CITY, NJ	07304	57 VIRGINIA AVE.	4A	1S-B-C	20.12X44.64 IRR	20.12	\$398.07	353179
1979	35	WASHINGTON, G. DAVIS, D., & ETALS	409 M.L. KING DR.	JERSEY CITY, N.J.	07304	409 M.L. KING DRIVE	4A	3S-F-D-C-2U-H	15X80.35 IR	15	\$296.77	353185
1981	26	NJ SCHOOLS DEVELOPMENT AUTHORITY	P.O. BOX 991	TRENTON, NJ	08625	70 EGE AVE.	15A	MISC. BLDGS.	367X266.76	1.55	\$0.00	609515
1982	A.99	M.L.K. DRIVE U.R. % J.C. ECON. DEV.	30 MONTGOMERY ST., #910	JERSEY CITY, NJ	07302	373-375 M.L. KING DR.	15C	VACANT LAND	44X70.5 IRR	0	\$0.00	596355
1982	D	M.L.K. DRIVE U.R. % J.C. ECON. DEV.	30 MONTGOMERY ST., #910	JERSEY CITY, NJ	07304	377 M.L. KING DRIVE	15C	VACANT LAND	14X72.75 IRR.	0	\$0.00	353573
1982	E	M.L.K. DRIVE U.R. % J.C. ECON. DEV.	30 MONTGOMERY ST., #910	JERSEY CITY, NJ	07302	379-381 M.L. KING DRIVE	15C	VACANT LAND	42X75.5 IRR	0	\$0.00	353581
1982	F	M.L.K. DRIVE U.R. % J.C. ECON. DEV.	30 MONTGOMERY ST., #910	JERSEY CITY, NJ	07302	83 EGE AVE.	15C	VACANT LAND	18.75X87.50 IRR	0	\$0.00	353599
1982	M	M.L.K. DRIVE U.R. % J.C. ECON. DEV.	30 MONTGOMERY ST., #910	JERSEY CITY, NJ	07302	90 KEARNEY AVE.	15C	VACANT LAND	18.75X94.80 IRR	0	\$0.00	353656
1982	N	M.L.K. DRIVE U.R. % J.C. ECON. DEV.	30 MONTGOMERY ST., #910	JERSEY CITY, NJ	07302	88.5 KEARNEY AVENUE	15C	2S-BF-F-2U-NH	18.75X94.80 IRR	0	\$0.00	353664
1982	17	M.L.K. DRIVE U.R. % J.C. ECON. DEV.	30 MONTGOMERY ST., #910	JERSEY CITY, NJ	07302	63 EGE AVE.	15C	2S-F-C-2U-H	25X97.20 IRR.	0	\$0.00	353672
1982	18	M.L.K. DRIVE U.R. % J.C. ECON. DEV.	30 MONTGOMERY ST., #910	JERSEY CITY, NJ	07302	65 EGE AVE.	15C	VACANT LAND	25X96.20 IRR.	0	\$0.00	353680

1982	19	M.L.K. DRIVE U.R. % J.C. ECON. DEV.	30 MONTGOMERY ST., #910	JERSEY CITY, NJ	07302	67 EGE AVE.	15C	VACANT LAND	25X95.30 IRR.	0	\$0.00	35369f
1982	20	M.L.K. DRIVE U.R. % J.C. ECON. DEV.	30 MONTGOMERY ST., #910	JERSEY CITY, NJ	07302	69 EGE AVE.	15C	25-F-2U-N-F-G	25X94.30 IRR.	0	\$0.00	35370f
1982	21	M.L.K. DRIVE U.R. % J.C. ECON. DEV.	30 MONTGOMERY ST., #910	JERSEY CITY, NJ	07302	71 EGE AVE.	15C	VACANT LAND	25X93.30 IRR.	0	\$0.00	35371f
1982	22	M.L.K. DRIVE U.R. % J.C. ECON. DEV.	30 MONTGOMERY ST., #910	JERSEY CITY, NJ	07304	73 EGE AVE.	15C	25-F-2U-H-F-G	25X92.30 IRR.	0	\$0.00	35372f
1982	23	M.L.K. DRIVE U.R. % J.C. ECON. DEV.	30 MONTGOMERY ST., #910	JERSEY CITY, NJ	07302	75 EGE AVE.	15C	VACANT LAND	25X91.40 IRR.	0	\$0.00	35373f
1982	24	M.L.K. DRIVE U.R. % J.C. ECON. DEV.	30 MONTGOMERY ST., #910	JERSEY CITY, NJ	07304	77 EGE AVE.	15C	VACANT LAND	25X90.40 IRR.	0	\$0.00	35374f
1982	25	M.L.K. DRIVE U.R. % J.C. ECON. DEV.	30 MONTGOMERY ST., #910	JERSEY CITY, NJ	07302	79 EGE AVE.	15C	VACANT LAND	25X89.40 IRR.	0	\$0.00	35375f
1982	26	M.L.K. DRIVE U.R. % J.C. ECON. DEV.	30 MONTGOMERY ST., #910	JERSEY CITY, NJ	07302	81 EGE AVE.	15C	VACANT LAND	25X88.4	0	\$0.00	35376f
1982	67	M.L.K. DRIVE U.R. % J.C. ECON. DEV.	30 MONTGOMERY ST., #910	JERSEY CITY, NJ	07302	88 KEARNEY AVE.	15C	15-CB-G2	25X94.90 IRR.	0	\$0.00	35409f
1982	68.99	M.L.K. DRIVE U.R. % J.C. ECON. DEV.	30 MONTGOMERY ST., #910	JERSEY CITY, NJ	07302	84-86 KEARNEY AVE.	15C	15-CB-B-G	49.13X94.8	0	\$0.00	59670f
1982	70.B	M.L.K. DRIVE U.R. % J.C. ECON. DEV.	30 MONTGOMERY ST., #910	JERSEY CITY, NJ	07302	80 KEARNEY AVE.	15C	VACANT LAND	50.17X95.10 IRR	0	\$0.00	35411f
1982	72	M.L.K. DRIVE U.R. % J.C. ECON. DEV.	30 MONTGOMERY ST., #910	JERSEY CITY, NJ	07302	76 KEARNEY AVE.	15C	25-F-C-2U-NH	25X95.20 IRR	0	\$0.00	35412f
1982	73	M.L.K. DRIVE U.R. % J.C. ECON. DEV.	30 MONTGOMERY ST., #910	JERSEY CITY, NJ	07302	74 KEARNEY AVE.	15C	VACANT LAND	25X95.30 IRR.	0	\$0.00	35413f
1982	74	M.L.K. DRIVE U.R. % J.C. ECON. DEV.	30 MONTGOMERY ST., #910	JERSEY CITY, NJ	07302	72 KEARNEY AVE.	15C	VACANT LAND	25X95 IRR.	0	\$0.00	35414f
1982	77.A	M.L.K. DRIVE U.R. % J.C. ECON. DEV.	30 MONTGOMERY ST., #910	JERSEY CITY, NJ	07302	363 M.L. KING DRIVE	15C	VACANT LAND	95X86 IRR.	0	\$0.00	35415f
1983	A.99	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, NJ	07302	351-355 M.L. KING DR.	15C	VACANT LAND	28X98.43IRR	0	\$0.00	59977f
1983	D.99	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, NJ	07302	347-349 M.L. KING DR.	15C	VACANT LAND	28X97.20IRR	0	\$0.00	59979f
1983	E.1	CHAINANI, DEEPAK	33 SAPPHIRE DRIVE	PRINCETON JUNCT, NJ	08550	74 ORIENT AVE.	4A	35-B-C-2U-H	20.20X55.55	20.2	\$399.66	35424f
1983	F	CHAINANI, DEEPAK	33 SAPPHIRE DRIVE	PRINCETON JUNCT, NJ	08550	76 ORIENT AVE.	4A	35-F-C-2U-H	19X55.55	19	\$375.92	35426f
1983	G	CHAINANI, DEEPAK	33 SAPPHIRE DRIVE	PRINCETON JUNCT, NJ	08550	78 ORIENT AVE.	4A	LH	20X55.50	20	\$395.70	35427f
1983	K	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, NJ	07302	355 M.L. KING DRIVE	15C	VACANT LAND	23.60X62.40	0	\$0.00	35428f
1983	L	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, N.J.	07302	357 M.L. KING DRIVE	15C	35-F-C-2U-H	22.12X62.40 IRR	0	\$0.00	35429f
1983	M	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, NJ	07302	359 M.L. KING DRIVE	15C	VACANT LAND	22X62.40 IRR.	0	\$0.00	35430f
1983	N	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY STREET	JERSEY CITY, N.J.	07302	361 M.L. KING DRIVE	15C	VACANT LAND	25.20X62.40	0	\$0.00	35431f
1984	A.8	ROLA FOOD CORPORATION	320 M.L. KING DRIVE	JERSEY CITY, N.J.	07305	323 M.L. KING DRIVE	1	VACANT LAND	17.11X93.40 IR	17.11	\$338.52	35501f
1984	A.9	ROLA FOOD CORPORATION	320 M.L. KING DR.	JERSEY CITY, N.J.	07305	164 CLAREMONT AVE.	1	VACANT LAND	22.50X27.86	22.5	\$445.16	35502f
1984	A.10	ROLA FOOD CORPORATION	320 M.L. KING DRIVE	JERSEY CITY, N.J.	07305	321 M.L. KING DRIVE	1	VACANT LAND	27.86X64.99	27.86	\$551.21	35503f
1984	A.11	ROLA FOOD CORPORATION	320 M.L. KING DRIVE	JERSEY CITY, N.J.	07305	325 M.L. KING DRIVE	1	VACANT LAND	22.47X69.20	22.47	\$444.57	35504f
1984	A.12	G. & H. DEVELOPMENT & CONSTR.	138 BERGEN AVE.	JERSEY CITY, N.J.	07305	329 M.L. KING DR. (REAR	1	VACANT LAND	24.4X62.70	24.4	\$482.75	49482f
1984	B.1	GASKINS, JEAN & LINTON, VARNELL	138 BERGEN AVENUE	JERSEY CITY, NJ	07305	327-329 M.L. KING DRIV	4A	35-B-C-4U-H	40.62X69.63 IR	40.62	\$803.67	35506f
1984	J	VARDAKIS, FOTIOS	21 SUNSET AVENUE	BAYONNE, NJ	07002	341 M.L. KING DRIVE	4A	45-B-C-9U-H	27X85.73	27	\$534.20	35521f
1984	K.99	LAI, PETER	764 COMMUNIPAW AVE.	JERSEY CITY, N.J.	07304	337 M.L. KING DR.	4A	2-25-B-C-2U	33.6X85	33.6	\$664.78	59336f
1984	N	PARKINSON, ANNETTE A & HISUE	333-335 MARTIN L KING DR	JERSEY CITY, NJ	07305	333-335 M.L. KING DRIVE	4A	25-B-C-2U-H	33.60X85.73	33.6	\$664.78	35523f
1985	30.A	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST., #910	JERSEY CITY, NJ	07302	167 CLAREMONT AVE.	15C	VACANT LAND	25X100	0	\$0.00	35635f
1985	31.99	CRUZ, ALFONSO	P.O. BOX 3742	JERSEY CITY, N.J.	07303	317 M.L. KING DR.	4A	45-B-C-12U	44X92	44	\$870.54	58864f
1985	32.D	301 MLK, L.L.C.	96 GRANT AVE.	JERSEY CITY, N.J.	07305	301 M.L. KING DRIVE	1	VACANT LAND	23.40X100IR	23.4	\$462.97	35638f
1985	33	311-315 M.L.K., LLC	315 M.L. KING DR.	JERSEY CITY, NJ	07305	315 M.L. KING DRIVE	1	VACANT LAND	22.04X92.85	22.04	\$436.06	35639f
1985	33.C	ANTONIN, SERGE & FRANCES	17 STEGMAN PLACE	JERSEY CITY, NJ	07305	303 M.L. KING DRIVE	4A	35-B-C-2U-H	23.26X101.49 IR	23.26	\$460.20	35640f
1985	34	311-315 M.L.K., LLC	313 M.L. KING DR.	JERSEY CITY, NJ	07305	313 M.L. KING DRIVE	1	VACANT LAND	23.03X92.85	23.03	\$455.65	35641f
1985	34.B	SHARPE, THERESA	305 M.L. KING DR.	JERSEY CITY, N	07305	305 M.L. KING DRIVE	4A	35-B-C-2U-H	23.41X102.22 IR	23.41	\$463.17	35642f
1985	35	311-315 M.L.K., LLC	311 M.L. KING DR.	JERSEY CITY, NJ	07305	311 M.L. KING DRIVE	1	VACANT LAND	23.48X92.85	23.48	\$464.55	35643f
1985	35.A	CHO, YONG NAE & MIN SUK	14 LAMBERT CIRCLE	WESTFIELD, N.J.	07090	307 M.L. KING DRIVE	4A	35-B-C-2U-H	23.43X102.94 IR	23.43	\$463.56	35644f

1985	36	PELZER, HENRY	309 M.L. KING DRIVE	JERSEY CITY, NJ	07305	309 M.L. KING DRIVE	4A		23.30X103.67 IR	23.3	\$460.99	356451
1986	31.A	VASSELL, LESTER	182 STEGMAN ST.	JERSEY CITY, NJ	07305	287 M.L. KING DRIVE	4A		25.78X96 IR	25.78	\$510.06	356808
1986	32.A	CASTOR, JEAN & PIERRE-ANN	367 LENOX AVE.	SOUTH ORANGE, NJ	07079	289 M.L. KING DRIVE	4A		22.17X97.06 IRR	22.17	\$438.63	356816
1986	33	DAVIS, LEON	14 CANTOR AVE.	JERSEY CITY, NJ	07305	291 M.L. KING DRIVE	4A		23.73X97.65	23.73	\$469.50	396937
1986	34	SHARPE, THERESA A.	293 M.L. KING DR.	JERSEY CITY, NJ	07305	293 M.L. KING DRIVE	4A		23.73X98.26	23.73	\$469.50	396945
1986	35	CHAUDHRY, HAASAN A.	344 MERCER LOOP	JERSEY CITY, N.J.	07302	295 M.L. KING DRIVE	4A		23.72X98.84 IRR	23.72	\$469.30	356832
1986	36	MASJID MUHAMMID JERSEY CITY	297 M.L. KING DRIVE	JERSEY CITY, NJ	07305	297 M.L. KING DRIVE	15D		23.72X99.44 IRR	0	\$0.00	35684C
1986	37	KEITH, RUBY	93 GRANT AVE	JERSEY CITY, N.J.	07305	299 M.L. KING DRIVE	4A		23.73X100.1	23.73	\$469.50	356857
1987	1.A	678 INVESTMENT PROPERTIES, INC.	838 GREEN ST.	ISELIN, NJ	08830	298 M.L. KING DRIVE	4A		23.50X100	23.5	\$464.95	356998
1987	2.A	ZHENG, TIAN W. & XIU YUN	296 M.L. KING DR.	JERSEY CITY, NJ	07305	296 M.L. KING DRIVE	4A		20X101.06 IRR.	20	\$395.70	357004
1987	3.A	ZHENG, J. & M. %MAY MAY KITCHEN	294 M.L. KING DRIVE	JERSEY CITY, NJ	07305	294 M.L. KING DRIVE	4A		20X101.56 IRR	20	\$395.70	357012
1987	4.A	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY STREET	JERSEY CITY, N.J	07302	292 M.L. KING DRIVE	15C		20X102.06 IRR.	0	\$0.00	357020
1987	5.A	SO, JOHN & KIMBERLY	159 HALSEY STREET	PARAMUS, NJ	07652	290 M.L. KING DRIVE	4A		20X102.56 IRR.	20	\$395.70	357038
1987	6.A	ROUMILA, TAYEB & LEIGH	103 GODWIN AVE #106	MIDLAND PARK, NJ	07432	288 M.L. KING DRIVE	4A		20X103.06 IRR.	20	\$395.70	357046
1987	7.A	RBI, INC. AKA RBI IMPROVEMENTS, INC.	103 GODWIN AVE #106	MIDLAND PARK, N.J.	07432	286 M.L. KING DRIVE	4A		20X103.56 IRR.	20	\$395.70	357053
1987	8.A	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST. RM 900	JERSEY CITY, NJ	07302	284 M.L. KING DRIVE	15C		23.68X104	0	\$0.00	357079
1990	1.	308 MARTIN LUTHER KING DRIVE, LLC	192 C. COLUMBUS DRIVE	JERSEY CITY, NJ	07302	308 M.L. KING DRIVE	4A		23.04X97.19 IRR	23.04	\$455.85	358093
1990	2.99	SIMHA REALTY, LLC C/O DAVID COHEN	PO BOX 185	DEAL, NJ	07723	304-306 M.L. KING DR.	4A		45.59X97	45.59	\$902.00	594695
1990	4.A	SIMHA REALTY LLC C/O DAVID COHEN	PO BOX 185	DEAL, NJ	07723	302 M.L. KING DRIVE	4A		22.55X99.81 IRR	22.55	\$446.15	358119
1990	5.A	SIMHA REALTY, LLC C/O DAVID COHEN	PO BOX 185	DEAL, NJ	07723	300 M.L. KING DRIVE	4A	L6	4996.55SQ FT	24.02	\$475.24	358127
1990	36	BOCCIA, JOSEPH	746 GARFIELD AVENUE	JERSEY CITY, NJ	07305	318 M.L. KING DRIVE	4A		25X100 IRR	25	\$494.63	358200
1990	37	314 MLK BLVD. ASSOCIATES, LLC	41 GROVE ST.	OAK RIDGE, NJ	07438	314 M.L. KING DRIVE	1	L38	50X99.68 IRR	50	\$989.25	358218
1990	39	SIMHA REALTY, LLC C/O SUSAN COHEN	PO BOX 185	DEAL, NJ	07723	310 M.L. KING DRIVE	4A		36.98X99.68 IRR	36.98	\$731.65	358226
1991	E.2	EMANUEL CHURCH OF GOD IN CHRIST	336-342 M.L. KING DRIVE	JERSEY CITY, NJ	07305	336-342 M.L. KING DRIV	15D		55X79.27 IRR	0	\$0.00	358333
1991	35.A	ROLA FOOD CORPORATION	320 M.L. KING DRIVE	JERSEY CITY, NJ	07305	320 M.L. KING DRIVE	4A		57.65X131.69 IRR	57.65	\$1,140.61	358457
1991	44.B	RAMOS, RICARDO	510 GARFIELD AVE	JERSEY CITY, NJ	07305	326-330 M.L. KING DRIV	1		50.40X100.46 IRR	50.4	\$997.16	358465
1991	85.A	JOHNSON, BERNARD	332 M.L. KING DRIVE #1	JERSEY CITY, NJ	07305	332 M.L. KING DRIVE	2		56X104.27 IRR	0	\$0.00	595605
1991	85.A	CLEMENTE, ANTHONY	334 M.L. KING DRIVE #2	JERSEY CITY, NJ	07305	332 M.L. KING DRIVE	2		56X104.27 IRR	0	\$0.00	595610
1991	85.A	BRIDGEFORTH, STANLEY	332-334 M.L. KING DRIVE#3	JERSEY CITY, NJ	07305	332 M.L. KING DRIVE	2		56X104.27 IRR	0	\$0.00	595615
1991	85.A	ANGELINO, LOUISE	332-334 M.L. KING DR., #4	JERSEY CITY, NJ	07305	332 M.L. KING DRIVE	2		56X104.27 IRR	0	\$0.00	595620
1991	85.A	RICKETTS, ANDRE	332-334 M.L. KING DRIVE	JERSEY CITY, NJ	07305	332 M.L. KING DRIVE	2		56X104.27 IRR	0	\$0.00	595625
1991	85.A	KAPLAN, DAVID T.	332 M.L. KING DR. #6	JERSEY CITY, NJ	07305	332 M.L. KING DRIVE	2		56X104.27 IRR	0	\$0.00	595630
1991	85.A	TEJADA, MARCOS	323 N. DAY STREET #2L	ORANGE, NJ	07050	332 M.L. KING DRIVE	4A		56X104.27 IRR	31	\$613.34	596120
1991	85.A	TUMOE, FINDA	332-334 M.L. KING DR. #C2	JERSEY CITY, NJ	07305	332 M.L. KING DRIVE	4A		56X104.27 IRR	10	\$197.85	596125
1991	85.A	ASHARAMJI KRUPA LLC	332 M.L. KING DR., #C3	JERSEY CITY, NJ	07304	332 M.L. KING DRIVE	4A		56X104.27 IRR	15	\$296.77	596130
1993	B	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, NJ	07302	437 ROSE AVE.	15C		21.75X41.74 IRR	0	\$0.00	358978
1993	12	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, NJ	07302	25 KEARNEY AVE.	15C		21.56X96	0	\$0.00	358986
1993	13	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, NJ	07302	27 KEARNEY AVE.	15C		25X96	0	\$0.00	358994
1993	13.A	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, NJ	07302	34 ORIENT AVE.	15C		37.90X107.64	0	\$0.00	359000
1993	14	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, NJ	07302	29 KEARNEY AVE.	15C		25X120.10 IRR,	0	\$0.00	359018
1993	15	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, NJ	07302	31 KEARNEY AVE.	15C		25X118.50 IRR.	0	\$0.00	359026
1993	15.A	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, NJ	07302	36 ORIENT AVE.	15C		31X108 IRR	0	\$0.00	359034

1993	16	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, NJ 07302	33 KEARNEY AVE.	15C	VACANT LAND	25X117 IRR.	0	\$0.00	35904
1993	16.A	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, NJ 07302	38 ORIENT AVE.	15C	25-F-6U-NH	31X108. IRR	0	\$0.00	35905
1993	17.A	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, NJ 07302	35 KEARNEY AVE.	15C	VACANT LAND	25.13X115.40 IRR	0	\$0.00	35906
1993	18.A	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, NJ 07302	40 ORIENT AVE.	15C	VACANT LAND	31X108.38 IRR	0	\$0.00	35907
1993	19	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, NJ 07302	39 KEARNEY AVE.	15C	VACANT LAND	25X112.20	0	\$0.00	35908
1993	19.A	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, NJ 07302	42 ORIENT AVE.	15C	VACANT LAND	31X108.75 IRR	0	\$0.00	35909
1993	20	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, NJ 07302	41 KEARNEY AVE.	15C	VACANT LAND	25X110.60 IRR.	0	\$0.00	35910
1993	21	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, NJ 07302	43 KEARNEY AVE.	15C	VACANT LAND	25X109. IRR.	0	\$0.00	35911
1993	21.A	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, NJ 07302	44 KEARNEY AVE.	15C	VACANT LAND	31X109.49 IRR.	0	\$0.00	35912
1993	22	EMANUEL PENTECOSTAL CHURCH	47 KEARNEY AVE	JERSEY CITY, N.J. 07305	45 KEARNEY AVE.	15D	VACANT LAND	25X107.50 IRR	0	\$0.00	35913
1993	22.A	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, NJ 07302	46 ORIENT AVE.	15C	VACANT LAND	31X109.86 IRR.	0	\$0.00	35914
1993	23.A	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, NJ 07302	48 ORIENT AVE.	15C	VACANT LAND	31X110.25 IRR	0	\$0.00	35915
1993	24.A	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, NJ 07302	50 ORIENT AVE.	15C	VACANT LAND	31X110.60 IRR.	0	\$0.00	35916
1993	25	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST. RM.910	JERSEY CITY, NJ 07302	52 ORIENT AVE.	15C	25-F-2U-H	25X110.90 IRR.	0	\$0.00	35917
1993	25.A	EMMANUEL PENTACOSTAL CHURCH	47-49 KEARNEY AVE.	JERSEY CITY, N.J. 07306	51 KEARNEY AVE.	15D	VACANT LAND	18.90X102 AV.	0	\$0.00	35918
1993	26	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST. #910	JERSEY CITY, NJ 07302	54 ORIENT AVE.	15C	VACANT LAND	25X110.90 IRR.	0	\$0.00	35919
1993	26.A	EMMANUEL PENTACOSTAL CHURCH	47-49 KEARNEY AVE.	JERSEY CITY, N.J. 07305	53 KEARNEY AVE.	15D	VACANT LAND	31.10X100 AV.	0	\$0.00	35920
1993	27	JC REDEVELOPMENT AGENCY	30 MONTGOMERY ST RM 910	JERSEY CITY, NJ 07302	56 ORIENT AVE.	15C	VACANT LAND	25X111.50 IRR	0	\$0.00	35921
1993	27.DUP	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY STREET	JERSEY CITY, NJ 07302	55 KEARNEY AVE.	15C	VACANT LAND	25X99.50 IRR	0	\$0.00	35922
1993	28.DUP	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, NJ 07302	57 KEARNEY AVE.	15C	2.55-F-D-1U-NH	25X98 IRR	0	\$0.00	35924
1993	29	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, N.J. 07302	60 ORIENT AVE.	15C	25-F-D-3U-H	25X112.10 IRR	0	\$0.00	35925
1993	29.DUP	J.C.REDEVELOPMENT AGENCY	30 MONTGOMERY STREET	JERSEY CITY, N.J. 07302	59 KEARNEY AVE.	15C	VACANT LAND	25X96.40 IRR	0	\$0.00	35926
1993	30.DUP	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY STREET	JERSEY CITY, N.J. 07302	61 KEARNEY AVE.	15C	VACANT LAND	20X94.80 IRR	0	\$0.00	35928
1993	31.A	J.C. REDEVELOPMENT AGENCY	30 MONTGOMERY STREET	JERSEY CITY, N.J. 07302	354-358 M.L. KING DRIV	15C	VACANT LAND	94X42.83 IRR	0	\$0.00	35929
1993	32.A	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, N.J. 07302	342-348 M.L. KING DRIV	15C	15-CB-C-H	79X71.47 IR	0	\$0.00	35930
1993	32.B	J.C.REDEVELOPMENT AGENCY	30 MONTGOMERY STREET	JERSEY CITY, N.J. 07302	350-352 M.L. KING DRIV	15C	VACANT LAND	33.75X71 IRR.	0	\$0.00	35931
1993	18A.DUP	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, N.J. 07302	37 KEARNEY AVE.	15C	VACANT LAND	24.37X113.80 IRR	0	\$0.00	35932
1996	3	J.C. REDEVELOPMENT AGENCY	30 MONTGOMERY STREET	JERSEY CITY, N.J. 07302	14 KEARNEY AVE.	15C	VACANT LAND	25X100	0	\$0.00	35990
1996	H	TRUTH TEMPLE	695 OCEAN AVE	JERSEY CITY, N.J. 07305	693 OCEAN AVE.	15D	VACANT LAND	25.95X106.55 IRR	0	\$0.00	35981
1996	J	TRUTH EVANGELISTIC TEMPLE INC.	695-697 OCEAN AVE.	JERSEY CITY, NJ 07305	691-691.5 OCEAN AVENUE	15D	VACANT LAND	25.95X113.52 IRR	0	\$0.00	35982
1996	K.1	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, N.J. 07302	689 OCEAN AVE.	15C	35-B-C-2U-NH	29.2X117.57 IRR	0	\$0.00	35983
1996	L.1	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, N.J. 07302	687 OCEAN AVE.	15C	35-B-C-2U-H	22.70X90.67 IRR	0	\$0.00	35984
1996	M.1	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, N.J. 07302	685 OCEAN AVE.	15C	4S-B-C-3UINH-PGA	25X102 IRR	0	\$0.00	35985
1996	N.1	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, N.J. 07302	683 OCEAN AVE.	15C	4S-B-C-3UINH-PGAR	25X112 IRR	0	\$0.00	44622
1996	N.3	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY STREET	JERSEY CITY, N.J. 07302	12 KEARNEY AVE.	15C	VACANT LAND	25X71.24	0	\$0.00	35986
1996	G1.99	TRUTH EVANGELISTIC TEMPLE INC	695-697 OCEAN AVE.	JERSEY CITY, NJ 07305	695 OCEAN AVE.	15D	1-F-CHURCH	50.95X95AV	0	\$0.00	59377
1997	58.D	OCEAN J.C. REALTY, LLC	7800 RIVER ROAD	NORTH BERGEN, NJ 07047	711 OCEAN AVE.	4C	3S-B-A-10U-H	30X108.08 IRR.	0	\$0.00	36057
1997	59.C	OCEAN J.C. REALTY, LLC	7800 RIVER ROAD	NORTH BERGEN, NJ 07047	713 OCEAN AVE.	4C	3S-B-A-9U-H	30X108.08 IRR.	0	\$0.00	36058
1997	59.D	HUDSON INVESTMENT GROUP, LLC	123 TOWN SQUARE PLACE	JERSEY CITY, NJ 07310	715 OCEAN AVE.	4C	3S-B-A-6U-NH	30X101.42 IRR.	0	\$0.00	36059
1997	60.D	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY STREET	JERSEY CITY, N.J. 07302	719-721 OCEAN AVE.	15C	VACANT LAND	38.73X88.03 IRR	0	\$0.00	36061
1997	60.E	HUDSON INVESTMENT GROUP, LLC	123 TOWN SQUARE PLACE	JERSEY CITY, NJ 07310	717 OCEAN AVE.	4C	3S-B-7U-H	30X94.81 IRR	0	\$0.00	36062
1997	63	ST. MICHAEL'S METHODIST CHURCH	37 VIRGINIA AVE.	JERSEY CITY, NJ 07305	37 VIRGINIA AVE.	15D	2.5S-B-CHURCH	95X172 IRR	0	\$0.00	51106

1997	64.99		JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, NJ 07302	360-398 M.L. KING DR.	4A	1S-STRIP MALL	454.40X606 IR 6.91	454.4	\$8,990.30	593715
1997	64.99	X	JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, NJ 07302	360-398 M.L. KING DR.	15F	1S-STRIP MALL	454.40X606 IR 6.91	0	\$0.00	648245
1998	B.1		JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, NJ 07302	26 VIRGINIA AVE.	15C	VACANT LAND	25X69.20 IRR.	0	\$0.00	360677
1998	B.2		JERSEY CITY REDEVELOPMENT AGENCY	30 MONTGOMERY ST.	JERSEY CITY, NJ 07302	24 VIRGINIA AVE.	15C	VACANT LAND	25X76.64 IRR.	0	\$0.00	360685
1998	C		PORTER, MARVA J.	22 VIRGINIA AVE.	JERSEY CITY, NJ 07304	22 VIRGINIA AVE.	2	3S-BT-B-D-2U-H	20X82.59 IRR.	0	\$0.00	360693
1998	D		CANSLER, GREGORY & LULA	20 VIRGINIA AVE.	JERSEY CITY, NJ 07304	20 VIRGINIA AVE.	2	3S-BT-B-D-2U-H	20X88.55 IRR.	0	\$0.00	360701
1998	E		NELSON, JACQUELINE	18 VIRGINIA AVENUE	JERSEY CITY, NJ 07305	18 VIRGINIA AVE.	2	3S-BT-B-D-2U-H	20X94.50 IRR.	0	\$0.00	360719
1998	F		PEREZ, IRAIDA DE JESUS-	16 VIRGINIA AVE.	JERSEY CITY, NJ 07304	16 VIRGINIA AVE.	2	3S-BT-B-D-1U-H	20X100.46 IRR.	0	\$0.00	360727
1998	G		LAWRENCE, ROSE LEE	14 VIRGINIA AVENUE	JERSEY CITY, NJ 07304	14 VIRGINIA AVE.	2	3S-BT-B-D-2U-H	20X106.42 IRR	0	\$0.00	360735
1998	61.A		OCEAN AVE. BAPTIST CHURCH	P.O. BOX 15407	JERSEY CITY, NJ 07305	735 OCEAN AVE.	15D	2.5S-F-CHURCH	65.5X155.1	0	\$0.00	360743
1998	64		ST. MICHAEL'S METHODIST CHURCH	37 VIRGINIA AVENUE	JERSEY CITY, NJ 07304	34 VIRGINIA AVE.	15D	VACANT LAND	205X61 TRI	0	\$0.00	512939
1998	62A.99		OCEAN AVE. BAPTIST CHURCH	P.O. BOX 15407	JERSEY CITY, NJ 07304	741 OCEAN AVE.	15D	1S-MEETING HALL	65.5X100.6	0	\$0.00	593880
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# DRAFT

**BY-LAWS**  
**of**  
**THE JACKSON HILL MAIN STREET SPECIAL IMPROVEMENT DISTRICT**  
**MANAGEMENT CORPORATION**  
**(the "Corporation")**

**Article One A**  
**Members**

**Section 1.** All Property owners and business owners within the geographic area of the City of Jersey City, New Jersey, located on Monticello Avenue and Martin Luther King Drive, between Fairmount and McAdoo Avenues (the "District), Shall be members of the Corporation.

**Section 2.** Each member shall have one (1) vote at the meetings of Members except that in the event that a member owns more than one property and/ or business and that the additional property(ies) and/ or business(es) are geographically separated at locations apart from one another, then said member may have one vote for each property and/or business that he or she owns and or operates.

**Section 3.** An Annual Meeting of the Members of the Corporation shall be held every March with the exact date and time fixed each year by the Board of Trustees who shall cause written notice of the Annual Meeting to be mailed at least two (2) weeks in advance of the date fixed for the Annual Meeting, to every member in good standing, at the address set forth on the Membership rolls as of January 10 next preceding of the date fixed for the Annual Meeting. The Annual Meeting shall be held within City of Jersey City and the precise location thereof shall be set forth on the written notice provided each member. The written notice of the Annual Meeting shall also include the proposed annual budget for the Jackson Hill Main Street Special Improvement District Corporation and the necessity for the adoption by the Members of an annual budget for said district.

The attendance of any member at an Annual Meeting of Members, in person or by proxy, without protesting prior to the conclusion of the meeting the lack of notice of the meeting, shall constitute a waiver of notice by that member.

**Section 4.** Special Meetings of the Members may be called by the Chairperson of the Board of Trustees or upon the application of a majority of the members listed upon the membership rolls. Written notice of the time, place and objective of every special meeting of the members shall be mailed to every member in good standing and as listed on the Membership rolls at least fourteen (14) and no less than ten (10) days prior to the special meeting and no business shall be transacted except such as is stated in the notice of the special meeting.

**Section 5.** January 10 of each year shall be the record date for determining the Corporation's Members for inclusion on the membership rolls which membership rolls shall determine the Members entitled to:

- (i) Notice of the Annual meeting of Members;
- (ii) Vote, personally or by proxy, at the Annual Meeting of Members
- (iii) Any benefit or right of membership

For purposes of any special meeting of Members, the Membership rolls existing at the close of business on the day next preceding the day on which notice is given shall determine the Members entitled to:

- (i) Notice of the Special Meeting of Members; and
- (ii) Vote, personally or by proxy at the Special meeting of Members

**Section 6.** The number of members entitled to cast a majority of the votes at any meeting of Members shall constitute a quorum at the meeting. The members present in person or by proxy at a members' meeting may continue to do business until adjournment, notwithstanding the withdraw of enough members to leave less than a quorum. Less than a quorum may adjourn the meeting.

**Section 7.** Any action taken by the members, unless otherwise set forth in these By-Laws or by statute or in the Corporations Certificate of Incorporation shall be by a majority of those members present and voting at a duly organized meeting of members.

**Section 8.** Every member entitled to vote at a meeting of Members or to express consent without a meeting may authorize another person to act for the member by proxy. Every proxy shall be executed in writing by the member except that a proxy may be given by a Member by telegram or cable or facsimile transmission.

## **Article Two Board of Trustees**

**Section 1.** The business and affairs of the Corporation shall be managed by a Board of nine (9) trustees, seven (7) elected from the Members by the Members, as hereinafter provided, who shall be voting trustees and two (2) appointed by the City of Jersey City, as hereinafter provided, who shall act as liaisons with the government of the City of Jersey City and as advisors to the Corporation who shall be nonvoting Trustees.

**Section 2.** The seven (7) voting Trustees shall be of the Corporation. They shall be elected for a term of two (2) years at the Annual Meeting of Members. The term will begin on the first day of the Corporation's next fiscal year. Voting Trustees may serve more than one (1) term.

**Section 3.** Vacancies occurring among the seven (7) voting Trustees may be filled by the majority vote of the Board of Trustees at a meeting of the Board of Trustees at which a quorum is present. Any Trustee so elected by the Board of Trustees to fill a vacancy among the seven (7) voting trustees shall serve only until the next Annual Meeting of Members.

**Section 4.** Any voting Trustee of the Corporation shall cease to serve as a Trustee upon the Majority vote of the Board of Trustees, at a meeting at which a quorum is present, requiring said trustee to resign from the Board of Trustees of the Corporation. Just cause is required for the Board of Trustees to remove a Trustee from the Board. Any vacancy resulting from any

resignation of a Trustee from the Board, whether voluntarily or upon the vote of the Board may be filled by a majority vote of the remaining voting Trustees. Any Member of the Corporation serving on the Board of Trustees of the Corporation who ceases to be a member because of resignation or transfer of his or her business or property ownership in the District, shall resign from the Board of Trustees of the Corporation.

**Section 5.** The two (2) nonvoting Trustees shall be appointed and serve as follows:

(i) The City Council of the City of Jersey City shall appoint from amongst the City Council membership one (1) Trustee who shall serve as a City Council representative and liaison to the Corporation from one Annual Meeting of the Members of the Corporation to the next succeeding Annual Meeting of the Members of the Corporation. In the event said Trustees term on the City Council expires prior to the next succeeding Annual Meeting if Member of the Corporation and he or she is not re-elected to serve on the City Council of the City of Jersey City, then, in its discretion, the City Council may designate from amongst it's City Council Membership in interim Trustee to represent the City Council until the Next Annual Meeting of Members of the corporation.

Any trustee appointed pursuant to this paragraph may serve more than one (1) term as Trustee of the Corporation.

(ii) The Mayor of the City of Jersey City shall appoint one (1) Trustee who is head of an agency of the City of Jersey City who shall serve as a representative of the Mayor and a liaison to the Mayor and the Mayor's executive department from one Annual Meeting of the Members of the Corporation to the next succeeding Annual Meeting of the Members of the Corporation. In this event said Trustee ceases to act as head of an agency of the City of Jersey City, then in his or her discretion, the Mayor may designate an interim Trustee to represent the Mayor and the Mayor's executive department until the next Annual Meeting of Members of the Corporation. Any Trustee appointed pursuant to this paragraph may serve more than one (1) term as Trustee of the Corporation.

**Section 6.** Regular meetings of the Board of Trustees shall be held monthly at such time and place within the City of Jersey City as designated in a written notice to be provided to each Trustee at least three (3) days prior to the meeting. Notice of any meeting need not be given to any Trustee who signs a waiver of notice, whether before or after the meeting. The attendance of any Trustee at a meeting without protesting prior to the conclusion of the meeting the lack of notice of the meeting shall constitute a waiver of notice by that Trustee. Neither the business to be transacted at, nor the purpose of any meeting of the Board may be specified in the notice or waiver of notice of the meeting.

Any or all Trustees may participate in a meeting of the Board of Trustees by means of conference telephone.

**Section 7.** Special meetings of the Board of Trustees shall be called at the direction of either the Chairperson of the Board of Trustees or by a majority of the Board of Trustees. Written notice of the time, place, and objective of every special meeting of the Board of Trustees shall be provided each Trustees at least three (3) days prior to the meeting and no business shall be transacted except such as is stated in the notice of the special meeting. Any or all Trustees may participate in a special meeting of the Board of Trustees by means of conference telephone.

**Section 8.** The present of five (5) Trustees shall constitute a quorum for the transaction of the business of the Corporation.

**Section 9.** An affirmative vote of the majority of Trustees present at a regular or special meeting shall be sufficient to pass any measure except for the approval of the proposed annual budget for the Jackson Hill Main Street Special Improvement District, to be presented to the Members at the Annual Meeting, which budget shall be approved upon the affirmative vote of at least five (5) Trustees and any other business requiring or permitted by the By-Laws, statute or the Corporation's Certificate of Incorporation to be passed by a greater or lesser number of affirmative votes of the Trustees.

**Section 10.** Unless otherwise provided by the certificate of Incorporation, statute or these By-Laws any action required or permitted to be taken pursuant to authorization voted at a meeting of the Board of Trustees may be taken without a meeting, if prior or subsequent to the action all Trustees consent thereto in writing and the written consents are filed with the minutes of the proceedings of the Board of Trustees.

**Section 11.** A Trustee who is present at a meeting of the Board of Trustees shall be presumed to have concurred in the action taken thereat unless the dissent of the trustee shall be entered in the minutes of the meeting or unless the trustee shall file a written dissent to the action with the person acting as the Secretary of the meeting before or promptly after the adjournment of the meeting. The right to dissent shall not apply to any trustee who voted in favor of the action. A trustee who is absent from a meeting of the Board of Trustees at which any action is taken shall be presumed to have concurred in the action unless the trustee shall file a dissent with the Secretary of the Corporation within a reasonable time after learning of the action.

**Section 12.** The Board of Trustees shall have primary responsibility for the development of a proposed annual budget for the Jackson Hill Main Street Special Improvement District. The proposed budget shall be presented to the Members for their action thereon at the Corporation's Annual Meeting and for further presentation, in the form approved by the Members, to the Mayor of the City of Jersey City for his or her presentation to the City Council of the City of Jersey City. The annual budget shall include cost forecasts for operating, maintaining, and improving the Jackson Hill Main Street Special Improvement District, as well as the purposed source of payment for those costs, whether from the general funds of the City of Jersey City or to be procured from assessment levied upon properties within the Jackson Hill Main Street Special Improvement District as set forth in N.J.S.A. 40:56-80, 84 and 84 and the City of Jersey City Ordinance #92-087, adopted July 22, 1992 and as thereafter amended.

**Section 13.** During all meetings of the Board of Trustees the Members shall observe order and decorum. Not for any reason shall a board member delay or interrupt the proceedings of the board nor disturb any member who is speaking and is properly obtained the floor.

**Section 14.** Any member making personal, slanderous, or profane remarks or who purposely speaks loud, threatening or abusive language or engages in disorderly conduct or disrupts or disturbs the orderly conduct of any meeting shall be called to order by the Chairman. If such conduct continues, it is the responsibility of the Chairman to order such person barred from further discussions of the meeting.

**Section 15.** If after receiving a warning from the Chairman, a board member persists on disturbing the meeting, the Chairman may order him or her to leave the meeting.

### **Article Three Officers**

**Section 1.** The officers of the Corporation shall be a President, two (2) Vice Presidents, a Secretary, and a Treasurer. The Board of Trustees may, in its discretion, designate such other officers as it may from time to time.

**Section 2.** The two (2) Vice Presidents shall attend to and be responsible for specific geographic areas of the District as follows: the northern Vice President, for that area of the District from the Northerly side of Monticello Avenue/MLK Drive from Fairmount to Kearny Avenue, including Communipaw Avenue from Bergen to Crescent Avenues. The southern Vice President, for that area of the District from the Monticello Avenue/MLK Drive Southerly side of Orient Avenue to McAdoo Avenue, including all other side streets which fall within the MLK Redevelopment Plan area.

**Section 3.** The President and Vice Presidents shall be the chairperson and the vice chairpersons of the Board of Trustees and shall hold such offices during their tenure until their successors have been selected, subject to earlier termination or removal or resignation. Each shall perform such duties as are proper and incident to the office and as are properly directed by the Board of Trustees.

**Section 4.** The Secretary and Treasurer shall be appointed by the Board of Trustees and shall hold such offices during their tenure and until their successors have been selected, subject to earlier termination or removal or resignation. No one person shall serve as both Secretary and Treasurer.

**Section 5.** The Secretary shall keep and report the minutes of all meetings of the Board of Directors, maintain the Membership roles, ensure that all notices are duly given for all meetings of members of the Board of Trustees, have custody of the Corporate Seal and perform other such duties as directed by the Board of Trustees.

**Section 6.** The Treasurer shall keep and maintain all financial records and accounts for the Corporation and shall present a summary of the same to the Board of Directors at each regular meeting of the Board. The Treasurer shall provide and document all information necessary for the Board of Trustees to fulfill its responsibility of developing and presenting the annual budget for the Jackson Hill Main Street Special Improvement District and shall also perform such other duties as directed by the Board of Trustees.

**Section 7.** All officers of the Corporation shall be elected by the majority vote of the board. Any officer may be removed by the Board of Trustees whenever, in its best judgment, the best interest of the Corporation will be served thereby.

**Section 8.** The Board of Trustees shall have the power to require that the officer, agents, and employees of the Corporation and or any of them, shall furnish a corporate surety for the faithful

performance of their respective duties in such an amount as the board shall determine, the expense of such bond to be borne by the Corporation.

#### **Article Four Committees**

**Section 1.** There shall be an Executive Committee of the Board of Trustees which shall have limited authorities to conduct routine business and take lawful and expedient action to carry out the objectives and activities of the Corporation except where such action is reserved by these by-laws for the Board of Trustees:

The Executive Committee shall consist of the President, the two (2) Vice Presidents, Secretary, and Treasurer of the Board of directors.

**Section 2.** The Board of Trustees may from time to time, as it deems expedient for the conduct of the Corporation's businesses, establish such advisory committees as provided for by law. The members of such advisory committees need not all be members of the Board of Trustees.

#### **Article Five Conflicts of Interest**

No trustee, officer or employee of the Corporation shall have or acquire any interests, direct or indirect, in any project which the Corporation is promoting or in any contract or proposed contract for materials or services or in any lease, mortgage, sale or contract of any nature whatever, relating to any such project or to the Corporation, for with making written disclosure of same. Such disclosure shall be entered in writing upon the minutes of the Corporation. No trustee who has such interest shall vote on any matter relating to such interest.

#### **Article Six Seal**

The Seal of the Corporation shall be circular in form and shall carry the name of the Corporation and the year of its Incorporation.

#### **Article Seven Amendments**

These By-Laws may be altered, amended or repealed and new By-Laws may be adopted by the Board of Trustees by ten (10) days notice of the proposed alterations, amendment or change have been give to each trustee, provided however, that no alteration, amendments, change shall be made without the affirmative vote of a majority of the total numbers of voting Trustees.

City Clerk File No. Ord. 11-153

Agenda No. 3.1 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 11-153

TITLE:

**AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) OF THE JERSEY CITY CODE AMENDING ARTICLE VII (METERED PARKING) SECTION 332-48 (DESIGNATION OF PARKING SPACES) DESIGNATING BOTH SIDES OF HUDSON STREET FROM THE LIGHT RAIL CROSSING TO SECOND STREET AS METERED PARKING**

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

1. Chapter 332 (Vehicles and Traffic) Article XII (Metered Parking) of the Jersey City Code is hereby supplemented as follows:

**Article VII METERED PARKING**

**Sec. 332-48 Designation of parking spaces.**

**A. On-street parking meter zones.**

Parking or standing a vehicle in a parking meter space in the on-street parking meter zones described below shall be lawful during the hours specified only upon the deposit of such amount as in indicated for each specified period of time.

**Parking Meter Zones**

Name of Street	Limits
<u>Hudson Street</u>	<u>Both sides; Light Rail Crossing to Second Street</u>

- All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- This ordinance shall be a part of the Jersey City Code as though codified and incorporated in the official copies of the Jersey City Code.
- The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

**NOTE:** All material to be inserted is new and underscored.

JDS:pc1  
(11.15.11)

APPROVED: \_\_\_\_\_  
Director of Traffic & Transportation

APPROVED: [Signature] 11/15/11  
Municipal Engineer

APPROVED AS TO LEGAL FORM

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

APPROVED: [Signature] 11/15/11  
Director, Dept. of Public Works

APPROVED: [Signature]  
Business Administrator

Certification Required

Not Required

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 sketchy 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 statement of facts.

**1. Full title of ordinance/resolution/cooperation agreement:**

An ordinance supplementing Chapter 332(Vehicles and Traffic) of the Jersey City Code Article II(Metered Parking) Section 332-48 (Designation of Parking Spaces) designating both sides of Hudson Street from the Light Rail Crossing to Second Street as metered parking.

**2. Name and title of person initiating the ordinance/resolution, etc.:**

Joao D'Souza, Director of Traffic & Transportation, Division of Engineering, Traffic and Transportation, Department of Public Works at the request of Kevin Lyons, Chief of Staff to the Mayor on behalf of Council President Brennan and Councilman Gaughan

**3. Concise description of program, project or plan proposed in the ordinance/resolution:**

Designate both sides of Hudson Street from the Light Rail Crossing to Second Street as metered parking

**4. Reasons (need) for the proposed program, project, etc.:**

Prevent commuters from parking on Hudson Street all day. Increase parking availability on both sides of Hudson Street.

**5. Anticipated benefits to the community:**

Increase parking availability on both sides of Hudson Street and prevent commuters from parking on Hudson Street all day.

**6. Cost of proposed program, project, etc. (Indicate the dollar amount of City, state, and Federal Funds to be used, as well as match and in-kind contribution:**

The cost for the installation of the parking meters will be absorbed by the Jersey City Parking Authority

**7. Date proposed program, or project will commence:**

Pending adoption by the Jersey City Municipal Council

**8. Anticipated completion date:**

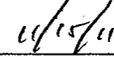
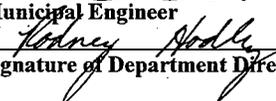
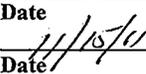
Twenty days after adoption by the Jersey City Municipal Council

**9. Person responsible for coordinating proposed program, project, etc.:**

Patricia Logan, Supervising Traffic Investigator, Division of Engineering, Traffic and Transportation, Department of Public Works, 201.547.4492

**10. Additional comments:**

Based on the information provided to me, I certify that all the facts presented herein are accurate, to the best of my knowledge.

 Municipal Engineer	 Date
 Signature of Department Director	 Date



To see all the details that are visible on the screen, use the "Print" link next to the map.

